



Symons Valley

Business Case Presentation



IBI GROUP
June 28, 2018



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CAPEXCO

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Executive Team

TRENT CLAUGHTON | PRESIDENT & CHIEF EXECUTIVE OFFICER

DENNY CHOW | CHIEF FINANCIAL OFFICER

CHARLES CHOCHRANE | EXECUTIVE VP OPERATIONS

JIM KLUS | VICE PRESIDENT CONSTRUCTION

PATTI DEDOMINICIS | Owner of Firmus Contracting

DAVE HALL | General Partner of Montane Road Project

JOHN BOWLEN | Co-Owner of Denver Broncos

DENNIS NERLAND | Partner at Shea Nerland Calnan LLP

TRENT CLAUGHTON | Co-Founder Capexco

Board of Directors

Advisors

MARCO DEDOMINICIS | Co-Founder Capexco and Lead Advisor

SALVATORE GIANTOMASO | Newway Group

ROBERT (BOB) BRAWN | PennWest Petroleum / Turbo Resources

DAVID L. GELINAS | Moondance Land Company

- **Integrity**
- **Creativity**
- **Teamwork**
- **Excellence**
- **Accountability**
- **Entrepreneurship**



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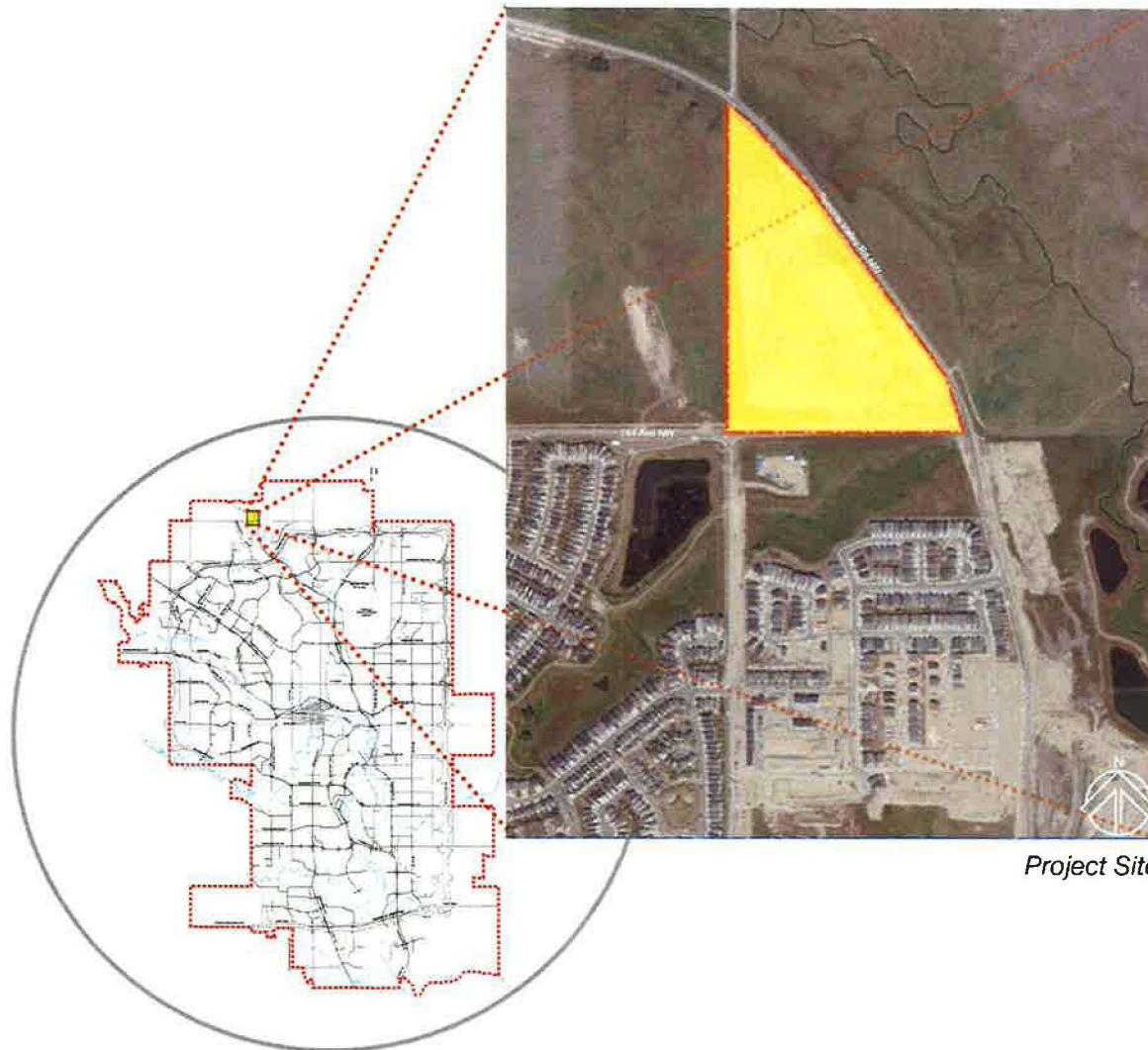


