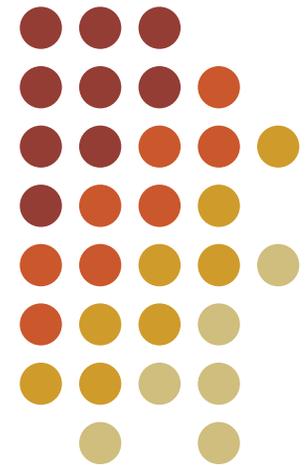
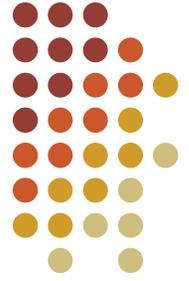


College Station

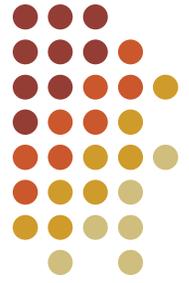


Vision 20/20 Citizen-Based Planning Process



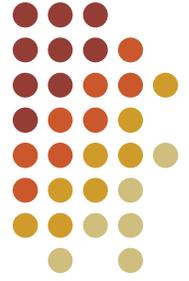
- 18 Months
- 350 Volunteers
- 25,000 Volunteer Hours
- Thirteen successful referendums based on Vision 20/20 initiatives





- ***Make no little Plans; they have no magic to stir men's blood*** and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with overgrowing insistency. Remember that our sons and grandsons are going to do things that stagger us. Let your watchword be order and your beacon beauty.”
 - *-Daniel Burnham, 1907*

Center City Plan



- Enhance Downtown's role as a multi-functional business district
 - Maintain a multi-functional business mix and focus on attracting retail development
 - Encourage infill development on vacant and underutilized sites to reinforce and re-knit the pattern of buildings, to fill the voids, and to expand the volume of the greater downtown
 - Opportunities should be sought to develop new, infill buildings and structured parking where there is now surface parking

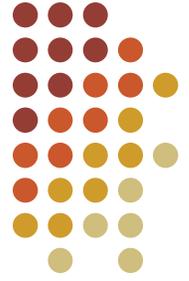
Redevelopment Site





College Station

- 14 screen movie theater
- 77,000 square feet restaurant and retail
- \$20 Million private investment
- Minimum of 975 parking spaces
 - College Station parking deck – 393 spaces
 - Heer's parking deck – 375 spaces
 - 2 Surface parking lots – 226 spaces

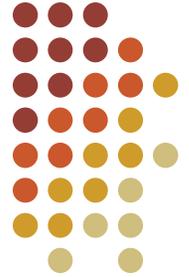


College Station Parking Deck

- 393 spaces
- 35,000 square feet of first floor retail
- \$8.6 Million
- Free parking to College Station patrons
- Validation system



Heer's Parking Deck



- 375 parking spaces
- Sky bridges to Heer's Tower
- \$5.9 Million
- Free evening, weekends, holiday parking for College Station patrons
- Validation system



HEER'S CAR PARK
230 NORTH CAMPBELL AVE.

ESTERLY
SCHINDLER &
ASSOCIATES INC.
AIA
architects &
planners

Parking Deck Financing



- Parking Revenue
- 1% Community Improvement District Sales Tax
- 1% Transportation Development District Sales Tax

