

# THE YARD AT DEPOT PARK

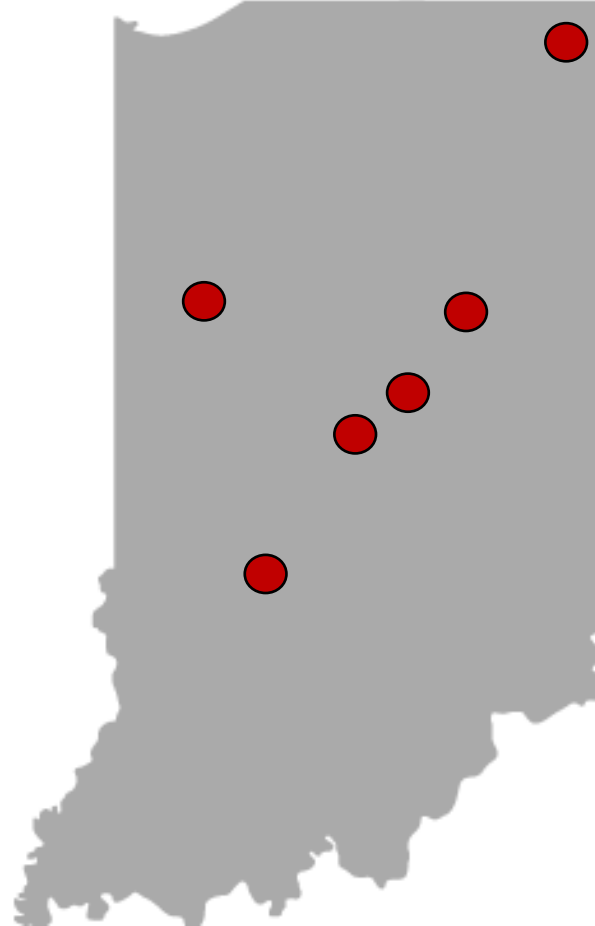
PROPOSED MIXED-USE DEVELOPMENT



# TRG Development

## COMPANY BACKGROUND

- Based in Muncie
- Founded in 1990 as Ridge Petroleum Contractors, Inc.
- TRG Development and TRG Construction formed in 2018
- Since inception, TRG Development has developed in the following Indiana markets:
  - Bloomington
  - Ellettsville
  - Angola
  - McCordsville
  - Indianapolis
  - Southport
  - West Lafayette
  - Yorktown



# Greenfield Proposed Mixed-Use Development

## PROJECT OVERVIEW

### **150** Apartment Units

- Studios – 30 units
- 1-bedroom – 76 units
- 2-bedroom – 37 units
- Townhomes – 7 units

**9,000** SF of  
Street-facing Retail / Commercial  
Space

### **Amenities**

- Rooftop Amenity Balcony
- 24-hour fitness
- Secure Bike Storage
- Community Space
- Co-Working Space
- Secure Package Room
- Dog park with Pet Washing Room
- Additional Storage available for Tenants

Activation of **2 City Blocks**  
in downtown Greenfield

# Greenfield Proposed Mixed-Use Development

## FINANCIAL OVERVIEW

**Estimated Total Project  
Cost: \$36.9M**

### Public Incentive Requests

City of Greenfield – \$5.3M

State Incentives - \$2.5M

### Total Capital Stack - Proposed

Debt \$20.5M

Equity \$8.1M

Deferred Developer Fee \$500k

State Incentives \$2.5M

City of Greenfield \$5.3M

TOTAL \$36.9M

# Greenfield Proposed Mixed-Use Development

## Developer Backed TIF Bond

### Single-Site TIF

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- TIF Bond will be generated only from the future tax increment of the project site.
- No tax increment from any other properties within the downtown TIF will be utilized to fund the TIF Bonds of the mixed-use project.

### Developer Backed

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- Developer will sign Minimum Taxpayer Agreement (MTA)
- MTA removes risk of debt payment away from the city and places it solely on the developer.
- If any shortfall in assessed value, developer still pays the amount agreed upon in the MTA.
- Senate Bill 1 – Although this does impact future assessed value, the MTA still requires the developer to pay the higher tax amount to pay the debt service on the bonds, mitigating the risk of the bonds not being paid.

