

B | BAYOU PHOENIX

PUBLIC MEETING FORMER SIX FLAGS REDEVELOPMENT PLAN

Bayou Phoenix LLC, the private development team selected to redevelop the site of the former Six Flags / Jazzland in New Orleans East presents the master plan to the public.



TKTMJ

THOMAS TUBRE

Henry Consulting

TROY HENRY

TKTMJ

MICHAEL TUBRE

BAYOU PHOENIX DEVELOPERS

An introduction by the
Bayou Phoenix Developers

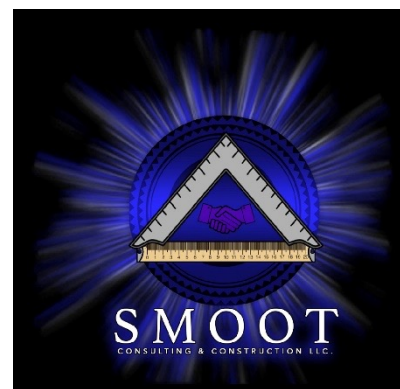


27 March 2023

Bayou Phoenix
Information Forum

LOCAL DBE TEAM

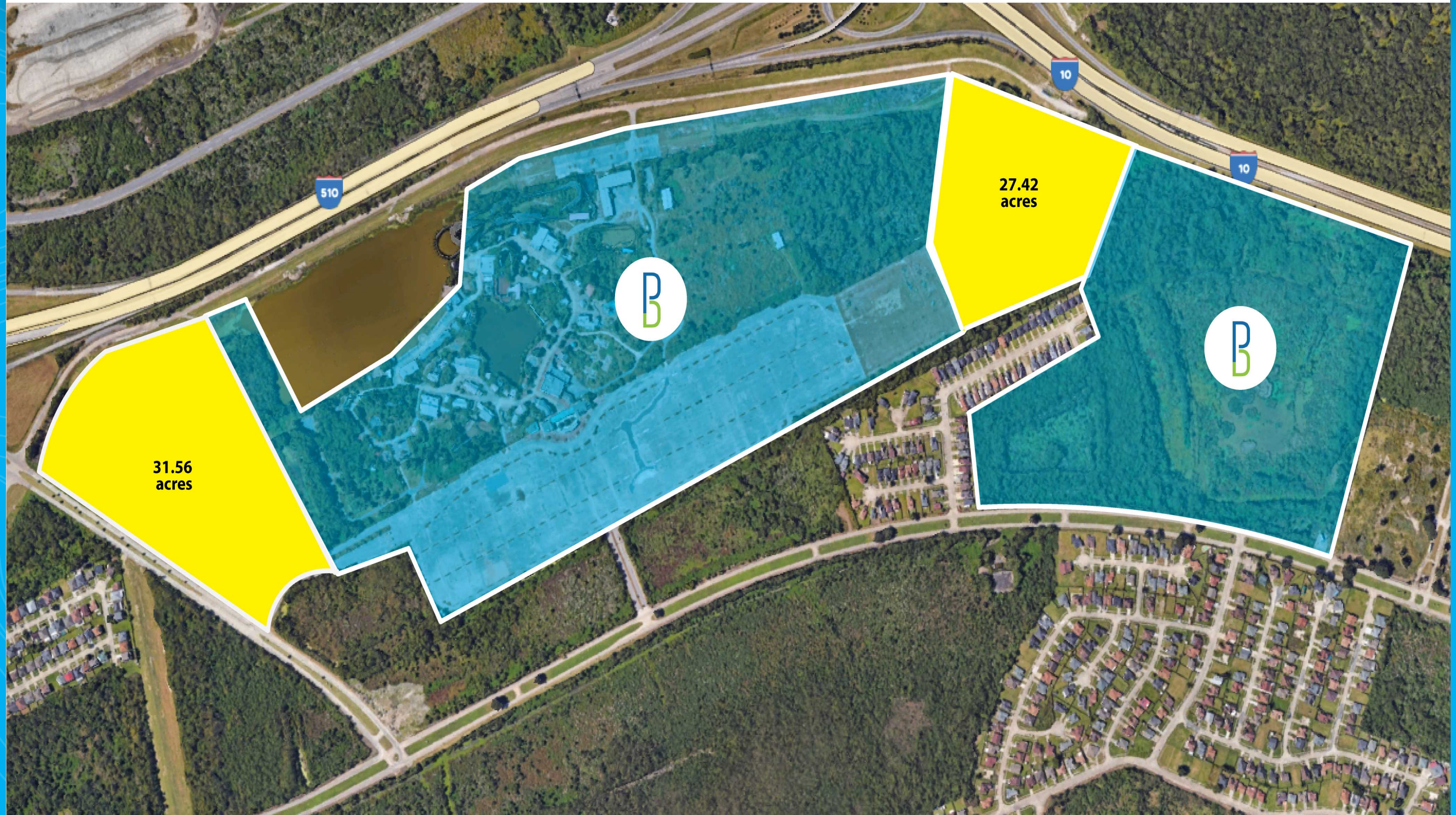
40% DBE GOAL



CURRENT SITE



PROJECT FOOTPRINT



EASTOVER PLAN



PROJECT INFO

CURRENT INVESTMENT
\$1 MILLION

- FEASIBILITY STUDIES
- ASSESSMENTS
- LABOR & TRAVEL
- NEGOTIATING DEFINITIVE AGREEMENTS WITH THE CITY

2-STEP PROCESS

- CEA / DEVELOPMENT AGREEMENT
- LONG-TERM LEASE

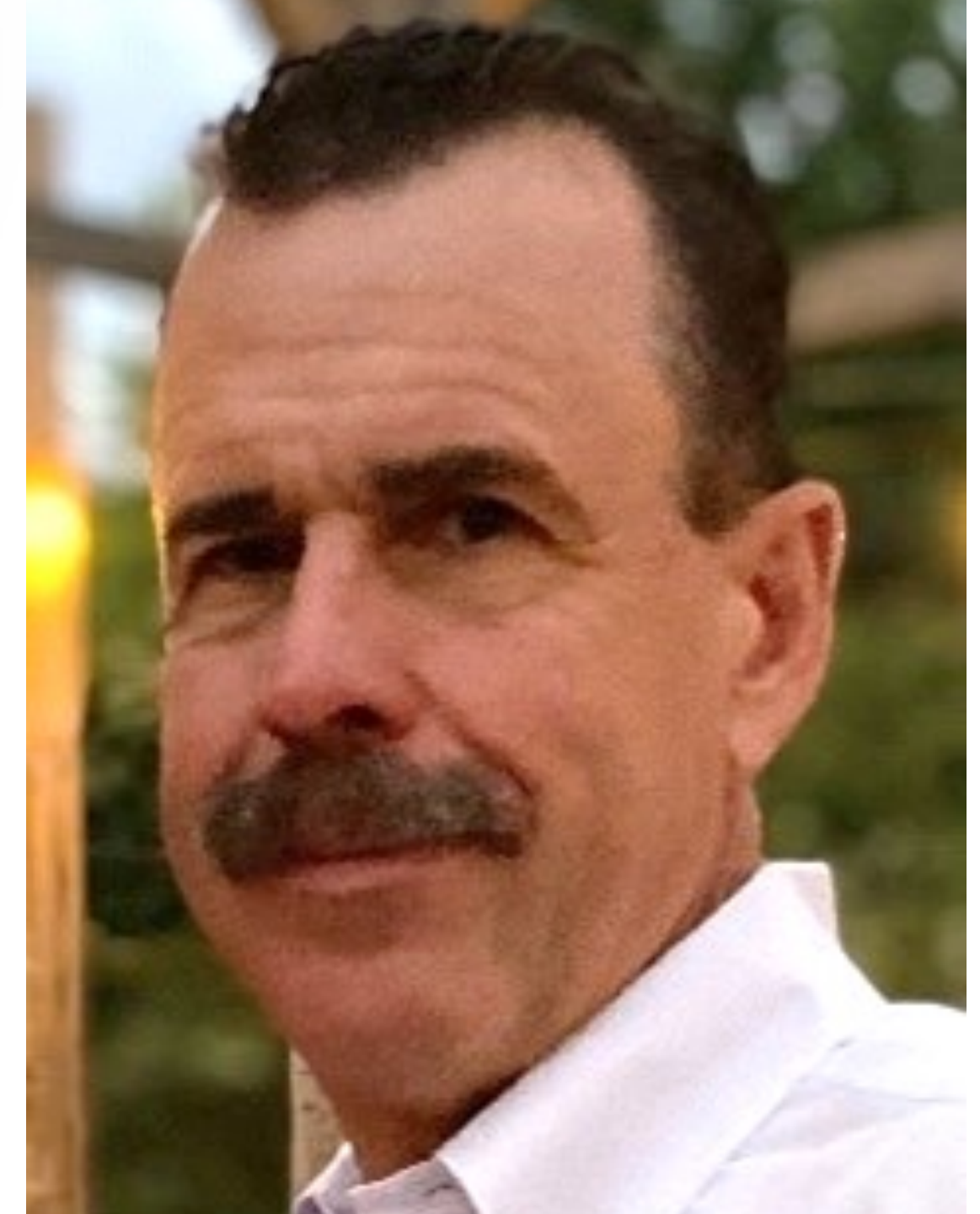
PRIMARY SOURCE OF INFORMATION

BayouPhoenix.com

SPORTS & RECREATION PRESENTATION

Pinnacle Indoor Sports

NORM GILL



MANAGING PARTNER

Pinnacle Indoor is a niche consultancy focused on the development and operations of indoor and outdoor sports complexes. Established in 2000, the firm has conducted over 500 market feasibility studies and has or is currently developing over 125 facilities equating to over 2,000,000 sf of space.

Eastern Sports Management (ESM) – Strategic Partner Founded in 2005, ESM owns its own facilities, manages facilities on behalf of other private owners, and is engaged in public/private partnerships with Cities and Counties for the development and operation of publicly-owned sports assets.



LATEST DATA FROM SPORTS EVENTS AND TOURISM ASSOCIATION (SPORTS ETA)

U.S. sports travelers, event organizers and venues spent \$39.7 billion in direct spending in 2021. That spending generated a total economic impact of \$91.8 billion, which supported 635,000 total jobs and resulted in \$12.9 billion in total tax revenues. That total includes transportation, lodging and food/beverage purchases.

Approximately 175 million people traveled to a sports event in the United States in 2021, either as a participant or a spectator.

The total number of 175 million sports travelers in 2021 was only 2.6% lower than the high-water mark established in 2019.

The lodging sector accounted for 21% of all sports-related travel spending. In 2021, sports-related travel generated 66.5 million room nights – which is an important factor, given that hotel taxes are a primary funding source for many entities.



SPORTS COMPLEX EXAMPLES



MARKET FEASIBILITY STUDY EXECUTED SPRING OF 2022

— Significant demand for regional tournament facilities indoors and outdoors

— Easy travel to New Orleans in the 1-5 hour “donut”

— Interviews with tournament promoters and national governing bodies all positive for location

— Creating a one stop hospitality, lodging and sports center only comparable to Disney World



OUTDOOR

30 acres of athletic fields

ALL athletic fields are state of the art, next generation synthetic turf

AMENITIES INCLUDE

FIFA size soccer fields

Regulation little league fields
NCAA softball fields

Fields accommodate lacrosse,
football, rugby, etc.

