



September 10, 2024

Mr. Pollock,

On behalf of the Homewood Collaborative, I would like to thank you for your efforts in developing the Homewood Coliseum concept. At this time, however, we believe the project requires further refinement before we can fully support it. While it shows potential to meet key goals of the Homewood Comprehensive Community Plan, we feel there are areas that need additional clarity and adjustment to better align with the community's needs and expectations.

The proposal aligns with several goals of the Homewood Comprehensive Community Plan, particularly in creating a regional destination for African-American arts and culture, addressing vacant and abandoned commercial properties, and fostering economic revitalization through business clustering and infrastructure improvements. The project also holds promise for significant community benefits, especially for local entrepreneurs and our youth, by incorporating business and workforce development opportunities.

However, we believe further refinements are necessary before moving forward. Several members have expressed that the current presentation does not fully meet the needs or expectations we have for this project. Other concerns have been raised, such as the impact on city tax revenues if such a large property is assigned to a non-profit. Additionally, the potential removal of SD Transit's property from the tax rolls could exacerbate this issue. There is also the risk of diverting funding from existing non-profit organizations serving Homewood. While the benefits of national recognition and economic development are promising, it is important to ensure that the project generates tangible benefits, financial and otherwise, for the community.

To ensure the community's needs and aspirations are met, it is crucial to work on a community benefits agreement. This agreement should outline the developer's commitments to employment, local business opportunities, collaboration with existing entities, and honoring the residents' vision for an entertainment space and youth programming.

Sincerely,

A handwritten signature in black ink, appearing to read "Walter Lewis".

Walter Lewis

Chair, Homewood Community Development Collaborative