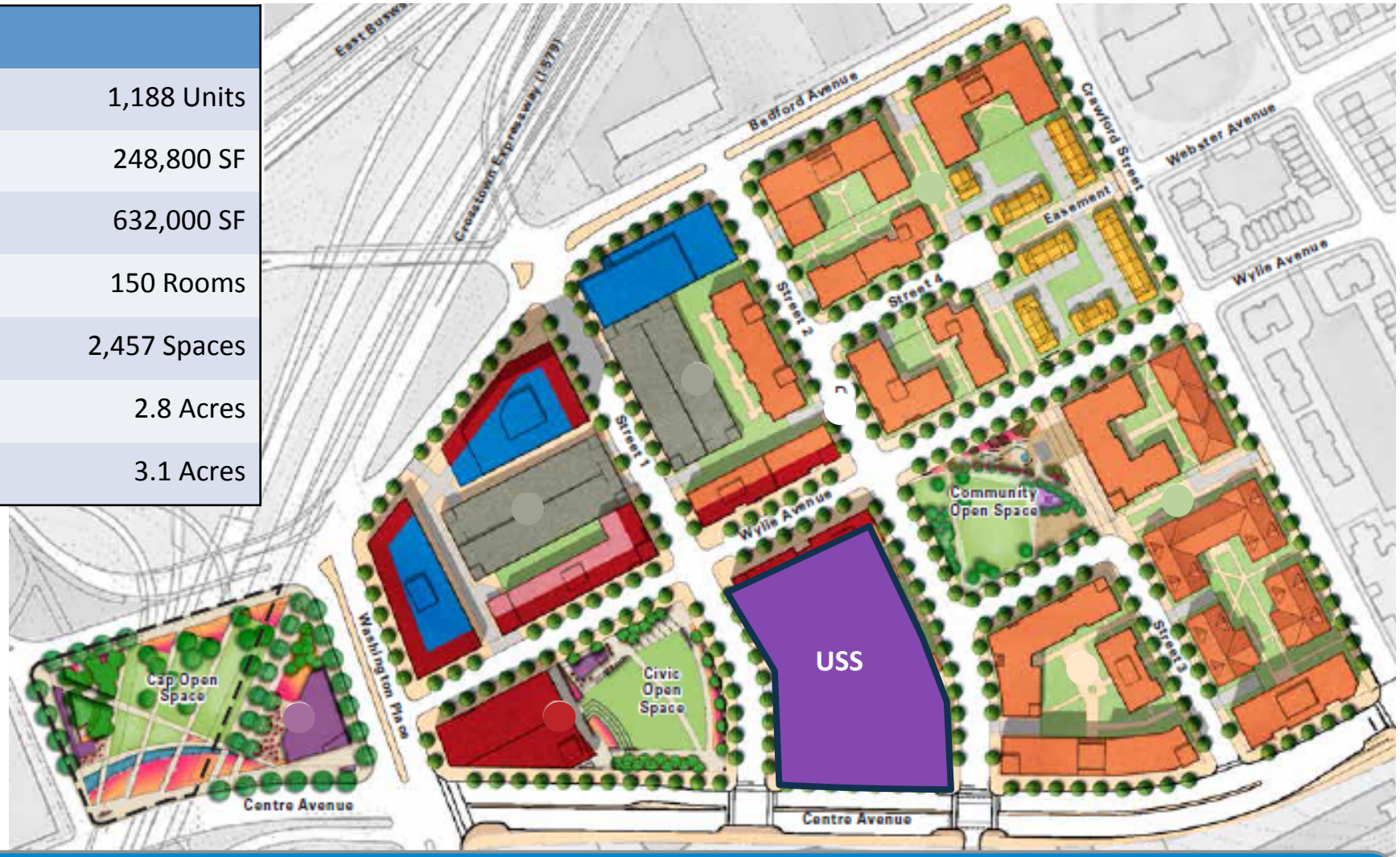
Planned Use of Site

Concept Development Program	
Residential	1,188 Units
Retail/Commercial/Entertainment	248,800 SF
Office	632,000 SF
Hotel	150 Rooms
Structured Parking	2,457 Spaces
Park Space	2.8 Acres
Other Open Space	3.1 Acres

