

OFFICE OF ECONOMIC DEVELOPMENT: HEALTH/SCIENCE

Business Development Committee

August 19, 2014

ORDINANCE REQUEST

- Approval of \$1M loan to Health/Science
 - Acquisition loan for 3825 Lafayette St.
 - Development of Health & Science Collaborative Campus
 - o Phase 1

Healthcare Innovation Campus

- Home to health and sciences entrepreneurial and start-up community
 - Multitude of mid-size users, dozens of emerging businesses
 - Incubator, innovation center and 3D printing lab
 - Digital Health, Wearable Tech, Smart Devices, Traditional Medical Devices...

Fortune 500 healthcare tenants

Corporate innovation divisions and digital consumer divisions

Centralized access:

- Capital, VCs and healthcare venture funds
- Clinicians, hospital systems & service providers
- Healthcare executives and end-users



Stakeholders

Companies

- Fortune 500Startups
- Mid-Sized

Venture Capitol

- Angel
- Private Equity
- •Strategic Venture

Government

- City
- State
- •Federal

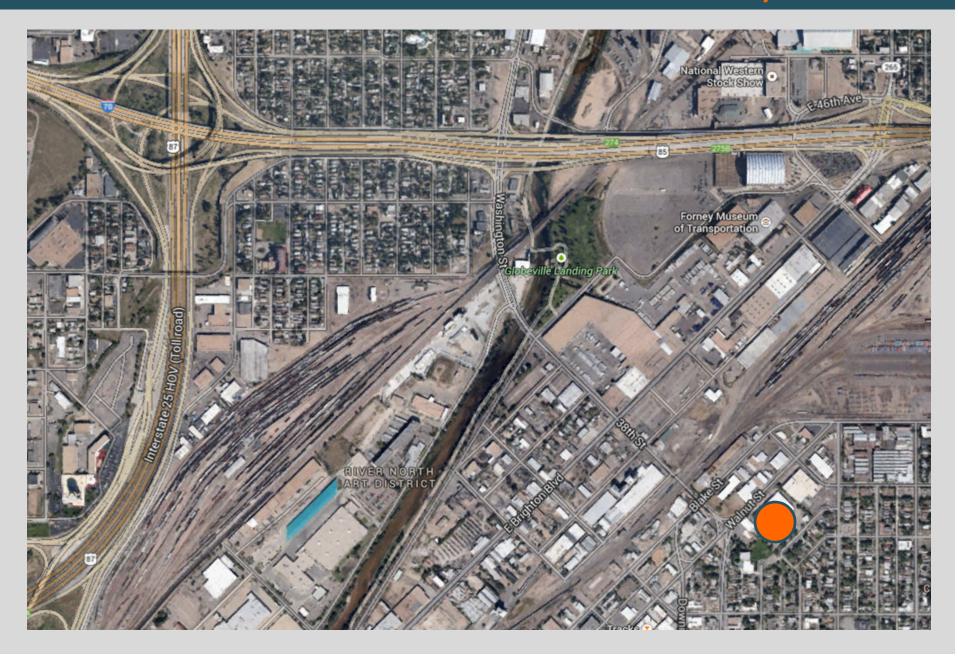
Education/Growth

- •Academia: CU, CSU, DU, etc
 - •Healthcare Conferences
- Software Coding Academy
- Mentor Advisor Network
- Rock Mountain Innosphere Incubator
 - •Lecture Fireside Chat Series
- •Software Developer "Hack-a-Thons"
 - Networking

Ecosystem Amenities

- •Innovation Lab
- Conference Rooms
- •3D Printing/Manufacturing Lab
 - •Small/Mid/Large Office Space
 - •Theatre/Lecture Hall
 - Restaurants
 - •Wellness Center

- Curated mix of entrepreneurs, health professionals & venture funding. Stakeholders currently engaged in discussions:
 - PrIME Health Collaborative
 - Digital Health Startups
 - Large Healthcare Provider Organizations
 - University Health Systems
 - Healthcare Venture Capital









- 3825 Lafayette St.
- •78,334 sq. ft. building
 - •171,239 sq. ft lot
- Adaptive Re-Use of Current building
- Proximity to 38th & Blake
 Light Rail Station
- Commuter Bus Access
 - •RINO Bike Trails

PROPOSED LOAN TERMS

- Loan Amount: \$1M
 - Community Development Block Grant Funds (CDBG)
 - Total project cost of \$25M
- 5 year term
 - 4% p.a.
 - Maturity October 1, 2019
 - Monthly P&I of \$6,060 with 12 month moratorium
- Collateral: Subordinated deed of trust on 3825 Lafayette
 - Personal Guarantees: Jason & Ellen Winkler, Sean Campbell & Joshua Marinos
- HUD National Objective: Job Creation
 - Required 29 new fulltime jobs

Community Benefits

Neighborhood Development

Anchor Transit Oriented Development for 38th & Blake Station

Job Creation

- 400 + jobs in Phase I
- 1500-2500 jobs after full build out

Economic Development Catalyst

- Opportunity to make Denver a premier health sciences/technology cluster
- Leverages and supports existing metro area facilities and investment in the healthcare and sciences sector
- Potential for greater business recruitment and expansion activities in priority sector