



FLAHERTY & COLLINS
PROPERTIES

REQUEST FOR CONCEPT PROPOSALS (RFCP)

DOWNTOWN RIVERFRONT PROPERTY FORMER POLICE STATION SITE AREA REDEVELOPMENT CITY OF ST. CHARLES



PRESENTED TO:

CITY OF ST. CHARLES
COMMUNITY DEVELOPMENT DEPARTMENT
RUSSELL COLBY, DIRECTOR
2 E. MAIN ST.
ST. CHARLES, IL 60174

For More Information Contact:

JULIE COLLIER
VICE PRESIDENT, DEVELOPMENT
FLAHERTY & COLLINS PROPERTIES
jcollier@flco.com
P: 317.816.9300
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1.

DEVELOPER INFORMATION

1. DEVELOPER INFORMATION



FLAHERTY & COLLINS PROPERTIES

Location	One Indiana Square, Suite 3000 Indianapolis, IN 46204 P: 317.816.9300 F: 317.816.9310 www.flco.com
Founded	1993
Form of Organizations	F C Development, Inc. Flaherty & Collins, Inc. Flaherty & Collins Management, Inc. Flaherty & Collins Construction, Inc.
Executive Leadership	David M. Flaherty – Chief Executive Officer Michael Collins, CPM – President, Property Management Derek Hammond, CPA – Chief Financial Officer Chris Kirles – Chief Operating Officer
Number of Employees	450+
Product Types	Multifamily-over-retail, market rate, affordable housing, mid and high-rise, historic rehab



Project Manager & Primary Contact

Julie Collier
Vice President, Development
Flaherty & Collins Properties
One Indiana Square, Suite 3000
Indianapolis, IN 46204
Phone: 317.816.9300
E-mail: jcollier@flco.com



FLAHERTY & COLLINS PROPERTIES

Company Overview

Developer History

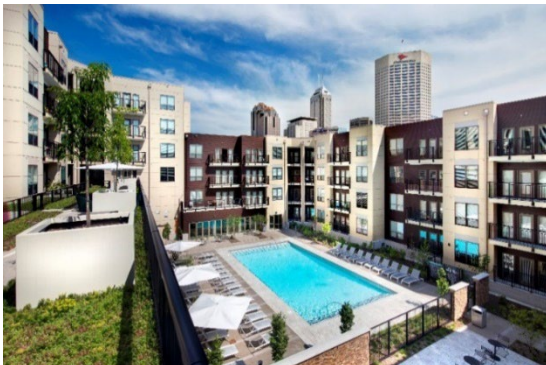
Flaherty & Collins Properties (F&C) is the most active mixed-use, multi-family developer in the Midwest, currently with over one-half billion dollars currently in development in Indianapolis, Cincinnati and Columbus, Ohio, Lawrenceburg, La Porte, Michigan City and Terre Haute, Indiana, Cape Coral, Florida, and Kansas City. Over the past 15 years, F&C has also developed mixed-use projects in, among others, Indianapolis, Fishers, Brownsburg, New Albany, Elkhart, Mishawaka, Kokomo, and Zionsville, Indiana, Chicago, Washington, D.C.

A full-service, fully integrated company, F&C consists of three main departments: Development, Construction and Management. The talented and experienced professionals at Flaherty & Collins Properties specialize in complex infill deals that have a public-private component.

Formed in 1993 by David. M. Flaherty and Jerry Collins, F&C has been consistently ranked as a Top 50 developer nationally for the past 10 years for multi-family developments based on number of units built. Currently, Flaherty & Collins manages 76 properties, 12,125 units and nearly 300,000 square feet of retail in seven states.

Flaherty & Collins has earned Accredited Management Organization (AMO®) designation from the Institute of Real Estate Management (IREM®). This designation is given to an exclusive group of companies that meets rigorous standards.

With over 450 employees, Flaherty & Collins focuses on building trust, managing long-term partnerships and developing strong communication channels.



Axis – Indianapolis, IN



The Heights Linden Square –
Gladstone, MO



Development

F&C has developed 50+ properties and over 10,000 units. These developments include tax-credit, market rate, affordable housing, mixed-use and public-private projects, with a wide range of financing techniques, structures and capital sources. The F&C Development team provides leadership from feasibility studies, site selection, financing, design, and leasing to project stabilization. Our results-driven experts work together to minimize challenges and facilitate the development process. Thorough research and market analysis, combined with custom project development, result in satisfied stakeholders, profitable projects and a pleasing array of lifestyle choices for residents, customers and the community as a whole.



Cosmopolitan on the Canal – Indianapolis, IN

Construction

F&C Construction has vast experience building all types of facilities, including high-rise, mid-rise, commercial, and mixed-use, in materials that range from wood-frame to concrete and steel. F&C is unique in the industry, in its ability to use an in-house construction team on any project.



Ninety7Fifty on the Park – Orland Park, IL

Management

F&C Management oversees 76 properties, including 25 mixed-use properties that house 12,125 housing units and over 297,000 SF of retail, across seven states. F&C Management is an Accredited Management Organization (AMO) with three Certified Public Accountants on staff. Our experience bridges all phases of property management, including marketing, lease-up, budgeting, forecasting, demographic studies, resident programs, relocation strategies and other facets of property management.

