

HERE TO STAY

A TRANSFORMATIONAL INVESTMENT IN ST. PETERSBURG

PUBLIC-PRIVATE PARTNERSHIP

- Project investment estimated to total greater than \$6 Billion.
- Public investment limited to ballpark funding contribution and public site infrastructure.

BALLPARK AGREEMENT

- Estimated construction cost: \$1.3 Billion.
- Planned contribution from Pinellas County and the City of St. Petersburg: approximately \$600 Million.
- Rays responsible for greater than half of construction funding and all cost overruns.
- Approximately 15-20 acres (including ballpark and 2 event parking garages) to be owned by Pinellas County, leased to St. Petersburg, and sub-leased to Rays.
- 30-year lease agreement with options to extend to 40 years.

DEVELOPMENT AGREEMENT

- Land to be purchased for \$105.3 Million (increase from \$97.0 Million proposed in response to RFP).
- \$50 M community benefits commitments.
- City of St. Petersburg investment in public site infrastructure capped at \$130 Million (\$150.4 Million was requested in response to RFP).

TIMELINE

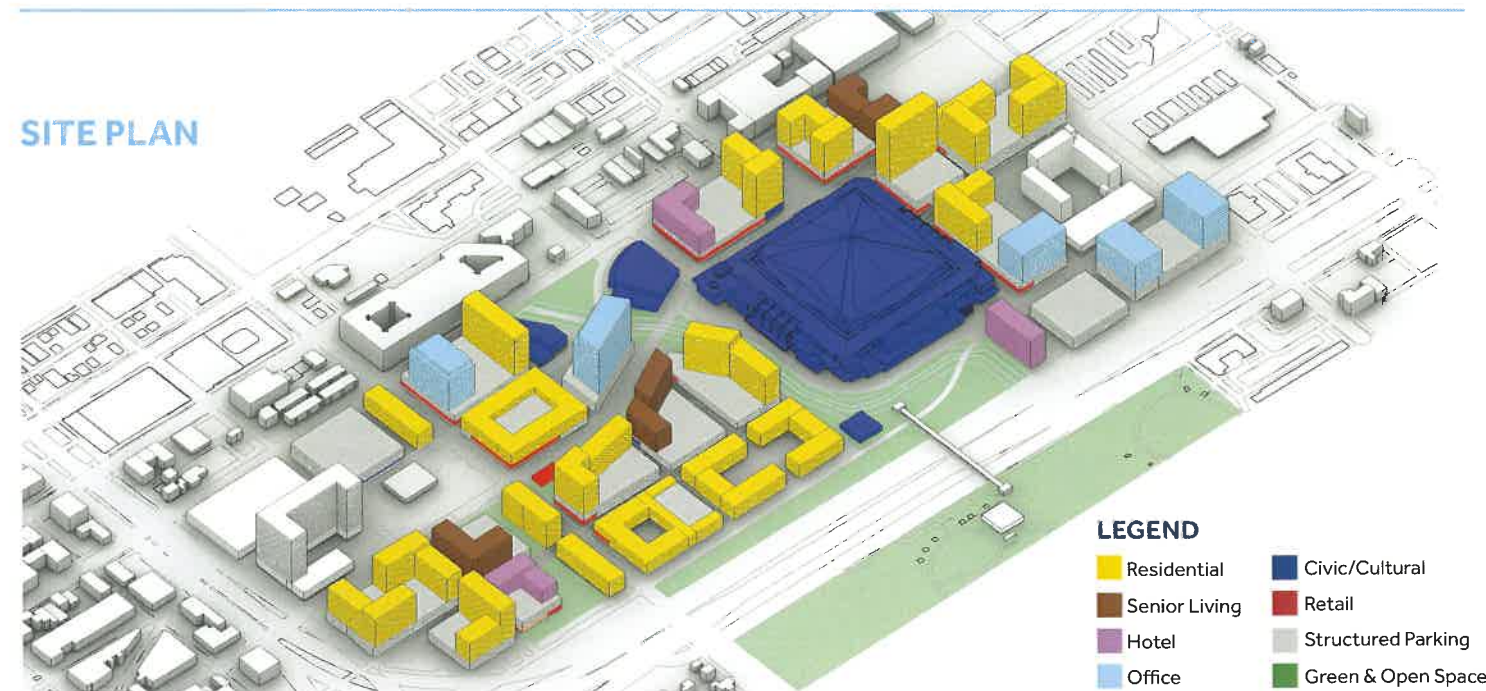
- **Q4 2023/Q1 2024:** Community Benefits Agreement and public approval process.
- **Q4 2024:** Construction begins on ballpark and site infrastructure.
- **Q1 2025:** Construction begins on Phase 1 of development.
- **Q4 2027:** Completion of ballpark and Phase 1 of development.
- **Opening Day 2028:** Play Ball!