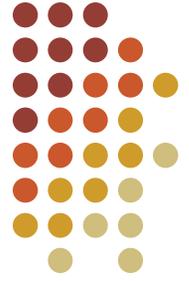




Parking Deck Financing

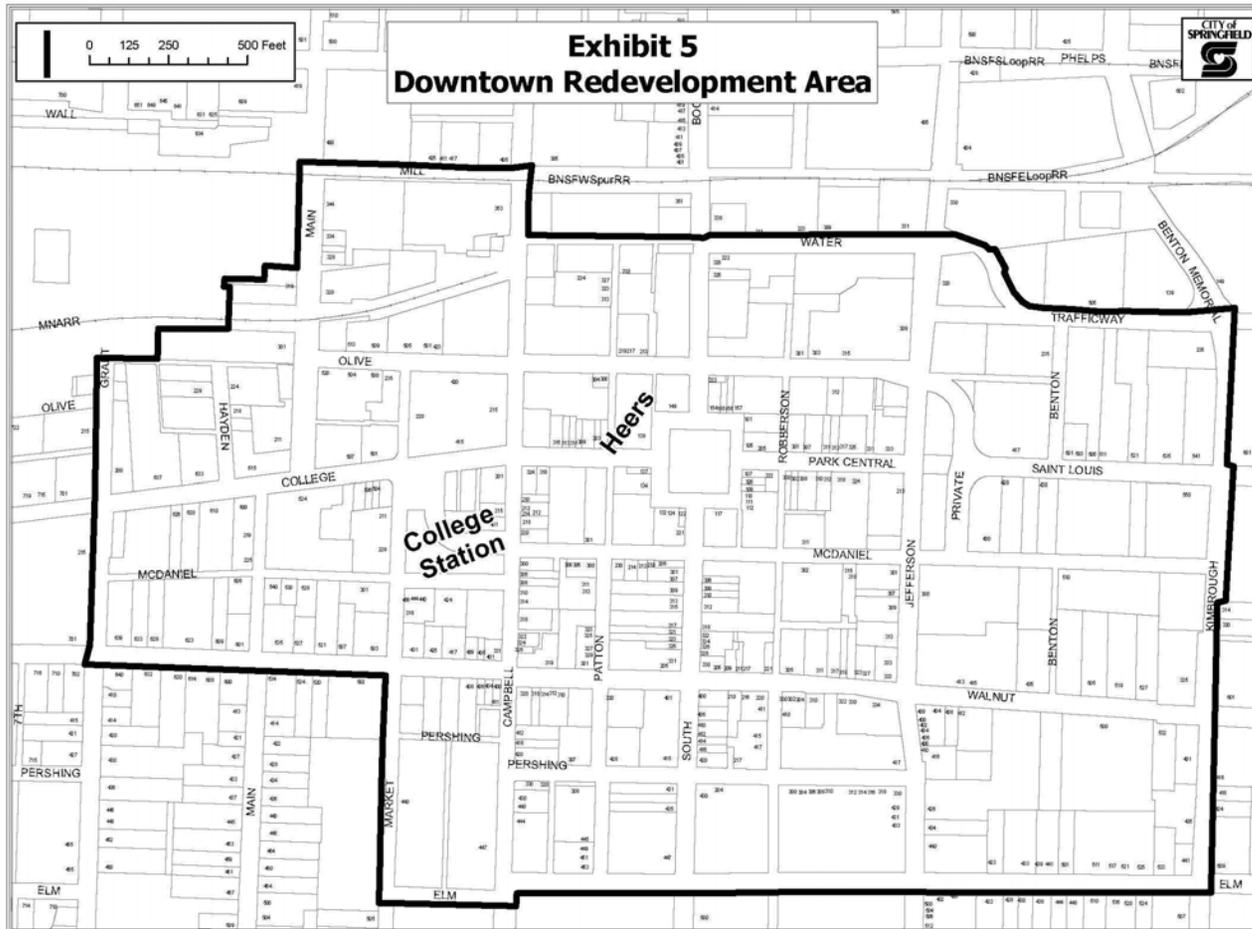
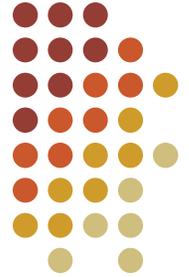
- City's 1% general sales tax generated on-site
- 1/2 of Greene County's general sales tax generated on-site
- College Station Chapter 353 Property Tax Abatement
 - 100% for 25 years
 - Developer makes Parking Deck Participation Payments equal to the property tax abatement

Downtown Revitalization Preservation Program



- Returns 50% of the incremental increase in State's 3% general sales tax collected in the redevelopment area
- Capped at \$7.168 Million based on projected job creation
- 25 years

DRPP Redevelopment Area



Conditions for State Participation



- City must commit 50% of City general sales tax in larger redevelopment area
- City must commit 100% of City general sales tax generated by College Station and Heer's
- County must commit 50% of their general sales tax generated by College Station and Heer's
- 100% of 1% CID and 1% TDD must also be committed to DRPP projects

Surplus Funds Waterfall



- Annual Debt Service
- Operation and maintenance of College Station and Heer's Parking Decks and Surface Parking Lots, including a capital reserve fund
- Administrative costs and expenses of the City associated with the CID & TDD
- Early call and redemption of the parking bonds

College Station Opening Spring 2008