All fields are illuminated with
professional level lights

Permanent structures for food
service and restrooms

4 acres of shade structures

Parking for over 3,000 vehicles

INDOOR

185,000 sf under roof

8 - state of the art NBA level
hardwood courts

16 - regulation volleyball courts

1 - Championship arena
courts with seating

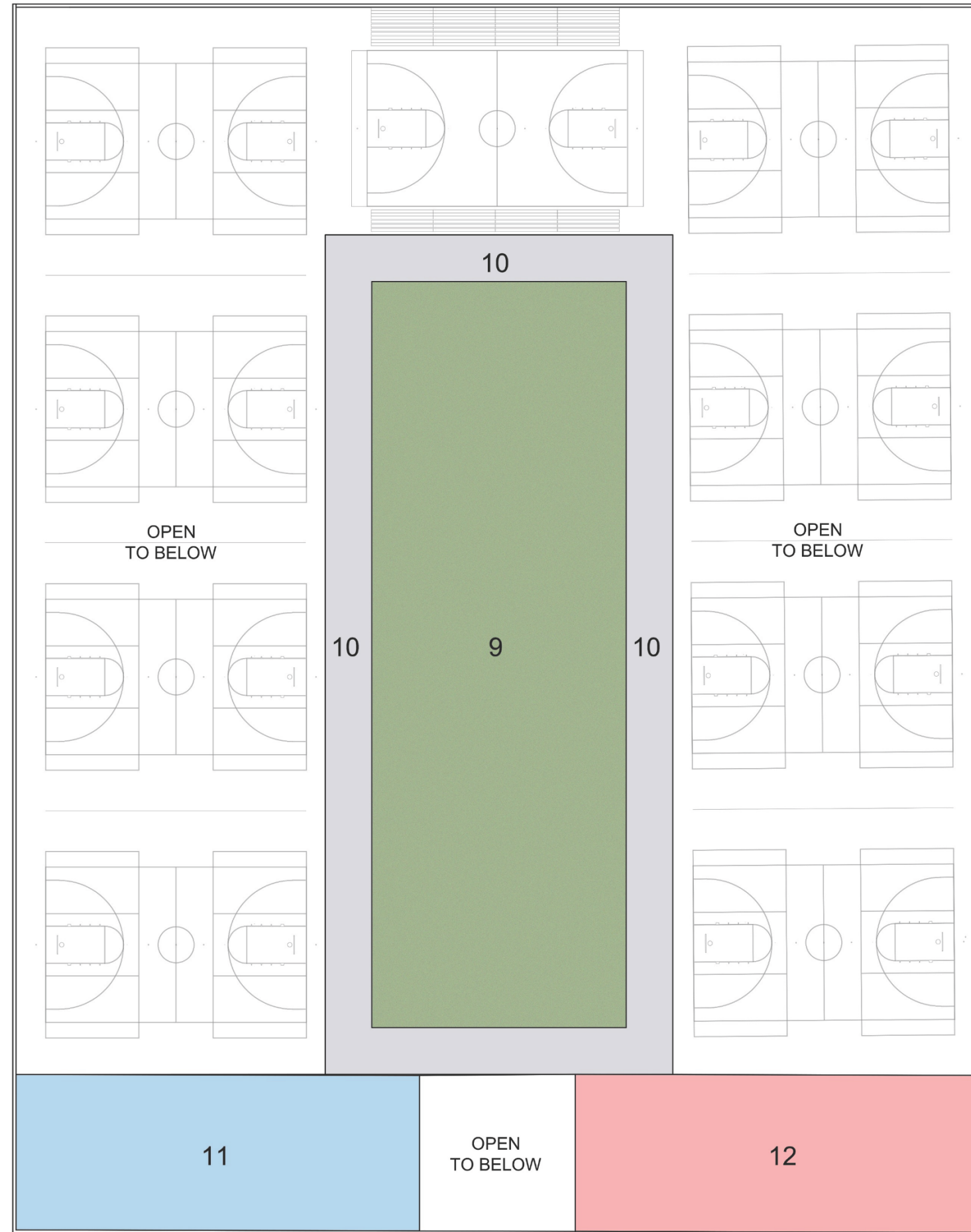
12,000 sq. ft. of retail

15,000 sq. ft. of
performance training

Restaurant quality food
and beverage



BAYOU PHOENIX SPORTS COMPLEX



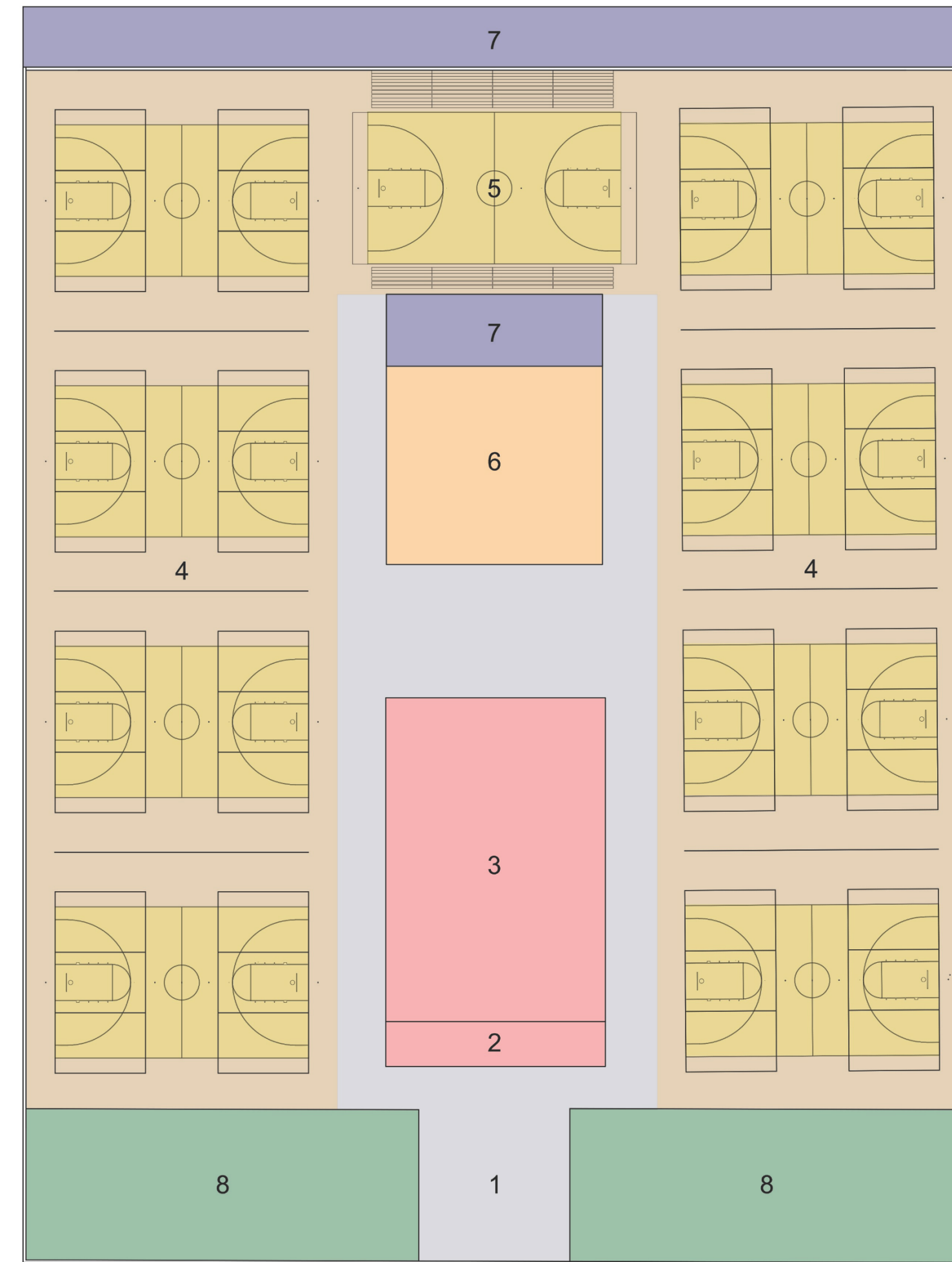
CONCEPTUAL SECOND FLOOR PLAN
43,000 SF

FLOOR 01 LEGEND

1. LOBBY
2. RECEPTION
3. FOOD SERVICE & SEATING
4. VOLLEYBALL AND BASKETBALL COURTS
5. COURT WITH SPECTATOR SEATING
6. RESTROOMS & LOCKER ROOMS
7. BUILDING STORAGE
8. FUTURE TENANT (6,000 SF)

FLOOR 02 LEGEND

9. SPECTATOR OVERFLOW
10. VIEWING MEZZANINE
11. SPECIALTY TRAINING
12. ADMINISTRATION OFFICES
CONFERENCE ROOMS AND RESTROOMS



CONCEPTUAL FIRST FLOOR PLAN
128,000 SF

OUTDOOR COMPLEX - 39 TOTAL WEEKENDS

13 LITTLE LEAGUE EVENTS ON 8 FIELDS

13 SOCCER EVENTS (11V11) ON 4 FIELDS

13 YOUTH OR FASTPITCH SOFTBALL EVENTS
ON 8 FIELDS

INDOOR COMPLEX - 32 TOTAL WEEKENDS

16 BASKETBALL EVENTS ON 8 COURTS

16 VOLLEYBALL EVENTS ON 16 COURTS

QUALIFIERS:

1. THIS MODEL ASSUMES ATTENDEES ARE TRAVELING 1-4 HOURS TO AN EVENT AND STAYING OVERNIGHT.

2. WE ARE ASSUMING EACH EVENT WILL BE UTILIZED ON FULL SIZE FIELDS AND COURTS.

3. THIS MODEL DOES NOT CONSIDER EVENTS THAT CAN TARGET YOUNGER AGE GROUPS WHICH WILL DIVIDE THE ASSTS THUS GAINING MORE PLAYERS AND AVERAGE SPECTATORS ACCOMPANYING PLAYERS AND COACHES.

4. THE MODEL DOES NOT SHOW THE OTHER OPPORTUNITIES THAT THE COMPLEX CAN OPERATE SUCH AS, WEEK-LONG TOURNAMENTS, RESIDENTIAL SPORTS CAMPS OR NON-SPORTS EVENTS.

4 MULTIPURPOSE FIELDS:

ANNUAL OUT-OF-TOWN VISITORS DUE TO WEEKEND TOURNAMENTS

(A) Number of sports tournament weekends – **13**

(B) Average number of teams participating per tournament weekend – **40**

(C) Average number of players and coaches per team – **20**

(D) Average spectators accompanying players/coaches – **1.5**

ANNUAL OUT-OF-TOWN TOURNAMENT VISITORS - 26,000

8 BASKETBALL COURTS:

ANNUAL OUT-OF-TOWN VISITORS DUE TO WEEKEND TOURNAMENTS

(A) Number of sports tournament weekends – **16**

(B) Average number of teams participating per tournament weekend – **96**

(C) Average number of players and coaches per team – **12**

(D) Average spectators accompanying players/coaches – **1.5**

ANNUAL OUT-OF-TOWN TOURNAMENT VISITORS - 46,080

8 BASEBALL LL / SOFTBALL FIELDS:

ANNUAL OUT-OF-TOWN VISITORS DUE TO WEEKEND TOURNAMENTS

(A) Number of sports tournament weekends – **26**

(B) Average number of teams participating per tournament weekend – **64**

(C) Average number of players and coaches per team – **16**

(D) Average spectators accompanying players/coaches – **1.5**

ANNUAL OUT-OF-TOWN TOURNAMENT VISITORS - 66,560

16 VOLLEYBALL COURTS:

ANNUAL OUT-OF-TOWN VISITORS DUE TO WEEKEND TOURNAMENTS

(A) Number of sports tournament weekends – **13**

(B) Average number of teams participating per tournament weekend – **96**

(C) Average number of players and coaches per team – **12**

(D) Average spectators accompanying players/coaches – **1.5**

ANNUAL OUT-OF-TOWN TOURNAMENT VISITORS - 37,440

ANNUAL ECONOMIC IMPACT

TOTAL ATTENDEES
176,080

AVG IN ROOM
3

TOTAL HOTEL NIGHTS
58,693



BAYOU PHOENIX SPORTS CENTER FACTS

INDOOR

- 185,000 SF UNDER ROOF
- 8 - STATE OF THE ART NBA LEVEL HARDWOOD COURTS
- 16 - REGULATION VOLLEYBALL COURTS
- 1 - CHAMPIONSHIP ARENA COURTS WITH SEATING
- 12,000 SQ. FT. OF RETAIL
- 15,000 SQ. FT. OF PERFORMANCE TRAINING
- RESTAURANT QUALITY FOOD AND BEVERAGE

OUTDOOR

- 30 AC OF ATHLETIC FIELDS
- ALL ATHLETIC FIELDS ARE STATE OF THE ART, NEXT GENERATION SYNTHETIC TURF
- AMENITIES INCLUDE
 - FIFA size soccer fields
 - Regulation little league fields
 - NCAA SOFTBALL FIELDS
 - Fields accommodate lacrosse, football, rugby, etc.
- ALL FIELDS ARE ILLUMINATED WITH PROFESSIONAL LEVEL LIGHTS
- PERMANENT STRUCTURES FOR FOOD SERVICE AND RESTROOMS
- 4 ACRES OF SHADE STRUCTURES
- PARKING FOR OVER 3,000 VEHICLES

PROGRAMMING

• NATIONAL AND REGIONAL

- Tournaments, camps, combines:
 - Soccer
 - Lacrosse
 - Baseball/Softball
 - Football
 - Rugby
 - Basketball
 - Volleyball
 - Futsal
 - Wrestling
 - Cheerleading/Dance
 - Small trade shows/expos

• LOCAL

- Leagues
- Camps
- Clinic
- Rental for team practice

SUMMARY

— One stop hospitality, lodging and sports facility development

— Centrally located east/west in US

— Easy travel by auto or air

— Other city entertainment options

— Reasonably priced economy

HOTEL ARCADE WATER PARK

MARKET FEASIBILITY STUDY



H&LA

DAVID SANGREE



MAI, CPA, ISHC

As an expert in the hospitality and leisure fields, David analyzes hotels, resorts, water parks, amusement parks, conference centers, ski resorts, casinos, and golf courses. He has prepared more than 3,000 market and financial feasibility studies, appraisals, economic impact studies, operational reviews, and site selection studies in 49 states along with Canada, Caribbean, and internationally.



HOTEL & LEISURE ADVISORS

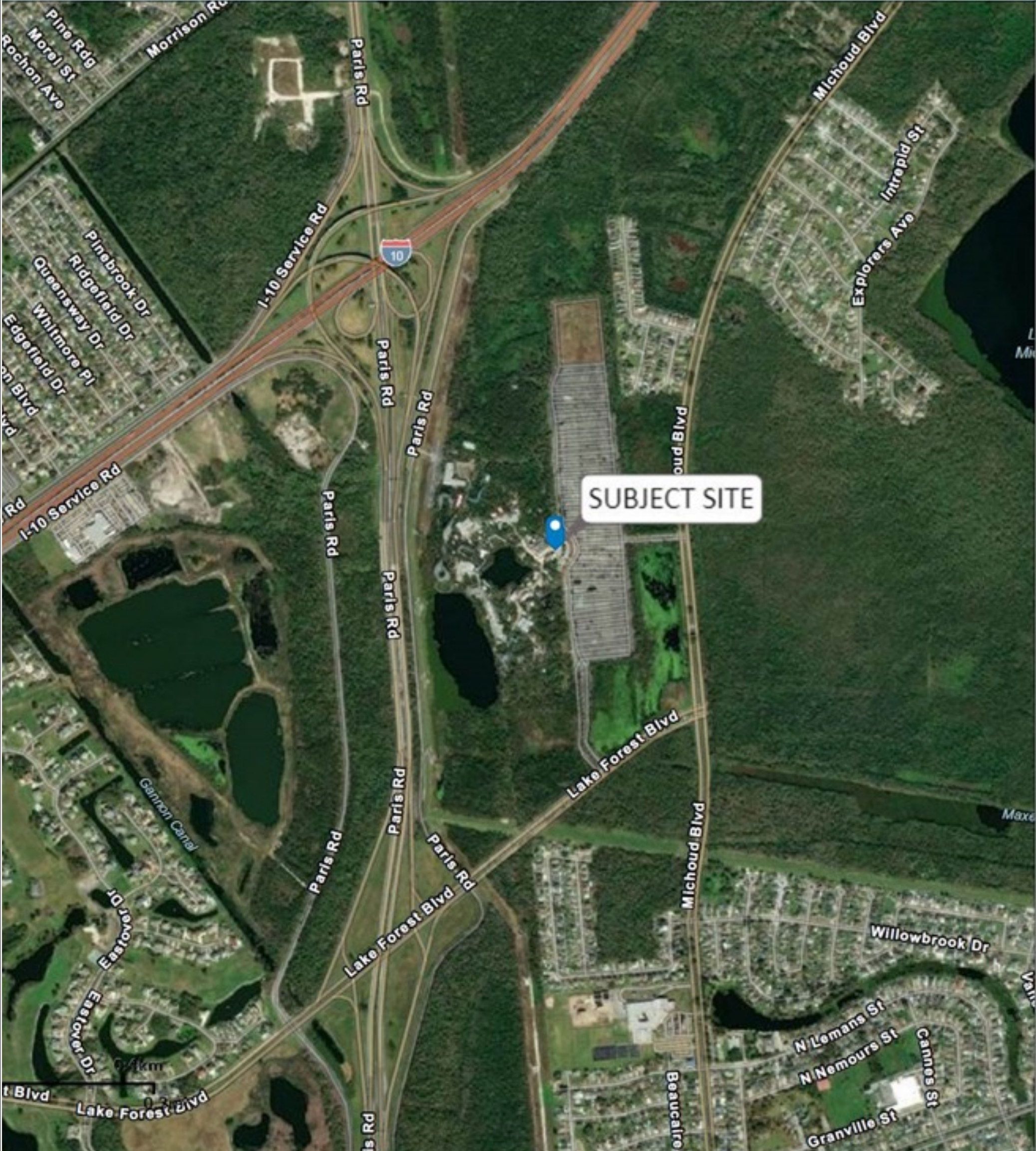
PROJECT SCOPE

- Evaluated the subject site and its relationship to potential demand generators as well as its attributes relative to the lodging and water park competitors.
- Interviewed representatives of the local convention and visitor's bureau, assessor's office, and economic development officials
- Interviewed managers or owners of competitive hotel or resort properties; representatives of various hotel chains to determine performance of area hotels and proposed new supply additions; managers of indoor water park resorts across the country; representatives of area attractions to determine usage and new supply additions.
- Consulted various agencies and databases for demographic data, land use policies and trends, growth estimates, and employment data.
- Completed a physical inspection of the subject property and the area.

