

From Cleanup to Community: How Brownfields Redevelopment, Private Investment, and Historic Preservation Shaped Downtown Tallahassee



ESTD 1954

NORTH AMERICAN
PROPERTIES

August 2026

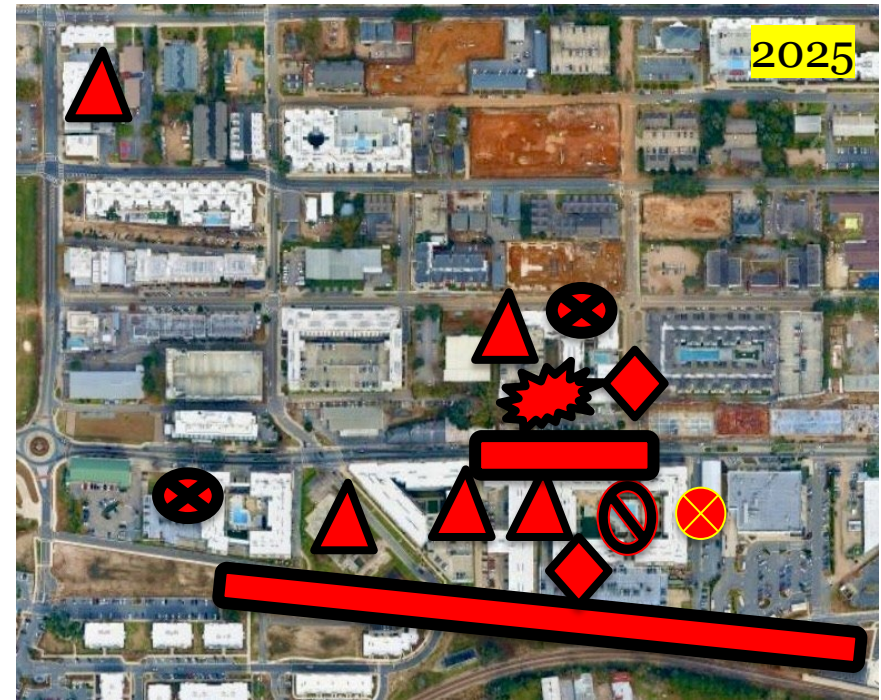
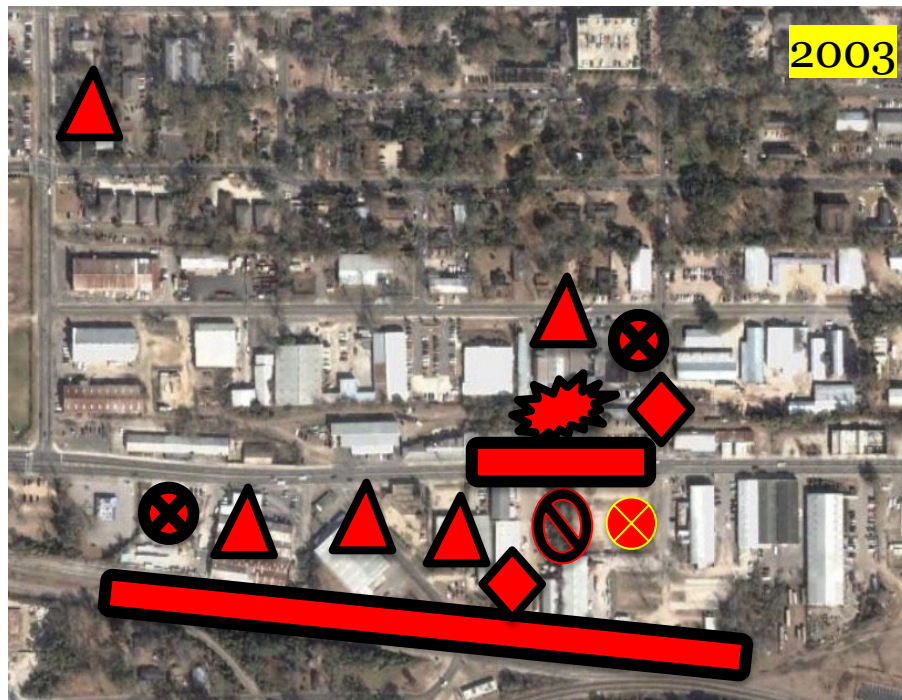
Shawn McIntyre
Managing Partner – NAP Development LLC
President – NAP Construction LLC

Gaines Street Corridor Redevelopment with Regional Stormwater and Public Infrastructure. Entitlements by right instead of individual rezone.



