

# Gateway 2000 TIF Plan

# Five-Year Progress Report

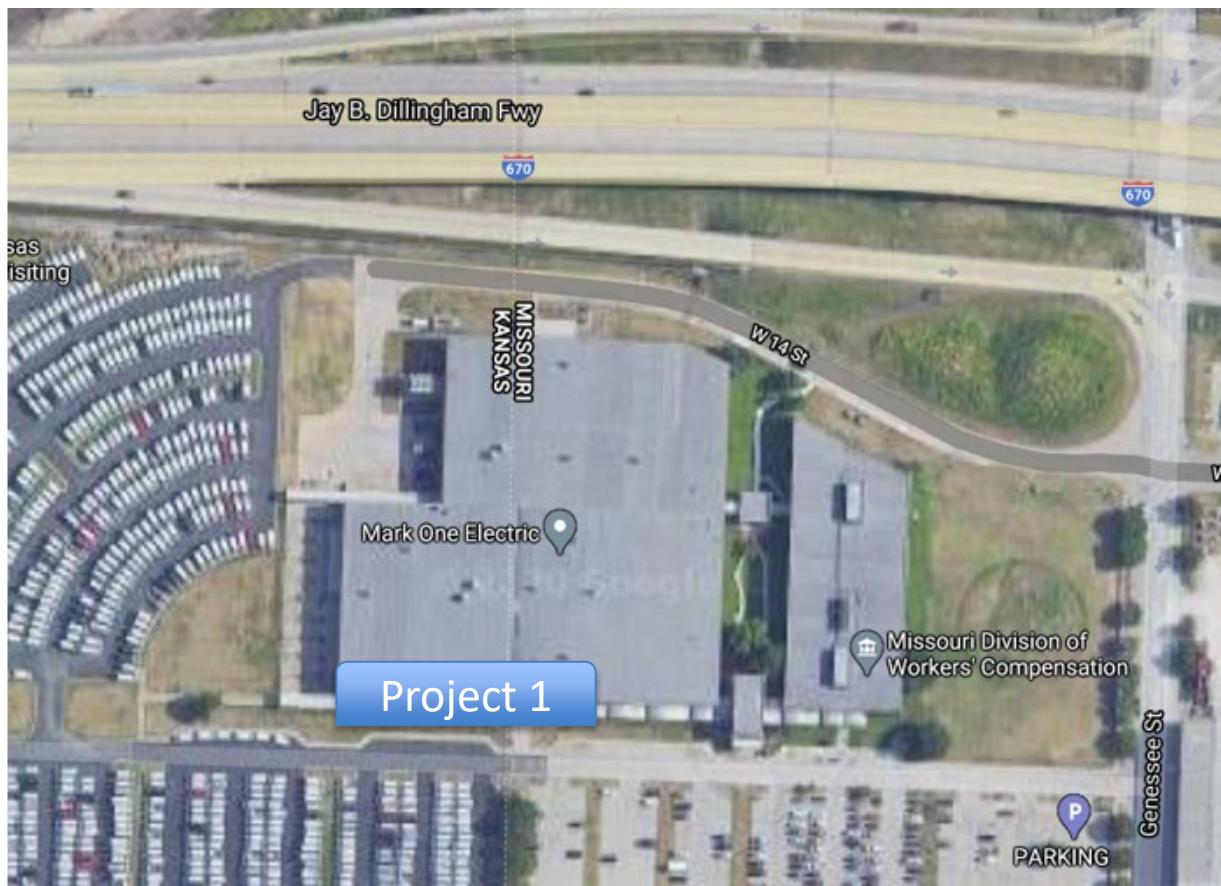
December 2025



# Hotel Phillips TIF Plan

- Approved October 12, 1995 amended two times.
- The original Plan Provided for the rehabilitation and conversion of the 150,000 sq. ft. former A. Reich and Sons Food Distribution facility building into office space and the construction of new 2-story 60,000 – 75,000 sq. ft. office building and 1,077 parking spaces (Phase I) the construction of a 2 to 4-story office building of 100,000 to 200,000 sq. ft. with associated parking spaces (Phase II); and the construction of a 2 to 7-story office building of 100,000 to 200,000 sq. ft. with an associated parking construction, together with all necessary utilities and street improvements.
- TIF Financing: Pay-As-You-Go
- The Plan will expire in December 2029

Projects	Date Approved	Ordinance No.	Status
Project 1	12/12/1996	951363	Completed in 1997
Project 2	9/29/2005	951364	Completed in 2007
Project 3			Project was never activated



1410 & 1414 Genesee

**Are the redevelopment projects making satisfactory progress under the proposed time schedule contained within the approved plan for completion of such projects?**

**All of the projects for which a redevelopment agreement has been executed have been completed in accordance with the approved time schedule.**