

**ECONOMIC DEVELOPMENT MEMORANDUM
#1-2022**

DATE: June 27, 2022
TO: Honorable Mayor Meredith Leighty and City Council Members
THROUGH: Heather Geyer, City Manager *hmg*
FROM: Debbie Tuttle, Director of Economic Development *DT*
SUBJECT: CR-53 – Prost Brewing Company ESTIP Agreement
CR-54 – Prost Brewing Company BIZ Agreement

PURPOSE

To consider CR-53 and CR-54, resolutions approving two performance-based business incentives for Prost Brewing Company, dba Prost Brewing & Biergarten (Prost). Attachment 1 is a copy of the presentation for this request.

CR-53 is for an Enhanced Sales Tax Incentive Program (ESTIP) agreement between the City and Prost to share back 75% of the 3% retail sales tax estimated at \$52 million over the next 10 years or whichever is met first from the opening of the Biergarten, not to exceed \$1,174,413.

CR-54 is for a Business Incentive Zone (BIZ) agreement between the City and Prost, not to exceed \$514,800, for abatements/rebates of use taxes on equipment and construction materials and other development-related fees for the first 12 months after opening operations as shown in Attachment 2.

BACKGROUND

Company History

Prost Brewing Company was founded in 2012 and is a family-owned and operated Colorado craft brewery focused on crafting German-style beers. They have locations in Denver, Fort Collins, and Highlands Ranch, and distribute to four other states. They are one of the 10 largest craft breweries in Colorado for production.

Prost Brewing Company produces authentic German-style beers using Colorado and German ingredients and partnering directly with Colorado farmers and maltsters. The company also plans to build one of the most sustainable, unique, and technologically advanced breweries in the country by investing in state-of-the-art equipment and processes.

Their model is to create an affordable family-friendly gathering place for the community to enjoy authentic beer and German chef-inspired food. The Northglenn facility would include entertainment, live music, and special events. It is estimated that more than 300,000 people would visit the Biergarten annually, plus other guests visiting the brewery for tours.

Project Description

Prost would be located on the northwest side of the Northglenn Marketplace as shown in Attachment 3. They have negotiated a 10-year lease with an option to purchase the property within two years of the completion of the project with Marketplace owners Hutensky Capital Partners (HCP). Prost plans to build out and occupy the 52,847-square-foot former Bed, Bath & Beyond building, along with a 6,000-square-foot indoor Biergarten in the former Atlanta Bread location. Additionally, the site would have 3,000 square feet of covered outdoor seating and an additional 10,200 square feet of outdoor seating and park space.

Prost was looking at a smaller scaled expansion at its existing Denver location and had plans to start a larger out-of-state production facility within the next five to seven years. The Northglenn location allows Prost to expedite their large-scale production facility sooner than planned while staying in Colorado.

The Northglenn facility would serve as Prost's corporate headquarters, regional production facility, distribution center, and largest biergarten. This \$25 million facility would get national recognition as one of the most sustainable and technologically advanced breweries in the country. They plan to produce 20,000 barrels initially and grow to 40,000 to 50,000 over the next few years, which would make Prost the fourth-largest craft brewery in the state.

Prost plans to invest approximately \$23.6 million, which includes the property acquisition, property improvements, and furniture, fixtures, and equipment (FF&E) for both the brewery and biergarten over the next 10 years. HCP would provide an additional \$1.6million, making the total project investment \$25.6 million.

The relocation and expansion project estimates creating more than 200 net new jobs once at full production. The brewery employment wages average \$70,000, and the biergarten salaries range from \$20 to \$35 per hour with all employees participating in tips. Positions would include administrators, brewers, quality assurance managers, supply chain managers, engineers, hospitality, and bar and culinary management. The company currently has 100 employees, most of whom are in Colorado. The planned timeline is shown in Attachment 4. If approved, they plan to start demolition immediately and open in July 2023.

Financial Plan & Gap

Expediting the large-scale production facility would impact Prost's short-term expansion plans for additional biergartens. This results in a reduction in available capital, cash flow, and rate of return for operations, creating an approximate \$6 million financial funding gap for the Northglenn project.

Their annual biergarten retail sales revenue is estimated at over \$5 million, and the brewery would generate approximately \$7 million in wholesale sales. The City would not receive sales tax on the wholesale sales but would receive use taxes and property taxes on the brewery portion of this project.

Staff worked collaboratively with HCP, Adams County and the Colorado Office of Economic Development and International Trade to help fill the financial gap.

BUDGET/TIME IMPLICATIONS

There is currently no retail sales tax being generated in the space where the brewery and biergarten would be located. The estimated retail sales revenues for the biergarten over the next 10 years are estimated at \$52 million. The City would collect 4% in new retail sales revenues. However, only 3% of the sales taxes are eligible for the ESTIP (excludes 1% devoted to water acquisition and capital projects).

Both incentives are based on Prost numbers provided to staff. If for some reason they do not meet the sales tax revenue projections and estimated construction costs, they would only be eligible for the actual taxes and construction-related costs under the BIZ amounts.

If Council approves CR-53 and CR-54, the total financial impact to the General Fund would not exceed \$1,689,213 as outlined below:

- CR-53 ESTIP Incentive – In compliance with the provisions of Article 12, Chapter 5 of the Municipal Code, the City would provide a 75% share-back of the 3% retail sales taxes generated by the biergarten over the next 10 years, not to exceed \$1,174,413 or whichever is met first.
- CR-54 BIZ Incentive – In compliance with the Municipal Code, the City would provide up to \$514,800 for the first 12 months of operation after opening of the project as follows:
 - a. The City shall abate 100% of the City's 3% use tax based on an \$11,846,279 equipment investment in an amount not to exceed \$355,388.
 - b. The City shall abate 50% of the City's 3% use tax on construction materials based on a \$9,120,970 valuation in an amount not to exceed \$136,814.
 - c. The City shall abate and forego 50% of the City collected fee for commercial electric permit fees not to exceed \$5,365.
 - d. The City shall abate and forego the construction meter fee for temporary power in the amount of \$58.
 - e. The City shall abate and forego 30% of the City collected fee for the plumbing and HVAC permit fees not to exceed \$10,575.
 - f. The City shall abate and forego 25% of the City collected plan review fees not to exceed \$6,600.

STRATEGIC PLAN GOALS

This project would meet the following Business Retention and Growth Strategic Priority Areas in the 2019-2023 Strategic Plan (2021 Update):

- 4.1: Enrich business attraction, retention, and expansion to create a business-friendly and inclusive environment for companies to succeed, create quality jobs with a livable wage, and develop a diverse economy to enhance the quality of life for residents
- 4.2b: Northglenn Marketplace revitalization and redevelopment
- 4.3 Foster commercial redevelopment and infill opportunities to improve aesthetics, eliminate blight, and leverage private-public investment

STAFF RECOMMENDATION

Prost would be the catalyst needed to create synergy, stabilization, and revitalization at the Marketplace. This project is a game-changer for the center and would bring the foot traffic needed to spur sales for other tenants in the Marketplace.

Staff recommends approval of both CR-53 and CR-54.

STAFF REFERENCE

If Council members have any questions, please contact Debbie Tuttle, Director of Economic Development, at 303.450.8743 or dtuttle@northglenn.org.

CR-53 – Prost Brewing Company ESTIP Agreement
CR 54 – Prost Brewing Company BIZ Agreement
June 27, 2022
Page 4 of 4

ATTACHMENTS

1. Prost presentation
2. Improvements and equipment list
3. Site plan
4. Project timeline

CR-53 – Prost Brewing Company ESTIP Agreement
CR-54 – Prost Brewing Company BIZ Agreement



Northglenn City
Council

Prost Brewing Company

June 27, 2022

Who We Are

Founded in 2012, Prost Brewing Company is an award winning, family owned Colorado craft brewery focusing on brewing the finest German style beers. We honor our German brewing heritage by partnering with local farmers to get the finest ingredients, refining time tested brewing practices, and only using 4 ingredients in our beer. The result is a cleaner, approachable, and flavorful beer that creates a Biergarten atmosphere whenever opened.



Our Pillars

**Community Focused,
Sustainability Minded**

**German Inspired,
Colorado Crafted**

**Premium Ingredients,
Specialized Processes**



Evolving the best German bier traditions to the US marketplace through distinguished craft bier, strong branding, and community engagement

Distribution

Sales: 12,000 barrels (bbls)

Distribution:

- Active in Colorado, Wyoming, Kansas, Nebraska and Missouri
- Expanding distribution in Arizona, Idaho, Texas, & across Midwest

Brewing

Combining cutting edge innovation and sustainability with centuries old practices to create a world class facility capable of producing something for everyone.

Pillars -

- Sustainability: environmentally friendly design with CO2 recapture and high efficiency brewing techniques
- Innovation: built with cutting edge technology to push the boundaries of the industry
- Automation: ensuring consistent best in class quality
- Flexibility: capable of producing an incredibly diverse brand mix to capture new trends
- Cleanliness: industry leading food safety standards results in second to none brewing environment





Biergartens

Prost Biergarten is the community gathering place for friends and family combining unique, chef driven food and German biers with entertainment and hospitality that provides an unrivaled guest experience.

Current Locations:

- Denver
- Fort Collins
- Highlands Ranch (pictured)

Why Prost?