Development Team Overview



From multifamily-over-retail to affordable housing, we currently have projects in Illinois, Indiana, Kentucky, Michigan, Minnesota, Missouri, Oklahoma and Ohio. Each location is carefully evaluated for design, product-type and amenities. F&C has developed 25 mixed-use properties, totaling nearly 5,000 units and 164,500 SF of retail. These projects include over 6,200 garage parking spaces and 131,535 SF of office space.

We have extensive experience using a variety of products, including: conventional construction loans, mezzanine debt, joint venture, private equity, tax-exempt bonds, 501 (c)(3) bonds, LIHTC tax credits, HOME, AHP, HOPE VI and other associated affordable housing.

Development Key Personnel

David Flaherty	Chief Executive Officer
Derek Hammond	Chief Financial Officer
Chris Kirles	Chief Operating Officer
Deron Kintner	General Counsel
Ryan Cronk	Vice President, Development
Jim Crossin	Vice President, Development
Brian Prince	Vice President, Development
Julie Collier	Vice President, Development
Drew Rosenberger	Vice President, Development
Brandon Bogan	Vice President, Preconstruction & Design
Brian Moore	Vice President, Marketing & Communications
Anthony Heygood	Developer
Kathy Desautels	Director of Development Services
Dani Miller	Affordable Housing Associate
Kyra Rimsans	Corporate Counsel
Cary Lee	Development Coordinator





FLAHERTY & COLLINS PROPERTIES

Flaherty & Collins Properties (F&C) project portfolio contains many public/private partnerships, as F&C specializes in this type of development with municipalities all over the United States.

30

Projects

\$2

Billion



14th

Top 30 National
Development Firms

2020



6th

Midwest RE News
Best of the Best
Developers

2020



Construction Team Overview



The Construction team at F&C has over 100 years of combined experience in all types of construction, including: high-rise, mid-rise, commercial, mixed-use, wood-frame, concrete and steel.

A licensed general contractor, the product offering covers the entire spectrum: multifamily-over-retail, market rate apartments, affordable housing communities, mid-rise apartments and renovations. We use a national base of subcontractors and the building process is managed to maximize efficiency while minimizing costs.

Our Construction experts take a value engineering approach on every project, managing all construction supervision, scheduling, cost control and vendor / subcontractor selection.

Construction Key Personnel

Mike Fox	President, Construction
Jason Schoettle	Vice President, Construction
Milaina Thompson	Director of Financial Operations
Brandon Bogan	Vice President, Design & Precon Services
Rick LaPenta	Director of Estimating & Preconstruction
Rene Hart	Director of Estimating & Precon Manager
Jeff Hammersley	Owner's Rep
Ed Duda	Project Executive
John LaPorta	Project Executive
Dustin Stevens	Project Manager
Tony Williams	Project Manager
Derek Sease	Assistant Project Manager
Gretchen Duff	Assistant Project Manager
Roy Marschke	Director of Affordable / Controller
Josh Marsh	Cost Engineer
Angela Conners	Construction Coordinator



Property Management Team Overview



With a full-service and caring on-site staff, the F&C Management team provides a focused and balanced approach to all phases of property management including: marketing, lease-up strategies, budgeting, forecasting, demographic studies, resident programs and relocation strategies.

An AMO®-designated company (awarded by the IREM®), our management team exceeds expectations of owners and residents with skill, experience and customer service. In 2020, F&C was named #27 in Commercial Property Executive / Multifamily Housing News Top 30 National Management Firms.

Using targeted marketing programs, skilled maintenance technicians, a knowledgeable on-site staff and comprehensive accounting and reporting has managed 304 properties and more than 50,400 units since 1993.

Property Management Key Personnel

Michael Collins, CPM	President, Property & Asset Management
Jerry Collins, CPM	Chairman Emeritus
Alicia Osborne	Vice President, Affordable Housing
Natalie Roberts	Vice President, Human Resources
Denise Caudill	Controller
Kim Whitaker	Director of Compliance
Wendy Conner	Regional Property Manager
Alma Slash	Regional Property Manager
Aggie Woods	Regional Property Manager
Sarah Dassylva	Regional Property Manager
Lauren Yoder	Regional Property Manager
Melissa Barrett	Regional Property Manager
Kate Shelley	Regional Property Manager
David Pierson	Quality Control & Training Director
Gavin Greene	Director of Business Software





DAVID FLAHERTY

Chief Executive Officer, Principal

39 Years of Experience

dflaherty@flco.com

"My vision for Flaherty & Collins Properties is continuing growth – and we have the right people in place to make that happen. We have a proven track record of performance, the experience required, and the drive to be successful in an ever-changing real estate market."

PROFESSIONAL EXPERIENCE

After graduating from law school in 1984, David joined Revel Companies, an Indianapolis-based full service real estate company, until 1993, when he and Jerry Collins founded Flaherty & Collins Properties.

EDUCATION

BS Business, concentration in real estate, 1981 Indiana University – Bloomington, Indiana

JD, School of Law, 1984
Indiana University – Indianapolis, Indiana

PERSONAL

Dave is married with two children. Dave enjoys snow skiing, running, and coaching children's athletics.

RESPONSIBILITIES

David, along with his partner Jerry Collins, is responsible for the strategic direction, operation, and profitability of Flaherty & Collins Properties. Working with his experienced development team, David is instrumental in seeking out real estate opportunities and leading the process that turns those opportunities into successful transactions for his clients and his company. He has been responsible for the completion of hundreds of real estate transactions including acquisitions, dispositions, development, and financing.