We estimated operating revenues utilizing market data relative to industry standards and comparable properties in the subject area. We estimated expense levels based upon industry standards and operating histories of similar properties.



SUBJECT SITE



INDOOR WATER PARK HOTEL ROOMS

180-MILE RADIUS



Ratio of Family Households to Indoor Waterpark Hotel Rooms within 180 Miles of New Orleans, Wisconsin Dells & Sandusky

	New Orleans	Wisconsin Dells	Sandusky
2021 Est. Family Households, 180-mile radius	1,635,508	4,291,988	6,550,988
Number of Existing and Under-Construction Hotels with Indoor Waterparks	1	32	8
Total Rooms	200	8,977	2,762
Family Households per Indoor Waterpark Hotel Room	8,178	478	2,372

Sources: ESRI, Hotel & Leisure Advisors

RECOMMENDED FACILITIES

Recommended Facility

Proposed Water Park Resort - New Orleans

Number of Units	400
Hotel 1 - Independent Resort	300
Hotel 2 - Franchised Hotel	100

Overall Room Mix	Units	Room Breakdown %	Size (S.F.)
Double-Queen	200	50%	350-450
King	70	18%	350-450
Suites	130	33%	600-800

Franchise Recommendations for Hotel 2

SpringHill Suites
Atwell Suites
Home2 Suites

Meeting Rooms	Square Feet	Banquet Capacity
Ballroom (divisible into 5 rooms)	6,000	500
Junior ballroom (divisible into 3 rooms)	4,000	330
Breakout rooms	3,000	
Pre-Function space	2,000	
Total square feet	15,000	830

Food and Beverage Outlets

Family-style restaurant with buffet option
Speciality restaurant
Swim-up bar and dry bar overlooking surf machine
Coffee shop
Candy, ice cream, and sweets shop



RECOMMENDED FACILITIES

Recommended Facility

Proposed Water Park Resort - New Orleans

Water Park Features

Indoor water park (square feet)

Outdoor water park

Lockers

Cabanas (15 indoors & 10 outdoors)

Additional Revenue Centers

Retail

Family entertainment center and adventure park

Spa

Amenities included in resort fee (\$30 daily per room)

Business center

High-speed Internet

Fitness room

Water park towel and life jacket use

Water bottles (2 per room)

Parking

Family activities

Source: Hotel & Leisure Advisors

Sizing

60,000

Five-acres

400

25

Square Feet

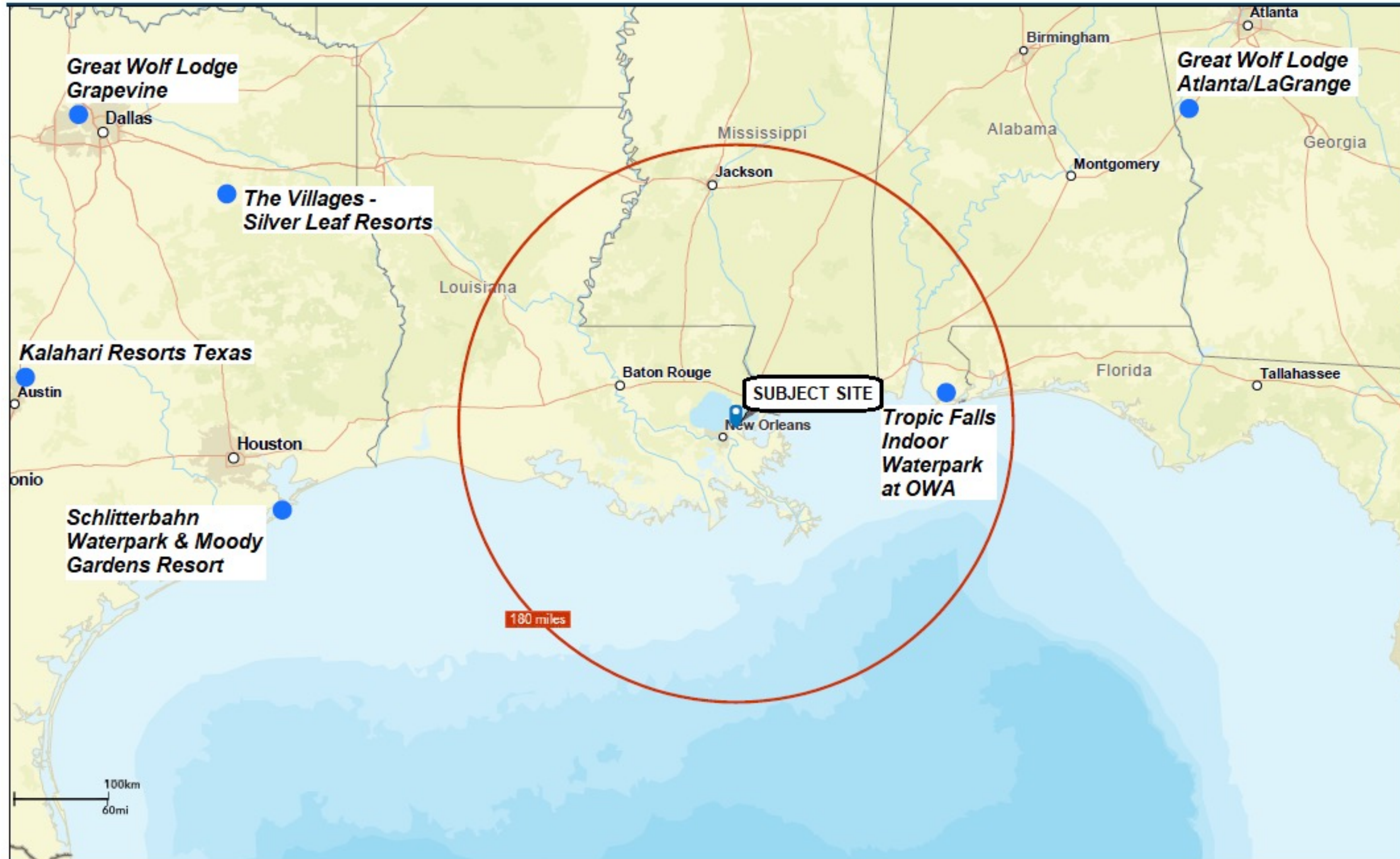
3,000

40,000

5,000



INDOOR WATER PARK RESORTS IN REGION



INDOOR WATER PARK

REGIONAL COMPETITIVE SUPPLY



Competitive Supply Performance Indicators

Hotel #	Property	Market Segmentation			2019 Estimated Performance		
		Commercial	Group	Leisure	Occupancy	ADR	RevPAR
1	Great Wolf Lodge Williamsburg	0%	5%	95%	80 - 90%	\$250 - \$275	\$200 - \$225
2	Great Wolf Lodge Concord	0%	10%	90%	70 - 80%	\$250 - \$275	\$200 - \$225
3	Great Wolf Lodge Atlanta LaGrange	0%	10%	90%	60 - 70%	\$250 - \$275	\$175 - \$200
4	Great Wolf Lodge Kansas City	0%	10%	90%	70 - 80%	\$225 - \$250	\$150 - \$175
5	Gaylord Texan Resort & Convention Center	2%	50%	48%	70 - 80%	\$175 - \$200	\$150 - \$175
6	Great Wolf Lodge Grapevine	0%	5%	95%	70 - 80%	\$275 - \$300	\$225 - \$250
7	Moody Gardens Hotel	0%	35%	65%	60 - 70%	\$150 - \$175	\$100 - \$125
8	Kalahari Resorts & Conventions Round Rock	0%	20%	80%	50 - 60%	\$325 - \$350	\$175 - \$200

Note: Kalahari Resorts Round Rock estimates are for 2021

Source: Hotel & Leisure Advisors

INDOOR WATER PARK

COMPETITIVE OPERATING PERFORMANCE



Competitors' Operating Performance										
Proposed Waterpark Resort - New Orleans										
Year	Annual Supply	% Change	Demand	% Change	Occupancy	% Change	ADR	% Change	RevPAR	% Change
2014	1,322,030		900,140		68.1%		\$217.28		\$147.94	
2015	1,322,030	0.0%	934,137	3.8%	70.7%	3.8%	\$226.18	4.1%	\$159.82	8.0%
2016	1,322,030	0.0%	969,455	3.8%	73.3%	3.8%	\$220.73	-2.4%	\$161.86	1.3%
2017	1,323,560	0.1%	971,915	0.3%	73.4%	0.1%	\$217.44	-1.5%	\$159.67	-1.4%
2018	1,504,261	13.7%	1,115,230	14.7%	74.1%	1.0%	\$217.53	0.0%	\$161.27	1.0%
2019	1,602,110	6.5%	1,217,412	9.2%	76.0%	2.5%	\$219.35	0.8%	\$166.68	3.4%
2020	1,345,732	-16.0%	558,225	-54.1%	41.5%	-45.4%	\$215.92	-1.6%	\$89.57	-46.3%
2021	1,960,415	45.7%	1,118,233	100.3%	57.0%	37.5%	\$269.61	24.9%	\$153.79	71.7%
Average	1,462,771	7.1%	973,093	11.1%	66.8%	0.5%	\$225.51	3.5%	\$150.07	5.4%
Year-to-Date through February										
2021	316,889		105,376		33.3%		\$218.61		\$72.70	
2022	316,889	0.0%	173,029	64.2%	54.6%	64.2%	\$242.14	10.8%	\$132.22	81.9%

Source: STR



DEMAND PENETRATION RATES & OCCUPANCY

Demand Penetration Rates and Occupancy

Proposed Waterpark Resort - New Orleans

	Forecasted					
	2025	2026	2027	2028	2029	2030
Room Nights by Segment						
Commercial	2,711	2,865	3,007	3,007	3,007	3,007
Group	14,721	15,896	16,837	16,837	16,837	16,837
Leisure	81,992	84,972	88,198	88,198	88,198	88,198
Total Occupied Room Nights	99,423	103,732	108,042	108,042	108,042	108,042
Percentage of Room Nights by Segment						
Commercial	2.7%	2.8%	2.8%	2.8%	2.8%	2.8%
Group	14.8%	15.3%	15.6%	15.6%	15.6%	15.6%
Leisure	82.5%	81.9%	81.6%	81.6%	81.6%	81.6%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Subject available rooms per day	400	400	400	400	400	400
Subject available rooms per year	146,000	146,000	146,000	146,000	146,000	146,000
Subject Property Projections						
Subject occupancy	68.1%	71.0%	74.0%	74.0%	74.0%	74.0%
Market share	6.1%	6.3%	6.4%	6.4%	6.4%	6.4%
Fair share	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%
Penetration	94.7%	96.9%	98.7%	98.7%	98.7%	98.7%
Market Occupancy	71.9%	73.4%	75.0%	75.0%	75.0%	75.0%

Source: Hotel & Leisure Advisors



B B AVERAGE DAILY RATE ANALYSIS

Average Daily Rate Analysis

First Year - 2025

	300-room Independent Hotel	100-room Franchise Hotel	Weighted Average
Commercial			
Percent of total rooms	0.0%	10.9%	2.7%
Average daily rate	\$0.00	\$140.00	\$140
Room nights	-	2,711	2,711
Total revenue	\$0	\$379,526	\$379,526
Group			
Percent of total rooms	14.8%	14.8%	14.8%
Average daily rate	\$160.00	\$160.00	\$160
Room nights	11,041	3,680	14,721
Total revenue	\$1,766,501	\$588,834	\$2,355,335
Leisure			
Percent of total rooms	85.2%	74.3%	82.5%
Average daily rate	\$310.00	\$210.00	\$287
Room nights	63,527	18,465	81,992
Total revenue	\$19,693,346	\$3,877,595	\$23,570,941
Annual Combined			
Occupancy	68.1%	68.1%	68.1%
Total room nights	74,568	24,856	99,423
Total rooms revenue	\$21,459,847	\$4,845,955	\$26,305,802
Average daily rate	\$288	\$195	\$265
RevPAR	195.98	\$132.77	\$180

Note: Totals may not add due to rounding

Source: Hotel & Leisure Advisors



WATER PARK REVENUE + ATTENDANCE

FORECASTED



Forecasted Waterpark Attendance and Revenue					
	2025	2026	2027	2028	2029
Proposed Waterpark Resort					
Subject property occupied rooms	99,423	103,732	108,042	108,042	108,042
Waterpark package occupied rooms	79,261	82,697	86,132	86,132	86,132
Forecasted attendance	317,046	330,787	344,529	344,529	344,529
Local residents and daily visitors					
Annual attendance	76,839	72,997	72,997	72,997	72,997
Average waterpark ticket price	\$45.00	\$46.13	\$47.28	\$48.46	\$49.67
Forecasted revenue	\$3,458,000	\$3,366,970	\$3,451,144	\$3,537,422	\$3,625,858
Total					
Waterpark attendance	393,884	403,783	417,526	417,526	417,526
Avg. Available capacity (2,241 / day)	817,904	817,904	817,904	817,904	817,904
Usage percentage	48.2%	49.4%	51.0%	51.0%	51.0%
Forecasted ticket revenue	\$3,458,000	\$3,367,000	\$3,451,000	\$3,537,000	\$3,626,000
Cabanas and locker rentals revenue	\$1,043,000	\$1,069,000	\$1,096,000	\$1,123,000	\$1,151,000
Total revenue	\$4,501,000	\$4,436,000	\$4,547,000	\$4,660,000	\$4,777,000
Forecasted attendance per IWP square foot	6.6	6.7	7.0	7.0	7.0
Demand sources					
Proposed Waterpark Resort	80.5%	81.9%	82.5%	82.5%	82.5%
Daily visitors	19.5%	18.1%	17.5%	17.5%	17.5%

Note: Waterpark has 60,000 square feet

Source: Hotel & Leisure Advisors

B VALUE AS COMPLETED & AS STABILIZED

We analyzed the potential value for the hotel or resort utilizing a 11.0% discount rate and a 9.0% terminal capitalization rate, which indicated the following valuation:

As Completed: \$196,700,000 or \$491,750 per available hotel room.

As Stabilized: \$207,800,000 or \$519,500 per available hotel room.



WATER PARK PLANS



Murphys Waves

NEIL WALSH



MURPHYS WAVES

Founded in 1994 in Glasgow, Scotland, the company has been involved in some of the world's most iconic water park projects, working with companies like Universal Studios, Disney and Atlantis Resorts to develop some of the most prestigious water parks and resorts around the world. With a truly global footprint, Murphys Waves are ideally placed to analyze, create and implement industry trends, ensuring that our projects benefit from the finest design principles and technologies.



COMPANY BIO

WAVES

- COMPANY ESTABLISHED IN 1994.
- HEADQUARTERED IN GLASGOW, SCOTLAND.
- SPECIALISING IN DESIGN & DEVELOPMENT OF WATER PARKS & WATER PARK ATTRACTIONS.
- MANUFACTURER OF WAVE MACHINES, SURFING SIMULATORS, ACTION RIVERS & MUCH MORE!
- EXPERTS IN CONCEPT DESIGN, MASTER PLANNING & WATER FILTRATION DESIGN.
- AWARD WINNING PROJECTS, RECOGNISED BY INDUSTRY LEADERS.
- GLOBAL FOOTPRINT

OVER 500+ PROJECTS WORLDWIDE & 30 YEARS' EXPERIENCE



SOME OF OUR CLIENTS

UNIVERSAL STUDIOS

DISNEY

MGM

SIX FLAGS

SEAWORLD

ATLANTIS RESORTS

LEGOLAND

SOME OF OUR PREVIOUS PROJECTS

VOLCANO BAY – voted USA's No.1 water park

SIAM PARK – voted World's No.1 water park 10 years running by Trip Advisor!