Gaines Street – North American Properties Redevelopment

Brownfields impact



UST



Asbestos



Unexploded WW2 Bomb



UST with FDEP
Participation



Soil Clean up
(Automotive / Machine Shop)



Arsenic (railroad)



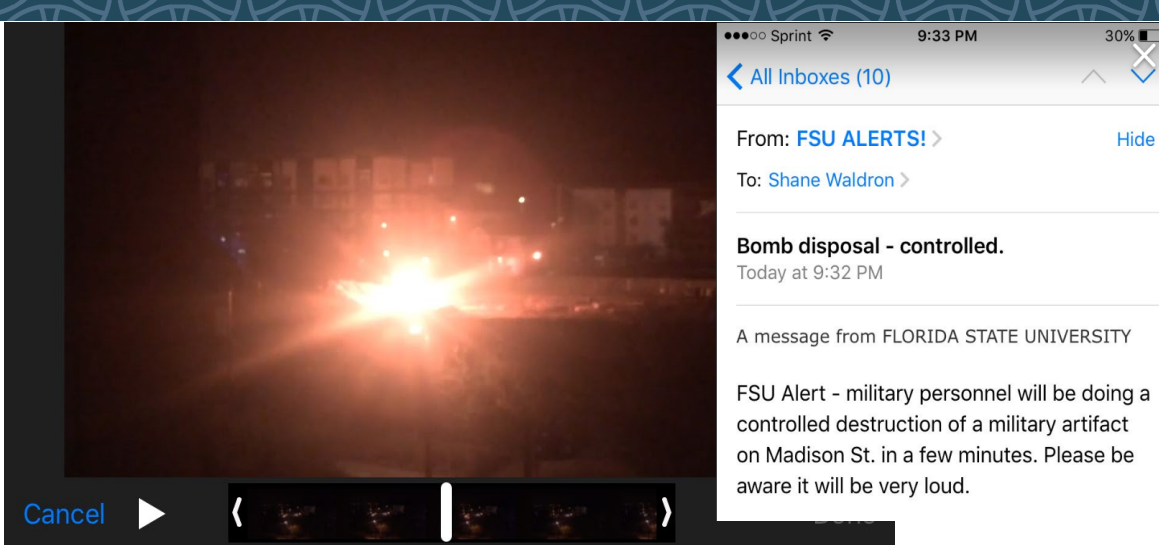
Tire Dump



NORTH AMERICAN PROPERTIES



Tallahassee was home to a ww2 Army Air training base. On November 16, 2016, an unexploded bomb was discovered while clearing the former Dowling Lumberyard property. City and Military bomb squads were called in. The Military determined the bomb was active and too sensitive to transport. The area was evacuated. A hole was excavated onsite and the military exploded it in place using C4. The explosion left a 14' deep crater and broke 13 windows at the adjacent housing project.



Economic Impact during Construction – over \$250,000,000 into the local workforce



J.H. Dowling existed on Madison Street just north of Gaines Street since the 1950's. North American Properties located a suitable replacement for the Dowlings, purchased the Property and redeveloped the site at 3019 Jackson Bluff Road. Through an IRS 1031 Like-Kind exchange, the Dowlings relocated to their new facility without having to sell the Madison Property into the open market. This allowed them to remain in business in Tallahassee in a newly remodeled facility with no IRS consequences.



3 Generations of Excellence Since 1946

1946 J.H. Dowling has supplied residential, commercial and road and bridge construction materials to customers in Tallahassee and throughout Florida. For three generations, the Dowling family has been committed to providing top-quality supplies and expertise. Whether you need nuts and bolts for home improvement or guardrails and geogrids for road construction, let J.H. Dowling be the starting place for your next project.

Cascades Park – 2 City Block Redevelopment



Park Concept Drawing - 2008

In 2016 North American Properties answered an RFP for the Redevelopment of 2 City blocks bordering the north side of Cascades Park. After extensive negotiation, the Development was approved, construction commenced and continued through the Covid pandemic. The AC Marriott was the first part of the development to open in May 2021.

Without the Park, the Development would not have proceeded.



Public Health Unit – Restoration

North American preserved the Public Health Unit to retain the Historic Value of the area.



Cascades Users



SITE PLAN LEGEND

- | | |
|--|----------------------------|
| 1. TOWNHOMES & FLATS | 6. RESIDENTIAL APARTMENT |
| 2. PARKING GARAGE ACCESS (RESIDENTIAL) | 7. RESTAURANT, COFFEE-BAK |
| 3. WPA HISTORIC BUILDING | 8. RETAIL |
| 4. LEASING OFFICE | 9. LOADING DOCK ON BLOXHAM |
| 5. PUBLIC PARKING GARAGE ACCESS | 10. ROOF-TOP POOL/AMENITY |



- | | |
|---------------------------------------|--------------------|
| 11. AMPHITHEATER SUPPORT & OPERATIONS | 21. HOTEL BUILDING |
| 12. OFFICES ON THE PARK | 22. HOTEL PATIO |
| 13. RESTAURANTS | 23. PUBLIC PLAZA |
| 14. PUBLIC RESTROOMS | 24. AMPHITHEATER |
| 15. HOTEL ROOF-TOP | 25. SPLASH PAD |