ACCREDITATIONS / ORGANIZATIONS

National Association of Home Builders Multifamily Division-Leadership Board
National Multi Housing Council
Board of Visitors/Indiana University School of Business, Indianapolis
Indianapolis Bar Association
Indiana Real Estate Broker
Vision Communities, Inc. – Board Member



JULIE COLLIER

Vice President, Development
18 Years of Experience

jcollier@flco.com

“As a developer with Flaherty & Collins Properties, I am able to combine my past career experience in marketing with the community development knowledge I gained during my graduate studies. Through this combination I hope to support communities with beneficial partnerships that produce vibrant and resilient neighborhoods.”

RESPONSIBILITIES

Julie is responsible for coordinating and managing the community development process, from project planning through stabilization and asset management. Her responsibilities include organizing housing and mixed-use development efforts, project management, assisting with grant funding and tax credit procurement, collaborating with community groups, and preparing and evaluating financial projections and project budgets.

EDUCATION

BS Sales Management
Purdue University – West Lafayette, Indiana

MS Historic Preservation
Master of Urban and Regional Planning
Ball State University, Muncie, Indiana

ACCREDITATIONS / ORGANIZATIONS

Urban Land Institute

PERSONAL

Julie enjoys the outdoors, particularly when hiking, running or snow skiing is involved. She also enjoys spending time with friends and family, and drawing and painting.

PROFESSIONAL EXPERIENCE

Prior to her graduate studies, Julie worked for six years in the commercial real estate industry in several marketing roles. She gained valuable experience in corporate branding, business development, project management, and sales. While at Akridge in Washington, DC, Julie discovered her passion for historic preservation, urban redevelopment and public/private partnerships with the Gallery Place and Carroll Square developments, both located in the heart of the District. Her experience includes:

Flaherty & Collins Properties (Indianapolis, IN)
Developer

Ball State University (Muncie, IN)
Graduate Student – Master of Urban & Regional Planning and Master of Science, Historic Preservation

Custom Living (Indianapolis, IN)
Associate

CBRE (Chicago, IL) (Bellevue, WA)
Marketing Manager

Akridge (Washington, D.C.)
Marketing Assistant



RESPONSIBILITIES

Michael is responsible strategic direction, operation and profitability of Flaherty & Collins Properties and the Property Management division. He is involved in all aspects of the company with specific focus on Property Management, working to address inefficiencies and find opportunity in the management process. Working closely with Owners, Property Managers and Regional Property Managers, Michael identifies areas where F&C can continue to lead the way in world-class Property Management. He also focuses on increasing ancillary income for F&C managed properties and works closely with Development, Management and Construction, IT and Marketing.

EDUCATION

B.S. Finance – Richard T. Farmer School of Business – Miami University – Oxford, OH

ACCREDITATIONS

Certified Property Manager (CPM)
Indiana Apartment Association – Committee Chair
Institute of Real Estate Management (IREM) –
Current President – Past Elect, Past Secretary,
Past Vice-President

MICHAEL COLLINS, CPM

President, Property Management
14 Years of Experience

mcollins@flco.com

“We work closely with a large number of stakeholders at Flaherty & Collins Properties. From individual and institutional investors to municipalities and the community itself; our goal is to create an open environment that benefits all stakeholders at once. Our success is judged not only in the financial return seen by these stakeholders, but also by the personal relationships created with each of them.”

PROFESSIONAL EXPERIENCE

Michael has worked with Flaherty & Collins Properties in a number of different roles over the past 12 years.

Flaherty & Collins Properties (Indianapolis, IN)
Vice President, Property & Asset Mgmt.
Director, Business Operations
Regional Property Manager
Property Management Associate
Landscaping/Maintenance
CREW Leader

PERSONAL

Michael enjoys spending time with his wife, Morgan, and their two dogs. He also enjoys skiing, playing golf, and traveling. Michael also spends his time giving back to the numerous charitable organizations, including the Boys & Girls Club of Noblesville, IN.



P. CHRISTOPHER KIRLES

Chief Operating Officer

17 Years of Experience

ckirles@flco.com

"My primary responsibility at Flaherty & Collins Properties is to provide leadership, management and vision to ensure that the various departments of the company have proper operational controls, reporting procedures and personnel in place to effectively grow the organization, mitigate risk and ensure financial strength and operating efficiency."

RESPONSIBILITIES

Chris is responsible for overseeing the Flaherty & Collins Properties ongoing operations to meet the objectives of the company, while establishing policies and procedures that promote the company culture and vision. This includes daily oversight of the company operations, including Marketing, Human Resources and IT, as well as assisting with overall direction of accounting functions.

EDUCATION

BS Business / Finance
Kelley School of Business
Indiana University - Bloomington, Indiana

ACCREDITATIONS/ORGANIZATIONS

Urban Land Institute (ULI) -
Indiana District Council Executive Committee
Member
Urban Land Institute (ULI)-
MF Bronze Council Member
The Penrod Society - Member
Sigma Chi Fraternity - Alumni Member

PROFESSIONAL EXPERIENCE

After graduating from Indiana University with a degree in finance, Chris immediately began his career as a development associate with Flaherty & Collins Properties. Chris is well versed in all aspects of the business, from development and construction to management. His experience includes the development and financing of market rate apartments and mixed-use projects, where he was heavily involved in the construction aspects of the projects. Additionally, he has experience in design trends and cost analysis.

