

20 Hilliard Street SE
Atlanta, Georgia 30312

TRIO LAUNDRY BUILDING

ULI mTAP
April 29, 2016



Urban Land Institute
Atlanta



AGENDA

1. Meet the Team
2. Scope
3. About the property
 - a) Location/History
 - b) Title/Survey
 - c) Current State
 - d) Zoning
4. Historic Tax Credits
5. HUD Requirements
6. Community Input
7. Base Building Proforma
8. Development Scenarios
 - #1: Residential
 - #2: Office
 - #3: Office + Retail
9. Other Ideas
10. Recommendations and Concluding Thoughts



THE TEAM



■ Johnson Bazzel



■ Brent Nitschke



■ Kyle Reis



■ Adetayo Sanusi



■ Alison Drane Waterson



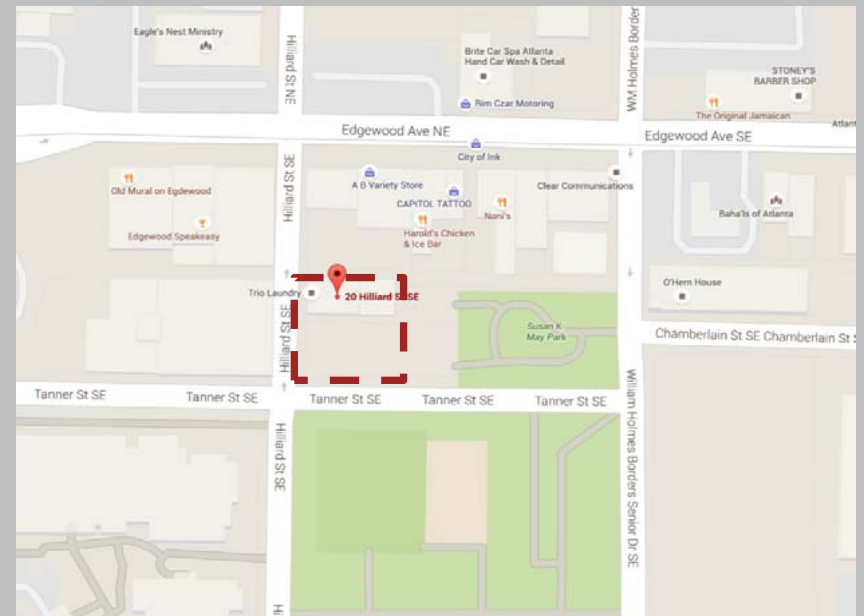
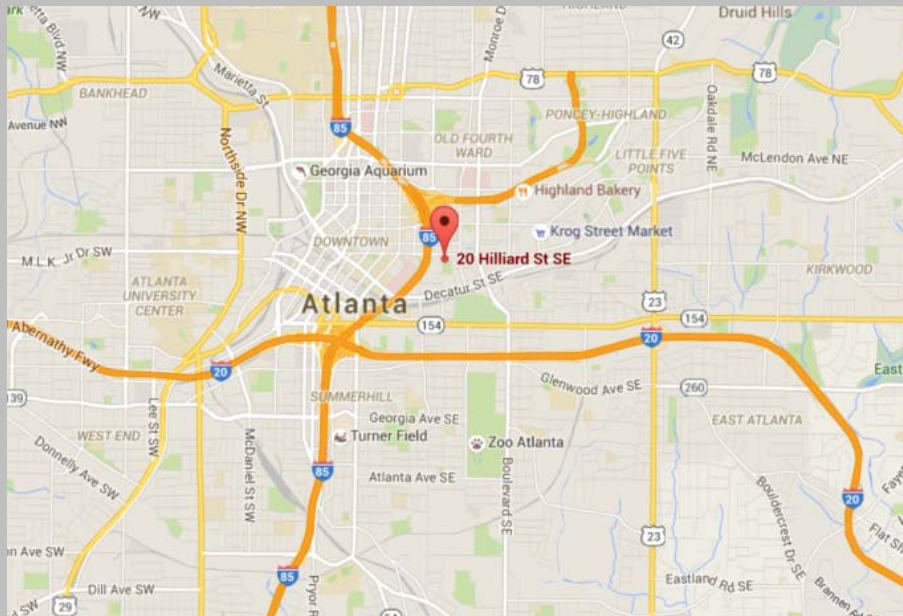
PROJECT SCOPE



- Review background information
- Meet with Community Advisory Committee
- Obtain historic tax credit information from Jack Pyburn
- Research zoning classification, development incentives, similar development projects and market conditions
- Create baseline proforma for redevelopment
- Generate up to three scenarios (with at least one scenario satisfying HUD residential requirements) with feasibility analysis



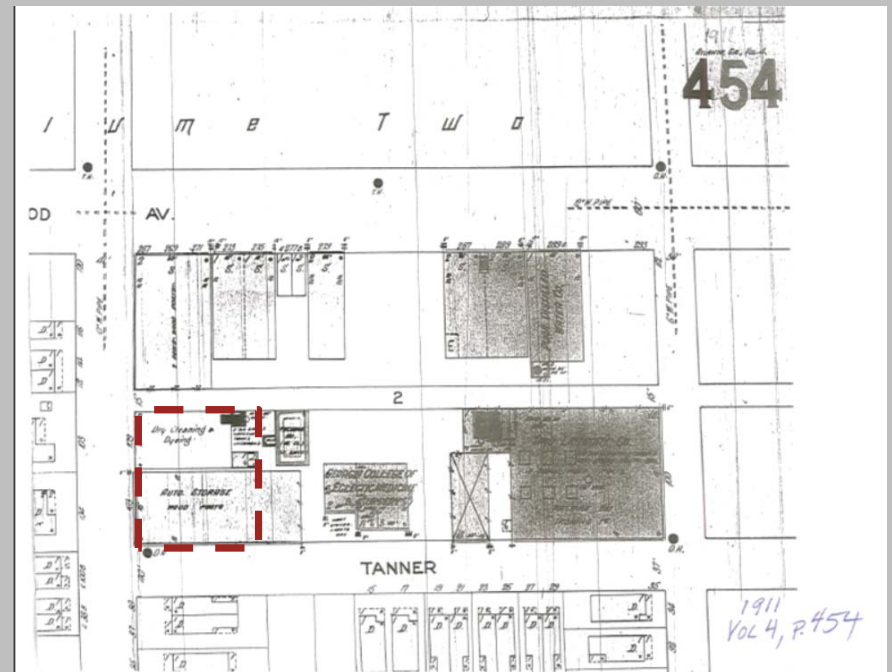
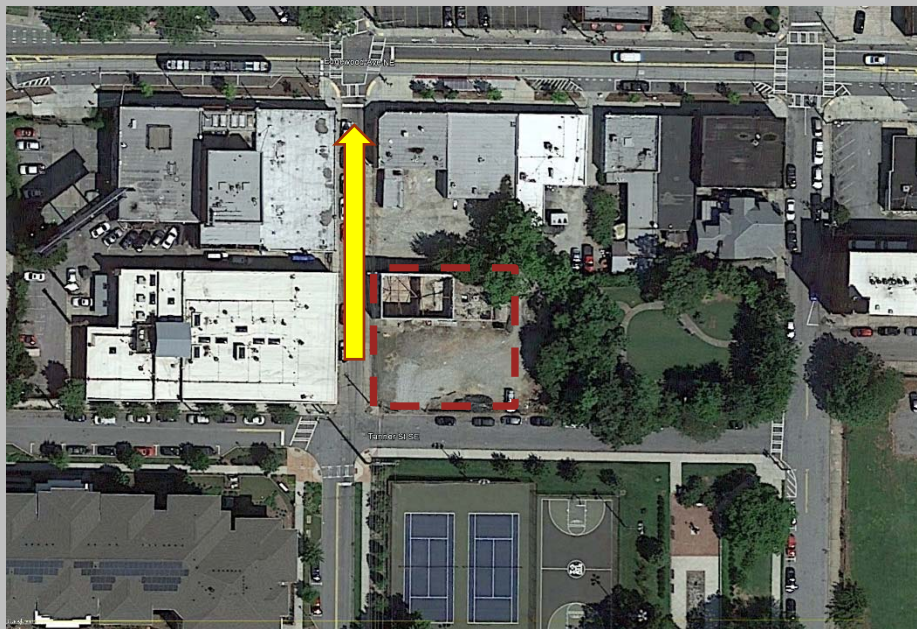
LOCATION



