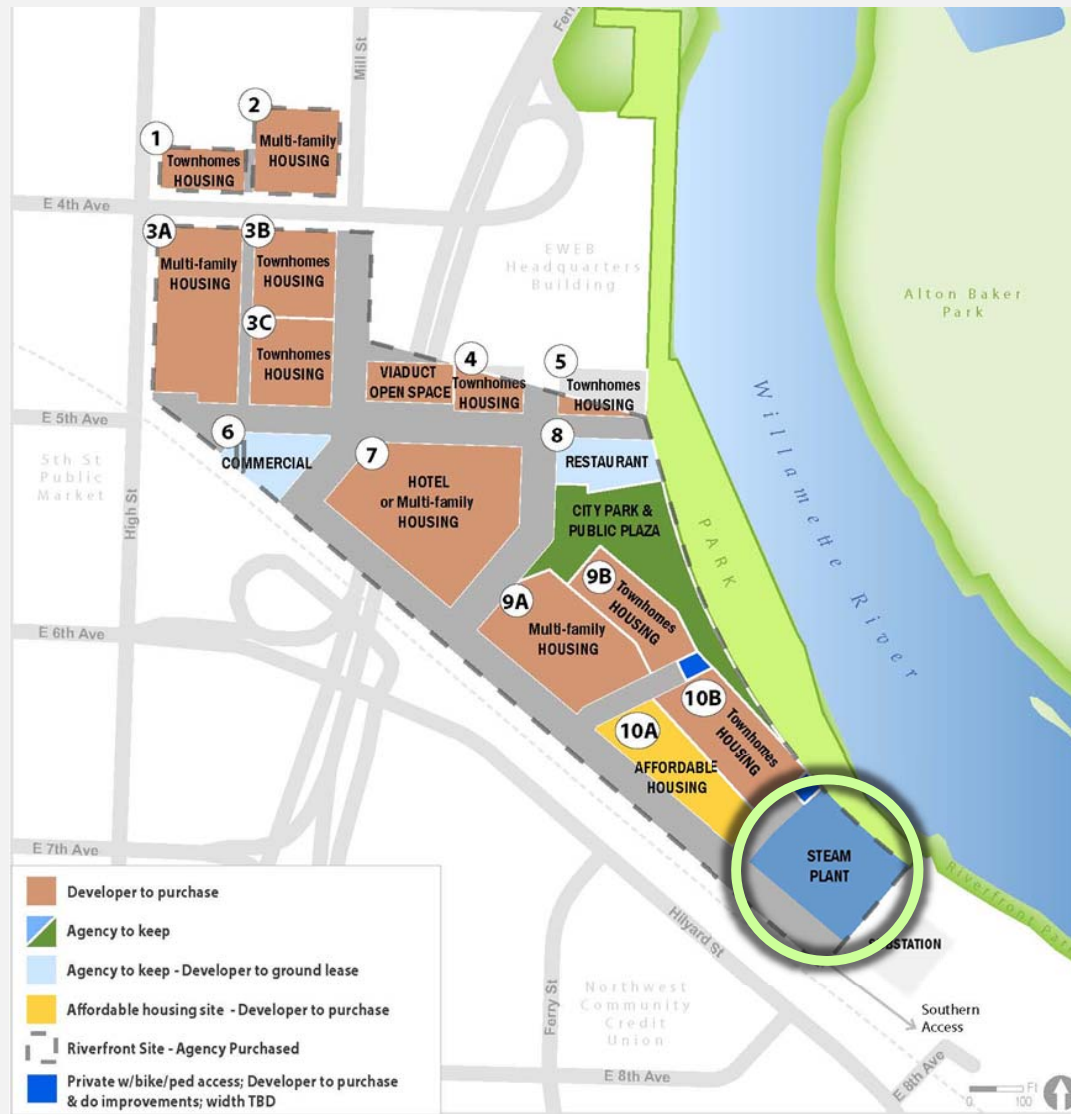




Steam Plant Redevelopment Proposal

Urban Renewal Agency of the City of Eugene
April 24, 2019



April 23, 2018
Steam Plant Process
and Criteria approved*

*see attachments A & B

May-July 2018
RFQ process

August 2018
Development team
invited to prepare
full proposal

*August '18 –
January '19*
Due diligence

*January-
February '19*
Community
outreach

April 2019
River Guides
recommendation

TODAY
Agency Board
direction



PROJECT

POWER PLANT FOR INNOVATION

REDEVELOPMENT PROPOSAL

DATE

APRIL 24, 2019

TEAM

MARK Y MARK ET AL.



