

building
your
capital
stack

FUNDING REDEVELOPMENT
mohawk valley
brownfields
developer
summit



christian
mercurio
MOHAWK VALLEY
EDGE

Cities



**THE
ECONOMY**





“we could have saved the earth, but we were too damned cheap.” *-Kurt Vonnegut, jr.*



a study in bedknobs & brownfields



the deck is stacked



project blue crab: game on

Rome Cable Complex 1, 3, and 4
Rome Community Brownfield Restoration Corp



510 Henry Street
"Complex 3" Site - +/- 5.5 acres
Ground Lease +/- 4.5 acres to Cold Point
Retain tower and greenspace

Rome Cable Tower
-part of Complex 3 Site
-not leased as part of project

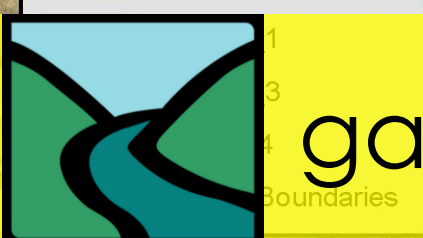
Buildings demolished
242.000-1-54.1
242.000-1-7.1

242.000-1-7.3

242.000-1-7.2

220 South Madison Street
Complex 1 - +/- 4.5 acres
Leased to Owl Wire & Cable

302 South Jay Street
"Complex 4" Site - +/- 50 acres
-Buildings have all been demolished
-Site under full remediation by NYS DEC
-Completion expected July 2020



game changers: DRI, PIF, ERP, BOA, CRE, BDS...

