

ELECTRIC OWL



STUDIOS

VILLAGE OF HASTINGS - ON - HUDSON

Positive Village Impacts – Film Studio

Development will be the **greenest production studio in the world in the greenest Village in New York.**

Will add **\$2M to \$3M in tax revenue to Village annually**
- between 15-20% of total Village tax revenue.

Development will be on the edge of Yonkers **limiting additional traffic to Village**
– most workers for studio will travel from the south. Many will travel by train/transit.

Will **match character of Village** and site with view preservation, green roofs and walls, maintain current tree coverage and permeable surface.

Development will pay full taxes - **not ask for tax abatement** from Village.

Will **not impose significant burden on Village public services** including school system, police, fire, waste.

Proven **economic engine to drive local business.**

Positive Village Impacts – Film Studio Operations

WHAT WE DO

Our staff actively manages tenants who rent the studio for film and television productions.

OUR PHILOSOPHY

Sustainability

First film studio to LEED certify all developments. LEED (Leadership in Energy and Environmental Design) is the most widely used green building rating system in the world.

- Solar
- EV Charging
- Green Roofs and Walls
- Encourage Use of Public Transit

Social Impact

Film studio active social involvement in Village community

- Job Pipeline
- Local Schools
- Supporting Local Arts
- Charity

Support Village Business

Film studio will be a supportive member of the business community.

- Local Production Spend
- Coordinate with local  and Chamber

IMPACT OF OPERATIONS

Minimize Traffic

- Designated truck route
- Typical daily in and out traffic profile
- Minimal Truck activity
- Parking hidden – no stacking on Broadway

Minimize Sound Impact

Sound study conforming with noise ordinances – filming activity inside buildings - Use existing kitchens for food preparations and dining

