

Our vision for the Historic Gas Plant District is to deliver **the most inclusive and equitable development project in the country**. We will create a vibrant and sustainable urban neighborhood that spurs economic growth, catalyzes job and wealth creation, and provides the City with an engine of empowerment, inspiration, and enrichment that lifts up all of St. Petersburg. Anything less will fall short of the Historic Gas Plant District's true promise.

\$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 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**.

\$5B+

16,000+

Sugar Hill Community Partners' development team members have delivered **more than 16,000 affordable housing units, of which 6,455 are in Florida and 502 are in St. Petersburg**.

The Sugar Hill Community Partners plan includes more than **2,600 units of affordable and workforce housing, representing 50% of all residential units** to be developed in our program.

2,600+

\$160M

Sugar Hill Community Partners will make a minimum of 10% of the limited partner investment pool available to local investors of color. Team member *smallchange.co*'s platform enables investments of as little as \$500. **Projected profits to local investors of color are \$160,000,000 over the first 20 years of the project.**

The Sugar Hill Community Partners team includes **21 African American and African American-owned** developers, development managers, designers, engineers, contractors, advisors, and other service providers. We have also committed to **M/WBE inclusion goals of 20% for Design & Engineering and 25% for Construction and Operations.**

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\$60M

Under the groundbreaking **Community Equity Endowment** initiative, Sugar Hill Community Partners will endow a new non-profit, to be managed by local trustees, with a profit interest in the Historic Gas Plant District development. That interest is projected to **generate \$60,000,000 for the community** over the first 20 years of the project.

One third of the Community Equity Endowment proceeds (est. \$20,000,000) will be used to renovate and redevelop affordable single-family homes in St. Petersburg. A conservative analysis indicates this will **generate more than \$250,000,000 in home equity** for these home buyers.

\$250M+

\$20M

Another one third (est. \$20,000,000) of the Community Equity Endowment proceeds will be used to **support local minority-owned businesses** through the Sugar Hill Community Partners **MBE Merchant Plus program**. Investment of the remaining est. \$20,000,000 will be determined by the local trustees.

100% of Sugar Hill Community Partners team member firms will **mentor an individual of color or minority-owned small business** under our **Mentor to the Mainstream** program. The guidance, support, and opportunities that come from structured mentoring are key to helping individuals and small businesses “level up” and grow.

100%

150+

Over the past two years, the Sugar Hill Community Partners team has **met with more than 150 local community stakeholders**, including educators, small business owners, corporate executives, neighborhood associations, civic leaders, and other St. Petersburg residents.

Three historically significant cemeteries – **Oaklawn, Moffet, and Evergreen** – are located either on the Historic Gas Plant District site (Oaklawn) or just to the south under the I-175 spur (Moffet and Evergreen). Based on a review of archaeological/ cultural research and community feedback, we are **converting the full footprint of Oaklawn Cemetery into a park and memorial** to properly acknowledge these burial grounds.

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