

# 100 North Main Proposal Recap



# 100 NORTH MAIN - PROPOSAL RECAP

Team	Project Lead	Budget	Site	Program/Use	Financial Incentives Required	Experience Examples
100 North Main Development Partners	Kevin Woods	\$267,229,353	<b>Tower</b>	Apartments Hotel Office Parking Retail	20-year PILOT (State option for 30) Purchase property for \$10M \$ 10,000,000 Accelerate Memphis \$14,344,925 to be bonded	Tennessee Brewery, 495 Tennessee St. Conwood/Snuff District, Uptown Memphis Oliver & Stewart Buildings, 99 S. Front Madison Midtown, 1544 Madison Ave. FedEx Logistics HQ, 145 Lt. GW Lee
			<b>Historic Block</b>	Apartments Courtyard Parking Retail Demo Main St. Historic Buildings		
18 Main	Tom Intrator	\$224,298,394	<b>Tower</b>	Apartments Office Retail	\$10,000,000 Accelerate Mem. Purchase property for \$5M	Desmond's; Los Angeles, CA Broadway Trade; Los Angeles, CA 18 S. Main; Memphis, TN 107 S. Main; Memphis, TN The Pinch District; Memphis, TN
			<b>Historic Block</b>	Apartments Parking Retail Reuse exist Historic Main St. Blds.		
100 North Main Partnership	Mark Carlson	\$102,183,935	<b>Tower</b>	Apartments Parking	City \$10,000,000 CCRFC PILOT/TIF	Pre-construction/construction management/GC
Alexander Company	Dave Vos	\$134,400,000	<b>Tower</b>	Apartments Office Retail	CCRFC PILOT or TIF	Printworks Mill; Greensboro, NC Liberty Master Development; Fairfax Co., VA Professional Building Lofts; Kansas City, MO Central Station Hotel (1999); Memphis, TN
		None provided	<b>Historic Block</b>	Adaptive Reuse & New construction	Home & CDBG Contribution Parking leased to DMA \$10,000,000 Accelerate Mem Purchase tower for \$4M	
Block Real Estat Services & Sunflower Development Group	Aaron Mesmer	\$150,000,000	<b>Tower</b>	Apartments Hotel Office Retail Parking	CCRFC 30-yr PILOT (75%) \$10,000,000 Accelerate Mem Repair, Own & Operate Garage Purchase property for \$100	The Equitable; Des Moines, Iowa The Grand; Kansas City, MO 46 Penn Centre; Kansas City, MO American Electric Lofts; St. Joseph, MO
			<b>Historic Block</b>	Office Retail Demo Historic Main St. Blds		
Carlisle Development Company, LLC	Chance Carlisle	Up to \$260.8M	<b>Tower</b>	Education Office Demo existing garage & Main St Blds 800+ car garage	\$31,615,716 DMA new garage \$14,000,000 Demo exist gar	One Beale Phase I - IV; Memphis, TN Hotel Chisca Apartments
			<b>New Historic Block</b>	Apartments Office Retail		
Douglas Development Corporation	Douglas Jemel	None provided	<b>N/A</b>	Only submitted Qualifications	Contribute Building/land 15 yr PILOT - \$10m City	Seneca One; Buffalo, NY

<b>Flaherty &amp; Collins</b>	Ryan Cronk	\$132,576,360	<b>Tower</b>	Apartmentns Grocery Office Retail/Restaurant Parking	Contribute Building/land \$10,000,000 Accelerate Mem CCRFC TIF	360 Market Square; Indianapolis, IN 4th & Race; Cincinnati, OH Union/Berkley Riverfront Park; Kansas City, MO 25 projects listed in RFP Response
			<b>Historic Block</b>	Demo or Improve Historic Main St Blds		
<b>Memphis Tower Group, LLC</b>	William McCrary	\$229,052,516	<b>Tower</b>	Apartments Hotel Office Retail/Restaurant Parking	Not clear	Lane College; 5 completed dorms Alcorn State University dorms Mt. Zion Baptist Church
			<b>Historic Block</b>	Parking Retail Demo Historic Main St. Blds		
<b>Russell Glen &amp; Matthews Southwest</b>	Terrence Maiden	\$167,000,000	<b>Tower</b>	Apartments Office Parking Retail	\$10,000,000 Accel Memphis 20-year PILOT C-Pace Financing Land for nominal consideration Potential future revenue share Will explore all other options	Omni Hotel; Dallas, TX 1900 Pacific; Dallas, TX Old Dallas High School; Dallas, TX Shop at RedBird; Dallas, TX
			<b>Historic Block</b>	Apartments Retail		
<b>Summit Management Corporation</b>	Gregory Averbuch	\$125M (Tower Only)	<b>Tower</b>	Apartments Hotel Parking	Contribute Building/land CCRFC 20 yr PILOT \$10,000,000 Accel. Memphis DMA assist in garage funding	Marriott Courtyard; Downtown Memphis Springhill Suites; Downtown Memphis Moxi Hotel; Downtown Memphis
			<b>New</b>	Parking		
			<b>Historic Block</b>	Office Retail		