

Historic Gas Plant District Development

January 4, 2023

“If you know where you’re coming from, it’s going to be easier to get where you’re going.”

QUINCY JONES

St. Petersburg’s Historic African American Neighborhoods

by Rosalie Peck & Jon Wilson

Who you'll meet today...



Kevin Johnson
(JMA Ventures)



Todd Chapman
(JMA Ventures)



Dan Cookley
(PMG Affordable)



Scott Macdonald
(Blue Sky Communities)



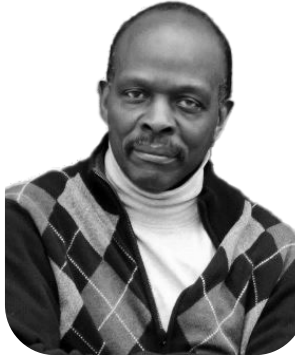
Fred Hearn
(Zion Cemetery Society)



Sarah-Jane Vatelot
(Behar + Peteranecz)



Ernie DuBose
(DuCon)



Bob Devin Jones
(The Studio@620)



Stan Eckstut
(Perkins Eastman)



David Carlock
(Machete Group)

Our Vision

To deliver a transformative project that is the **most equitable and inclusive** real estate development in the country.

Our Team

\$25B+

The Sugar Hill Community Partners development team **has delivered more than \$25,000,000,000 of multi-layered, complex real estate projects**, including office, multi-family residential, affordable and workforce housing, hotels, retail, and public assembly venues.



The Salvador (DDA & Backstreets Capital)



Hyatt Regency San Francisco (Highgate)



Arlington City Center (Integral)



Hyatt Regency La Jolla (JMA)



Sacramento Downtown Commons (JMA)



Epic Deep Ellum (KDC)



HUB RTP (KDC)



Society Las Olas (PMG)



X Miami (PMG)

\$5B+

The Sugar Hill Community Partners development management team has worked on **ten major internationally acclaimed professional sports venue projects** – including Citi Field, UBS Arena, TQL Stadium, and Chase Center – with a total project value of **more than \$5,000,000,000.**

A photograph of Citi Field stadium at night. The stadium is illuminated with warm lights, and the 'citi FIELD' sign is glowing. Above the stadium, numerous colorful fireworks are exploding in the dark sky. In the foreground, there are some cars and people walking on the sidewalk.

citi FIELD



Chase Center (Golden State Warriors)



Clover Park (New York Mets MiLB)



Nassau Coliseum (New York Islanders)



UBS Arena (New York Islanders)



Citi Field (New York Mets)



Barclays Center (Brooklyn Nets)



TQL Stadium (FC Cincinnati)



Toyota Center (Houston Rockets)



Cadillac Arena (2008/2022 Olympics)

Diversity + Inclusion



Kevin Johnson
(JMA Ventures)



Roy Binger
(Gas Plant LLC)



Pastor Murphy
(Gas Plant LLC)



Kareem Brantley
(Integral)



Egbert L.J. Perry
(Integral)



Josh Childress
(LandSpire)

We are developers...



Jerel McCants
(Jerel McCants Architecture)



Curt Moody
(Moody Nolan)



Mercedes Young
(Vivid Consulting)



Julius Davis
(VoltAir)



Barbara Wilks
(W Architecture)

...designers and engineers...



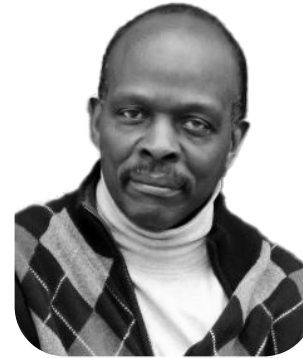
Thomas Huggins
(Ariel Business Group)



Askia Muhammad Aquil



Leigh-Kathryn Bonner
(Bee Downtown)



Bob Devin Jones



Fred Hearn



Josh Bean
(Green Book of Tampa Bay)



Hillary VanDyke
(Green Book of Tampa Bay)



Josette Green



Brandon Williams
(Lewis Williams Education Foundation)



Whitney Jackson
(Warrick Dunn Foundation)



Denise Young
(Young BD Group)

...community partners and advisors...



Ernie DuBose
(DuCon)



Tarnisha Cliatt
(DuCon)



Jonathan Graham
(Horus Construction)



Coy Morgan
(Rock Solid Construction
& Development)



OT Delancy
(Strategist Project
Support Services)

...builders...



