

RG&A Review

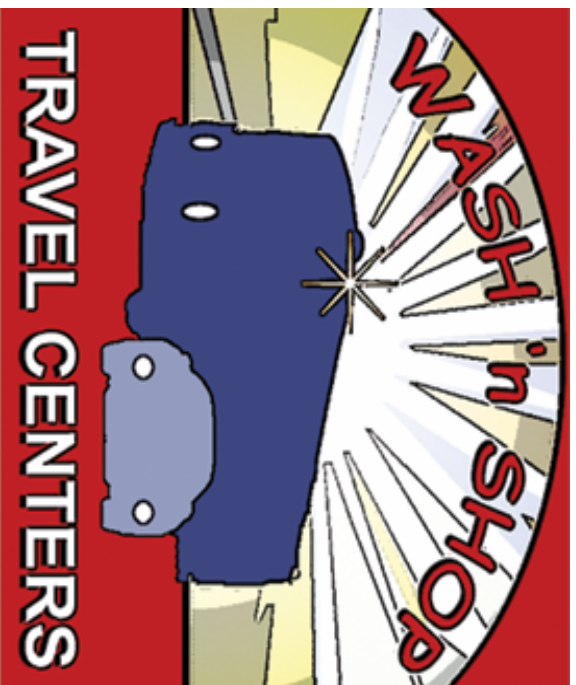
RG&A LEADS WILLIAMS QUARTER TO TOP BID

ST. PETERSBURG- Williams Quarter LLC has proposed to redevelop Tropicana Field, home of the Tampa Rays baseball team into a mixed-use, green, new urbanistic complex. In a St. Petersburg City Council presentation on Thursday, March 27th, William Henry, managing member of the team, unveiled the top bid of \$61 million to attain control of the 86 acres where Tropicana Field is currently located. The Tampa Bay Rays baseball franchise has proposed to relocate the team's stadium to a new open-air field, situated on the site of the *(BID on next page)*



Wash 'n Shop New RGA Brand

TENNESSEE- Recognizing the new economic landscape, RGA has developed, designed, and constructed a unique new prototype situated in secondary markets near tourist and heavily traveled locations. The first such Wash 'n Shop includes a coin-operated automatic RV/Carwash; an automated coin-operated Laundromat; a fast food outlet; and a Dollar Store. William Henry states that "this combination of uses is highly synergistic. We are at once the tenant, as owners and operators of the carwash and Laundromat, and the landlord." *(WASH on next page)*



Clearwater City Homes



Casa Bella in Tampa

Converting Condos Back into Rentals

TAMPA- Carving out a niche that is very much a reflection of today's real estate landscape, RGA is very busy converting condos back into rentals to better address today's changing market. RGA currently has over \$100 million projects previously designed as luxury condos that are being converted into market-rate, income generating multifamily apartment complexes. These projects are *(CONDOS on next page)*

(CONDOS) located in South Tampa; Carillon in Pinellas County, home of Raymond James; and downtown Clearwater. “We have seen a large number of condominium developers who have elected to select RGA to redesign projects that were formerly geared to the high-end luxury condo market. Our expertise has always been in the more cost-effective, yet attractive rental community design field,” states RGA Principal in Charge, William Henry. “We are happy to be at the forefront of the movement to provide attractive, yet attainable workforce housing closer to the employment centers around the State of Florida. In the day of gasoline prices that could approach \$5 a gallon, it only makes sense to bring worker housing closer to the employment centers,” states Henry.

(BID) current Al Lang field along the waterfront of downtown. The Williams Quarter bid was over \$11 million higher than the second place one submitted by Hines Interests, who bid \$50 million. The Williams Quarter team is comprised of NRP Group, the country’s largest affordable housing developer; DeBartolo Development, based in Tampa; and RGA Group.

The City of St. Petersburg shall undertake a 60 day period of analyzing the proposals and recommending a preferred development team. The Williams Quarter proposal emphasizes workforce housing and neighborhood retail to support it.



NOW OPEN

Westshore Office Building

(WASH) as the developer of the open-air shopping center. “The Dollar Store and fast food element add the “shop ingredient” where patrons of our coin-operated businesses can do needed shopping and grab a bite to eat after or before they wash their car, or while they wait for their clothes to dry at the Laundromat. We have been asked by several dollar stores to co-locate our coin-operated businesses with them in new locations,” according to William Henry, managing member. This year, RGA will have a booth at the International Council of Shopping Centers in Las Vegas from May 18 - May 21. Interested investors, brokers, and developers are welcome to come by our booth and say hello.

Want to know more about Wash ‘n Shops?

Know a good site?

Interested in investing?

Contact
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School District Selects RGA to Design Relocatable Head Start Headquarters

TAMPA- As part of a broader-based market plan, RGA has developed a strong specialization in “relocatable” classroom design. Due to rising construction costs, many school districts, including Hillsborough County’s, have elected to recognize that modular relocatable classrooms are a needed part of the overall solution to classroom expansions. Building off it’s expertise in modular and relocatable housing tract design, RGA has been selected to facilitate and plan the new headquarters for the Hillsborough County School Districts Head Start program. While placing modulars on a raw property site may seem easy, the complexities involve coordination of drainage areas, placement of sidewalks, locating and interfacing utility lines, and emergency evacuation planning. RGA has planned and designed several campuses utilizing modular buildings, including three for the School District, and three for private charter schools.

RGA Wins Planning Commission Award

TAMPA- On Thursday, April 3rd, RGA was recognized for it’s design and contribution to the Gardens of South Bay multifamily housing project by the Hillsborough County/City of Tampa Planning Commission at their annual awards banquet. Gardens of South Bay was a project that involved a land swap including property owned by the School District of Hillsborough County and the Tampa Housing Authority. The “Gardens” is a 220-unit multifamily apartment complex which replaced a downtowned public housing project known as Rembrandt Village. The Gardens was placed on School District Property near Robinson High School. In return, the School District received the property formerly occupied by the dilapidated public housing project. “It was truly a “win/win” for both institutions and showed how government can benefit the tax payers by inter-local cooperation.” William Henry stated in a speech, accepting the award on behalf of THA and the School District. He expressed thanks to the two boards for the recognition. Jerome Ryans, director, and Hazel Harvey, Chairman of the Board of THA, also spoke on behalf of the project.

