



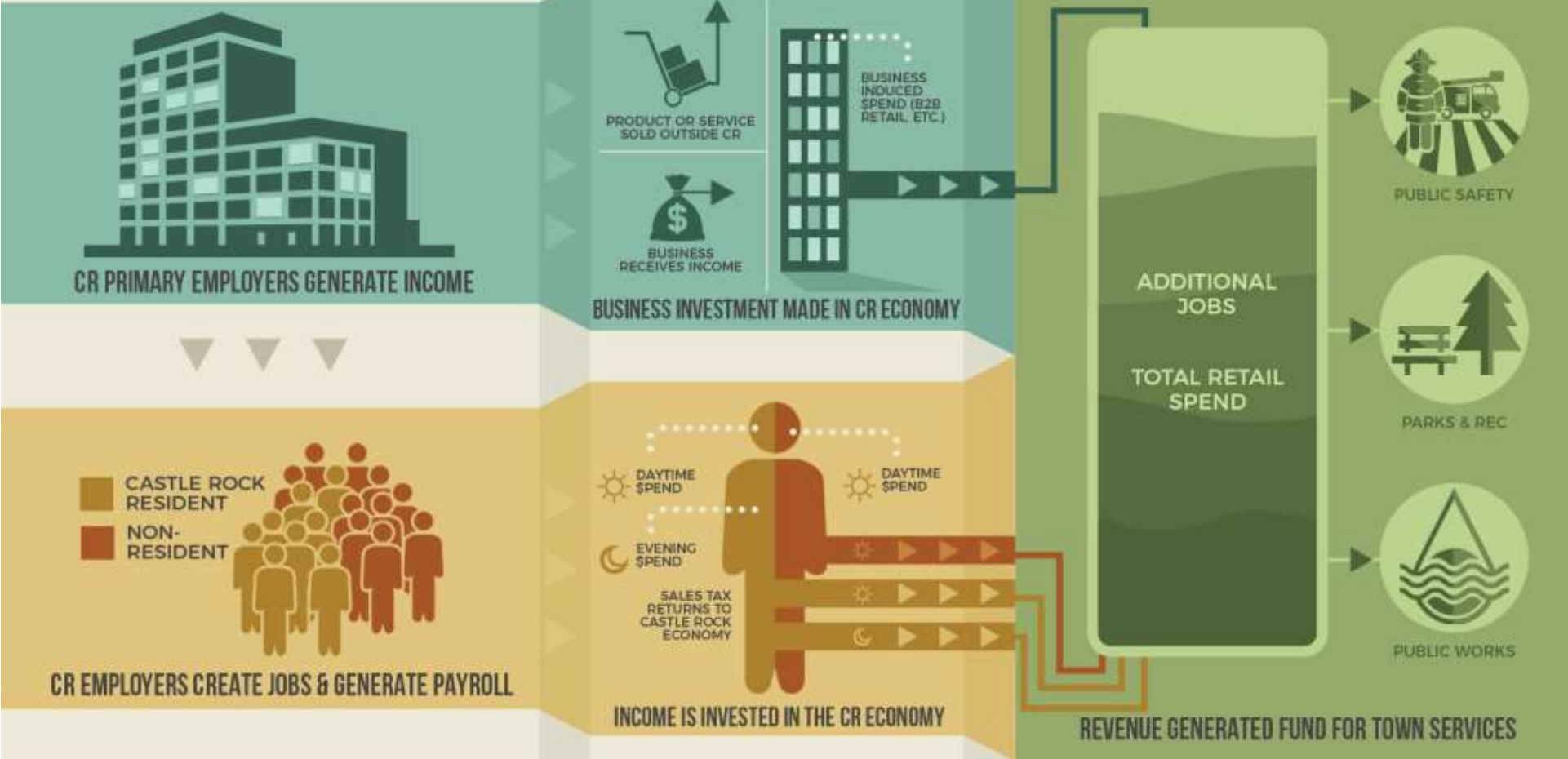
Castle Rock Industrial in the Meadows Project Overview



Why do Primary Employers Matter?

