

STRATEGIC CENTER CITY DEVELOPMENT

2017

\$ Investment

MAJOR INSTITUTIONS/FACILITIES

<i>Performing Arts Center & Tower</i>	(3,000-seat PAC, housing, retail, restaurants & parking)	\$130 million
<i>Inner Loop Redevelopment, Sites #4 & 5</i>	(The Strong expansion, new Konar housing bldg., Indus hotel)	\$105 million
<i>MCC Damon Campus Facility</i>	(Construction began in Fall '15; completion by Sept. '17)	\$78 million
<i>HTR Business Accelerator Cooperative</i>	(Incubation and business support facility plus HTR's HQ)	\$24 million
<i>Frontier Field</i>	(Upgrades to existing facility)	\$7.5 million
<i>Rochester District Heating Cooperative</i>	(Upgrades to existing downtown plant, completed mid-2017)	\$6.6 million
<i>The Commissary (Downtown Kitchen Incubator)</i>	(Completion anticipated by late 2017)	\$1.0675 million
<i>Parcel 2</i>	(Floors 4-6, apartments; floors 2-3, office; floor 1, retail)	N/A

OFFICE & GEN. BUSINESS

<i>CGI Expansion Project</i>	(Gut rehab of Gateway & Atrium buildings,)	\$50 million
<i>Hyatt Regency Rochester</i>	(Renovation done by 6/17, new Morton's Steakhouse in 9/17)	\$18.5 million
<i>3 City Center</i>	(New M&T offices, building upgrades, retail/restaurant space)	\$8.5 million
<i>Riverfront Building, Corn Hill Landing</i>	(New 50,000 s.f., 4- to 5-story office bldg; 2016 const. start)	\$7 million
<i>200 East Main Street</i>	(Conversion of former McCrory's to office use.)	\$6.4 million
<i>Northside Furniture Building</i>	(Office & retail conversion project in Grove Place Nbhd.)	\$6 million
<i>Kirstein Building</i>	(Renovation of 8,000 SF of office space for D4)	\$4.8 million
<i>Legacy Tower</i>	(Building upgrades by Buckingham Properties)	\$4 million
<i>180 Charlotte St. (former Isaac Heating)</i>	(Building upgrades for undisclosed tenant)	\$1.1 million
<i>One East Avenue</i>	(Building & common area improvements, tenant build-outs)	\$600,000

HOUSING/MIXED-USE

<i>The Sibley Building</i>	(Winn Devel. bought in Nov. '12 for multi-use conversion)	\$200 million
<i>The Metropolitan</i>	(Planned conversion of upper 1/2 to 125 housing units)	\$35.4 million
<i>Inner Loop Redevelopment, Site #2</i>	(Morgan Management/Christa market rate housing project)	\$27 million
<i>Alexander Park, North Campus</i>	(300 hsg. units, 150K. s.f. office space, retail, parking garage)	\$25 million
<i>Court Street Apartments</i>	(Morgan Mgmt.'s new constr. of 119 luxury, riverfront apts.)	\$25 million
<i>Cox Building</i>	(Residential conversion to 80 lofts & 9K. of commercial)	\$18 million
<i>Charlotte Square + Inner Loop Site #1</i>	(New const. of 10 townhomes + 49 affordable units)	\$12 million+
<i>Alliance Building</i>	(Planned conversion to 130 mid-range apartments)	\$18 million
<i>Terminal Building</i>	(Planned conversion to 71 housing units)	\$9.1 million
<i>Columbus Building</i>	(Conversion to 54 apts & mixed-use)	\$10 million
<i>88 Elm Street</i>	(Conversion to 36 apts. & commercial space)	\$10 million
<i>North Plymouth Terrace</i>	(Three-phased construction of 24 condos & comm. building)	\$7 million
<i>Woodbury Place</i>	(Conversion of 3 loft-style bldgs. into 44 units in 2 phases)	\$7 million
<i>Hiram Sibley Building</i>	(Planned conversion to housing and mixed-use)	\$7 million
<i>350 East Avenue</i>	(13 apts., Metro Co-Work, office & retail space)	\$1.7 million
<i>350-360 State Street</i>	(1st floor retail, (3) 2 story lofts w/decks, & (2) 1 bed apts.)	\$1.1 million

STREETS & PUBLIC PROPERTIES

<i>Inner Loop Fill-In</i>	(September '14 start, three-year completion)	\$23.6 million
<i>Broad Street Aqueduct Bridge Project</i>	(Spring '16 construction start; subst. compl. by early 2017)	\$6 million
<i>Promenade at Erie Harbor Park</i>	(26-ft. wide pedestrian promenade & 200-ft. pedestr. bridge)	\$4.7 million
<i>Main Street Streetscape & Wayfinding</i>	(2053 parking spaces & sidewalk infrastructure improvements)	\$4.5 million
<i>Roc City Skate Park</i>	(Fundraising underway for new location on river downtown)	\$2 million
<i>Rundel Library Improvements</i>	(Private investment in Local Hist. Div & Master plan Phase II)	\$1.075 million
<i>Beebe Station Demolition/Remediation</i>	(Work started in July 2014)	N/A

2017 TOTAL

\$914.2 million