



Tax Increment Financing (TIF) Assistance APPLICATION

PROJECT NAME: JAX OUTDOOR GEAR EXPANSION **DATE:** 2-17-2010

PROJECT ADDRESS / LOCATION: 1200 NORTH COLLEGE AVENUE, FTC, CO 80524

APPLICANT / DEVELOPER / PROPERTY OWNER INFORMATION:

	APPLICANT	DEVELOPER	PROPERTY-OWNER
Company Name	JAX. INC.	TIMBERLINE CONSTRUCTION	JIM QUINLAN
Company Owner/CEO	JIM QUINLAN		JIM QUINLAN
Contact Person	JIM QUINLAN		JIM QUINLAN
Title	OWNER		OWNER
Complete Address	1200 N COLLEGE AVENUE FORT COLLINS, CO 80524		
Phone	970-488-3250 EXT. 799		970-488-3250 EXT 799
FAX	970-493-1013		970-493-1013
Email	JQUINLAN@JAXMERCANTILE.COM		JQUINLAN@JAXMERCANTILE.COM

TYPE OF LAND USE DEVELOPMENT / REDEVELOPMENT ACTIVITY

- | | |
|---|--|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Mixed-Use (Residential/Non-Residential) |
| X Commercial/Retail | <input type="checkbox"/> Mixed-Use (Commercial/Industrial) |
| <input type="checkbox"/> Industrial/Warehouse | <input type="checkbox"/> Other (please explain) _____ |

PROJECT ELEMENTS

- | | |
|---|---|
| XX New Construction | <input type="checkbox"/> Site Clearance |
| XX Infrastructure Improvement | XX Building Rehabilitation |
| <input type="checkbox"/> Land Acquisition | <input type="checkbox"/> Other (please explain) _____ |

NEW OR EXISTING BUSINESSES (NON-RESIDENTIAL PROJECTS ONLY)

New Business for URA Plan Area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Existing Business in URA Plan Area?	XX Yes	<input type="checkbox"/> No	Years in Business <u>55</u> years

FINANCIAL / FUNDING SUMMARY INFORMATION

Total Project Cost	\$ 1,300,000
Current Actual Value (Larimer County Assessor)	\$ 1,737,517
Projected Actual Value (Larimer County Assessor)	\$ 2,929,192
Projected Annual Property Tax	\$ 73,504
Total Property Tax Increment Expected	\$ 656,000
Total TIF Assistance Requested	\$ 150,000

TYPE OF TIF REQUESTED *(include general terms & conditions)*

XX Grant

☐ Loan *(incl. methods of payback in description)***SUMMARY OF FUNDING SOURCES AND USE OF FUNDS** *(for the entire project)*

Amount	Source	Use
\$ 197,460	URA Tax Increment Financing (TIF)	Street Improvements, Construction, and sewer utilities, Street Oversizing fees
\$ 350,000	Equity	
\$ 800,000	Bank Note	
\$		
\$		
\$		
\$ 1,300,000	Project Total	

INFORMATION REQUESTED FOR APPLICATION*Please include:*

- 1. A location map**
- 2. Site plans or project drawings**
- 3. Project Proforma**
- 4. Owner/Business resume**
- 5. Executive Summary with the following questions answered:**

a. What is the nature of the project?

Jax Outdoor is a locally, owned business in north Fort Collins with several decades of successful business practices and offer an competitive outdoor line of products that are a benefit to northern Colorado and southern Wyoming. The main purpose of this project is to expand a locally owned business within the parcel it is currently located. This project will convert and expand an existing 9,000 sq foot warehouse, adding another 3,000 feet along with access to another building currently used as storage at 1200 North College. Additional parking will be added through expansion of east parking lot. This will increase the retail square footage by 25% that Jax Outdoor occupies. Finally, this project includes the creation of a court yard park area behind and between multiple buildings on the grounds of Jax Outdoor. These amenities and expansion efforts will aid Jax in bringing new product lines, and additional features for the public to enjoy.

b. Why is TIF assistance needed; how will the funds be used?

