

**07-20-2021**

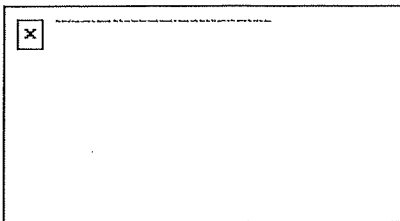
**CITY COUNCIL REGULAR MEETING  
SUPPLEMENTAL PACKET**

**From:** Jeremy Haynes  
**Sent:** Monday, July 19, 2021 12:35 PM  
**To:** Ron Moore  
**Subject:** Benefits of RISE Commercial District

Mayor and Ron,  
At the work session, we were invited to share any additional information to inform the city council regarding RISE Commercial District. Please find the attached document that highlights the benefits of RISE Commercial District to distribute to the City Council. We look forward to the upcoming session.

Best regards  
Jeremy Haynes

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**Jeremy Haynes**  
**Growth Manager**



8070 Castleton Road  
Indianapolis, IN 46250





The City of Afton  
Attn: City Council  
3033 Saint Croix Trail  
PO Box 219  
Afton, MN 55001

RE: A Summary of Rise Commercial District

Rise Commercial District is a pioneering co-warehouse solution enabling small to large businesses to accelerate locally within the community. RISE Afton is a business-only community site that contains 12 buildings situated across 10 acres of land. The facility of RISE has about 98,000 sq ft of rentable space with approximately \$10,000,000 in land and infrastructure investment.

Each co-warehousing facility features over 100 different businesses, with each company providing stable employment for over 400 citizens. In addition to offices and large clean warehouses, each tenant is provided with access conference rooms, toilets, kitchenette, forklift usage, receiving services, Wi-Fi, dumpsters, and more. The flexibility and amenities included with each lease allow businesses to grow faster, with less risk.

Local service industries withdraw their valuable equipment and vehicles from the neighborhoods and consolidate them safely into our secure area. Our facility has high-security gates, fences, and 24/7 video surveillance cameras. In our 12 years of operations, our sites have never experienced a robbery, fire, or other incidents that required the involvement from police, fire department, or other emergency services. Our sites exhibit low traffic counts, with about 120-150 vehicles a day.

Our latest three communities (Noblesville, IN, Toledo, OH, and Lebanon, OH) have endorsed the positive economic impacts in their cities. When RISE Commercial District comes to a new city, it increases local property tax revenue from around \$3,500 initially to over \$100,000 annually. Co-warehousing has proven to be a need in high demand. Our oldest five facilities all have waiting lists.

After three to four years, companies have grown tremendously and typically leave RISE in search of larger offices / warehouses in their community. Historically, these companies buy or build within three miles of our site retaining local business within the city as they continue to grow. As an accelerator of businesses, we believe that RISE Commercial District will benefit and grow companies, the city, and the communities that we partner with each day. We appreciate your vote of confidence.

Best Regards,



Jim R. Sapp, President

## CORPORATE ADDRESS

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## CONTACT

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