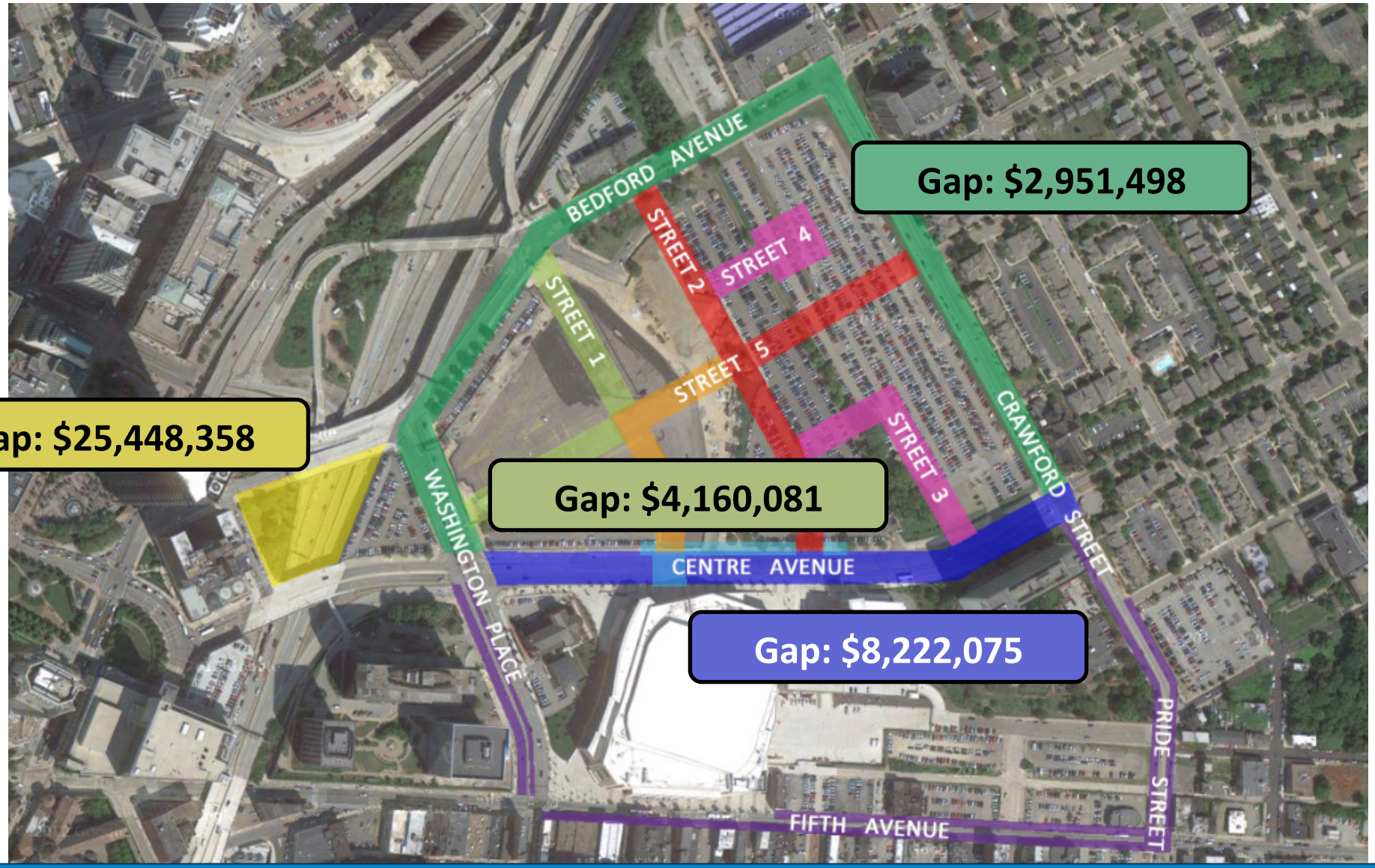
Job Creation	
Permanent Jobs	2,948
Construction Jobs	4,231