Growing faster than any craft brewery of its size in Colorado

- +39.2% YOY growth in all markets
- +35.3 % YOY growth in Colorado

Nationally recognized brand with western regional distribution

- People are traveling to visit our Brewery and Biergartens

Community centered Biergartens

- Open biergartens with communal tables
- Weekly events such as local bands, trivia, movie nights, speakers
- Large outdoor patio with ample seating, fire pits, and games for all ages

PILSNER

2020 SILVER MEDAL WINNER
NORTH GERMAN-STYLE PILSNER



KELLER PILS

2013 GOLD MEDAL WINNER
KELLER / ZWICKEL-STYLE KELLER-PILS



WEISSBIER

2015 GOLD MEDAL WINNER
SOUTH GERMAN-STYLE HEFEWEIZEN



WEISSBIER

2016 SILVER MEDAL WINNER
SOUTH GERMAN-STYLE HEFEWEIZEN



Prost at Northglenn

Concept Design



Show Piece Brewery

Internationally recognized brewery combining the best brewing practices and sustainability

- One of nation's most environmentally friendly breweries
- Unrivaled brewing capabilities in its class

Proposed features:

- 6 vessel Kaspar Schultz Brewhouse equipped with dedicated decoction vessel
- 6 roller grain mill capable of endosperm mashing
- Carbon (CO₂) Recapture
- Industry leading lab capabilities



Surly Brewing

Sustainability Initiatives

Carbon (CO₂) Recapture

- 100% of CO₂ produced is captured and reused in the finished product

Solar Power

- ~700,000 kWh of electricity produced annually, with the option to sell any remaining power back to the city

Endosperm Mashing

- Reduces total water and energy used in processing

Vacuum Boil via Schoko

- Utilizing special vacuum technology, Schoko technology uses 1/3 the energy reducing carbon footprint by 8lbs/1bbl produced



Kaspar Schultz Schoko 2.0

Brewery Employment

- Estimated \$7+ million in stabilized sales
- \$1.5+ million annual payroll
- 23+ full time employees
- Above average salaries at all levels of employment (\$70k average)
- Further growth opportunities for entry level employees
- Value in-depth training, process orientation, and a culture of hospitality, mutual respect, and fun







Northglenn Biergarten

Prost Biergartens offer German style beers, chef-curated food, weekly entertainment, and unmatched hospitality

- 6,000 sq.ft of interior Biergarten space
- 3,000 sq.ft of indoor/outdoor flex Biergarten space
- 10,000 sq.ft of outdoor Biergarten space including a stage, outdoor games, astroturf play area, fire pits, and gardens

Community Events:

- Local bands, dancers, movies in the park
- Private parties and receptions
- Oktoberfest, Maifest, World Cup, pig roasts, keg tappings



Biergarten Employment

- Estimated \$5 million in total sales
- \$1 million+ annual payroll
- Above average salaries at all levels of employment
- Operating Partner model earning \$120k at \$5 million in annual sales
- \$20-\$35 per hour wages for **ALL** employees with two points of customer services that allows everyone to participate in tips
- Further growth opportunities for entry level employees
- Value in-depth training, process orientation, and a culture of hospitality, mutual respect, and fun



Visitors

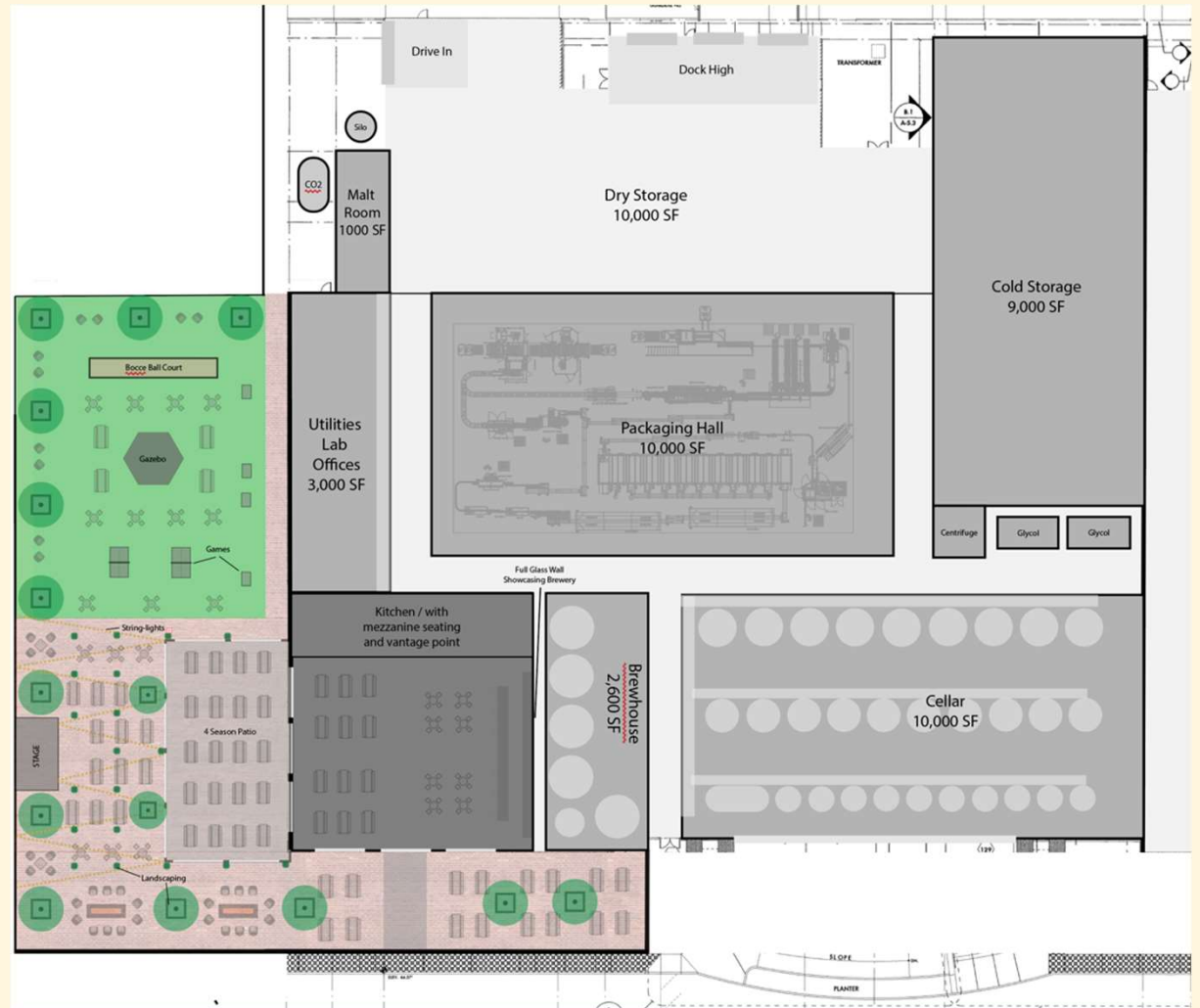
The Prost project at Northglenn will attract +300,000 visitors a year to the Northglenn Marketplace

- Biergarten – 250,000 visitors
- Brewery & Tours – 30,000 visitors
 - National Recognition with regional distribution
 - Brewery Events – Great American Beer Fest, Craft Brewer's Conference
- Special and Private Events – 25,000 visitors



