

**LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT
LOCAL PARTICIPATION AGREEMENT
FOR THE
HOTEL NULU PROJECT
WITHIN THE
HOTEL NULU DEVELOPMENT AREA**

LOCAL PARTICIPATION AGREEMENT

This **LOCAL PARTICIPATION AGREEMENT** (the "Agreement") effective as of the 1st day of _____, 2014, by and between (i) **LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT**, a Kentucky consolidated local government ("Louisville") and (ii) the **METRO DEVELOPMENT AUTHORITY, INC.**, a Kentucky non-profit corporation ("Authority").

RECITALS:

WHEREAS, 725 Partnership, LLC, a Kentucky limited liability company, ("Developer"), desires to develop in downtown Louisville a mixed-use project, consisting of a boutique hotel and related retail, restaurant, conference, and office space, along with related parking and infrastructure improvements, known as the Hotel NULU Project more specifically described in Exhibit A (the "Project"); and

WHEREAS, Louisville and the Authority, to induce Developer to undertake the Project, plan to provide certain tax increment financing incentives to the Developer which will be set forth in a TIF Disbursement Agreement to be entered into among the Developer, the Authority and Louisville ("TIF Agreement"); and

WHEREAS, pursuant to KRS 65.7041-65.7083 and KRS 154-30.010 -154-30.090 ("the Act"), the Metro Council of Louisville pursuant to the provisions of the Act, by Ordinance No _____ Series 2014 (the "Ordinance"), has established the Hotel NULU Development Area (the "Development Area"); and

WHEREAS, the Project represents new economic development in Louisville; and

WHEREAS, the Project when fully developed will be a mixed-use project as defined by the Act, with capital construction in excess of \$34 million, located within the Development Area, as presented to Louisville and the Authority by Developer in preliminary planning papers, will result in the increase in the value of property located in the Development Area, result in increased employment within the Development Area and increase the tax base of Louisville; and

WHEREAS, the Project may qualify for a pledge of State incremental revenues under one of the State Participation Programs as provided in the Act, relating to incentives for development and redevelopment; and

WHEREAS, it is therefore in the interest of Louisville and the Authority that there be a plan for the optimal revitalization and development of the Development Area in a most efficient manner; and

WHEREAS, Louisville is authorized under the Act to execute a local participation agreement or contract with an agency in acknowledgement of benefits to be derived by Louisville within a development area in order to promote the public purpose of Louisville; and

WHEREAS, the Ordinance declares the Development Area to be a "development area" within the meaning of the Act, and the Project constitutes a "project" within the meaning of the Act; therefore, the Project is eligible to be financed through the use of tax increment "local participation agreements," "incentive agreements" and "contracts of release" within the meaning of the Act;

WHEREAS, the Authority is organized and incorporated by Louisville as a not-for-profit corporation, and pursuant to the Ordinance, the Authority has been designated as the "agency," within the meaning of the Act for the purposes of identifying, developing, acquiring, financing and accomplishing the Project and entering into one or more grant agreements with the Commonwealth; and

WHEREAS, Louisville desires to assist the Developer, through the Authority, with the costs of the Project and agrees to enter into this Local Participation Agreement in order to release to the Authority a portion of the Withholding Tax Increment and Real Estate Tax Increment (as hereinafter defined) for use solely for purposes of the Project; and

NOW THEREFORE, Louisville and the Authority agree that in consideration of the premises and the additional consideration provided herein, the parties agree as follows:

Section 1. Definitions.

In addition to the terms defined in the above recitals, the following additional terms used in this Agreement shall have the meanings assigned in this Section 1 unless the context clearly indicates that a contrary meaning is intended.

(a) **"Account Numbers"** shall mean the separate Withholding Tax Numbers for businesses located in the Development Area as determined pursuant to Section 3.1 of this Agreement.

(b) **"Activation Date"** means January 1, 2016, being within two (2) years of the Commencement Date which, upon the written request of the Authority to the Commonwealth and Louisville, may be extended, but in no event more than four (4) years from the Commencement Date.

(c) **"Base Year"** means January 1, 2013 through December 31, 2013, the last full year prior to the Commencement Date, or the Base Year as defined by the Tax Incentive Agreement if agreed to by Louisville and the Authority.

(d) **"Calendar Year"** means January 1 through and including December 31.

