

Gangplank Marina Community Meeting

June 25, 2008, 6:30-8:30pm

Channel Inn

Presented by:

Office of the Deputy Mayor for Planning and Economic Development

Hoffman-Struever Waterfront LLC



Agenda

- Project update
- Design update
- Implementation
- Transition
- Discussion

Project Update

- Sept 07: Public presentation of Master Plan at SEU
- Dec 07: Term sheet (DMPED and HSW)
- Dec 07: Term sheet (HSW and SWW LLC)
- Mar 08: Public finance analysis and agreement
- Jun 08: Letter of Intent (HSW and CYC)
- Jun 08: Land Disposition Agreement (DMPED and HSW)

We've been doing "behind the scenes" stuff that defines the District's and Developer's financial and other responsibilities.

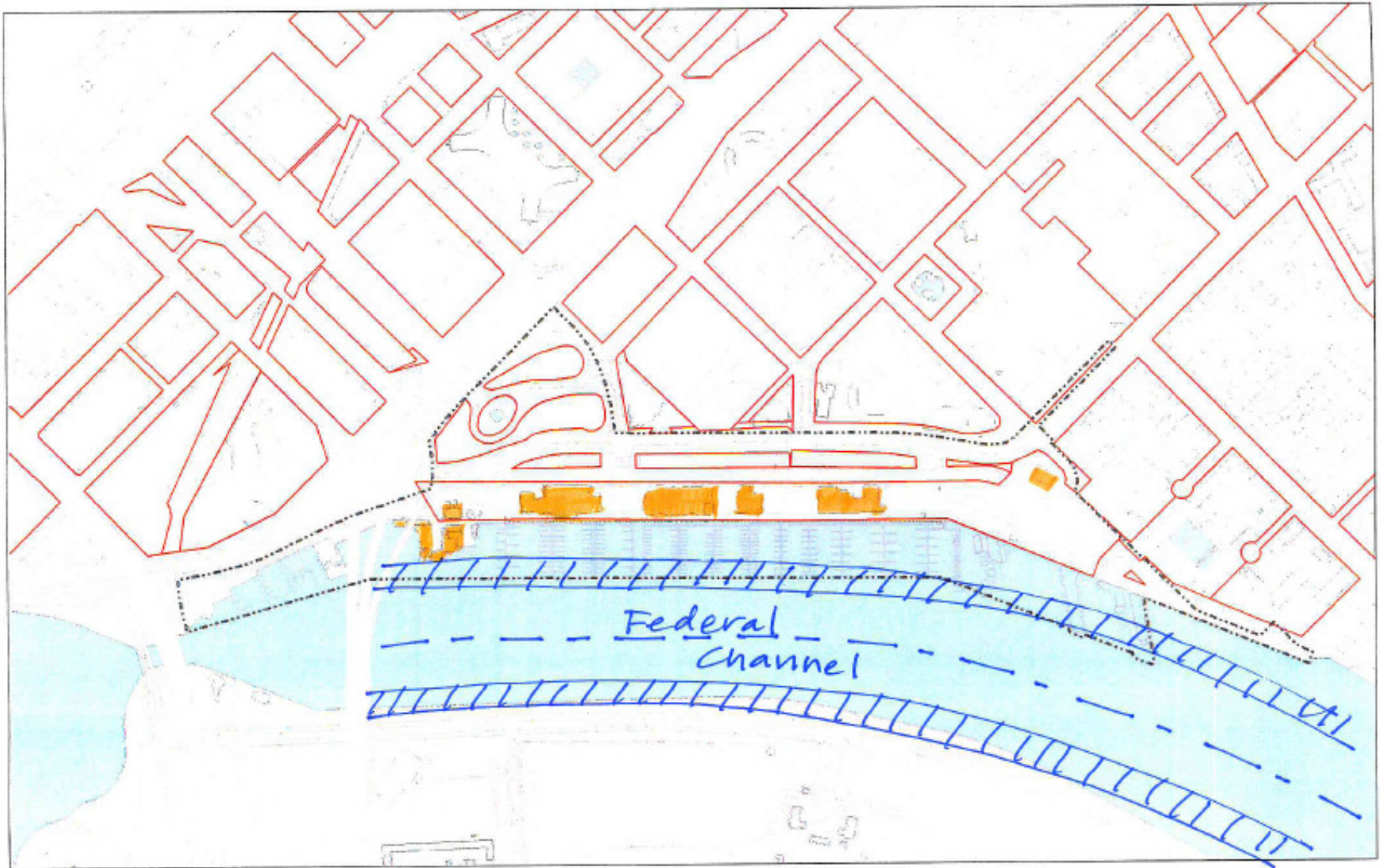
Legislation

- Public finance legislation
 - \$198 million for public infrastructure, parks, financing
 - Establish TIF/PILOT district
 - Special assessment district
 - Credit-enhance bonds with Downtown TIF