- Drivers of the Economy (Jobs for Castle Rock Residents)
- Increase Community Wealth (Import \$\$)
- Support Tax Base (Critical Town Services)
- Reduce I-25 Commuters
- Improve Quality of Life
- Solidify Unique Stand-Alone Community

PRIMARY EMPLOYERS IN CASTLE ROCK



PRIMARY EMPLOYERS OUTSIDE CASTLE ROCK



PRIMARY EMPLOYERS GENERATE INCOME



BUSINESS INVESTMENT MADE IN CR ECONOMY



EMPLOYERS CREATE JOBS & GENERATE PAYROLL



INCOME IS INVESTED IN THE CR ECONOMY



PUBLIC SAFETY



PARKS & REC



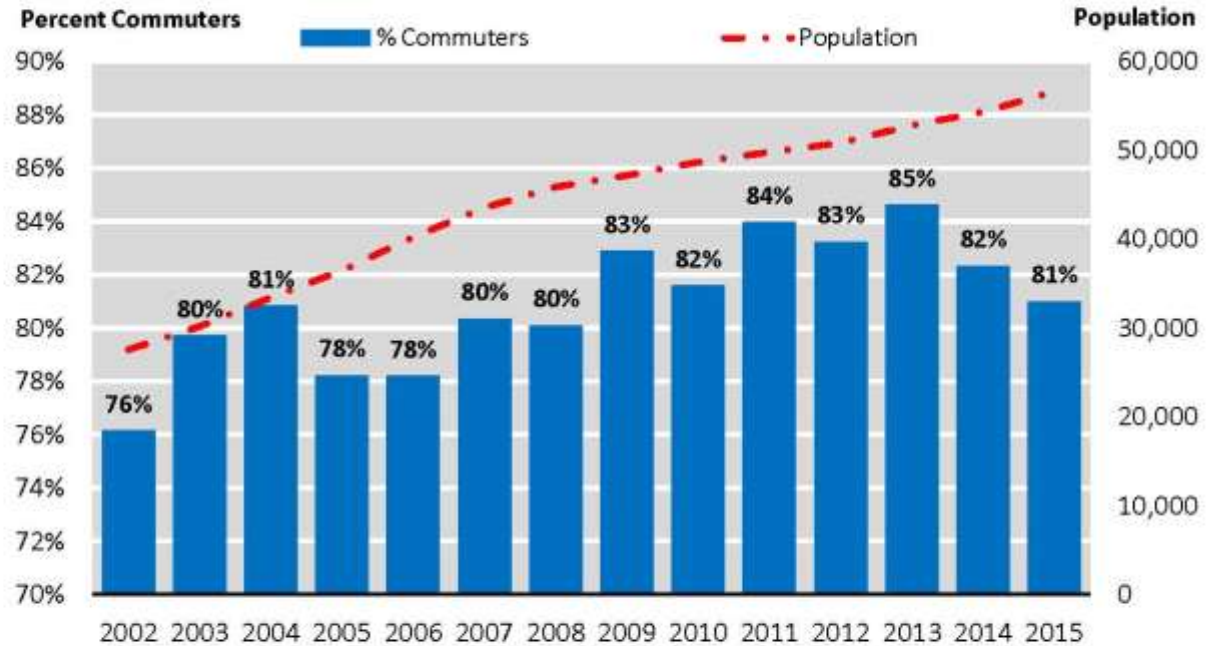
PUBLIC WORKS

REVENUE GENERATED FUND FOR TOWN SERVICES

ECONOMIC AND FISCAL CONTEXT

COMMUTING FOR WORK

- Over 80% of the community's labor force leave town each day—even as population continues to grow
- This leads to a high degree of reliance on I-25 and means that the community is drained of its talent each workday
- Primary employment gives resident more work options and helps Castle Rock become a stand-alone community