Flaherty & Collins Properties (Indianapolis, IN)

Development Associate

Developer

Vice President, Development

President, Construction

Executive Vice President

PERSONAL

Chris enjoys spending time with his wife and kids. He enjoys all types of athletics; including tennis, boxing, basketball, soccer, and weightlifting. Chris is an avid Colts fan, collects vintage sports shoes, plays the guitar and piano, and enjoys traveling.



JERRY K. COLLINS, CPM

Chairman Emeritus, Principal

44 Years of Experience

jcollins@flco.com

"What makes Flaherty & Collins Properties unique is our flexibility. We work hard at finding creative solutions to complex problems. We're enthusiastic about our business, and we bring that enthusiasm and flexibility to every assignment."

PROFESSIONAL EXPERIENCE

Jerry has worked in the real estate business more than 40 years, including construction, commercial brokerage and property management. Before co-founding Flaherty & Collins Properties in 1993, his experience included:

Revel Companies (Indianapolis, IN) *Senior
Vice President, Property & Asset
Management*

F.C. Tucker Commercial Real Estate Co. (Indianapolis, IN)
Broker

EDUCATION

BS

Ball State University - Muncie, Indiana

PERSONAL

Jerry is married with two sons. He enjoys boating and outdoor activities. An avid reader, Jerry has spent many years exploring the Lewis & Clark Trail.

RESPONSIBILITIES

Jerry helped co-found Flaherty & Collins Properties in 1993, and for 27 years was responsible for the strategic direction, operation and profitability of Flaherty & Collins Properties and the Property Management division. He continues to provide strategic leadership at a corporate level and brings a common sense approach to a complicated business.

ACCREDITATIONS / ORGANIZATIONS

Certified Property Manager (CPM)
Indiana Real Estate Broker
Indiana Apartment Association (IAA) -
Board Member since 1987
IAA Chairman of the Board of Directors - 2013
Indiana Commercial Board of Realtors - Charter
Member
Vision Communities, Inc. - Board Member
Pathway
Resource Center - Board of Directors



DEREK HAMMOND

Chief Financial Officer /
President of Affordable Development
15 Years of Experience

dhammond@flco.com

"Flaherty & Collins Properties is a clear leader in the real estate market, with a team committed to growth and financial stability. Our clients are a top priority met with a dedicated team to exceed their needs and demands. My primary responsibility is to oversee the company's financial health to ensure maximum profitability."

RESPONSIBILITIES

Derek oversees the financial operations of development, property management, and construction for Flaherty & Collins Properties, as well as oversees the Affordable Development Team, provide strategic direction and pursue development opportunities. His responsibilities include budget preparation and monitoring, financial reporting and analysis, corporate performance/profit improvement, strategic refinancing and regulatory compliance.

EDUCATION

BS Accounting
Manchester College – North Manchester, Indiana

ACCREDITATIONS

American Institute of Certified Public Accountants
– Member
Indiana CPA Society – Member

PERSONAL

Derek is married with two children. He enjoys spending time with his family, basketball, tennis, exercising, and investing in stocks.

PROFESSIONAL EXPERIENCE

Prior to joining Flaherty & Collins Properties, Derek worked in public accounting in the real estate tax industry. Derek has a wealth of knowledge and experience in real estate, including sales and refinances, tax projections, partnership structuring, credits, and acquisitions and dispositions of partnership interests.

Dauby, O'Connor & Zaleski, Carmel, IN
Tax Principal

KPMG, Chicago, IL
Tax Manager

Katz, Sapper & Miller, Indianapolis, IN
Tax Senior Associate



BRANDON D. BOGAN,

AIA, LEED AP

Vice President,

Preconstruction & Design Services

20 Years of Experience

bbogan@flco.com

"In order to achieve true success, the vision and strategies necessary for achievement must be established at the very onset of every project. Through collaboration and focus on these, we can achieve not only project success, but ultimately achievement of our mission to Create a Lasting Legacy."

RESPONSIBILITIES

Brandon oversees all design and project planning at Flaherty & Collins Properties as a key team member of our development, management, and construction teams. In his role, he collaborates with all project stakeholders in order to ensure the overall vision of a project is not only met, but exceeds expectations, while monitoring budget goals and ensuring every project meets the necessary criteria to be a solid long-term asset.

EDUCATION

Bachelor of Architecture

Bachelor of Science, Environmental Design Ball State University – Muncie, IN

ACCREDITATIONS

National Council of Architectural Registration Boards (NCARB)

American Institute of Architects (AIA)

LEED Accredited Professional

PROFESSIONAL EXPERIENCE

After graduating from Ball State University in 2002, Brandon spent over 10 years in the architectural industry developing and honing his design and management skills on a wide range of public and private sector projects. Brandon is well versed in all aspects of project delivery from initial concept through project implementation.

Flaherty & Collins Properties (Indianapolis, IN)

Director, Design & Preconstruction Services

CSO Architects (Indianapolis, IN)

Principal

PERSONAL

Brandon is married with two daughters. Brandon enjoys boating, kayaking, running and all types of outdoor activities.



