
SUGAR CREEK REDEVELOPMENT AREA

April 27, 2020



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Sugar Creek RFP

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EXECUTIVE SUMMARY

Sugar Creek Redevelopment Area



April 27, 2020

City of Verona
Attention: Katherine Holt
111 Lincoln St.
Verona, WI 53593

RE: Rehabilitation and Redevelopment of Former School Site
401 West Verona Avenue and 420 Church Avenue

To Whom It May Concern:

Green Street Development Group (Green Street) is thrilled to have the opportunity to respond to the City of Verona's RFP. Green Street itself has been working with communities to reposition real estate for the last 11 years, but our key team members have each individually been practitioners for many decades.

Green Street is a multidiscipline developer. Our expertise is in providing projects with a sustainability focus, a capital stack that utilizes creative resources and housing options that encompass mixed income for workforce to market rate tenants in the same community. Included are examples of Green Street's successful multifamily, retail, industrial, office and hospitality projects.

We appreciate the process that the City has gone through to date, as not every municipality shows the foresight and community inclusion that you have demonstrated. Green Street and our team have been working with the City of Sheboygan on a 17.5 acre development for the last two years and we have added some thoughts to your many programs which you will find included here.

Once again, we appreciate the opportunity to respond to the RFP and look forward to being a great partner for the City of Verona and your residents.

Sincerely;

A handwritten signature in blue ink, appearing to read "Joel Oliver".

Joel Oliver
Vice President
Green Street Development

APPROACH

Sugar Creek Redevelopment Area

Green Street is a commercial real estate development company offering a total business solution to entrepreneurial-minded businesses and communities. We offer a unique and comprehensive suite of services from design/construction to project financing and incentives resulting in operational success for our clients. We deliver more than the traditional real estate developer ensuring that our projects maximize value for our clients' business: aligning with their culture and making them a better company/community. We are "place makers" who excel in our ability to identify and sustainably develop underutilized properties, transforming them into productive work environments and ultimately revitalizing the surrounding community. We not only have the internal development capacity and expertise to navigate complicated land assemblages, local entitlements, state and federal regulatory hurdles but we also thrive on engaging with local community's and their residents. We know that to succeed we have to listen to and work with local stakeholders. As the designated developer in Verona we will bring the expertise along with the professional and financial capacity to successfully deliver on all aspects of the finally agreed upon development plan.

In Sheboygan we have engaged with the City, the neighborhood around our site and other stakeholders for the last year and a half as the project specifics have shifted and evolved. We are confident that any of these folks would attest to the fact that we have always been upfront with information, solicited input, respected that input, reported back and above all have always strived to be good communicators.

In a St. Louis suburb, we were recently awarded similar development rights with a partner of ours for a 13-acre parcel in a town called Webster Groves. We are in the midst of detailing the public engagement plan, but I have included a draft copy of that plan for you to review as an example.

While Green Street and our internal construction group, Green Street Building Group, have a multitude of capabilities, we also know that it takes a full team to successfully execute. As mentioned before, we are proposing to complete our team with ACC Management, ARCO Construction and Rosemann & Associates. A summary of their firms are below and their full qualification packages are attached.

ACC Management Group

With more than 25 years of successful experience, ACC Management Group, Inc. currently operates over 50 communities and 3000 apartments throughout Wisconsin's major markets and Illinois including the Fox Valley, Milwaukee, Madison, and Northern Illinois. Headquartered in Oshkosh, WI, ACC's exceptional team of multi-family leaders has a proven track record of excellence in management of luxury apartments, condominium associations, and affordable housing in various state and federal programs including Section 42 Tax Credit, Section 8, and Section 515.

Commitment, trust, and reliability is the foundation of our relationships with residents, employees, and partners. Our team works hard to earn the loyalty needed to develop and retain the long-term relationships associated with our shared success.

ARCO Construction

ARCO Construction was founded in 1992 on the principle that construction should be an enjoyable and beneficial process for their associates and customers. ARCO has grown to become a leader in the design/build industry with offices in 14 major markets and hundreds of employees nationwide. Throughout their 25 year history they have completed over 3,500 projects. As the 27th largest design/build general contractor in the United States, ARCO offers the strength and presence of a national builder with the personalized attention of a small company. Their professional, qualified team of engineers, project managers, superintendents and architects are capable of designing and building the most demanding projects anywhere in the country. They pride themselves in offering the best, most cost effective, single source solutions and adding value to every project. ARCO's multifamily group has completed over fifty (50) projects totaling over \$375M.

Rosemann & Associates

Rosemann & Associates believes that Architecture for Life evolves through a process of bringing people together and creating a sense of place and community. Since Don Rosemann founded the firm in 1987, Rosemann & Associates, P.C. has focused on designing the backdrop for life by actively studying how people live in built environments. The result is smart design, strict budget control and on-time performance. Over their 30 year history they have become active in 25 states and have received over 150 awards

SUCCESSFUL URBAN REDEVELOPMENT EXAMPLES

Sugar Creek Redevelopment Area

Included throughout this section are brief summaries that illustrate the vast array of successful real estate developments completed by Green Street. Case studies offering greater detail of each project follow.

Mixed-Use / Multifamily

In partnership with the Koman Group, Green Street St. Louis constructed a 235 multifamily unit, 17,000 SF commercial, ground-up development in The Grove neighborhood within St. Louis, Missouri.

Commercial

Green Street's acquisition of the former Missouri Boiler facility presented a unique build-to-suit opportunity for the Sheet Metal Workers' Local 36 to construct a marquee facility that centralized their union hall, training facility and administrative offices within a singular, prominent location. The redevelopment project involved the remediation of environmental concerns and stripping the building to the core components of the steel superstructure, concrete floor, and selected brick walls. The reconstruction of the building integrated an attractive design of metal and brick combining the historic elements of the neighborhood with the craftsmanship of the L36 Sheet Metal union tradesmen. L36 achieved a LEED Platinum certification and specifically requested the integration of solar voltaic, solar tubes, geothermal, wind turbines and green roofs. The completed project is a magnificent showcase for L36 and has already become an iconic "green building" for the City and neighborhood.

Retail

Green Street St. Louis rehabbed a former Kroger/National grocery store which had been vacant for 8 years into a contemporary, LEED certified retail center to provide much needed goods and services for the surrounding underserved neighborhoods. The Project facilitates the redevelopment of approximately 47,000 square feet of existing single-tenant retail space into a multi-tenant retail format combining junior anchor and in-line space. The project also constructed an additional 3,500 square feet of new retail space at an out-lot location to include a drive-through for restaurant tenants.

Office

A former AG Edwards, then Wells Fargo Trust building, 2329-2351 Market Street inherited data infrastructure that would cost a fortune to duplicate today. However, a bland exterior and closed off interior space dated the building. The combination made it a perfect opportunity for a Green Street St. Louis repurposing.

Brewery / Hospitality

Green Street St. Louis converted the former Renard Paper Co. warehouse and distribution building located in Forest Park Southeast (The Grove) into a new LEED SILVER brewery for Urban Chestnut Brewing Company (UCBC). The transformed building now allows for retail, Bierhall, brewery, bottling and warehouse uses. This gives UCBC the largest footprint of any craft brewer in the St. Louis area with an approximate size of 70,000 square feet. The larger

platform allows UCBC the ability to increase production to 15,000 barrels per year in the first phase and will allow them to grow to approximately 100,000 barrels per year. One of the most anticipated openings of 2018, Green Street St. Louis partnered with Rockwell Beer Company (RBC) to redevelop a former vacant machine shop into a craft beer destination. Located along Vandeventer Avenue within the Forest Park Southeast neighborhood adjacent to The Grove District, Rockwell Beer Company created its brewing facility, warehouse/shipping area, tasting room and retail space from shipping containers and traditional materials. The space supports both beer on draft in the taproom and in cans with a permanent canning line. This flexibility allows RBC the ability to keep their beers fun, fresh and approachable.

After opening to wide critical acclaim in 2016, the co-founders of Olive + Oak realized there was an unmet need for event space within the central suburban market of St. Louis. As luck would have it, the 26,000 SF former Auto Beauty Specialist building down the block from their flagship went up for sale. After placing the building under contract, Olive + Oak co-founders soon partnered with Green Street St. Louis to help them purchase and redevelop the property.

Redevelopment District

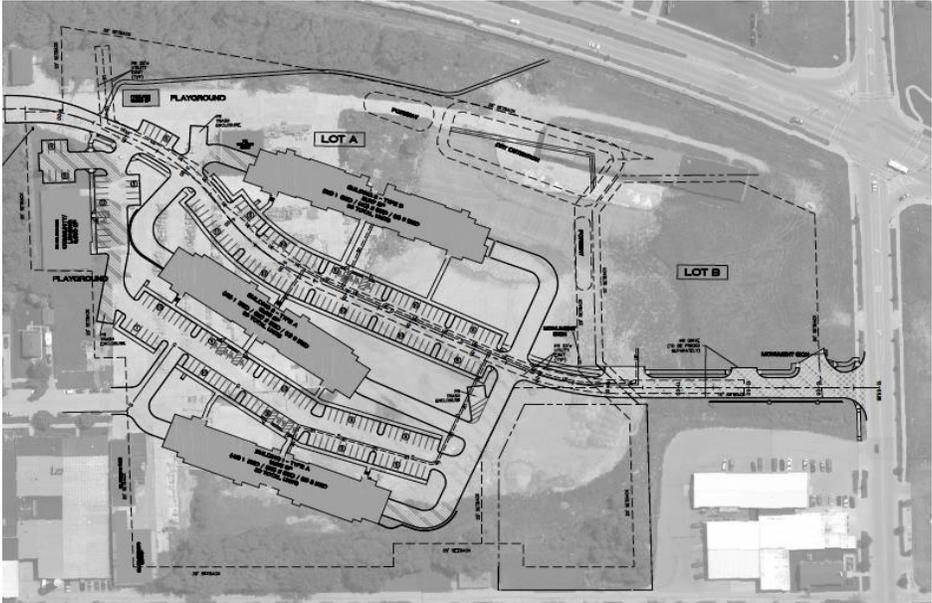
Built in 1938, the historic St. Louis Armory was initially constructed to serve the 138th Infantry. Over its lifespan, the Armory has been home to war veterans, tennis greats, rock stars, and amateur soccer and softball fans. Green Street purchased the abandoned building in late 2016 as part of a larger redevelopment plan, the Armory District.

Below are summaries of projects that are currently under way:

Webster Groves Master re-development – Redevelopment of approximately 13 acres of light industrial and office uses adjacent to the historic downtown area. Green Street is engaging in the public feedback process that Verona has already completed. Possible final mixed uses could consist of dense mixed income multifamily, townhouses, condos, office, hotel, as well as retail.



The Oscar – This 17.5 acre site in Sheboygan has been a functioning concrete factory since 1886. The final plan consists of 240 apartments with structured underground parking, a park like setting adjacent to the City’s expanded bike path, a new Kwik-Trip and one out parcel. The Oscar will also utilize Green Street’s new workforce housing model. The City has been a great partner in helping Green Street realize the goal of the City’s Comprehensive Plan.



Swan multi-family – This site is currently occupied by t obsolete industrial buildings which will be torn down and replaced with a straight of the art, highly amenitized apartment building. Three hundred eight (308) units will be constructed in a four-story building surrounding a courtyard the size of a football field. This will be the first apartment community in St. Louis to achieve the Fitwel certification which strives to provide a health focused living experience to our tenants. Parking will be provided in a four-story parking garage.



Unify multi-family – This site is actually a scattered site of many parcels throughout the neighborhood adjacent to the Swan project. We are consolidating these many lots into six new lots for six new apartment buildings which will provide 168 units on workforce targeted housing for the neighborhood. The Cortex Innovation District along with several large hospitals and universities are in the immediate area and these two new developments are being targeted to support the many users that are in the area.

Case Study

MULTI FAMILY + MIXED USE

CHROMA

4001 Chouteau Avenue
St. Louis, Missouri 63110

Project Size: 4 acres

Investment: \$59,000,000

In partnership with the Koman Group, Green Street St. Louis constructed a 235 multifamily unit, 17,000 SF commercial, ground-up development in The Grove neighborhood within St. Louis.