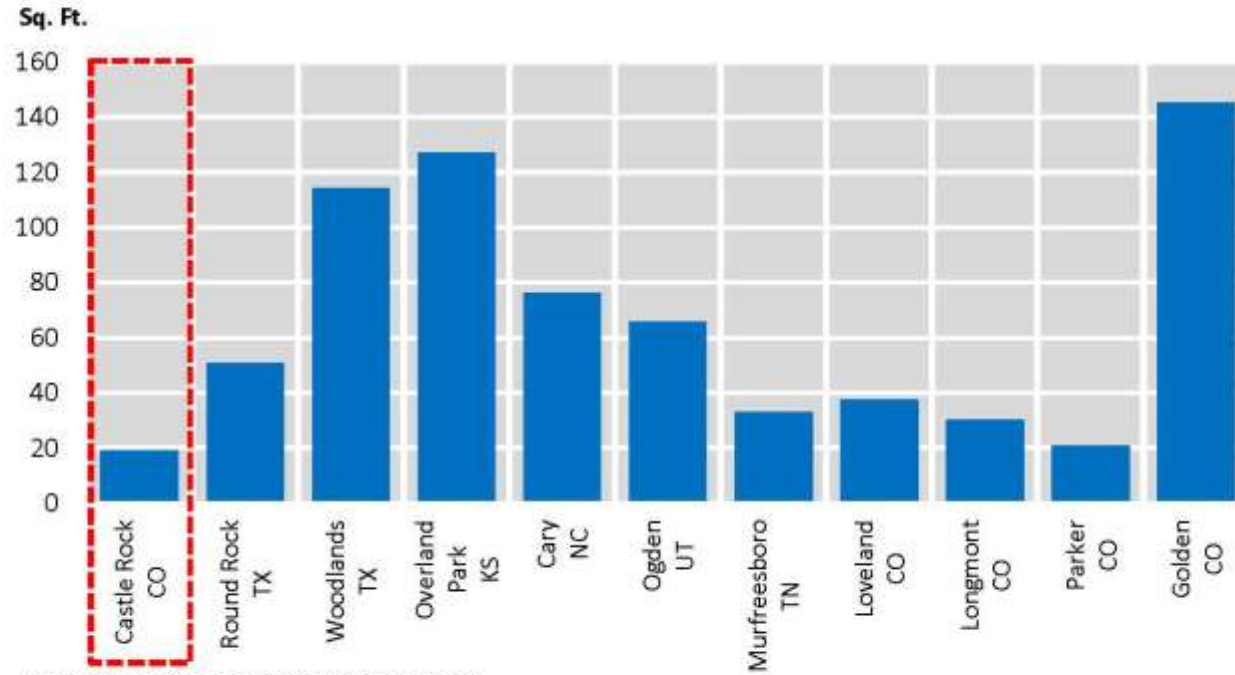


Source: LEHD; DOLA; Economic & Planning Systems

WEAKNESSES AND CHALLENGES

LOW OFFICE PER CAPITA

- Castle Rock also has the lowest office square footage per capita of the aspirational communities
- Lack of office space is a detriment to attracting employment
- Primary employers making location decisions are looking for available space
- Correspondingly, developers are looking for strong office demand