MAXIMIZE PUBLIC UTILIZATION OF AN EPIC STRUCTURE

CORE PRINCIPLE



Mark Miksis, AIA, LEED AP
deChase Miksis Development
Development Manager

Mark Frohnmayr
Arcimoto
CEO and Founder



Dean Pape
deChase Miksis Development
Development Manager

Jesse Fittipaldi
Arcimoto
Vice President



John Rowell, AIA
Rowell Brokaw Architects
Principal-in-Charge

Matt Sayre
Technology Association of Oregon
Vice President



Greg Brokaw, AIA
Rowell Brokaw Architects
Managing Principal



Team

- * Formed in 2015 with goal to rehabilitate Steam Plant
- * Deep local roots and technical expertise for success
- * Since selection in August, additional key roles filled: Construction Manager, Structural Engineer, Historic Preservation



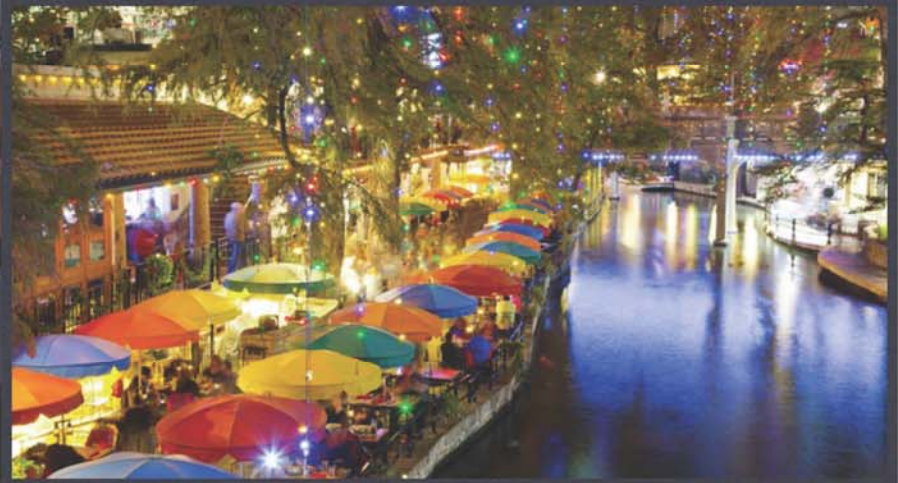
COMMUNITY ON THE WATER

REALIZE MASTER PLAN VISION



GROUND FLOOR: TAP ROOM AND MICRO RESTAURANTS

DIRECT PATH FROM ROAD TO RIVER



RIVER OVERLOOK

UTILIZE EXISTING WATER INTAKE



Parlor micro-restaurant hub, Kansas City



PERFORMANCE AND THE ARTS

COMMUNITY PARTICIPATION AND ENJOYMENT IN GALLERY PUB



LEARN WORK PLAY

UPPER FLOORS FOR CO-WORKING, LEADERSHIP TRAINING, AND INNOVATION



HISTORIC PRESERVATION

REHABILITATE EXISTING ENVELOPE, EXPOSE BOILER AND GENERATOR, STEEL AND CROSS-LAMINATED TIMBER CONSTRUCTION



2021

WELCOME THE WORLD

Community Feedback

- * “This is another visionary turn in the evolution of a uniquely creative Northwest community!”
- * 10 public events, ~1,000 written feedback responses
- * Broad representation from all over Eugene



Accessible front entry, at grade



Accessible amenities flank the bike path

BEFORE

AFTER

COMMUNITY ENGAGEMENT

ALMOST 1,000 COMMUNITY MEMBERS AND STAKEHOLDERS OFFERED FEEDBACK TO DRIVE DESIGN REFINEMENT



Ground floor activated by food, retail, and art



BEFORE



AFTER

A place to stop, relax, and enjoy the river

COMMUNITY ENGAGEMENT

ALMOST 1,000 COMMUNITY MEMBERS AND STAKEHOLDERS OFFERED FEEDBACK TO DRIVE DESIGN REFINEMENT

Financials

Project Cost			
Site and due diligence	1%	\$	218,501
Hard construction	64%	\$	16,808,274
Soft construction	22%	\$	5,844,922
Contingency	4%	\$	1,143,585
Professional Fees	5%	\$	1,427,807
Financing	3%	\$	922,647
Total Uses	100%	\$	26,365,736
Funding Structure			
Commercial Debt	46%	\$	12,246,155
Tax Credits	14%	\$	3,585,740
Equity	24%	\$	6,433,840
Anticipated Funding Gap	16%	\$	4,100,000
Total Sources	100%	\$	26,365,735