STAY CONNECTED



[RAYSBASEBALL.COM/HERETOSTAY](https://raysbaseball.com/heretostay)

SITE PLAN



- LEGEND**
- Residential
 - Senior Living
 - Hotel
 - Office
 - Civic/Cultural
 - Retail
 - Structured Parking
 - Green & Open Space



THE HISTORIC GAS PLANT DISTRICT DEVELOPMENT

The development of the Historic Gas Plant District is a defining project for the City of St. Petersburg and Pinellas County communities – greater than \$6 Billion investment in the development of a vibrant mixed-use district and new community ballpark, while honoring the legacy of the Historic Gas Plant Neighborhood that once thrived on the site.

HINES

Hines Historic Gas Plant Partnership has been selected master developer for this historic project.

Hines is one of the largest privately held real estate developers, investors, and managers in the world, operating in 30 countries and with a 66-year track record (39 years in Florida) spanning 1,555 properties and \$94.6 Billion in assets under management.

DEVELOPMENT OVERVIEW

A dynamic nearly 8 Million SF destination district and community gathering place.

- Residential (market rate): 4,800 units
- Residential (affordable/workforce): 1,200 units on- and off-site
- Office/Medical: 1,400,000 SF
- Retail: 750,000 SF
- Hotel: 750 rooms
- Senior Living: 600 units
- Entertainment/Music: 100,000 SF, including 3,000-4,000 person concert venue
- Conference/Meeting Space: 100,000 SF
- Cultural/Community: 50,000 SF, including Woodson African American Museum of Florida
- Ballpark: 850,000 to 950,000 SF
- Parking: 14,000 spaces

AFFORDABLE & WORKFORCE HOUSING

- Minimum commitment of 1,200 units (increase from 859 originally proposed in response to RFP).
- Minimum 600 units will be located on-site, the balance to be located off-site in the City of St. Petersburg.
- 99-year rent restriction covenants for on-site affordable housing buildings.
- A minimum 100 units on-site will be reserved for independent senior living (55+).
- These commitments represent a significant step toward the goals outlined in Mayor Welch's Housing Opportunities for All Plan.

HONORING THE HISTORIC GAS PLANT LEGACY

The project team is committed to honoring the legacy of the Historic Gas Plant Site by working with the community to name components of the project and incorporate historic mementos, art, and design features including new connections and enhancements to the St. Petersburg African American Heritage Trail.

MOBILITY & TRANSPORTATION

The street grid will be recreated in keeping with the City's Complete Streets Implementation Plan, creating a walkable environment and reconnecting the site with surrounding neighborhoods in a design friendly to all modes of transportation (bike, scooter, public transit and SunRunner, etc.).

SUSTAINABILITY

Hines is a leader in sustainability and will design the project in accordance with the City's Integrated Sustainability Action Plan and a commitment to delivering energy efficient buildings with certifications such as LEED, Energy Star, or WELL building standards.

PUBLIC PARKS & OPEN SPACE

14 acres of new public park, recreation, and open spaces are planned, including the rehabilitation and activation of Booker Creek as a signature public amenity, and improvements to the Pinellas Trail.



A NEW BALLPARK AND COMMUNITY GATHERING SPACE

ENSURING INTENTIONAL EQUITY AND COMMUNITY BENEFITS

A MAJOR LEAGUE CITY

- St. Petersburg's love affair with baseball dates back well over a century, hosting nine MLB teams for spring training and Negro League games at Campbell Park during the segregation era, culminating with the arrival of its own MLB team in 1998.
- The development of a new state-of-the-art ballpark represents the next chapter St. Petersburg's baseball history and ensures it will remain one of the unique 26 communities with an MLB team.