CHROMA provides a rare opportunity to develop 4 acres in one of St. Louis' most dynamic neighborhoods. Urban authenticity is the neighborhood's chief draw. The Grove is a gem on a number of levels. Its business district features everything from fine dining to tattoo parlors. Architecture firms, nightlife, breweries and eclectic shops dot its main drag. Surrounding the core is a gentrifying neighborhood bounded by the Barnes Jewish Campus, Cortex, SLU/SSM Hospitals and the Missouri Botanical Gardens. Newly constructed single family homes mix with century-old rehabs to provide anything but suburban track architecture. The area is diverse, hip and artistic-as livable for young families as it is entertaining on a night out.

CHROMA anchors The Grove's eastern edge with the conveniences and amenities that only come from new, smartly designed multifamily housing. The project features resort-quality pool, fitness and clubroom amenities, as well as 17,000 SF of adjacent retail. Multiple courtyards and mini-parks buffer the project from streetactivity, and allow for outdoor dining and pet care.



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Case Study

SUSTAINABLE DEVELOPMENT

Sheet Metal Workers Local 36

2319 Chouteau Avenue
St. Louis, Missouri

Project Size: 96,000 SF

Investment: \$23,000,000

LEED Platinum

Award: City of St. Louis-
Developer of the Year 2011

Green Street's acquisition of the former Missouri Boiler facility presented a unique build to suit opportunity for the Sheet Metal Workers' Local 36 to construct a marquee facility that centralized their union hall, training facility and administrative offices within a singular, prominent location. The redevelopment project involved the remediation of environmental concerns and stripping the building to the core components of the steel superstructure, concrete floor, and selected brick walls. The reconstruction of the building integrated an attractive design of metal and brick combining the historic elements of the neighborhood with the craftsmanship of the L36 Sheet Metal union tradesmen. L36 achieved a LEED Platinum certification and specifically requested the integration of solar voltaic, solar tubes, geothermal, wind turbines and green roofs. The completed project is a magnificent showcase for L36 and has already become an iconic "green building" for the City and neighborhood.



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Case Study

RETAIL

Jefferson Commons

1601 South Jefferson Avenue
St. Louis, Missouri

Project Size: 56,000 SF

Investment: \$8,000,000

LEED Certified Building Core and Shell

Awards: City of St. Louis-
Developer of the Year 2013
DeSales Community Housing Corporation-
Better Neighborhood Award 2013

Green Street St. Louis rehabbed a former Kroger/National grocery store which had been vacant for 8 years into a contemporary, LEED certified retail center to provide much needed goods and services for the surrounding underserved neighborhoods. The Project facilitates the redevelopment of approximately 47,000 square feet of existing single-tenant retail space into a multi-tenant retail format combining junior anchor and in-line space. The Project also constructed an additional 3,500 square feet of new retail space at an out-lot location to include a drive-through for restaurant tenants.

Redevelopment of the property dramatically transformed the front of the building with new façade improvements integrating stylistic metal transoms and components, improved landscaping with connections to the Jefferson Avenue streetscape, LED parking area lighting, and solar voltaic installation to support tenant operations.



The Project attracted a number of national companies, including Save a Lot Markets, H&R Block, Wingzone, and Subway. The average in-line tenant lease rate is \$17 per SF, triple net with lease terms ranging from five (5) to ten (10) years.

Approximately 80 new employment positions for community residents. Of particular note is the attraction of Save a Lot to the neighborhood which has been classified as a "food desert" and a Limited Supermarket Area. In addition, Green Street has been instrumental in providing community outreach through health and job fairs in an effort to engage low-income or minority groups.

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Case Study

TECH ENABLED OFFICE SPACE

Market Street Redevelopment

2329-2351 Market Street
St. Louis, Missouri 63103

Project Size: 88,000 SF

Investment: \$14,000,000

Award: City of St. Louis Development
of the Year 2017

A former AG Edwards, then Wells Fargo Trust building, 2329-2351 Market Street inherited data infrastructure that would cost a fortune to duplicate today. However, a bland exterior and closed off interior space dated the building. The combination made it a perfect opportunity for a Green Street St. Louis repurposing.

Green Street purchased the facility in late 2014 and began immediate interior rehabilitations to make room for its lead tenant Avatara, an emerging and local IT solutions provider. Avatara desired relaxed, energetic and creative space accomplished by opening up the interior to external light and removing worn tiles to expose the ceiling. Exterior improvements include new entrances with glass paneling and a water feature sculpture at the primary corner to draw in the public. Avatara gained signage, as well as a break room and patio where their employees can recharge and collaborate.

Avatara identified how the existing data infrastructure could help grow their business and services. Working with Green Street, the partnership offers additional tenants an opportunity for Tech Enabled office space. Tech enabled office space provides for a menu of IT services without tapping the user's budget for extensive upfront data infrastructure costs. Through the Tech Enabled model, Green Street is now able to offer growing companies the perfect plug and play opportunity for their



growing companies within a sustainable, creative office environment.

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Case Study

MIXED USE

Urban Chestnut Brewing Company

4465 Manchester Road
St. Louis, Missouri 63110

Project Size: 70,000 SF

Investment: \$6,000,000

LEED Silver

Award: AGC St. Louis-Keystone Award

Governor's Metropolitan
Community/Redevelopment Project of the Year
Award 2015

Green Street St. Louis converted the former Renard Paper Co. warehouse and distribution building located in Forest Park Southeast (the "Grove") into a new LEED SILVER brewery for Urban Chestnut Brewing Company (UCBC). The transformed building now allows for retail, Bierhall, brewery, bottling and warehouse uses. This gives UCBC the largest footprint of any craft brewer in the St. Louis area with an approximate size of 70,000 square feet. The larger platform allows UCBC the ability to increase production to 15,000 barrels per year in the first phase and will allow them to grow to approximately 100,000 barrels per year.

Green Street's adaptive reuse of the building included the installment of a glass curtain wall to activate the building and toward the street while showcasing UCBC's brewery operations. Floors were cut to lower brewing tanks in the Bierhall, connecting patrons to the brewing process. This award winning project has been a catalyst for ongoing investment in the emerging Grove neighborhood.



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Case Study

MIXED USE

Rockwell Beer Company

1320 S. Vandeventer Ave.
St. Louis, Missouri 63110

Project Size: 12,000 SF

Investment: \$5,200,000

Award: 2019 Building St. Louis Award-St. Louis
Business Journal

One of the most anticipated openings of 2018, Green Street St. Louis partnered with Rockwell Beer Company (RBC) to redevelop a former vacant machine shop into a craft beer destination. Located along Vandeventer Avenue within the Forest Park Southeast neighborhood adjacent to The Grove District, Rockwell Beer Company created its brewing facility, warehouse/shipping area, tasting room and retail space from shipping containers and traditional materials. The space supports both beer on draft in the taproom and in cans with a permanent canning line. This flexibility allows RBC the ability to keep their beers fun, fresh and approachable.

The brewhouse features a 15-barrel system and three Missouri oak foeders for future aging projects. The 90-seat tasting room highlights a ceiling designed from foeder oak scraps and a container kitchen managed by James Beard Award winner Gerard Craft and his team at Niche Food Group. The menu consists of familiar classics made with fresh, high-quality ingredients perfectly paired with RBC's beer, wine, and cocktail program.

The project took over two years from initial concept through completion and created 18 new jobs, bringing new life to a once overlooked Vandeventer Avenue.



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Case Study

ADAPTIVE REUSE

The Armory District

3660 Market Street
St. Louis, Missouri 63110

Project Size: 743,000 SF

Investment: \$156,000,000

Built in 1938, the historic St. Louis Armory was initially constructed to serve the 138th Infantry. Over its lifespan, the Armory has been home to war veterans, tennis greats, rock stars, and amateur soccer and softball fans. Green Street purchased the abandoned building in late 2016 as part of a larger redevelopment plan, the Armory District.

The \$156M Armory District stretches three city blocks and consists of over 700,000 SF of new construction and redevelopment. Adjacent to the planned Chouteau Greenway, development will extend from the Cortex Innovation District, St. Louis University's main and medical campuses, and City Foundry STL into the new Armory District. At completion, the Armory District will create 750 to 1,000 jobs.

Phase I will include the adaptive reuse of the historic Armory building into approximately 280,000 SF of next generation office space. Construction is underway to remove contamination in the building, provide a new roof, new highly efficient building systems, new circulation (including elevators), make the building ADA accessible throughout, construct new office / retail space / common areas / restrooms, reconfigure parking areas, and make other tenant improvements as required, for a total project cost of \$75M.



Phase II will add approximately 300 new residential units and a 3-level parking structure to support district demand totaling approximately \$81M. .

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Case Study

ADAPTIVE REUSE

Old Webster Development

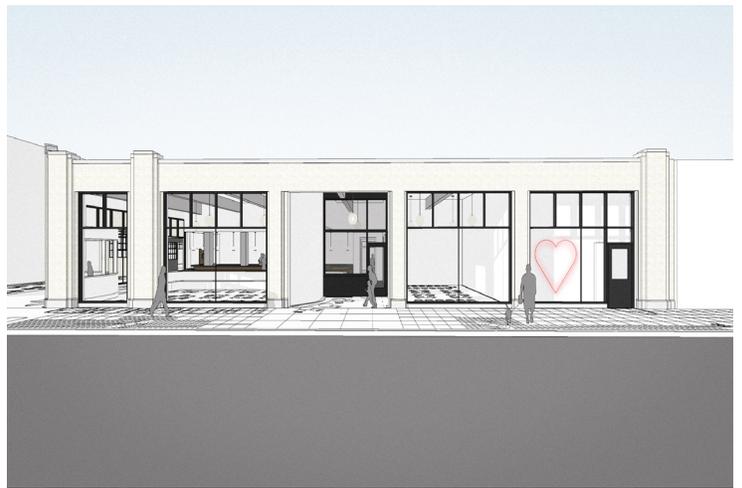
216 West Lockwood Avenue
St. Louis, Missouri 63119

Project Size: 26,000 SF

After opening to wide critical acclaim in 2016, the co-founders of Olive + Oak realized there was an unmet need for event space within the central suburban market of St. Louis. As luck would have it, the 26,000 SF former Auto Beauty Specialist building down the block from their flagship went up for sale. After placing the building under contract, Olive + Oak co-founders soon partnered with Green Street St. Louis to help them purchase and redevelop the property.

Expanding upon their successful restaurant platform, the co-founders of Olive + Oak plan to create a 200+ person flexible event space, a new 4,000 SF onsite restaurant and are partnering with a well-known craft brewery to establish a small batch brewery and brew-pub. Each will benefit from exterior patio space and a shared kitchen.

From co-sponsoring the project and investor relations to initial design review and value engineering, Green Street is guiding the Old Webster Development team through construction of the finished project. The capital stack utilized both federal and state historic tax credits. In addition, construction includes the placement of solar panels on the roof and access to federal renewable energy tax credits. Completion is expected by Spring 2020.



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DEVELOPMENT ORGANIZATION'S OVERVIEW

Sugar Creek Redevelopment Area

Company Official Registered Name:

Green Street Development Group will be the designated developer

Key contact information and contact information for the person authorized to contractually bind the organization for any proposal against this RFP:

Principal and Managing Member: Phil Hulse / phil@greenstreetstl.com / 314-726-2500

Vice President and Project Contact: Joel Oliver / joel@greenstreetstl.com / 314-495-9884

Brief history of the organization, including year established and number of years your development team has taken on similar projects:

After more than 30 years in commercial real estate, founding partner Phil Hulse decided to take a different approach to how this industry has always worked. In 2008, he founded Green Street to build up St. Louis through sustainable development and provide a better experience to each and every client.

Since then, our team has grown to include a group of professionals with diverse industry backgrounds. From finding the latest tax credits to developing green buildings, we handle it all. Where normal real estate companies would have to hire out services to get an expert opinion, we simply walk down the hall.