Inclusionary Housing

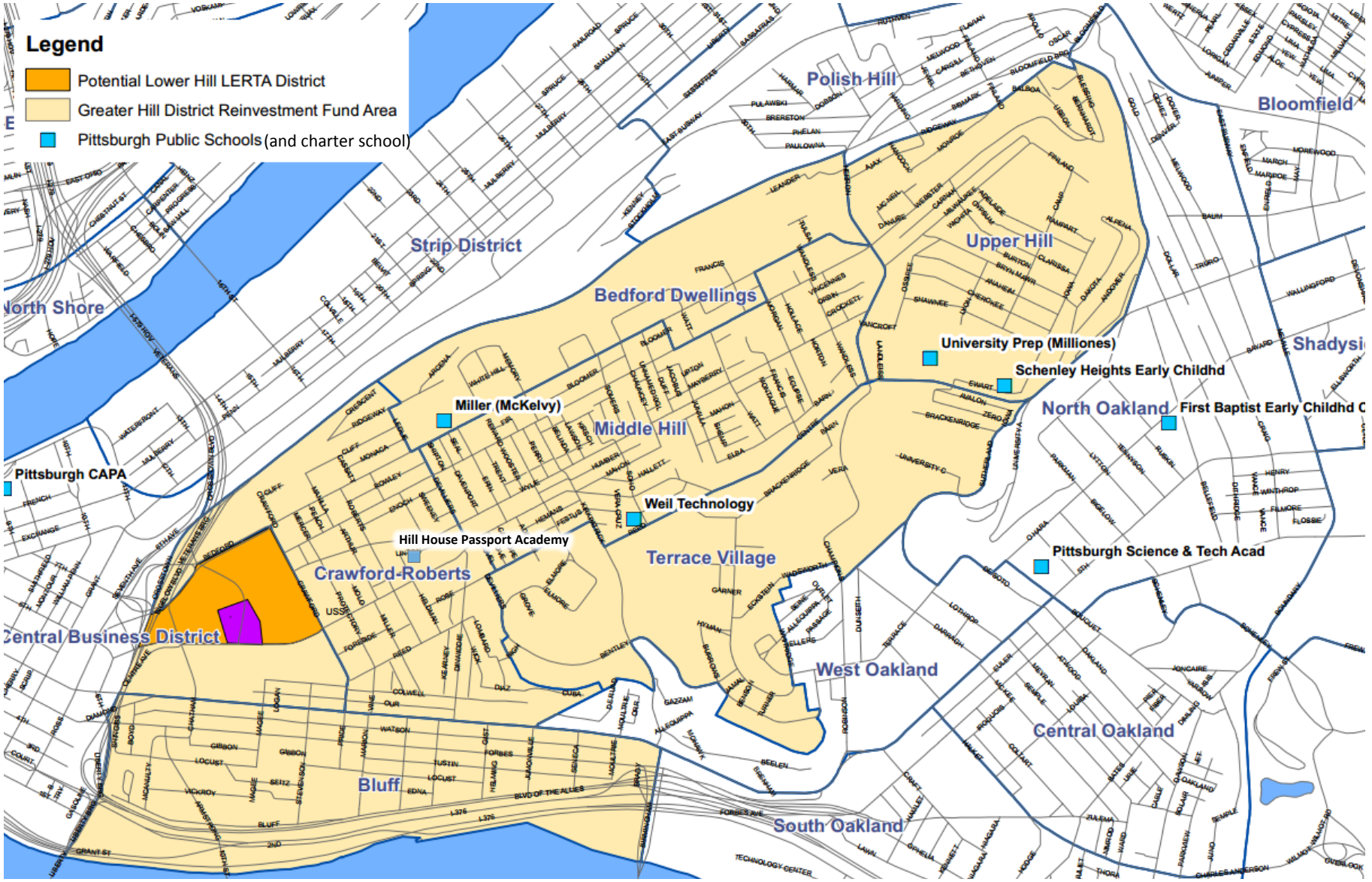
- As agreed in the CCIP, a goal will be set of 20% Inclusionary Units on Development Site (15% @ 80% Area Median Income; 2.5% @ 70% Area Median Income; and 2.5% @ 60% Area Median Income)
- A housing study is currently being awarded to determine the housing demand within the Greater Hill District community