- Exhibit C: Property Profiles and Tax Information



LOCATION



HISTORY

Industry For the Half-Million City"

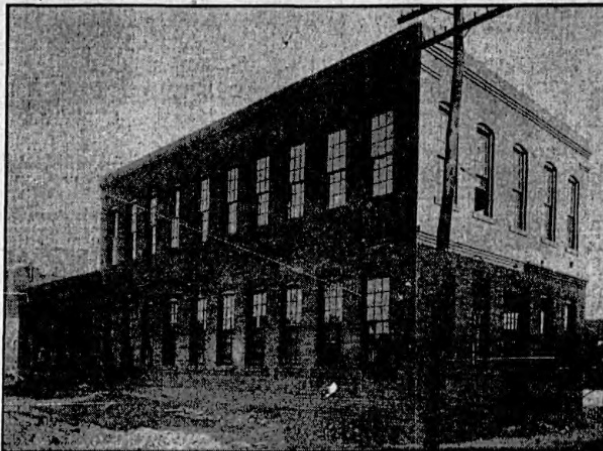


Photo by Abananza.

NEW BUILDING OF TRIO STEAM LAUNDRY.

This shows a new building just completed for the Trio Steam Laundry in Hilliard-st., near Edgewood-ave. Except for a portion of the rear, it is two stories and is built of brick. It is directly across Hilliard-st. from the main building of the laundry. As soon as machinery is installed it will be used exclusively for dry cleaning.

GROWTH AND PROGRESS OF THE NEW SOUTH

The Georgian Records Under this Head Each Day Some Fact in Reference to the Progress of the South

Since the "fall season" has been ushered in on September 1 the principal thing that has been talked of in the South and many of the small towns there is great business and financial circles is the general prosperity of the South, and the splendid prospects of its permanency, says a special from Atlanta to The Chattanooga Tradesman. The growth of Georgia and other states in wealth and valuable resources has been phenomenal in the past few years, but seems to be as solid as it is rapid. Not only are Southern enterprises succeeding, but foreign corporations and companies backed by Northern capital are getting splendid returns for their investments. Georgia crops have increased 46 per cent in the last four years. Atlanta, the principal city of this territory, has increased her manufacturing investments 200 per cent in the past ten years, and her bank clearings 446 per cent. Growth in surrounding smaller communities

shows the prosperity general. In all the larger cities of the South and many of the small towns there is great building activity. Corporations which have organized in the South and in which Southern capital has been invested are today on better footing in the financial world than ever before.

According to the report of the department of banking, the state banks of Texas have now reached the number of 600. The statement shows increased individual deposits and a generally healthy condition of the banks. The state banks are operating under the guarantee law which provides that one-eighth of one per cent of the deposits shall be held to insure payment in case of failure. This makes a reserve fund of about a million dollars, and so far not a dollar has been lost to a depositor.

LAUNDRIES
TRIO LAUNDRY COMPANY
 Launderers Dry Cleaners
 Shoe Repairers
 Branch Offices
 213 Peachtree Street 124 Peachtree Arcade
 Main Office and Plant, 100 Hilliard St. Phone Ivy 1600
 J. H. Bowles, President D. L. Bowles, Manager
UNION HAND LAUNDRY
 High Class Work at Half the Price of
 Any Other Laundry
 95 Richardson Street Atlanta, Georgia Telephone Main 2476
LEATHER and SHOE FINDINGS

APPLICATION FOR BUILDING PERMIT.

Atlanta, Ga., MAY 28 1911

To the Inspector of Buildings

By: One Story Brick Bldg hereby make application for permit to erect
 and if same is granted I agree to conform to all City Ordinances regulating same
 and to interference with plans submitted:

Ward 4
 Location 103 Hilliard St.
 Owners Trio Laundry
 Architects H. J. Cass
 Builder H. J. Cass
 No. of Buildings 1
 Dimensions of Ground Plan 32 x 83
 No. of Stories and Height of same One
 Material in Walls and Thickness of same Brick
 Material in Roof Yas. Green
 Material in Cornice Yas. Green
 If girders or sills are used to carry floor, size also
 Clear Distance between supports of girders
 Span longest span of floor joist
 Clear size of floor joist, each floor

State when projection, if any, over sidewalk
 State for what purpose to be used Dry Cleaning
 No. of Fire Escapes
 Estimated Cost, \$ 3500.00
 Approved and Granted
 1911
 Name H. J. Cass
 Address 123 Candle Blk.

HISTORY



Saved From the Flames---An Unsolicited Tribute to
GLOBE AUTOMATIC SPRINKLERS
 Here is reproduced an advertisement which appeared without our solicitation or knowledge in the daily press from the Trio Laundry

THE TRIO LAUNDRY WENT THROUGH THE GREAT FIRE UNHARMED!
 THE GLOBE AUTOMATIC SPRINKLER SYSTEM SAVED THESE BUILDINGS, WHICH WERE IN THE VERY PATH OF THE FIRE

Before we were glad we had the Globe Automatic Sprinkler System, for otherwise our great loss would have been complete. After the fire, we were able to open our doors with our plant in full operation and efficiency unimpaired. Most of the houses of our residents were destroyed, and their people are being hit and distressed by it in no building until they are able to get needed help. The proprietors, seeing the destruction which swept about us, and our full loss as well as our own life.

TRIO LAUNDRY AND DRY CLEANING COMPANY, 100 Hilliard Street, PHONE IVY 1600

What better evidence of the value and efficiency of Globe Automatic Sprinklers can we give you? And their economy should convince you of their worth, too. The Trio Laundry writes us on August 1st, 1924, that they had paid for their Globe Sprinkler System out of their profits.

AMOR SAVING IS TWO YEARS AND SIX MONTHS.
 Think of that for an investment! All you need to worry is your money and safety now is a non-sequencer.

If the Bureau of Standards, in which the fire started, had been equipped with Globe Automatic Sprinklers there would be no Atlanta business done today. You need Globe Sprinklers because they will pay for themselves in a few years from your increased savings and absolutely trouble-free business.

Please, write or wire our Atlanta office today to present you with facts and figures of your need of and gain through the installation of Globe Sprinklers.

GLOBE AUTOMATIC SPRINKLER COMPANY
 HOME OFFICE: Philadelphia, Pa. J. HANSEN, District Sales Manager
 201 Trust Company of Georgia Building, Phone IVY 1000, Atlanta, Ga.