The project is facing tremendous costs to improve, and construct the streets and transportation infrastructure both in front of and behind the planned project. In addition to the two façade transportation needs, there are significant costs to bring in utilities that are currently deficient or lacking all together. If awarded, TIF funds will be used to offset these extraordinary infrastructure and sewer and water utilities costs and allow the project to be financially feasible. The TIF funds will specifically be used on College Ave for the local street portion and right of way that is needed

for the street improvements related to the Building on Basics fund, as well as the construction of the local street portion of Jerome, behind the building, that currently doesn't exist. Beyond the roads, there are sewer and water utility costs that are cumbersome to the project. Upgrading or cresting utilities that serve the greater community shouldn't be solely set on Jax Outdoor to front the costs.

c. What other sources of financing will the project secure other than TIF?

Significant funding will be provided by First National Bank along with investment of property owner. The TIF will offset the gap that is created between these two sources of funds.

d. How will the project help improve/upgrade public infrastructure (streets, utilities, drainage, etc.)?

As mentioned above, the funds received thru TIF will be used to fund the construction of Jerome behind Jax Outdoor. The construction of this street, when it connects thru to Vine will provide a very important alternative corridor for bicycle, pedestrian and vehicular traffic in the North College area. This is identified in the Master Street plan as an important parallel street connection. Further the eventual construction of Jerome will open for practical development a large area to the east and south of Jax Outdoor. This area represents the largest area of undeveloped land anywhere close to North College.

e. How will the project enhance the property tax base (and sales tax base, if applicable) of the area?

Immediately the enhancement to the Jax property will significantly enlarge the property tax base of subject property and eventually, by opening the corridor to the east, will likely lead to significant development that will greatly expand the property tax base. Also there will be an immediate and significant growth of sales tax revenue generated at subject property with a high likelihood that further growth of that tax base will occur along a new Jerome corridor.

f. How will the project help achieve the goals of North College Urban Renewal Plan and City Plan?

Jax has been and continues to be a destination location, and landmark on North College for the past 55 years. Any expansion and enhancement of this institution reflects well and helps to improve and enhance the general area.

Specifically this project touches on the following URA goals:

- To encourage the voluntary rehabilitation of buildings, improvements and conditions.
- To improve pedestrian, bicycle and vehicular circulation and safety.
- Where the infrastructure is extraordinary or unusually costly.
- The project is a destination use that will attract others from outside the area.
- Retention and expansion of existing businesses that complement the business mix.

City Plan policies:

- Policy GM-8.1 Targeted redevelopment/infill (North College is an identified area)
- Policy GM-8.4 Remedy Infrastructure Deficiencies
- Policy GM-8.5 Public Investment

g. How will the project help eliminate slum and blight conditions?

Currently the area to the south and east of Jax along Dry Creek is an area frequented by the homeless. Better access to this area for social services and law enforcement is desirable and would be afforded thru the completion of Jerome.

h. How will this project help achieve the URA goals of sustainability through green building techniques? Please be specific how this project uses energy efficiency, renewable resources, natural resource conservation techniques, stormwater low impact design methods, or any other methods not listed.

Jax Outdoor as a company embraces environmentally sensible choices. By using and converting an existing warehouse we are having far less environmental impact than building an entire new facility would have. We currently support the cities wind power program, and are an active participant in Climate Wise. We have been practicing a comprehensive recycling program for many years and will continue to nurture and grow that practice. The new park area will use predominantly native species and include habitat for birds and urban wildlife. Storm water requires all projects use best management practices, including this project.

i. Please provide documentation and quantifiable results stating the proven methods or effectiveness of the proposed sustainable features within the project.

Jax reduces energy by installing energy efficient T-8 flourscents, purchasing wind power, constructing a 20KW Photovoltaic array at the administrative site, and awarding \$1/day to each employee who rides their bike to work. In 2009, Jax employees biked 19,835 miles.

Jax reuses, when feasible, existing buildings, surplused store fixtures, used furniture and equipment, office paper and packaging. Jax also recycles all cardboard and shrink wrap, scrap metal, office paper, aluminum cans and plastic bottles, PET strapping and wood pallets.