BAY BAY – voted Caribbean's Leading water park by World Travel Awards.

ATLANTIS RESORTS DUBAI – voted World's Leading water park 2022 by World Travel Awards

RULANTICA – Europe's No.1 indoor water park



**OUR VISION – WORLD CLASS DESIGN
& ICONIC ATTRACTIONS**



OUR VISION – INCLUSIVE, UNFORGETTABLE FAMILY EXPERIENCES

WAVES



LEGEND

1. RENTAL CABANA AREA
2. WAVE POOL STAGE
3. F&B AREA
4. LAKE BOARDWALK
5. INDOOR WATER PARK FACILITIES

OUTDOOR ATTRACTIONS:

- A. POINT BREAK WAVE POOL
- B. WAVE PLAY WAVE POOL
- C. SURF AIR 180
- D. ACTION RIVER
- E. LARGE AQUA PLAY STRUCTURE
- F. KIDS SLIDES
- G. FAMILY SLIDE COMPLEX
- H. TUBE SLIDE COMPLEX
- J. CHILDREN'S SPRAY TOY ZONE

INDOOR ATTRACTIONS:

- K. FAMILY WAVE POOL
- L. INDOOR ACTION RIVER
- M. SMALL AQUA PLAY STRUCTURE
- N. INDOOR SLIDE COMPLEX

RETAIL & DINING

The Retail Coach

CHARLES PARKER



PROJECT DIRECTOR

The Retail Coach is the nation's premier retail consulting, market research, and development firm. For over 20 years, we have provided the research, relationships, and strategies needed to drive new retail developments in over 650 communities and 40 states across the US.

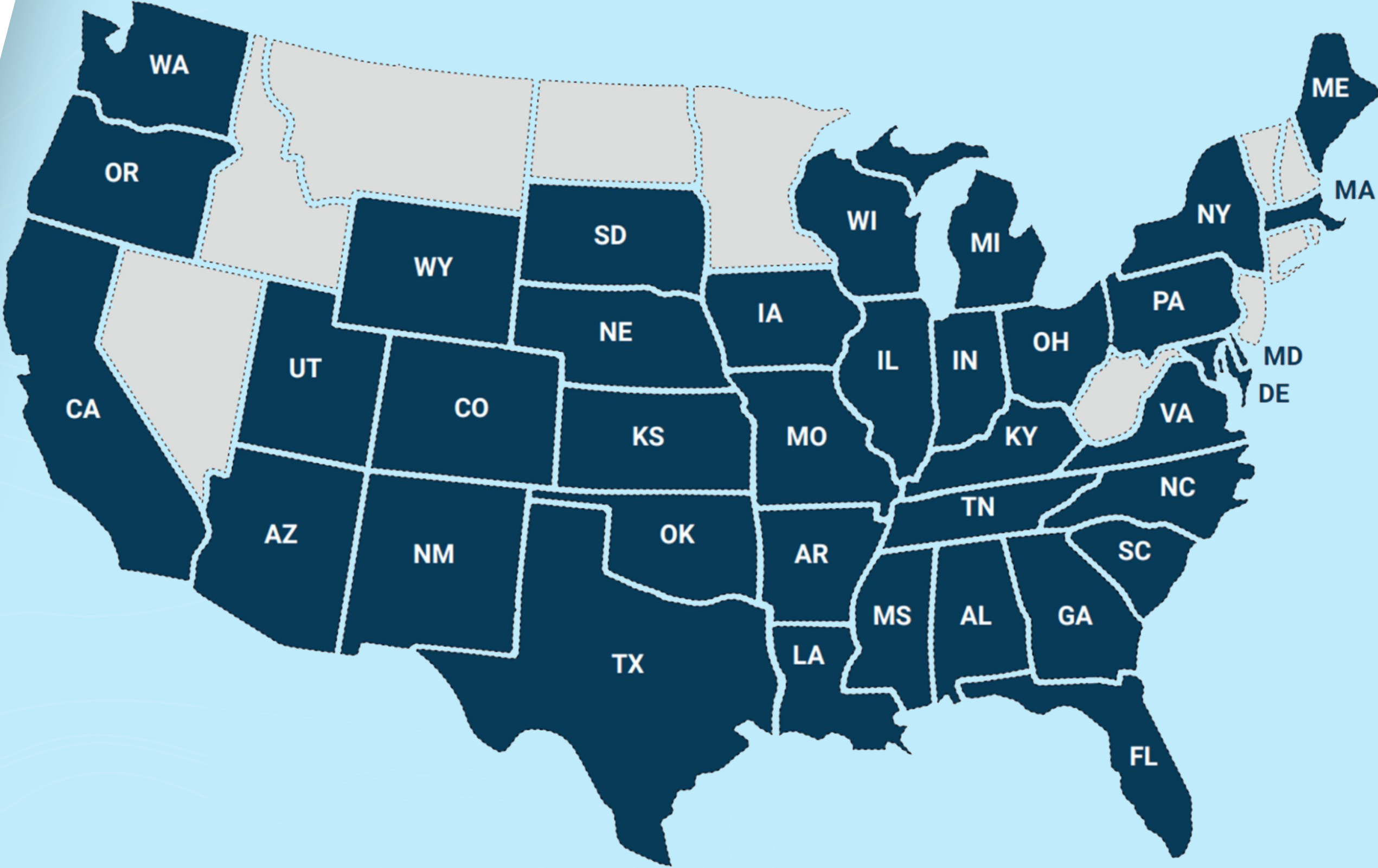
As Project Director, Charles oversees the retail recruitment process for communities across the Southeast. His work has led to the location of numerous regional and national brands to client communities, including Hobby Lobby, Marshall's, Five Below, Planet Fitness, Eggs Up Grill, Popeye's, Sonic, and Publix.



COMPANY OVERVIEW



Recognized Experts
Throughout the U.S.



650+ Clients

ACROSS 40 STATES

90%

REPEAT CLIENT RATE

\$600 Million

IN SALES TAX GENERATION

6 Million +

SF OF NEW RETAIL

RETAIL TRENDS

SITE SELECTION HAS BECOME A SCIENCE

RESTAURANT DEVELOPMENT STRATEGY & SITE SELECTION CRITERIA

We select the best sites that reflect our commitment to high quality and are convenient to our Customers and the Communities in which we operate.

Minimum Demographics in a 3-mile radius*

Total Population.....	40,000
Total Employees.....	40,000
Average Household Income.....	\$50,000
Population Median Age	33
Traffic Count (Primary Street)	35,000+ ADT (Going home side of street)

* Varies by market type

Site Designs

Our standard site plans accommodate a minimum 15 car drive-thru queue and allows for a unique patio space as well as ample room for a complimentary landscape design.

Typical Site and Restaurant Statistics

Site Size	35,000–45,000 square feet
Parking Spaces.....	30–40+
Drive-thru	Required
Prototype Building	Varies: 2,700–4,000 square feet
Seating.....	Varies: 50–100 interior seats
Patio Seating.....	Varies: 12–40 exterior seats

Preferences

- Corner Locations
- High Visibility
- Signalized Access
- Adequate Self-contained or Cross Parking

Adjacencies

- Universities
- Schools
- Major Retail Centers
- Office Parks, Major Medical Facilities
- Daytime and Nighttime Dining Areas
- High Density Residential Areas
- High Vehicular and Pedestrian Traffic Areas



RETAIL TRENDS

EXPERIENCE + DESTINATION DOMINATE



RETAIL TRENDS

MIXED-USE AND "THIRD PLACE"



BAYOU PHOENIX SCOPE

Phase 1 - Analysis

Phase 2 - Recruitment

Activities:

ICSC Las Vegas

ICSC Southeast (Atlanta)

Proactive Retail Recruitment by TRC Team



COMPARABLE PROJECTS

Dallas

Fort Worth

Frisco

McKinney

Newton County, Georgia

Pella, Iowa

Gastonia, North Carolina



PEER CONCEPT: RESORT + WATERPARK

Great Wolf Lodge - Grapevine, Texas



DEMOGRAPHICS

12-minute Drive Time Population: 142,696

Median Age: 36.6

Average Income: \$138,153

Median Income: \$97,686

Estimated Number of Visitors: 232,300

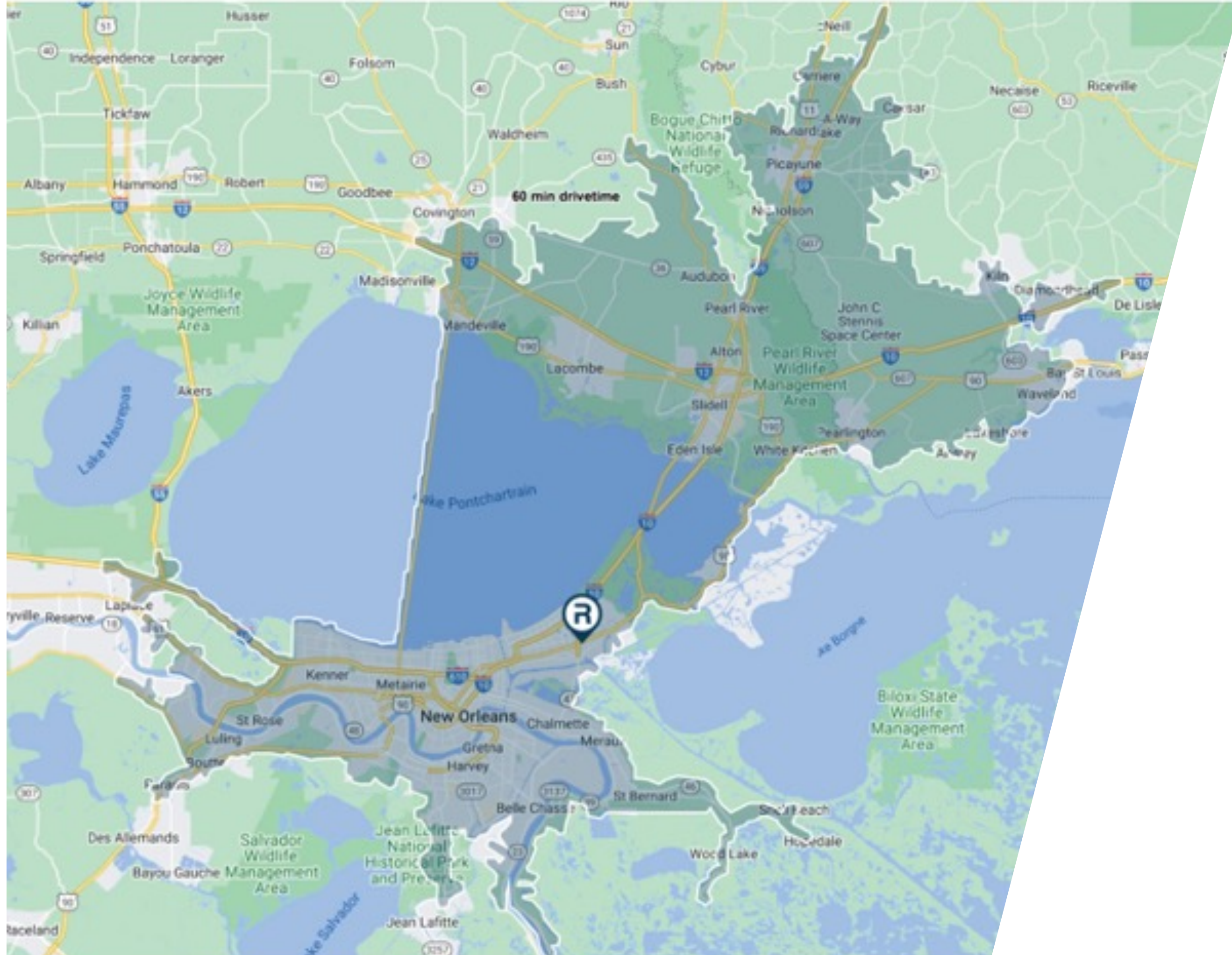
Estimated Number of Visits: 723,700

Eating & Drinking Establishments (< 1 mile): 13

PROJECTED RETAIL FIGURES

Table: Immediate Prior & Post Location Destinations for Visitors to Rocky Top Sports World

Prior Location	Foot Traffic	Post Location	Foot Traffic
Hotels & Casinos	31.8%	Hotels & Casinos	18.4%
Home	20.9%	Restaurants	17.0%
Fast Food & QSR	5.9%	Home	14.8%
Restaurants	5.9%	Fast Food & QSR	10.5%
Breakfast / Coffee / Ice Cream	4.3%	Fitness	4.3%
Grocery Stores	3.1%	Attractions	3.8%



60-MINUTE DRIVE TIME – RETAIL MARKET PROFILE
BAYOU PHOENIX, LLC

TRADE AREAS

Population		Age	
2010	1,218,403	0 - 9 Years	12.06%
2022	1,313,306	10 - 17 Years	9.82%
2027	1,333,867	18 - 24 Years	8.08%
Educational Attainment (%)		25 - 34 Years	13.64%
Graduate or Professional Degree	11.91%	35 - 44 Years	13.37%
Bachelors Degree	19.08%	45 - 54 Years	11.93%
Associate Degree	6.26%	55 - 64 Years	13.24%
Some College	22.72%	65 and Older	17.86%
High School Graduate (GED)	27.80%	Median Age	39.71
Some High School, No Degree	8.41%	Average Age	40.36
Less than 9th Grade	3.81%	Race Distribution (%)	
Income		White	57.06%
Average HH	\$86,252	Black/African American	33.97%
Median HH	\$58,538	American Indian/Alaskan	0.47%
Per Capita	\$34,749	Asian	2.81%
		Native Hawaiian/Islander	0.05%
		Other Race	3.09%
		Two or More Races	2.55%
		Hispanic	9.46%

PROJECTED RETAIL FIGURES

Description	Amount
Total New Daily Visits	550,650
Average Daily Spending / Person	\$79
% Spent on Retail, Entertainment, Food & Beverage	43%
Total New Demand Generated	\$18,705,500

Retail Category	Amount	% of Growth
Food & Beverage Stores	\$8,353,000	31.9%
Clothing & Accessory Stores	\$155,000	0.6%
Sporting Goods Stores	\$555,000	2.1%
General Merchandise Stores	\$6,579,000	25.1%
Food Service & Drinking Places	\$10,531,000	40.3%
Total Projected New Demand	\$26,173,000	