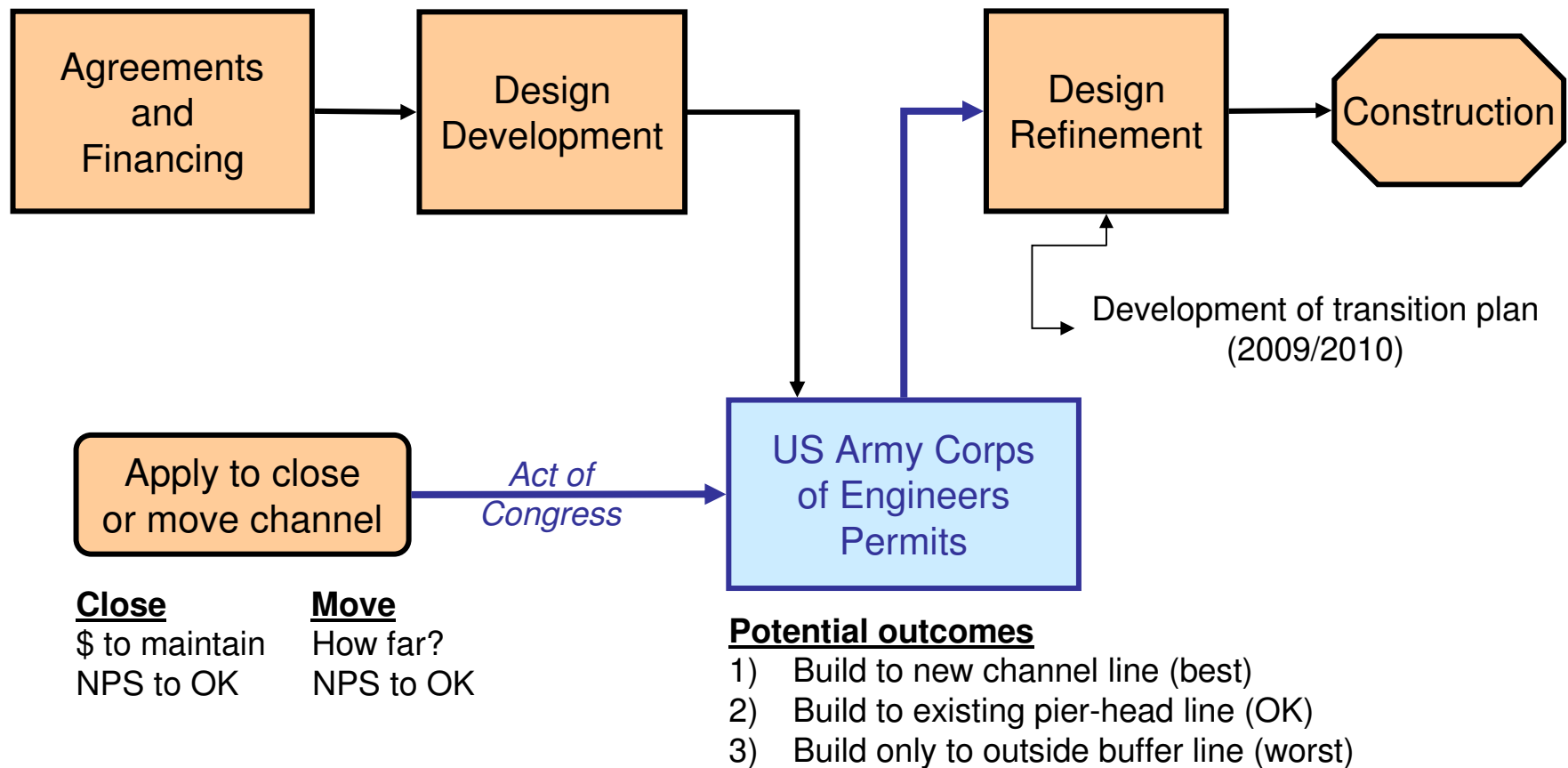
Implementation

- 2008: More “behind the scenes” stuff
- 2008/09: Concept plan evolves to Master Development Plan
- 2009/10: Entitlements (District permits and Corps permits)
- 2010/11: Construction Phase Ia
- 2013/14: Construction Phase Ib
- 2015/16: Construction Phase II
- 2017/20: Project completion