LEGEND

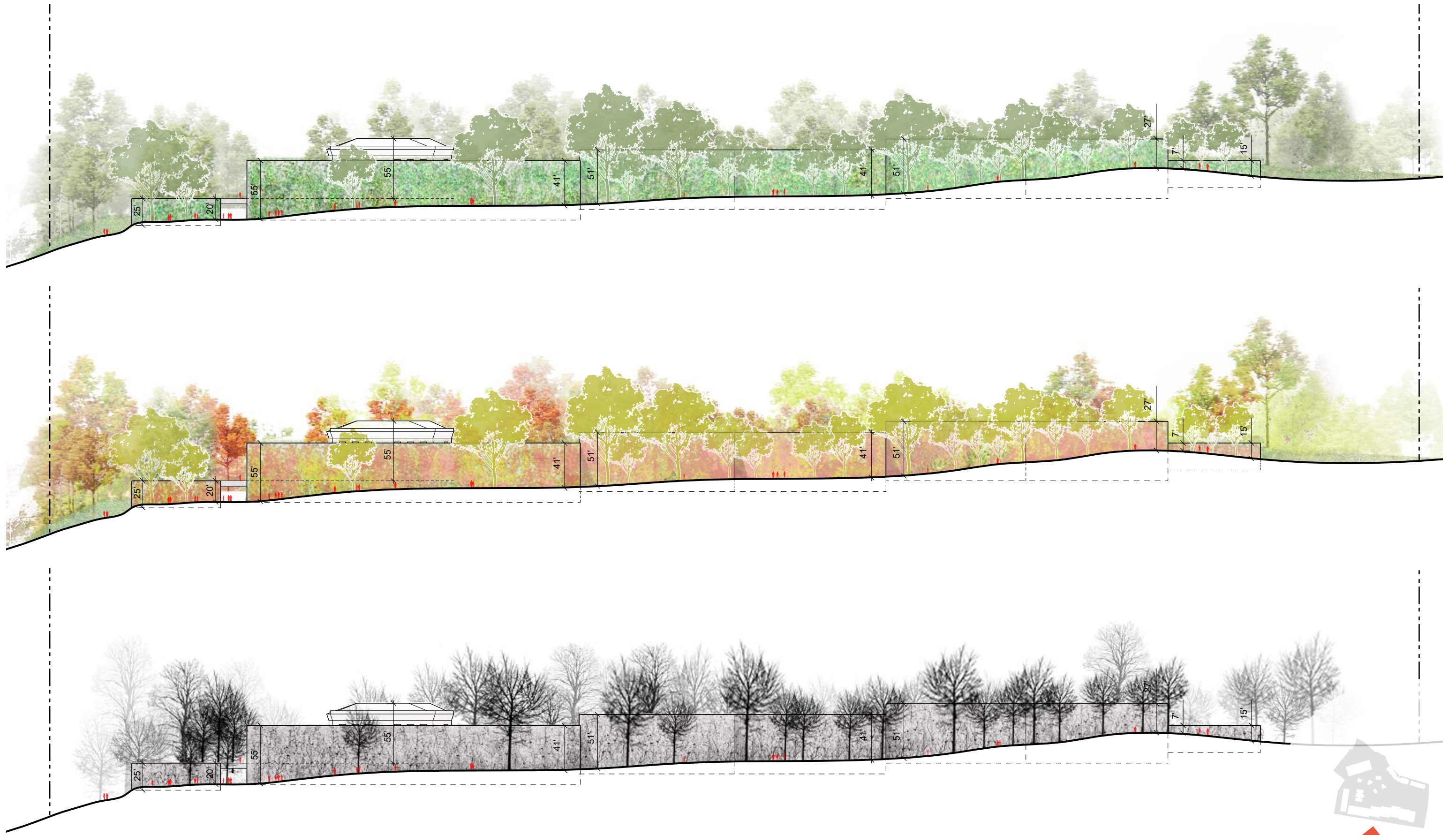
- 1 EXISTING RESIDENTIAL BUILDINGS (TYPICAL)
- 2 EXISTING ADMINISTRATIVE BUILDING
- 3 MAIN SCHOOL BUILDINGS
- 4 MAIN PARKING LOT
- 5 SCHOOL ENTRANCE
- 6 GYMNASIUM
- 7 BASKETBALL COURTS
- 8 TENNIS COURTS
- 9 POOL
- 10 OLD CROTON TRAILWAY