Brief financial history of the organization:

Green Street has completed over \$300,000,000 worth of projects in our history to date. We currently have \$450,000,000 worth of projects either underway or in our pipeline.

LEVEL OF INVESTMENT AND FINANCIAL VIABILITY

Sugar Creek Redevelopment Area

The summary below is based on Green Streets experience and the input of our team members. As with any project at this level many assumptions have been made and the proforma will evolve as the project plan does. We do believe that this provides a relative level of context though. This ties to the project plan that is presented in the next section.

Total Project Costs by Category	
Land	3,165,000
Construction Costs	49,472,606
Professional Fees /Soft Costs	2,382,742
Financing Costs	2,560,796
Reserves	810,796
Total Costs	58,391,941

Total Project Sources	
Developer Equity	2,919,597
Investor Equity	7,472,344
Mortgage Proceeds	48,000,000
Total Costs	58,391,941

SCOPE OF WORK

Sugar Creek Redevelopment Area



SITE PLAN

24/0022

GREENSTREET - VERONA
VERONA, WISCONSIN

S1



Sugar Creek Redevelopment Area



Sugar Creek Redevelopment Area

Area Number	Intended Use
1	Commercial Outparcel 1 – building show is 2k SF. Contingent on private land acquisition.
2	Commercial Outparcel 2 – building show is 2k SF.
3	Community gathering area, park
4	Historic School. The first floor of the original building is intended to be open to the public with an area designated to celebrate the history of the school district. The leasing and management offices for. The multifamily will also be here. The single-story addition is for the multifamily community room and amenity space.
5	Commercial strip center – as shown is 13k SF. Contingency on private land acquisition.
6	78 apartments with secured parking underneath.
7	90 apartments with secured parking underneath.
8	10 townhouse apartments with secured parking underneath.
9	10 townhouse apartments with secured parking underneath.
10	90 apartments with secured parking underneath.

The site plan, as developed and presented, takes what we believe to be the best parts of the community input and conceptual plans and combines them into an executable program that will benefit the City and its residents.

We were sensitive to integrating the existing street grid into the site and showing a plan that incorporates the private owned parcels shown in the RFP but is not reliant on them. Our plan for the historic building respects the desire for the public to have access and will encourage our residents to explore it.

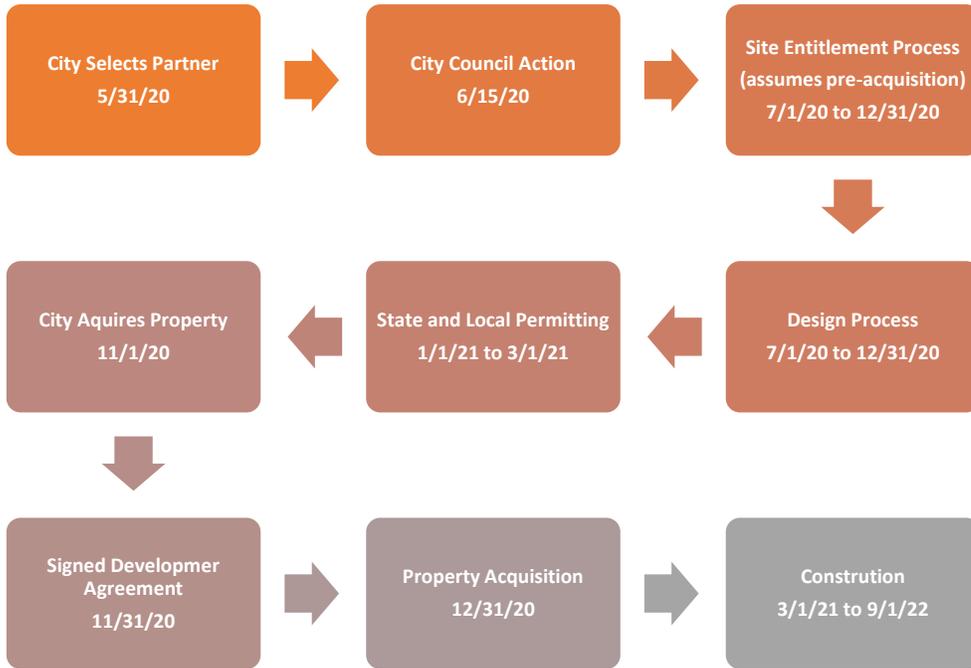
The plan as developed would have 51% of the units with rents that are restricted to 80% of the local AMI and would restrict the rent on the other 49% of the units to 100% of AMI. This is done without the need for tax credits or other federal subsidy.

We have included some precedent imagery on the next page to show the final *potential* building aesthetic. However, please rest assured that we always rely on local input to make sure that our projects blend in and compliment the surroundings.

Precedent Images



Timeline



ADDENDUM

Sugar Creek Redevelopment Area

Green Street St. Louis

WHAT DO WE DO?

Green Street is a commercial real estate development company offering a unique and comprehensive suite of services from site selection and design/construction to project financing and incentives resulting in operational success for our clients. We deliver more than the traditional real estate developer ensuring that our projects maximize value for our clients' needs: aligning with their culture and making a better space. We are "place makers" who excel in our ability to identify and sustainably develop underutilized properties, transforming them into productive environments and ultimately revitalizing the surrounding community.



HOW DO WE DO IT?

OUR PEOPLE: EXPERTS WHO CAN MAKE DECISIONS

Our multidisciplinary team of experts provides an extraordinary collection of experience and knowledge to deliver a total business solution reaching beyond real estate. Our clients benefit from each Green Street team member functioning as a "decision-maker," in their respective area of expertise to efficiently execute complex projects in partnership with our clients.

- Development
- Construction
- Finance
- Economic Incentives
- Sustainability
- Housing
- Real Estate

OUR CULTURE: AN ENTREPRENEURIAL SPIRIT AND PARTNERSHIP

By taking a position of ownership in our developments, Green Street and our clients are aligned in achieving shared success. This partnership fosters a totally transparent relationship with Green Street serving as a trusted advisor and business partner. We bring an entrepreneurial spirit of persistence, resourcefulness, creativity and optimism each contributing to Green Street's adaptability in realizing the diverse goals and challenges of meeting our client's needs.

The Green Street team takes a long-term view of every relationship, staying connected to our clients throughout the project phase and into their tenancy. Our "connectivity" with clients has resulted in multiple deals with the same client to meet their ongoing growth.

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Green Street St. Louis

OUR APPROACH

We go above and beyond traditional real estate by becoming true partners with our clients. This approach allows us to get a clear understanding of the goals for every project – and the remarkable people behind them. At our core, Green Street is a full-service development company with a focus on creating a lasting impact for the future.

ROOTED IN EXPERIENCE

We built a name for ourselves in real estate – then took a new approach to the industry. After more than 30 years in commercial real estate, founding partner Phil Hulse decided to take a different approach to how this industry has always worked. In 2008, he founded Green Street to build up St. Louis through sustainable development and provide a better experience to each and every client.

Since then, our team has grown to include a group of professionals with diverse industry backgrounds. From finding the latest tax credits to developing green buildings, we handle it all. Where normal real estate companies would have to hire out services to get an expert opinion, we simply walk down the hall.

EXPERTS AT YOUR SERVICE

Within Green Street St. Louis, you'll find five different divisions, each with its own specialty. This approach allows us to all work together to find the perfect solutions to help projects succeed on every level.

Green Street Real Estate Ventures

Pulling from experience in finance, investment and business tax, our Ventures team can help prepare you for growth, and find the best way to make it affordable.

Green Street Development Group

Backed by decades of experience, our Development group can see the potential in every building and neighborhood, helping find the perfect location for your business.

Green Street Construction

After development is underway, your build begins without ever leaving our team – our in-house Construction experts handle every build and renovation from the ground up.

Green Street Housing

Building upon the successful real estate development projects and relationships we've already created, our team of Housing experts are helping identify unmet needs within the community.

Green Street Building Group

In partnership with the local community, our Building Group team has the knowledge to identify and implement innovative, game changing projects to take regions to the next level.

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Client List

Alro Steel Corporation
Arcobasso Foods
Central States Thermo King
CFM Logistics
Chao Baan
Charles Schwab and Company
Dynamalabs
Fit City
FleetPride, Inc.
Goedecke Equipment
H&R Block
IESI Corporation
J.B. Hunt Transport
Kemlab LLC
Landis Gyr
Loves Travel Centers
Mercedes-Benz of St. Louis
Meridian Waste Service
Missouri Central Bus Company
Nature's Bakery
Provident Bank
Roadsafe Traffic Systems
Rock Tenn Company
Rockwell Beer Company
Salem Steel
Salon Lofts, LLC
Save a Lot
Scott's Lawnservice
Seoul Taco
Sheet Metal Union Local 36
Staples Promotional Products
Subway
Sweetwaters Cafe'
Takashima Record Bar
United Rentals
Urban Chestnut Brewing Company
World Wide Technology





Green Street Team

Phil Hulse- Founder, Managing Principal

With over 30 years of industry experience, Phil leads the Green Street team in creating dynamic real estate projects within the St. Louis regions. Phil is active in all aspects of the company including brokerage, design/construction, finance, investor relations, and asset management. Phil has raised more than \$75 million in private equity and has leveraged more than \$250 million in private and public funding to support local real estate projects across various asset classes.

Kevin Morrell-Principal, Green Street Construction

Kevin is a key part of working with investors and developing business opportunities for all of Green Street. With 30+ years of experience ranging across the industry, Kevin also lends his expertise to directing projects, overseeing construction management, and evaluating Green Street's housing development opportunities.

Joel Oliver-Vice President, Housing Development

With over 15 years of experience in LIHTC investment and development, real estate management, modeling and acquisition, Joel elevates Green Street's community outreach and portfolio with his ability to identify opportunities and partners, structure complex deals and manage construction projects.



Ron Kraus- Senior Vice President, Finance

Ron supports the project team by providing financial underwriting and pro forma analysis for various scenarios while also supplying insights on potential accounting, finance, and taxation issues. Ron has 30+ years of experience in finance.

Nicole Blumner- Vice President, Development

Nicole enhances Green Street's ability to structure, evaluate and execute complex development projects on behalf of our principals, entities, and investors. Nicole has over 15 years of urban development, finance, and community planning experience.