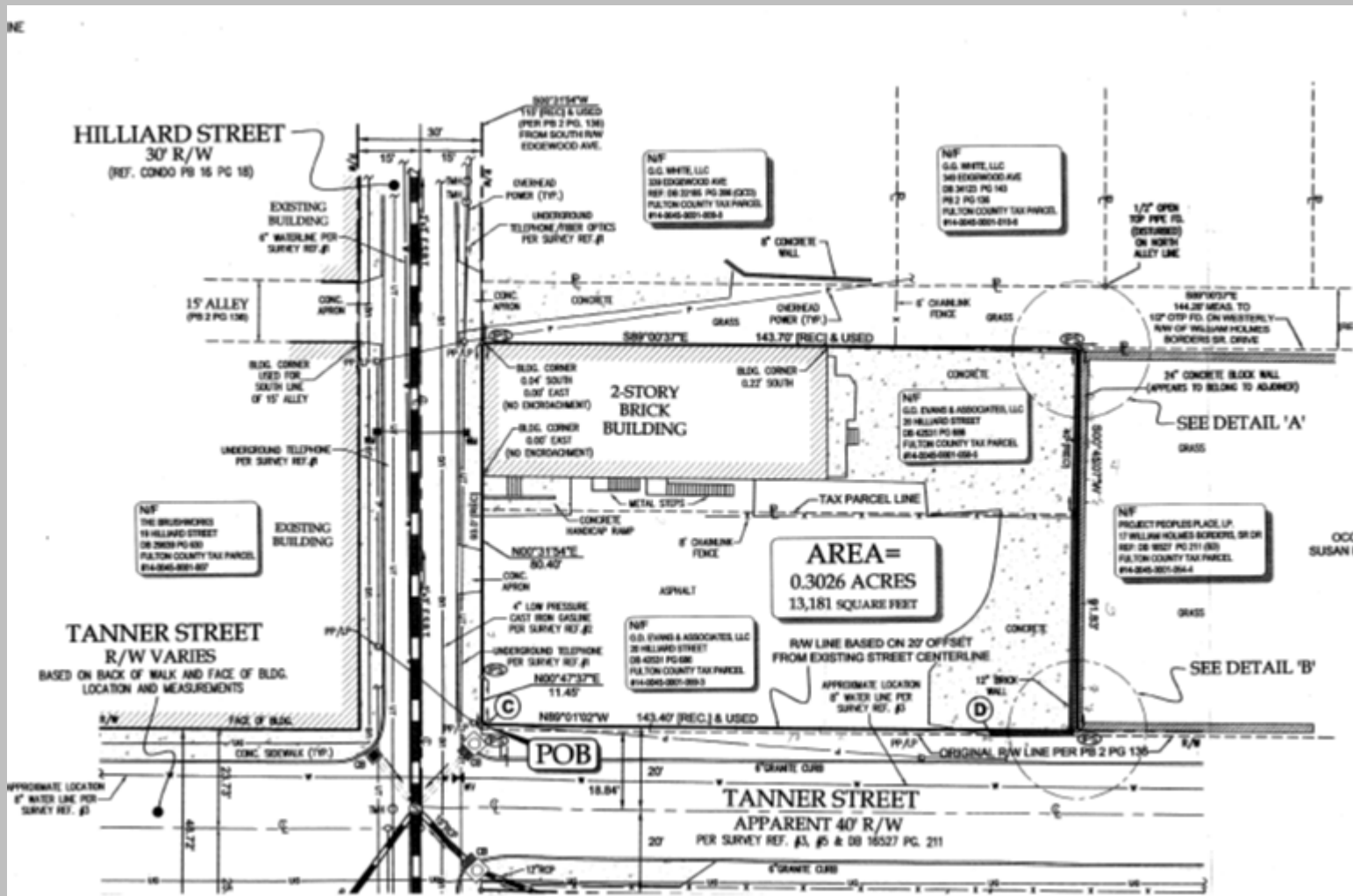
HISTORY



**MARTIN LUTHER KING, JR.
HISTORIC DISTRICT**



- Exhibit D: Title and Survey



CURRENT STATE



ZONING:

C2 & MLK JR. LANDMARK DISTRICT

- Permitted Uses
- The MLK Jr. Landmark District has no parking minimums, while the C2 District does
- Corner Site Potential
 - Max. FAR = 28,014 SF of development
 - Max height = 47.25' (1.5 times the compatible height up to 55')
 - Considering setbacks, building height restrictions, and FAR, potential development envelope yields a 6,000 SF building footprint on 4 levels to maximize the corner lot (this assumes no additional parking is added on site)



ZONING: C2 & MLK JR. LANDMARK DISTRICT



HISTORIC TAX CREDITS

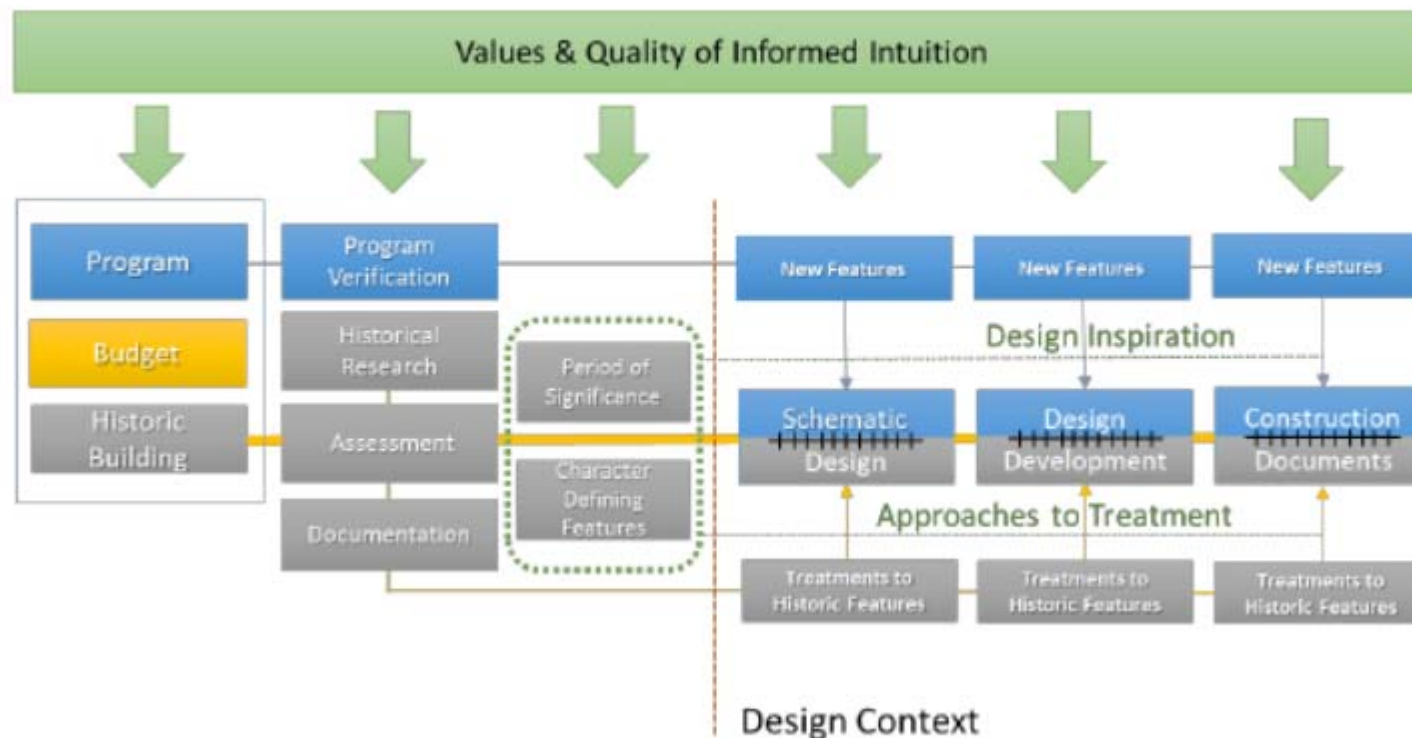
- Can yield ~ 35% savings
 - Federal Tax Credit (assume 15% Rehabilitation) and GA State Tax Credit (20%)
- Design improvements
 - Compliant with the Secretary of Interior and State of Georgia Standards
 - Reviewed by the National Park Service in Washington, DC and the State Historic Preservation Office
- Credits are intended only for for-profit entities
- Eligibility criteria
- Character defining features

- Source: Jack Pyburn
- Exhibit F: Historic Tax Credits Memo by Jack Pyburn



HISTORIC TAX CREDITS

Approach to Design of New Features that are Responsive to the Secretary of Interior's Standards for the Preservation of Historic Properties