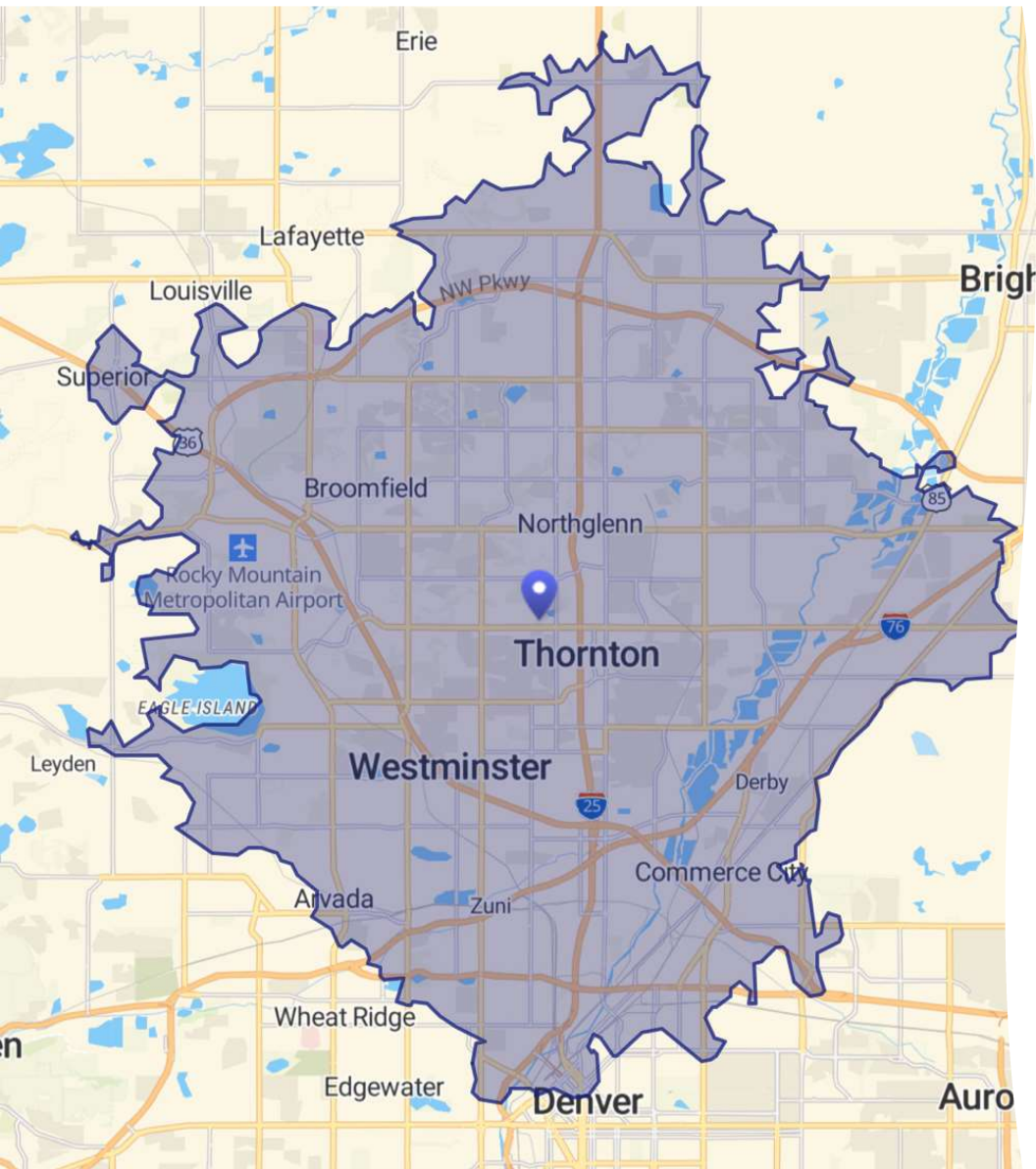
Layout

- 53,000 sf Brewery
 - Statement facade
 - Showpiece brewery visible from the biergarten
- 6,000 sf Biergarten
 - 3,000 sf indoor/outdoor space
 - 10,000 sf outdoor biergarten
 - Intimate biergarten experience
 - String light and landscaped complete with fire pits and a stage
 - Open park for the whole family



Development Schedule Overview

- Phase 1 - 20 bbl brewery construction (July - December, 2022)
 - Permit submittals (April 26, 2021)
 - Interior demolition (June 2022)
- Brewery & Biergarten design (June 15 – December, 2022)
- Planning & Zoning, Entitlements review (November 2022 – April 2023)
- Building permit application process (Jul 15 – December 4, 2022)
- Demolition & Construction (Decemeber 2022 – June 2023)
- Opening of Brewery & Biergarten (July 1, 2023)



Criteria for Incentives

- Expect 90% of sales to come from within a 15 minute drive time
 - Brings a large population to Northglenn Marketplace from surrounding region and out of state
- Prost will create an experiential destination unique to Northglenn
- High quality image in every respect: the biers, the food, the space, the hospitality, and the experience
- Catalyst for other experiential concepts by creating synergy, rejuvenation, and energy for Prost, Northglenn Marketplace, and the City of Northglenn

Financial Overview

Project Investment

Acquisition Costs	\$4,700,000.00
Est. Property Taxes	\$282,070.00
Construction Costs for Brewery	
Buildout	\$4,230,400.00
FF&E	\$10,676,952.06
Year 1&2 Losses	\$458,787.02
Construction Costs for Biergarten	
Buildout	\$2,700,000.00
FF&E	\$609,793.00
Year 1&2 Losses	\$55,260.00
Total Project Investment	\$25,667,249.06

5 Year Business Plans

With Northglenn

- Build Headquarters at Northglenn-
“forever home”
- World-class production facility producing 40,000 barrels at stability (4th largest in State)
- Show-piece community focused biergarten at Northglenn forgoing other biergarten opportunities

Investment: \$24.1M

Return: 11.2%

Without Northglenn

- Install smaller 20bbl brewery at our Denver Location
- Open 4-5 new biergarten models at \$4-5m investment cost apiece
- Use free cash flow and scale from biergartens to build the larger production facility in 5 years

Investment: \$20.0M

Return: 26-30%

5 Year Business Plans

With Northglenn

- Permit & install 20 bbl brewery at Northglenn 2022
- Develop Northglenn Biergarten and production facility 2023
- Install 50 bbl Rolec showpiece production brewery 2024
- Open Colorado Springs Biergarten 2024
- Move 20 bbl brewery to out of state location to open new markets 2025
- Develop multiple sites for additional Biergartens 2027

Without Northglenn

- Continue with Denver permit and install 20 bbl brewery at LoHi 2022
- Open Colorado Springs Biergarten 2023
- Open Grand Junction Biergarten 2024
- Open Boulder area Biergarten 2025
- Develop and open showpiece 50bbl Rolec brewery 2026
- Move 20 bbl brewery to out of state location to open new markets 2027

HCP Contribution

- Demolition of Atlanta Bread for outdoor Biergarten – \$75k
- Temporary lease at no cost to expedite 20 bbl brewery at Northglenn - \$295k
- Reimbursement of sunken cost at LoHi site for brewery install - \$900k
- Additional Tenant Improvement – \$330K

Note: These HCP benefits of \$1.6m have already been built into the proformas provided

Incentive Request

To pursue the Northglenn project, Prost will have to delay its current Biergarten focused business model expected to return 26% or \$5.2m per year. While there is a long term fit at Northglenn, it does not meet the short term needs and cash flow without help.

Prost, with Hutensky Capital Partner's support, is willing to invest in the Northglenn Marketplace but requests an incentive package to provide a 15% return to offset the lost profitability.

Required Return:	15.0%
Financial Gap:	\$6.0M



Prost wants
Northglenn as its
forever home!

Questions?

**TOTAL INVESTMENT
PROST BREWING CO - NORTHGLENN PRODUCTION FACILITY**

TOTAL PROJECT INVESTMENT		\$ 25,667,249.06
Cost of Real Estate		\$ 4,700,000.00
Building Purchase Price		\$ 4,700,000.00
Cost of Buildout		\$ 9,120,970.00
Cost of Design and Engineering		\$ 296,000.00
Cost of Demo		\$ 364,570.00
Cost of Brewery & Cold Storage	\$80/sf @ 52,880 sf	\$ 4,230,400.00
Cost of Biergarten	\$450/sf @ 6,000 sf	\$ 2,700,000.00
New Roof & Insulation		\$ 660,000.00
New HVAC Units		\$ 450,000.00
Upgraded Fire Suppression System		\$ 420,000.00
Cost of Brewery/Warehouse Equipment (see attached list)		\$ 11,236,486.06
		\$ 11,236,486.06
Cost of Biergarten Equipment (see attached list)		\$609,793.00
		\$609,793.00
TOTAL PROJECT INVESTMENT		\$ 25,667,249.06
Landlord's TI		\$ (1,447,500.00)

PROST BREWING CO EQUIPMENT LIST
PROST BREWING CO - NORTHGLENN PRODUCTION FACILITY

Total Cost of Equipment	\$	11,236,486.06
--------------------------------	-----------	----------------------

Malt Handling	\$	561,600.00
----------------------	-----------	-------------------

- 26 ton Silo
- Truck Earthing Device
- 2x Super Sack Stations
- 2x Specialty Bag Stations (460 l)
- Drum Sieve
- Malt Humidification Screw MBS 150 E
- Kunzel 6 roller Mill (type A 20/40 E)
- Malt Grist Bin (1t)
- Malt Husk Bin (.3t)
- 2x pressure relief devices for Bins
- Pipe chain conveyor RKF 90
- Control Cabinet
- Automation System

20 BBL ICC 20 BBL 5 Vessel Brewery	\$	490,400.00
---	-----------	-------------------

- 5 Vessel brewhouse
- Wort Aeration Unit
- Wort Chiller
- Hot Liquor Tank
- Cold Liquor Tank
- Semi Automation integration

50 BBL Kaspar Schultz Brewery	\$	1,721,291.52
--------------------------------------	-----------	---------------------

- Optimasher
- Mash Kettle
- Mash Kettle (decoction)
- Lauter Tun
- Pre Run Tank
- Work Sampling station
- Spent Grain transport & pump
- Spent Grain Silo
- Wort Kettle with external calandria
- SchoKo 2.0
- Hop Dosing Unit (3x vessels)
- Whirlpool in Brew Kettle Design
- Vapor Condenser

PROST BREWING CO EQUIPMENT LIST
PROST BREWING CO - NORTHGLENN PRODUCTION FACILITY

50 BBL Kaspar Schultz Brewery (Continued)

Working Brewhouse Platform
 Accessories and Pumps
 Pneumatic valves & accessories
 Measuring sensory
 Wort Chiller
 Craft Air Semi DB 40 wort Aerator
 Brewhouse CIP System
 Cellar CIP System
 Hot Liquor Tank
 Cold Liquor Tank
 Yeast Propagation Craft Prop (2x20HL)
 Electrical Cabinet
 Pioneer Pro Automation Software

Cellar	\$	2,804,226.79
5x 200bbl Kaspar Schultz Fermentation tanks	\$	358,847.58
8x 100bbl Kaspar Schultz Open Fermenters - bottom ferment	\$	410,111.52
2x 100bbl Kaspar Schultz Open Fermenters - top ferment	\$	107,196.96
10x 100bbl ABT Fermentation Tanks	\$	378,333.33
1x 60bbl ABS Fermentation Tank	\$	26,951.60
4x 40bbl ABS Fermentation Tanks	\$	53,903.20
2x 200bbl Kaspar Brite Tanks	\$	362,436.06
4x 100bbl ABT Brite Tanks	\$	151,333.33
1x 60bbl ABT Brite Tank	\$	26,951.60
1x 40bbl ABS Brite Tank	\$	26,951.60
Process Piping	\$	250,000.00
CO2 Recapture Skid	\$	124,000.00
Westfalia GEA Centrifuge	\$	250,000.00
Membrane Filtration Skid		\$252,347.50
Hop Dosing Unit	\$	24,862.50