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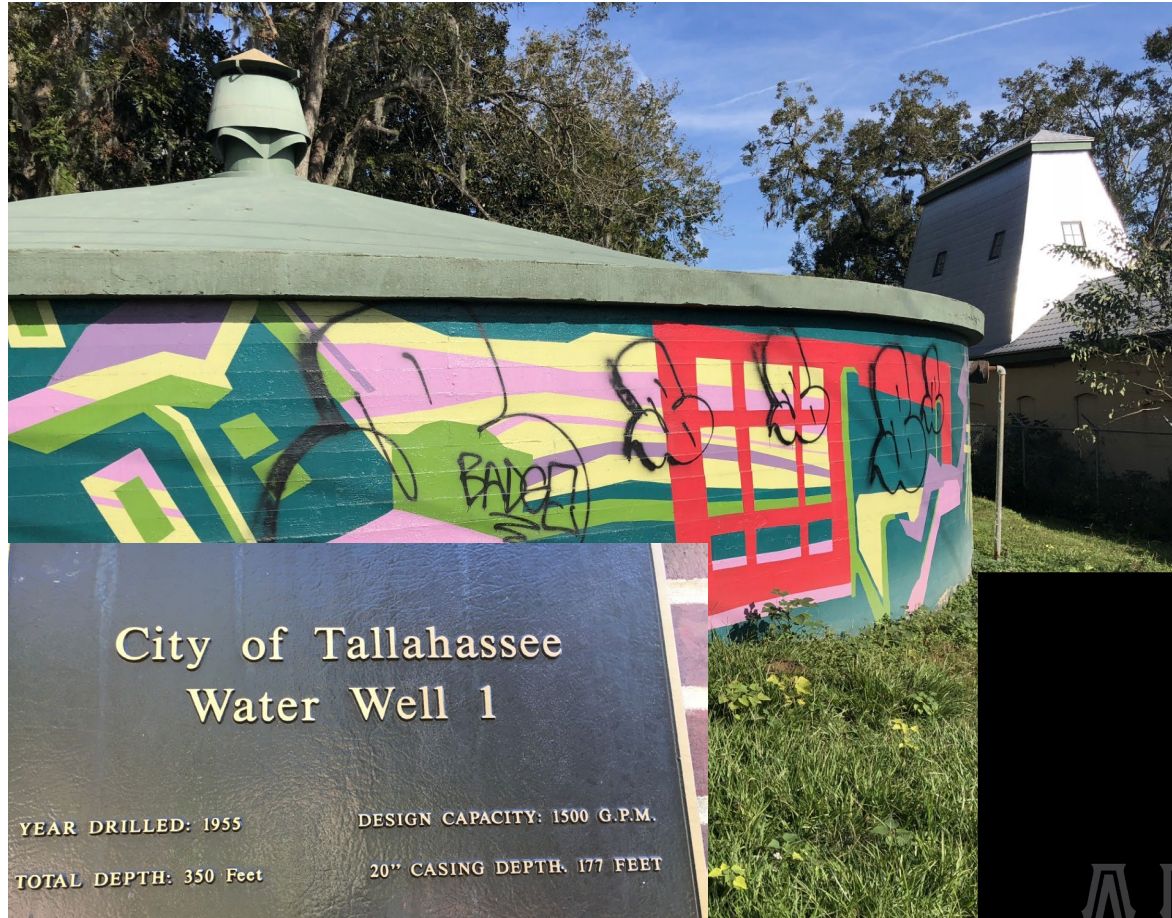


UPTOWN
REAL ESTATE GROUP, INC.



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Waterworks – The City of Tallahassee offered the Historic Waterworks for sale. North American purchased the Property for use while constructing Cascades. North American recognized the value of the property and held it for sale. The Property was sold to Amicus brewery.



City of Tallahassee Water Well 1

YEAR DRILLED: 1955

DESIGN CAPACITY: 1500 G.P.M.

TOTAL DEPTH: 350 Feet

20" CASING DEPTH: 177 FEET



AMICUS

BREWING VENTURES

TLH



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Waterworks Opening up the Building after 30 years closed.



Land Value and Tax Summary – 2010 to 2025

In 2011, North American Properties started an 11-year program in Tallahassee, developing 6 student housing projects and the Cascades Project. The Public Investment by the City of Tallahassee / Leon County in the Gaines Street Corridor and Cascades Park allowed Private Investment to follow.



2010 Assessed Value \$1,780,000

2010 Total Tax \$ 31,600

2025 Assessed Value \$197,000,000

2025 Total Tax \$ 3,540,000

Values and Tax derived from Leon County Tax Assessor website

Private Investment Follows Public Infrastructure

Cascades Final Hotel Panel and project opening



Cascades from Planning to Completion