■ Source: Jack Pyburn



HUD REQUIREMENTS

- No direct statutory requirement
- Rule of thumb → produce housing in either mixed-use or mixed-income setting
- Options:
 - Affordable units (need tax credits to provide funding)
 - Project based rental assistance for families at 30% AMI
 - Up to \$20,000 down payment assistance (other sources also)
- In mixed-income, AHA investment typically 20% of total development cost; results in number of affordable units
- Affordable units = <80% AMI
- Consider Proposed City of Atlanta / Fulton County Affordable Housing Requirements
- Pro forma analysis assumes private development



COMMUNITY INPUT

- Diverse group of Stakeholders / Advocates
- Save the Building – Make a Values Statement
- Community open to all types of uses
- Celebrate History
- Corner lot is part of historic fabric
- Balance with financial feasibility

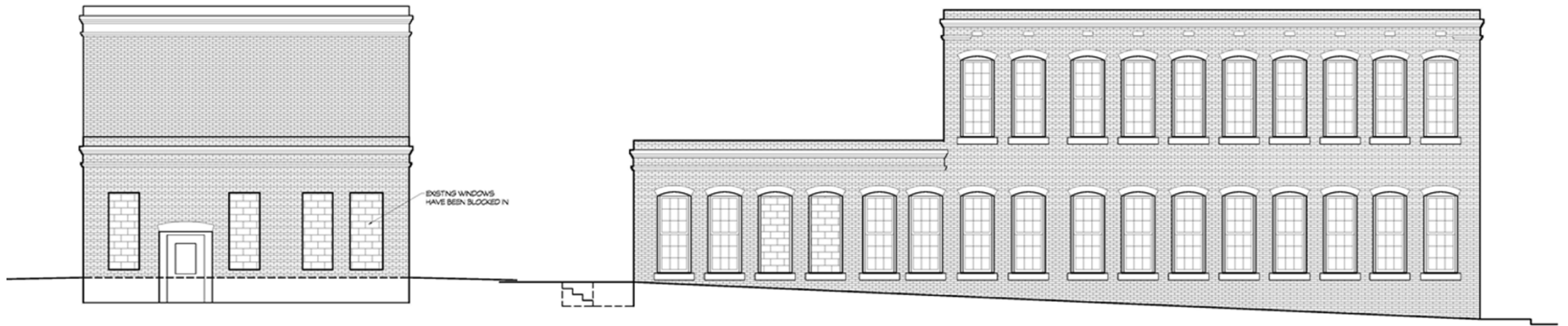


- Source: Community Advisory Committee



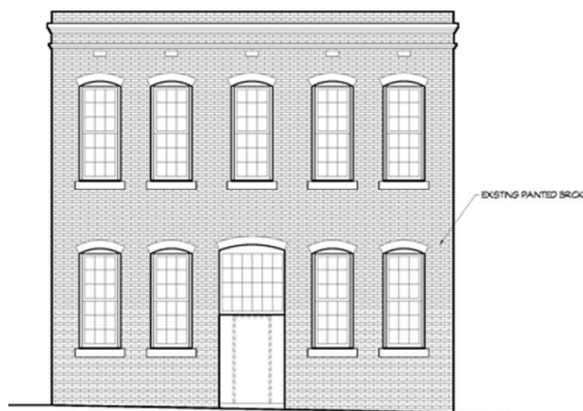
BASE BUILDING PROFORMA





4
A1.2
REAR ELEVATION
0 4 8
3/16" = 1'-0"

3
A1.2
SIDE ELEVATION
0 4 8
3/16" = 1'-0"

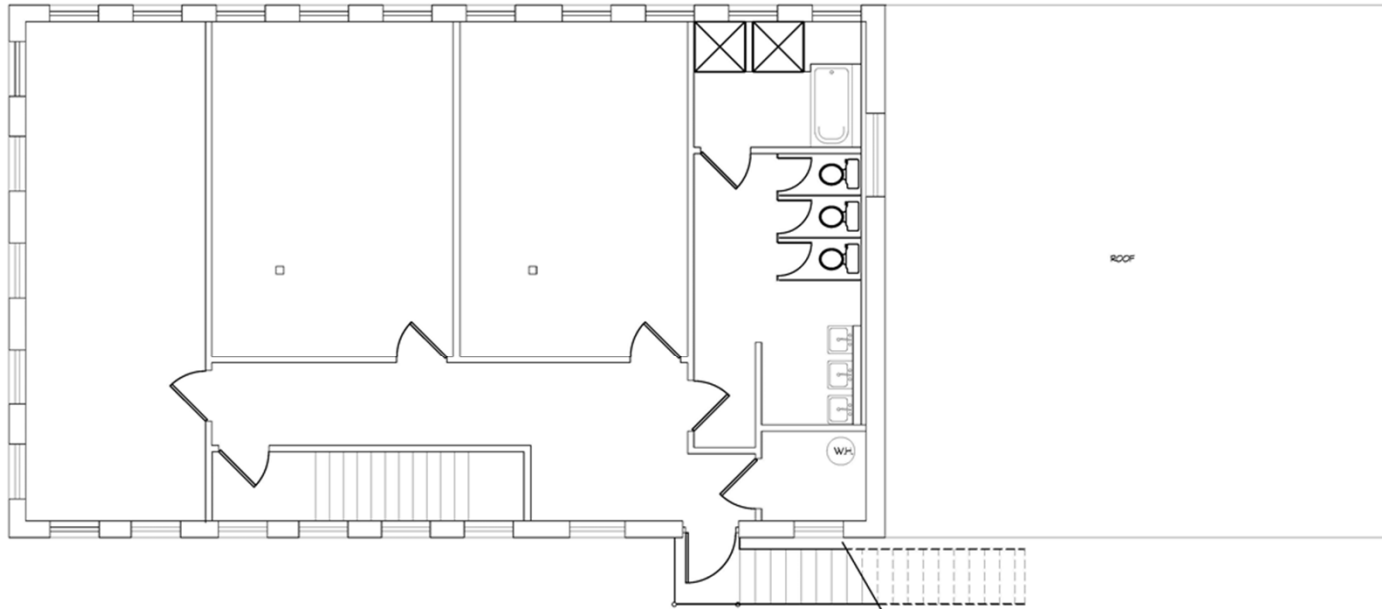


2
A1.2
FRONT ELEVATION
0 4 8
3/16" = 1'-0"

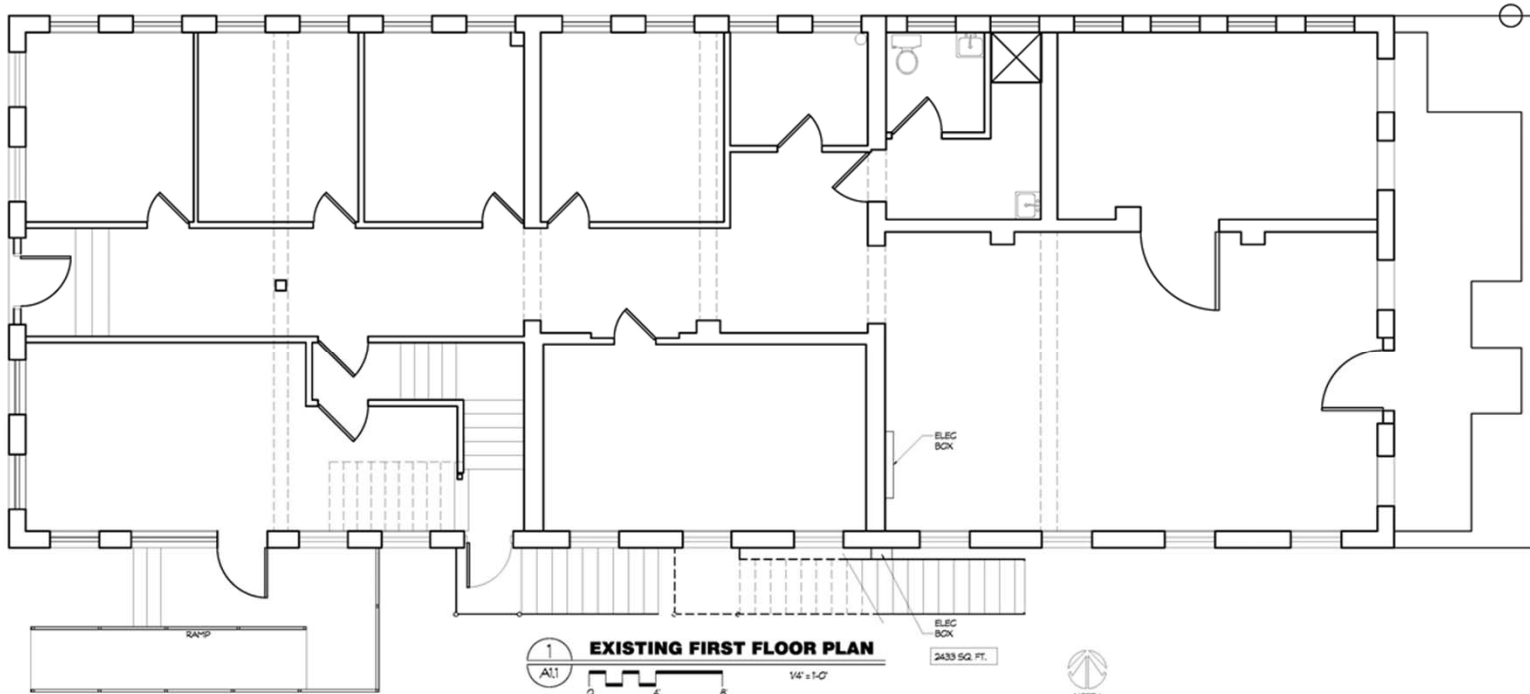


1
A1.2
SIDE ELEVATION
0 4 8
3/16" = 1'-0"





2
A1.1
EXISTING SECOND FLOOR PLAN
183 SQ. FT.
0 4 8
1/4" = 1'-0"



1
A1.1
EXISTING FIRST FLOOR PLAN
2433 SQ. FT.
0 4 8
1/4" = 1'-0"
NORTH





TOTAL COST: \$906,000

Roof/Doors/Windows \$156,000

Sitework \$74,000

Drywall/Finishes \$103,000

Masonry/Exterior Trim \$57,000

Steel \$111,000

Mechanical/Electrical/Plumbing \$190,000

Indirect/General Conditions \$215,000

Cost per SF: \$210



LAUNDRY BUILDING
ATLANTA, GEORGIA
MARCH 22, 2016

LUSK & COMPANY

ITEM	DESCRIPTION	LABOR	MATERIAL	SUB	TOTAL	REMARKS	COST/SF
	DEMOLITION	0	0	12,671	12,671		2.91
	SANITARY SEWER (new service)	0	0	4,550	4,550		1.05
	DOMESTIC WATER (new service)	0	0	5,110	5,110		1.17
	TERMITE TREATMENT	0	0	250	250		0.06
02280	GRAVEL	0	0	10,582	10,582		2.43
02900	LANDSCAPING	0	0	15,000	15,000	ALLOWANCE	3.45
	SUBTOTAL DIVISION TWO					48,163	
03300	CAST IN PLACE CONCRETE (sidewalks, patch sog, second f	7,524	10,515	5,849	23,888		5.49
	CONCRETE REINFORCING	0	2,269	779	3,048		0.70
	SUBTOTAL DIVISION THREE					26,936	
04200	MASONRY RESTORATION (infill and tuckpointing)	0	0	25,000	25,000	ALLOWANCE	5.74
	REPAIR LINTELS	0	0	5,000	5,000	ALLOWANCE	1.15