Cheryl McKissack
(McKissack &
McKissack)



Albert Odjidja
(McKissack &
McKissack)



**Laurel Chadwick
Macdonald**
(Carteret Management)



Maurice Franklin
(Franklin &
Associates Realty)



Robin Mosle
(Of Place)

...specialty consultants and service providers...



Charles Gurley
(Liberty Bank)



Eve Picker
(smallchange.co)

...and financial partners.

20%

Design &
Engineering
M/WBE Inclusion

25%

Construction &
Operations
M/WBE Inclusion

The background is a detailed architectural rendering of a modern urban park. In the foreground, several people are sitting at small tables on a paved area, some with bicycles. A large, leafy tree stands to the left. In the middle ground, a prominent feature is a curved, elevated walkway or bridge with a yellow railing, where more people are walking. Behind the bridge, there are modern, multi-story buildings with glass facades and balconies. The sky is a soft mix of orange and blue, suggesting dusk or dawn. String lights are visible hanging from the top of the frame.

Since 2018, team members
DuCon and Horus Construction
have awarded **more than**
\$250,000,000 in **contracts** to
minority-owned businesses.

\$250M+

Affordable Housing

ARPA
Community
Engagement
Findings

Guiding Principle
#22

*“The development
will substantially
address the need for
affordable and
workforce housing.”*

#1 Housing and Affordability Support

#2 Health and Social Equity

#3 Infrastructure

#4 Economy Recovery/Resilience

#5 Public Health/Safety

50%

**of total
residential units**

2,616

**affordable and
workforce units**

St. Petersburg since 2010:

50k

Jobs Added

15k

Population Growth

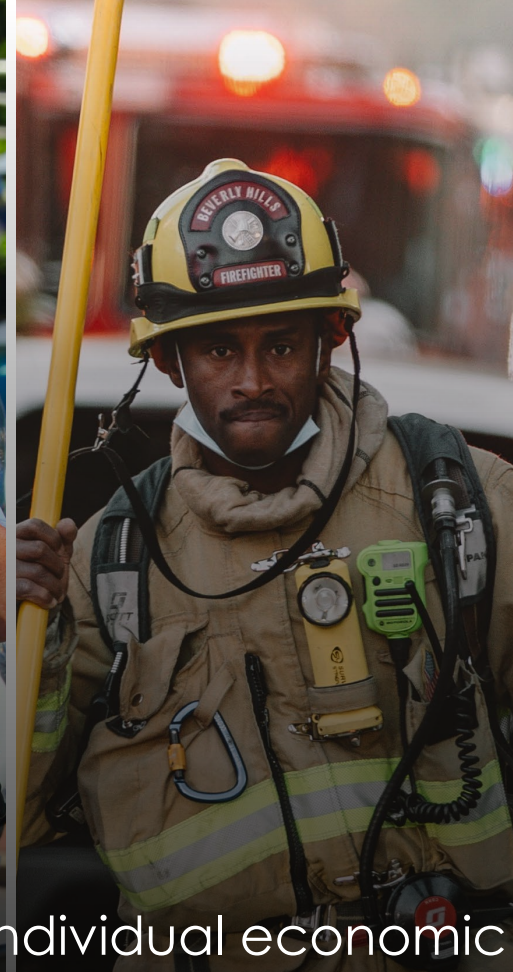
26%

Decrease in Households
Making Less than \$75K

2,764

Waiting List for Blue Sky
Communities' SkyWay Lofts

Large numbers of lower- and middle-income renters **are being displaced** and **leaving** the market because of the high cost of housing.



“Housing affordability drives individual economic security and mobility and creates the foundation for a robust and vibrant economy. Investing in affordable housing development has ripple effects throughout the economy, creating good-paying jobs, increasing the financial well-being of households, and generating revenue for the state.”