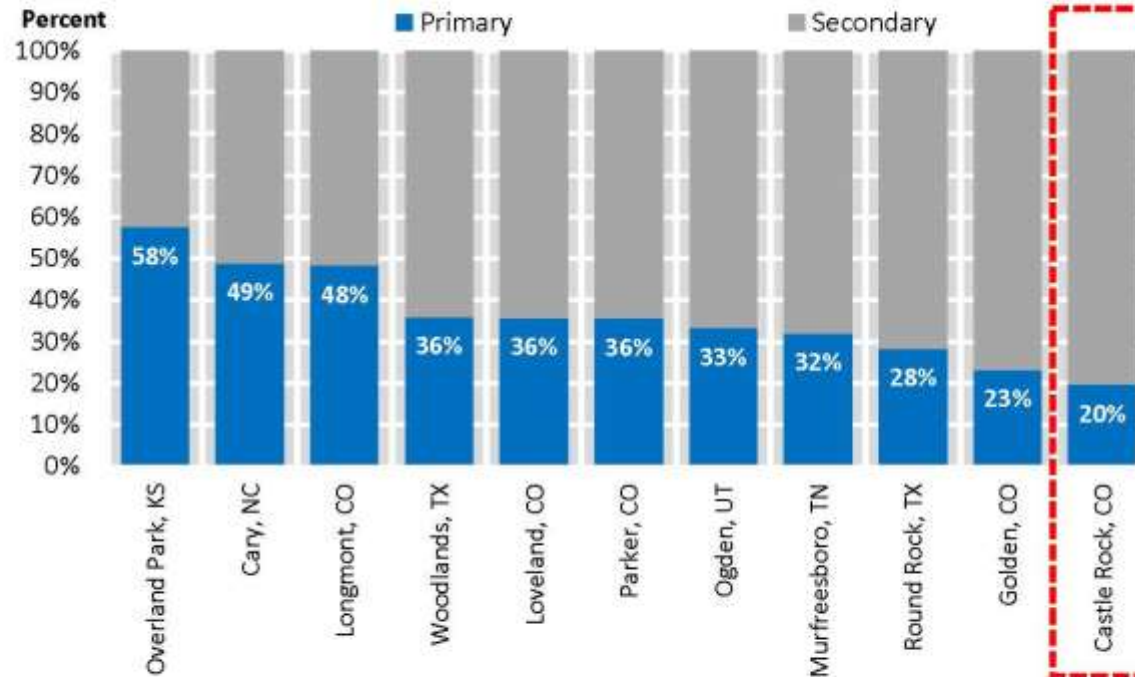


Source: CoStar; Economic & Planning Systems

WEAKNESSES AND CHALLENGES

LOW PERCENTAGE OF PRIMARY EMPLOYMENT

- Castle Rock has the lowest percentage of primary employment out of the 10 aspirational communities
- Primary employment is defined as a business where a majority of its products are sold to consumers outside the community
- Primary employment drives growth



Source: LEHD; Economic & Planning Systems



Castle Rock Industrial in the Meadows Project Overview





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Principals

- Saunders Commercial Development Company
- Colorado Powerline Inc.
- Lakewood Electric Company



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Project Includes the Development

