

PROPOSAL FOR THE HISTORIC GAS PLANT DISTRICT

Presented by:
The Home Team

GPD

RESTORATION ASSOCIATES

★★★★★

 **Freedman's**
OFFICE FURNITURE

Onicx

 **BRENNAN**
INVESTMENT GROUP

 **INVICTUS**
DEVELOPMENT

RGGA

AN ASSOCIATION OF LOCAL STAKEHOLDERS

ONICX / DR. KIRAN PATEL
Arjun Choudhary

INVICTUS COMMUNITIES
Paula McDonald Rhodes



BRENNAN INVESTMENT
Robert Krueger

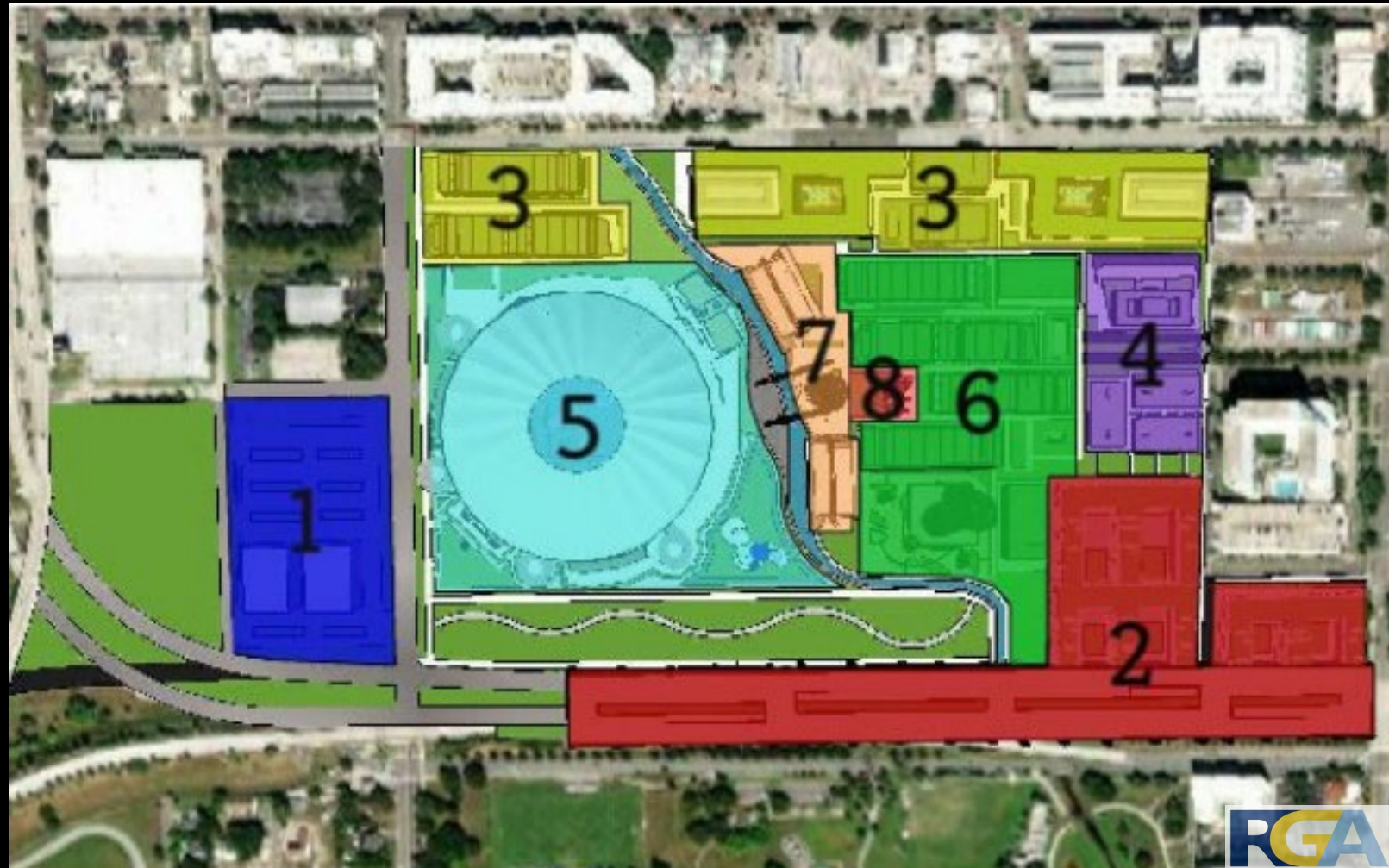
FREEDMAN DEVELOPMENT
Steven Freedman

RGA DESIGN – Master Developer
E. William Henry Ph. D.



PHASING PLAN: OPTION B *can start right away*

-  1. Public Storage
-  2. Intermodal Center/Attainable Housing
-  3. Stacked Mixed Use
-  4. High Tech Park
-  5. Modified Tropicana Field
-  6. Affordable/Attainable housing
-  7. Hotels/Hospitality
-  8. African American Cultural Museum



Commitment to Restoration: 14 years

*2,350 to 5,350 attainable
residential units on site*

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WILLIAMS QUARTER 2008



GAS PLANT DISTRICT 2022

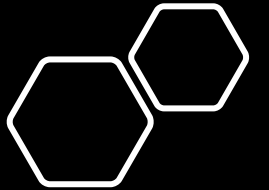




OPTIONS PROVIDED

14 YEARS OF FUTILITY – (no new local taxes)

- 2008 Al Lang Field (CONA opposition)
- 2018 Ybor City 1 – Tampa (No funding)
- 2020 Trop 1 (Cancelled)
- 2022 Montreal (MLB Nixed)
- 2023 Ybor City 2 – Tampa II?
- 2023 Trop 2 – St. Pete?



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ENHANCING THE FAN EXPERIENCE

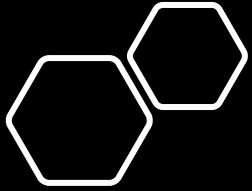
- \$600 Million in renovations
- Natural lighting
- Box seating improvements
- Surrounding park

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INTERMODAL CENTER

Gateway to the Gas Plant District

A UNITER—NOT A DIVIDER

- Remove i-175
- Park 6,800 cars
- Reduce carbon footprint
- Reduce congestion

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WORKFORCE/ AFFORDABLE HOUSING

NOW

1,350 units – Phase 2

1,000 units – Phase 6

2,350 total units

NO STADIUM

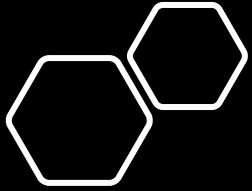
1,000 Additional units

CONVERSION OF IC TO MFR

2,000 Additional units

5,350 total units

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AFRICAN AMERICAN HISTORY MUSEUM & MEMORIAL PARK

CONNECTION TO CULTURE & HISTORY

- **Community Equity Endowments - CEE**
- **\$100 Million over 20 years**
- **Mayor's Committee determines recipients, NOT DEVELOPERS.**

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THANK YOU

for

CONSIDERING OUR RESPONSE!

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