Onsite Infrastructure Needs



At full build-out, the $70M infrastructure costs will leverage at least $400M in Private Investment

Proposed Greater Hill Reinvestment Fund Area & Lower Hill LERTA District



Local Economic Revitalization Tax Assistance Act (LERTA) was passed in 1977 to help revitalize economically depressed areas

Community Collaboration and Implementation Plan (CCIP) - Goals and Objectives

The Greater Hill District is a "severely distressed neighborhood" by the definition of the Community Development Financial Institutions Fund of the U.S. Department of Treasury. The Greater Hill District has 20.8% unemployment, a median household income of $19,375, and 44.5% of its residents live below the poverty line. Of the property in the Middle and Upper Hill, 53% is vacant and only 31.4% of its residents own their homes.

CCIP Objectives for Fund include:



Project Development

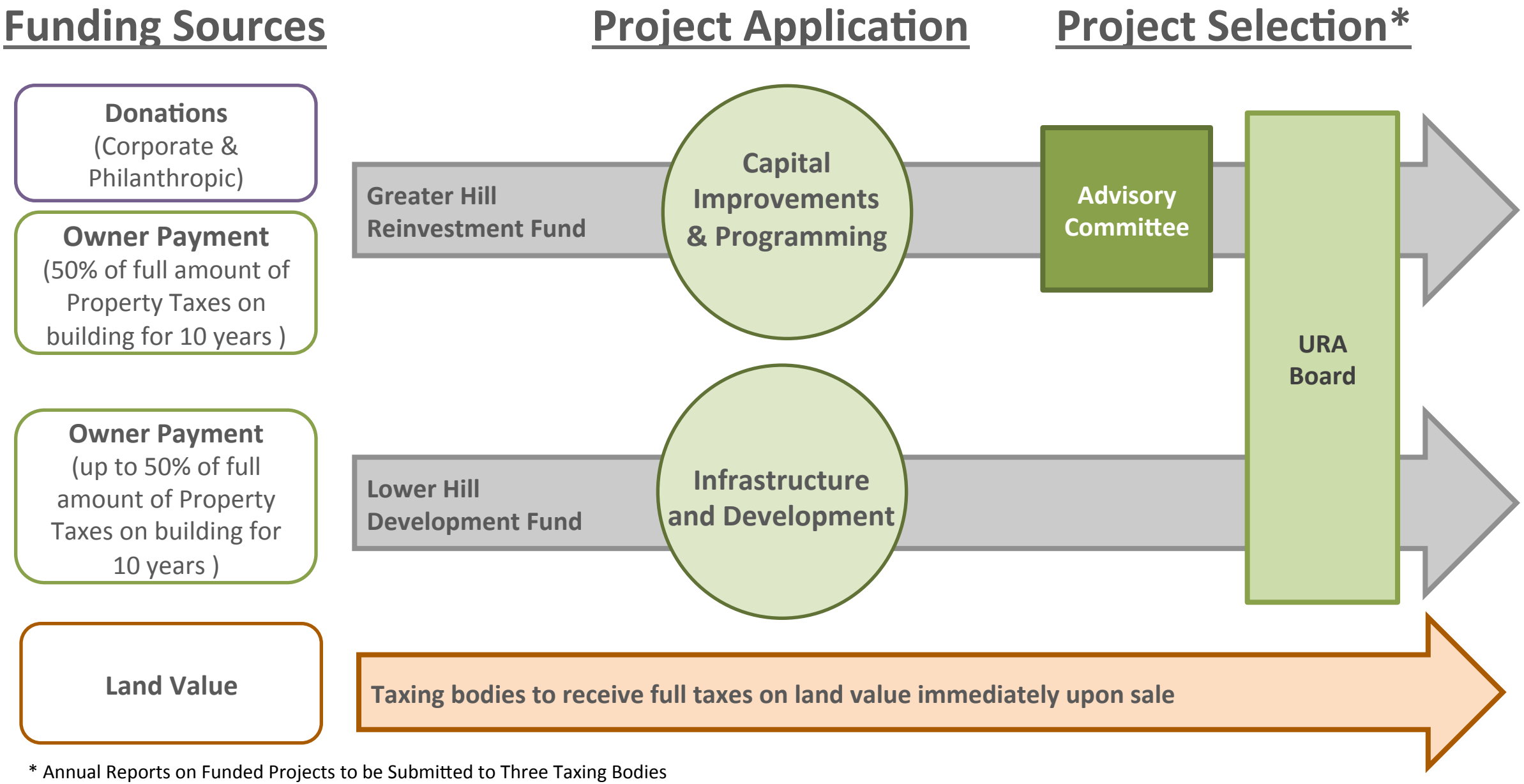
- Commercial development
- Housing development
- Infrastructure improvements
- Parking facilities
- Parks and other public space improvements