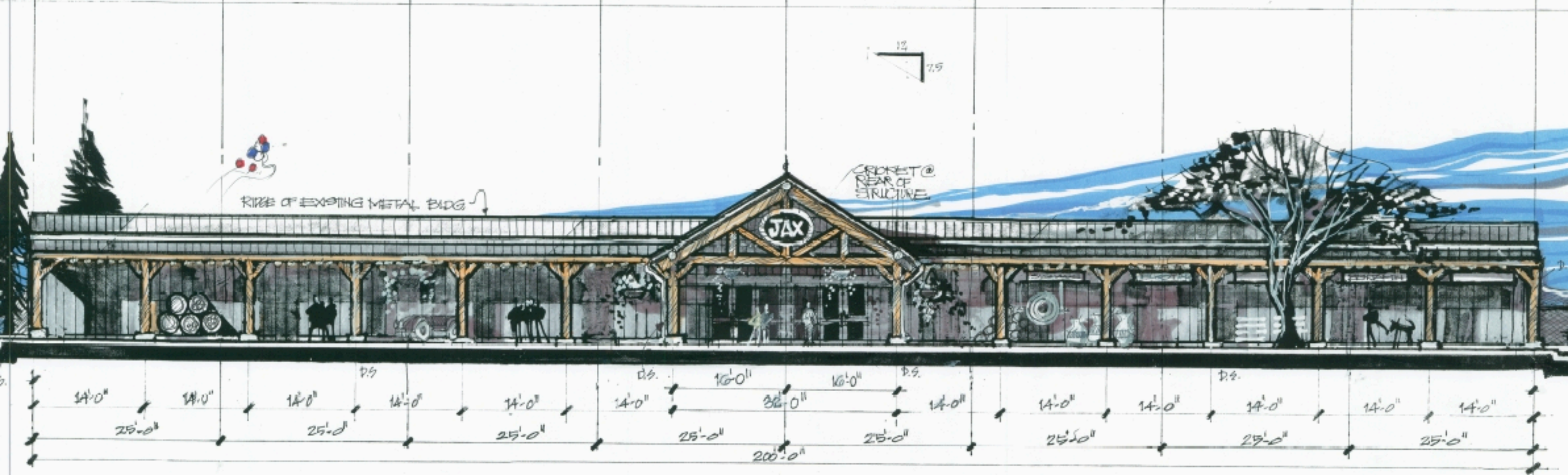
j. What is the proposed project timetable (what is the estimated time frame for major steps including the City's planning decision, completion of financial commitments, start of construction, and issuance of Certificate of Occupancy (CO)?

Our goal is to embark on this endeavor as soon as possible potentially applying for a building permit before the end of February 2010. Scheduled completion would be August of 2010. Therefore the most rapid processing possible of this request is greatly appreciated.

Please include any additional information that would be helpful to your application.

-----**AREA BELOW FOR URA STAFF USE ONLY**-----

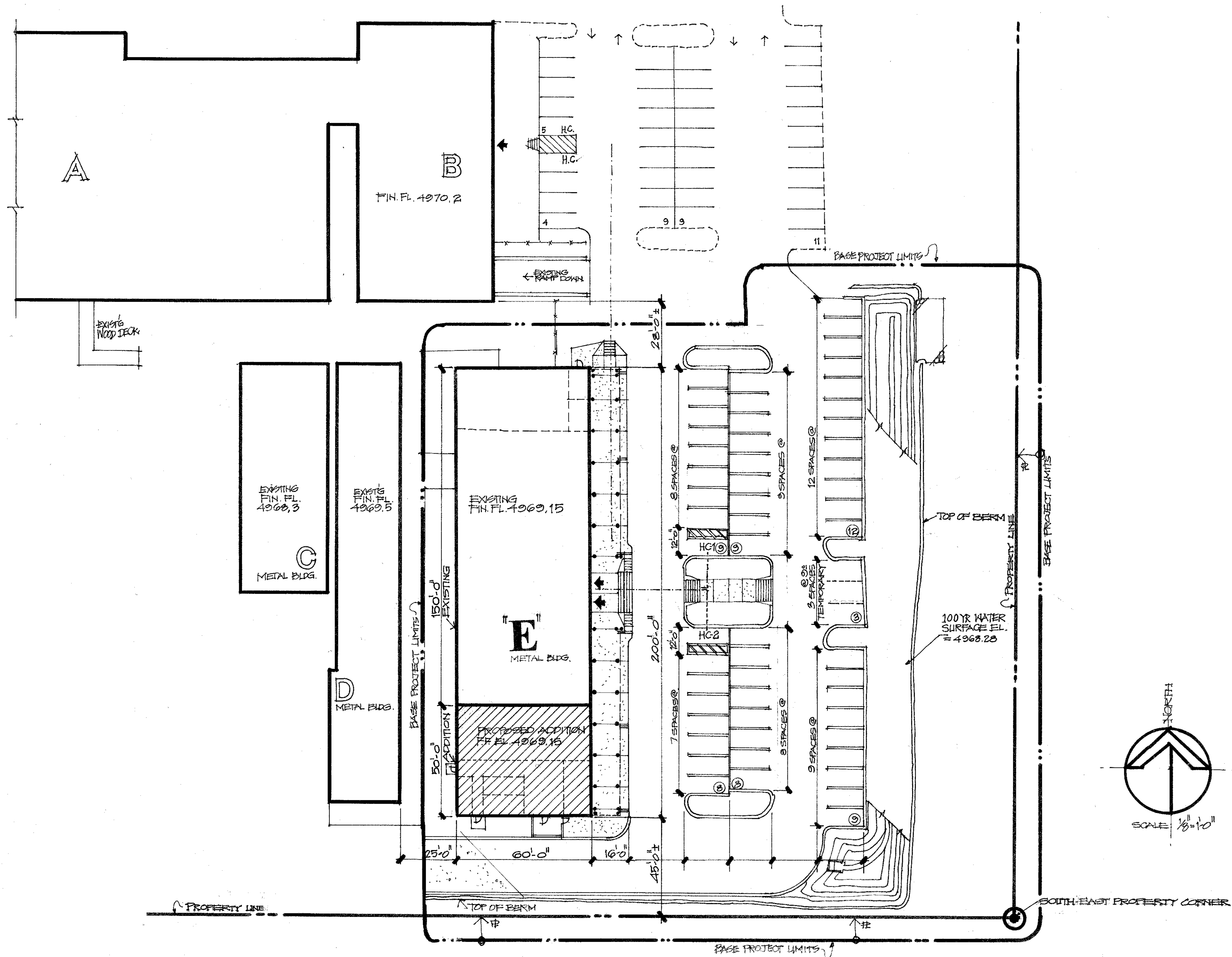
Date Received	Project Number	Project Manager