# Current Site Conditions

North of Pennsy Trail



# Current Site Conditions

South of Pennsy Trail



# Proposed Site Layout

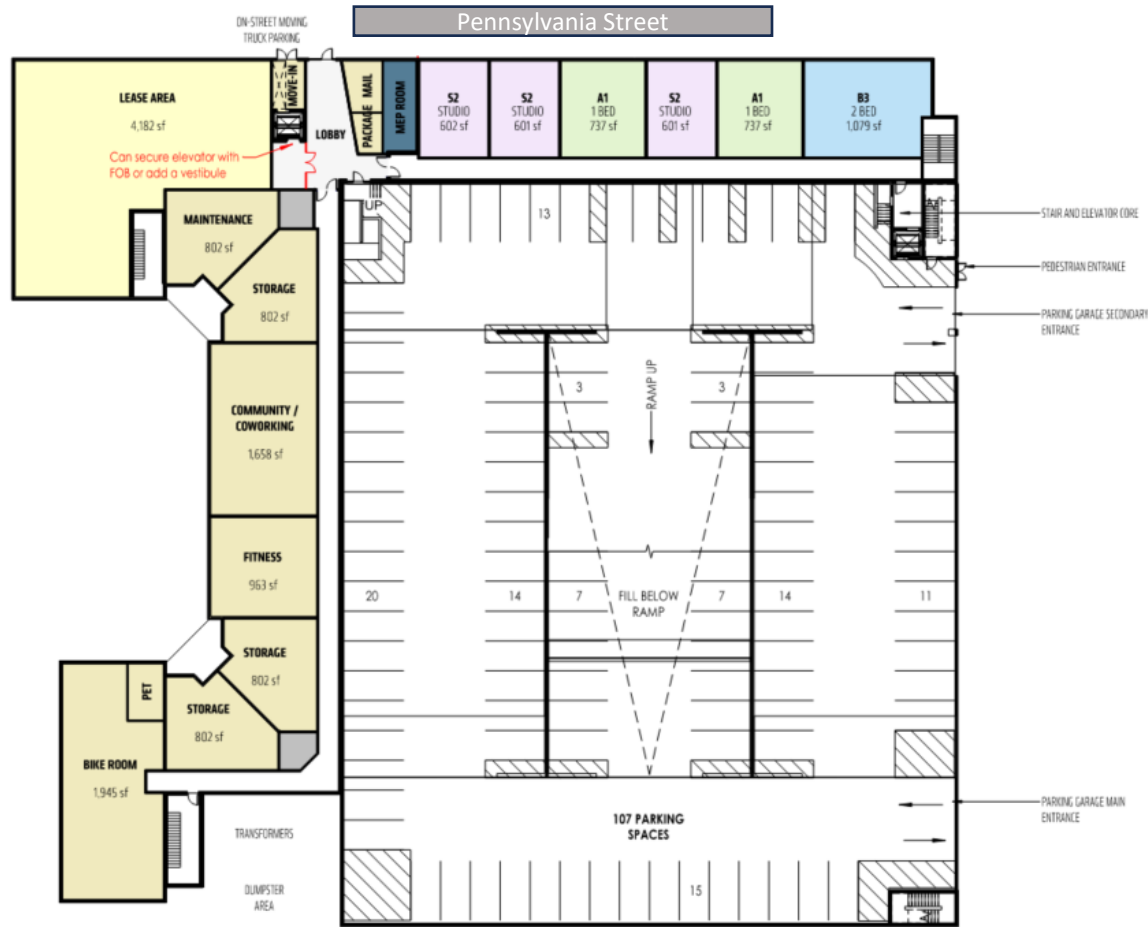
## South of Pennsy Trail





# Proposed Site Layout

## North of Pennsy Trail



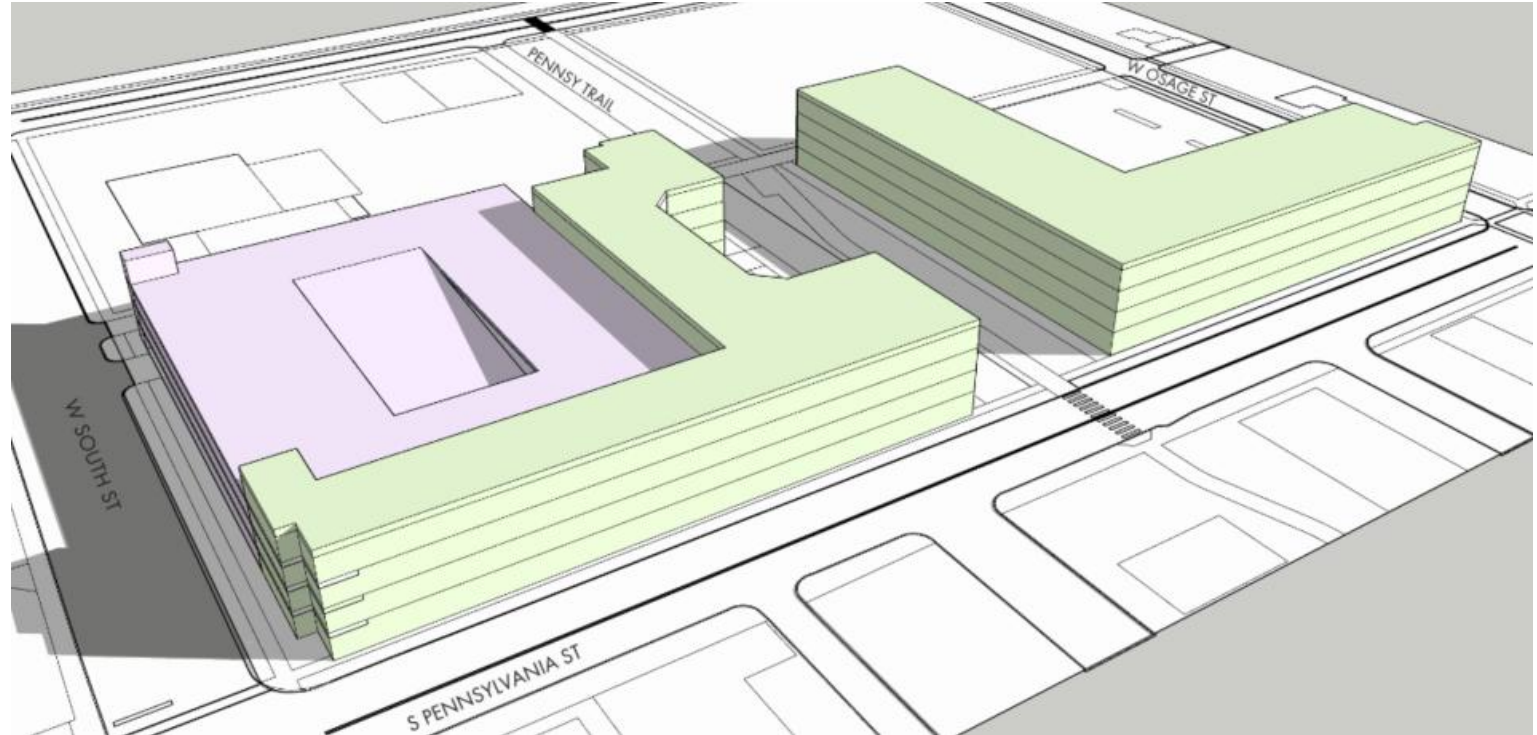
# Proposed Site Layout



# Design

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- Located at the corner of Pennsylvania Street and South Street, the garage will be wrapped on two sides by the mixed-use development.
- Both north and south buildings will engage the Pennsy Trail and Pennsylvania Street with proposed retail locations and activation from ground floor units