Activities and Efforts

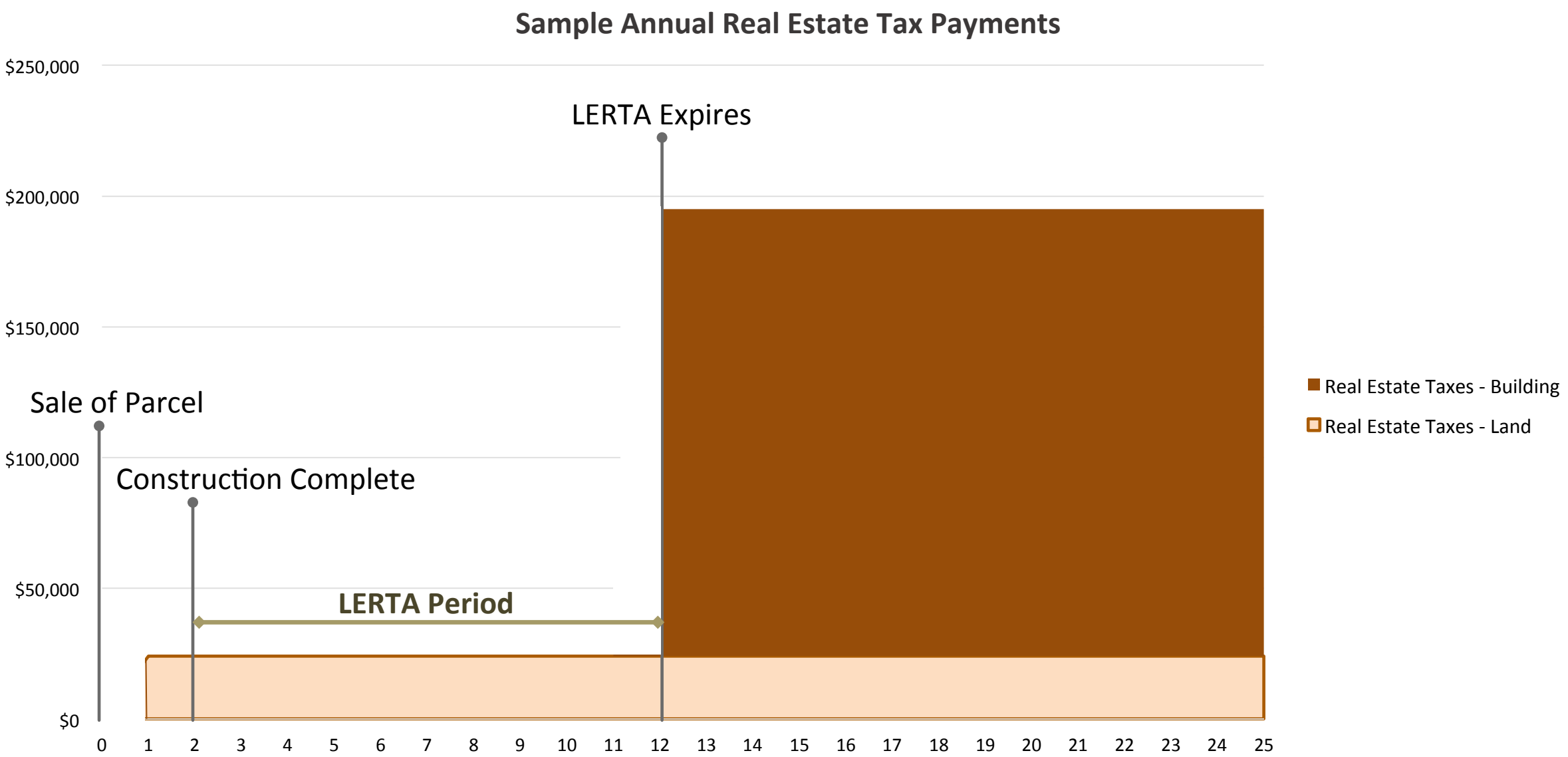
- Workforce development initiatives
- Job placement programs
- M/WBE business development/counseling initiatives
- Children and youth education initiatives
- Mortgage assistance subsidies
- Rent assistance subsidies
- Development investments
- Other wealth building initiatives