A BALLPARK LIKE NO OTHER

- Covered, enclosed, and air-conditioned ballpark will ensure comfort and protection from the elements while utilizing transparent glazing and operable walls to "bring the outside in."
- Architectural style embracing the Florida lifestyle and the natural beauty and character of Tampa Bay, showcasing our environment, culture and history.
- Capacity of around 30,000 for baseball (and 35,000 for special events) will provide the most intimate experience in MLB and exceptional sightlines for fans.
- Three seating levels will feature a variety of comfortable seating types from premium clubs and suites to flexible viewing areas, decks and social gathering spaces for all fans.

- Modern amenities and the latest technologies will provide unique experiences and family-friendly activities including an aquarium exhibit/experience and indoor/outdoor kids zones.

INNOVATIVE "PAVILION" DESIGN

- Ballpark's unique roof design captures the essence of a "Pavilion" – a community gathering space known for its openness, airiness and flexibility.
- While at its peak providing the height necessary to ensure no balls in play will hit the roof, the pavilion terraces down to street level to create a contextual human scale with the surrounding development.
- The ballpark will be a gathering place where everyone feels welcome, uniting the Tampa Bay region and connecting diverse, multi-generational fans.

COMMUNITY GATHERING PLACE

- The ballpark will be designed as an active 365-day-a-year event venue hosting Rays games, other large sporting events and concerts, and community gatherings including graduations and convention meetings.
- Many areas of the ballpark will remain open and accessible on game days and non-game days alike, serving as a true extension of the public realm.

WORLD-CLASS DESTINATION

- The new ballpark will showcase and further enhance Pinellas County as a wonderful destination for tourism and visitation, broadcast nightly into the largest markets across the continent.
- Currently, 20% of Rays game attendees visit from outside the state of Florida, and another 17% from outside Tampa Bay, driving tourism, room nights and economic activity to Pinellas County.

HOME OF THE RAYS

- In more than 25 years since its inception, the Rays organization has prided itself on being a strong community partner and living its mission statement of "energizing our community through the magic of Rays baseball."
- Rays current operations at Tropicana Field are supported by approximately 2,000 employees. The team directly employs 1,100 staff residing in Tampa Bay, including 750 residing in Pinellas County.

The Hines Historic Gas Plant Partnership is committed to ensuring this historic investment positively impacts the community and creates intentional and restorative opportunities for economic equity and inclusion, including a \$50 Million commitment to intentional equity initiatives in partnership with South St. Petersburg.

INTENTIONAL EQUITY INITIATIVES

RESTORATIVE OWNERSHIP AND OCCUPANCY

\$15,000,000. Dedicated to support a wide range of existing City of St. Petersburg affordable/workforce housing programs.

COMMUNITY OUTREACH

\$750,000. A thoughtful, inclusive process including online tools, public town halls, community and youth steering committees, and a welcome center to connect local residents and businesses to opportunities on the site.

EMPLOYMENT

\$13,000,000. Funding dedicated to support business incubation, ownership and placement, with a focus on minority, small and women-owned businesses and current South St. Petersburg residents and businesses.

- Entrepreneur/Business Creation
- Mentorship/Apprentice Program
- Restorative Business Occupancy
- Multi-Cultural Incubator

EMPLOYMENT

\$3,750,000. Commitment to diverse hiring and supplier contracts, funding to support job training, entrepreneurship programs, internships and mentorship/apprenticeship programs.

- Diverse Supplier Internship Matching
- Technical Internship Placement
- Remote Internship Hub

EDUCATION

\$17,500,000. Support for educational programs in South St. Petersburg, from daycare and early learning through postsecondary and vocational programs. The investment includes \$10,000,000 towards the design and construction of the Woodson African American Museum.

- South St. Pete Infrastructure Enhancement
- Enoch D. Davis Center

- Financial Bridges
- Woodson African American Museum of Florida
- Environmental Pavilion
- Innovation District

MWBE HIRING COMMITMENT

Target threshold of 20% and long-term goal of 30% MWBE participation in the project as a result of the capacity building efforts outlined above, with a minimum commitment of 10% MWBE participation.

Based on the 20% target threshold, MWBE construction spend is estimated to exceed \$500 Million.

OAKLAWN CEMETERY

- The development team will thoughtfully evaluate the Oaklawn Cemetery GPR Study and conduct additional studies to protect the legacy of the site.
- Steps will be taken to honor the families and descendants, including the development of a memorial garden on the site.