- Two 80,000 SF Industrial Buildings



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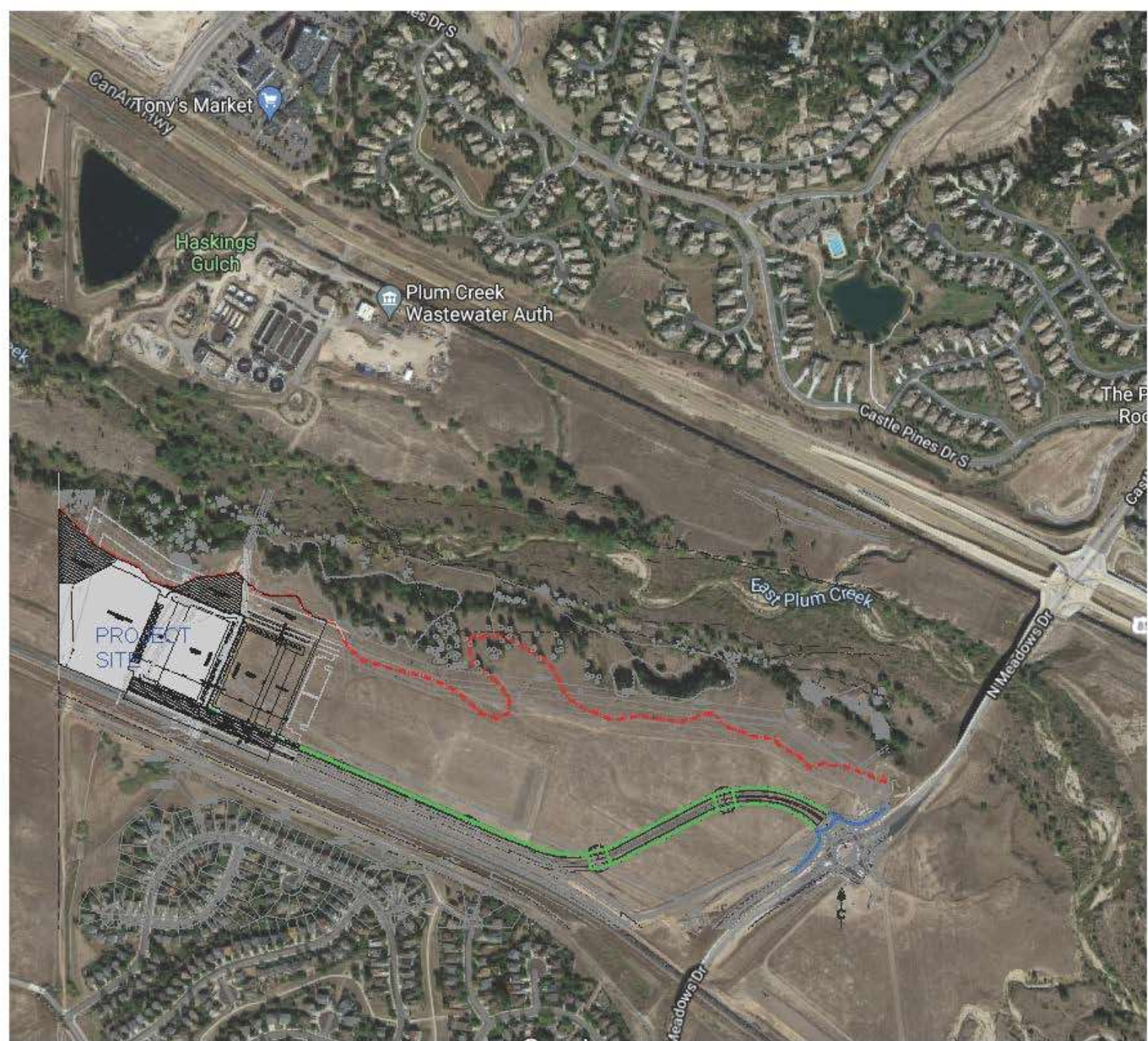
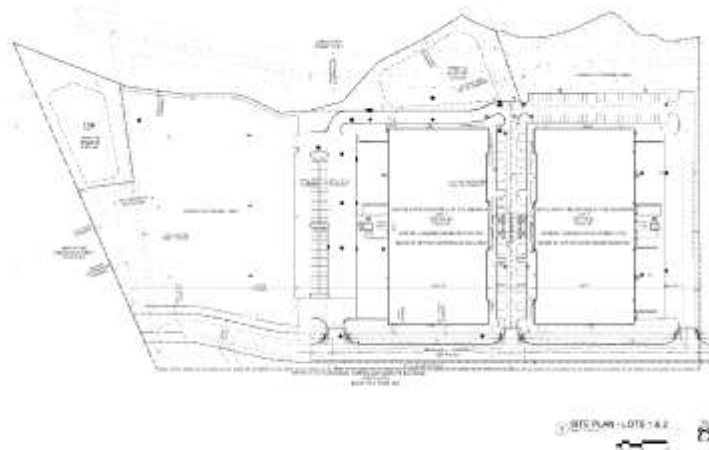
- Two 80,000 SF Industrial Buildings

Corporate HQ (Relocation)

- Colorado Powerline Inc.
 - Electric utility construction company
 - 147 employees
 - 30 fulltime positions in Castle Rock
- Lakewood Electric Company
 - Established 1976
 - 80 employees
 - 12 fulltime positions in Castle Rock



Castle Rock Industrial in the Meadows





Castle Rock Industrial in the Meadows Incentive Recommendation

Permit & Fee Reimbursement - SCDC

- Not to exceed \$420,000 total
 - \$210,000 per building
 - Building #1 following C of O
 - Building #2 following C of O and the acquisition of a tenant with 10 or more primary jobs

Primary Job Incentive – CPI

- Not to exceed \$90,000
- Base on actual jobs created or relocated to the new HQ

Primary Job Incentive – LEC

- Not to exceed \$36,000
- Base on actual jobs created or relocated to the new HQ