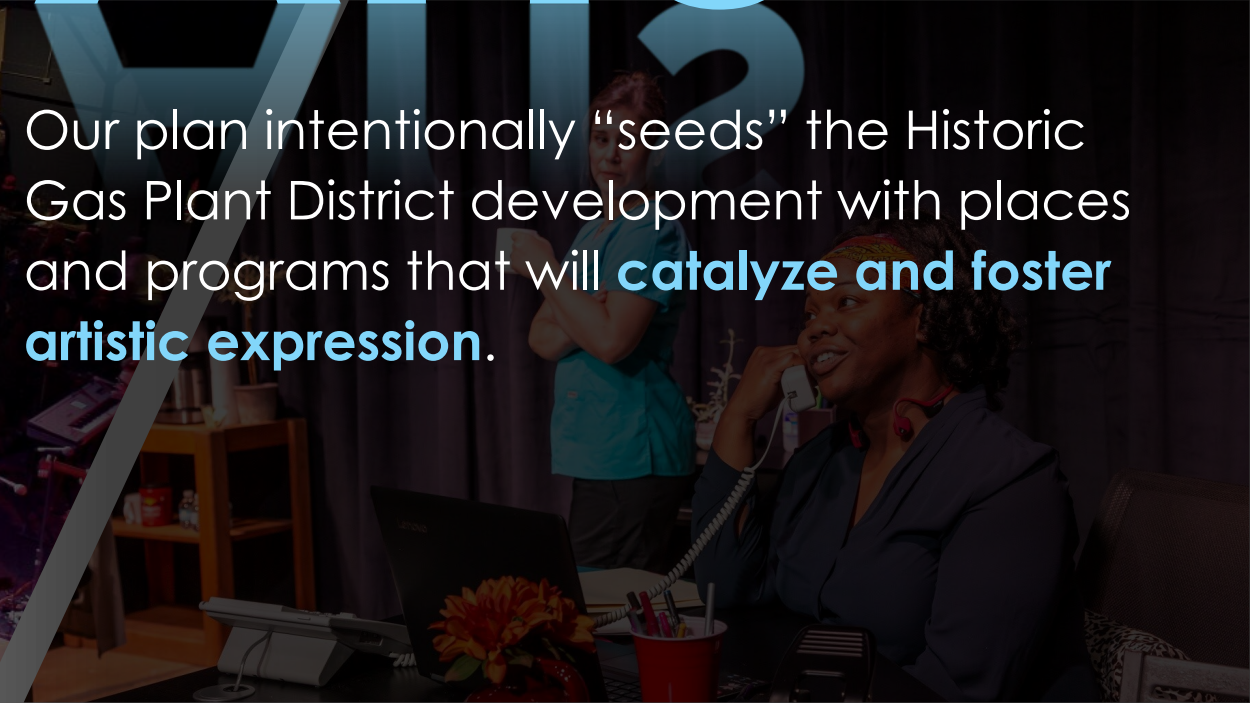

4,504

Team members Blue Sky Communities and PMG Affordable have delivered or are currently developing **more than 4,500 affordable housing units.**

Community Driven Design



Arts



Our plan intentionally “seeds” the Historic Gas Plant District development with places and programs that will **catalyze and foster artistic expression.**



150+

Over the past two years, the Sugar Hill Community Partners team has met with more than 150 local community stakeholders.



