



Andersen Regional Manuf., Inc.



ABOUT ANDERSEN

- Andersen Corp. is an international manufacturer of windows & doors, headquartered in Bayport, Minnesota
- Largest window & door manufacturer in North America
- Manufacturing in U.S., Canada, Italy
- Celebrating 115 years in business (1903-2015)



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SELECTING GOODYEAR

In March of 2018, Andersen shortlisted sites in Goodyear

- Andersen's finalist locations included Goodyear and a location in Nevada
- Staff worked with the AZ Commerce Authority, GPEC, West-MEC, and our local employers
- In July of 2018, Andersen made its decision to locate in Goodyear and is under contract with OPUS Development to purchase property & construct the Phase I building of 546,395 sq. ft.
- Anderson may decide in the future to construct Phase II

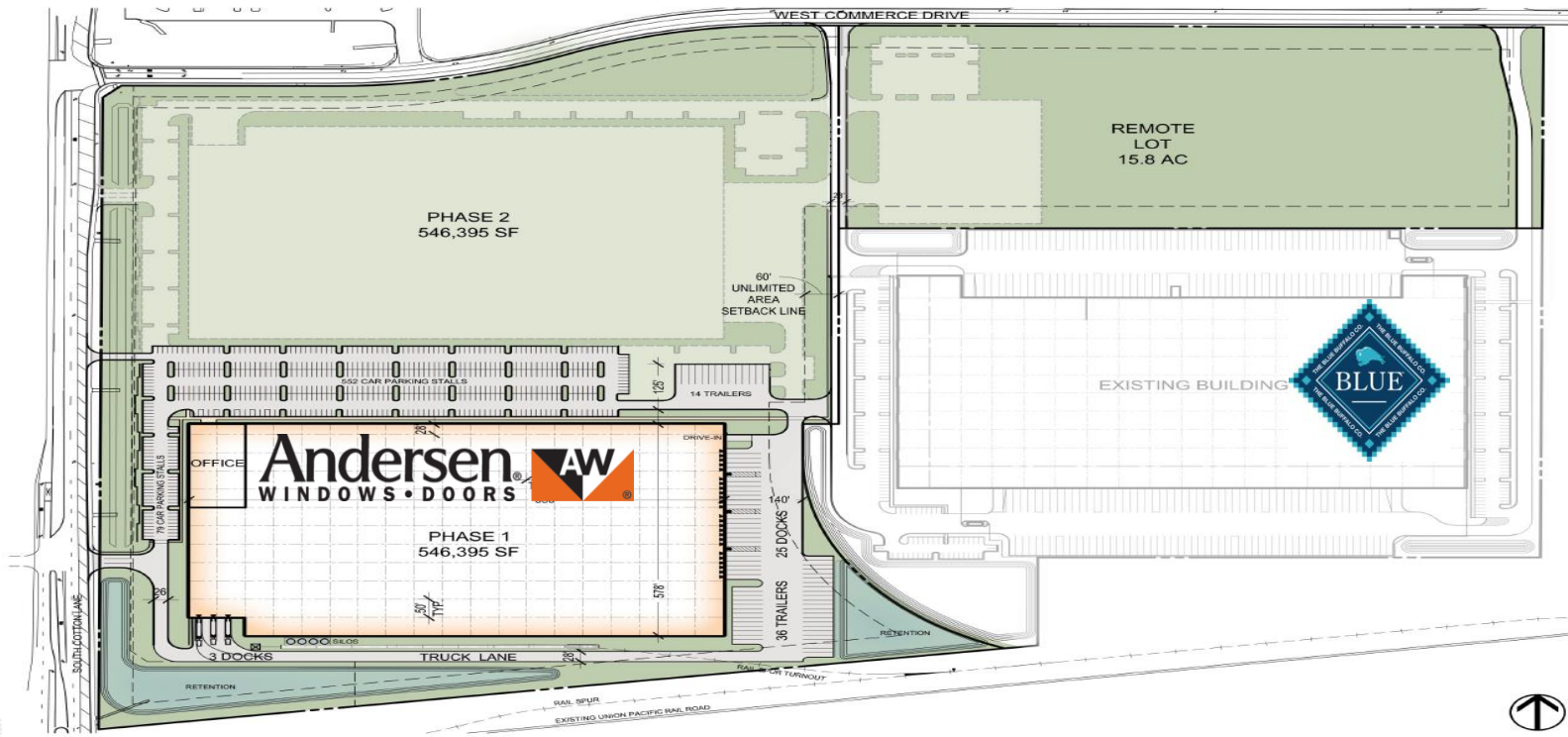
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LOCATION OF FACILITY

- Southeast corner of S. Cotton Lane and W. Commerce Drive at the Goodyear Crossing Industrial Park (lot west of Macy's & Blue Buffalo)
- Andersen site is approx. 68 acres

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PROJECT INFORMATION	
Total Site Area	68.3 Acres
Phase 1 Site	29.6 Acres
Phase 2 Site	22.9 Acres
Remote Lot Area	15.8 Acres
Total Building Area	1,092,790 SF
Total Auto Parking	1,100 Stalls
Total Docks	56
Total Trailer Stalls	100
Drive-In Doors	2

PHASE 1 BUILDING	
Building Area	546,395 sf
Parking Provided	550 Stalls
Docks	28
Trailer Stalls	50
Drive-In Doors	1

PHASE 2 BUILDING	
Building Area	546,395 sf
Parking Provided	550 Stalls
Docks	28
Trailer Stalls	50
Drive-In Doors	1

Goodyear Crossing Industrial Park Building Two
Goodyear, AZ



0 100 200 400

Site Plan
07.27.2018

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AGREEMENT PROVISIONS: ANDERSEN

- Create up to 415 full-time positions
- Paying funded full-time positions an annual wage of at least \$41,133
- Andersen pays at least 65% of all employees (full and part-time) health care insurance premium
- Invest at least \$105 million in capital equipment and tenant improvements in Phase I
- Phase II could include another \$95 million of investment and similar number of jobs
- Phase II is required to begin construction no later than six years after the effective date of the agreement

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AGREEMENT PROVISIONS: CITY OF GOODYEAR

- Waive/reimburse 75% of all non-expedited plan review & permit fees up to a maximum of \$1,729,862 and 100% of expedited plan review fees of \$849,464 for a total of \$2,579,326 for Phase I & II
- Job Creation Funding of \$1,944 per Qualified Employment Position (QEP) up to approx. 450 QEPs (maximum of \$875,000)
- City agrees to support the activation of a Foreign Trade Zone site

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ECONOMIC IMPACT OF PROJECT

- Applied Economics estimates Andersen will total more than \$969.8 million in total economic impact over the next ten years*
- Increased property and sales tax revenues generated by Andersen, as well as its employees, vendors and service providers
- Direct revenue to the city is estimated to be \$7.9 million over the next ten years*

*inclusive of Phase I & Phase II

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QUESTIONS AND DISCUSSION