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Project Location

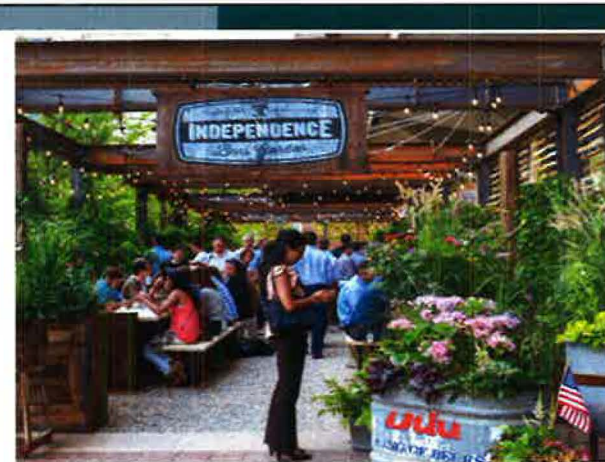


Site Location Key Map

Project Site

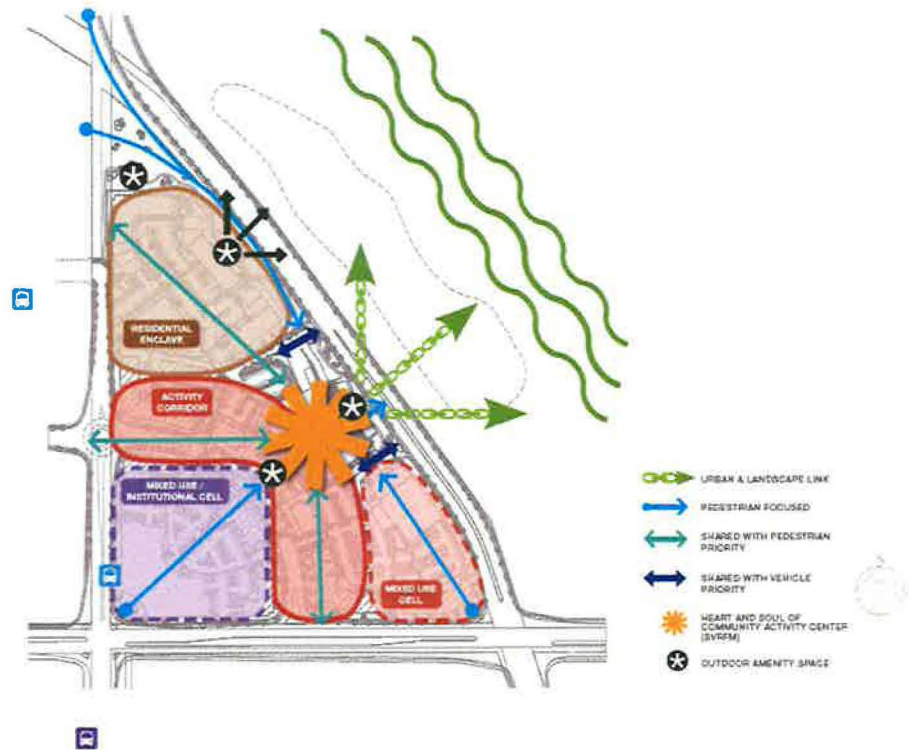


Objective 1 – Rebuild!



