

STRATEGIC CENTER CITY DEVELOPMENT

2015

\$ Investment

MAJOR INSTITUTIONS/FACILITIES

<i>MCC Damon Campus Facility</i>	(Fall '15 construction start planned)	\$78 million
<i>HTR Business Accelerator Cooperative</i>	(Incubation and business support facility plus HTR's HQ)	\$24 million
<i>Frontier Field</i>	(Upgrades to existing facility)	\$7.5 million
<i>RIT Center for Urban Entrepreneurship</i>	(Physical improvements underway)	\$4 million
<i>The Strong</i>	(Toy Industry Association addition, completion in fall 2015)	\$4 million

OFFICE & GEN. BUSINESS

<i>CGI Expansion Project</i>	(Gut rehab of Granite, Gateway and Atrium Buildings)	\$50 million
<i>Hilton Garden Inn</i>	(Rehab of National Clothing Co. bldg., 110 rooms)	\$18 million
<i>Democrat and Chronicle Headquarters</i>	(Under construction)	\$12.6 million
<i>Geva Theatre Center</i>	(Building improvements and facility upgrades)	\$8 million
<i>Riverfront Building, Corn Hill Landing</i>	(New 50,000 s.f., 4- to 5-story office bldg; 2016 const. start)	\$7 million
<i>Legacy Tower</i>	(Building upgrades planned by Buckingham Properties)	\$6 million
<i>384 East Avenue Inn & Suites</i>	(Gut rehab, 125 rooms, Phase 3 complete by Spring 2016)	\$2.75 million
<i>Little Theatre Upgrades</i>	(Digital conversion and building restoration work, 2013-16)	\$1.98 million
<i>One East Avenue</i>	(Building & common area improvements, tenant build-outs)	\$600,000
<i>454 East Broad Street</i>	(Conversion to a family medicine clinic; const. start 9/15)	\$3 million

HOUSING/MIXED-USE

<i>The Sibley Building</i>	(Winn Devel. bought in Nov. '12 for multi-use conversion)	\$200 million
<i>Tower280</i>	(179 hsng. units, 158K. office; construction Q1 '14 - July '15)	\$59 million
<i>Chase Tower</i>	(Planned conversion of upper 1/2 to 140 housing units)	\$35.2 million
<i>Alexander Park, North Campus</i>	(200 hsng. units, 150K. s.f. office space, retail, parking garage)	\$25 million
<i>Court Street Apartments</i>	(Morgan Mgmt.'s new constr. of 125 luxury, riverfront apts.)	\$25 million
<i>Cox Building</i>	(Residential conversion to 70 lofts & 9K. of commercial)	\$18 million
<i>Charlotte Square</i>	(New const. of 72 apts. & up to 14 townhomes; mid '16 & '17.)	\$18 million
<i>Alliance Building</i>	(Planned conversion to 130 mid-range apartments)	\$18 million
<i>Terminal Building</i>	(Planned conversion to 61 housing units)	\$9.1 million
<i>Hive @ 155</i>	(Conversions totaling 90 units + 100 parking spaces)	\$10 - 12 million
<i>50 Chestnut Street</i>	(Conversion to 83 apts & mixed-use; 1/16 completion)	\$10 million
<i>88 Elm Street</i>	(Conversion to 36 apts., comm. Space & auditorium; by 1/16)	\$10 million
<i>North Plymouth Terrace</i>	(Three-phased construction of 24 condos & comm. building)	\$7 million
<i>Woodbury Place</i>	(Conversion of 3 loft-style bldgs. into 44 units in 2 phases)	\$7 million
<i>Hiram Sibley Building</i>	(Planned conversion to housing and mixed-use)	\$7 million
<i>Mills at High Falls III</i>	(Conversion of existing building to 14 units)	\$6 million
<i>Monroe Litho Buildings</i>	(Storage, office, retail & residential conversion in 2 phases)	\$6 million
<i>Bevier Building</i>	(Resid. conv. to 15 units + 5K of office space, 5/15 compl.)	\$3.85 million
<i>The Centers at High Falls</i>	(Conversion to 5 units of high end housing & mixed-use)	\$1.7 million
<i>350-360 State Street</i>	(1st floor retail, (3) 2 story lofts w/decks, & (2) 1 bed apts.)	\$1.1 million
<i>Academy Building</i>	(Conversion of first floor retail to 4 housing units)	N/A
<i>Granite Building</i>	(Planned conversion to 40 housing units)	<i>(see above)</i>

STREETS & PUBLIC PROPERTIES

<i>Midtown Block Improvements</i>	(Fall '12 - Q1 '14 -- truck tunnel, garage, streets & pub.space)	\$107.05 million
<i>Inner Loop Fill-In</i>	(September '14 start, three-year completion)	\$23.6 million
<i>East Main Street Enhancement Project</i>	(50 parking spaces & sidewalk infrastructure improvements)	\$2.4 million
<i>Roc City Skate Park</i>	(Fundraising underway for new location on river downtown)	\$2 million
<i>Rundel Library Improvements</i>	(Private investment in Local Hist. Div & Master plan Phase II)	\$1.075 million
<i>Martin Luther King, Jr. Park, Phase 3</i>	(Fountain renovation to be completed by summer 2015)	\$1 million
<i>High Falls FlourGarden</i>	(300' raceway garden is underway, completion in 2015)	\$1 million
<i>Beebe Station Demolition/Remediation</i>	(May 2012 through December 2016; work starts in July 2014)	N/A
<i>Broad Street Bridge Project</i>	(Spring '16 construction start; subst. compl. by Winter '16)	N/A

2015 TOTAL

\$843.5

RDDC - 11/24/15

(Totals: Private = \$610.4 M.; Public = \$231 M.; Public/Private = \$2 M.)