ARCO

DESIGN/BUILD CAPABILITIES PACKAGE

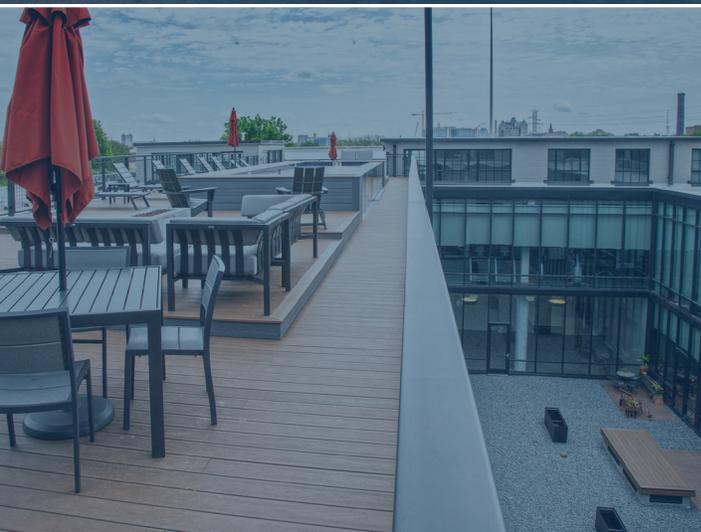
ARCOCONSTRUCTION.COM



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ARCO Capabilities Package | 2020

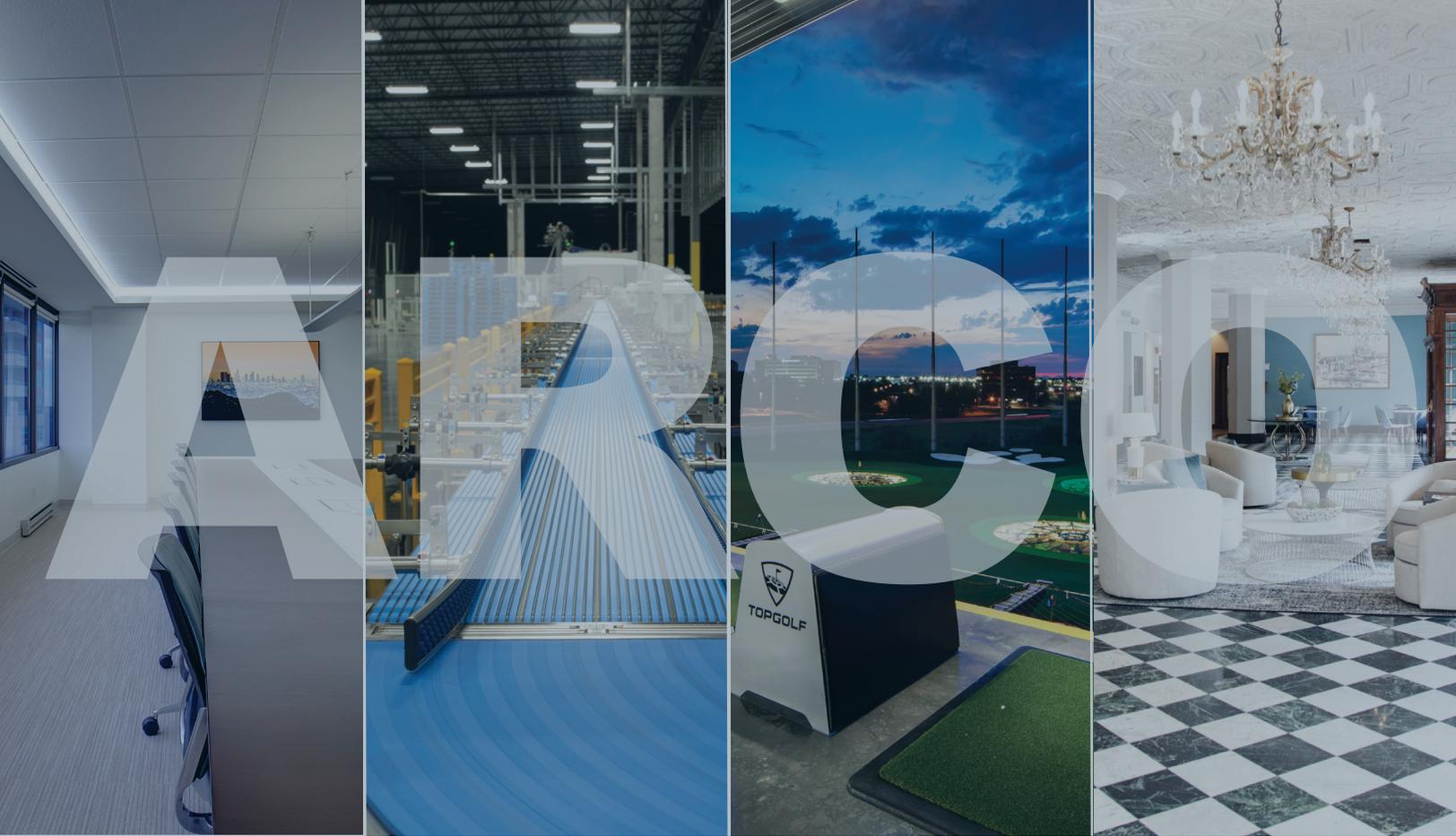
- COMPANY PROFILE
- PROJECT EXPERIENCE



ARCO



COMPANY PROFILE



WE ARE ARCO

STEADFAST DEDICATION TO
SAFETY, QUALITY AND DELIVERY
FOR OVER TWENTY-SEVEN YEARS

Founded in 1992 on the principle that construction should be an enjoyable and beneficial process for our associates and customers, ARCO has grown to become a leader in the design/build industry with offices in 19 major markets and hundreds of associates nationwide. As the 16th largest design/build general contractor in the United States, ARCO offers the strength and presence of a national builder with the personalized attention of a small company. We provide our clients with complete, turnkey project delivery from site selection to building turnover. Our professional qualified team of engineers, project managers, superintendents and architects are capable of designing and building the most demanding projects anywhere in the country. We pride ourselves in offering the best, most cost effective, single source solutions while adding value to every project.

ARCO has experience in building all types of facilities. Having constructed more than 4,000 projects in more than 48 states and Canada, we have developed a wealth of knowledge and industry specific expertise to provide innovative design, create solutions and uncompromising quality. More than 75% of ARCO's annual revenue comes from repeat clients. We attribute this to excellence of our staff, our ability to fully comprehend project scope and our steadfast dedication to safety, quality value, and schedule.

ARCO



THE ARCO ENTERPRISE

OVER 1000 ASSOCIATES IN OFFICES
AND ON JOBSITES NATIONWIDE

AFFILIATE OFFICES

ST. LOUIS	CHICAGO	ATLANTA	SAN FRANCISCO
PHOENIX	INDIANAPOLIS	BALTIMORE	CHARLOTTE
KANSAS CITY	HOUSTON	PHILADELPHIA	NEW YORK
BOSTON	DALLAS	NASHVILLE	ORLANDO
CINCINNATI	TAMPA	DENVER	

THE ARCO ADVANTAGE

- Customer focused, relationship driven
- Collaborative discovery process and advanced analytical tools
- Integrated design/build approach from concept to completion
- The best, most cost effective solutions provided with transparency
- Experience, expertise and the highest level of attention to detail
- Strong safety culture with industry best safety score

ARCO



INITIAL STAGES OF DESIGN/BUILD

- PROJECT KICK-OFF MEETING
- ASSEMBLY OF PROJECT TEAM
- SCHEMATIC DESIGN
- GENERATION OF SITE PLAN
- GENERATION OF FLOOR PLANS
- GENERATION OF PRELIMINARY BUILDING ELEVATIONS
- DESIGN DEVELOPMENT
- ECONOMIC MODELING
- COMPLETION OF PROJECT SCHEDULE
- ESTABLISHMENT OF SCOPE OF WORK
- COMPREHENSIVE PROJECT PROPOSAL

DESIGN/BUILD EXPERTS

TURNKEY SOLUTIONS RESULTING IN SINGLE-SOURCE RESPONSIBILITY, INTEGRATED DESIGN & ACCELERATED SCHEDULE

Design/Build delivery offers a client many distinct advantages as compared to the more traditional design-bid-build method. These benefits include:

STREAMLINED ACCOUNTABILITY

ARCO's projects are built on a design/build basis and combine quality of design and construction, management of expense and adherence to schedule into a single point of responsibility. In doing so, we foster a partnership between team members at all levels, which adds value, streamlines communication and decreases burden and risk for the client.

OVERALL PROJECT QUALITY

In a design/build setting, the architect and contractor coordinate as a team, making the client free to focus on the project's scope, high level decision making and most importantly, their business. This results in a higher quality project that better suits the owner's needs.

With this collaborative partnership, constructibility can be reviewed and assessed by all members of the team at a very early stage. Throughout this process, the team of client, architect, contractor and engineer work together to generate value engineering ideas to maximize the facility's functionality, design and cost effectiveness. Because our approach is comprehensive, each project is addressed with the maximum combination of experience, technical knowledge and management skills.



SCOPE & COST CONTROL

During the schematic phase of a design/build project, a client is able to focus on defining scope and needs, rather than coordination between design team and contractor. Value engineering and constructibility review is enhanced significantly, so that decisions are made with full knowledge of their impact. Definitive guaranteed costs are established, giving clients increased control over potential changes which may effect price and schedule.

SCHEDULE

Under the design/build approach, the normally sequential phases of design and construction can easily overlap. This allows the contractor to begin working while detailed construction documents are being completed and drastically reduces bidding and redesign periods. The end result is an accelerated schedule completed in a shorter time frame, resulting in cost savings to the owner. ARCO's projects are completed up to 33% faster than facilities built in a traditional method, allowing our customers to begin utilizing their building and realizing the return on their investment that much faster.

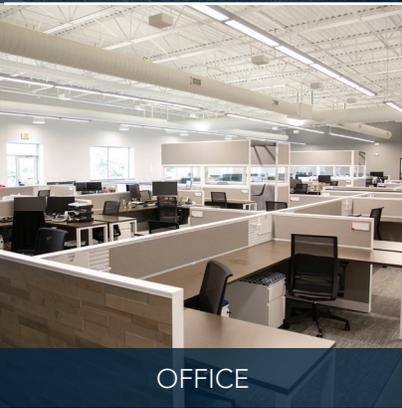
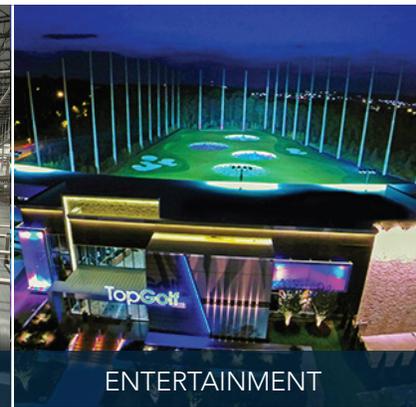
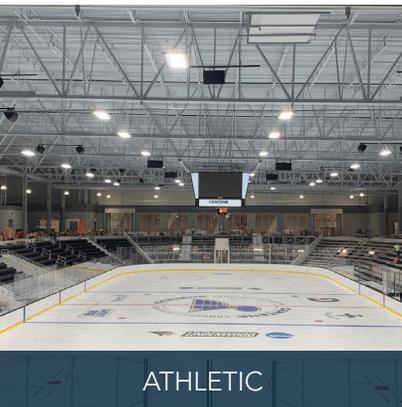
REDUCED RISK

Projects built in the design/build method increase the client's potential to reduce overall project risk associated with cost and schedule. When a partnership is formed in the early stages, the design team and contractor can virtually eliminate change orders due to errors and omissions as well as potential schedule impacts.

PROJECT EXPERIENCE

MORE THAN 4,000 PROJECTS COMPLETED
BY THE BEST & THE BRIGHTEST ENGINEERS,
ARCHITECTS & SUPERINTENDENTS

Our clients trust us to build their most demanding projects nationwide because our staff is expertly qualified in delivering turnkey construction services. ARCO associates have the technical expertise to provide a thorough review of the client's specifications and design to identify potential problems, inefficiencies and value engineering solutions prior to construction. Our project team is hands on from beginning to end of a project in order to streamline communication to reduce risk and expedite schedule to the best of our ability. 75% of our revenue comes from repeat clients or "raving fans" of ARCO. Our proven design/build process, dedicated associates and commitment to solving our clients problems is what makes us successful. We are experienced in a variety of industries including custom built-to-suit projects.





ARCO'S CURRENT EMR RATING

.71

INDUSTRY AVERAGE IS 1.0

SAFETY

DEDICATED TO A SAFE & INJURY FREE WORK ENVIRONMENT

GOALS

To eliminate accidents and injuries for all project associates and subcontractors' associates while protecting and preserving property from damage during construction.

To maintain an excellent EMR rating.

To maintain a proactive approach to safety, which includes conducting regular health and safety training and education sessions for ARCO Associates.

KEY ELEMENTS

- Weekly safety "Tool Box" talks conducted by ARCO associates and subcontractor field personnel.
- Weekly safety inspections documented by Superintendent using an 80-point checklist.
- Pre-job meetings are held with key subcontractors to discuss work safety.
- All subcontractors are required to follow our strict PPE requirements which include high visibility apparel, hard hats, safety glasses and 100% fall protection.
- A video introduction to ARCO's Safety Program is required for all ARCO associates and subcontractor personnel.
- Our Safety Handbook is distributed to all ARCO and subcontractor personnel.
- All ARCO project managers and superintendents are trained in first aid/CPR and OSHA construction 10-hour safety courses at a minimum.