KYRA RIMSANS

Corporate Counsel

13 Years of Experience

krimsans@flco.com

"I enjoy devising creative solutions which facilitates a transaction and furthers the company's vision to continue to grow."

PROFESSIONAL EXPERIENCE

While in private practice, Kyra handled complex real estate transactions including acquisition and disposition of commercial real estate, development, financing, leasing, and land use. Prior to law school, Kyra worked as a bank examiner for the Indiana Department of Financial Institutions.

Barnes & Thornburg LLP (Indianapolis, IN)
Partner

Indiana Department of Financial Institutions (Indianapolis, IN)
Bank Examiner

EDUCATION

Doctor of Jurisprudence
Indiana University School of Law – Indianapolis, IN
Graduated *magna cum laude*

Bachelor of Science - Business Administration Butler University – Indianapolis, IN
Graduated *cum laude* and with High Honors in Finance

HONORS

The Best Lawyers in America – Real Estate Law – 2019
Junior Achievement Indy's Best and Brightest Finalist – Law – 2014
Indiana Lawyer's Leadership in Law Award, Up and Coming Lawyer – 2012

RESPONSIBILITIES

As Corporate Counsel, Kyra works directly with the company's CEO, CFO, and the development team on all real estate and contractual matters.

ACCREDITATIONS / ORGANIZATIONS

Licensed Attorney in Indiana
U.S. District Court, Southern District of Indiana
IndyBar Association
LEED® Green Associate – United States Green Building Council
USGBC Indiana – Central Chapter
IndyCREW
Leadership Indianapolis
Stanley K. Lacy Executive Leadership Series – Class XXXVI
United Way of Central Indiana Executive Women's Leadership Series
Women's Fund of Central Indiana OPTIONS – Class XXIII
FBI Indianapolis Citizens' Academy
Starfish Initiative
Dress for Success
Butler University Young Alumni Board of Directors

PERSONAL

Kyra enjoys attending concerts, traveling, and hot air ballooning.



MICHAEL J. FOX

President,
Construction
33 Years of Experience

mfox@flco.com

"At its core, construction is about the convergence of project vision, community, and people. Our team is dedicated to working together to build more than just what is seen and creating projects that bolster the community."

RESPONSIBILITIES

Michael oversees the Construction Operations of Flaherty & Collins Properties Construction Division. A proven leader in setting strategic direction, he shares project vision to drive team performance. Michael is a project management expert from process improvement and estimating (conceptual and hard bid) to preconstruction, planning and execution.

EDUCATION

B.A. - Economics
Indiana University - Bloomington, IN

ACCREDITATIONS

United States Green Building Council (USGBC)
National Home Builders Association (NAHB)
Coalition Construction Safety (CCS)
International Council of Shopping Centers (ICSC)
Indiana Construction Roundtable (ICR) Member
10-Hour OSHA Certification
CPR & First Aid Certification
Licensed Real Estate Salesperson
Board of Trustees - Brebeuf H.S.

PERSONAL

Michael is married to his wife, Krista, and they have three wonderful daughters. He enjoys family vacations, working out, scuba diving, skiing and volunteering his time with several charitable organizations. He also enjoys spending time with friends and a good bourbon.

PROFESSIONAL EXPERIENCE

Michael has worked in the construction field for more than 28 years, and has been critically involved in the construction and development of over \$800 million commercial, industrial, office, medical, multifamily, and student facilities throughout the Midwest.

Buckingham Construction Corporation
(Indianapolis, IN)
President

Paragon General Contractors (Indianapolis, IN)
Co-Founder - President

Paragon Development, Inc. (Indianapolis, IN)
Co-Founder - Vice President

Greenwalt Development, Inc. (Greenfield, IN)
Vice President

Greenfield Builders, Inc. (Greenfield, IN)
*Superintendent, Project Management,
Estimating & Business Development*

Buckingham Realty & Development
(Indianapolis, IN)
Director of Construction

Project Partners

FitzGerald Architects will be the team architect. Their resume is included in Exhibit A.

2.

COMPARABLE PROJECTS

2. COMPARABLE PROJECTS

Development Projects

Flaherty & Collins Properties has completed 22 market rate projects since 2010, with six currently under construction and an additional three in our immediate pipeline. The following pages detail those projects more directly and individually, as well as F&C's involvement from a development, construction and management perspective, financing sources and project references.

Many of these projects are highlighted on the following pages.

Experience with Urban Projects

Flaherty & Collins Properties has vast experience working with cities and public officials across the nation on development projects of this nature. Public/Private Partnerships (PPP) are what we do. All our projects listed within this RFQ are PPP and involve working closely with local governments. Because of this, we are uniquely qualified to work with the City to deliver a project that not only meets the City's goals but exceeds them.

Flaherty & Collins Properties is fully committed to open and meaningful interface with the City and community. We have a strong history of being open and collaborative with stakeholders and local governments.

We recognize that these projects can be difficult. It is with this in mind that we view the City as a long-term partner and wish to structure this partnership in a manner that creates a "win-win" situation for the City of St. Charles and the development team.

PPP Company History

All the Flaherty & Collins Properties project portfolio are public/private partnerships, as F&C specializes in this type of development with municipalities all over the United States.

