



HINES HISTORIC GAS PLANT PARTNERSHIP  
PRESENTATION TO THE PINELLAS COUNTY COMMISSION

HINES + TAMPA BAY RAYS





Jeff Hines  
Chairman & Co-CEO

Laura Hines-Pierce  
Co-CEO

Hines is one of the largest privately held real estate investors and managers in the world, with a 38-year track record in Florida.

**Hines**

**1,639 properties**  
developed, redeveloped, or acquired

**30 countries**  
in which Hines operates

**\$94.6 billion**  
in assets under management<sup>1</sup>

**4,856**  
team members worldwide

**66 years**  
of operations since 1957

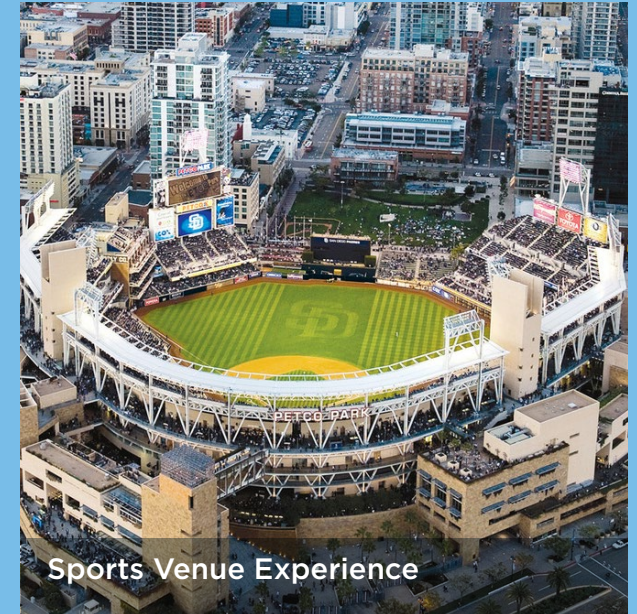
**\$1+ billion projects**  
13 total worldwide

<sup>1</sup>Includes both the global Hines organization as well as RIA AUM as of June 30, 2023. Above metrics are in U.S. dollars.



# DIVERSE PRODUCT EXPERTISE

Hines has an unrivaled track record of quality development execution with a global development portfolio of more than 1,197 projects totaling over 405 million square feet in all urban product types.





# ENVIRONMENTAL STEWARDSHIP & INNOVATION

## Certifications & Ratings



144



141



118



6



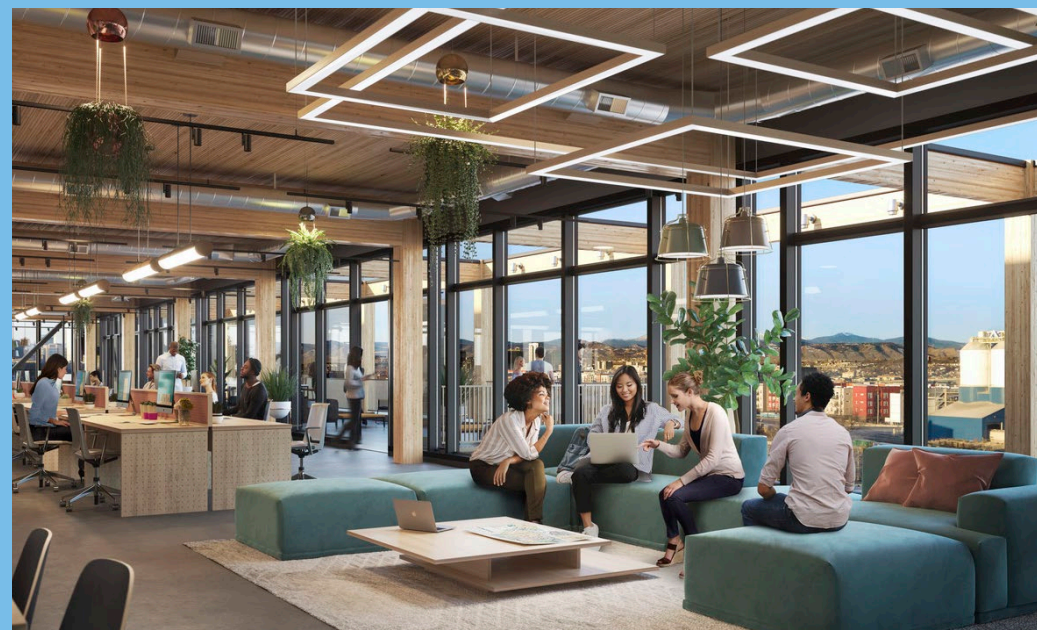
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71

**Net Zero**  
**Operational Carbon**  
target in our building  
portfolio by 2040

## T3 NEXT GENERATION MASS TIMBER CONSTRUCTION





**“We were a self-sustaining, close-knit, proud, 5-minute neighborhood.”**

**- MS. GWEN REESE**  
Former resident of the Historic Gas Plant neighborhood







**COMMUNITY BENEFITS  
COMMITMENT**

**\$50 million**  
in intentional  
equity initiatives

**\$15 million**  
of which to the City's  
Housing Opportunity  
for All

**\$500 million**  
Minimum commitment to  
minority, small and women-  
owned businesses

**Lifting up the legacy of the Historic Gas Plant neighborhood through physical space, story, partners, and activities while showcasing arts & culture**





**HIGH-QUALITY WORKFORCE  
& AFFORDABLE HOUSING  
COMMITMENT**

**1,200 units**  
total affordable and  
workforce units

**60%-120% AMI**  
income strata

serving residents with  
incomes of

**\$30K-\$73K/year**

**100 units**  
designated for  
senior citizens





## Our Ballpark

365-day venue!

**Ballpark Promenade**

Open 7 days a week

**Community Events**

High school, PTC and college graduations

**Celebrations**

Events & concerts

**Community Resilience**

Emergency management staging

**30,000–35,000 seats**

Delivering a state-of-the-art, community-centric, engaging ballpark for the Tampa Bay Rays and community



# CRITICAL PATH SCHEDULE

Required schedule for ballpark to be open by Opening Day 2028 MLB Season.