Packaging Hall	\$	3,995,412.30
Malek Keg Line (60 kegs/hour)	\$	330,793.20
Canning Line	\$	3,664,619.10
CODI Line Integration & Upstream Equipment	\$	1,015,000.00
1 Depalletization System		
1 DPL 1000 platform		
1 DPL-1000 Secondary HMI		

**PROST BREWING CO EQUIPMENT LIST
PROST BREWING CO - NORTHGLENN PRODUCTION FACILITY**

Packaging Hall (Continued)

1 Vacuum Rinser - S Type		
1 Ionized Air Rinser - 2 Blower System		
1 Infeed Conveying - Empty Can Conveying		
1 Full Can Conveying - Full Can Conveying		
1 Case Conveyor - 2 Sections		
1 Line Control - 2 PLCs, 3 HMIs, VFDs, and Sensors		
4 Twist Rinse - 2 Can size		
1 CODI Sure Dry Blower Dry-Off System		
3 Keyence MK-G1000 - Inkjet Printer with Self Cleaning Heads		
2 Heuft one low fill detector		
1 Pasteurizer 5' x 35' - With Chemical Management		
KHS Innofill C 21/3 (Ferrum Seamer)		\$820,440.10
Krones PSL Labeller	\$	100,000.00
Tecma Cartonning Equipment & Conveyance	\$	1,509,579.00
ABC Palletizer/Shrink Wrapper	\$	219,600.00

Utilities	\$	895,814.47
------------------	-----------	-------------------

Air Compressor	\$	94,500.00
2x Fulton VSRT 50 Skid Mounted Boiler with Water Treatment	\$	224,400.00
V Piston Series Quad 50 HP Glycol Chiller with Heat Recovery	\$	280,896.00
Lab Equipment	\$	250,000.00
Carbon Walter Filter	\$	4,000.00
UV Water Sterilization	\$	8,000.00
Hop Cooler	\$	34,018.47

Cold Storage	\$	767,740.98
---------------------	-----------	-------------------

150' x 58' Cold box - dual compressors, 4" insulation	\$	514,367.98
3x Toyota 3-wheel Fork Lifts	\$	128,373.00
Racking	\$	125,000.00

Total Cost of Equipment	\$	11,236,486.06
--------------------------------	-----------	----------------------

PROST BREWING CO. BIERGARTEN EQUIPMENT LIST
PROST BREWING CO - NORTHGLENN PRODUCTION FACILITY

Total Cost of Equipment	\$	609,793.00
--------------------------------	-----------	-------------------

Kitchen Equipment	\$	343,893.00
Wire Shelving	\$	3,800.00
Equipment Stand for Slicer	\$	425.00
Planetary Mixer	\$	2,800.00
Ice Machine	\$	6,900.00
Work table with Sink	\$	2,300.00
Double Wall Shelf	\$	400.00
Hand Sinks (3)	\$	540.00
Worktop Freezer	\$	2,300.00
Exhaust Hood	\$	28,000.00
Exhaust Duct	\$	5,300.00
Fryers (3) w/integrated filter	\$	26,000.00
16" Work Table	\$	225.00
Equipment Stand w/Refrigerated Base	\$	8,300.00
48" Griddle	\$	5,200.00
6 Eye Countertop Range	\$	1,800.00
Rational Combi Oven 2 Cavity	\$	38,000.00
72" SS Work Table	\$	1,200.00
Beer Draft System	\$	20,000.00
Pass Thru Shelf with Heaters	\$	9,000.00
Expo Table & Shelves	\$	4,800.00
Refrigerated Work Top 48"	\$	2,900.00
48" SS Work Table	\$	600.00
APW Toaster	\$	1,800.00
Refrigerated Prep Table 68" (2)	\$	11,000.00
Counter Top Steamtable (2)	\$	580.00
30" SS Work Table	\$	510.00
Sheet Pan Racks (3)	\$	3,000.00
Dishtable Soiled	\$	6,700.00
Pre-rinse Faucet Assembly	\$	250.00
Drop in Sink	\$	198.00
Trash Receptacles (8)	\$	1,280.00
Dishwasher	\$	9,300.00
Clean Dishtable	\$	850.00
Double Wall Shelf 60"	\$	275.00
Corner 3 Pot Sink	\$	3,300.00
Double Wall Shelf 68"	\$	725.00
Walkin Cooler- Keg	\$	32,000.00
Walkin Cooler - Food	\$	30,000.00
Walkin Freezer	\$	18,000.00
Keg Storage Rack	\$	10,500.00

PROST BREWING CO. BIERGARTEN EQUIPMENT LIST
PROST BREWING CO - NORTHGLENN PRODUCTION FACILITY

Kitchen Equipment (Continued)		
Bar Handsinks (3)	\$	1,920.00
Underbar Sink Unit	\$	1,450.00
Glass Rack	\$	590.00
Ice Bin	\$	1,800.00
Underbar Soda System	\$	275.00
Backbar Counter	\$	2,900.00
Backbar Refrigerated Cabinet	\$	4,000.00
Toast Point of Sale System	\$	4,000.00
Soda Ice Maker	\$	4,900.00
Equipment Installation	\$	13,000.00
Refrigeration Installation	\$	3,000.00
Freight	\$	5,000.00
Furniture & Fixtures	\$	265,900.00
Interior Tables, Benches & Chairs	\$	60,000.00
Patio Tables, Benches	\$	60,000.00
Fire Pits	\$	10,500.00
Fire Pit Chairs	\$	3,600.00
Umbrellas	\$	12,000.00
Ping Pong, Corn Hole, Bocce	\$	6,000.00
Decor & Specialties	\$	50,000.00
Signage & Menus	\$	45,000.00
Bar Stools	\$	4,800.00
Bar Top	\$	6,000.00
Misc Small Item Equipment	\$	8,000.00
Total Cost of Equipment	\$	609,793.00

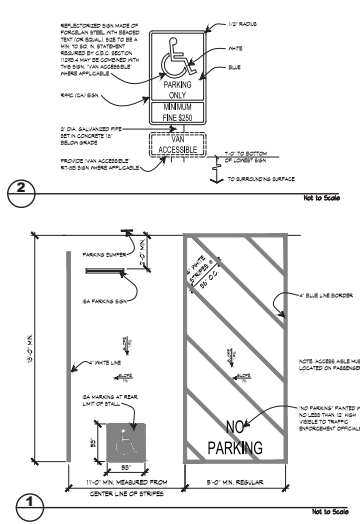
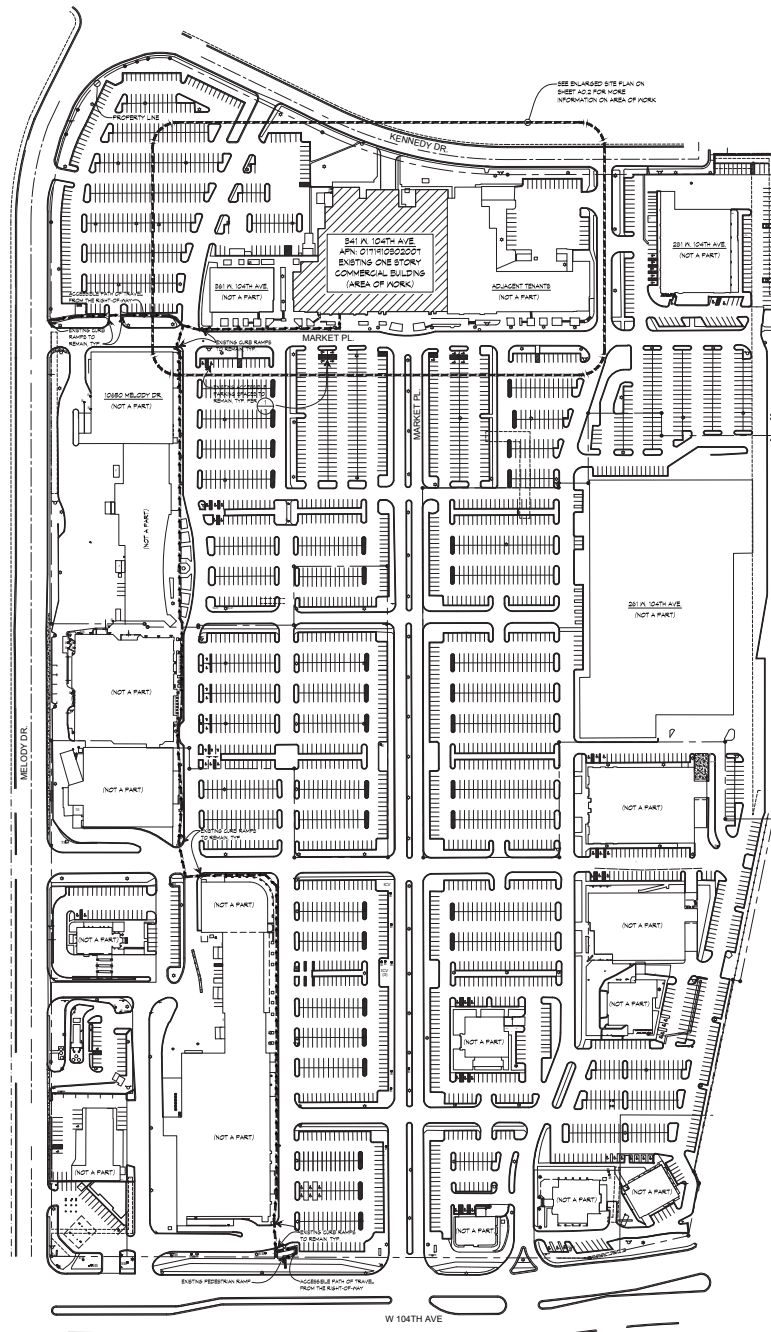
SITE PLAN LEGEND

