



CITY OF TEMPLE TERRACE NEWS RELEASE

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FOR IMMEDIATE RELEASE

CITY'S REDEVELOPMENT SITE SELECTED FOR POST OFFICE

TEMPLE TERRACE, FL. – (3/11/10) – The U.S. Postal Service has selected Temple Terrace's downtown redevelopment area as the site of a new Post Office, it was announced Thursday.

The redevelopment area was in the running with two other locations for the facility, said Jean Scholl Berg, a Postal Service real estate specialist. After more than three months of study, the Postal Service selected Temple Terrace's downtown redevelopment area, which is slated for construction of a modern, multimillion-dollar mixed-use development.

"It's wonderful news," said Temple Terrace Mayor Joe Affronti. "This is just what we wanted."

The 17,630-sq.-ft. postal facility will combine retail uses with an annex and parking for delivery vehicles. There are still "due diligence" issues that must be concluded before final approval, Berg said, such as an independent appraisal of the property, an environmental study and a financial analysis. But Berg said she doesn't foresee any problems that would derail the selection.

"We weighed all the options, and this site offered us a lot of flexibility," Berg said. "We knew the City wanted it in the redevelopment area, but we had to make sure it was economically feasible and operationally viable."

The Postal Service hopes to sign a lease with the City's master development team, Vlass Temple Terrace, LLC, in 45-60 days, Berg said. Construction will likely take four-to-six months, she said.

"We're excited about it," said Mark Sneed, president of MTS Advisors, Inc., a partner of Vlass Temple Terrace, LLC. "This will be a state-of-the-art postal facility that will serve the residents of Temple Terrace for years to come."

The City's downtown plans call for a New Urbanism-style development incorporating retail, residential, office, restaurant and civic/cultural components. Berg said postal customers will be notified about the transition to the new facility. She said there will be no changes to postal services or delivery routes.

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