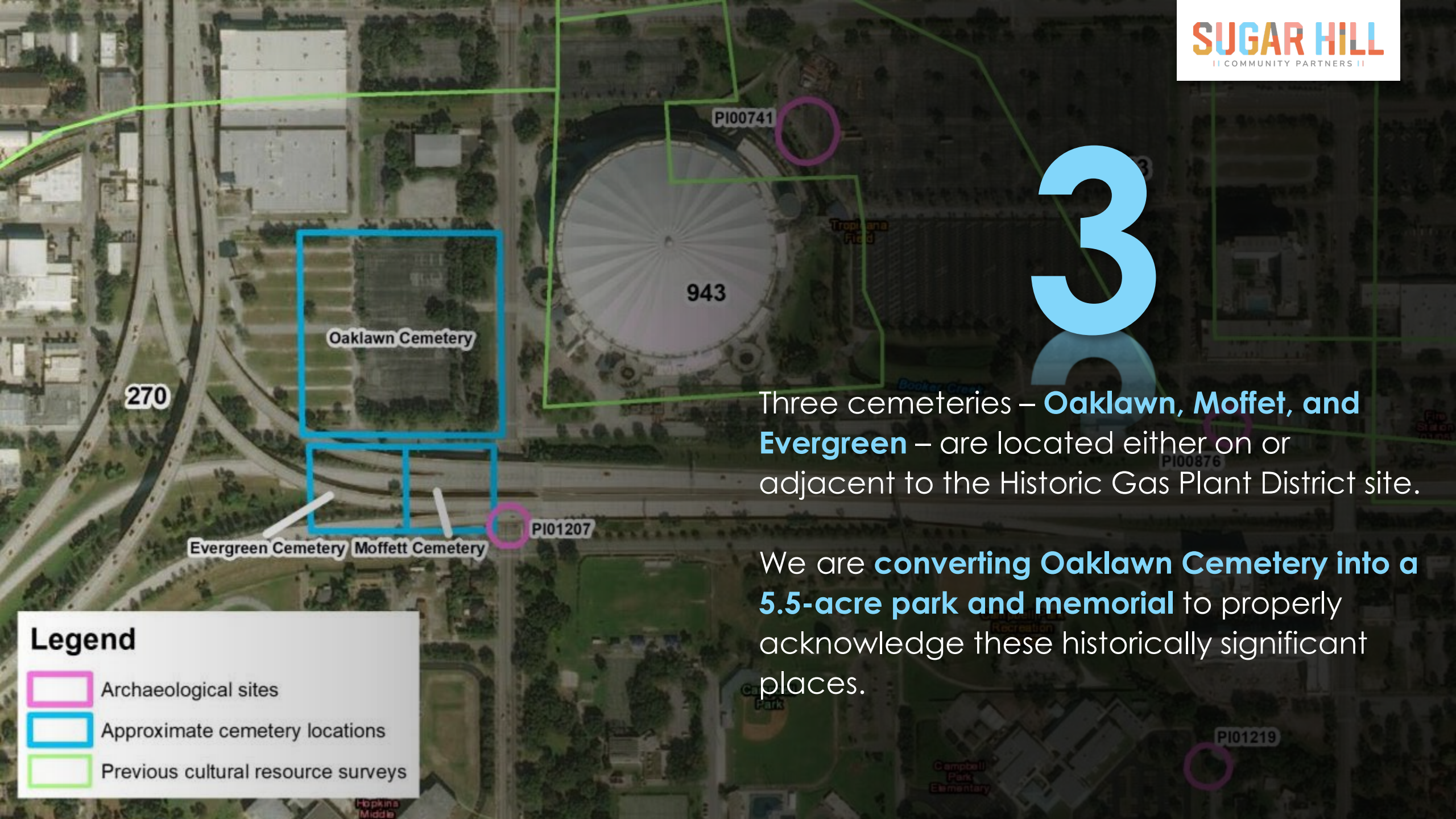
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Three cemeteries – **Oaklawn, Moffet, and Evergreen** – are located either on or adjacent to the Historic Gas Plant District site.

