

Ariel Cycleworks

REDEVELOPMENT COMMISSION MEETING

GOSHEN, INDIANA

February 18, 2022





CENTRAL LOFTS – Evansville, IN



UB BLOCK – Huntington, IN



BACKSTAY LOFTS – Union City, IN



BEN HUR HOTEL – Crawfordsville, IN

Ariel Cycleworks aligns with City's 9th Street Corridor Redevelopment Goals

- Create a Mixed-use Redevelopment Project
 - 4,000 SF Maker Space and 1,000 SF coffee shop
 - 145 units of market rate entry level apartments
- Sustainable Environmental and Energy Design
 - Storm water
 - Energy efficiency as feasible
- Connect development green space to 9th St. trail and school networks
- Partner with Goshen Schools, Goshen College and other institutions on Maker Space that reflects the industrial heritage and entrepreneurship of the 9th St. Corridor



ARIEL CYCLEWORKS – PRECEDENT IMAGES



ARIEL CYCLEWORKS

AXONOMETRIC VIEW

FROM SOUTHEAST



GROUND LEVEL VIEWS

LOCATIONS AS NOTED



LOCATION 1



LOCATION 2

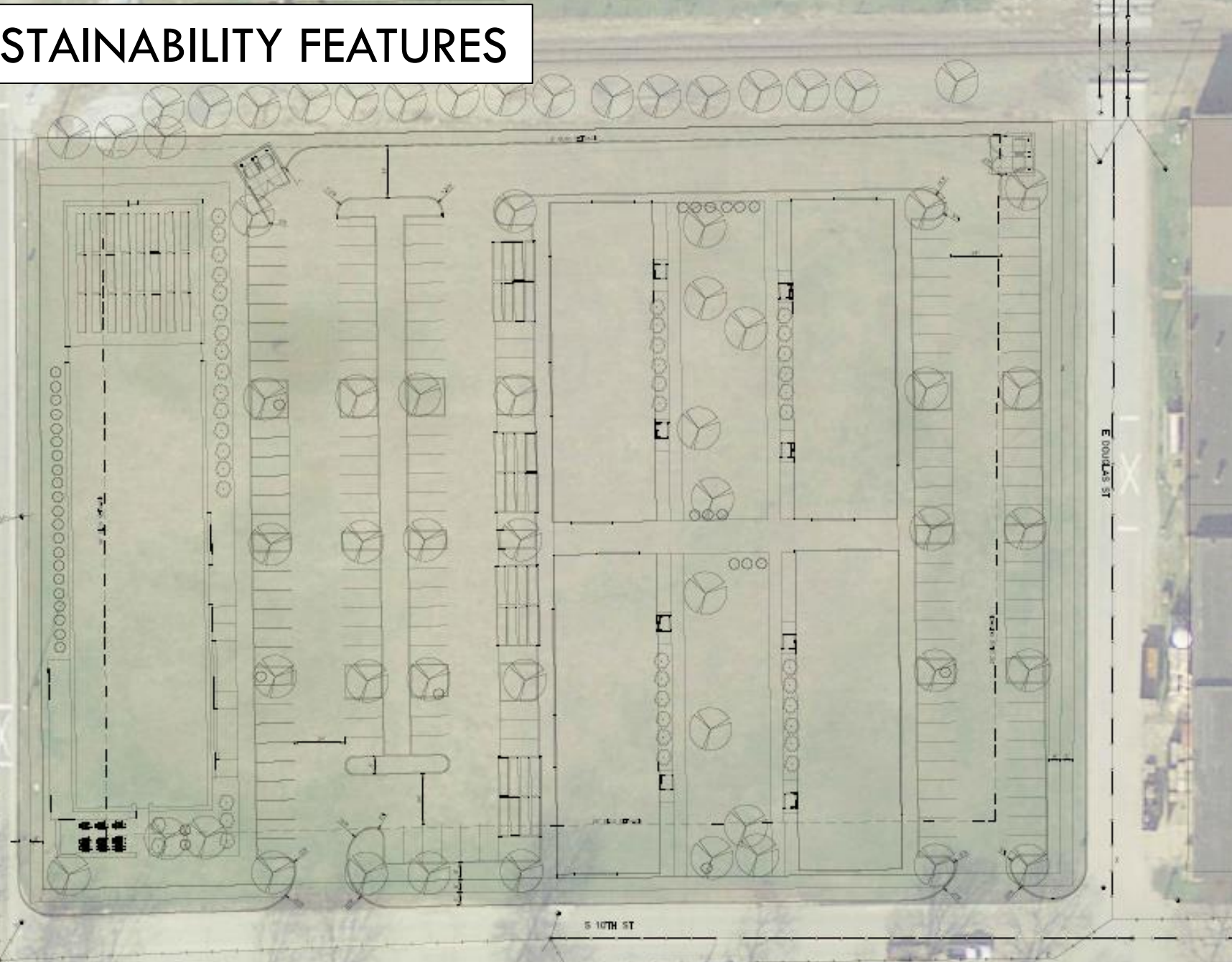


LOCATION 3



LOCATION 4

ARIEL CYCLEWORKS – SUSTAINABILITY FEATURES



ARIEL CYCLEWORKS – PROJECT INFRASTRUCTURE COST ESTIMATES

Site Preparation & Grading	\$	175,000
Drinking Water & Sanitary Sewer lines	\$	565,721
Storm Water Controls	\$	3,077,620
Sidewalks	\$	173,320
Street Repaving, Pervious Pavers, and Curbs	\$	677,400
Community Amenities in central Green Area	\$	500,000
<u>Engineering Design, Construction, & Inspection</u>	<u>\$</u>	<u>982,122</u>
TOTAL Project Infrastructure Estimate	\$	6,151,183