(e) **"Commencement Date"** shall mean the later of (i) the effective date hereof or (ii) the effective date of the Local Participation Agreement.

(f) **“Eligible Project Costs”** shall mean the Project Expenditures certified by the Office pursuant to Section 4.3 of this Agreement, and other costs as may be agreed by Louisville and the Authority.

(g) **“Existing Business”** shall mean any business operating in Louisville and located outside of the Development Area.

(h) **“New Real Estate Tax Revenue”** means the amount of Real Estate Taxes received by Louisville after the Activation Date has occurred through the term of this Agreement.

(i) **“New Withholding Tax Revenue”** means the amount of Withholding Taxes received by Louisville after the Activation Date has occurred through the term of this Agreement.

(j) **“Occupational License Fees”** means the taxes levied on employees by Louisville pursuant to Louisville Metro Codified Ordinances Chapter 110.

(k) **“Office”** means the Kentucky Economic Development Finance Authority (“KEDFA”), as provided by the Act.

(l) **“Office of Management and Budget”** means the department of Louisville with that name.

(m) **“Old Real Estate Tax Revenue”** means the amount of Real Estate Taxes received by Louisville in the Base Year, which shall be increased each year by the same percentage applicable to “old state revenues” as provided in the Tax Incentive Agreement.

(n) **“Old Withholding Tax Revenue”** means the amount of Withholding Taxes received by Louisville in the Base Year, which shall be increased each year by the same percentage applicable to “old state revenues” as provided in the Tax Incentive Agreement, and provided that, if an Existing Business relocates within the Development Area the Old Withholding Tax Revenue shall be increased to the extent of the Withholding Taxes from that Existing Business for the preceding calendar year prior to the date of operation within the Development Area.

(o) **“Real Estate Tax”** means the real estate taxes levied annually by Louisville applicable to real property within the Development Area.

(p) **“Real Estate Tax Increment”** means the incremental amount of Real Estate Taxes collected in each Calendar Year following the Activation Date, during the term hereof, determined by subtracting the amount of Old Real Estate Tax Revenue from the amount of New Real Estate Tax Revenue.

(q) **“Released Amount”** means the amount payable in each Calendar Year from Louisville to the Authority pursuant to Section 5.6 of this Agreement.

(r) **"Tax Incentive Agreement"** means the agreement entered into between the Commonwealth and the Authority pursuant to the terms of the Act.

(s) **"Termination Date"** means the date ending twenty (20) years from the Activation Date, unless terminated earlier pursuant to Section 4.1 of this Agreement.

(t) **"Withholding Taxes"** means the Occupational License Fees received by Louisville from or attributable to the Development Area.

(u) **"Withholding Tax Increment"** means the incremental amount of Withholding Taxes collected in each Calendar Year following the Activation Date, during the term hereof, determined by subtracting the amount of Old Withholding Tax Revenue from the amount of New Withholding Tax Revenue.

Section 2. Representations and Warranties.

2.1 Representations and Warranties of the Authority. the Authority represents and warrants to Louisville as follows:

(a) **Existence.** the Authority is a duly organized and validly existing non-profit corporation created under the laws of the Commonwealth of Kentucky.

(b) **Authority to Act.** the Authority has the requisite power, capacity and authority to execute and deliver this Agreement, to consummate the transactions contemplated hereby, and to observe and to perform this Agreement, in accordance with its terms and conditions. The officers and officials executing and delivering this Agreement on behalf of the Authority have been or are otherwise duly authorized to enter into this Agreement on behalf of the Authority.

(c) **Validity of Agreement; Compliance with Law.** This Agreement is the legal, valid, and binding obligation of the Authority enforceable in accordance with its terms and conditions. The execution and delivery of this Agreement, and the performance or observance by the Authority of the terms and conditions thereof do not and will not materially violate any of the provisions of the Authority's Articles of Incorporation or any laws applicable to the Authority.

(d) **Litigation.** No litigation or proceeding involving the Authority is pending or, to the best of the knowledge of the Authority, is threatened in any court or administrative agency which, if determined adversely to the Authority could have a materially adverse impact on the ability of the Authority to perform any of its obligations under this Agreement.

(e) **Conflicting Transactions.** The culmination of the transactions contemplated hereby and the performance of the obligations of the Authority under and by virtue of this Agreement shall not result in any material breach

of, or constitute a default under, any contract, agreement, lease, indenture, bond, note, loan or credit agreement to which it is a party or by which it is bound.