Past Projects

<u>Name</u>	<u>Location</u>
Cosmopolitan on the Canal	Indianapolis, IN
The Residence at The COR	Ramsey, MN
Ninety7Fifty on the Park	Orland Park, IL
The Boulevard at Oakley Station	Cincinnati, OH
Axis	Indianapolis, IN

2. COMPARABLE PROJECTS

PPP Company History (cont'd)

All the Flaherty & Collins Properties project portfolio are public/private partnerships, as F&C specializes in this type of development with municipalities all over the United States.

Past Projects (cont'd)

<u>Name</u>	<u>Location</u>
The Heights Linden Square	Gladstone, MO
The Depot at Nickel Plate	Fishers, IN
360 Market Square	Indianapolis, IN
2700 University	St. Paul, MN
The Breakwater	New Albany, IN
306 Riverfront District	Kokomo, IN
Union at Berkley Riverfront	Kansas City, MO
The Arbuckle	Brownsburg, IN
River Haus	Covington, KY
The Mill at Ironworks Plaza	Mishawaka, IN
Stonewater at the Riverwalk	Elkhart, IN
The Yards	Kansas City, MO
4 th & Race	Cincinnati, OH

Current Projects Under Construction

<u>Name</u>	<u>Location</u>
The Ascent at Top of the Hill	Cleveland Heights, OH
ONE at The Peninsula	Columbus, OH
The Banks	La Porte, IN
Whiskey River	Lawrenceburg, IN

PPP Company History (cont'd)

Projects Under Development

<u>Name</u>	<u>Location</u>
The Annex	Tulsa, OK
The Cove at 47th	Cape Coral, FL
The Helm	Kansas City, MO/ KS
The Taylor	Columbus, IN
Downtown Project	Noblesville, IN
501 Blutowne	East Peoria, IL
Downtown Project	Cleveland Heights, OH

Successes & Challenges on Major Development Projects

Every project has challenges. Again, as public/private developers, the sites we typically develop are infill and part of an identified vision for a community. From environmental remediation, to saving long-abandoned historic resources, we come to the table ready to roll up our sleeves. Each of our projects is a success story of partnership in overcoming challenges to deliver on communities' visions.



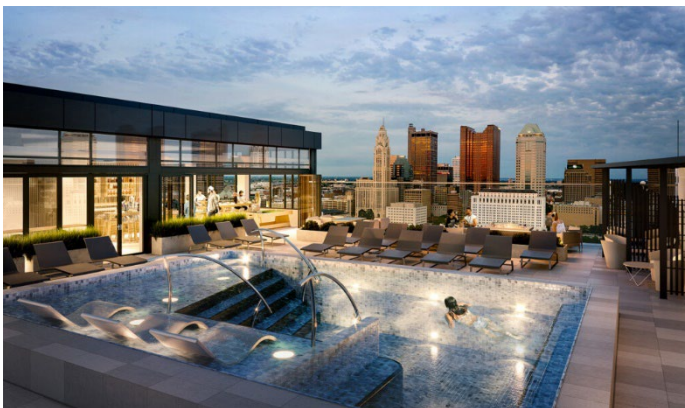
The Ascent Cleveland Heights, OH



THE ASCENT TOP OF THE HILL

The Ascent is a mixed-use urban village development located on Cedar Road and Euclid Heights Boulevard, just up the hill from University Circle. City officials have described the project as a "gateway" to Cleveland Heights and a "catalyst" for further development. The project consists of 275 luxury apartment units, 550 parking spaces and 15,000 square feet of first floor retail, with 25,000 SF of green space. Amenities include a resort-style pool with sundeck on the 10th floor, co-working space, pet spa, bark park, terrace and common space. The project broke ground in May 2020, with estimated completion in Summer 2022.





ONE at The Peninsula

Columbus, OH

ONE at The Peninsula is a \$50M project next to the Scioto River in downtown Columbus, Ohio that will bring 300+ resort style luxury apartments, hotel, grocery, and retail space to Scioto Peninsula. The project broke ground in September 2020 and will open to first residents in late 2022.



4th & Race

Cincinnati, OH

Selected by the City of Cincinnati out of 12 submitted proposals, F&C developed this highly sought-after public/private project. A total of 14-stories, eight stories of 264 high-end, luxury apartment homes will sit atop 8 stories of a new city-owned, 600-space parking garage.

Project partners Cincinnati Center City Development Corp. (3CDC) developed the parking garage and lease it from the city. 3CDC would also develop and own 20,000 SF of street-level commercial space. The project opened in July 2021.





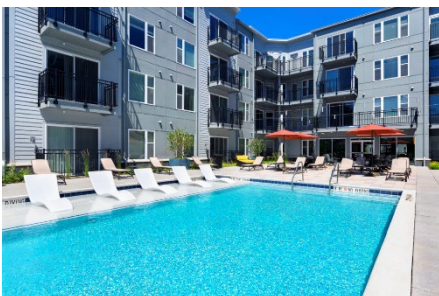
RIVERHAUS



River Haus

Covington, KY

A public/private partnership with the City of Covington, River Haus is the redevelopment of Mainstrasse and consists of 187 one- and two-bedroom market rate luxury apartments, along with commercial space on the ground floor, and a 314-space parking garage. The project broke ground in December 2017, and first residents moved in August 2019. The project was completed in the fall of 2019.