Partnership Opportunities

- * Property Acquisition
- * District-wide parking solution
- * Riverfront Park overlook
- * Facade and historic artifact restoration
- * 2021 event pavilion
- * Dedicated community space for arts and culture

Timeline

2019	
April 24th	URD approval to negotiate on transaction
May - June	Negotiate on transaction
August	DDA executed
August - December	Secure financing and partnerships
2020	
January - December	Historic listing and approval
July - December	Phase 1 design and entitlement
2021	
January	Phase 1 construction start
January	Phase 2 start of design
May	Phase 1 pavilion complete
May - August	2021 festival
September	Phase 2 construction start
2022	
April	Phase 2 core and shell complete
May - June	Phase 2 Grand Opening



EUGENE

STEAM ⚡ PLANT

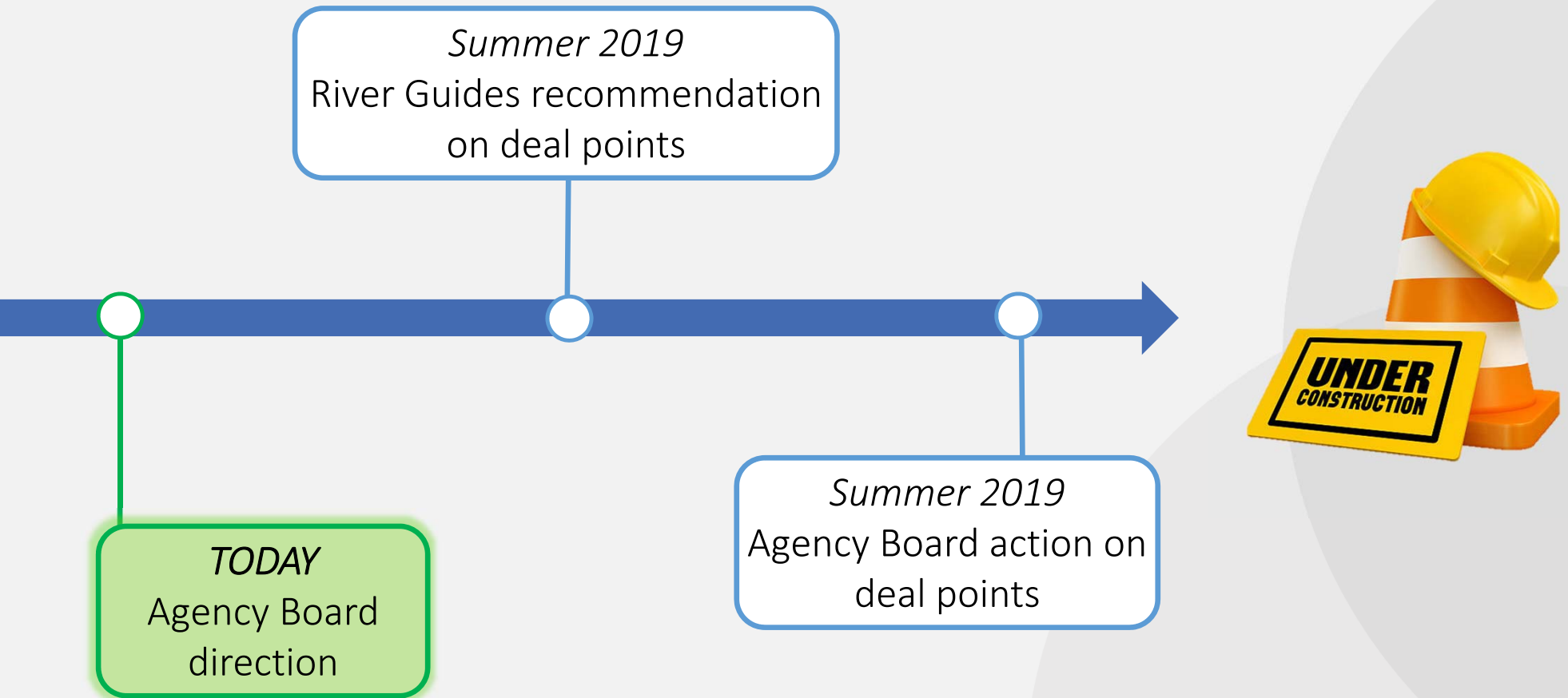
OREGON, USA

River Guides



Recommend negotiating deal points
with development team

Potential next steps



Agency Director Recommendation

- Enter into exclusive negotiation period with team
- Return to Agency Board with deal points