(f) Tax Incentive Agreement. That following the execution of this Agreement, the Authority shall file an application with the Office seeking designation of the Project as an eligible project under one of the State Participation Programs under the Act, and requesting that the Office approve a Tax Incentive Agreement with the Authority providing State incremental revenues to pay for Eligible Project Costs. The application shall be prepared at the sole expense of the Developer

2.2 Designation of Subsidiary or Related Entity. Notwithstanding the provisions of Subsection 2.1, the Authority shall have the right to designate as the "Agency" a subsidiary or related entity of the Authority provided that such subsidiary or related entity (i) qualifies as an agency pursuant to the Act, (ii) such subsidiary entity can make to Louisville the representations and warranties required pursuant to subsection 2.1, and (iii) such subsidiary or related entity is reasonably acceptable to Louisville.

2.3 Representations and Warranties of the Louisville. Louisville represents and warrants to the Authority as follows:

(a) Authority to Act. Louisville has the requisite power, capacity and authority to execute and deliver this Agreement, to consummate the transactions contemplated hereby, and to observe and to perform this Agreement in accordance with its terms and conditions. Each of the officials executing and delivering this Agreement on behalf of Louisville has been and is duly authorized to enter into this Agreement on behalf of Louisville.

(b) Validity of Agreement; Compliance with Law. This Agreement is the legal, valid and binding obligation of Louisville enforceable in accordance with its terms and conditions. The execution and delivery of this Agreement, and the performance or observance by Louisville of the terms and conditions thereof, do not and will not violate any provisions of any laws applicable to Louisville.

2.4 Bond Financing. If requested by the Authority, Louisville agrees to request the Metro Council to authorize the issuance of Industrial Revenue bonds for the Project, or a portion of the Project, provided that **any bonds issued by Louisville pursuant to this agreement and secured solely by incremental revenues shall not constitute a debt of Louisville or the state nor shall the bonds be a charge against the general credit or taxing powers of Louisville or the state. Louisville and the state shall have no obligation toward the payment of such bonds beyond the pledge of incremental revenue as provided in this Agreement.**

Section 3. Withholding Taxes.

3.1 Account Numbers. The Developer shall have the sole responsibility to identify all businesses located in the Development Area and to provide adequate information concerning those businesses to the Authority so that Louisville

can assign separate Withholding Tax numbers (the "Account Numbers") for each business situs and each employer in the Development Area. The Account Numbers shall be used exclusively to report Withholding Taxes within or attributable to the Development Area. Louisville agrees to cooperate with and assist the Authority to obtain account numbers.

Section 4. Released Amount.

4.1 Term. Provided that the provisions of Section 4.2 are met, Louisville agrees to pay to the Authority, and the Authority does accept from Louisville, the Released Amount for each calendar year beginning in the year including the Activation Date, with payment to be made beginning in the year following the Activation Date, and for successive calendar years continuing automatically thereafter until the earlier of the following: (i) that date twenty (20) years following the initial payment to the Authority; (ii) Louisville's election to terminate this Agreement at the end of any current calendar year following written notice to the Authority delivered at least sixty (60) days prior to such calendar year end; or (iii) the aggregate of the total of the Released Amount paid to the Authority by Louisville and the aggregate Released Amount paid to the Authority by the Commonwealth on a cumulative basis during the term of the Agreement equals the Eligible Project Costs as verified by the Office, and other costs as may be agreed and approved by Louisville and the Authority.

4.2 Certification of Minimum Capital Investment. Prior to any Released Amount being paid by Louisville to the Authority for the Project, the Office shall certify to Louisville that the minimum capital investment as set forth in the Tax Incentive Agreement has been made as required by the Act. Any amount of the Released Amount received after the Activation Date but prior to certification of the Minimum capital investment being made shall be held in a non-interest bearing escrow account by Louisville until the minimum capital investment is certified by the Office. All accumulated amounts of the Released Amount shall be released to the Authority upon certification. If the minimum capital investment is not certified within ten (10) years from the Activation Date, the escrow shall be forfeited to Louisville and this Agreement shall be void.

4.3 Eligible Project Costs. Louisville and the Authority shall rely on the Office to approve or verify, as applicable, each Project Expenditure identified as Approved Public Infrastructure Costs, and Financing Costs as defined in the Act. Other costs agreed to by Louisville and the Authority shall be approved and verified by the Office of Management and Budget.