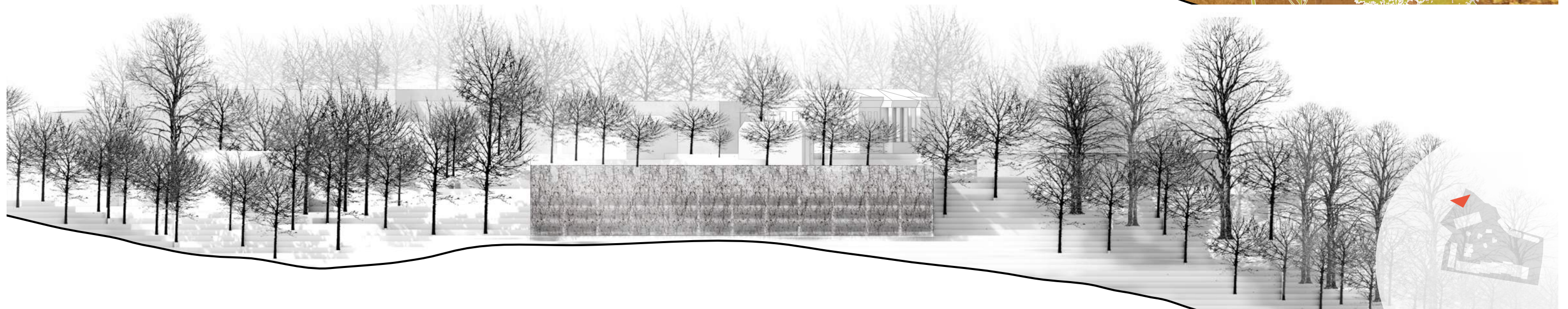
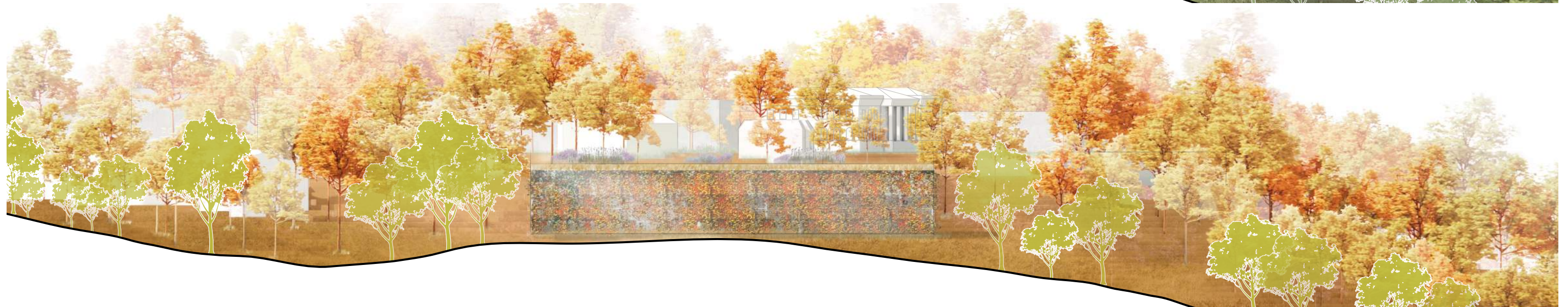
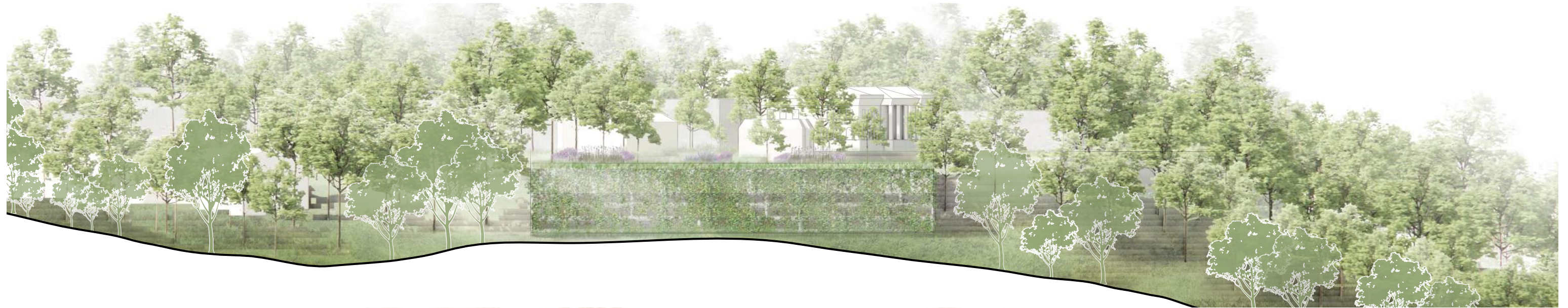


LEGEND

- 1 OUT BUILDINGS
- 2 EXISTING ADMINISTRATIVE BUILDING
- 3 OCCUPIABLE GREEN ROOF
- 4 GREEN ROOF
- 5 POTENTIAL SOLAR PV FIELDS
- 6 MILL BUILDING
- 7 STAGE BUILDINGS
- 8 OPEN-AIR PARKING STRUCTURE
- 9 PEDESTRIAN "QUAD"
- 10 REMAINING SCHOOL BUILDINGS
- 11 SCHOOL PARKING LOT AND BUS DROP-OFF
- 12 STUDIO ENTRANCE
- 13 SCHOOL ENTRANCE
- 14 GUARD BOOTH
- 15 OLD CROTON TRAILWAY