	SUBTOTAL DIVISION FOUR					30,000	
05100	STRUCTURAL STEEL (floor and roof system with stairs)	0	0	111,459	111,459		25.61
	SUBTOTAL DIVISION FIVE					111,459	
06100	ROUGH CARPENTRY (blocking at roof and toilet accessories	1,951	1,116	0	3,067		0.70
	INTERIOR TRIM	0	0	5,000	5,000	ALLOWANCE	1.15
	FYPON CORNICE (around top of building)	4,455	15,444	0	19,899		4.57
	SUBTOTAL DIVISION SIX					27,966	
	WATER REPELLENT COATINGS (at exterior wall)	0	0	4,629	4,629		1.06
	MEMBRANE ROOFING	0	0	28,556	28,556		6.56
07900	CAULKING AND SEALANTS (windows and doors)	0	0	7,500	7,500	ALLOWANCE	1.72
	SUBTOTAL DIVISION SEVEN					40,685	
08100	HOLLOW METAL WORK	891	5,000	0	5,891		1.35
08200	WOOD DOORS	3,713	5,346	0	9,059		2.08
08710	FINISH HARDWARE	0	12,100	0	12,100		2.78
08400	GLASS AND GLAZING	0	0	5,537	5,537		1.27
	ALUMINUM CLAD WINDOWS AND DOORS	9,005	74,228	0	83,233		19.13
	SUBTOTAL DIVISION EIGHT					115,820	
09250	GYPSUM DRYWALL	0	0	21,168	21,168		4.86
09300	TILE (bathrooms with wet wall tile)	0	0	10,220	10,220		2.35
09500	ACOUSTICAL CEILING (2x2 radar everywhere)	0	0	14,318	14,318		3.29
09650	RESILIENT FLOORING (4" rubber base)	0	0	1,762	1,762		0.40
09680	CARPETING (everywhere \$30.00/sy F&I)	0	0	14,250	14,250		3.27
09900	PAINTING (includes sandblasting exterior wall)	0	0	29,570	29,570		6.79
	SUBTOTAL DIVISION NINE					91,288	



LAUNDRY BUILDING
ATLANTA, GEORGIA
MARCH 22, 2016

LUSK & COMPANY

ITEM	DESCRIPTION	LABOR	MATERIAL	SUB	TOTAL	REMARKS	COST/SF
10150	TOILET PARTITONS (porcelain)	0	0	2,795	2,795		0.64
10800	TOILET ACCESSORIES	0	0	2,974	2,974		0.68
10400	IDENTIFYING DEVICES (interior signs and buuilding letters)	0	0	2,233	2,233		0.51
10520	FIRE PROTECTION SPECIALTIES (2 each fex and cabinets)	81	378	0	459		0.11
	SUBTOTAL DIVISION TEN					8,461	
12500	BLINDS (all windows)	0	0	3,861	3,861		0.89
	SUBTOAL DIVISION TWELVE					3,861	
15300	PLUMBING	0	0	48,355	48,355		11.11
15800	HVAC	0	0	63,365	63,365		14.56
	SUBTOTAL DIVISION FIFTEEN					111,720	
16100	ELECTRICAL	0	0	76,508	76,508		17.58
	SUBTOTAL DIVISION SIXTEEN					76,508	
	SUBTOTAL	27,620	126,396	538,851	692,867	692,867	159.21
	GENERAL CONDITIONS	74,351	22,099	7,486	103,936		23.88
	GENERAL LIABILITY AND UMBRELLA	0	0	3,070	3,070		0.71
	BUILDING PERMIT	0	0	6,372	6,372		1.46
	BUILDER RISK INSURNACE	0	0	593	593		0.14
	OVERHEAD AND PROFIT	0	0	56,479	56,479	0.07	12.98
	CONTINGENCY	0	0	43,166	43,166	0.05	9.92
	TOTAL	101,971	148,495	656,016	906,482		208.29