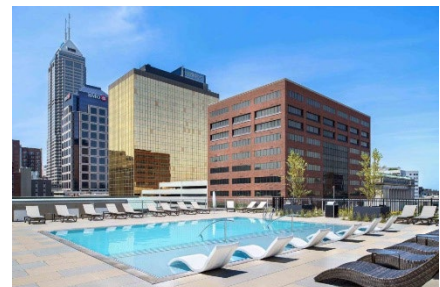
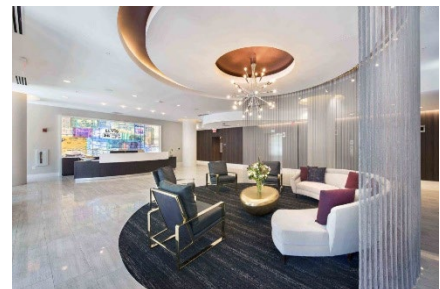
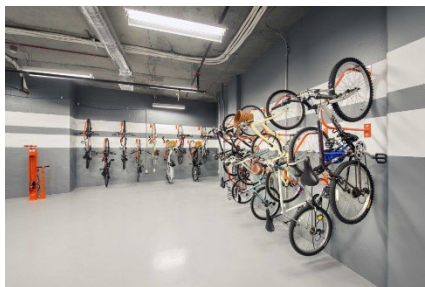
360

MARKET
SQUARE



360 E. Market Street Indianapolis, IN 46204

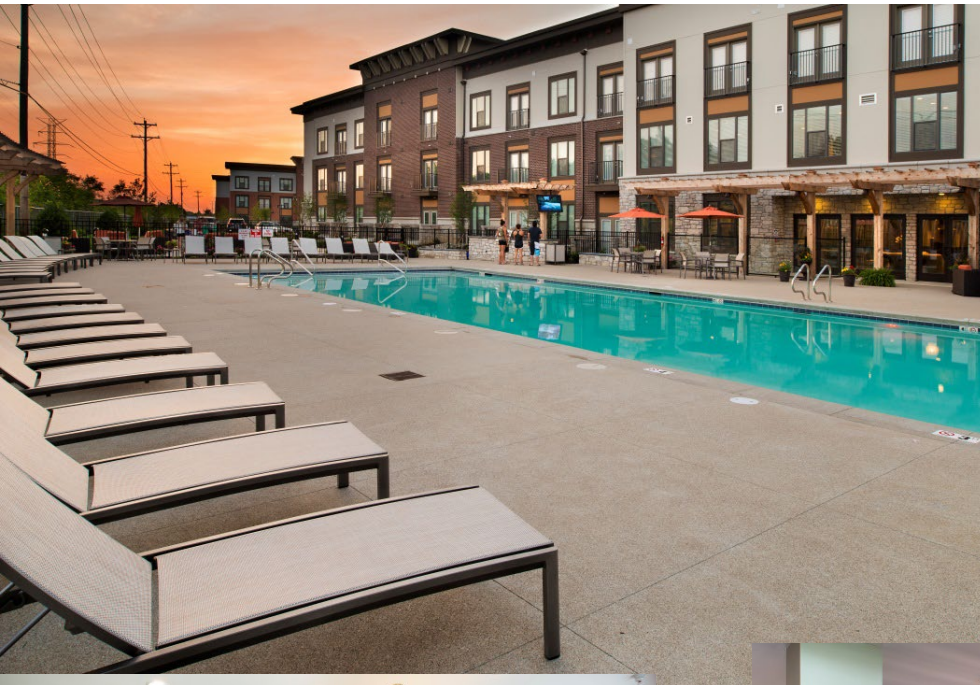
Located in the heart of Downtown Indianapolis, 360 Market Square is a 28-story mixed-use residential luxury apartment tower that features 292 luxury apartment one, two and three-bedroom apartment residences. The development, at nearly 300 feet tall, features a 40,000 SF Whole Foods Market® and Starbucks® occupies an additional 2,500 SF of retail. The project includes a 525-space parking garage.





Cincinnati, OH

Boulevard at Oakley Station includes two phases totaling 452 units in Cincinnati. The project is a public / private partnership involving tax abatement, TIF and Clean Ohio funds. It is Silver LEED certified.





THE YARDS Kansas City, MO

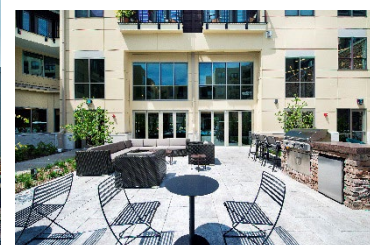
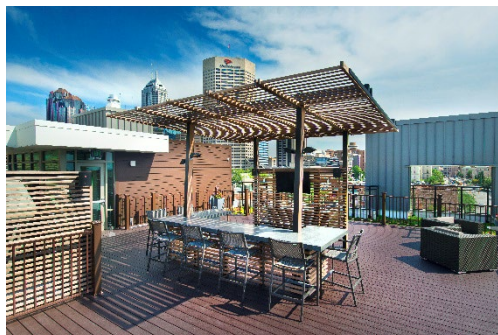
Located in the Kansas City Stockyards District, The Yards is a mixed-use development featuring 236 market rate luxury residential apartment homes on a 2.5-acre parking lot next to the historic Livestock Exchange Building and features 8,000 SF of commercial retail space. The project broke ground in March 2018, first residents moved in April 2020, and the project was completed in May 2020.