ADA PATH OF TRAVEL, ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABUPT LEVEL CHANGES EXCEPT IF PROVIDED AT 1:2 MAX SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE FIRM AND SLIP RESISTANT. SIDEWALKS DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 1/4% UNLESS OTHERWISE NOTICED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OBSTRUCTIONS TO 34" MAXIMUM AND PROTRUSIONS OBJECTS GREATER THAN 4" PROTRUSION FROM WALL AND ABOVE 27" AND LESS THAN 34" I.E. SHALL IDENTIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

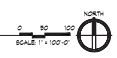
SITE PLAN NOTES

1. WALLS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABUPT CHANGES IN LEVEL EXCEEDING 1/2"
2. WHEN CHANGES IN LEVEL NOT EXCEEDING 1/2" OCCUR, THEY SHALL BE GRADED WITH A SLOPE NO GREATER THAN ONE IN VERTICAL TO SIX HORIZONTAL. THIS EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
3. PAVK AND SIDEWALK SURFACE SHALL BE SLIP RESISTANT AS FOLLOWS:
 SURFACES WITH A SLOPE OF LESS THAN 5% GRADIENT SHALL BE AT LEAST A SLIP RESISTANT AS THAT PROVIDED AS A MEDIUM GRADED FINISH.
 SURFACES WITH A SLOPE OF 5% OR GREATER GRADIENT SHALL BE SLIP RESISTANT.
4. PAVK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT.
5. PAVK AND SIDEWALKS AND FREESTREAM PATHS SHALL BE FREE OF GRATING UNLESS NECESSARY FOR GRATING LOCATED IN THE SURFACE OF ANY OF THESE AREAS. LAID OPENINGS IN GRATING SHALL BE LIMITED TO 1/2" IN THE DIRECTION OF THE TRAFFIC FLOW. IF GRATING IS BLENDED OPENINGS THEY SHALL BE PLACED SO THAT THE DIRECTION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
6. ISLAND / CURBS ADJACENT TO FREE LANE SHALL BE PAINTED RED WITH CORNERING WHITE LETTERS A CURB HEIGHT STANDING FREE LANE. NO PARKING. RED CURBS SHALL BE PAINTED 8 FEET IN FRONT AND 18 BEHIND EACH FREE WYRWALK.
7. IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, HE/SHE SHALL REQUIRE COMPLETE DETAILED PLANS CLEARLY SHOWING ALL EXISTING AND PROPOSED ACCESSIBILITY PROVISIONS AND MODIFICATIONS TO MEET CURRENT ACCESSIBILITY PROVISIONS REQUIRED BY THE MODEL. INCLUDING THE PLAN, PROFILE, PLANIS DETAIL, ETC. THE PLANS MUST BE SIGNED BY THE FIELD INSPECTOR AND SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW.
8. A PROPERTY OWNER'S FINAL REPORT FORM FOR WORK REQUIRED TO HAVE SPECIAL INSPECTIONS, TESTING AND STRUCTURAL OBSERVATIONS MUST BE COMPLETED BY THE PROPERTY OWNER. PROPERTY OWNER ASSET OF RECORD, ARCHITECT OR ENGINEER OR ENGINEER OF RECORD AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
9. INSPECTORS SHALL BE PROTECTED DURING CONSTRUCTION. REMEDIATION AND DEMOLITION ACTIVITIES AS REQUIRED BY CALIFORNIA BUILDING CODES CHAPTER 33.
10. THE PROJECT PROPRIETOR TO ADD 2 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXCESS MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2018 HANDBOOK AND SUPPLEMENTARY INSTRUMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. LEGAL PERMIT ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.
11. AT HAZARDOUS WETLAND AREAS DETECTABLE PARKING SURFACES SHALL BE YELLOW CONFORMING TO THE RULES OF FEDERAL STANDARD 519C.
12. AT LOCATIONS OTHER THAN REGULAR HAZARDOUS AREAS DETECTABLE PARKING SURFACES SHALL CONTRAST WITH ADJACENT PARKING SURFACES BY EITHER LIGHT OR DARK OR CONTRAST THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE.
13. ONLY APPROVED SIGNAGE DETECTABLE PARKING SURFACES AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA CODE OF REGULATIONS (CALIF. TITLE 24 PART 1, CHAPTER 8, ARTICLE 8.2, 8.4 AND 8.4.1).

PRELIMINARY SET - NOT FOR CONSTRUCTION * 06-14-22



OVERALL SITE PLAN



FRONTAGE INCREASE

L1 = 104'-2"	W1 = 0'-0"
L2 = 65'-1"	W2 = 30'-0"
L3 = 14'-0"	W3 = 30'-0"
L4 = 43'-4"	W4 = 30'-0"
L5 = 15'-4"	W5 = 30'-0"
L6 = 38'-9"	W6 = 30'-0"
L7 = 52'-8"	W7 = 30'-0"
L8 = 21'-6"	W8 = 30'-0"
L9 = 14'-0"	W9 = 30'-0"
L10 = 18'-10"	W10 = 30'-0"
L11 = 64'-0"	W11 = 30'-0"
L12 = 34'-1"	W12 = 30'-0"
L13 = 34'-0"	W13 = 30'-0"
L14 = 34'-1"	W14 = 30'-0"
L15 = 64'-0"	W15 = 30'-0"
L16 = 18'-10"	W16 = 30'-0"
L17 = 14'-0"	W17 = 30'-0"
L18 = 21'-6"	W18 = 30'-0"
L19 = 52'-8"	W19 = 27'-7"
L20 = 38'-9"	W20 = 30'-0"
L21 = 15'-4"	W21 = 30'-0"
L22 = 43'-4"	W22 = 30'-0"
L23 = 14'-0"	W23 = 30'-0"
L24 = 85'-3"	W24 = 30'-0"
L25 = 87'-6"	W25 = 0'-0"
L26 = 355'-1"	W26 = 30'-0"

TOTAL = 1360'-1"
 ≥ 30% = 1115'-9"
 = 82%

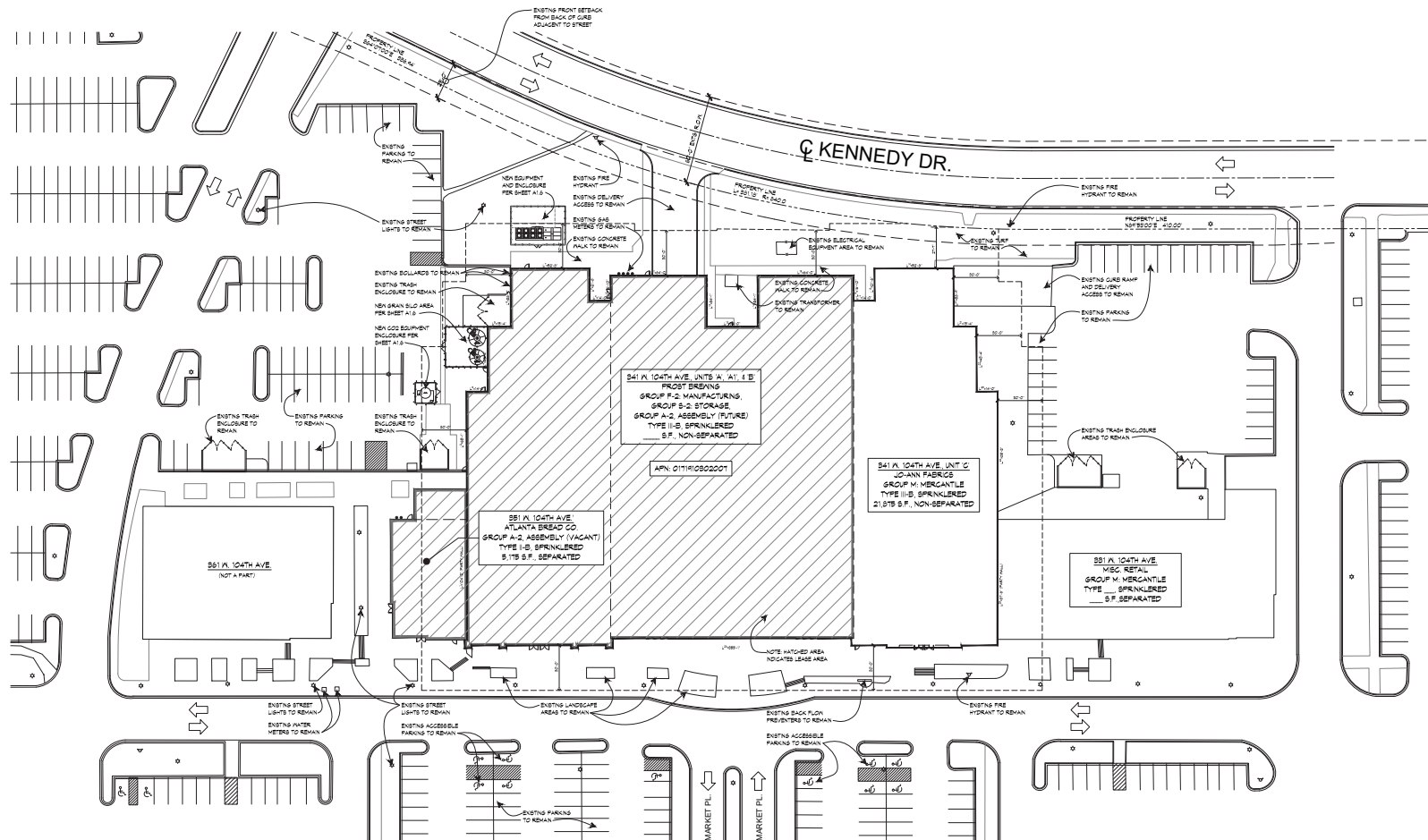
Per Table 506.3.3: If 75-100% of perimeter is ≥ 30 ft open space, then 0.75 area factor increase applies