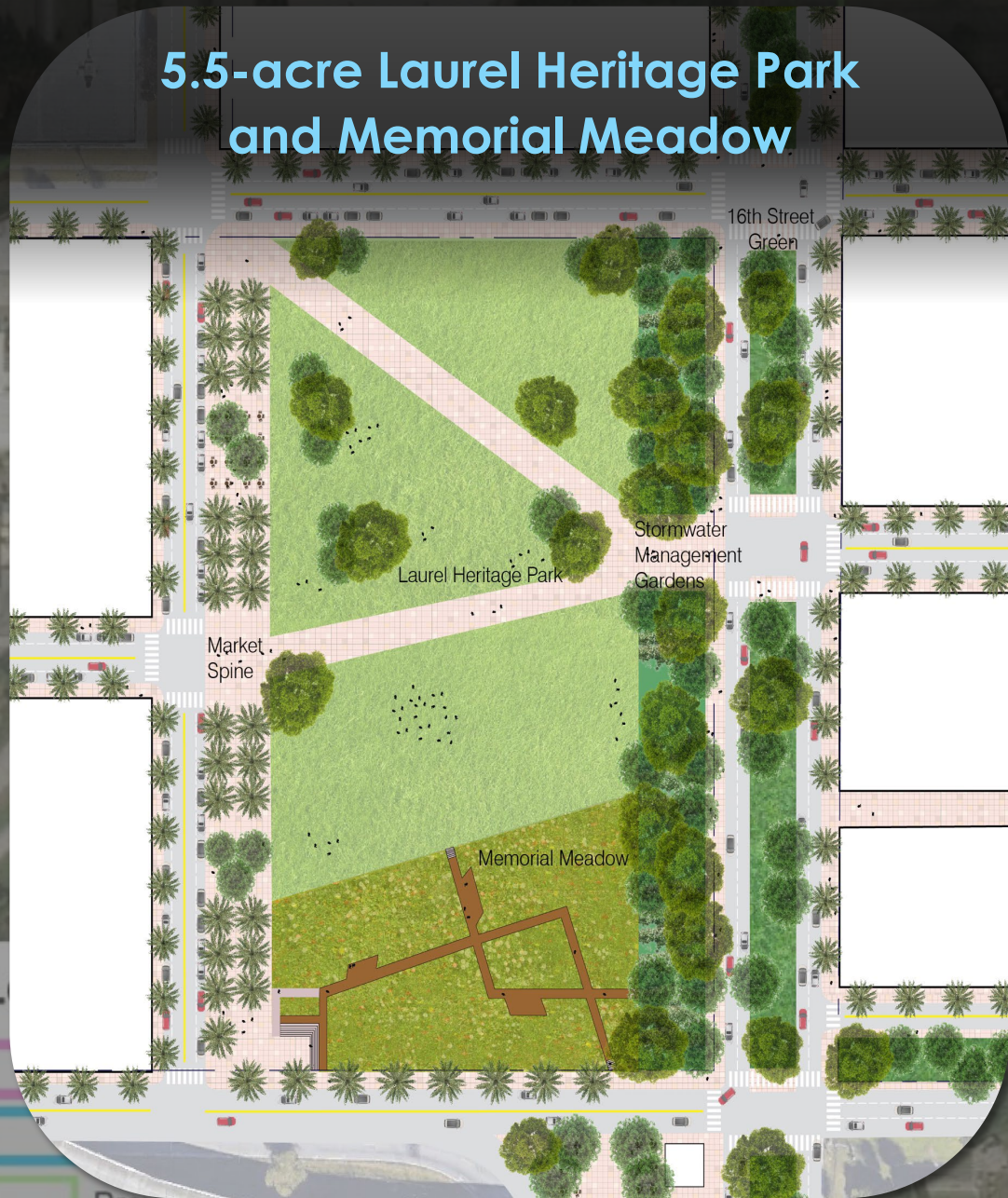
We are **converting Oaklawn Cemetery into a 5.5-acre park and memorial** to properly acknowledge these historically significant places.

Legend

- Archaeological sites
- Approximate cemetery locations
- Previous cultural resource surveys



