

Diversity Participation Report 4th Quarter 2020
Development Projects
UNDER CONSTRUCTION

Date Approved	Last Update	Project Name	Address	Developer	Incentive	Project Value Available for Diversity Participation	Diversity Target (25%/20% Proj. Value)	Value of Project Available for Diversity Participation Completed to Date	Diversity Actual to Date	Diversity % of Project Value Completed to Date	Estimated % of Work Complete
9/11/18; 1/14/20	N/A	80 W. Virginia Apts.	80 Virginia Ave.	Mike Kennedy	11.5-yr PILOT	\$ 5,492,001	\$ 1,373,000	*	*	*	*
12/10/19	N/A	One Beale Hotel #2 (Phase III) Caption Hotel	Beale & Riverside	Chance, Carlisle, Front Street DevCo, LLC	20-yr PILOT	\$ 18,359,500	\$ 4,589,875	*	*	*	*
1/14/20	1/20/21	2 story redevelopment at Main/Huling	400 South Main	Kenny Lipschutz, Blue Suede Properties, LLC	15-yr PILOT	\$ 3,261,665	\$ 815,416	\$ 1,183,983	\$ 968,821	82%	36%
9/10/19	12/30/20	Ambassador Hotel adaptive reuse	345 S. Main St.	Ed Cabigao, Cabigao Investments, LLC	15-yr PILOT, Development Loan	\$ 2,970,910	\$ 742,727	\$ 2,231,279	\$ 599,397	27%	75%
5/14/19	N/A	Peabody Falls, LLC apartments	2009-2017 Peabody Ave.	Clarence Chapman	12-yr PILOT	\$ 4,467,796	\$ 1,116,949	*	*	*	*
4/9/19	11/30/20	Poplar Art Lofts, LLC apartments	1935 Poplar Ave.	Vince Smith, Jr.	15-yr PILOT	\$ 15,321,395	\$ 3,830,349	\$ 6,138,054	\$ 2,241,280	37%	40%
9/10/2019, 1/16/2019	12/31/20	Butcher Shop	99-105 S. Front St.	Billy Orgel, 99-105 S. Front St, LLC	20- yr PILOT, Development Grant	\$ 26,095,603	\$ 6,523,901	\$ 3,799,127	\$ 2,745,121	72%	15%
11/13/18	12/31/20	Malone Park Commons	SE corner of Main & Saffarans	Andre Jones	15-yr PILOT, Development Loan	\$ 2,417,741	\$ 604,435	\$ 716,406	\$ 120,350	17%	30%

25%

25%

25%

25%

25%

25%

25%

25%

2/14/19	12/31/20	FedEx Logistics	145 George W Lee (formerly Gibson Guitar)	FedEx Logistics	Development Grant	\$ 39,261,887	\$ 9,815,472	\$ 33,199,152	\$ 9,886,203	30%	85%	25%
12/11/2018; 12/2/2019	12/16/20	The Walk	21 acres on Union Ave.	Kevin Adams, Big River Partners, LLC	30-yr TIF	\$ 553,356,309	\$ 154,939,767	\$ 11,960,065	\$ 1,507,181	13%	2%	28%
11/13/18	11/30/20	Marine Residence	360 Metal Museum Drive	Lauren Crews, Desoto Pointe Partners, LLC	20-yr PILOT, Development Loan	\$ 13,215,401	\$ 3,303,850	\$ 11,594,772	\$ 3,813,218	33%	88%	25%
10/9/18	12/1/20	64 S. Main	64 South Main	Gabriel Velasquez, November 6 Investments	15-yr PILOT, Development Loan	\$ 1,838,416	\$ 459,604	\$ 856,142	\$ 608,642	71%	47%	25%
7/14/15	11/24/20	Carlisle Office, Landing Residence, Garage, Centric Hotel	Beale & Riverside	Chance, Carlisle, Front Street DevCo, LLC	20-yr. PILOT, up to \$10,000,000 for Public Garage	\$ 72,787,769	\$ 14,557,554	\$ 50,727,830	\$ 10,861,256	21%	70%	20%
10/10/17	12/31/19	Archimania Offices	663/673 S Cooper St.	Filament, LLC	11-yr PILOT	\$ 2,941,571	\$ 588,314	\$ 1,402,506	\$ 272,570	19%	48%	20%
						\$ 737,936,463		\$ 123,809,317	\$ 33,624,039	27%		

* - PILOT has closed but construction has not started