ALLOWABLE BUILDING AREA (TABLE 506.3)

Per Table 506.2, Type III-B, Multi-story, equipped with auto sprinkler system

Base	Occ.	Area	Incl.	Total Allow
F-2		54,000 SF + 75% =		94,500 SF
S-2		78,000 SF + 75% =		136,500 SF
A-2		28,500 SF + 75% =		49,875 SF
B		57,000 SF + 75% =		99,750 SF
M		37,500 SF + 75% =		65,625 SF

Actual	Occ.	Area	Total Allow	Ratio
F-2		25,986 SF +	94,500 SF = 0.275	
S-2		20,684 SF +	136,500 SF = 0.152	
A-2		3,175 SF +	49,875 SF = 0.064	
B		5,303 SF +	99,750 SF = 0.053	
Sub-Total		54,546 SF +		0.537
M		21,875 SF +	65,625 SF = 0.333 (Room's, Not a Part)	
		76,421 SF	GRAND TOTAL =	0.870 < 1.0 OK.



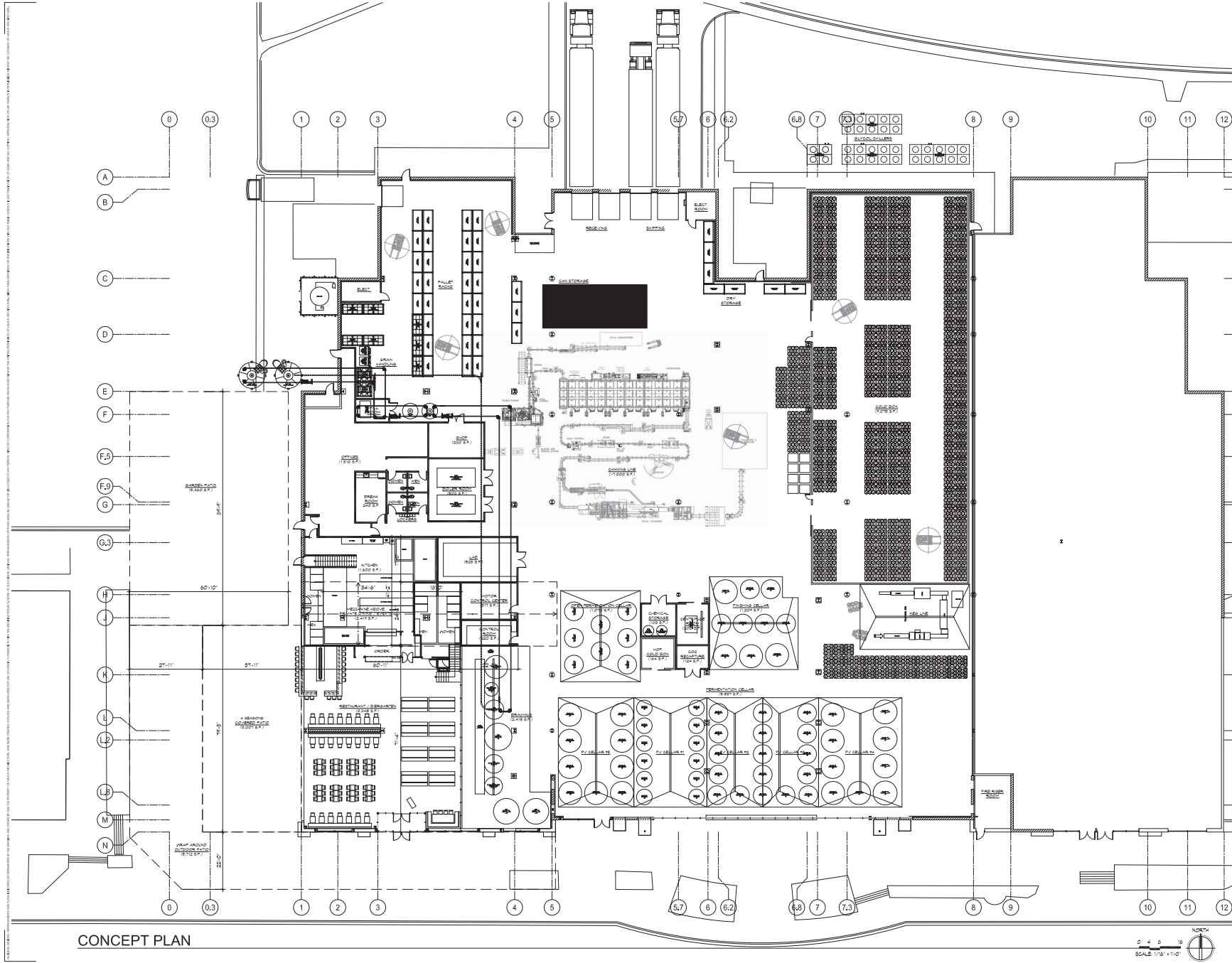
PRELIMINARY SET - NOT FOR CONSTRUCTION * 06-14-22

ORIGINAL DATE: PLAN CHECK SUBMITTAL 04.2022

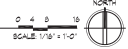
REVISIONS	NO.	DATE	DESCRIPTION

SHEET TITLE: ENLARGED SITE PLAN

STAMP: A0.2



CONCEPT PLAN



* PRELIMINARY DRAFT *

ORIGINAL DATE: CONCEPT PLAN - DRAFT	01-31-22
REVISIONS:	
NO.	DATE DESCRIPTION
SHEET TITLE:	

CONCEPT FLOOR PLAN

STAMP: SHEET NUMBER

A1

Prost Brewing Co - Northglenn Phasing Schedule

Permits/Phases	Date/Days
Roof Replacement	
Start Date	6/7/22
Construction Time (days)	31
Completion Date	7/8/22
Demo	
Start Date	6/13/22
Construction Time (days)	30
Completion Date	7/13/22
Fire Suppression	
Permit Submittal Date	8/12/22
City Review (days)	21
Permit Date	9/2/22
Construction Time (days)	30
Completion Date	10/2/22
Phase 1 - Brewery	
Permit Submittal Date	4/26/22
City Review (days)	80
Permit Date	7/15/22
Construction Time (days)	154
Completion Date	12/16/22
Phase 2 - Biergarten	
Permit Submittal Date	10/9/22
City Review (days)	56
Permit Date	12/4/22
Construction Time (days)	189
Completion Date	6/11/23
Grand Opening	7/1/23

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

RESOLUTION NO.

No. CR-53
Series of 2022

Series of 2022

A RESOLUTION APPROVING AN ENHANCED SALES TAX INCENTIVE PROGRAM AGREEMENT BETWEEN THE CITY AND PROST BREWERY COMPANY, LLC

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The City Council hereby finds that the Enhanced Sales Tax Incentive Program Agreement with Prost Brewery Company, LLC dba Prost Brewing Co. & Biergarten is necessary and appropriate based on the following criteria pursuant to Section 5-12-9 of the Northglenn Municipal Code:

- (a) The amount of enhanced sales taxes which are reasonably to be anticipated to be derived by the City through the expanded or new retail sales tax generating business;
- (b) The public benefits which are provided by the applicant through public works, improvements, additional employment for City residents, etc.
- (c) The amount of expenditures which may be deferred by the City based upon improvements to be completed by the applicant at the applicant's expense;
- (d) The conformance of the applicant's property or project with the Comprehensive Plan, zoning ordinances and building codes of the City; and
- (e) The agreement required by Section 5-12-10 having been reached, which agreement shall contain and conform to all requirements of Section 5-12-10 of the Northglenn Municipal Code.

Section 2. The Enhanced Sales Tax Incentive Program Agreement, attached hereto as Exhibit 1, between the City of Northglenn and Prost Brewery Company, LLC dba Prost Brewing Co. & Biergarten, is hereby approved and the Mayor is authorized to execute same on behalf of the City.

DATED, at Northglenn, Colorado, this _____ day of _____, 2022.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

ENHANCED SALES TAX INCENTIVE PROGRAM AGREEMENT

THIS ENHANCED SALES TAX INCENTIVE PROGRAM AGREEMENT (the "ESTIP Agreement" is made and executed this ___ day of ___, 2022, by and between the CITY OF NORTHGLENN, COLORADO, a Colorado home rule municipal corporation, (hereafter referred to as the "City") and PROST BREWERY COMPANY, LLC dba Prost Brewing Co. & Biergarten (hereafter referred to as "Prost Brewery").