ARCO

DEPTH OF EXPERIENCE

SENIOR LIVING & MULTI-FAMILY

ARCO's experience in senior living & multi-family construction allows us to draw upon an extensive range of capabilities to provide the highest value through innovative design, creative solutions and uncompromising equality.

Our current senior living and multi-family statistics for projects that are in design and under construction is as follows:



58
PROJECTS



+5600
UNITS



6.6M
SQUARE FEET



\$1.13B
TOTAL VALUE



17
STATES



PROJECT EXPERIENCE



IN DESIGN

MULTIFAMILY

THE OSCAR

SHEBOYGAN, WISCONSIN

235,000 SF Apartment Buildings

Three (3) 4-Story Buildings

60 Conditioned Subsurface Parking Spaces Beneath Each Apartment Building

240 Units

Type V-A Construction

Use R-2

Precast Post-Beam and Slab Garage Structure

6,000 SF Community Building

Converting from Existing Office Spaces

Full Kitchen with Community Room

Bike Storage

Dog Wash Room

Fitness Center

12-Acre Former Concrete Batch Plant and Concrete Materials Sales Yard

Two Playgrounds

1,300 SF Outdoor Pavilion Constructed with Salvage Brick, Wood and Steel from Existing Buildings on Site

Direct access to City Bike Path

Onsite Storm Water Management

LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

ARCO



MULTI-FAMILY

CELTIC APARTMENTS FOR MILLS PROPERTIES

ST. PETERS, MISSOURI

144-Unit, 10 Building Apartment Complex

150,000 SF of Unit Space with 3 Different Unit Types (1 BR, 2 BR, 3 BR)

7 Acre Site Development and Site Improvements

Clubhouse With Development Use Pool and Recreation Area

Breezeway Layout With Hardie Siding, Stone and Architectural Roof Structure

LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

ARCO



MULTIFAMILY

633 S LASALLE

CHICAGO, ILLINOIS

18-Story, 162,250 SF, 117-Unit Luxury Apartment Complex

Interior Amenities Include Fitness Center, Co-Working Lounge, Hot Tub, Catering Kitchen, Bar and Restaurant

Exterior Amenities Include Rooftop Terrace with Firepit and Grilling Area, Shuffleboard and Cabanas

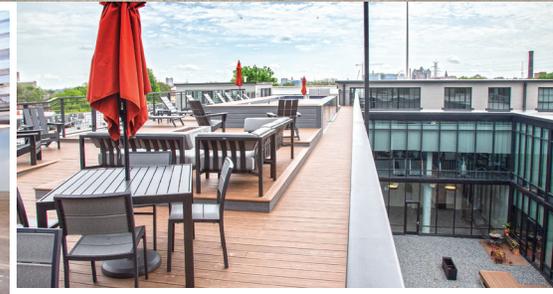
Deep Foundations and Steel/Precast Structure

Special Features Include Emergency Generator, Commercial Kitchen, Spa, Keyless Hardware System, Co-Living Units and Energy Certification

Full Design-Build Delivery

LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

ARCO



MULTI-FAMILY

WOODWARD LOFTS

ST. LOUIS, MISSOURI

Historic Renovation of Existing 3-Story Warehouse into
Apartments and Parking Garage

164 Loft-Style Units

Fitness and Common Areas

Rooftop Patio and Pool

LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

ARCO



STUDENT HOUSING

THE NINE AT GAINESVILLE

GAINESVILLE, FLORIDA

425,000 SF Student Housing Complex

179 Furnished Units Ranging from One to Five Bedrooms for a Total of 627 Beds

Six Four-Story Buildings

Wood-Framing with Open Web Floor Joists, Gypsum Concrete Floor Underlayment, and Open Web Roof Trusses

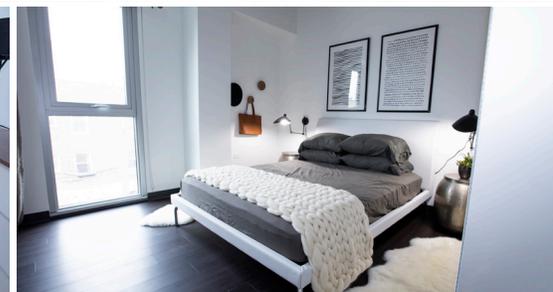
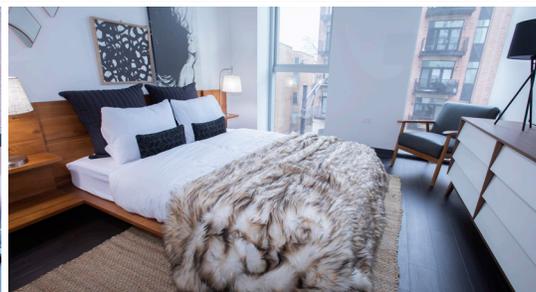
Exterior Facade Consists of Brick, Panel Siding, Lap Siding, and Private Balconies

Seven-Story, Precast Concrete Parking Garage Providing 491 Spaces

11,000 SF Clubhouse with a Fitness Center, Leasing Office, Study Rooms, Game Room, Tanning Beds, and a Bowling Alley with Two Lanes

Courtyard with Zero-Entry Pool, Hot Tub, Cabanas, Grills, and Hammocks

Cast-In-Place Storm Vault with 250,000 Gallon Capacity



MULTIFAMILY

710 W GRAND

CHICAGO, ILLINOIS

112,000 SF 105-Unit Luxury Apartment Complex

4,200 SF of Retail Space

28 Indoor Parking Spaces and 10 Outdoor Parking Spaces

Electric Car Charging Stations

Unit Features Include High-End Italian Cabinetry and Floor to Ceiling Windows

Bluetooth-Enabled Unit Door Entry Control with Syncing Capability to Package Delivery System

Interior Amenities Include Fitness Center, Dining Room/ Co-Working Lounge, Bike Room and Tenant Storage Locker Room

Exterior Amenities Include Rooftop Terrace with Firepit and Grilling Area, Green Roof & 11 Private Terraces

PTAC in Individual Units

Deep Foundations and Steel/Precast Structure

Fibercement Panel Facade with Single-Layer Subframing

Permanent Earth Retention Supporting Union Pacific Railroad Embankment

Abandoned 100-year-old 10' Diameter Water Tunnel 80 Feet Underneath Jobsite

LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

ARCO



MULTI-FAMILY

CENTRAL WEST END CITY APARTMENTS

SAINT LOUIS, MISSOURI

Renovation of Three (3) 100+ Year-Old Buildings

Building infrastructure Repairs and 125 Units, Corridor, and Lobby Renovations

LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

ARCO



MULTIFAMILY

X DEN II

DENVER, COLORADO

236,866 SF 204 Unit Luxury Apartment Complex

259 Indoor Parking Garage Units

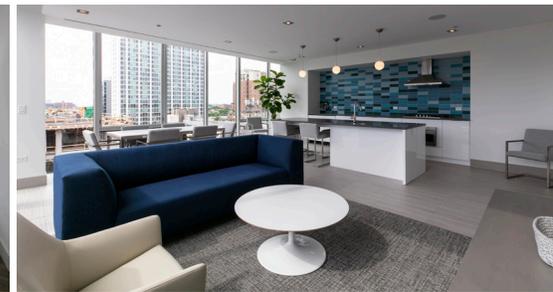
Amenities Includes Interior Co-Working Lobby

Design Responsibilities Include Architectural, Electrical, Structural, Fire Protection, and Mechanical

Structure Type Consists of Caisson Foundations and Cast-in-Place Post Tensioned Concrete

HVAC System Includes Gas and Water Heater Serving Domestic Water & FCU's

Parking Lots Designed for Future Conversion to Apartment Units



MULTIFAMILY

734 W SHERIDAN

CHICAGO, ILLINOIS

125,000 SF 100-Unit Luxury Apartment Complex

3,800 SF of Retail Space

60 Indoor Parking Garage Spaces with Electric Car Chargers

Featured Art Wall in Lobby

Interior Amenities Include Fitness Center, Coworking Lounge, Community Room and Kitchen

Exterior Amenities Include Communal Outdoor Deck and 7 Private Terraces Surrounded by Green Roof

Grown-in-Place Rooftop Farm System that Grows Vegetable and Fruit Crops for Tenant Consumption

Variable Refrigerant Flow Mechanical System with Energy Recovery Features

Facility Features Include an Emergency Generator, LATCH Keyless Entry Hardware and Commercial Kitchen

Brick Facade/Window Wall

Specialty Acoustical Subfloor in Fitness Center

LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

ARCO



MULTI-FAMILY

BOULDER SPRINGS FOR MILLS PROPERTIES

COLUMBIA, MISSOURI

31-Unit Apartment Building Featuring One, Two and Three bedroom Floorplans

18-Unit Apartment Building Featuring One, Two and Three Bedroom Floorplans.

Four (4) Single-Car Garage Bays with Individual Garage Openers with Exterior Keypads

Amenities Include Swimming Pool with Fire Pit, Massage room, Hot Tub, Tanning Salon, Dog Park and Electric Car Charging Station

Modern, Updated Finishes.

LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

ARCO



EDUCATION/MULTI-FAMILY

ONYX AT FLORIDA STATE UNIVERSITY

TALLAHASSEE, FLORIDA

281,616 Total SF Apartment Building

5 Stories of Residential Above a 2-Story Parking Garage

219 Units, 583 Beds & 554 Baths

Parking for 358 Cars

2,414 SF of First Floor Retail Space

Cold Formed Steel Framing Apartment Structure

Cast-in-Place Post-Tensioned Concrete Parking Garage

Amenities Include Fitness Center, Spa, Business Center, Conference Room, Game/Club Room and Theatre Room

Courtyard with Pool and Hot Tub

LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

ARCO



MULTIFAMILY

CENTRUM BUCKTOWN

CHICAGO, ILLINOIS

126,000 SF 94-Unit Luxury Apartment Complex

23,000 SF Restaurant and Grocery Store Retail Space

Mixed Use of 1, 2 and 3 Bedroom Apartments with High Quality Finishes

56 Indoor Basement Parking Garage Spaces and 60 Above Ground Parking Spaces

Electric Car Charging Stations

Amenity Deck with Shade Structure, Fire Pit and Grill Station

Panoramic Views of Chicago Skyline from Amenity Deck

Deep Foundations and Steel and Precast Structure

Variable Refrigerant Flow Mechanical System with Energy Recovery Features

Keyless Hardware System in Common Spaces

Adjacent to the 606 Trail in Bucktown

LEED Certified

LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

ARCO



MULTI-FAMILY

THE POINTE AT KING'S AVENUE

BRANDON, FLORIDA

17 Three-Story Wood Framed Apartment Buildings Totaling 445,794 SF

368,088 SF of Rentable Area

Three Hundred and Fifty-Two (352) Units located on a 22 Acre Site

One (1), Two (2), and Three (3) Bedroom Units ranging in size from 724 -1344 SF

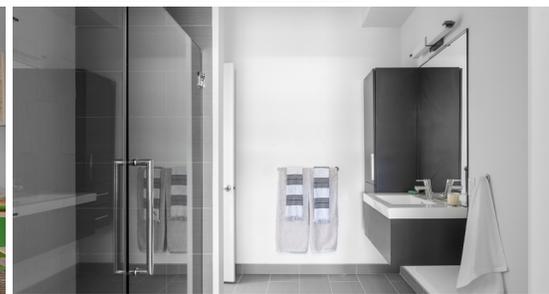
4,938 SF Clubhouse with a Pool, Spa, and Fitness Center

Stucco Exterior with Stone Veneer Accents/Shingled and Tiled Roofs

Additional Amenities include Seven Detached Garages, Maintenance Building, Mail Kiosk, Sport Court, Playground, and Gated Access

LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

ARCO



MULTIFAMILY

2211 N. MILWAUKEE

CHICAGO, ILLINOIS

New Construction of Six-Story Apartment Building with 120 units

Prefabricated Wall Panel Structure with Belled Caisson Foundations

Design-Build Mechanical, Electrical, Plumbing and Fire Protection Systems

Rooftop Solar Panel System

10,000 SF Amenity Deck Including Heated Dog Walk, Bocce Ball Court, Full Service Kitchens and Fire Places

Targeting LEED Silver Certification



SENIOR HOUSING

OVATION AT SIENNA HILLS

WASHINGTON CITY, UTAH

Pre-Construction and Due Diligence for a ±7.91 Acre Site Development and 2-Building Continuing Care Retirement Community (CCRC) in Washington City, Utah including:

Three-Story, ±130,000 SF, 149-Unit Assisted Living and Memory Care Facility:

Cold-Formed Metal Stud Construction

Stucco, Brick Veneer, and Hardie Panel façade

Two Interior Courtyards

89 Assisted Living Units

60 Memory Care Units

Five-Story, ±228,000 SF, 150-Unit Independent Living Facility:

Below Grade Concrete Parking Structure

Four Floors of Panelized Wood Construction

Stucco, Brick Veneer, and Hardie Panel Façade

9 Studio Units

106 One-Bedroom Units

35 Two-Bedroom Units

LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

ARCO



UNDER CONSTRUCTION

SENIOR LIVING

THRIVE

LISLE, ILLINOIS

52,000 SF Transitional Care Center

Short Term Stay Skilled Nursing Facility – Full I-2
Construction with Illinois Department of Public Health

54 Units, 68 Bed Facility.

40 Private Units, 14 Semi Private Units

3,500 SF Therapy Space

Full Kitchen and Dining Services

HUD Financed Project

LEADERS IN THE **DESIGN / BUILD** INDUSTRY SINCE 1992.