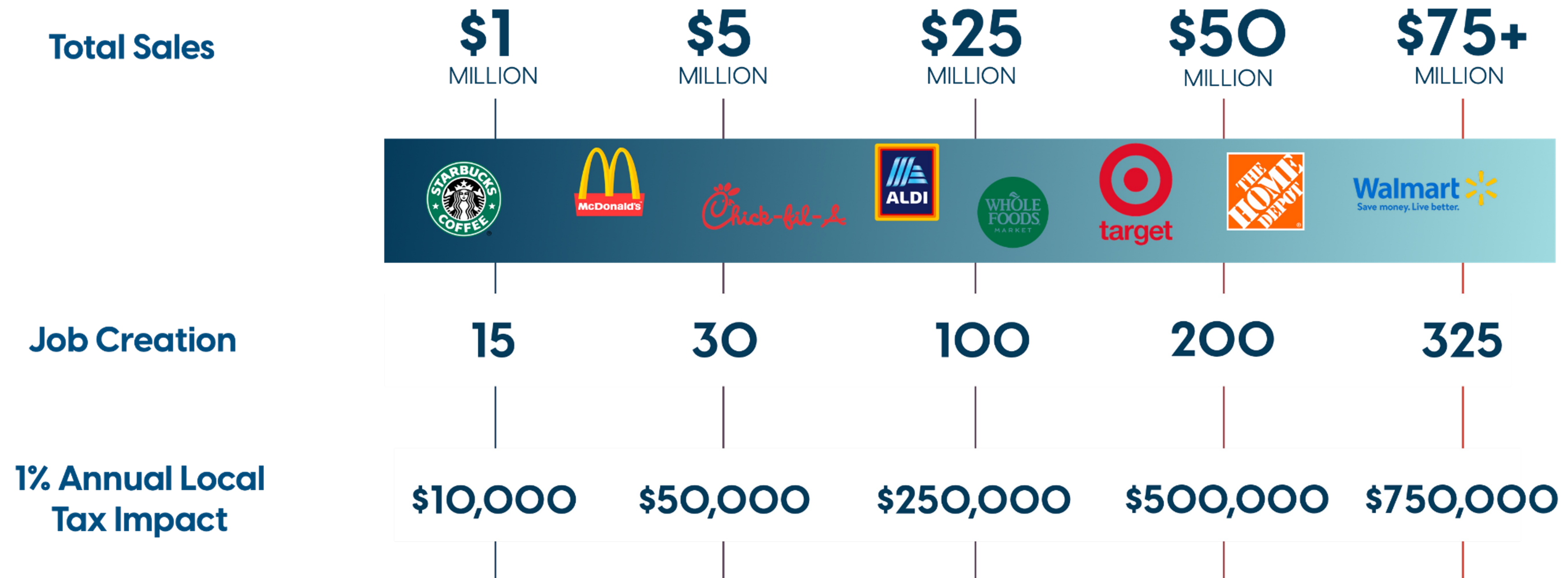
PROJECTED RETAIL FIGURES

Retail Category	% of Growth	Sales/SF
Food & Beverage Stores	31.9%	\$500
Clothing & Accessory Stores	0.6%	\$300
Sporting Goods Stores	2.1%	\$200
General Merchandise Stores	25.1%	\$400
Food Service & Drinking Places	40.3%	\$475
Weighted Average Sales/SF		\$457

Location	2022	2023	2024	2025	2026
Inventory	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Vacancy Rate	2.3				
Demand / Projected (SF)	3,908,000	3,955,000	4,002,500	4,050,500	4,099,000
Net Absorption			0.9%		
Retail Sales Demand CAGR			2.35%		
Demand Growth Rate			1.20%		
Inventory Needed (SF)	-	-	2,500	50,500	99,000



IMPACT OF RETAIL + RESTAURANTS



NEXT STEPS: RECRUITMENT





e. ross studios
ELVIN ROSS

STUDIO



EMMY Award Winning Composer, Elvin Ross is a native of Hahnville, Louisiana where he discovered his love for music as his mother, a middle school music teacher, nurtured his musical interests. Ross evolved his skills as he started playing for local churches. He made his mark on the industry as the creator and executive producer of the reality show Gospel Dream that appeared on both BET and the Gospel Music Channel for six seasons.

e. ross studios, a media and entertainment production company, provides industry professionals, builders and executives, a canvas to transform their creative visions and bring them to life.



TKTMJ
MICHAEL TUBRE



MASTER PLANNER

Chick Russell & Company

CHICK RUSSELL



FOUNDER

Chick Russell is an award-winning destination experience designer with over 30 years of international experience including Walt Disney Imagineering and Universal Parks & Resorts. He is founder of Chick Russell & Company, a creative development firm specializing in the design of extraordinary destinations, luxury tourism resorts, immersive theme park attractions, inspirational museum exhibits, and corporate visitor centers for clients around the world.

Mr. Russell's projects have won numerous awards, including an American Association of Museums Award, an International 3D Society Lumiere Award, a TAM President's Award for Extraordinary Concept and Design, a Design-Build Institute of America Best Overall Award, 10 Thea Awards for Outstanding Achievement, and a White House Commendation Letter.

CHICK RUSSELL & COMPANY
EPIC EXPERIENCES



COMPANY OVERVIEW

UNIVERSAL STUDIOS
HARRY POTTER

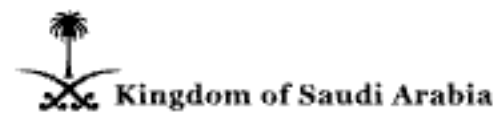
Chick Russell & Company is a multi-award-winning creative development company based in Los Angeles that specializes in the design of extraordinary destinations, luxury tourism resorts, thrilling theme park attractions, inspirational museum exhibits, engaging sports interactions and experiential marketing relationships.

Chick Russell & Company creates epic and highly repeatable location-based experiences by fusing story-driven environments together with next-generation media, unique physical effects and compelling interactive gameplay



CLIENT SAMPLE

MUSEUM OF SCIENCE & INDUSTRY, CHICAGO
U-505 EXHIBIT



CONCEPTIONAL MASTER PLAN



Design Team
Chick Russell & Company and Immersive Arts

CONCEPTIONAL MASTER PLAN



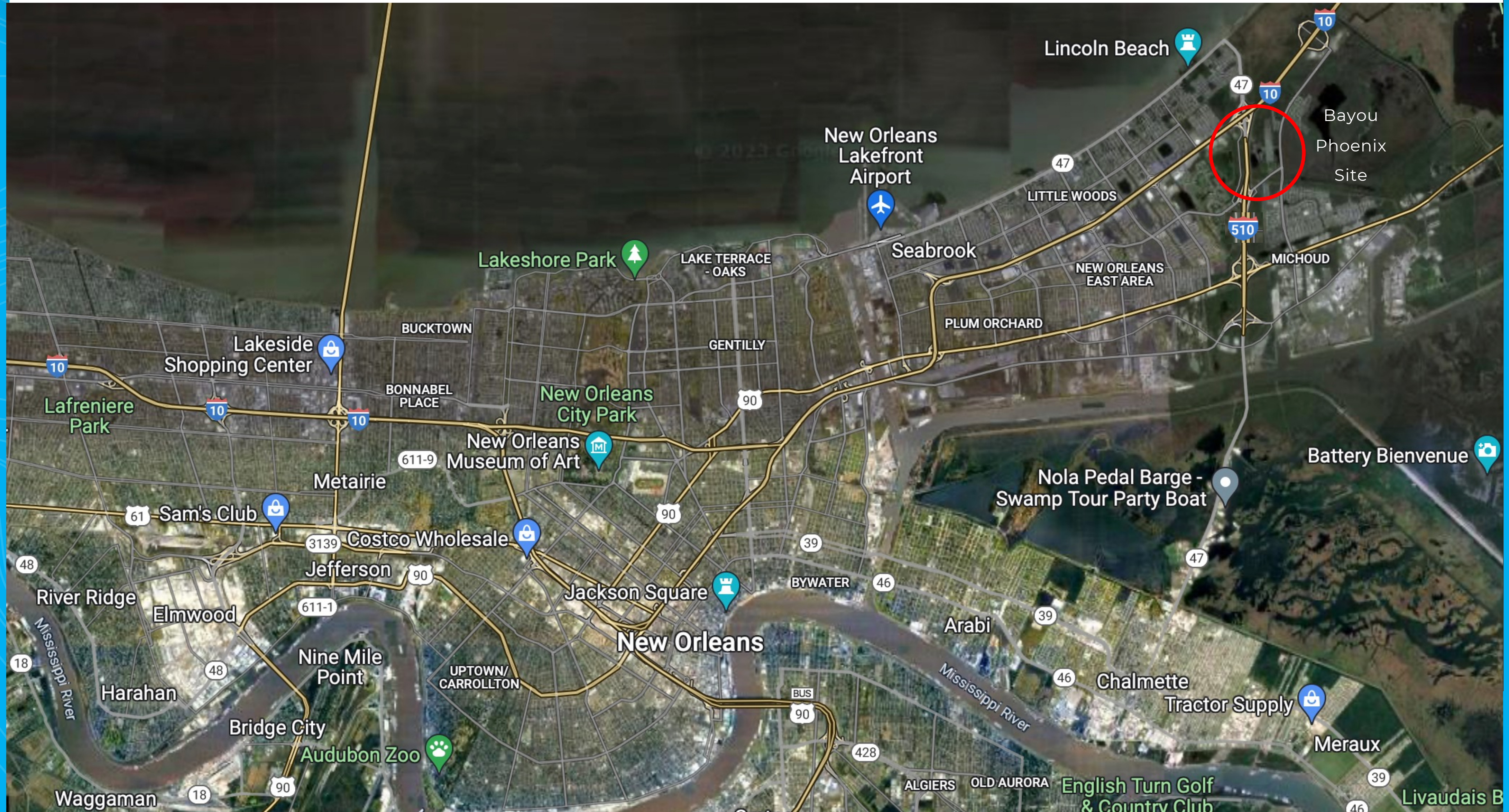
What is a Conceptual Master Plan?

- Best Group of Attractions for Your Community
- Best Arrangement of Attractions for Your Site
- Buildings Shown are Not Designed Yet