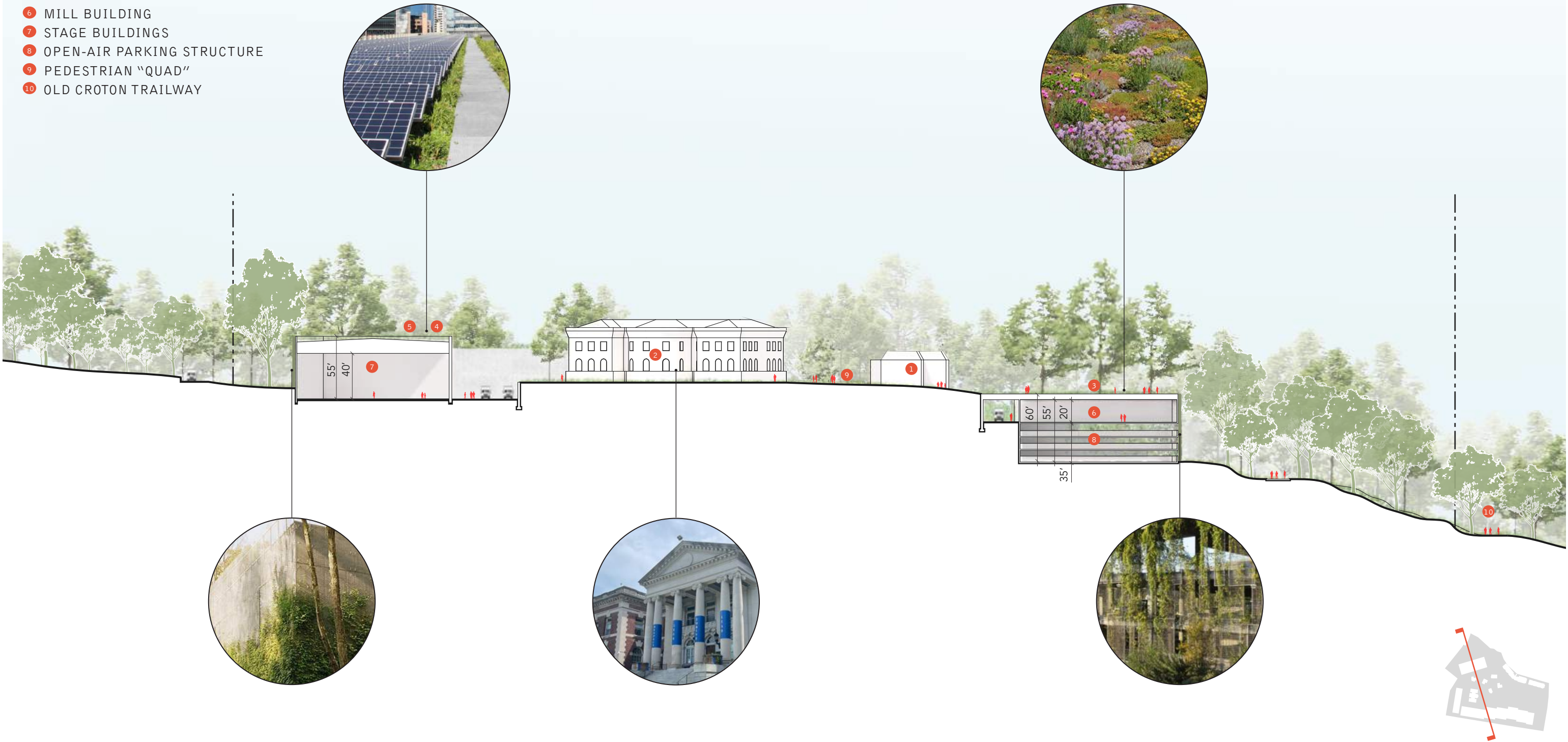



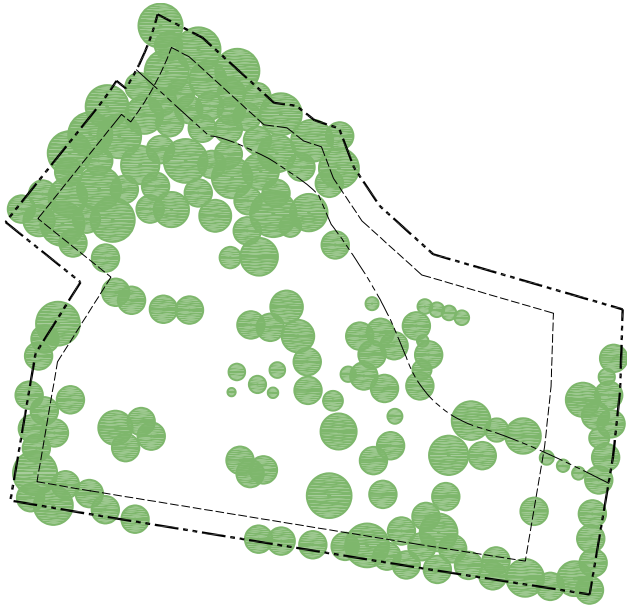






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	PERMEABLE AREA	TREE COVERAGE
EXISTING	 <p>715,442 SF (68.5%)</p>	 <p>APPROX. 169 TREES</p>
PROPOSED	 <p>701,287 SF (67.2%)</p>	 <p>APPROX. 169 TREES <i>(REMOVED TREES TO BE REPLACED)</i></p>



EXISTING



PROPOSED

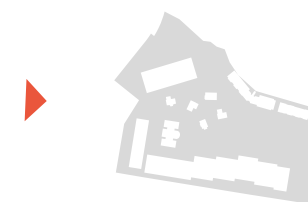




EXISTING



PROPOSED





A. VIEW FROM APPROXIMATE SECOND STORY LEVEL OF CONDO ON RIVERPOINTE RD



B. VIEW FROM APPROXIMATE SECOND STORY LEVEL OF RESIDENCE ON PINECREST DR





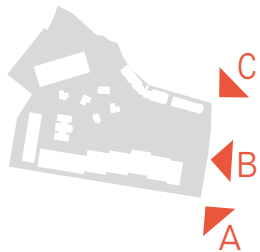
A. VIEW FROM BROADWAY/DUDLEY INTERSECTION



B. VIEW FROM MID-PROPERTY



C. VIEW FROM NORTHEAST



PROPERTY TAX/REVENUE

The studio development will contribute additional revenue of between \$2.5M to \$3M annually to the Village property tax digest. This is an additional 22%- 27% in revenue over current property tax collections.

The film studio is not asking for a property tax abatement from the Village. Additionally, the film studio development will not create any financial burden on Village school system. Studio will have limited burden on police/fire as it will have its own security and fire systems. Trash/recycle will be serviced by private service (not Village).

The film studio development is consistent with the 2011 Hastings-On-Hudson Comprehensive Plan goal for "Large Tracts" to diversify the Village tax base and increase property tax revenue. Additional revenue could come from film permitting fees.

The additional revenue generated by the film studio development could aid Village in meeting additional goals outlined in the Comprehensive Plan including preservation of Village historic character, preservation and improvement of parks and outdoor areas and improvement of Village Infrastructure.

TRAFFIC

Kimley-Horn Engineering conducted a traffic study for the proposed studio site and concluded:

“Safe and efficient access can be constructed to accommodate the studio and that the impacts to passing traffic will be minimal.”

Film & TV productions have minimal trips in and out of a studio lot throughout the course of a day. Typically, the trucks and crew members arrive at a certain time in the morning, work all day on the lot, and leave in the evening.