5.5-acre Laurel Heritage Park and Memorial Meadow

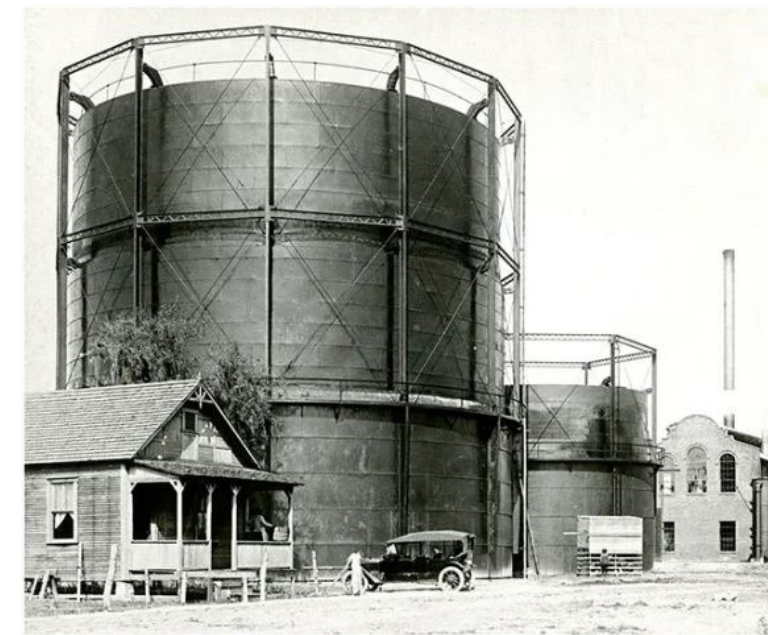
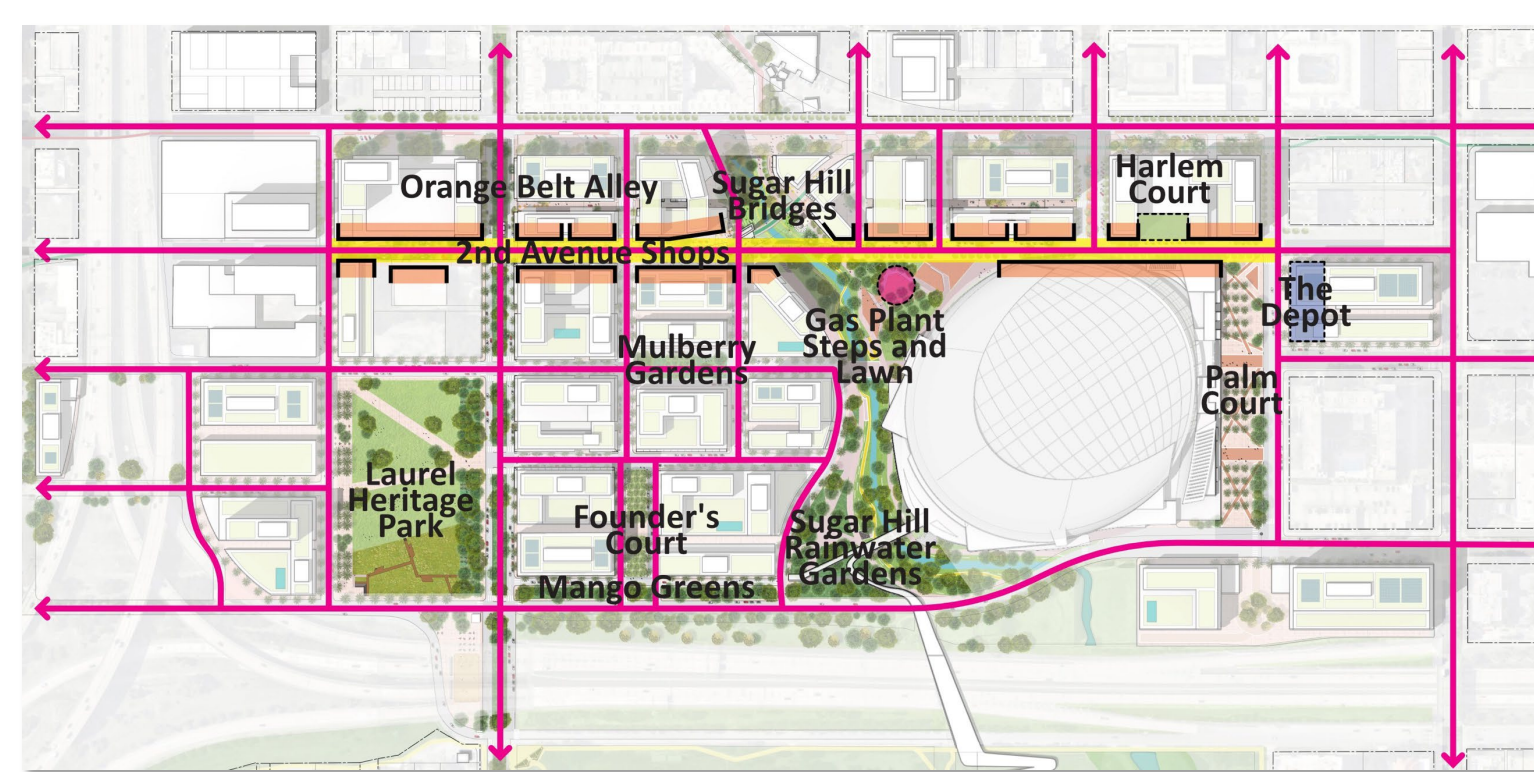