Lower Hill LERTA District – Process for Owner Payment & Administration



* Annual Reports on Funded Projects to be Submitted to Three Taxing Bodies

Sample Real Estate Tax Flow to Taxing Bodies

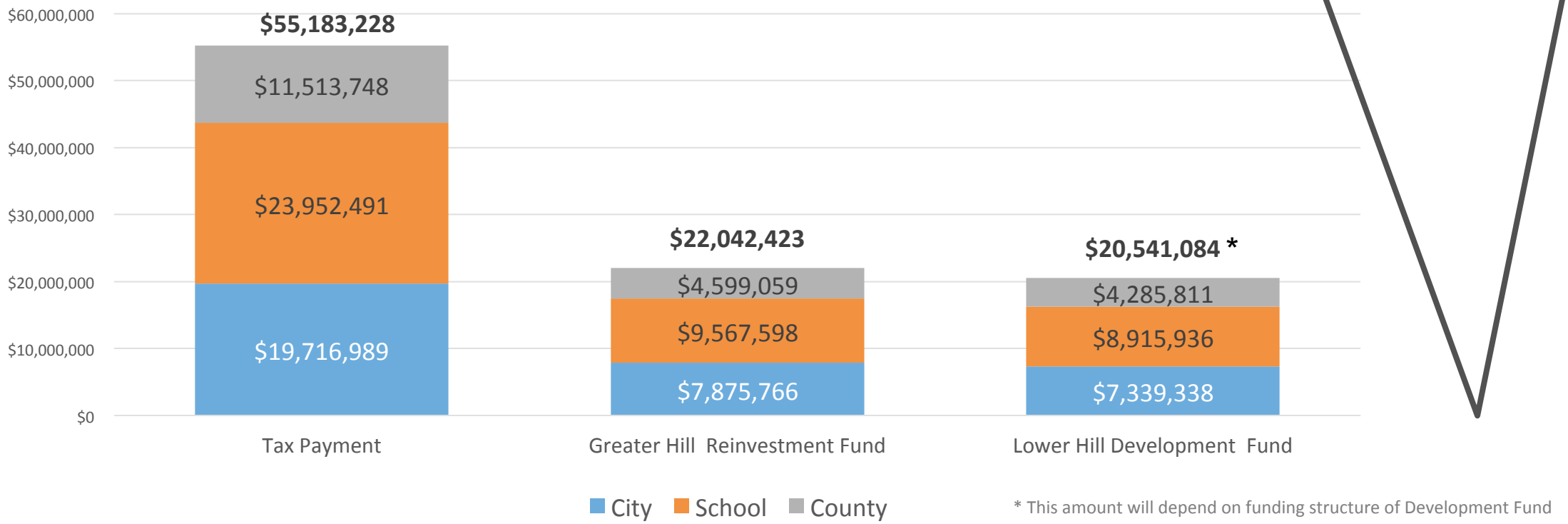


Taxes Generated: 25-Year Total & Annual

Projected Annual Taxes at Full Build Out

	Current	Real Estate	Earned Income	Total
County	$0	$1,280,995	$0	$1,280,995
School District	$0	$2,664,904	$2,696,744	$5,361,648
City	$0	$2,193,671	$1,926,245	$4,119,916
Total Taxes	**$0**	**$6,139,570**	**$4,622,989**	**$10,762,559**

Projected Total Real Estate Tax Diversion – 25 Years



* This amount will depend on funding structure of Development Fund

Transfer taxes for the site will generate an additional $340,141 for the School District from onsite property sales