- First Floor townhomes are proposed for the south building. Locations are proposed along Pennsylvania Street and the Pennsy Trail.
- North building will have private courtyard facing the trail for outdoor amenities available to residents of the project.



# Conceptual Elevations



WEST ELEVATION  
SCALE: N.T.S.



WEST ELEVATION (SOUTH BUILDING)  
SCALE: N.T.S.

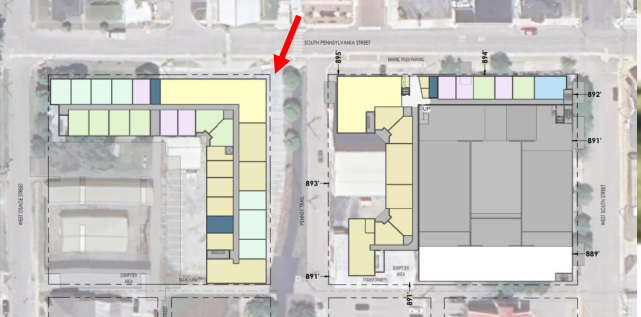
CAST STONE

ALUMINUM  
STOREFRONT

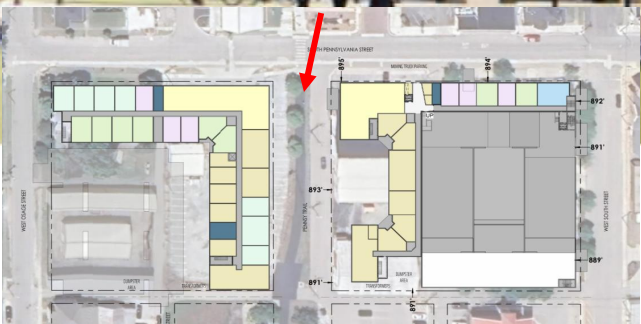
CAST STONE BASE UP  
TO 2'-0"

CAST STONE

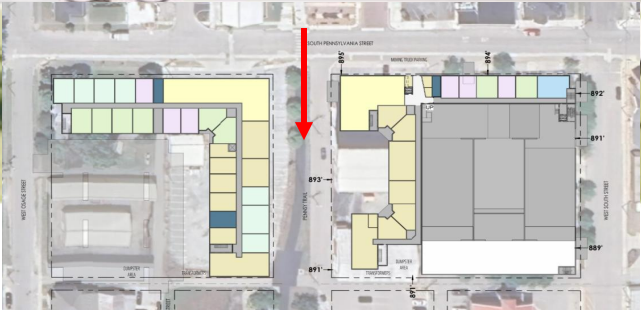
# Conceptual Renderings



# Conceptual Renderings



# Conceptual Renderings



# Conceptual Renderings