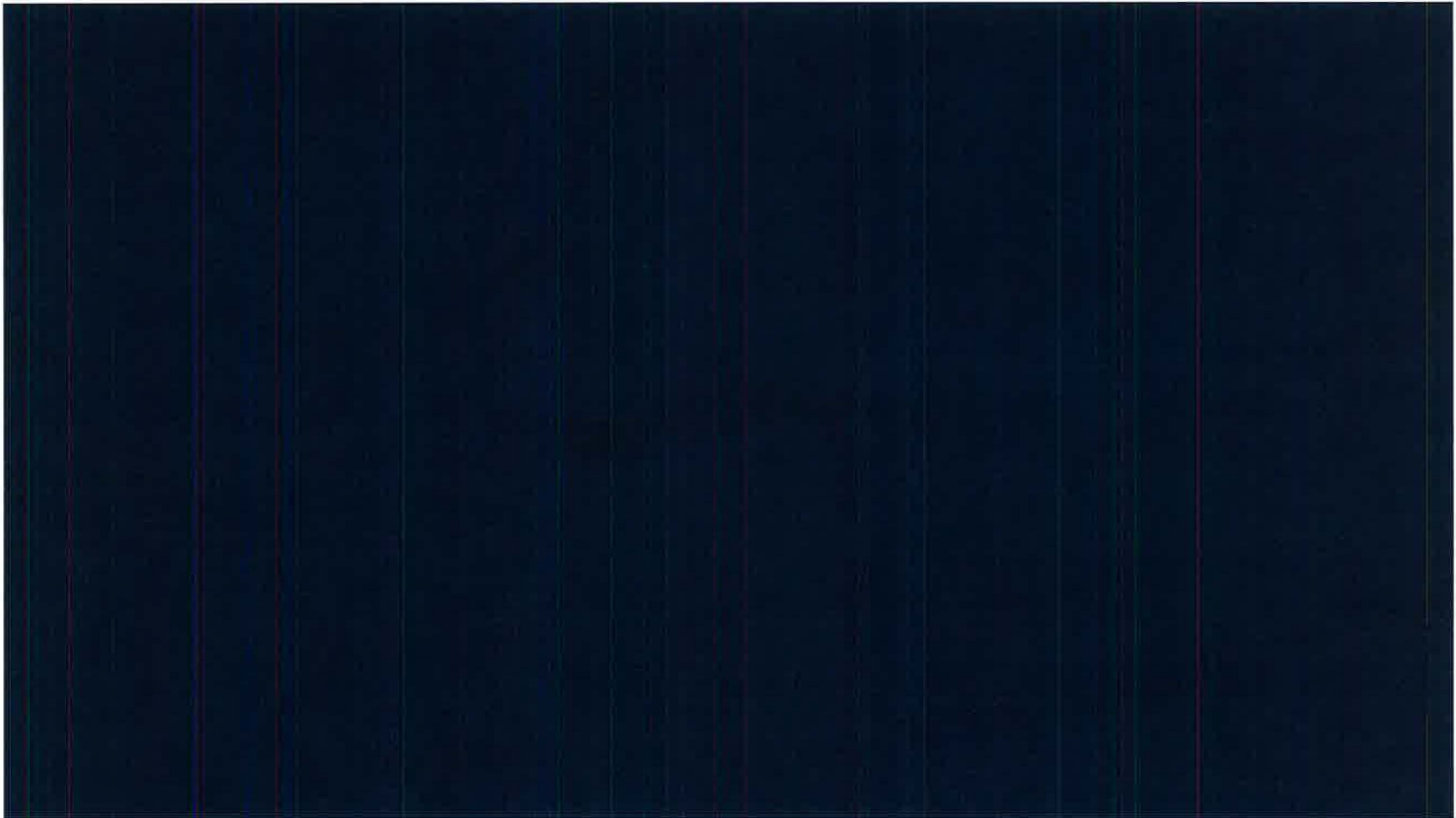
- Modernize, Enhance & Rebuild the SVR Farmers' market
- Facilitate 140+ Vendors and 220+ job to get back to work.