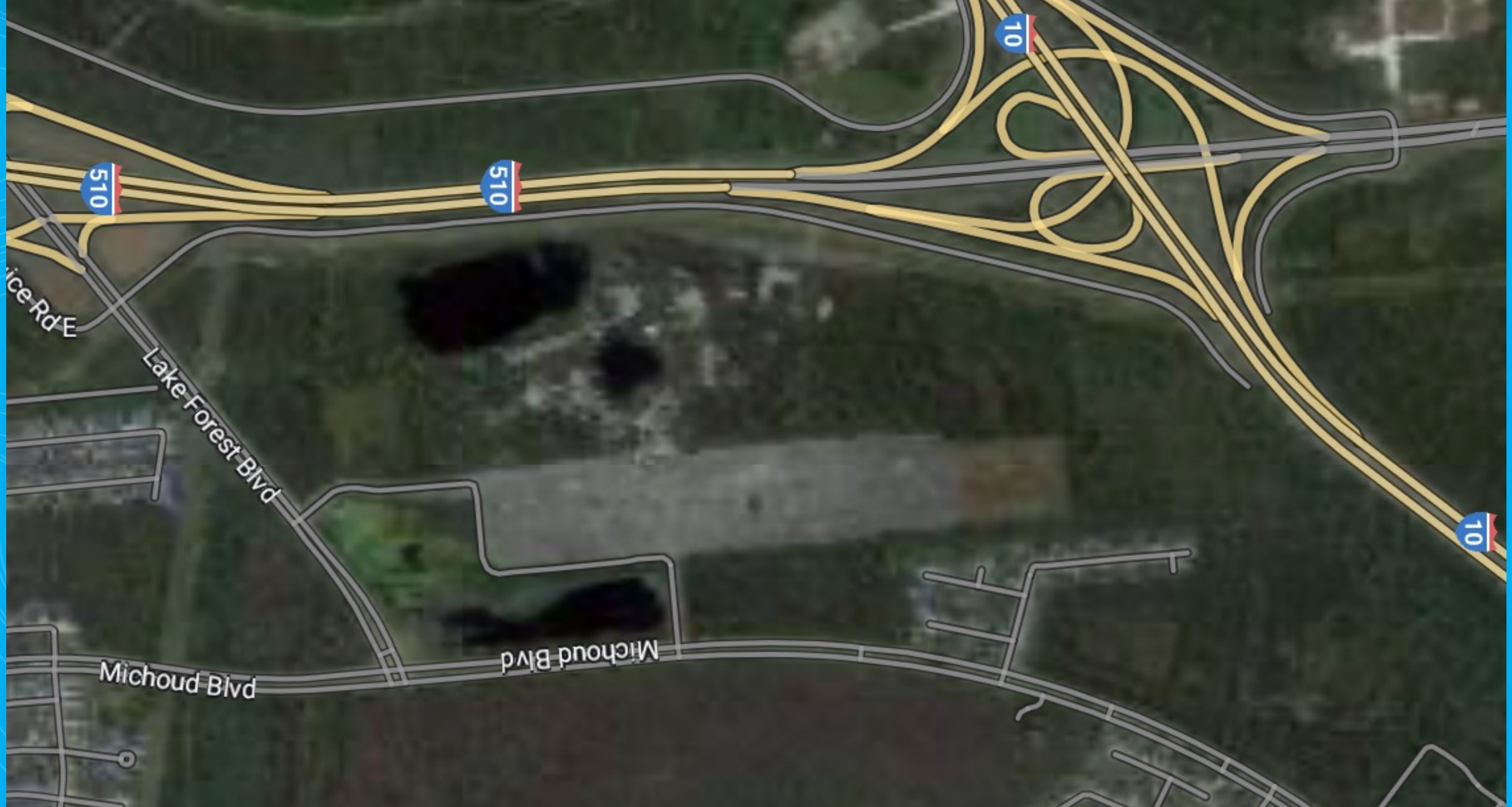
Design Team

Chick Russell & Company and Immersive Arts

PROXIMITY TO DOWNTOWN



SITE

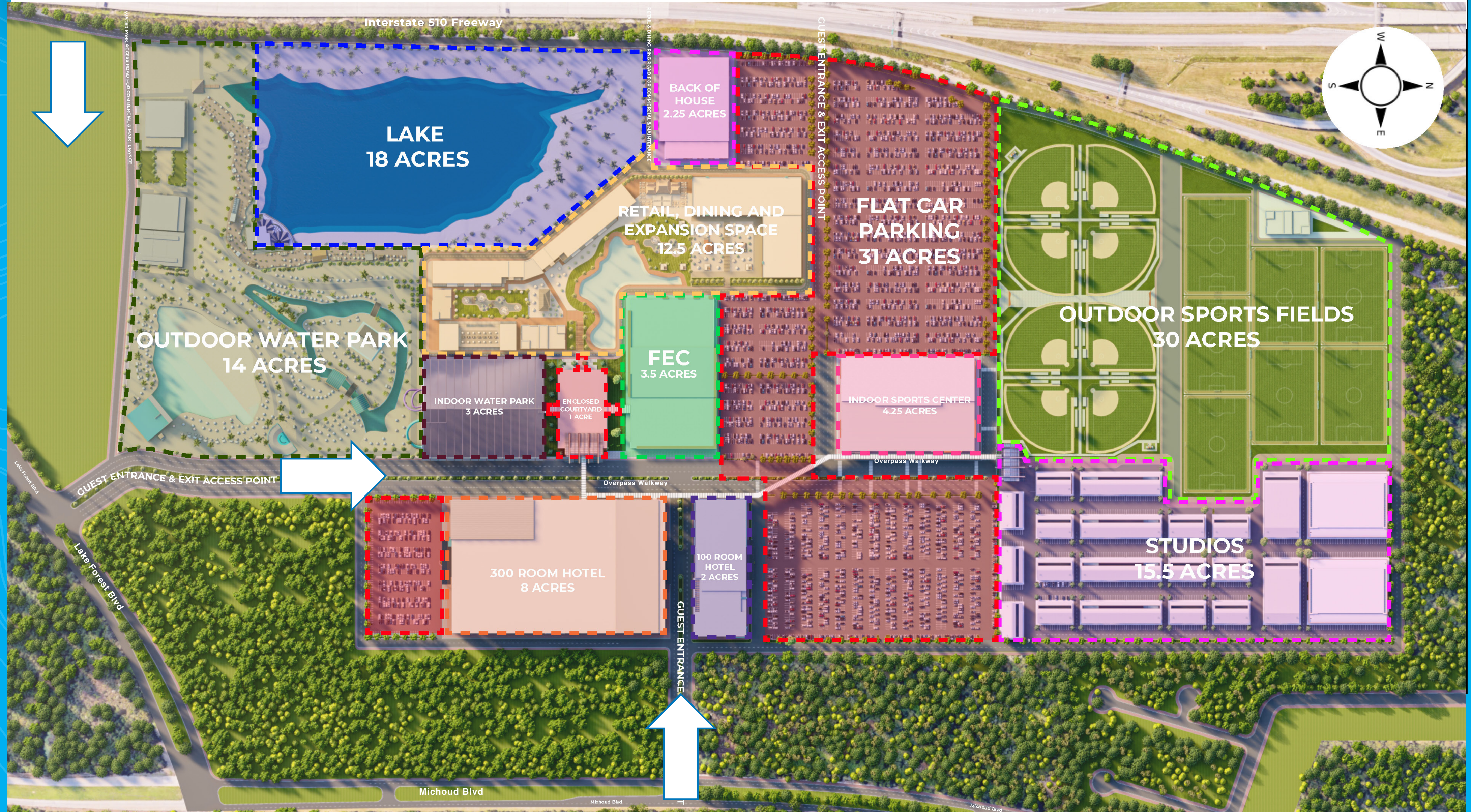


CONCEPTIONAL MASTER PLAN



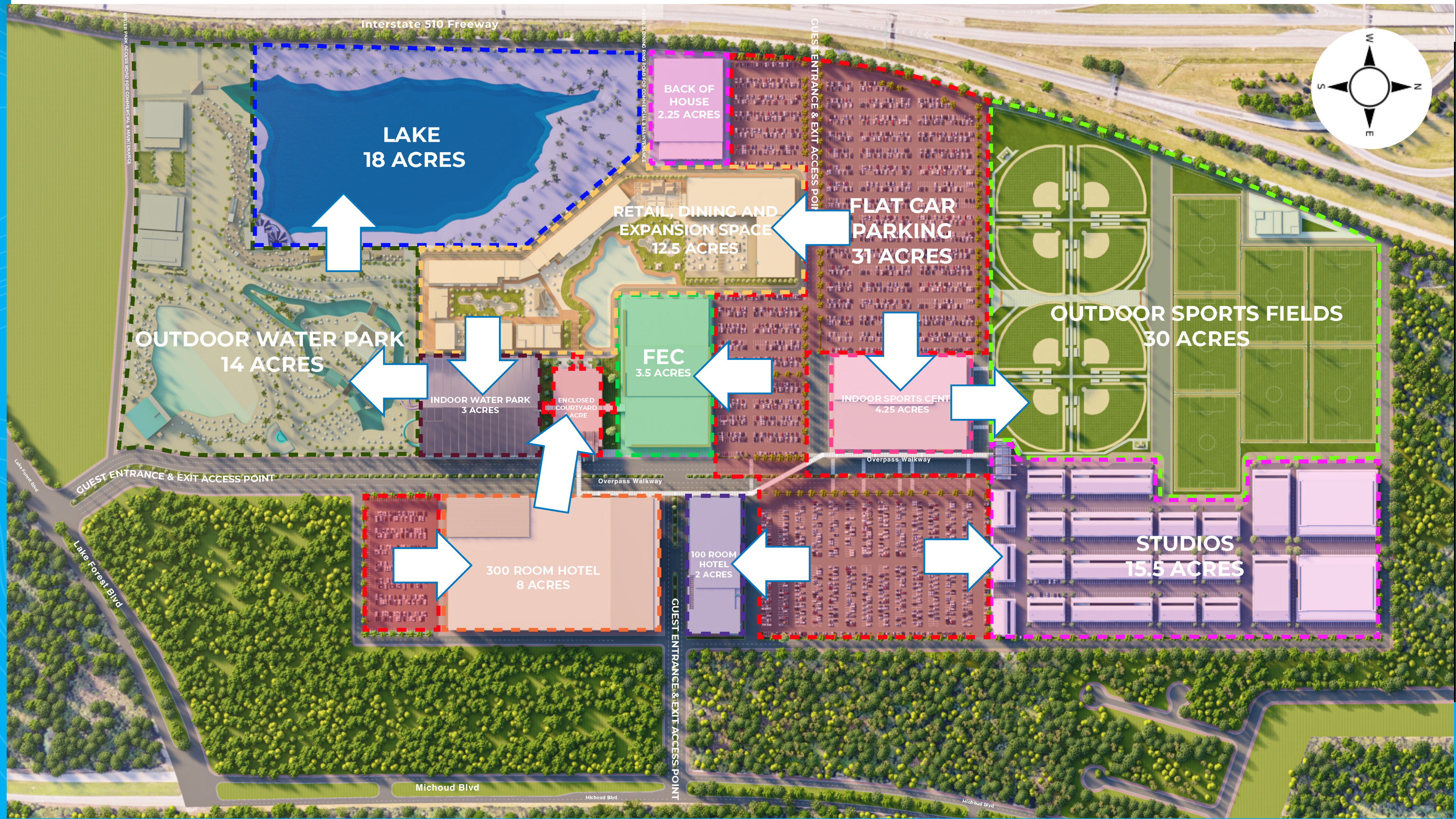
CONCEPTIONAL MASTER PLAN

ARRIVAL & PARKING



CONCEPTIONAL MASTER PLAN

GUEST CIRCULATION



CONCEPTIONAL MASTER PLAN

OVERPASS WALKWAY



CONCEPTIONAL MASTER PLAN

300-ROOM HOTEL



Bayou Phoenix – 300 Room Hotel

CONCEPTIONAL MASTER PLAN

100-ROOM HOTEL



Bayou Phoenix - 100 Room Hotel

CONCEPTIONAL MASTER PLAN

OVERPASS WALKWAY HOTEL ENTRANCE



Bayou Phoenix – Overpass Walkway Hotel Entrance

CONCEPTIONAL MASTER PLAN

INDOOR SPORTS CENTER / OUTDOOR SPORTS FIELDS



CONCEPTIONAL MASTER PLAN

INDOOR SPORTS CENTER



Bayou Phoenix – Indoor Sports Center

CONCEPTIONAL MASTER PLAN

INDOOR SPORTS CENTER



- **Basketball and Volleyball Courts**
- **Spectator Seating**
- **Sports Fitness Center**
- **Specialty Training Center**
- **Conference Rooms**
- **Food Service**
- **Administration Offices**



Bayou Phoenix – Indoor Sports Center

CONCEPTIONAL MASTER PLAN

OUTDOOR SPORTS FIELDS



Bayou Phoenix – Outdoor Sports Fields

CONCEPTIONAL MASTER PLAN



CONCEPTIONAL MASTER PLAN

ADMIN OFFICES (BACK OF HOUSE)



CONCEPTUAL MASTER PLAN

ADMIN OFFICES (BACK OF HOUSE)



Bayou Phoenix – Back of House

CONCEPTIONAL MASTER PLAN

FAMILY ENTERTAINMENT CENTER (FEC) / ARCADE



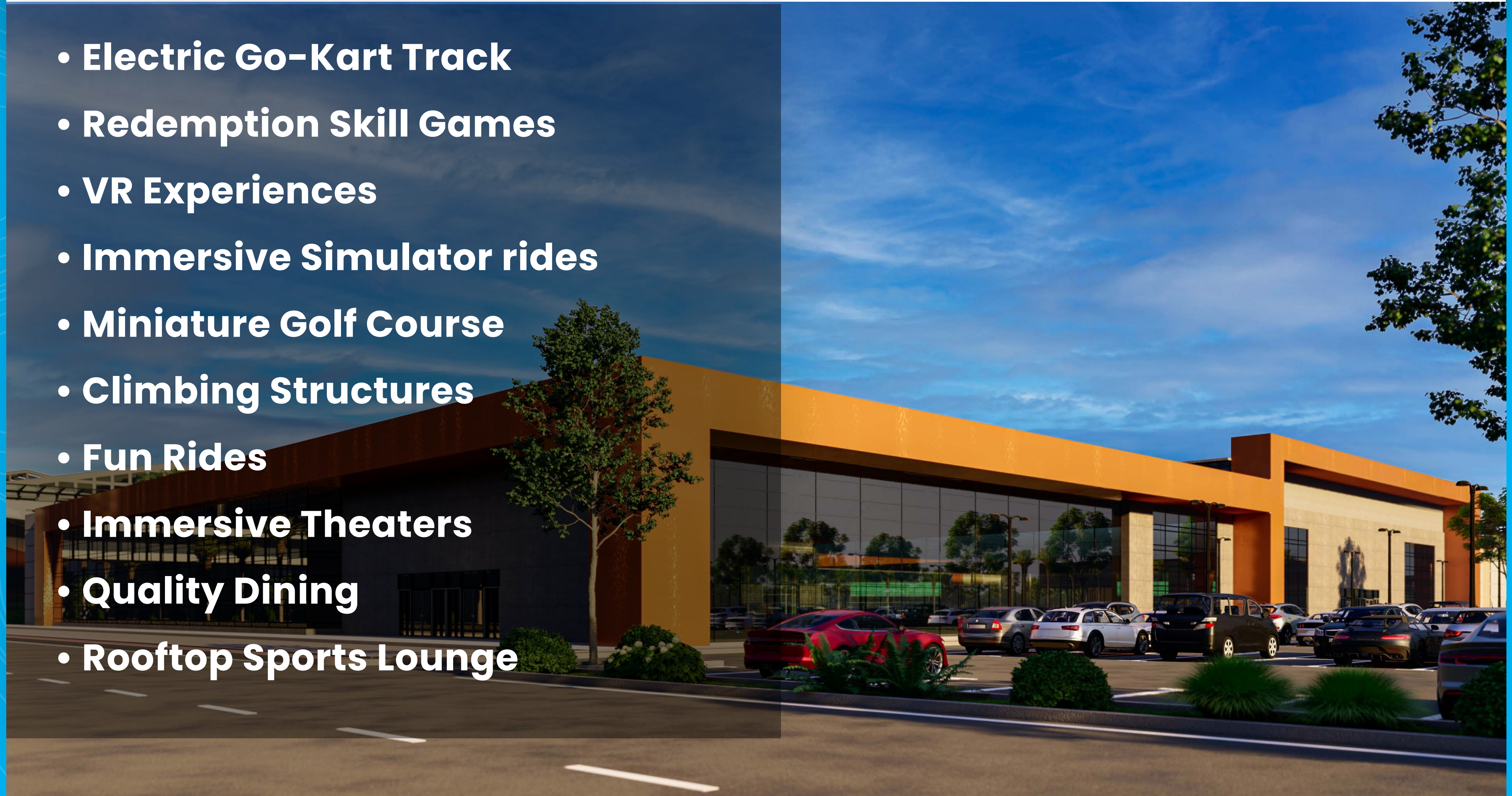
Bayou Phoenix – Entertainment Center

CONCEPTIONAL MASTER PLAN

FAMILY ENTERTAINMENT CENTER (FEC) / ARCADE



- Electric Go-Kart Track
- Redemption Skill Games
- VR Experiences
- Immersive Simulator rides
- Miniature Golf Course
- Climbing Structures
- Fun Rides
- Immersive Theaters
- Quality Dining
- Rooftop Sports Lounge



CONCEPTIONAL MASTER PLAN

RETAIL, DINING & ENTERTAINMENT COURTYARDS



CONCEPTIONAL MASTER PLAN

RETAIL, DINING & ENTERTAINMENT COURTYARDS



Overpass Walkway

Indoor Water park

Central
Courtyard

Entertainment Center

South Courtyard

North Courtyard

Retail, Dining and Entertainment North and South Courtyards

CONCEPTIONAL MASTER PLAN

NORTH COURTYARD



Bayou Phoenix - Retail & Dining (B)

CONCEPTIONAL MASTER PLAN

NORTH COURTYARD



CONCEPTIONAL MASTER PLAN

SOUTH COURTYARD



CONCEPTIONAL MASTER PLAN

SOUTH COURTYARD



Bayou Phoenix - Retail & Dining Courtyard

CONCEPTIONAL MASTER PLAN

CENTRAL COURTYARD & OVERPASS WALKWAY



CONCEPTIONAL MASTER PLAN

CENTRAL COURTYARD & OVERPASS WALKWAY



Bayou Phoenix – Enclosed Walkway & Courtyard

CONCEPTIONAL MASTER PLAN

CENTRAL COURTYARD & OVERPASS WALKWAY

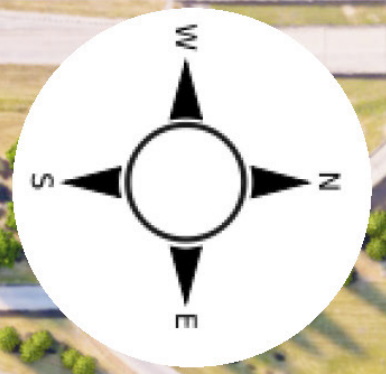


FOR SCALE ONLY

Central Courtyard & Overpass Walkway
Bayou Phoenix – Masterplan Zoom

CONCEPTIONAL MASTER PLAN

INDOOR & OUTDOOR WATER PARKS



CONCEPTIONAL MASTER PLAN

INDOOR WATER PARK



CONCEPTIONAL MASTER PLAN

OUTDOOR WATER PARK



Bayou Phoenix – Boardwalk View

CONCEPTIONAL MASTER PLAN

OUTDOOR WATER PARK



Bayou Phoenix – Outdoor Waterpark

BAYOU PHOENIX

BAYOUPHOENIX.COM

- A** Outdoor Water Park
- B** Indoor Water Park
- C** FEC / Arcade
- D** Enclosed Courtyard
- E** Retail & Dining
- F** Indoor Sports Center
- G** Outdoor Sports Fields
- H** 300-Room Hotel
- I** 100-Room Hotel
- J** Studios
- K** Admin Building

Bayou Phoenix – Aerial View





Henry Consulting

MICHAEL MCKENNA



ECONOMIC IMPACT

Managing Director of Henry Consulting, has more than 20 years of management experience in a range of businesses and industries. He spent a significant number of years in the legal, investment banking, and management consulting industry in a leadership capacity. His knowledge and ability to apply solid financial principles and structures to complex business challenges has distinguished Mr. McKenna in the industry.