ARIEL CYCLEWORKS – TOTAL PROJECT DEVELOPMENT COSTS

DEVELOPMENT COSTS - USES	Total	\$/Unit	\$/SF
Real Estate Acquisition Costs	\$ 75,000	\$ 517.24	\$ 0.48
Project Infrastructure	\$ 6,151,183	\$ 42,422	\$ 39.25
Building Construction Costs/SF	\$ 18,237,052	\$ 125,773	\$ 116.38
Total Construction Costs	\$ 24,463,235	\$ 168,712	\$ 156.11
Design and Engineering	5% \$ 1,691,516	\$ 11,666	\$ 10.79
HUD Financing Costs, Finance Costs, Interest, Legal and Closing Costs	7% \$ 1,620,023	\$ 11,173	\$ 10.34
Contingency and Reserves	5% \$ 1,743,755	\$ 12,026	\$ 11.13
Developer Fee (Invested into Project)	\$ 2,480,000	\$ 17,103	\$ 15.83
TOTAL DEVELOPMENT COSTS	\$ 31,998,529	\$ 220,680	\$ 204.19

ARIEL CYCLEWORKS – TOTAL PROJECT FINANCIAL SOURCES

Financial Sources - Construction/Permanent	TDC%	Amount
Developer Contribution	8.00%	\$ 2,480,000
Construction Loan HUD	76.6%	\$ 24,518,529
- Debt Serviced by Project Revenues		\$ 20,018,529
- Debt Serviced by Project-based TIF		\$ 4,500,000
City of Goshen	0.00%	\$ -
IRTC Tax Credit/READI - State	15.6%	\$ 5,000,000
TOTAL SOURCES	100%	\$ 31,998,529
Value Creation without public investment		
Cap Rate		8.0%
Projected Assessed Value per Baker Tilly		\$ 14,083,500

Financial GAP closed by:

- Deferred Dev Fees
- 100% TIF to Increase HUD Loan Debt
- NO Direct City Funds
- READI Grant

Financial GAP
\$17M per Baker Tilley

ARIEL CYCLEWORKS



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Draft for Deliberative Redevelopment Planning Purposes Only