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## Gas Plant District Restoration Associates - EXECUTIVE SUMMARY

### MEET THE DEVELOPMENT 'HOME TEAM'

**Gas Plant District Restoration Associates** has become known as the developer 'home team'. This team consists of four Local at-risk development specialists. Going Local ensures that development dollars remain and be spent in Tampa Bay helping support small businesses and adding local jobs. Each at-risk developer has been assigned a sector of the development site based on their specialty - affordable and workforce multi-family residential, retail and hospitality, office, self-storage, education, and research and development. All development will be coordinated by a professional fee-based development manager known as the 'Master Developer'. The advantage of this approach is that it substitutes a fee-based development manager for a profit-based 'middle man' which in turn saves the taxpayers (you) money.

**Onix/Dr. Kiran Patel** development team is currently involved in local Public-Private Partnerships. They are well known for supporting philanthropic causes throughout Tampa Bay including the University of South Florida and the Tampa Bay Performing Arts Center. The team is responsible for residential/retail as well as Marriott-level hospitality development. Onix is a certified [Minority Business Enterprise](#).

**Invictus Communities** is a Joint Venture led by InVictus Development, a locally based affordable housing specialist and ADC Communities II, in partnership with Alliant Capital, one of the nation's largest players in affordable housing investments. Invictus is both a certified [Women Owned Business Enterprise](#) and a [Certified Small Local Business Enterprise](#).

**Brennan Investment Group** is a national and local research and office park developer. They will be responsible for attracting national tenants and establishing job training centers. Last year, their local partner was named 'Developer of the Year' by NAIOP.

**Steve Freedman Development** is a locally based self-storage and warehouse/distribution center developer well known for the 'Cube Smart' development at I-275 and Midtown. He is currently developing a 10-story 1,200-unit facility in downtown Tampa. A critical first phase of the project is the relocation of many residents back to the Gas Plant District.

**RGA Design LLC** is the 'Master Developer' and headed by Dr. William Henry. Dr. Henry served as an appointed government official in Hillsborough County for over 20 years. Under his tenure as Chairman of the Planning Commission, he helped gain the support of the general public as well as 28 of 30 elected government officials to pass the first 'district-wide comprehensive plan'. He can bridge the gap between the public interests and the private profit incentives of the developers.

### WHY SELECT THE HOME TEAM GPD RESTORATION ASSOCIATES

#### 14 YEAR HISTORY TO RESTORE THE GAS PLANT DISTRICT (AND WILLIAMS QUARTER)

As the name indicates, the team has made provisions for the reinstatement of the Gas Plant District neighborhood and has a team history of this initiative going back to 2008 (14 years ago), when the Tropicana Field re-development RFP was first advertised by the City.

#### TWO OPTIONS TO RETAIN MLB IN TAMPA BAY

With lease extension there is no eviction nor emergency evacuation. The taxpayers won't pay. Our commitment to our citizens is to enjoy major league baseball for years to come without impact to them as taxpayers. **Option A** is to build a stadium on the east side of Tropicana Field. Identifying a funding source could take from 5 to 20 years according to media sources. This is unlikely to occur prior to the expiration of the lease between the Rays and the City of St. Petersburg.

A lease extension is most reasonable and likely prior to relocating to a new stadium. However, this will postpone indefinitely Trop re-development plans that depend upon a new stadium being built and occupied prior to the lease expiration.

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We hope that the Rays decide to stay at Tropicana Field in a new stadium. But the clock is ticking and the Restoration Associates Team has an answer.

**Option B for the stadium must be considered.** The Restoration Associates Team has made provisions to transform the existing Tropicana Field into a fan-friendly experience, with a feasible budget of approximately \$600 million. This amount will not impact local residential taxes (*your taxes*). Such improvements could include improved box seating and increased natural lighting by opening up portions of the dome and side panels to a surrounding green recreational park. Direct access from and to the Intermodal Center will make for a much more pleasant walk to the stadium.



## THE INTERMODAL CENTER (IC) - A UNITER, NOT A DIVIDER

### Repairing the damage that was done by the construction of I-175

Restoration Associates offers a unique intermodal transportation solution that is eco-friendly, pedestrian-friendly and addresses current traffic and surface parking challenges. The Intermodal Center can park up to 6,800 vehicles that come directly off I-275 and into a mixed-use parking structure. The parking structure will be segmented and built in four phases with broad landscaped ceremonial arched openings reconnecting the original Historic Gas Plant District Neighborhood. The aim is to reunite areas to the south, including Campbell Park, to areas of the GPD to the north which once was a cohesive neighborhood prior to the construction of I-175.



*Think Universal Studios meets Tampa International Airport.*

The fan experience will improve at Tropicana Field. Rather than walking lengthy distances from hot surface parking to an imposing unfriendly structure, the new and enhanced experience will transport visitors, fans and residents alike from a covered parking structure into the 86-acre site via people movers, autonomous vehicles, and moving sidewalks. There are Federal Programs specifically designed to improve community connectivity by removing or mitigating infrastructural barriers, like I-175.

## COMMUNITY SUPPORT AND SERVICES - JOB CREATION AND TRAINING

Restoration Associates offers business incubation, job creation, and training opportunities for residents. By connecting directly with the intermodal center, residents can easily access job training sites via buses and public transit. The job training center will also feature daycare centers.

Restoration Associates projects \$100 million will be made available to Community Equity Endowment causes out of available cash flow over a 20-year period. [These funds will target worthy causes to be identified by a select committee of representative community stakeholders appointed by the Mayor.](#) Our Stated Policy is the distribution of these public/private dollars should be open and transparent, in accordance with the State of Florida Sunshine Law.

A \$25 to \$50 million set-aside for an [African American History and GPD Memorial Park](#) will be applied for as part of the federal grant application process in conjunction with the intermodal center application. This likely will be derived from the new infrastructure bill recently passed by Congress.

Thank you for considering our response.

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