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## Vlass Group wants another chance at Temple Terrace downtown

Tampa Bay Business Journal - by [Michael Hinman](#) Staff writer

Two years after being passed over for the job, [Vlass Group](#) is taking another shot at Temple Terrace's downtown redevelopment project.

The Atlanta developer is scheduled to make a presentation to the Temple Terrace City Council Tuesday night, just weeks after the partnership of [Ram Development Co.](#) and [Pinnacle Realty Advisors](#) ended its relationship with the city.

It's not clear what Vlass will propose, but it could be similar to a highly dense project the developer offered in October 2006, said Temple Terrace spokesman Michael Dunn. Vlass executives will meet with city officials Tuesday ahead of the meeting to present some ideas, Dunn said.

The city's staff originally recommended Vlass and development partners MJ Lant Developments of Suwanee, Ga., and Maitland's Marketplace Advisors Inc., however, the city council decided to work with the more local Ram/Pinnacle team instead.

During a [presentation made two years ago](#) to redevelop the 38-acre property on the corner of North 56th Street and Busch Boulevard where a pair of aging strip malls stands, Vlass Group principal Michael Vlass said condominiums could be a large part of the mixed-use project.

"We will do it with more equity than less equity if we don't have enough presales," Vlass said. "That's a gut call, but you have to reach deep in your pocket. Instead of doing \$10 million equity, we'll do \$40 million."

Tuesday's presentation will begin at 6 p.m. at the Temple Terrace City Hall, 11250 N. 56th St.

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