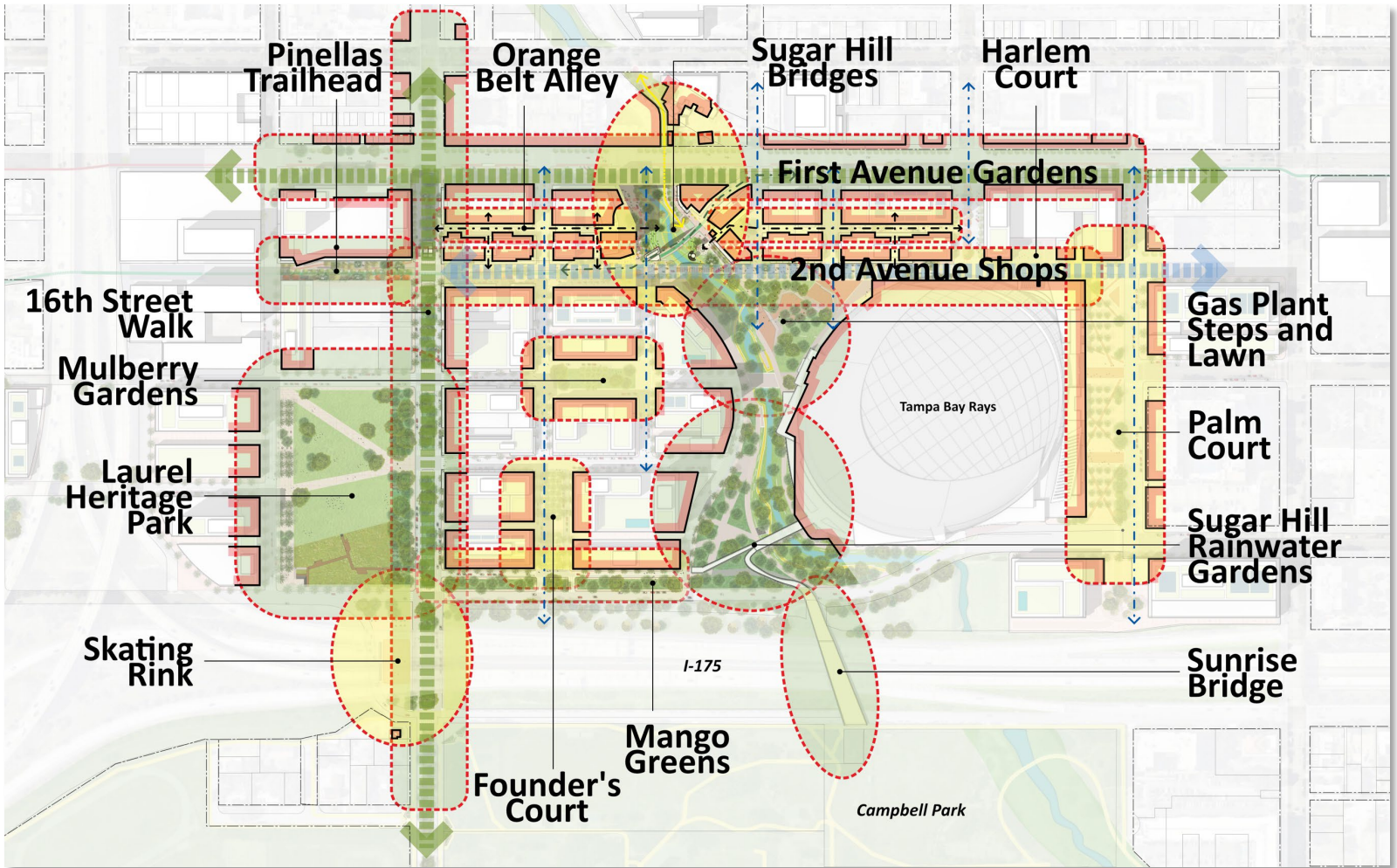
Previous cultural resource surveys

Park
Elementary

1. Be St. Petersburg
2. Connect to the history of the site
3. Create places and destinations
4. Integrate nature
5. Focus on walking

Design Principles





SUGAR HILL
|| COMMUNITY PARTNERS ||



Intentional Equity

\$60M

Our groundbreaking **Community Equity Endowment** creates a community trust funded by a project profit interest.

A large, light blue graphic of the number "300" followed by a plus sign "+" is centered in the image. The number is rendered in a clean, modern, sans-serif font. The background of the entire image is a photograph of modern multi-story apartment buildings with large windows and balconies, interspersed with lush green trees. The scene is captured during the "blue hour" of twilight, with a soft, dimming light in the sky.

As part of our partnership with **Habitat for Humanity**, funding from the Community Equity Endowment will help deliver more than **300 new single-family homes**. A conservative analysis indicates this will **generate more than \$250,000,000 in home equity**.

10%

At least 10% of the limited partner investment pool
for the project will be set aside for local investors.



SCAN TO LEARN MORE
ABOUT OUR PROPOSAL



www.sugarhillcommunitypartners.com



connect@sugarhillcommunitypartners.com



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[/SugarHillCommunityPartners](https://www.facebook.com/SugarHillCommunityPartners)



weekly developer's hours

Thank you!

