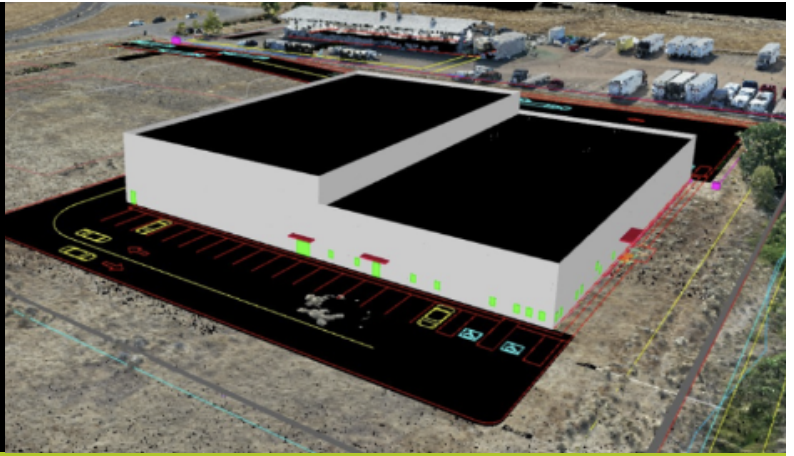


Investment Summary for **Sustainable fertilizer company**



Industrial - Quality Job Creation

QEI Amount:

**\$20.5
MILLION**

Priority Development
Districts:

Opportunity Zone

Enterprise Zone

TIF

Community Outcomes:

**33 Quality Jobs Created
60% Accessible**

Unemployment:

1.34x

Leverage:

**Fully
Committed**

**Severe Distress
with
Secondary Criteria
(using 2015 data)**

PROJECT DESCRIPTION

This sustainable fertilizer company in metro Oregon will use the NMTC funds for the acquisition of 6.25 acres of land, new construction of a 36,000 square-foot owner-occupied building, and the purchase and installation of equipment to be used for production of sustainable fertilizer.

The purchase of a “certified shovel ready” lot was closed in August of 2022. They have completed all the preliminary permitting with the county and construction has begun. They are in the process of completing proof-of-concept trials and testing.

This will enable the purchase and installation of equipment by November 2024, with commissioning and test runs through March 2025. The first commercial production run is scheduled for April 2025, with the first commercial harvest scheduled in June of 2025.

COMMUNITY IMPACT STATEMENT

This investment will add 33 permanent jobs, with 100% being quality jobs at the average wage of \$73k per year, and 60% being accessible to people without a four-year degree. Additionally, it will create 55 construction jobs, 100% of which will be quality and 95% of which will be accessible. Employees receive full benefits, including health insurance, paid time off, retirement contributions, disability insurance, dependent care accounts, 75% tuition reimbursement, and training and advancement opportunities. The company is committed to working with a local community college for recruitment and training partnerships.

COMMUNITY SUPPORT AND ENGAGEMENT

The company has been working with three prominent economic development agencies, and has received their full support for this project.

Additionally, the company is very active in their local community. They participate in the emergency planning and safety committee, have collected food for the local food drives, and donated to the Susan G Komen Foundation. They also work with Relay for Life (American Cancer Society), YMCA, and Toys for Tots. They have a 10-block area in their current location where they clean the streets every quarter. Team members get one paid volunteer day each year for a nonprofit of their choosing, and the company matches employee donations to nonprofits up to \$500 annually.

2015 DATA: 24% POVERTY / 75.21% MFI / 1.34x UNEMPLOYMENT

Meets secondary distress through unemployment + economic development zones (using 2015 data)

CAPITAL STACK

The source leverage is affiliate owner equity. \$20.5MM of allocation still needed. Funds will be used for land acquisition, building construction, and equipment.

For more information contact:

Brynn Sanders
(636) 575-8571
brynn@sanderscap.com

