

\$145,805,000
HARBOR POINT INFRASTRUCTURE IMPROVEMENT DISTRICT
SPECIAL OBLIGATION REVENUE REFUNDING BONDS
(HARBOR POINT PROJECT)
SERIES 2017

CUSIP NUMBERS

41154VAG4
41154VAH2
41154VAJ8
41154VAK5

Harbor Point Infrastructure Improvement District
Project Activity Report – 9/30/2020

Public Improvements

Public Improvement site work is largely complete and has focused on constructing, realigning, widening and/or resurfacing of roadways, building public parks, and installing various utilities. Construction of the infrastructure began in the 3rd quarter of 2007, with an initial anticipated substantial completion date of March 30, 2015. As of September 30, 2020, approximately 95% of the infrastructure development is complete.

To date, Washington Boulevard has been widened and rebuilt between Pulaski Street and Pacific Street, and work between Station Place and Pulaski Street is substantially complete. Substantial improvements have been made to Washington Boulevard between Station Place and Metro-North. Canal Street, Market Street, and Pacific Street have been widened to enhance traffic flow, and new sidewalks, curbing, streetlights, and street trees have been installed. The interior Yale & Towne roads are complete. The southern end of Atlantic Street from Walter Wheeler Drive south has been widened and repaved, and work is complete between Walter Wheeler and Woodland. Point Road and Middle Road (now known as Harbor Point Road) are substantially complete with the exception of finish paving, sitework, and landscaping immediately around the to-be-built buildings in the P1-P6 blocks. Park Plaza East (now known as Commons Park South) is complete and Park Plaza West (now known as Commons Park North) is largely complete. The primary roads through the Coastal Gardens Park (Levy Road and Middle Road South and East) are substantially complete. Walter Wheeler Drive and Henry Street, Belden Street, Remington Street, Walnut Street and Pulaski Street have been repaved and new sidewalks, curbing, streetlights and street trees have been installed. Work on Pacific Street, Dyke Lane, and Bateman Way is largely complete.

With the exception of sitework immediately around the to-be-built buildings, catch basins, drainage infrastructure, water mains, conduit, fire hydrants and lamp posts along all streets have been replaced new landscaping has been planted and new sidewalks and curbing installed. The storm, sewer, and electrical infrastructure throughout the project is substantially complete with the exception of connections to the to-be-built buildings.

The Master Developer has built 10 acres of parks. The 4-acre Riverwalk Park has been graded, capped and seeded, and curbs and sidewalks have been built along with the boardwalk. The 2-acre Coastal Gardens Park has been graded, capped and seeded, and sidewalks have been installed. In the approximately 4-acre Commons Park, the amenities have been installed and the park is complete. The Yale & Towne Park is complete, as is Harbor Point Square.

The Master Developer continues to construct the remaining elements of the Public Improvements which consist primarily of the remaining public areas immediately adjacent to the to-be built and under construction parcels.