



# Proposed Extension of Nestle-Purina Development Agreement and GPLET Lease

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# Background

- Ralston Purina comes to Flagstaff in 1976
- Ralston Purina becomes Nestle-Purina PetCare
- Development Agreement is adopted in 2003
- Development Agreement is amended in 2008, 2015, and 2016
- Odor Mitigation Study 2016



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# Performance Measures

- Dedicate Right of Way for Flagstaff Urban Trail System
- Implementation of Phases I & II of the Odor Mitigation Plan





# FUTS MAP



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# STACK DIAGRAM MAP



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# Performance Measures (continued)

- Phase I
  - Installation of a combined tall stack by April 30, 2017
  - Anticipated 35% reduction of modeled ground level odor as measured against the base line test value
  - Post Installation testing





# Performance Measures (continued)

- Phase II
  - Combine all dryer exhaust into new taller stacks
  - Anticipated 50% reduction of modeled ground level odor as measured against the base line test value
  - Post Installation testing





# Performance Measures (continued)

- Nestle Purina PetCare and City of Flagstaff agree to reconvene to assess odor mitigation effort on or before October 15, 2020





# Fourth Amendment by the Numbers

- ~\$800,000 property tax savings by Nestle-Purina
- ~\$1.1 million capital investment by Nestle-Purina
- ~\$90,000 dedication of land for the FUTS by Nestle-Purina
- ~\$100,000 in testing by Nestle-Purina
- ~2.72 million in additional energy costs by Nestle-Purina
- ~\$54 million estimated annual economic impact of Nestle-Purina in the community







# Thank you



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