Circle Analytics, Inc.

ROB GILMORE



Chairman of Circle Analytics Inc., (CA) 20-years' experience analyzing and measuring economic impacts. CA proprietary systems produce national and international assessments; generate reports that monetize direct and social impacts. Client list includes major global technology companies, US sports teams and government clients.

BAYOU PHOENIX 2023 IMPACT REPORT

**Summary of Economic Impacts
by Report Category**



HOTEL (INCLUDING PARKING LOT)

Hotel (Including Parking Lot)	Gross Economic Output	Gross Parish Output	Total Labor Income	Capital Income	Indirect Business Taxes	Total Employment
Operations and Capital Expenditure Benefits						
Capital Expenditures, years 1-5	\$161,816,669	\$91,901,811	\$69,832,906	\$17,649,379	\$4,419,526	1,711
Operations, years 1-5	\$194,467,535	\$149,447,620	\$73,918,100	\$51,995,250	\$23,533,020	501
SubTotal Operations and Capital Expenditure	\$356,284,204	\$241,349,431	\$143,751,006	\$69,644,629	\$27,952,546	2,212
Tourist Benefits						
Food and beverage stores	\$9,686,180	\$6,767,605	\$4,095,740	\$1,657,545	\$1,014,265	34
Food services and drinking places	\$35,241,590	\$19,143,645	\$13,548,875	\$4,014,000	\$1,580,770	117
Gasoline stations	\$29,515,010	\$20,095,415	\$11,904,820	\$4,631,705	\$3,559,055	91
Automotive equipment rental and leasing	\$8,998,905	\$4,453,290	\$2,788,960	\$1,362,315	\$301,970	15
Hotels and motels, including casino hotels	\$27,564,305	\$21,183,075	\$10,477,335	\$7,369,935	\$3,335,630	71
Miscellaneous store retailers	\$54,134,140	\$36,818,825	\$24,172,180	\$7,182,295	\$5,464,350	184
SubTotal Tourist Benefits	\$165,140,130	\$108,461,855	\$66,987,910	\$26,217,795	\$15,256,040	512
Total Hotel Impact	\$521,424,334	\$349,811,286	\$210,738,916	\$95,862,424	\$43,208,586	2,724

FAMILY ENTERTAINMENT CENTER / ARCADE



Family Entertainment Center	Gross Economic Output	Gross Parish Output	Total Labor Income	Capital Income	Indirect Business Taxes	Total Employment
Operations and Capital Expenditure Benefits						
Capital Expenditures, years 1-5	\$20,400,955	\$11,586,475	\$8,804,149	\$2,225,137	\$557,190	216
Operations, years 1-5	\$51,014,330	\$28,268,395	\$19,183,440	\$7,648,975	\$1,435,980	87
Total Family Entertainment Center	\$71,415,285	\$39,854,870	\$27,987,589	\$9,874,112	\$1,993,170	303

INDOOR WATER PARK



Indoor Water Park	Gross Economic Output	Gross Parish Output	Total Labor Income	Capital Income	Indirect Business Taxes	Total Employment
Operations and Capital Expenditure Benefits						
Capital Expenditures, years 1-5	\$111,277,938	\$63,198,953	\$48,022,628	\$12,137,109	\$3,039,216	1,177
Operations, years 1-5	\$20,604,120	\$11,417,290	\$7,747,980	\$3,089,335	\$579,975	35
SubTotal Operations and Capital Expenditure	\$131,882,058	\$74,616,243	\$55,770,608	\$15,226,444	\$3,619,191	1,212
Tourist Benefits						
SubTotal Tourist Benefits	\$333,398,040	\$229,980,275	\$137,916,985	\$57,001,130	\$35,061,555	1,046
Total Indoor Water Park	\$465,280,098	\$304,596,518	\$193,687,593	\$72,227,574	\$38,680,746	2,258

OUTDOOR WATER PARK

Outdoor Water Park	Gross Economic Output	Gross Parish Output	Total Labor Income	Capital Income	Indirect Business Taxes	Total Employment
Operations and Capital Expenditure Benefits						
Capital Expenditures, years 1-5	\$90,886,256	\$51,617,745	\$39,222,482	\$9,912,983	\$2,482,279	961
Operations, years 1-5	\$56,682,590	\$31,409,330	\$21,314,935	\$8,498,865	\$1,595,535	97
SubTotal Operations and Capital Expenditure	\$147,568,846	\$83,027,075	\$60,537,417	\$18,411,848	\$4,077,814	1,058
Tourist Benefits						
Sub-Total Tourist Benefits	\$517,932,280	\$340,171,050	\$210,095,510	\$82,227,385	\$47,847,800	1,610
Total Outdoor Water Park	\$665,501,126	\$423,198,125	\$270,632,927	\$100,639,233	\$51,925,614	2,668

SPORTS PARK



Sports Park

	Gross Economic Output	Gross Parish Output	Total Labor Income	Capital Income	Indirect Business Taxes	Total Employment
Operations and Capital Expenditure Benefits						
Capital Expenditures, years 1-5	\$178,044,701	\$101,118,324	\$76,836,206	\$19,419,374	\$4,862,745	1,883
Operations, years 1-5	\$22,673,035	\$12,563,730	\$8,525,975	\$3,399,545	\$638,215	39
SubTotal Operations and Capital Expenditure	\$200,717,736	\$113,682,054	\$85,362,181	\$22,818,919	\$5,500,960	1,922
Tourist Benefits						
SubTotal Tourist Benefits	\$620,851,720	\$407,767,175	\$251,844,045	\$98,566,965	\$57,355,740	1,929
Total Sports Park	\$821,569,456	\$521,449,229	\$337,206,226	\$121,385,884	\$62,856,700	3,851

TOWN CENTER



Town Center	Gross Economic Output	Gross Parish Output	Total Labor Income	Capital Income	Indirect Business Taxes	Total Employment
Operations and Capital Expenditure Benefits						
Capital Expenditures, years 1-5	\$41,729,227	\$23,699,607	\$18,008,486	\$4,551,416	\$1,139,706	441
Operations, years 1-5	\$17,004,775	\$9,422,800	\$6,394,480	\$2,549,660	\$478,660	29
SubTotal Operations and Capital Expenditure	\$58,734,002	\$33,122,407	\$24,402,966	\$7,101,076	\$1,618,366	470
Tourist Benefits						
SubTotal Tourist Benefits	\$1,218,790,225	\$809,616,290	\$510,377,435	\$183,297,305	\$115,941,000	3,906
Total Town Center	\$1,277,524,227	\$842,738,697	\$534,780,401	\$190,398,381	\$117,559,366	4,376

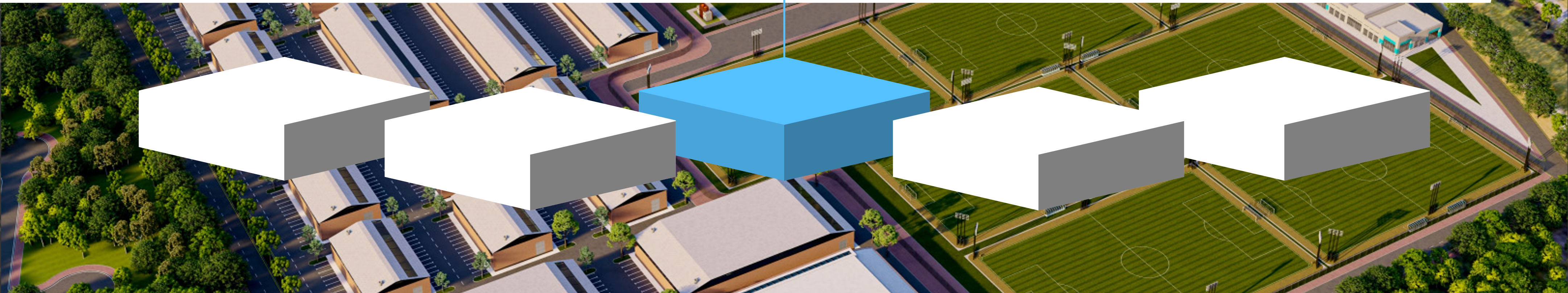
MOVIE STUDIO

Movie Studio	Gross Economic Output	Gross Parish Output	Total Labor Income	Capital Income	Indirect Business Taxes	Total Employment
Operations and Capital Expenditure Benefits						
Capital Expenditures, years 1-5	\$268,921,684	\$152,730,802	\$116,054,685	\$29,331,346	\$7,344,771	2,844
Operations, years 1-5	\$358,989,740	\$198,925,755	\$134,994,580	\$53,826,135	\$10,105,045	613
SubTotal Operations and Capital Expenditure	\$627,911,424	\$351,656,557	\$251,049,265	\$83,157,481	\$17,449,816	3,457
Tourist Benefits						
SubTotal Tourist Benefits	\$15,033,185	\$9,873,595	\$6,098,100	\$2,386,680	\$1,388,795	46
Total Movie Studio	\$642,944,609	\$361,530,152	\$257,147,365	\$85,544,161	\$18,838,611	3,503



TOTAL ECONOMIC DEVELOPMENT IMPACT

	Gross Economic Output	Gross Parish Output	Total Labor Income	Capital Income	Indirect Business Taxes	Total Employment
GRAND TOTAL ECONOMIC DEVELOPMENT IMPACT	\$4,465,659,135	\$2,843,178,877	\$1,832,181,017	\$675,931,769	\$335,062,793	19,683



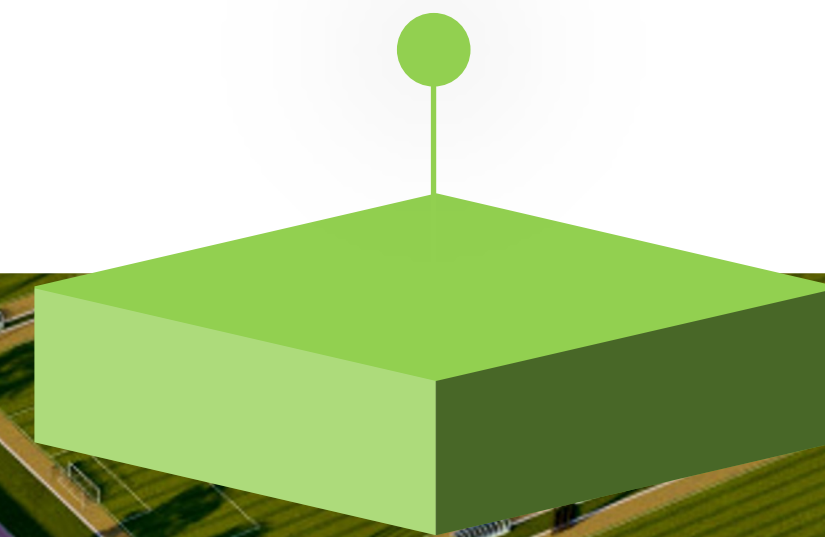
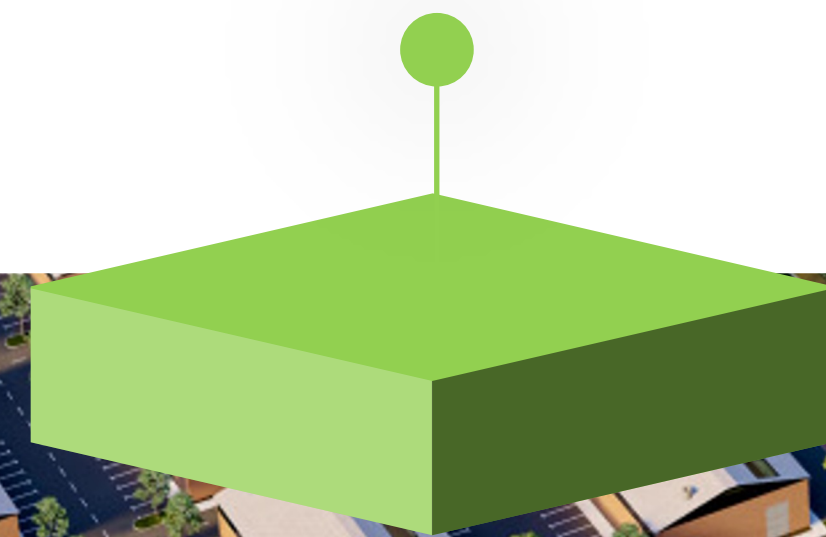
SUMMARY OF BENEFITS BY CATEGORY

FINANCIAL IMPACT

Operations	\$ 721,436,125
Capital Expenditures years 1-5	\$ 873,077,430
Total Tourist Benefits	\$ 2,871,145,580
Total Gross Economic Output Recap	\$ 4,465,659,135
Total Tax Benefits*	\$ 335,062,793

EMPLOYMENT IMPACT

Operations	1,401
Capital Expenditures years 1-5	9,233
Total Tourist Benefits	9,049
Total Job Benefits	19,683



DEVELOPMENT SUMMARY



TKTMJ

SCOTT HEDLUND



EXECUTIVE COUNSEL

Scott graduated from Brother Martin High School before earning a degree in Civil Engineer at LSU. Before returning to LSU to earn his JD and an MBA, he passed the Fundamentals of Engineering Exam to become a licensed Engineering Intern and worked for the engineering firm Modjeski and Masters, Inc.

After graduation from law school, Scott joined the firm of Deutsch Kerrigan, LLP where he was made a Partner in the Construction Section. His defense practice included contract negotiation, protection of security interests such as Statements of Claim and Privilege and Materialman Liens and assisting clients in avoiding litigation which led him to meet TKTMJ, Inc. as a client. After years of representation, Scott made the move in-house with TKTMJ, Inc. in September 2017 to assume the role of Executive Counsel.

