

**From:** [David T. Jones](#)  
**To:** [Pat Shay](#)  
**Cc:** [Robert Gould](#); [J. Craig Gordon](#); [jay.melder@savannahga.gov](mailto:jay.melder@savannahga.gov); [Joseph Shearouse](#); [whgross@whgross.com](mailto:whgross@whgross.com); [wilsonm@thempc.org](mailto:wilsonm@thempc.org)  
**Subject:** [Caution - External Email] Coastal Empire Fairgrounds - Programming & Rezoning  
**Date:** Friday, February 25, 2022 4:40:31 PM

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Mr. Shay,

The below email was brought to my attention earlier this morning. As the master developer and majority partner in the P3 Joint Venture Group (P3JV), we have not approved, nor will we support any unauthorized changes to the current course of action agreed upon with the City of Savannah and MPC regarding the limited zoning of Phase 1 elderly housing component. During my 2/23/22 meeting with the City Manager, Jay Melder, we mutually agreed to continue with the existing rezoning request.

As we and Crogan Architects discussed on 1/28/22, we are working to facilitate the rezoning of approximately 3.8 acres of land for the WH Gross Construction's tax credit application due on May 20<sup>th</sup>, 2022. The successful award of these tax credits will allow us to create the most cost-effective two and 3-story housing for the community's senior citizens. Any last-minute changes to the previously submitted rezoning application may result in delays and could jeopardize the timely approvals necessary to meet the application deadline. The net result of missing the tax credits is potentially a more expensive senior housing option for the community. That is not acceptable.

In addition, P3 Joint Venture Group will be diligent in working with the community on every aspect of the planning process. Upon execution of the Development and Disposition Agreement, P3JV will complete the required due diligence, market analysis, financial modeling, and cost consideration for the overall project. There is adequate time to facilitate a comprehensive master plan taking into consideration the required infrastructure, code compliance, the MPC guidelines, all while incorporating the community's vision and fulfilling the commitment we made to the people of the 5<sup>th</sup> District, the citizens of Savannah, the City Manager, and the Mayor's office by following and implementing the city council approved program P3JV detailed in our approved RFP/BFO submission.

By copying this email, we confirm our 5/25/22 conversation with MPC and advise the City of Savannah of our intention to move forward with the original rezoning application submitted on 2/4/22 as agreed upon.

Thank you.

Dave Jones  
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