The majority of vehicles will approach the studio site through Yonkers from the south and enter from Broadway. They will avoid High Street, James Street, or other busy Village streets.

The limited number of production vehicles will be directed to travel on the Thruway (I-87/287) and use Exit 6 in Yonkers to access the proposed studio site.

**ELECTRIC
OWL**



STUDIOS

THANK YOU!



MICHAEL HAHN
CO-FOUNDER AND DEVELOPER

As president and owner of Capstone South Properties, Michael is an experienced real estate development leader with a history of driving complex, and diverse real estate projects. In 2003, Michael created Hahn Development Co., a full-service real estate development company that raised capital to construct multimillion-dollar residential projects in Los Angeles, CA. Over the next decade, he led the development and design of ultra-high-end luxury residential properties in Los Angeles, building strategic relationships with bankers, private investors, architects, contractors and brokers. His attention to detail, quality of finished product, and ethical business relations earned him a reputation as a respected real estate development leader. Michael returned to his native Atlanta in 2012 and in partnership with Jacoby Development, Michael led the development of the former Western Electric/Bell Labs facility in Gwinnett County into a 110-acre mixed-used project. This redevelopment and rebranding of the historic 'Gateway to Gwinnett' from a manufacturing facility into 5.5M square feet of entitled development included retail, multifamily, hospitality and office projects. It was to be anchored by the largest film studio in Georgia. With the Integral Group's commercial real estate division, Michael successfully completed the first vertical development project at the historic General Motors site in Doraville, Georgia now known as the Assembly TOD. The project, Third Rail Studios is a 140,000 SF, state of the art, full-service film and television studio that opened in 2016 and sold in 2021. Additionally, Michael acted as the senior development executive for the 20+ acre, \$300M+ mixed-use Assembly Yards project at Assembly. In his extensive role, Michael led the full cycle development of the multifamily, creative office and retail projects at the site. Michael attended American University where he received a law degree and Boston University School of Management where he graduated with honors and earned a degree in Business Administration with a concentration in Finance.



DAN ROSENFELT
CO-FOUNDER AND OPERATOR

Dan is an experienced development, production and post-production executive. During his career, Dan has developed strong professional relationships with major studios and filmmakers. Previously, Dan was President of Third Rail Studios where his responsibilities included business development, lease negotiations and agreements, various civic roles and oversight of studio operations. In Los Angeles, Dan ran Riverfront Stages and worked as a feature film development executive for George Clooney & Grant Heslov’s Smokehouse Pictures, where he helped develop projects such as *The Ides of March* and the Academy Award winning *Argo*. Dan was also Vice President of Development for Paradox Entertainment (Lionsgate’s *Conan the Barbarian* remake) and Director of Development for Akiva Goldsman’s Weed Road Pictures, where he worked on *I Am Legend*, *The Da Vinci Code*, and *Hancock*. In addition to his professional roles, Dan has been a member of Georgia Governor Brian Kemp’s Film, Television and Digital Media Advisory Board, Vice Chair of non-profit re:imagine/ATL, member of Atlanta Film Festival Advisory board, Vice Chair of the Doraville Downtown Authority and is currently on the Strategic Plan Advisory Board for the DeKalb Entertainment Commission.



Atlanta-based Domain Capital Group, LLC provides comprehensive private investment management services, through its registered investment advisor subsidiaries, to institutions, public and private pensions, corporations, foundations, endowments and high-net-worth individuals. Domain Capital Group’s investment professionals are experienced across a diverse range of asset classes and investment strategies, including real estate, natural resources, media, entertainment, technology, credit and other financial services. As of September 30, 2021, Domain managed approximately \$6.5 billion in total assets through its two registered subsidiaries, Domain Capital Advisors, LLC and Domain Timber Advisors, LLC. The assets are comprised of approximately \$5.8 billion in real estate, debt, alternative and other assets constituting Regulatory Assets Under Management (“RAUM”) and another \$664 million in non-RAUM real properties.