ARCO



SENIOR HOUSING

NORTHPOINT DEVELOPMENT STONECREST SENIOR LIVING

WILDWOOD, MISSOURI

73,052 SF Assisted Living and Memory Care Facility

Eighty-One (81) Studio, One Bedroom, and Two Bedroom Units for a total of Ninety-Four (94) Beds

Three-Story Cold Formed Structural Steel Framed Construction

Stone Veneer, Exterior Insulation and Finish System (EIFS/Plaster), and Fiber Cement Trim Finishes

Full Amenities Include:

- Specially Designed Memory Care Neighborhood
- Large Windows Throughout
- Fitness and Wellness Center
- Salon and Day Spa
- Theatre
- Activity Rooms and Media Center
- Covered Exterior Balconies



SENIOR HOUSING

PROVISION LIVING

ST. LOUIS, MISSOURI

54,000 SF Assisted Living and Memory Care Facility

56 One and Two Bedroom Units for total of 60 Beds

Two-Story Wood Framed Construction

Brick and Stone Veneer and Vinyl Siding Exterior Finishes

Amenities Include:

- Outside Dining Areas
- Second Floor Deck Looking out over Courtyard Patio Stage
- Activity Rooms
- Lounges with Fireplaces
- Salon and Day Spa
- Theater
- Chapel
- Exercise Facility
- Therapy Areas

THE DESIGN|BUILD PEOPLE

ARCO
SENIOR LIVING | MULTI-FAMILY
CONSTRUCTION COMPANY

ARCO SENIOR LIVING | MULTI-FAMILY
CONSTRUCTION COMPANY
900 NORTH ROCK HILL ROAD
ST. LOUIS, MISSOURI 63119
314.963.0715 | ARCOCONSTRUCTION.COM



QUALIFICATIONS SUMMARY

ARCHITECTURE INTERIOR DESIGN ENGINEERING PLANNING

FIRM PROFILE



Architecture for Life evolves through a process of bringing people together and creating a sense of place and community.

Since Don Rosemann founded the firm in 1987, Rosemann & Associates, P.C. has focused on designing the backdrop for life by actively studying how people live in built environments. The result is smart design, strict budget control and on-time performance.

Rosemann by the Numbers

- ▲ Over 30 years of business success
- ▲ 4 Offices: Denver, Kansas City, St. Louis & Atlanta
- ▲ Active in 29 states
- ▲ Recipient of over 150 awards

Areas of Practice

- ▲ Multi Family: Affordable & Market Rate
- ▲ Independent Senior Living
- ▲ Senior Licensed Care
- ▲ Student Life
- ▲ Historic Restoration
- ▲ Commercial/Specialty/Interior Design
- ▲ Structural Engineering

At Rosemann we are focused on the financial and social success of our clients' projects. We establish long-term relationships earned by our ethical business practices, attention to detail, responsiveness, competitive fee structure and holistic understanding of the complex financial structures and compliance issues facing our clients.

The Rosemann Team is comprised of licensed, professional architects, engineers, LEED Accredited professionals, professional interior designers, and a highly valued support staff.

Office Locations | Contacts

Denver

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COO & Structural Engineering Director
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Jason Osborne

National Director of Business Development
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Jarrett R. Cooper, AIA, LEED® AP

Vice President & St. Louis Studio Director
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Susan Bowen

Director of Business Development
sbowen@rosemann.com

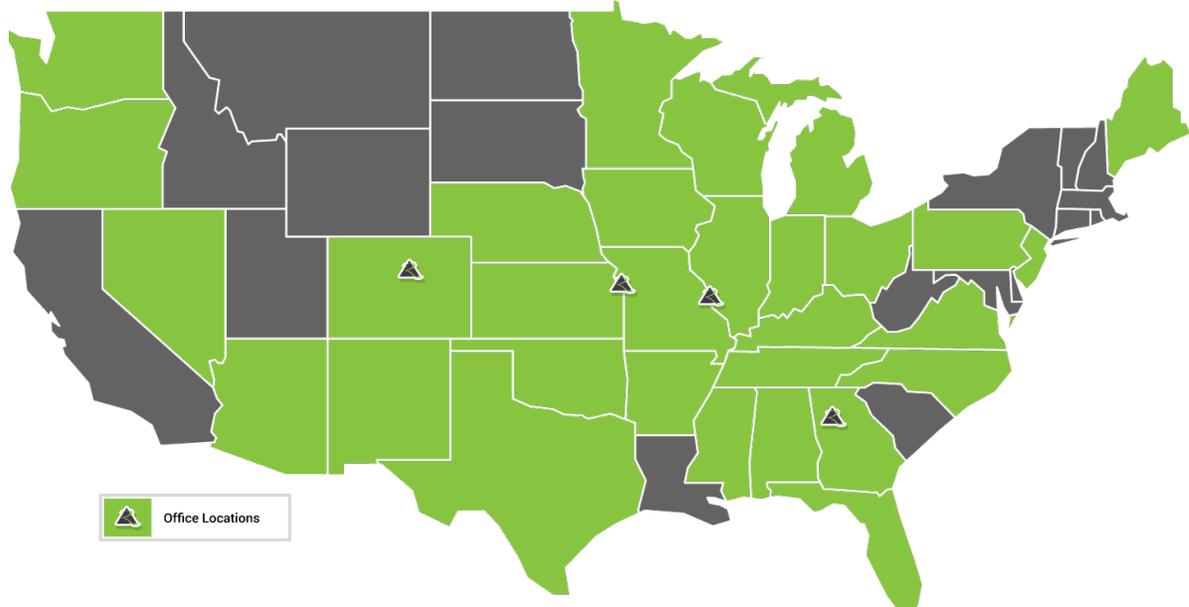
Atlanta

3290 Northside Parkway NW, Suite 850 | Atlanta, GA 30327
Office: 678.590.3200

Benjamin Mahala, AIA, LEED® AP Green Associate

bmahala@rosemann.com





Rosemann & Associates, P.C. through its network of offices and NCARB/NCEES certification can expedite reciprocity (the process through which professional services are offered in different jurisdictions). Our licensed architects and engineers have met the rigorous standards established by the U.S. registration boards that are responsible for protecting the public health, safety, and welfare.

The lists and map reflect Rosemann’s four office locations and the states where Rosemann has been active. Licenses in additional states can be obtained through a relatively short process.

Architecture Registrations

- ▲ Alabama
- ▲ Arizona
- ▲ Arkansas
- ▲ Colorado
- ▲ Florida
- ▲ Georgia
- ▲ Illinois
- ▲ Indiana
- ▲ Iowa
- ▲ Kansas
- ▲ Kentucky
- ▲ Maine
- ▲ Michigan
- ▲ Mississippi
- ▲ Missouri
- ▲ Nebraska
- ▲ New Jersey
- ▲ Nevada
- ▲ New Mexico
- ▲ North Carolina
- ▲ Ohio
- ▲ Oklahoma
- ▲ Pennsylvania
- ▲ Tennessee
- ▲ Texas
- ▲ Virginia
- ▲ Washington
- ▲ Wisconsin

Interior Design Registrations

- ▲ Illinois
- ▲ Kansas
- ▲ Missouri

Structural Engineering Registrations

- ▲ Arizona
- ▲ Arkansas
- ▲ Colorado
- ▲ Florida
- ▲ Georgia
- ▲ Indiana
- ▲ Iowa
- ▲ Kansas
- ▲ Michigan
- ▲ Missouri
- ▲ Nebraska
- ▲ New Mexico
- ▲ North Carolina
- ▲ Ohio
- ▲ Oklahoma
- ▲ Tennessee
- ▲ Virginia



Architecture

- ▲ Site Planning
- ▲ Design Consulting & Development
- ▲ Architectural Programming
- ▲ Historical Renovation
- ▲ Construction Administration
- ▲ Marketing Materials
- ▲ Feasibility Study
- ▲ Zoning & Approval
- ▲ New Construction
- ▲ Renderings
- ▲ Universal Design
- ▲ Analysis/Pro Forma
- ▲ Green Building
- ▲ Third Party Reviews
- ▲ Tax Credit Program Requirements

Interior Design

- ▲ Needs Assessment
- ▲ Space Planning
- ▲ Interior Product Research
- ▲ Color & Material Selection & Specs
- ▲ Interior Renderings & Marketing
- ▲ Corridor Signage & Way Finding Systems
- ▲ Finish Selections
- ▲ Leasing Exhibits
- ▲ Lighting Design
- ▲ Building Lobby Design

Engineering

- ▲ Structural Engineering Design
- ▲ Structural Evaluations
- ▲ Structural Peer Reviews
- ▲ Construction Engineering
- ▲ Construction Administration
- ▲ Condition Surveys
- ▲ Seismic Review
- ▲ Special Inspections

Master Planning

- ▲ Master & Urban Planning
- ▲ Zoning Analysis & Approval
- ▲ Long Range Master Planning
- ▲ Land Use Planning
- ▲ Statistical Analysis
- ▲ Site Planning
- ▲ Site Selection

LEED/Sustainability Consulting

- ▲ Early Review & Recommendations
- ▲ Green Finish Packages
- ▲ Green Operations Review
- ▲ LEED Team Leadership
- ▲ LEED EB, NC, & CI
- ▲ Sustainability Concept



Mission Statement

Rosemann & Associates, P.C. is dedicated to exceeding client expectations and committed to excellence in architecture, interior design, engineering and planning.

Core Values

Character

We are committed to the highest level of ethics, truthfulness, and character; and we treat our clients like partners.

Integrity & Honesty

Integrity equals ethics, morals, and the commitment to do what is best. Our employees exercise sound judgement and decision-making in all situations.

Service to Others

We embrace a willingness to better the community and to uphold our reputation as a leading architecture, engineering, planning firm. Our firm devotes considerable resources to supporting charities and organizations that support our industry and the mission of many of our clients.

Service to Our Clients

Our long-standing tradition of quality performance is everything to us. Our employees are educated in current industry trends, products, techniques, and methods; and we strive to provide the latest in design innovation. Our quality control program includes both internal and external plan reviews to ensure compliance with codes, program requirements, as well as production of clearly detailed construction documents to avoid costly delays and cost overruns.

Growth

We support the continued growth of our employees, professionally and personally, by offering talent management and on-going training for the highest level of employee satisfaction.



We Are Lifestyle Specialists

At Rosemann & Associates, we build communities and living environments for every generation and we know how people live at all phases of life.

Anchored in the Visioning Approach, our lifestyle specialists integrate exceptional design with the demands of real life. We've done it before, we'll do it again.