VIEW AT EAST FACADE

JAX EAST EXPANSION
STUART HUTCHISON ARCHITECTS



JAX MERCANTILE CO.

(JAX OUTDOOR GEAR)
EAST EXPANSION AT BUILDING "E" • 1200 NORTH COLLEGE AVENUE
FORT COLLINS, COLORADO 80524

STUART HUTCHISON ARCHITECTS

712 JAY AVENUE • PHONE / FAX (970-587-0671) - Mobile: 970-710-1102
Johnstown, Co 80534

PROJECT NO. 09-1004

DATE:

REVISIONS:

SHEET NO.

A-4

OF



SCALE: 1/8" = 1'-0"

(JAX OUTDOOR GEAR)
EAST EXPANSION AT BUILDING "E" • 1200 NORTH COLLEGE AVENUE
FORT COLLINS, COLORADO 80524

TSUTSUKI HUTCHISON ARCHITECTS
712 JAY AVENUE • PHONE / FAX (970-587-0671) -- Mobile: 970-710-1102
Johnstown, Co 80534

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NOTE: Please call Mr. A. J. Karpman at the New York City office of J.A. Roberts.

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SCALE: 1"=50'-0"

NOTE: CROSS-HATCHED BUILDING AREA REPRESENTS NEW CONSTRUCTION

Sheet No
A-1
2

Sub-1.1.1.1

031004
0906041
DATE: 8/17/03
MAIL ADDRESS:

JAX Mercantile Company Expansion Part 1

STUART REILLYSON ASSOCIATES
77 JAY AVENUE
JOHNSTOWN, COLORADO 80534
Phone: 303. 970-527-6651 970. 710. 1102 CELL



CONIFER STREET

RED CEDAR CIRCLE

NORTH PROPERTY LINE

EXISTING DEFINITION AREA

POTENTIAL RED CEDAR ROAD EXTENSION

PROPOSED EAST PARKING

EXTENSION

CONCEPTUAL NORTH

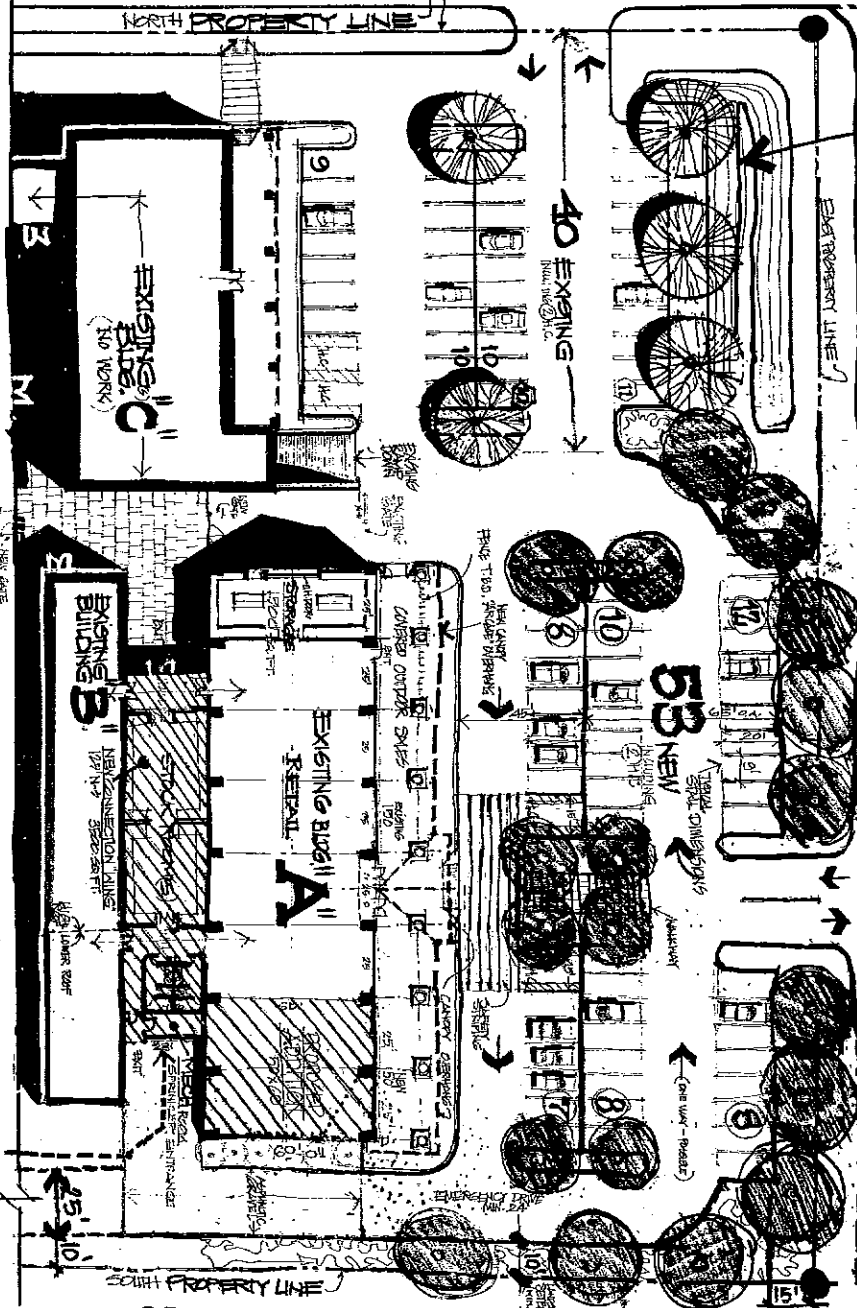
REVIEW STUDY 11-20-03

ORANGE NOTE: CROSS-HATCHED BUILDING AREA REPRESENTS SHEET CONSTRUCTION.

EXISTING BUILDING REMODELING

EXISTING BUILDING REMODELING

EXISTING BUILDING REMODELING



SUMMARY

T. BUILDING:

ADDITION OF 3000 SQ. FT. (REPAIR) AT SOUTH END OF EXISTING BUILDING A.

TRAIL AT WEST SIDE OF BUILDING BY CONNECTING TO BUILDING 100 TO INCLUDE NEW TOILETS, STOCK ROOMS, FIRE, STRUCTURE MECHANICAL ROOM AND TWO HALLWAYS CONNECTING TO BUILDING 100 (CONNECTION KILN).

NEW SPRINKLER SYSTEMS TO BUILDING 100 AND 101.

NEW INTERIOR FINISHES TO BUILDING A AND CONNECTION WITH BUILDING 100.

REPAIRS TO BUILDING 100 AND 101.

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TAX MERCANTILE

1200 NORTH CEDAR AVENUE - PARK COUNTY, CO 81204

STUART HUTCHINSON ARCHITECTS

1215 ASH AVENUE - JOHNSTOWN, CO 80804 - PHONE/FAX: 728-557-0071

PROJECT NO. 03-1004

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