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## Grey Hospitality Hotel Development Projects & Managed Properties

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Grey Hospitality developed and managed properties from 2003-2026. Most all properties are full service, boutique properties with restaurants, roof top bars and restruants, meeting spaces, spas featuring traditional and non traditional lodging amenities.

More than \$850 million in cumulative hospitality development experience, encompassing feasibility, planning, financing, design, construction, and operational transition.

- Hudson Valley, New Yourk Inn the Fields 54 keys \$30 million in development costs opening Spring 2028 [Post](#) | [LinkedIn](#)
- Hillsdale, Michigan Keefer House Hotel 34 keys \$24 million in development costs opening Fall 2026 [Keefer House Hotel](#) | [Official Site](#)
- Hotel Verdant Racine, Wisconsin: Feasibility analysis and 10-year pro forma for historic restoration of department store building into hotel facility. 80 Keys \$45 Million in development and redevelopment costs [Hotel Verdant](#) | [Official Site](#)
- Wisconsin Dells, Wisconsin Dellshire Resort 208 Keys \$100 million in development costs open 2026 [Dellshire Resort - Wisconsin Dells' Newest Resort](#)
- Running Y Resort Klamath Falls, Oregon: 125 Keys Resort, Golf, Spa & Restaurant- Renovation of guestrooms & Revenue Management Services [Southern Oregon Adventure Resort](#) | [Running Y](#)
- Hotel RED Madison WI 50 Rooms \$20 million – sold 2022 Redeveloped now apartments
- Hotel Marshfield, Best Western Premier Marshfield, WI 100 keys \$8 million in redevelopment & repositioning [Marshfield WI Hotel](#) | [Hotel Marshfield](#)
- Jefferson Street Inn, Wausau WI 100 rooms condo hotel \$45 million in development - [Jefferson Street Inn](#)
- The Plaza Hotel Milwaukee, Renovation 180 Keys managed Hotel [The Plaza Hotel Milwaukee](#) | [Boutique Hotel in Milwaukee, WI](#)
- Hotel Vandivort, Springfield MO 100 keys \$75 million in development [Hotel Vandivort](#) | [Hotels In Springfield MO](#) | [Official Site](#)
- Hotel Julien, Dubuque IA 100 keys \$40 million in redevelopment Developed, Managed and Operated [Hotel Julien Dubuque](#) | [Historic Boutique Downtown Dubuque Hotel](#)
- State of Tennessee: 3 market feasibility studies for the states park system evaluating and designing new facilities. New Lodging build at Fall Creek Falls & Paris Landing. [Lodge at Paris Landing in Tennessee State Parks — Tennessee State Parks](#) & [Lodge at Fall Creek Falls in Tennessee State Parks — Tennessee State Parks](#) (design only)
- Hotel Millwright Amana, IA 65 keys \$25 Million in development [Hotel Millwright in Amana Iowa](#) | [Wedding Venue](#) | [Meeting Space](#)

- Richmond Hunt Club, Richmond Illinois Million in acquisition and redevelopment [Hunting Club of Richmond | Hunting, Sporting Clays, Kennel](#)
- Tumbled Rock Brewery Baraboo, Wisconsin \$4 million in development [Tumbled Rock Brewery & Kitchen](#)
- Juneberry Ridge Norwood, NC [Activities on the Farm | Juneberry Ridge](#)

#### Facilities In Development Process Currently

- Cincinnati Club, Series by Marriott 150 Keys \$65 million [Cincinnati Club - Sunflower Development Group](#)
- Traverse City, MI Hilton Hotel 88 keys currently designing and pre-construction \$40 million [The Village at Grand Traverse Commons](#)
- Manistee, Michigan: 1855 Place Gateway Condo Boutique Hotel 93 keys and \$65 million new build construction. Currently designed and starting construction 2027. [The Manistee Gateway Project - Integrated Architecture](#)
- Kaskaskia Hotel, La Salle IL 100 keys schematic design & construction documents completed 2027 opening. \$35 million in development – historic property [Hotel Kaskaskia](#)
- Hudson Valley, New York Inn the Fields 54 keys \$30 million in development costs opening Spring 2028 [Post | LinkedIn](#)
- Medina, Ohio The Legacy Hotel Tribute by Marriott 54 keys \$35 million in development costs opening 2027 [The Legacy Medina Tribute by Marriott](#)
- Bearskin Ranch Harshaw, Wisconsin 46 Keys design funding \$42 million [Bearskin Ranch](#)
- Priare Club Richmond, Illinois 74 Keys design and pre-construction \$105 million

#### Projects Recently Designed & Not Moving Forward Currently

- Middletown, Ohio: Feasibility analysis for historic restoration into hotel facility 80 rooms
- Huntsville, Alabama & Nashville, Tennessee: Pre-construction 100 room hotel and mixed-use restaurant, medical, & spa

#### Grey Hospitality Roles & Responsibilities on Projects

- Complete market analysis and feasibility studies typically include:
- Site evaluation or viability
- Hotel demand studies using comprehensive statistics and market interviews
- Financial pro formas for lenders and investors
- Space allocation, schematic design and functionality related to size and scope
- Preliminary construction and related cost estimates
- Overall financial feasibility and valuation
- Hotel design & development
- Branding & Design
- Asset management & management services
- Professional witness and appointed receivership to include forensic financial investigation
- Hotel professional opinion of value for existing assets
- Marriott Hotel management and receivership approved

Grey Hospitality, a member of Cayuga Hospitality Consultants, offers strategic market analysis, operational planning services (Asset Management) and development consulting to communities, state agencies and developers in the hospitality arena. Our broad range of skills in both management and development experience enables us to quickly provide clients with a focus towards realistic expectations based on expanded services, actual operations, enhanced profitability and potential development considerations based on regional expertise.

Whether our engagement involves developing strategic plans, conducting feasibility studies, implementing new services, or evaluating operations, our concern is to assist clients in providing high quality services that meet community needs as well as guest needs, generate new revenue, and contribute to the client's continued strength, master plan and future growth.



Sean Skellie



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