The following listing represents our core market sectors:

- ▲ Multi-Family Market Rate, Luxury and Affordable
- ▲ Independent Senior Living
- ▲ Senior Licensed Care
- ▲ Student Life
- ▲ Historic Renovation
- ▲ Commercial/Specialty/Interior Design
- ▲ Structural Engineering

We know and understand market-rate, luxury and affordable housing. Combined with our knowledge of historic renovations, we bring a wealth of knowledge, value and variety in creating living environments for our clients and owners. We integrate exceptional design with the demands of real life.





Our Design Approach

Rosemann & Associates' design approach is one of team collaboration between the owner, architect, engineers, interior designer, contractor and consultants. At project kickoff, this collaboration begins with a session that journals the Owner's vision and fosters a universal understanding of the budgetary, programmatic, and construction needs.

Communication is Key

We believe project strength lies in the team's communication and ability to effectively and continuously maintain efficient progress throughout design and construction.

A keen understanding of the site, existing structures, planning, and zoning requirements as well as the Owner's expectations is vital. We are dedicated to working cooperatively to ensure the success of the project.

Principal Level Involvement

Our principal level involvement, combined with our commitment to smart design and exceptionally detailed plan and specifications are the stage for an on-time and on-budget project. We partner with our clients to realize their goals and priorities for complete project satisfaction.

HONORS & AWARDS

2020

- ▲ Oklahoma Historical Society, State Historic Preservation Officer's Citation of Merit: Minkck's-Adams Hotel Rehabilitation Project, Tulsa, OK
- ▲ Environments for Aging 2020 Design Showcase Finalist: Anthology of the Plaza, Kansas City, MO

2019

- ▲ Senior Housing News Architecture & Design Award: Anthology of the Plaza, Kansas City, MO
- ▲ St. Louis Small Business Monthly: 2019 Best Architectural Firm, St. Louis
- ▲ Economic Development Corporation of Kansas City, Cornerstone Award: Ignite Medical Resorts, Kansas City, MO

2018

- ▲ Excellence Award for Neighborhood Stabilization: Blenheim Senior Living Apartments, Kansas City, MO
- ▲ Senior Housing News Architecture & Design Award, Assisted Living Category: Stonecrest of Wildwood, Wildwood, MO
- ▲ Associated General Contractors (AGC) Building Excellence-Renovation Project of the Year: Hotel Indigo/Fairfax Lofts, Kansas City, MO
- ▲ Economic Development Corporation of Kansas City's (EDCKC) Cornerstone Award: Hotel Indigo/Fairfax Lofts, Kansas City, MO
- ▲ Kansas City Business Journal's Capstone Award Honoree: Hotel Indigo and Fairfax Lofts

2017

- ▲ Kansas City Economic Development Corporation Capstone Award for Community Impact: St. Michael's Veteran Center II, Kansas City, MO
- ▲ Award of Excellence, NAIOP New Mexico: MorningStar of Albuquerque, Albuquerque, NM
- ▲ Community Builders Network of Metropolitan St. Louis (CBN) Outstanding Achievement in Community Building (recipient: Kathy Sorkin, Rosemann VP)
- ▲ St. Louis Community Development Administration (CDA) Housing Development of the Year Award: Village at Delmar Place, St. Louis, MO
- ▲ Preserve Missouri Award: E.F. Swinney School (West Hill), Kansas City, MO
- ▲ Kansas City Business Journal Capstone Award, Community Impact: St. Michael's Veterans Center, Kansas City, MO
- ▲ Kansas City Business Journal Capstone Award, Multifamily: Faxon School Apartments, Kansas City, MO
- ▲ Economic Development Corporation Kansas City (EDCKC) Cornerstone Award : Oak Point Duplexes, Kansas City, MO
- ▲ Finalist for Economic Development Corporation Kansas City (EDCKC) Cornerstone Award: Argyle on 12TH Kansas City, MO

2016

- ▲ Missouri Workforce Housing Association (MOWHA) Vision Award (Kathy Sorkin)
- ▲ National Apartment Association Excellence Award, Best Specialty Community: St. Michael's Veterans Home, Kansas City, MO

- ▲ Missouri Preservation Honor Awards: Heer's Luxury Living, Springfield, MO

2015

- ▲ Historic Kansas City Foundation Preservation Award: Mt. Washington Senior Apartments, Kansas City, MO
- ▲ Finalist for Kansas City Business Journal Capstone Awards, Excellence in Multi-Family Design: St. Michael's Veterans Center, Kansas City, MO
- ▲ Finalist for Kansas City Business Journal Capstone Awards, Excellence in Adaptive Reuse: Lucas Place Lofts, Kansas City, MO
- ▲ Finalist for Kansas City Business Journal Capstone Awards, Excellence in Adaptive Reuse: Mt. Washington Senior Apartments, Kansas City, MO

2014

- ▲ J. Timothy Anderson Award for Best Commercial/Retail/Non-Residential Project: Cider Gallery, Lawrence, KS
- ▲ Finalist for J. Timothy Anderson Award for Best Historic Mill or Factory Rehabilitation (Judges Award): Cider Gallery, Lawrence, KS
- ▲ Finalist for J. Timothy Anderson Award for Most Innovative Adaptive Reuse (Judges Award): Cider Gallery, Lawrence, KS
- ▲ Finalist for J. Timothy Anderson Award for Achievement in Sustainability (Judges Award): Cider Gallery, Lawrence, KS
- ▲ Finalist for J. Timothy Anderson Award for Most Advanced Financial Structure (Judges Award): Cider Gallery, Lawrence, KS

ST. LOUIS TEAM



Jarrett Cooper

AIA, LEED® AP
Vice President & St. Louis Studio Director



Scott Rosemann

PE, LEED® AP
COO & Structural Engineering Director



Susan Bowen

Director of Business Development



Nancy Rodney

AIA, LEED® AP BD+C



Ryan Montana

Associate AIA



Erin Wright

RA, LEED® AP



Douglas McElvain



Brittany Kampshroeder

AIA, NCARB



Daniel Tynes



Kent Hoynacki

CRT



Tim Lutz

Associate AIA



John Williams



Brad Rohman



Drew Jablonski

Associate AIA



Patty Bommarito

Executive Assistant | Marketing Coordinator

Company Overview



**ACC Management Group, Inc.
2375 State Road 44, Suite A
Oshkosh, WI 54904
(920) 966-9905**



ACC Management Group, Inc. is a full-service property management firm dedicated to providing professional results-oriented services to its clients. ACC currently operates over 70 properties and 4000 apartments throughout Wisconsin's major markets and Illinois. Headquartered in Oshkosh, WI, ACC's exceptional team of multi-family leaders has a proven track record of excellence in management of affordable housing with various state and federal programs including, Section 42 Tax Credit, Section 8, and Section 515.

Commitment, trust, and reliability is the foundation of our relationships with residents, employees, and partners. Our team works hard to earn the loyalty needed to develop and retain the long-term relationships associated with our shared success.

There are over 100,000 apartments built each year with the use of Low-Income Housing Tax Credits (LIHTC). Over the years, the LIHTC program and other affordable housing programs have become increasingly competitive, and as a result, complex. Most developments with an affordable housing component have multiple layers of financing, each with associated requirements. This includes varying regulations, reporting, and oversight requirements for Section 42 LIHTC, Project Based Section 8, AHP, HOME, and Rural Development. It also includes new components such as preferences, new set asides, RAD and more. Adhering to program requirements during the first year, and each subsequent year during the regulatory period is essential to any successful affordable housing real estate development.

ACC Management Group has established a long history of extraordinary program compliance proven by superior ratings with state and federal agencies, such as WHEDA, IHDA, and HUD. ACC's experienced team of compliance professionals assist you through the initial stages of your development and the entire regulatory period for your property.

With combined affordable housing management experience of nearly 100 years, ACC's leadership team is well qualified to ensure compliance with all regulatory agreements and provide valuable input throughout the development process.

Annually, ACC participates in new affordable housing developments as the management agent and compliance expert. ACC's leadership team typically becomes involved 12-18 months prior to the expected completion date. We offer our clients a fresh perspective on building design, staffing needs, market trends, and much more. As the completion date approaches, ACC's efforts increase and all hands are on deck for the lease-up of the new development. All applicants are qualified and the development is typically fully leased within 30 – 90 days of the completion date with full compliance of all regulatory agreements.

Most recently, ACC has assisted developers transition multiple properties from Public Housing to Section 8 housing through HUD's RAD program.