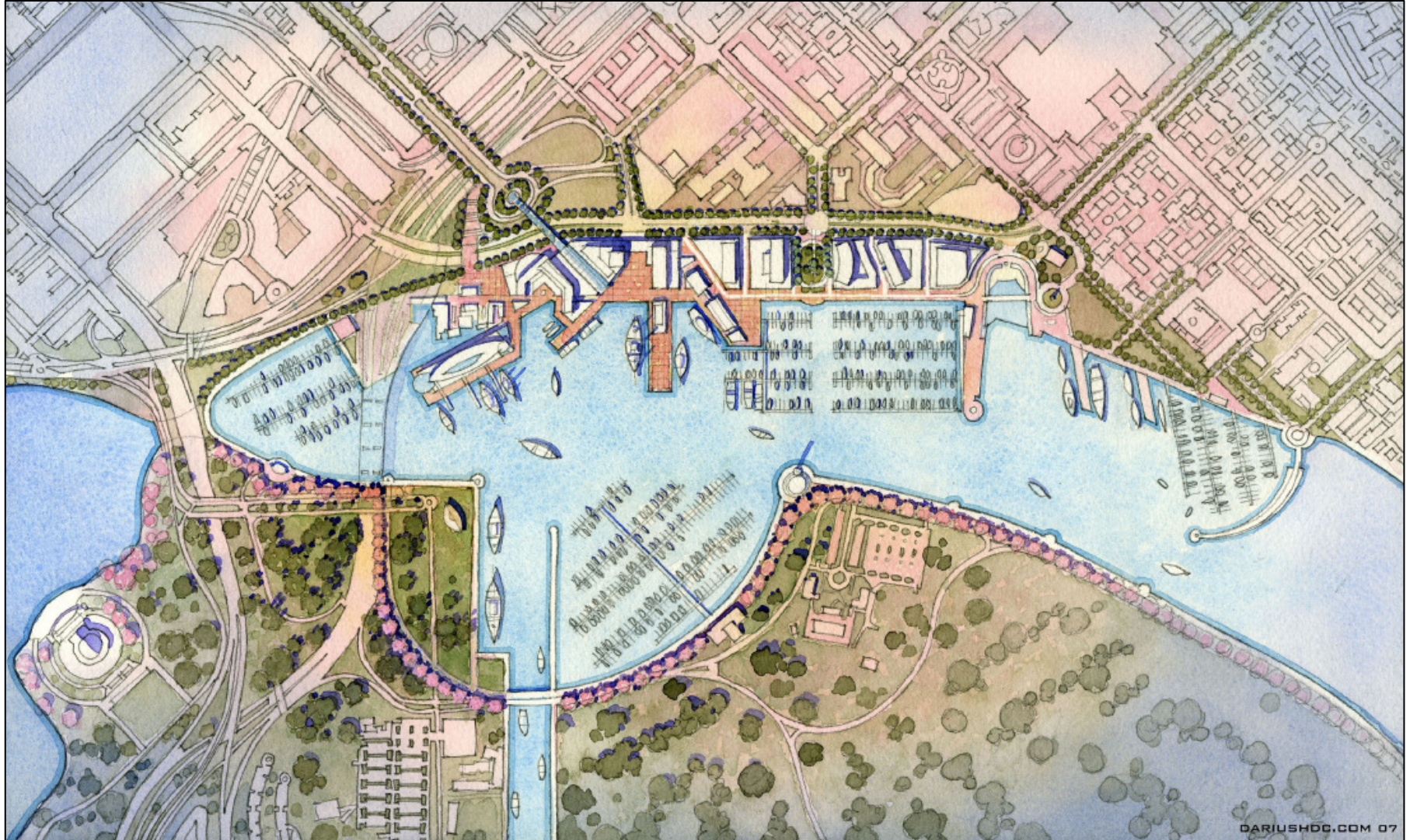
Federal Channel Issue



Key Steps Before Transition



The “Big” Idea



Community Issues Identified

- Dialogue needed
- Community wants to stay together during transition
- Proximity to metro and other transit
- Timeframe for decisions unclear
- Transition options and plan unclear
- CYC agreement
- Survey