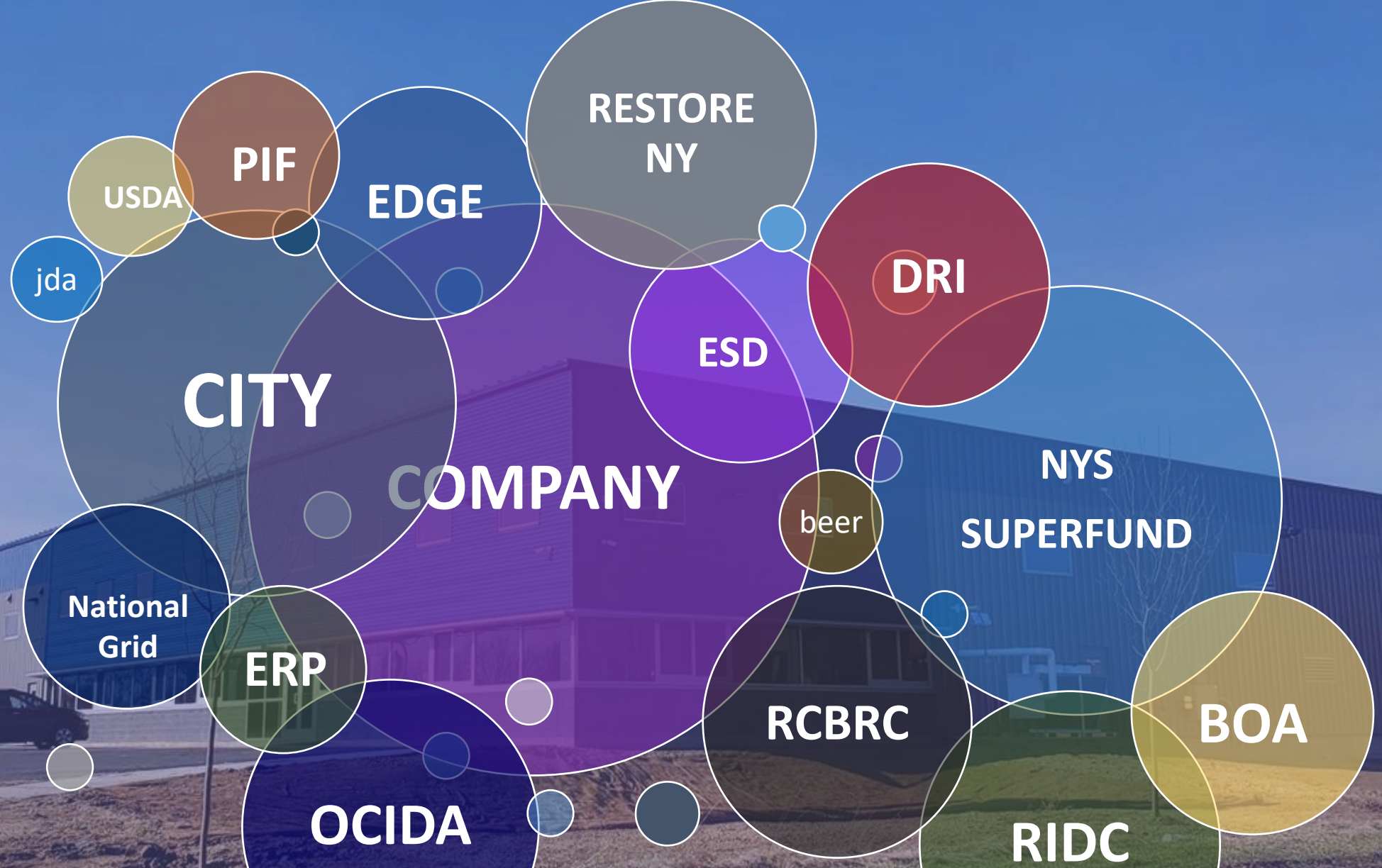
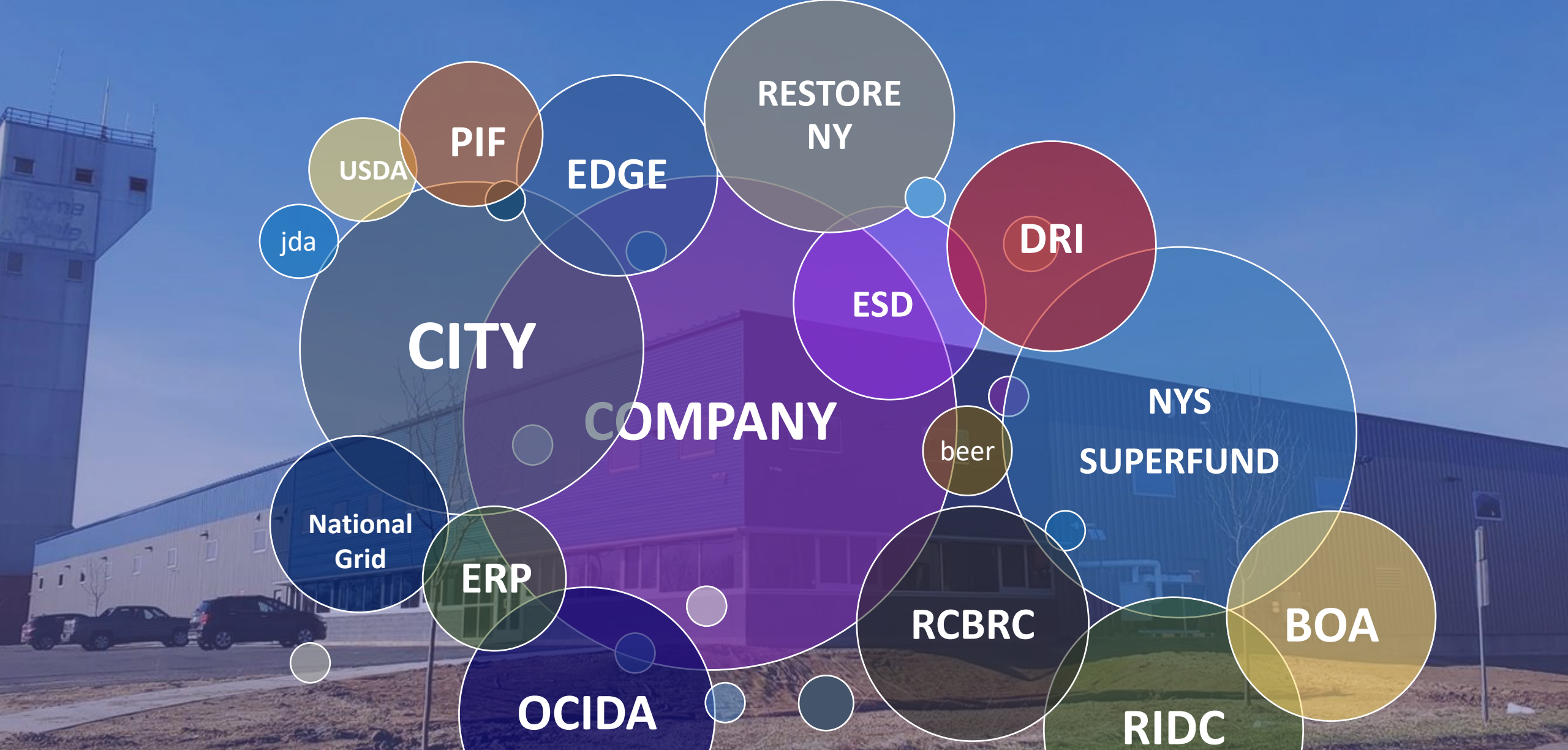


playing the *looooooong* game





leveraging proven success



many partners, many instruments





jamming