Exhibit D

Central Waterfront Advisory Group Review of ODI project

July 25, 2012

The ODI team presented their project concepts and discussed four alternative proposals for the industrial buildings on the south side of 20th Street – in particular the iconic Union Ironworks Machine Shop (Building 113).

1. Arts production and education
2. Makers/light manufacturing/ likely food focus
3. Cirque du Soleil, a permanent facility, that would need a 300 room hotel elsewhere at Pier 70
4. Tech Office Campus

CWAG’s discussion supported the arts and light industrial uses in Scenarios 1 and 2. CWAG members expressed significant concerns about Cirque and the required hotel. A tech office complex raised additional concerns about being too private of a use.

The Machine Shop, Building 113, with its 90,000 square feet of high volume space, has been suggested as an event venue or other predominately public use like a market hall or museum. ODI has programmed an atrium of 11,000 square feet in the building and suggests events for the courtyard behind; however, most of the building would be tenanted. At this time, an event space is not an economically feasible use without subsidy.

September 26, 2012.

ODI returned to CWAG on September 25, 2012 and discussed the rehabilitation efforts by building and the uses for each. ODI explained they have eliminated Scenarios 3 and 4 discussed in July. CWAG expressed support for the narrowed set of uses. Discussions with CWAG identified issues that will need careful attention as the design of the ODI project moves forward, which include:

Seismic Retrofit: how the details will impact the historic buildings

Public Access: Allowing the public to view and enjoy these buildings through the atrium, public lobbies, or other measures.

Public Realm: Upgrades to the streetscape and plazas to support returning these buildings to use, for example adding and repairing sidewalks as needed.

Transportation and Parking: As discussed above, locations for near-term parking will be refined as the transaction documents are negotiated and the parking requirements of the 20th Street businesses will be incorporated in the overall Pier 70 parking plan.