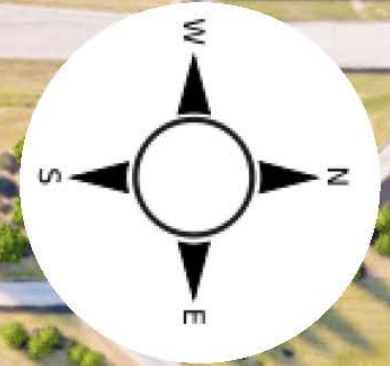


DEVELOPMENT SUMMARY

- PROJECT SCHEDULE
- ANTICIPATED FINANCIAL STRUCTURE AND OWNERSHIP (HYBRID & VARIED)
- VENDOR / TENANT / PARTNER SELECTION AND NEGOTIATION
- ANTICIPATED DEVELOPMENT SUMMARY



DEVELOPMENT INFO

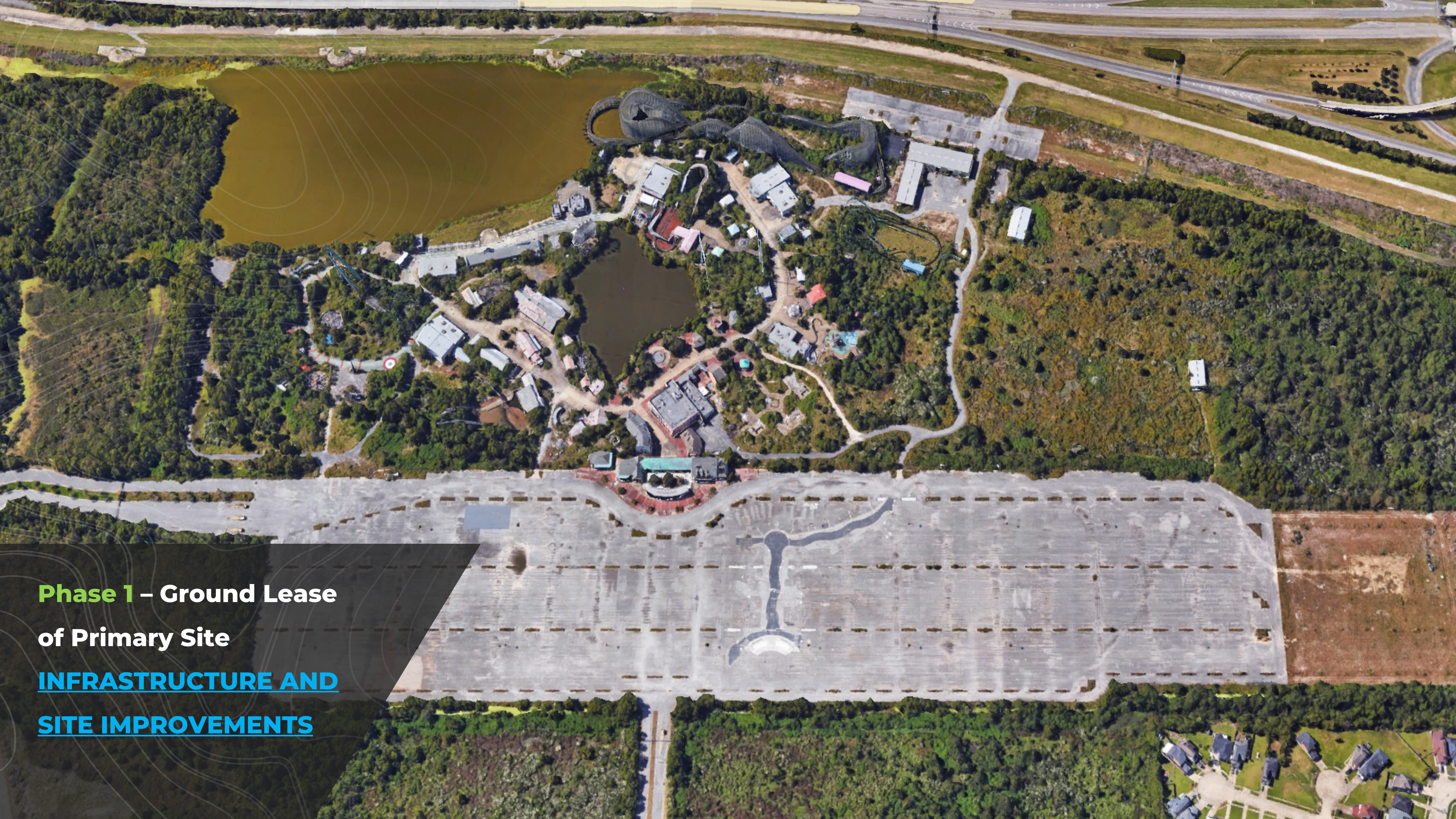




IMPLEMENTATION PLAN



UNFORTUNATELY, A LARGE PORTION OF THE PROPERTY (SHOWN IN BLUE) HAS RETURNED TO WETLANDS AND REQUIRES MITIGATION WITH THE CORPS OF ENGINEERS




Phase 1 – Ground Lease
of Primary Site
INFRASTRUCTURE AND
SITE IMPROVEMENTS

**Phase 1 – Ground Lease
of Primary Site**
**INFRASTRUCTURE AND
SITE IMPROVEMENTS**

 Repair drainage and pump station

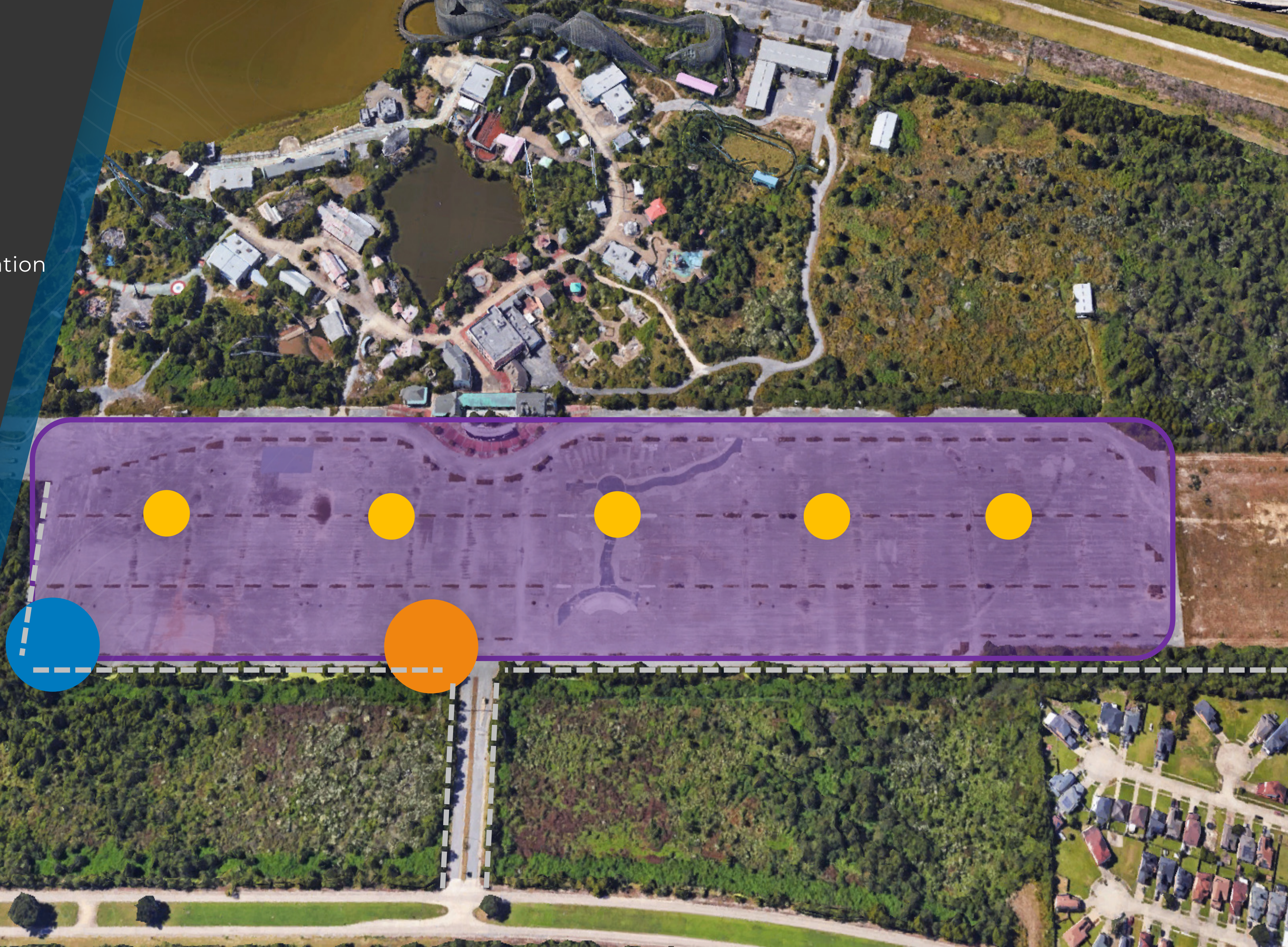
 Establish 3-phase power

 Repair/activate water service
and fire hydrants

 Clean existing lot for movie
studio use

 Install/repair fencing

 Install/repair lighting



Phase 2 – RETURN SITE TO COMMERCE AND REPAIR ACCESS

Sublease to Studio Partner

Offer Water/Sewer/Power to Clients

Extensive “backlot” available

Raze some structures via productions

Repair Levee Access Road

Repair and pave I-10 Exit at Michoud





510

Phase 3 – SELECTIVE DEMO – Continue Razing Existing Structures which Are Not Useful

Phase 4 – STUDIO BUILDOUT

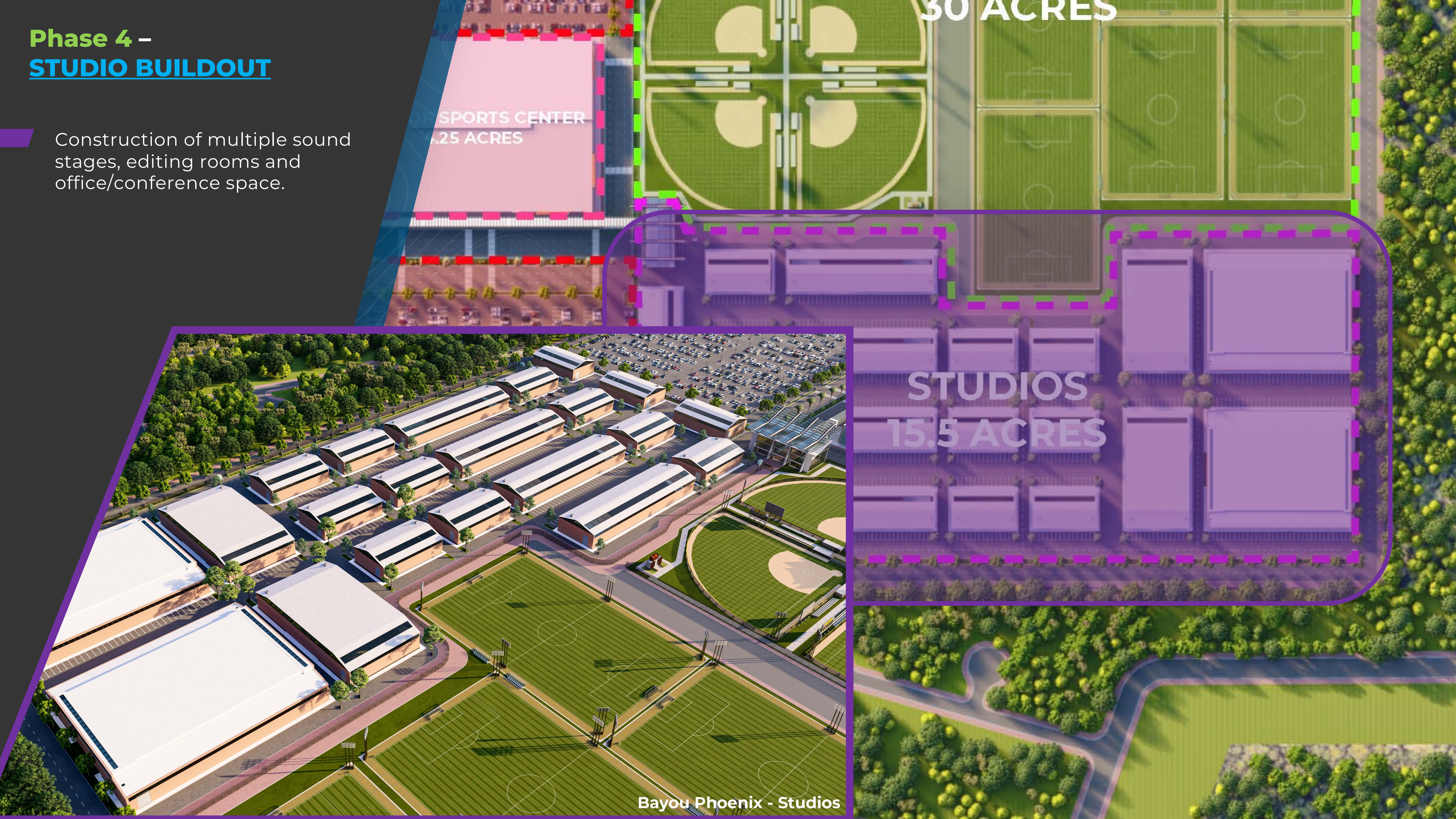
Construction of multiple sound stages, editing rooms and office/conference space.

SPORTS CENTER
2.25 ACRES

30 ACRES

STUDIOS
15.5 ACRES

Bayou Phoenix - Studios



Phase 5 – RETAIL SPACE with FOOD and BEVERAGE

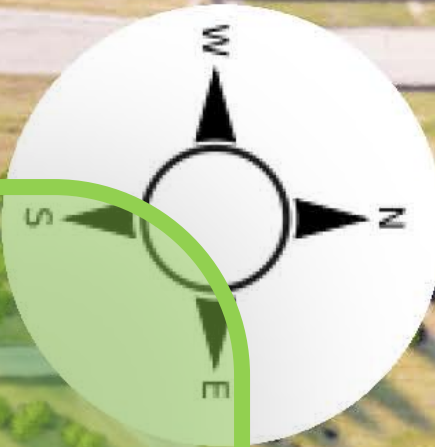
Construction of retail and dining venues utilizing current space around small pond.

Temporary Parking and Green Space Access



Bayou Phoenix - Retail & Dining (B)

Phase 6 – 300 ROOM HOTEL and SPORTS FACILITY w/ Parking



Bayou Phoenix



Bayou Phoenix – Outdoor Sports Fields

**Phase 7 –
100 ROOM HOTEL, ATRIUM
and ENTERTAINMENT**

- 100 Room Hotel
- Atrium
- Entertainment



Phase 8 –
INDOOR / OUTDOOR
WATER PARK

WATER PARK
ACRES

INDOOR WATER PARK
3 ACRES

ENCLOSED
COURTYARD
1 ACRE

FEC
3.5 ACRES

INDOOR
ACRES



Bayou Phoenix – Outdoor Waterpark



Bayou Phoenix – Boardwalk

EXIT ACCI



TKTMJ

THOMAS TUBRE

Henry Consulting

TROY HENRY

TKTMJ

MICHAEL TUBRE

BAYOU PHOENIX DEVELOPERS



27 March 2023

Bayou Phoenix
Information Forum

Next Steps

NEXT STEPS

1) PRESENT REQUIRED DOCS TO NORA (LEASE)

a) INCLUDING PUBLIC INPUT FROM TONIGHT

2) FORMALLY BEGIN TO SOURCE FINANCING

a) CITY

b) STATE

c) FEDERAL

d) EQUITY

e) CREDIT

f) DEBIT

g) MEZZANINE

h) OTHER

3) PRE-DEVELOPMENT KICKOFF

a) ENGINEERING

b) ENVIRONMENTAL

c) CORPORATE

d) PERMIT

e) INCENTIVES

4) DEMOLITION PLANNING (SELECTIVE)

5) TENANT/PARTNER DISCUSSIONS

6) LAUNCH WEBSITE FOR FULL SERVICE INFORMATION DELIVERY

(COMMERCIAL/COMMUNITY)

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Q & A
SESSION