4.4 The Authority Reporting. The Developer, at its sole expense, shall submit a report to the Authority and the Office of Management and Budget on or before July 1 of each year during the term of this Agreement including but not limited to:

(a) A certification prepared by an independent certified public accounting firm of the use and expenditure of the Released Amount by the Developer in

the preceding Calendar Year, including any Released Amount carried forward from earlier Calendar Years, ;

(b) An analysis and review of all development activities within the Development Area during the prior Calendar Year;

(c) A progress report on the current status of achieving the stated goals of the Project and the Development Area;

(d) A proposed spending plan for the Released Amount for the current Calendar Year; and

(e) The Authority shall submit the Request for the Released Amount each year following Activation for the term of this Agreement to the Office of Management and Budget on or after July 1, but no later than December 31 following the calendar year for which the Released Amount is requested.

4.5 Louisville Monitoring, Tracking and Reporting. The Office of Management and Budget shall oversee the payment of the Released Amount to the Authority and shall review all reports received from the Commonwealth pursuant to Section 4.3 or otherwise concerning the Project, its progress, and Eligible Project Costs. The Office of Management and Budget shall review all reports received from the Authority pursuant to Section 4.4 or otherwise and shall annually submit to the Metro Council a report concerning the Project and the Development Area including but not limited to:

(a) An accounting of all payments made to the Authority pursuant to this Agreement in the prior fiscal year;

(b) An analysis and review of development activity within the Development Area as reported to Louisville by the Authority;

(c) The progress made by the Authority toward the stated goals of the Development Area as reported to Louisville by the Authority; and

(d) An accounting of the amount of Eligible Project Costs incurred by the Authority to date as reported to Louisville by the Office.

The Developer shall provide to the Authority and Louisville all information required to make the report.

4.6 Time of Payment. By no sooner than (i) _____ of each Calendar Year beginning in the year after the year of the Activation Date or (ii) thirty (30) days after the submission by the Authority of a request for the Released Amount under this Agreement, Louisville agrees to pay to the Authority the Released Amount. In no event shall Louisville agree to pay to the Authority the Released Amount if a submitted request is not received by December 31 of the calendar year after the applicable tax

year, unless mutually agreed to by both Louisville and the Authority. No more than one request shall be submitted in any one calendar year

4.7 Use of Released Amount. Consistent with the Act, the Authority covenants and agrees that it will use the Released Amount solely for Eligible Project Costs included within the Project, and pursuant to the requirements of the Act and the TIF Agreement.

Section 5. Determination of Released Amount.

5.1 Old Withholding Tax Revenue and Old Real Estate Tax Revenue. The Authority shall calculate with reasonable accuracy the amounts of Old Withholding Tax Revenue and Old Real Estate Tax Revenue, and in doing so, the Authority may make such assumptions as may reasonably be required. The Developer, at its sole expense, shall provide to the Authority all information required for the calculation on a timely basis. Louisville, through the Office of Management and Budget, agrees to provide the Authority with such assistance and documentation as may reasonably be required to calculate the amounts of the Old Withholding Tax Revenue and Old Real Estate Tax Revenue. The Authority shall submit its calculations of the Old Withholding Tax Revenue and Old Real Estate Tax Revenue to the Office of Management and Budget for review and approval. Upon the determination of Old Withholding Tax Revenue and Old Real Estate Tax Revenue, Louisville and the Authority shall stipulate the amount of Old Withholding Tax Revenue and Old Real Estate Tax Revenue by written addendum to this Agreement. The amount of Old Withholding Tax Revenue and Old Real Estate Tax Revenue so stipulated shall be binding upon the parties for the term of this Agreement. An estimate of the Old Withholding Tax Revenue is \$6,565 and Old Real Estate Tax Revenue is \$11,436.75.

5.2 New Withholding Tax Revenue. The Office of Management and Budget shall calculate the amount of New Withholding Tax Revenue each year after the Activation Date, prior to the Time of Payment pursuant to Section 4.6 of this Agreement. The Office of Management and Budget shall calculate the New Withholding Tax Revenue by aggregating the Withholding Taxes reported by businesses within the Development Area which have obtained Account Numbers for each business situs and each employer in the Development Area. Any Withholding Taxes that, by virtue of the participation by a business in a project with the Kentucky Economic Development Finance Authority ("KEDFA"), the payment of which will be taken as a credit against the Withholding Tax liability of the business shall not be taken into account when calculating the New Withholding Tax Revenue. An estimate of the New Withholding Tax Revenue is included in the Financial Report prepared by Meench & Shanker, LLC, which is attached as an Exhibit B to the Development Plan, which is attached to the Ordinance.

