Town Center
Proposed Phase V

September 11, 2012
Town Center Master Plan

Phase IV

Phase V
Phase V – Fact Sheet

Private Sector Components in Phase V include...

Block 11

• 174,000-sq. ft. Office
• 267 Apartments
• 18,000-sq. ft. Retail

Public Sector Components in Phase V include...

Block 11

• 875-space Parking Garage
• Streetscapes
Hampton University College of Virginia Beach Expansion Highlights

- Total Expansion – 16,551 SF to a total of 40,056 SF
- Projected Number of Students – 350
- 55 Additional Course Offerings
  - Nursing
  - Education
  - Engineering (Aviation)
  - International Studies
  - Liberal Studies (Criminal Justice)
  - General Studies
  - Hotel/Restaurant Management
  - Religious Studies
Clark Nexsen

A Commitment to Providing Superior Architectural & Engineering Services to its Clients & Recognized as Leaders in the Design Profession

• Established in 1920, Firm has been in continuous operation for 90 years
• Award Winning Architectural Firm
• Nine Offices in Four States
• 550 U.S. Based Employees
  – 350 will relocate to Virginia Beach
    • Will occupy ± 80,000-sq. ft. in the new tower
    • $75,000 average employee salary
• Specializes in Commercial, Offices, Government, College & University, Recreational, Manufacturing and Land Planning Projects
• Recognized as one of America’s leading Architectural & Design Firms
  – Top 200 National Design Firms by Engineering News Record
Apartment Rendering
Town Center

Town Center Virginia Beach
### Summary of the Town Center Project Financial Plan Phase I, Phase II, Phase III And New Proposed Phase V (millions of dollars)

<table>
<thead>
<tr>
<th></th>
<th>Phase I</th>
<th>Phase II</th>
<th>Phase III</th>
<th>Total Phases I - III</th>
<th>Phase V (projected)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Investment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Parking Garages – TIF Funded</td>
<td>$22.50</td>
<td>$18.10</td>
<td>$16.90</td>
<td>$57.50</td>
<td>$18.00</td>
<td>$75.50</td>
</tr>
<tr>
<td>Meeting Space, Connector, &amp; Land – TIF Funded</td>
<td>$0.50</td>
<td></td>
<td>$9.90</td>
<td>$10.40</td>
<td></td>
<td>$10.40</td>
</tr>
<tr>
<td>Infrastructure – CIP/EDIP Funded</td>
<td>$6.30</td>
<td>$7.70</td>
<td>$1.70</td>
<td>$15.70</td>
<td>$1.00</td>
<td>$16.70</td>
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<tr>
<td><strong>Total Garage and Infrastructure - Public</strong></td>
<td><strong>$29.30</strong></td>
<td><strong>$25.80</strong></td>
<td><strong>$28.50</strong></td>
<td><strong>$83.60</strong></td>
<td><strong>$19.00</strong></td>
<td><strong>$102.60</strong></td>
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<tr>
<td><strong>Total Private Investment:</strong></td>
<td><strong>$95.00</strong></td>
<td><strong>$97.00</strong></td>
<td><strong>$173.00</strong></td>
<td><strong>$365.00</strong></td>
<td><strong>$70.40</strong></td>
<td><strong>$435.44</strong></td>
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<tr>
<td><strong>Public Private Ratio</strong></td>
<td>1:3.2</td>
<td>1:3.8</td>
<td>1:6.1</td>
<td>1:4.4</td>
<td>1:3.7</td>
<td>1:4.2</td>
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<tr>
<td><strong>Completion Dates</strong></td>
<td>Fall 2003</td>
<td>Winter 2005</td>
<td>Fall 2007</td>
<td>Summer 2014</td>
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Funding The Public Portion

The VBDA will own the garage and issue Public Facility Revenue Bonds to acquire it.

A TIF Special Revenue Fund was created in 2000 to accumulate incremental real estate taxes paid by property within the TIF District and pay debt service for public parking garages and related infrastructure.

The TIF Fund will support the payment of debt service on the bonds issued for Phase V, provided the following occurs:

1. General assessments/expected TIF revenue meet projections (2% after FY-14)
2. Developer payments or additional taxable development generate generally level stream of income to TIF aggregating to $3.0M over 9 years
3. EDIP fund reimburses TIF $2.5M used for acquisition of Beacon Land
# Business Taxes Generated Within the Core Area of the CBD

South TIF District

<table>
<thead>
<tr>
<th>Type of Tax</th>
<th>FY-2005</th>
<th>FY-2006</th>
<th>FY-2007</th>
<th>FY-2008</th>
<th>FY-2009</th>
<th>FY-2010</th>
<th>FY-2011</th>
<th>Total</th>
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<tbody>
<tr>
<td>Business License</td>
<td>$735,204</td>
<td>$840,825</td>
<td>$922,049</td>
<td>$1,531,582</td>
<td>$1,233,412</td>
<td>$1,031,408</td>
<td>$1,017,683</td>
<td>$7,312,163</td>
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<td>Business Property</td>
<td>233,634</td>
<td>346,107</td>
<td>396,849</td>
<td>459,920</td>
<td>488,441</td>
<td>512,452</td>
<td>543,806</td>
<td>$2,981,209</td>
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<tr>
<td>Trustee Taxes</td>
<td>1,653,635</td>
<td>2,436,041</td>
<td>2,722,755</td>
<td>3,409,303</td>
<td>3,787,405</td>
<td>3,653,831</td>
<td>3,942,810</td>
<td>$21,605,780</td>
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<tr>
<td>General Sales</td>
<td>440,202</td>
<td>536,114</td>
<td>567,921</td>
<td>601,962</td>
<td>676,243</td>
<td>645,569</td>
<td>654,584</td>
<td>$4,122,595</td>
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<td>Total</td>
<td>$3,062,675</td>
<td>$4,159,087</td>
<td>$4,609,574</td>
<td>$6,002,767</td>
<td>$6,185,501</td>
<td>$5,843,260</td>
<td>$6,158,883</td>
<td>$36,021,747</td>
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Next Steps

• Public Comment ➔ September 18
• City Council Consideration ➔ October 9
  – Term Sheet / Development Agreement
• Start Construction ➔ February 2013
• Complete Construction ➔ July 2014