WITNESSETH

WHEREAS, Prost Brewery is the contract purchaser of property located at the north end of the Northglenn Marketplace property in the City of Northglenn, Colorado and legally described as set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), upon which Prost Brewery desires to construct improvements consisting of a production brewery facility approximately 52,847 square feet in size, along with approximately 6,000 square feet of indoor "biergarten", with 3,000 square feet of covered outdoor seating and approximately 10,200 square feet of outdoor seating and park space (collectively, the "Project");

WHEREAS, the Project will include a significant reconstruction of certain improvements, such improvements generally described in the attached **Exhibit B**, attached hereto and incorporated herein by this reference, which constitute eligible "Improvements" as defined by Section 5-12-6(b) of the Northglenn Municipal Code, meaning "...public improvements, including, but not limited to streets, sidewalks, curbs, gutters, pedestrian malls, street lights, drainage facilities, landscaping, decorative structures, public art, fountains, identification signs, traffic safety devices, bicycle paths, off-street parking facilities, benches, restrooms, information booths, public meeting facilities, and all necessary, incidental, building facades, architectural enhancements, and appurtenant structures and improvements, together with the relocation and improvement of existing utility lines, and any other improvements of a similar nature which are specifically approved by the City Council";

WHEREAS, in entering into this ESTIP Agreement, the City Council of the City specifically finds that entering into this ESTIP Agreement will encourage the establishment or substantial expansion of retail sales tax generating businesses within the City; thereby stimulating the economy of and within the City; thereby providing employment for residents of the City, County and State; thereby expanding the goods available for purchase and consumption by residents of the City; and further increasing the sales taxes collected by the City;

WHEREAS, the City Council finds that the Project is necessary to promote the public welfare, including the expansion of retail sales tax generating business and expanded employment opportunities;

WHEREAS, the City Council further finds that entering into this ESTIP Agreement shall provide a mechanism for the provision to the residents of the City of necessary public and private improvements at no cost or reduced cost to the residents and the government of the City;

WHEREAS, the parties hereto wish to set forth in full their agreement as to the general nature and extent of the public and private improvements which shall be constructed and installed

by Prost Brewery, and the manner for and extent of the reimbursement to Prost Brewery for such construction and installation;

WHEREAS, the parties wish to memorialize all aspects of their agreement as to the terms and conditions of such reimbursement in this ESTIP Agreement.

NOW THEREFORE, the parties hereto, for themselves, their successors and assigns (to the extent this ESTIP Agreement is assignable, as specified hereinafter), in and for the consideration of the performance of the mutual covenants and promises set forth herein, the receipt and adequacy of which are hereby acknowledged, do hereby covenant and agree as follows:

1. This ESTIP Agreement is entered into in compliance with the provisions of Article 12, Chapter 5 of the Northglenn Municipal Code.

2. The parties hereby mutually agree that Prost Brewery shall construct or cause to be constructed, certain public and public-related improvements as part of the Project. This ESTIP Agreement shall terminate and be of no further force or effect in the event Prost Brewery shall fail to start construction on the Project by December 31, 2023.

3. The parties hereby mutually agree that the base amount of the City's three percent (3%) general sales tax (specifically excluding the one-half percent (1/2%) sales tax devoted to water acquisition and the one-half percent (1/2%) sales tax devoted to capital projects) to be used in determining the "enhanced sales tax" to be shared hereunder is [\$0] (the "Base Amount"). All sales tax revenues collected from the Property in excess of the Base Amount shall constitute "enhanced sales taxes" and shall be subject to division as specified herein.

4. The parties hereby agree that any and all "enhanced sales taxes" as defined in paragraph 3 above shall be subject to sharing by the City at a rate of seventy-five percent (75%),

5. The parties agree that the maximum amount of "enhanced sales tax" revenue which is subject to distribution to Prost Brewery from sales within the Property hereunder shall be One Million One Hundred Seventy-Four Thousand, Four Hundred Thirteen Dollars (\$1,174,413.00), and that the "enhanced sales taxes" shall be shared commencing with sales taxes generated on the Property on or after December 31, 2023, and shall terminate on December 31, 2033. The parties specifically acknowledge and agree that whether or not the entire One Million One Hundred Seventy-Four Thousand, Four Hundred Thirteen Dollars (\$1,174,413.00), has been received by Prost Brewery, this ESTIP Agreement shall terminate following division and payment of the sales tax increment through December 31, 2033. Likewise, the parties acknowledge and agree that receipt by Prost Brewery of the entire One Million One Hundred Seventy-Four Thousand, Four Hundred Thirteen Dollars (\$1,174,413.00) prior to December 31, 2033, shall terminate this ESTIP Agreement.

6. It shall be the duty of the City to undertake collection of all sales taxes generated within the Property, and thereafter to administer division and sharing thereof, in accordance with the provisions of Sections 5-12-7 and 5-12-8 of the City's Municipal Code. The parties agree that, for purposes of administration of this ESTIP Agreement, reimbursement to Prost Brewery shall occur on a quarterly basis (*i.e.*, January - March, April - June, July - September, and October - December). Reimbursements to Prost Brewery shall be made within forty-five (45) days

following the last day of each quarter and shall be calculated based upon all sales taxes paid to the City from businesses within the Property in the preceding quarter.

7. The obligations of the City under this ESTIP Agreement are specifically conditioned upon and made subject to the following contingencies:

a. Prost Brewery shall start construction on the Project on or before December 31, 2022.

b. Prost Brewery shall complete construction of the Project contemplated by this ESTIP Agreement no later than December 31, 2023.

8. The parties specifically acknowledge and agree that no undertaking on the part of the City to share "enhanced sales taxes" as specified herein constitutes a debt or obligation of the City within any constitutional or statutory provision. The City's obligations hereunder shall be subject to annual appropriation by the City Council unless and until approved by the City's electors.

9. Any and all undisbursed "enhanced sales tax" increment subject to sharing hereunder shall be escrowed in the event there is a legal challenge to the Enhanced Sales Tax Incentive Program in general or to this ESTIP Agreement. In the event of such a legal challenge, Prost Brewery may continue to receive reimbursements under this Agreement if it posts a bond or other security, in a form acceptable to the City, for the full amount of such reimbursements. The City shall actively defend against any such legal challenge, and the Prost Brewery may participate in such defense at its own cost and expense.

10. None of the obligations, benefits, and provisions of this ESTIP Agreement shall be assigned in whole or in any part without the express written authorization of the Northglenn City Council. No third party may rely upon or enforce any provision of this ESTIP Agreement, the same being an agreement solely between the City and the Prost Brewery, and which agreement is made for the benefit of no other person or entity. The preceding sentence notwithstanding, this Agreement and the Prost Brewery's rights hereunder may be assigned to a company under substantially the same ownership and/or to a lender who holds a first deed of trust against the Property.

11. This ESTIP Agreement shall be subject to amendment only by a written instrument executed by each party. Any such amendment shall require the approval by the City Council of the City of Northglenn at a regular or special meeting of the City Council, and execution thereof by the Mayor and attestation by the City Clerk.

12. Any written notices provided for or required in this ESTIP Agreement shall be deemed delivered when either personally delivered or mailed, postage fully prepaid, certified or registered mail, return-receipt requested, to the parties at the following addresses:

To the City: City Manager
 City of Northglenn
 11701 Community Center Drive
 Northglenn, CO 80233

With a copy to: Corey Y. Hoffmann, City Attorney
Hoffmann, Parker, Wilson & Carberry, P.C.
511 16th Street, Suite 610
Denver, CO 80202

To Prost Brewery: Prost Brewery Company, LLC
dba Prost Brewing Co. & Biergarten
341 W 104th Ave., #1
Northglenn, CO 80234
Attn: David DeLine, President & CEO

DATED this day and date first above set forth.

**THE CITY OF NORTHGLENN,
COLORADO**

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

EXHIBIT A
Legal Description

MARKETPLACE AT NORTHGLENN SUBDIVISION, AMENDMENT 1, LOT 3

EXHIBIT B
Improvements

**TOTAL INVESTMENT
PROST BREWING CO - NORTHGLENN PRODUCTION FACILITY**

TOTAL PROJECT INVESTMENT		\$ 25,667,249.06
Cost of Real Estate		\$ 4,700,000.00
Building Purchase Price		\$ 4,700,000.00
Cost of Buildout		\$ 9,120,970.00
Cost of Design and Engineering		\$ 296,000.00
Cost of Demo		\$ 364,570.00
Cost of Brewery & Cold Storage	\$80/sf @ 52,880 sf	\$ 4,230,400.00
Cost of Biergarten	\$450/sf @ 6,000 sf	\$ 2,700,000.00
New Roof & Insulation		\$ 660,000.00
New HVAC Units		\$ 450,000.00
Upgraded Fire Suppression System		\$ 420,000.00
Cost of Brewery/Warehouse Equipment (see attached list)		\$ 11,236,486.06
		\$ 11,236,486.06
Cost of Biergarten Equipment (see attached list)		\$609,793.00
		\$609,793.00
TOTAL PROJECT INVESTMENT		\$ 25,667,249.06
Landlord's TI		\$ (1,447,500.00)