5.3 New Real Estate Tax Revenue. The Office of Management and Budget shall calculate the amount of New Real Estate Revenue each year after the Activation Date, prior to the Time of Payment pursuant to Section 4.6 of this Agreement. The Office of Management and Budget shall calculate the New Real Estate Tax Revenue by aggregating the Real Estate Taxes received from within the Footprint. An

estimate of the New Real Estate Tax Revenue is included in the Financial Report prepared by Meench & Shanker, LLC, which is attached as an Exhibit B to the Development Plan, which is attached to the Ordinance.

5.4 Calculation of Withholding Tax Increment. The Office of Management and Budget in each year following the Activation Date, prior to the Time of Payment pursuant to Section 4.6 of this Agreement, shall calculate the Preliminary Withholding Tax Increment, which shall be a sum equal to the New Withholding Tax Revenue calculated pursuant to Section 5.2 of this Agreement minus the Old Withholding Tax Revenue calculated pursuant to Section 5.1 of this Agreement. If the Office, in the Tax Incentive Agreement, reduces the maximum amount of incremental state revenues to be released because of the calculation of net positive economic impact to the Commonwealth pursuant to KRS 154.30-.060(4)(g), then the Preliminary Withholding Tax increment calculated pursuant to this Section shall be reduced each year by an amount proportionate to the Office's reduction of the maximum amount of incremental state revenues to be released ("Positive Impact Percentage"). The Withholding Tax Increment shall be an amount equal to the Preliminary Withholding Tax Increment multiplied by the Positive Impact Percentage. Provided, however, during construction of the Project, the Withholding Tax Increment shall not be reduced by the Positive Impact Percentage (assuming Activation occurs during construction of the Project).

5.5 Calculation of the Real Estate Tax Increment. The Office of Management and Budget in each year following the Activation Date, prior to the Time of Payment pursuant to Section 4.6 of this Agreement, shall calculate the Real Estate Tax Increment, which shall be a sum equal to the New Real Estate Tax Revenue calculated pursuant to Section 5.3 of this Agreement minus the Old Real Estate Tax Revenue calculated pursuant to Section 5.1 of this Agreement.

5.6 Calculation of Released Amount. The Office of Management and Budget in each year following the Activation Date, prior to the Time of Payment pursuant to Section 4.6 of this Agreement, shall calculate the Released Amount, which shall be a sum equal to eighty percent (80%) of the Withholding Tax Increment and the Real Estate Tax Increment.

Section 6. Pledge of Incremental Revenues Superior to Ordinances and Statutes.

As provided in the Act, any pledge of the Released Amount in this Agreement shall be superior to any other pledge of revenues for any other purpose and shall, from the Activation Date to the Termination Date, supersede any statute or ordinance regarding the application or use of incremental revenues.

Section 7. Miscellaneous.

7.1 Notices. All notices or other communications hereunder from any party shall be sufficiently given, and shall be deemed given, when delivered or mailed by first class mail or overnight delivery to the other parties at their respective addresses as follows:

If to Louisville: Louisville/Jefferson County Metro Government
Department of Economic Growth and Innovation
444 S. 5th St., Ste. 600
Louisville, Kentucky 40202
Attn: _____

With a copy to: _____

Attn: _____

If to the Authority: Metro Development Authority, Inc.
444 S. 5th St., Ste. 600
Louisville, Kentucky 40202

With a copy to: _____

Attn: _____

Section 8. Default.

8.1 Default by the Authority. If the Authority materially breaches or defaults on its obligations under this Agreement or any of the documents incorporated herein or in the reasonable judgment of Louisville there has been a substantial decrease in the Authority's capacity to undertake the obligations required by this Agreement, Louisville may give written notice (with a copy of said notice being given to the Office) that remedial action must be taken within thirty (30) calendar days. The Authority shall correct such breach or default within thirty (30) days after receipt of such notice. However, if the default is not reasonably curable within thirty (30) days, then the Authority may continue to cure the default or breach so long as Louisville is reasonably satisfied that sufficient progress is being made toward a cure. If such corrective action is not taken, Louisville may terminate the Agreement by giving written notice to the Authority at least ten (10) days prior to the effective date of termination and shall and be entitled to any remedy and damages available to it at law or in equity, including specific performance.