Objective 2 – Master Planned Community Activity Centre



- **Preserve the Agricultural and Ranching Legacy**
- **SVR Farmer's Market as Heart and Soul of the new Central CAC in the Glacier Ridge ASP**
- **Master Planned "Farm-to-Table" Urban Village Vision**

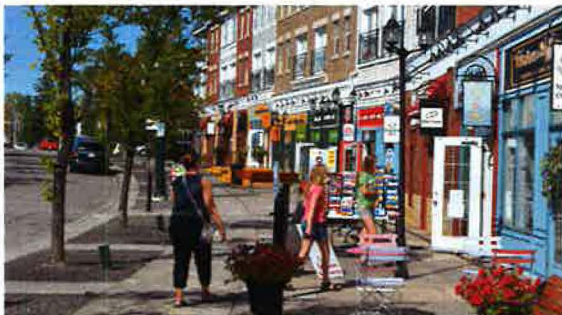
Ag-Tech Innovation Hub



The SEED Vision



Sustainable
Economic
Evolution
District
(SEED)



SEED is a destination – a place to live, create and learn.

- The Sustainable Economic Evolution District (SEED) represents the future.

- We proposing **pedestrian-oriented (walkable) mixed-use neighborhoods with public spaces to encourage interaction, and innovation**
- complex medieval layout patterns – interconnected systems of activated alleys, plazas, central market square - **while providing spaces framed by built form for urban food production in support of Symons Valley Ranch Farmer's Market (SVRFM), thus promoting a production-based society.**
- In line with the Master Village Concept Plan, **the SEED proposal includes** a full spectrum of **residential** options to accommodate modern family lifestyles, and also a range of **multifunctional/adaptive academic, business and cultural systems operating synergistically and holistically.**

The SEED & Calgary Economic Development

calgary economic
development
be part of the energy™



- Collaborating with Calgary Economic Development;
- Agriculture sector is a significant component of GDP output;
- Ag-Tech: Opportunity to attract new investment and new businesses/jobs to the City within the Agriculture sector before they pick a different jurisdiction;
- Synergies with the surrounding communities, developers and stakeholders;

Proposed Development Highlights at Full Build-out

- 1500 Residential Units
- Home to 2600+ residents
- 350,000 sq. ft. of Office / Institutional space
- 205,000 of Retail / Commercial space
- Over 1300 permanent FTE jobs will be created within the SEED at full build out:
 - 220 immediate jobs from Farmers Market on opening day
 - 300 - 400 jobs within 2 - 3 years
- Construction Jobs:
 - 2400+ FTE jobs
 - 580+ Induced Jobs
- Total permanent jobs and people per hectare: 300+



City Revenue

Based on the 2018 rates, the anticipated **levy revenue** for the City from this business case area is approximately **\$6.8M**.

The anticipated **Annual Property Tax Revenue and Business Tax Revenue** at build out are approximately **\$4.1M** and **\$298K** respectively.

➡ **\$300,000 + / ha / year**

Total Building Permit fees are estimated at **\$5.3M**.



Summary

- **Logical contiguous growth sequence - Servicing at perimeter of property**
- **Transit supportive**
- **Diversifies housing choices and enhances inclusiveness and community resiliency**
- **Puts people back to work while creating numerous construction jobs and adding a substantial number of new permanent jobs**
- **Fully fulfills City's/MDP objectives and target for CAC's - more efficient use of land assets**
- **Fiscally sustainable - high yielding property tax revenues expected to cover long term operational costs**
- **Acknowledges and preserves the local ranching and agricultural history**
- **Minimal burden on City resources, offers immediate new supply of land for businesses and new homes, with optimized long term revenues for the City**