**PROST BREWING CO EQUIPMENT LIST
PROST BREWING CO - NORTHGLENN PRODUCTION FACILITY**

Total Cost of Equipment	\$	11,236,486.06
 Malt Handling	 \$	 561,600.00
26 ton Silo		
Truck Earthing Device		
2x Super Sack Stations		
2x Specialty Bag Stations (460 l)		
Drum Sieve		
Malt Humidification Screw MBS 150 E		
Kunzel 6 roller Mill (type A 20/40 E)		
Malt Grist Bin (1t)		
Malt Husk Bin (.3t)		
2x pressure relief devices for Bins		
Pipe chain conveyor RKF 90		
Control Cabinet		
Automation System		
 20 BBL ICC 20 BBL 5 Vessel Brewery	 \$	 490,400.00
5 Vessel brewhouse		
Wort Aeration Unit		
Wort Chiller		
Hot Liquor Tank		
Cold Liquor Tank		
Semi Automation integration		
 50 BBL Kaspar Schultz Brewery	 \$	 1,721,291.52
Optimasher		
Mash Kettle		
Mash Kettle (decoction)		
Lauter Tun		
Pre Run Tank		
Work Sampling station		
Spent Grain transport & pump		
Spent Grain Silo		
Wort Kettle with external calandria		
SchoKo 2.0		
Hop Dosing Unit (3x vessels)		
Whirlpool in Brew Kettle Design		
Vapor Condenser		

PROST BREWING CO EQUIPMENT LIST
PROST BREWING CO - NORTHGLENN PRODUCTION FACILITY

50 BBL Kaspar Schultz Brewery (Continued)

Working Brewhouse Platform
 Accessories and Pumps
 Pneumatic valves & accessories
 Measuring sensory
 Wort Chiller
 Craft Air Semi DB 40 wort Aerator
 Brewhouse CIP System
 Cellar CIP System
 Hot Liquor Tank
 Cold Liquor Tank
 Yeast Propagation Craft Prop (2x20HL)
 Electrical Cabinet
 Pioneer Pro Automation Software

Cellar	\$	2,804,226.79
5x 200bbl Kaspar Schultz Fermentation tanks	\$	358,847.58
8x 100bbl Kaspar Schultz Open Fermenters - bottom ferment	\$	410,111.52
2x 100bbl Kaspar Schultz Open Fermenters - top ferment	\$	107,196.96
10x 100bbl ABT Fermentation Tanks	\$	378,333.33
1x 60bbl ABS Fermentation Tank	\$	26,951.60
4x 40bbl ABS Fermentation Tanks	\$	53,903.20
2x 200bbl Kaspar Brite Tanks	\$	362,436.06
4x 100bbl ABT Brite Tanks	\$	151,333.33
1x 60bbl ABT Brite Tank	\$	26,951.60
1x 40bbl ABS Brite Tank	\$	26,951.60
Process Piping	\$	250,000.00
CO2 Recapture Skid	\$	124,000.00
Westfalia GEA Centrifuge	\$	250,000.00
Membrane Filtration Skid		\$252,347.50
Hop Dosing Unit	\$	24,862.50
Packaging Hall	\$	3,995,412.30
Malek Keg Line (60 kegs/hour)	\$	330,793.20
Canning Line	\$	3,664,619.10
CODI Line Integration & Upstream Equipment	\$	1,015,000.00
1 Depalletization System		
1 DPL 1000 platform		
1 DPL-1000 Secondary HMI		

**PROST BREWING CO EQUIPMENT LIST
PROST BREWING CO - NORTHGLENN PRODUCTION FACILITY**

Packaging Hall (Continued)

1 Vacuum Rinser - S Type		
1 Ionized Air Rinser - 2 Blower System		
1 Infeed Conveying - Empty Can Conveying		
1 Full Can Conveying - Full Can Conveying		
1 Case Conveyor - 2 Sections		
1 Line Control - 2 PLCs, 3 HMIs, VFDs, and Sensors		
4 Twist Rinse - 2 Can size		
1 CODI Sure Dry Blower Dry-Off System		
3 Keyence MK-G1000 - Inkjet Printer with Self Cleaning Heads		
2 Heuft one low fill detector		
1 Pasteurizer 5' x 35' - With Chemical Management		
KHS Innofill C 21/3 (Ferrum Seamer)		\$820,440.10
Krones PSL Labeller	\$	100,000.00
Tecma Cartonining Equipment & Conveyance	\$	1,509,579.00
ABC Palletizer/Shrink Wrapper	\$	219,600.00
Utilities	\$	895,814.47
Air Compressor	\$	94,500.00
2x Fulton VSRT 50 Skid Mounted Boiler with Water Treatment	\$	224,400.00
V Piston Series Quad 50 HP Glycol Chiller with Heat Recovery	\$	280,896.00
Lab Equipment	\$	250,000.00
Carbon Walter Filter	\$	4,000.00
UV Water Sterilization	\$	8,000.00
Hop Cooler	\$	34,018.47
Cold Storage	\$	767,740.98
150' x 58' Cold box - dual compressors, 4"insulation	\$	514,367.98
3x Toyota 3-wheel Fork Lifts	\$	128,373.00
Racking	\$	125,000.00
Total Cost of Equipment	\$	11,236,486.06

PROST BREWING CO. BIERGARTEN EQUIPMENT LIST
PROST BREWING CO - NORTHGLENN PRODUCTION FACILITY

Total Cost of Equipment	\$	609,793.00
Kitchen Equipment	\$	343,893.00
Wire Shelving	\$	3,800.00
Equipment Stand for Slicer	\$	425.00
Planetary Mixer	\$	2,800.00
Ice Machine	\$	6,900.00
Work table with Sink	\$	2,300.00
Double Wall Shelf	\$	400.00
Hand Sinks (3)	\$	540.00
Worktop Freezer	\$	2,300.00
Exhaust Hood	\$	28,000.00
Exhaust Duct	\$	5,300.00
Fryers (3) w/integrated filter	\$	26,000.00
16" Work Table	\$	225.00
Equipment Stand w/Refrigerated Base	\$	8,300.00
48" Griddle	\$	5,200.00
6 Eye Countertop Range	\$	1,800.00
Rational Combi Oven 2 Cavity	\$	38,000.00
72" SS Work Table	\$	1,200.00
Beer Draft System	\$	20,000.00
Pass Thru Shelf with Heaters	\$	9,000.00
Expo Table & Shelves	\$	4,800.00
Refrigerated Work Top 48"	\$	2,900.00
48" SS Work Table	\$	600.00
APW Toaster	\$	1,800.00
Refrigerated Prep Table 68" (2)	\$	11,000.00
Counter Top Steamtable (2)	\$	580.00
30" SS Work Table	\$	510.00
Sheet Pan Racks (3)	\$	3,000.00
Dishtable Soiled	\$	6,700.00
Pre-rinse Faucet Assembly	\$	250.00
Drop in Sink	\$	198.00
Trash Receptacles (8)	\$	1,280.00
Dishwasher	\$	9,300.00
Clean Dishtable	\$	850.00
Double Wall Shelf 60"	\$	275.00
Corner 3 Pot Sink	\$	3,300.00
Double Wall Shelf 68"	\$	725.00
Walkin Cooler- Keg	\$	32,000.00
Walkin Cooler - Food	\$	30,000.00
Walkin Freezer	\$	18,000.00
Keg Storage Rack	\$	10,500.00

**PROST BREWING CO. BIERGARTEN EQUIPMENT LIST
PROST BREWING CO - NORTHGLENN PRODUCTION FACILITY**

Kitchen Equipment (Continued)

Bar Handsinks (3)	\$	1,920.00
Underbar Sink Unit	\$	1,450.00
Glass Rack	\$	590.00
Ice Bin	\$	1,800.00
Underbar Soda System	\$	275.00
Backbar Counter	\$	2,900.00
Backbar Refrigerated Cabinet	\$	4,000.00
Toast Point of Sale System	\$	4,000.00
Soda Ice Maker	\$	4,900.00
Equipment Installation	\$	13,000.00
Refrigeration Installation	\$	3,000.00
Freight	\$	5,000.00

Furniture & Fixtures

	\$	265,900.00
Interior Tables, Benches & Chairs	\$	60,000.00
Patio Tables, Benches	\$	60,000.00
Fire Pits	\$	10,500.00
Fire Pit Chairs	\$	3,600.00
Umbrellas	\$	12,000.00
Ping Pong, Corn Hole, Bocce	\$	6,000.00
Decor & Specialties	\$	50,000.00
Signage & Menus	\$	45,000.00
Bar Stools	\$	4,800.00
Bar Top	\$	6,000.00
Misc Small Item Equipment	\$	8,000.00

Total Cost of Equipment	\$	609,793.00
--------------------------------	-----------	-------------------

EXHIBIT C

Site Plan

EXHIBIT D

Timeline

Prost Brewing Co - Northglenn Phasing Schedule

Permits/Phases	Date/Days
Roof Replacement	
Start Date	6/7/22
Construction Time (days)	31
Completion Date	7/8/22
Demo	
Start Date	6/13/22
Construction Time (days)	30
Completion Date	7/13/22
Fire Suppression	
Permit Submittal Date	8/12/22
City Review (days)	21
Permit Date	9/2/22
Construction Time (days)	30
Completion Date	10/2/22
Phase 1 - Brewery	
Permit Submittal Date	4/26/22
City Review (days)	80
Permit Date	7/15/22
Construction Time (days)	154
Completion Date	12/16/22
Phase 2 - Biergarten	
Permit Submittal Date	10/9/22
City Review (days)	56
Permit Date	12/4/22
Construction Time (days)	189
Completion Date	6/11/23
Grand Opening	7/1/23