TOTAL SQUARE FEET
DURATION OF PROJECT

4352 SF
4 MOS



DEVELOPMENT SCENARIOS

- Scenario #1: Residential
- Scenario #2: Office
- Scenario #3: Office + Retail

OTHER IDEAS

- Community Theater
- Artist Housing

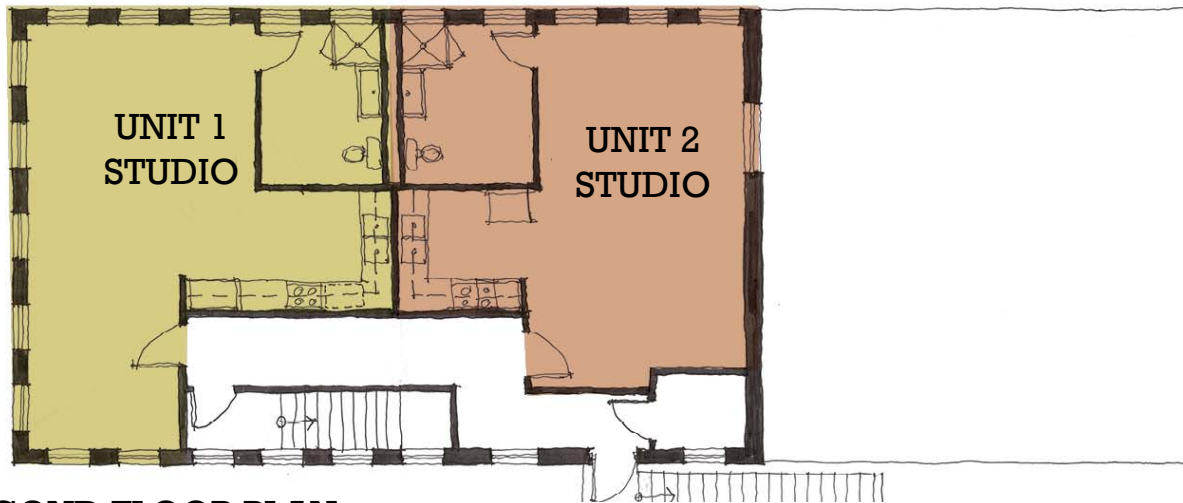


RESIDENTIAL ASSUMPTIONS

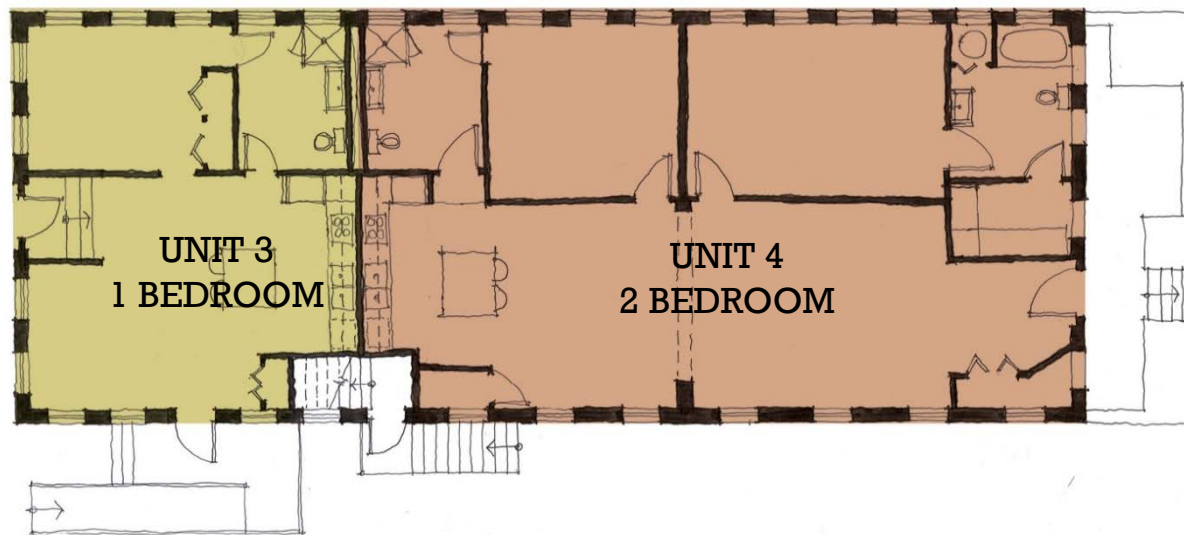
- AHA transfer of ownership to a for-profit entity qualifies project for Historical Tax Credit
- Federal Tax Credit (assume 15% of QRE) and GA State Tax Credit (assume 20% of QRE)
- Analysis assumes private development



SCENARIO #1: RESIDENTIAL



SECOND FLOOR PLAN



FIRST FLOOR PLAN



SCENARIO #1: RESIDENTIAL

- Assumes base building, 4 residential units, and 19 monthly parking spaces

Base Scenario Cost Assumptions

	Total	Per Unit	Per RSF
Land	\$750,000	\$187,500	\$160.26
Base Building	\$1,000,000	\$250,000	\$213.68
Unit Buildout	\$120,000	\$30,000	\$25.64
Soft & Carry Costs	\$50,000	\$12,500	\$10.68
Total Costs	\$1,920,000	\$480,000	\$410.26

Unit Description	Bedrooms	Bathrooms	Unit Count	Unit Mix	Rentable SF	Mkt Rent	\$ / SF Rent	Monthly Total
S1		1	2	50.0%	610	\$1,129	\$1.85	\$2,257
A1	1	1	1	25.0%	750	\$1,388	\$1.85	\$1,388
B1	2	2	1	25.0%	1,600	\$2,960	\$1.85	\$2,960
Studio			2	50.0%	610	\$1,129	\$1.85	\$2,257
1 Bedroom Subtotal			1	25.0%	750	\$1,388	\$1.85	\$1,388
2 Bedroom Subtotal			1	25.0%	1,600	\$2,960	\$1.85	\$2,960
Monthly Totals / Averages			4	100.0%	893	\$1,651	\$1.85	\$6,605
Plus: Parking Income					19 spaces @	\$75 / space		\$1,425
Gross Monthly Income								\$8,230
Less: Vacancy (includes non-revenue units and delinquency)						3.00%		(\$247)
Effective Gross Income								\$7,983
Annual Effective Gross Income								\$95,791
Operating Expenses:								
			Total Controllable Per Unit			Total Per Unit		
Landscaping and Contract Services			\$25		Controllable	\$150		
Repairs & Maintenance			\$100		Management Fee	\$1,676		
Utilities			\$0		Property Taxes	\$2,171		
Other			\$25		Insurance	\$200		
			\$150			\$4,197		
							17.52% expense ratio	(\$16,787)
Net Operating Income								\$79,004
								4.11% In Place Yield
								4.84% In Place Yield

With 35% Historic Tax Credit @ discount rate of 6.5%

Notes:

- Multifamily developers in core+ locations in a market like Atlanta will look for a *minimum* of a 6.0% yield on cost.
- Assuming an aggressive 5.0% cap rate at exit, would produce an exit price of \$1.58mm (\$395K/unit) which is \$340K and \$85K respectively less than the cost to build.



SCENARIO #1: RESIDENTIAL

- Assumes base building, 4 residential units, and 19 monthly parking spaces

Base Scenario Cost Assumptions

	<u>Total</u>	<u>Per Unit</u>	<u>Per RSF</u>
<i>Land</i>	\$750,000	\$187,500	\$160.26
<i>Base Building</i>	\$1,000,000	\$250,000	\$213.68
<i>Unit Buildout</i>	\$120,000	\$30,000	\$25.64
<i>Soft & Carry Costs</i>	\$50,000	\$12,500	\$10.68
Total Costs	\$1,920,000	\$480,000	\$410.26

Solving for the cost of land....