ACC Management Group - Site List

Property	Units	Address	City, State, ZIP	Property Discription	Average Occupancy %	Managed Since:
5th Avenue Lofts	60	5821 5th Avenue	Kenosha, WI 53140	Section 42 - Family Site - 1 Building	97%	2015
700 Lofts	49	700 W Michgan Avenue	Milwaukee, WI 53208	Section 42 - Family Site - 2 Buildings	93%	2015
Anthem Luxury Living	80	431 Marion Road	Oshkosh, WI 54901	Market Rate - Family Site - 1 Building	97%	2015
Arbor Green	48	6001 55th Street	Kenosha, WI 53142	Section 42/Section 8 Family site - 7 Buildings	98%	2012
Arlington Heights / Glendale Heights	36	Scattered sites	Milwaukee, WI	Section 42 - Family Site - 2 Buildings	97%	2016
Badger State Lofts	118	1031 Maryland Ave.	Sheboygan, WI	Section 42 - Family - 1 Building	In Lease-up	2020
Barwell Manor	120	571 Genesee St.	Waukegan, IL 60085	Section 42 / Section 8 - Family 11 building	In Lease-up	2020
Bay Hill	68	613 N 12th Avenue #101	Sturgeon Bay, WI 54235	Rural Development layered with Section 42 - Family/Senior Site.	96%	1986
Bayfield Court	8	523 & 527 Bayfield Court	Jefferson, WI 53549	Market Rate	100%	2018
Bayshore Townhomes	32	623 E. Main St.	Sparta, WI 54656	Section 42 - Family	100%	2017
Bayside Senior Apartments	24	237 Cook Avenue	Oconto, WI 54153	Section 42/Senior site - 1 building	98%	2014
Bayview Terrace City	36	537 South Neenah Avenue	Sturgeon Bay, WI 54235	Rural Development - Senior Site - 3 Buildings	98%	2007
Bayview Terrace North	24	2261 Mill Rd.	Sister Bay, WI 54234	Section 8 senior site - 4 buildings	100%	2016
BCG Apartments	30	720 Grove Ave.	Wild Rose, WI 54984	Sectin 8 - mixed use - 2 Buildings	95%	2019
Blackhawk Apartments	8	635 & 655 W. Blackhawk Dr.	Fort Atkinson, WI	Market Rate - Family Site - 2 Buildings	100%	2017
Blackstone Harbor	24	10525 Judith Blazer Drive	Sister Bay, WI 54234	Section 42 - Family Site - 3 Buildings	100%	2013
Bradley Crossing 54	54	4417-4423 West Bradley Rd.	Brown Deer, WI 53209	Section 42 - Family	98%	2017
Bradley Crossing 60	60	4375 West Bradley Rd.	Brown Deer, WI 53209	Section 42 with 30 Sec 8 Vouchers - Family	98%	2017
Brookstone Townhomes	28	2831 Eggiman Rd.	Fitchburg, WI 53713	Market Rate - Family	97%	2019
Central Park Towers	164	120 S State Street	Elgin, IL 60123	RAD - Section 42 - 2 Bulidings	97%	2014
Centralia View Apartments	40	301 7th Avenue South	Wisconsin Rapids, WI 54494	Section 42 - Senior Site - 1 Building	In Lease-up	2020
Century Building	44	808 North Old World 3rd Street	Milwaukee, WI 53203	Section 42 - Family Site - 1 Building	97%	2018
Chelsea Senior Commons	40	55 Chelsea Ave.	Sugar Grove, IL 60554	Section 42 - Senior Site - 1 Building	100%	2019
Cranberry Woods Townhomes	40	2320-2330 16th St S; 2231-2241 14th St. S.	Wisconsin Rapids, WI	Section 42 - Family	100%	2018
Dartford Bay - Landing	33	504 S. Mill Street	Green Lake, WI 54941	Section 8 Eldery & Family: 2 buildings, Senior - 25, Family - 8	96%	2013
Deerwood Crossing	66	4195 W Bradley Road	Brown Deer, WI 53209	Section 42 - Senior Site - 1 Building	98%	2010
Deerwood Crossing II	30	4195 W Bradley Road	Brown Deer, WI 53209	Section 42 - Senior Site - 1 Building	98%	2014
Elven Sted Apartments	33	623 Eighth Street	Stoughton, WI 53589	Section 42 - Family Site - 3 Buildings	98%	2010
Eva Manor	50	2123 91st St	Pleasant Prairie, WI 53158	Section 42 - Family/Senior - 2 Buildings	98%	2019
Exchange @ 104	48	104 S. Main St.	Fond du Lac, WI 54935	Section 42 - Family Site - 1 Building (Historical)	95%	2018
Fair Acre Townhomes	55	1911 N Main Street	Oshkosh, WI 54901	Section 42 - Family Site - 6 Buildings	97%	2012
Fairview Crossing	40	728 Pleasantview Road	Plymouth, WI 53073	Rural Development - Family Site - 3 Buildings	97%	2009
Fairview Crossing II	24	29 E. Paine Street	Kiel, WI 53042	Rural Development - Family Site - 3 Buildings	100%	2010
Family Court Townhomes	74	Scattered sites	Elgin, IL 60123	RAD - Section 42 - Scattered Site	99%	2016
Fox Crossing Apartments	24	200 Bridge Street	Burlington, WI 53105	Section 42 - Family Site - 1 Building	98%	2014
Fox Crossing II Apartments	32	180 Bridge Street	Burlington, WI 53105	Section 42 - Family Site - 1 Building	98%	2016
Garfield School	30	2215 N. Vel Philips Ave.	Milwaukee, WI 53212	Section 42 - Family	98%	2020
Gold Medal Lofts	77	1701 Packard Ave.	Racine, WI 53403	Section 42 - Family	In Lease-up	2020
Griot	41	2235 N. Vel Philips Ave.	Milwaukee, WI 53212	Section 42 - Family	98%	2020
Grand Ave Lofts	32	2905 W. Wisconsin Ave	Milwaukee, WI 53208	Section 42 - Family Site - 1 Building	95%	2013
Hartford Highlands Apartments	44	633 E Monroe Ave	Hartford, WI 53027	Market Rate - Family Site - 3 Buildings	97%	2013
Ingram Place	53	456 E. Brown St.	Milwaukee, WI 53212	Section 42 - Family Site -1 Building	96%	2016
Janesville Garden Court	164	208 N. Main St.	Janesville, WI 53545	Section 8 - Senior Site - 1 Building	97%	2016
Jefferson Apartments	64	602 Collins Road	Jefferson, WI 53549	Section 8 - Section 42 - Rural Development - Family Site - 9 Buildings	97%	2010
Kenwood Senior Living	24	1479 Pleasant Street	Ripon, WI 54971	Section 42 - Senior Site - 1 Building	98%	2012
Lakeside Gardens	80	391A N. Peters Avenue	Fond du Lac, WI 54935	Section 42/Section 8 - Family Site - 17 Buildings	97%	2006
Layton Square	57	3553 E. Layton Ave.	Cudahy, WI 53110	Section 42 - Family Site - 1 Building	96%	2016
Lofts 2	44	5819 5th Avenue	Kenosha, WI 53140	Market Rate	98%	2017
Maple Lawn	81	1914 Pike Drive #1	Fitchburg, WI 53713	Section 42 - Family Site - 7 Buildings	97%	2012
Meadow Creek	37	1119 Roseland Drive	Kewaskum, WI 53040	Section 8 Eldery & Family: 3 Buildings, Senior - 25, Family - 12	96%	2013
Meadows of Mill Creek	24	247th Ave	Salem, WI 53168	Section 42 - Family Site - 12 Duplexes	98%	2013
Meadows of Mill Creek II	36	247th Ave	Salem, WI 53168	Section 42 - Family - 18 duplexes	Lease up 9/1/19	2019
Mercantile Lofts	36	611 W. National Ave.	Milwaukee, WI 53204	Market Rate - Family Site - 1 Building	93%	2016
Monroe Street Apartments	24	217 N. Monroe St.	Waterloo, WI	Section 42 - Family - 1 Building	95%	2017
Nicolet Townhomes	60	1380 Scheuring Road	De Pere, WI 54115	Section 42 - Family Site - 9 Buildings	97%	2014

ACC Management Group - Site List

Property	Units	Address	City, State, ZIP	Property Discription	Average Occupancy %	Managed Since:
Northwoods	72	2520 N. Martin Luther King Drive	Milwaukee, WI 53212	Section 42/Section 8 - Family Site - 2 Buildings	95%	2005
Novation Senior Commons	60	2650 Novation Parkway	Madison, WI	Section 42 - Senior Site - 1 Building	95%	2018
Oconomowoc School Apartments	55	623 Summit Ave	Oconomowoc, WI 53066	Section 42- Family Site - 1 Building	98%	2013
Orchard Valley Apartments	50	1252 N. 12th Pl.	Sturgeon Bay, WI 54235	Section 8 - Senior Site - 1 Building	98%	2020
Park Hill Senior Apartments	62	535 W. Concordia Avenue	Milwaukee, WI 53212	Section 8 - Senior Site - 1 Building	98%	2005
Parkview Village	84	Scattered sites	Appleton, WI	Section 8 - Section 42 - Family	95%	2006
Regency Place	40	628 Grand Ave.	Little Chute, WI 54140	Section 42 - Senior - 1 Building	100%	2019
Residences on Main	24	307 E Main St	Twin Lakes, WI 53181	Section 42 - Senior Site - 1 Building	100%	2013
Rivers Edge	30	Scattered sites	Elgin, IL	RAD - Section 42 - Scattered Site	100%	2017
Rose Terrace	36	3820 Wolf Crossing Rd.	Oswego, IL 60543	Section 42 - Senior Site - 1 Building	100%	2019
Scenic View Apts	48	205 Slinger Rd.	Slinger, WI 53086	RAD - Section 42	100%	2017
Seven Oaks (formarly Nob Hill)	254	1108 Moorland Rd	Madison, WI 53713	Section 42 - Family Site - 7 Buildings	96%	2012
Shoe Factory Lofts	55	224 W. Washington St.	Milwaukee, WI 53204	Section 42 - Family Site - 1 Building	98%	2016
Silvercrest Apartments	36	630 S Cogswell Drive	Silver Lake, WI 53170	Section 42/Section 8 Senior/Family Site - 2 Buildings	99%	2012
Terrace Heights	50	1321G Townline Rd	Wausau, WI 54403	Section 42/Section 8 - Family Site - 9 Buildings	98%	1986
The Meadows	52	318 Dempsey Dr.	Elburn, IL 60119	Section 42 - Senior Site - 1 Building	100%	2019
The Rivers - Phase II	40	455 Marion Rd.	Oshkosh, WI 54901	Section 42 - Senior Site - 1 Building	99%	2016
The Rivers Senior Living	60	475 Marion Road	Oshkosh, WI 54901	Section 42 - Senior Site - 1 Building	97%	2015
The Vista at Creekside	140	6941 91st St.	Pleasant Prairie, WI 53158	Section 42 - Family	In Lease-up	2020
Uplands Homes	40	249 Musket Ridge Drive	Sun Prairie, WI 53590	Section 42 - Family Site - 18 Buildings	98%	2006
Villa West	170	1650 9th St	Green Bay, WI 54304	Section 8 Elderly	99%	2017
VMC Lofts	60	2122 56th Street	Kenosha, WI 53140	Section 42 - Family	100%	2019
Waupaca County Apartments	148	Scattered sites	Waupaca County	Section 8 Elderly & Family	96%	2017
Westwood Townhouses	36	1520 23rd Ave. South	Wisconsin Rapids, WI 54495	Section 8 - Family	98%	2020
Whispering Echoes Townhomes	28	407 S. 5th St.	Winneconne, WI	Section 42 - Family	100%	2018
Whitetail Ridge	60	25821 76th St.	Paddock Lake, WI 53168	Section 42 - Family/Senior - 2 Buildings	98%	2019
Whitewater Woods	40	340 N Newcomb St Apt	Whitewater, WI 53190	Section 42 - Rural Development - 5 Buildings	95%	2015
Willow Heights	64	1460 Wellington Way	Decatur, IL 62526	Section 8 - Senior Site - 1 Building	95%	2007
Woolen Mills	60	218 E. South Island St.	Appleton, WI 54915	Section 42 Family - 1 Building	100%	2017
	4706					



ACC Corporate Team

Chris Hand, CPM

President / Owner

Chris Hand joined ACC Management Group as a Partner and Director of Operations in 2016 and became President and Owner in 2018. Chris provides leadership and oversight of all ACC Management Group operations. He works closely with ACC's Leadership Team, Regional Property Managers, and corporate staff to maximize returns for clients and to provide extraordinary living experiences for residents. In the twelve years prior to ACC, Chris held the positions of Director of Affordable Housing, Director of Business Development, and Executive Team member of a Wisconsin-based property management company. He holds a Bachelor of Science degree in Economics from the University of Wisconsin – Madison and is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM). Chris resides in Oshkosh, WI with his wife Heather and their three children.

Rose M. Andler, HCCP, COS, STAR

Vice President

Rose Andler joined ACC Management Group in 2001 as Director of Operations. She served as President and owner from 2007 – 2017. She has over 30 years of experience in business management, which includes 10 years on-site property management and 20+ years at the corporate level in regional management. She brings a wealth of knowledge from both the property management industry and the hotel industry and has achieved industry distinction. Rose directly oversees financial operations for all properties in ACC's portfolio. With her vast knowledge in all affordable housing programs, including Section 42, Section 8, RAD, HOME, and RD, Rose is extensively involved in program compliance. Additionally, she is central in ACC's efforts to train and advise the next generation of ACC employees.

Dewayne Pohl, Broker, TCS

Facilities Director / Broker

Dewayne Pohl has over 35 years of management experience across multiple industries with the majority in real estate, including over 25 years as a licensed real estate broker. He holds the Graduate Realtor Institute (GRI) from the National Realtors Association and the Tax Credit Specialist (TCS) certification from the National Center for Housing Management. His extensive background in facilities is critical to ACC's property management operations. As part of the executive management team, Dewayne oversees facilities management throughout the portfolio, including site inspections, preventative maintenance, capital expenditure coordination, and vendor negotiation. He is highly involved in all investor, state, and federal property inspections including REAC, WHEDA, and IHDA. With his broad background in property management and logical approach to operations, Dewayne often provides valuable cost-saving feedback to developers during the design stage of each development.

Mary Wangerin, HCCP, COS

Director of Operations

Mary Wangerin has over 20 years of management experience. She has an extensive 15-year background in affordable housing and holds a Wisconsin real estate license. As part of the executive management team, Mary oversees new property setup and integration, marketing, and compliance. She coordinates ACC's efforts on all lease-ups from the initial set up to 100% occupancy. Additionally, she is ACC's corporate software trainer and is instrumental in developing training systems.

Mary also has over 20 years of marketing and design experience with a strong background in internet design and development. Working with both business to business and business to consumer clients, she has designed and developed numerous websites, intranets, online advertising campaigns, direct mailings and print collateral.

Heather Hand, HCCP, TCS

Director of Property Management / Principal

Heather Hand joined ACC as a Regional Manager and then became Director of Property Management in 2018. Heather provides leadership and oversight of all stabilized property management operations with a focus on team development, maximizing use of property management software, and standardization of procedures.

With her Accounting degree from the University of Wisconsin – Madison, she got her start as a property accountant at a Wisconsin-based property management company. She eventually transitioned to Regional Manager and then Director of Property Management overseeing market-rate and affordable multi-family housing, condominiums, and resorts throughout southcentral Wisconsin. Additionally, she was a multi-state Regional Manager for a nationally recognized developer and property management company.