

Bass Pro Incentive Fund



City Council Work Session
May 9, 2018

Background

- Bass Pro is a unique retailer that demands lower than market rents due to its ability to draw shoppers from a larger geographic radius than a typical retail store
- In 2002 the City and IDA/EDA agreed to establish an incentive fund to support bringing Bass Pro to the City
- Bass Pro Incentive Fund is maintained by the EDA and funded with revenues generated from the project to pay the expenses of the project

Revenues

- Rents from Bass Pro & Joe's Crab Shack
 - ✓ Paid directly to the EDA
- Direct tax revenues generated by Bass Pro and Joe's Crab Shack
 - ✓ Transfer included in the Budget reflects the taxes

Expenses

- Debt Service on the developer's loan to construct Bass Pro
- Operating expenses paid to third parties (insurance and taxes)
- Return on equity to the Developer (Cordish)
- To the extent any liabilities of the fund are not able to be covered by the revenues of the fund in any given year, they will be carried forward and paid through the collection of future revenues from the project



Questions?