8.2 Default by Louisville. If Louisville materially breaches or defaults on its obligations under this Agreement or any of the documents incorporated herein, the Authority may give written notice to Louisville that remedial action must be taken

within thirty (30) days after Louisville's receipt of such written notice. However, if the default is not reasonably curable within thirty (30) days, Louisville may continue to cure the default or breach so long as the Authority is satisfied that sufficient progress is being made toward a cure. If such action is not taken, the Authority shall be entitled to enforce the provisions of this Agreement.

8.3 Exception. In the event of any default or termination by either party, the non-defaulting party shall be relieved of any executory obligations hereunder. Provided however, that in the event the Authority has issued bonds for the benefit of the Project (including to pay for Eligible Project Costs) which are secured by a pledge of the Released Amount, Louisville shall not terminate the payment of the Released Amount for the period said bonds remain outstanding and the Authority shall continue to comply with all applicable provisions of this Agreement necessary to make the bond payments with all applicable Released Amounts. Neither the Authority nor Louisville will terminate or otherwise negatively impact any such pledge, and both parties shall fully cooperate to use the Released Amount to service such bonds.

Section 9. Miscellaneous Provisions.

9.1 Binding Effect. This Agreement shall be binding upon the parties hereto and upon their respective successors and assigns.

9.2 Severability. If any clause, provision, or section of this Agreement be ruled invalid or unenforceable by any court of competent jurisdiction, the invalidity or unenforceability of such clause, provision, or section shall not affect any of the remaining clauses, provisions or sections hereof.

9.3 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Kentucky and enforceable in courts of competent jurisdiction.

9.4 Entire Agreement; Modifications. This Agreement constitutes the entire agreement of the parties hereto with respect to the subject matter of this Agreement. This Agreement shall not be modified, amended, cancelled or terminated except by an agreement in writing signed by the parties hereto.

9.5 Counterparts. This Agreement may be executed in any number of counterparts by some or all of the parties hereto, each of which shall be an original and all of which shall together constitute one and the same instrument.

9.6 Relationship of the Parties. Except as expressly stated and provided for herein, neither anything contained in this Agreement nor any acts of the parties hereto shall be deemed or construed by the Parties hereto, or any of them, or by any third person, to create the relationship of principal and agent, or of partnership, or of joint venture, or of association among any of the Parties of this Agreement.

9.7 Further Assurances. Each of the parties hereto shall use reasonable efforts and cooperate fully with each other in order to promptly and fully

carry out the terms and provisions of this Agreement. Each party hereto shall from time to time execute and deliver such other agreements, documents or instruments and take such other actions as may be reasonably necessary or desirable to effectuate the terms of this Agreement.

9.8 Mutual Termination. In addition to any other provisions relating to termination of this Agreement contained herein, this Agreement shall terminate upon the written agreement of all the parties hereto, except as otherwise provided in Section 8.3 of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their officers and officials thereunto duly authorized as of the date first written above.

[Remainder of Page Intentionally Left Blank]

**LOUISVILLE/JEFFERSON COUNTY
METRO GOVERNMENT**

By: _____
Greg Fischer, Mayor

Approved as to Form and Legality:

Michael J. O'Connell
Jefferson County Attorney

By: _____

**METRO DEVELOPMENT AUTHORITY,
INC.**

By: _____
Ted Smith, President

Approved as to Form and Legality:

By: _____
Name _____
Title: _____

EXHIBIT A

PROJECT DESCRIPTION

The Hotel NULU Project will involve new capital investment of approximately \$34 Million and be a mixed-use project with a hotel and conference center with related retail, restaurant and office uses as follows:

85,000± SF (150± room) Boutique Hotel with an international brand:

8,000± SF Rooftop Conference Center with Catering Kitchen and Lounge, as part of Hotel;

10,000± SF Ground Level Class "A" Retail Shell Space, as Part of Hotel;
250± Space Parking Structure;

6,000± SF Tenant Space in Historic Funeral Home;

4,000± SF Tenant Space in Historic Carriage House; and

Site and Utility Infrastructure Improvements.