Without Historic Tax Credits:	Land:	(\$500,000)	(\$250,000)	\$0	\$250,000	\$500,000	\$750,000	\$1,000,000
	YOC:	11.8%	8.6%	6.8%	5.6%	4.7%	4.1%	3.6%
With 35% Historic Tax Credits	Land:	(\$500,000)	(\$250,000)	\$0	\$250,000	\$500,000	\$750,000	\$1,000,000
@ 6.5% Discount Rate:	YOC:	20.7%	12.5%	9.0%	7.0%	5.7%	4.8%	4.2%

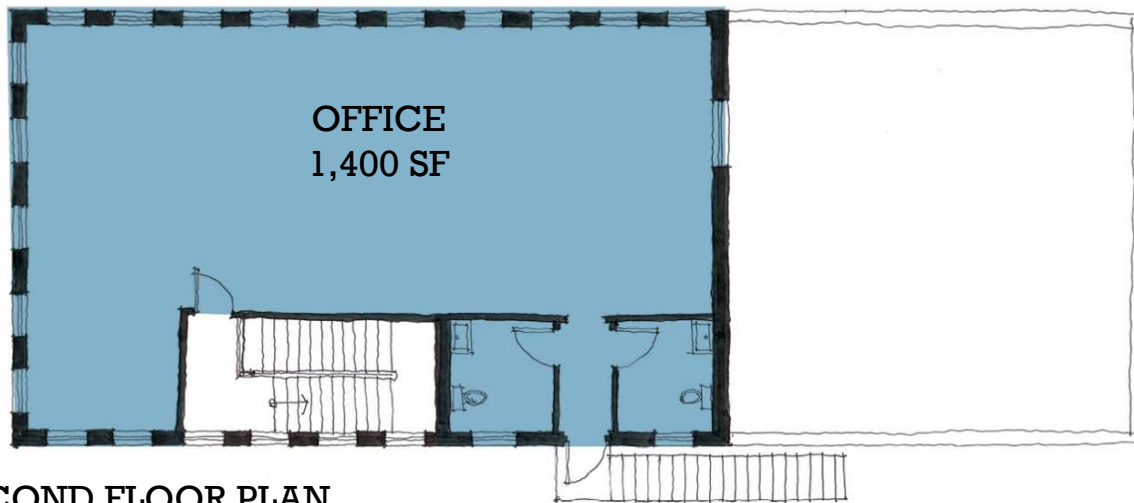


OFFICE/RETAIL ASSUMPTIONS

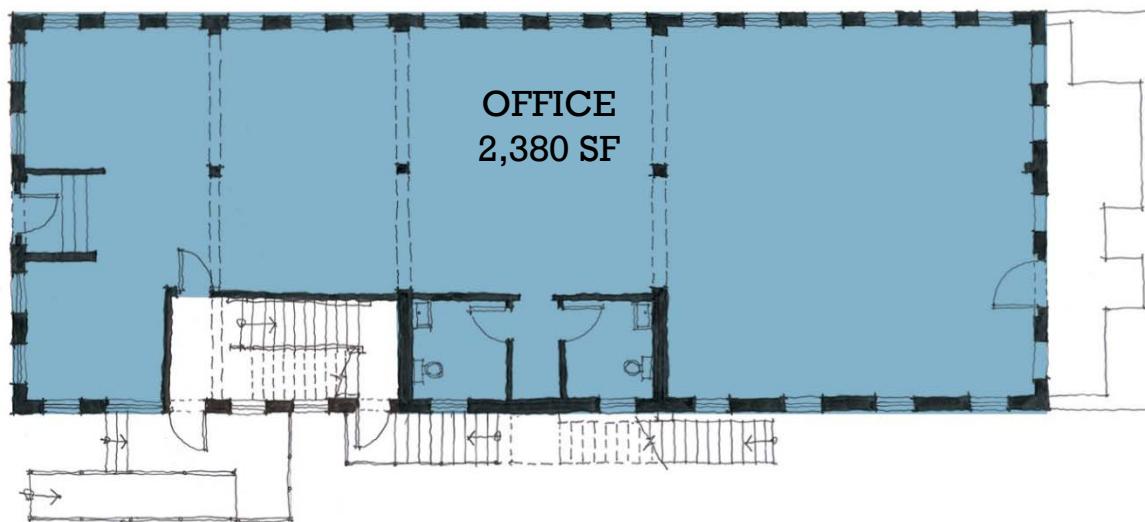
- Office & Retail Efficiency @ 95%
- Office TI @ \$40 PSF
- Retail TI @ \$35 PSF
- Office Rent (NNN) @ \$20 PSF
- Retail Rent (NNN) @ \$22 PSF
- 50% LTC @ 5.5% 30 year amortization



SCENARIO #2: OFFICE



SECOND FLOOR PLAN



FIRST FLOOR PLAN



SCENARIO #2: OFFICE

DEVELOPMENT PROFORMA

USES	TOTAL	PER GSF
Land	\$ 150,000	\$ 38
Hard Cost	\$ 821,704	\$ 208
Office TI	\$ 157,800	\$ 40
Total Soft Cost	162,662	\$ 41
Total Project Cost	\$ 1,292,166	\$ 328
Less: Tax Credits	\$ 399,758	
Net Project Cost	\$ 892,408	\$ 226

SOURCES	TOTAL	%
Land	\$ 150,000	12%
Federal TC (15% Credit)	\$ 171,325	13%
GA HTC (20% Credit)	\$ 228,433	18%
Loan	\$ 646,083	50%
Equity	\$ 96,325	7%
Total Sources	\$ 1,292,166	100%



SCENARIO #2: OFFICE

CASH FLOW PROFORMA

		TOTAL
Office Rent (NNN)	\$ 74,955	
Parking	\$ 1,425	
Gross Income		\$ 76,380
Less: Vacancy (5%)		\$ 3,819.00
Effective Gross Income		\$ 72,561
Reserves	\$ 3,819	
Total Expenses		\$ 3,819
Net Operating Income		\$ 68,742
Yield on Cost (with HTC)		7.7%

Without Historic Tax Credit

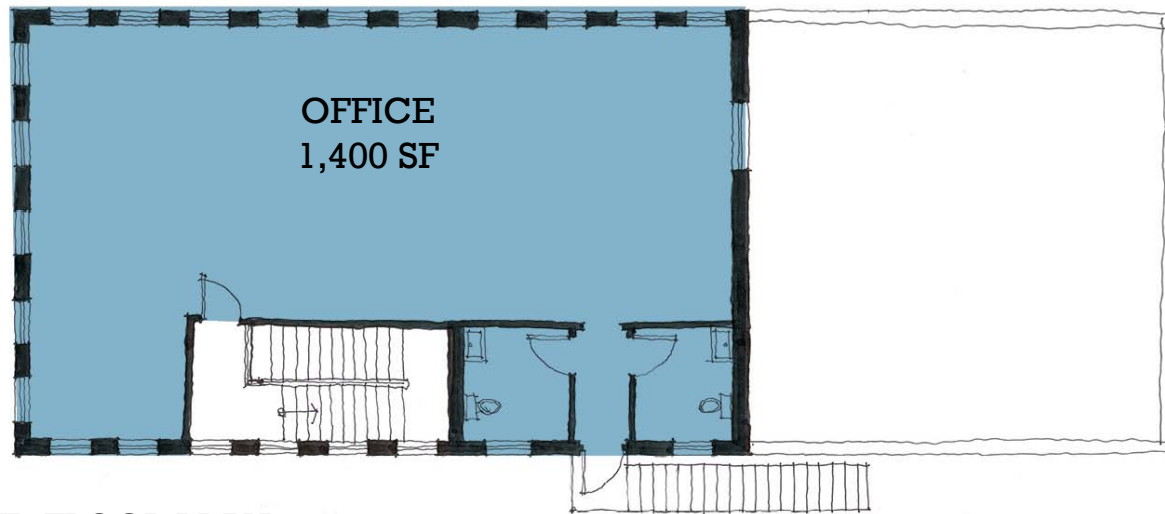
Land:	\$ -	\$ 150,000	\$ 300,000	\$ 450,000	\$ 600,000	\$ 750,000
YOC:	6.0%	5.3%	4.7%	4.3%	3.9%	3.6%