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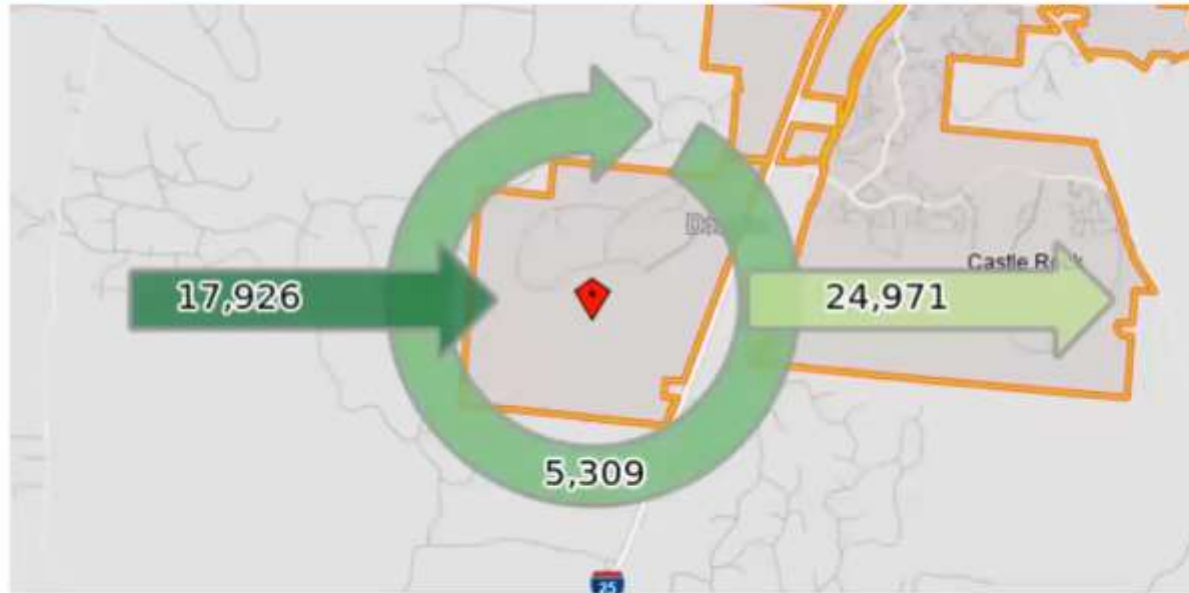


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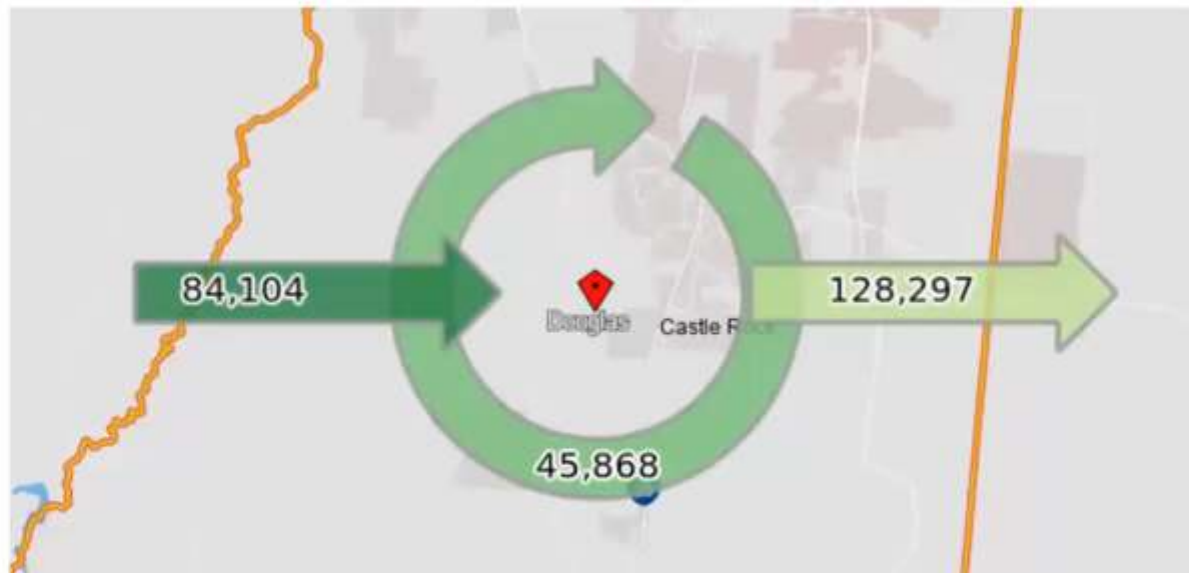
Questions

Daily Commute

Castle Rock



Douglas County



\$ 8.8 Billion Person income inflow