With 35% Historic Tax Credit

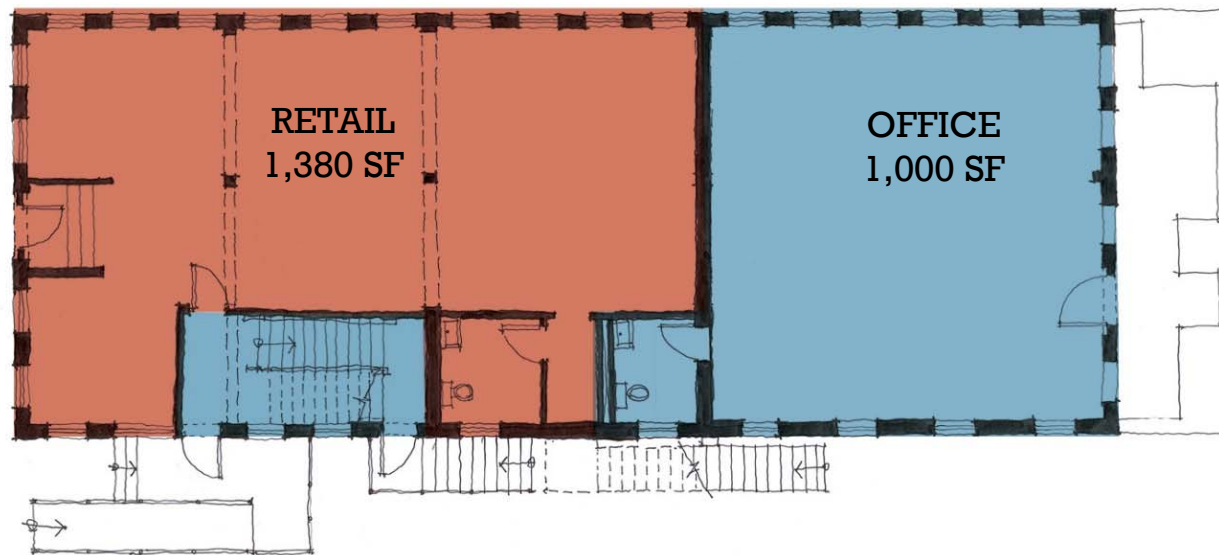
Land:	\$ -	\$ 150,000	\$ 300,000	\$ 450,000	\$ 600,000	\$ 750,000
YOC:	9.3%	7.7%	6.6%	5.7%	5.1%	4.6%



SCENARIO #3: OFFICE + RETAIL



SECOND FLOOR PLAN



FIRST FLOOR PLAN



SCENARIO #3: OFFICE + RETAIL

DEVELOPMENT PROFORMA

USES	TOTAL	PER GSF
Land	\$ 150,000	\$ 38
Hard Cost	\$ 821,704	\$ 208
Office TI	\$ 97,300	\$ 40
Retail TI	\$ 52,938	\$ 35
Total Soft Cost	159,351	\$ 40
Total Project Cost	\$ 1,183,993	\$ 300
Less: Tax Credits	\$ 361,898	
Net Project Cost	\$ 822,095	\$ 208

SOURCES	TOTAL	%
Land	\$ 150,000	13%
Federal TC (15% Credit)	\$ 155,099	13%
GA HTC (20% Credit)	\$ 206,799	17%
Loan	\$ 591,996	50%
Equity	\$ 80,099	7%
Total Sources	\$ 1,183,993	100%



SCENARIO #3: OFFICE + RETAIL

CASH FLOW PROFORMA

TOTAL

Office (NNN)	\$	46,218	
Retail (NNN)	\$	31,611	
Parking	\$	1,425	
Gross Income			\$ 79,254
Less: Vacancy (5%)			\$ 3,963
Effective Gross Income			\$ 75,291
Reserve	\$	3,963	
Total Expenses			\$ 3,963
Net Operating Income			\$ 71,328

Without Historic Tax Credit

Land:	\$ -	\$ 150,000	\$ 300,000	\$ 450,000	\$ 600,000	\$ 750,000
YOC:	6.9%	6.0%	5.3%	4.8%	4.3%	4.0%

With 35% Historic Tax Credit

Land:	\$ -	\$ 150,000	\$ 300,000	\$ 450,000	\$ 600,000	\$ 750,000
YOC:	10.7%	8.7%	7.3%	6.3%	5.6%	5.0%



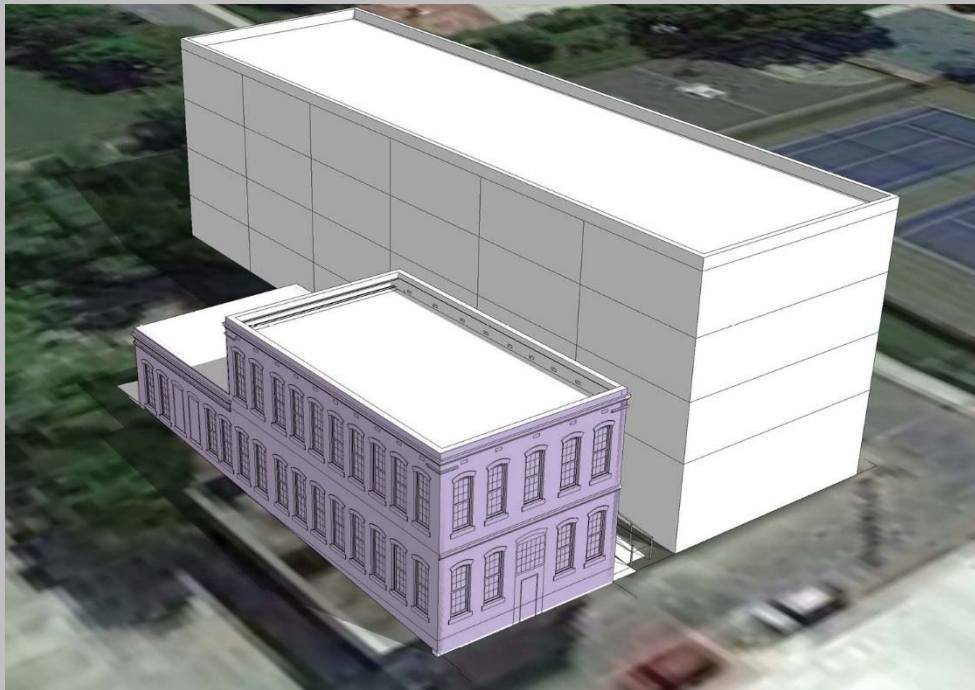
MARKET STUDIES

- Broker Opinion of Value = \$250,000 - \$300,000
 - \$20-\$30 psf (~\$110,000) plus \$300,000 for vacant land
 - \$300,000 discounted heavily with assumption of parking use
- Rental rates:
 - \$15 psf nnn for commercial/office
 - \$22 psf nnn retail
 - \$1.25 psf residential
- Comps (building and land) = average of \$158 psf



COMMUNITY THEATER + ARTIST HOUSING

- Assumes no tax credits (not-for-profit)
- 24 Units w/o parking
- Demand for artist housing
- Community Need / Desire
- Potential 2 Story Volume a Plus
- Potential Partners / Operators
 - High Museum
 - WonderRoot
 - Goat Farm



THEATER

~\$1.5 - \$2M Cost

Not-for-profit entity capable of up front and ongoing costs

ARTIST HOUSING

24 units @ 800 SF/Unit

~\$3.6M Cost

~\$1/SF Rent

4.5% YOC in best case scenario



RECOMMENDATIONS & CONCLUDING THOUGHTS

- Cost to rebuild base building?
 - \$1M+
- How do traditional development options pencil out?
 - Yield on Cost 7.7% & 8.7% - best scenarios
 - Risky project even at near zero land basis
- So....now what?
 - Consider low land cost basis for developer
 - Find a philanthropic champion
 - Theater
 - Support artist community
 - Mission-based organizations
 - Community buy in on alternative approaches
 - Partial façade



ACKNOWLEDGEMENTS

- AHA
- Community Advisory Committee
- Jack Pyburn
- Gene Kansas
- Sarah Butler
- Pimsler Hoss
- New South Associates
- Save the Historic Trio Building Community Group