401 N. Senate Ave.
Indianapolis, IN 46204

Axis is 336 units with 46,000 SF of retail, including a 42,000 SF Kroger grocery. The development, at 358,642 total square feet, includes a 436-space parking garage. Axis is a public / private partnership with the City of Indianapolis. After breaking ground in February 2013, it opened in the fall of 2014, and was completed in Spring 2015.



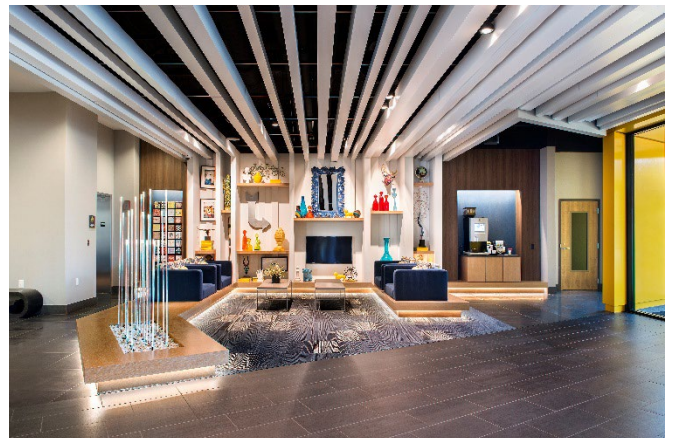


2700UNIVERSITY



2700 University Ave. W
St. Paul, MN 55114

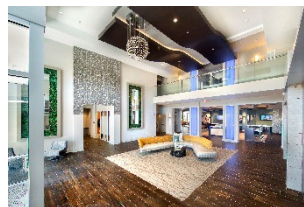
2700 University is a premium, mixed-use development in St. Paul, Minnesota. 2700 University consists of 248 luxury residential apartments, 5,000 SF of retail space and a 224 underground parking. 20% of the units are affordable; 50% AMI. 2700 University is 345,482 SF.





8594 E. 116th Street
Fishers, IN 46038

A premium, mixed-use development in the heart of downtown Fishers, Indiana. The Depot at Nickel Plate consists of 240 luxury residential apartments, 478,737 total SF – including 17,410 SF of retail space – and a 423-space parking garage. The project broke ground in October 2013; retail and first units were available in the fall of 2014, with project completion in early 2015.

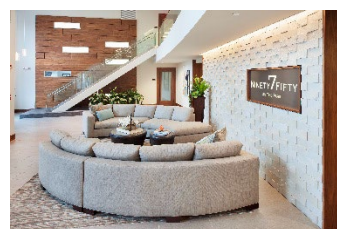
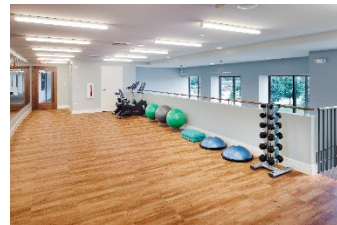
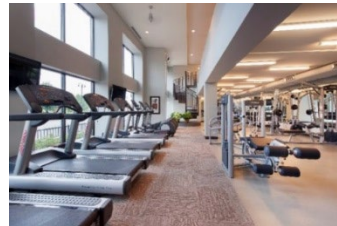




NINETY7FIFTY ON THE PARK

9750 Crescent Park Circle
Orland Park, IL 60462

Ninety7Fifty on the Park is a premium, urban, mixed-use development adjacent to the 143rd Street Metra Station in Orland Park, Illinois. The development consists of 295 luxury residential apartments and 4,200 SF of retail. The project includes 389 parking spaces and is 486,445 total SF. After breaking ground in 2012, it opened in August 2013.





union



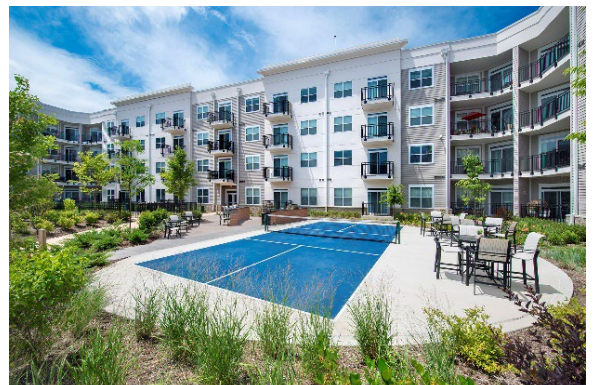
Union | Berkley Riverfront Park
Kansas City, MO

Union is a mixed-use urban village development, a partnership with The Port Authority of Kansas City, and consists of 407 luxury apartment units, 400 parking spaces and 12,000 SF of retail. Amenities include a resort-style pool with sundeck, sky bar with views of downtown Kansas City and the river, a gaming lounge, fitness club, indoor/outdoor yoga and Pilates studio, a pet wash and a bicycle bar. The project broke ground in November 2016 and opened in June 2018.





A public/private partnership with the Town of Brownsburg, The Arbuckle is a mixed-use development at Arbuckle Acres Park in downtown Brownsburg. The project consists of 208 studio, one- and two-bedroom luxury apartments, 7,500 SF of retail space and 400 parking garage spaces. The project broke ground in August 2017 and opened in the Fall of 2018.



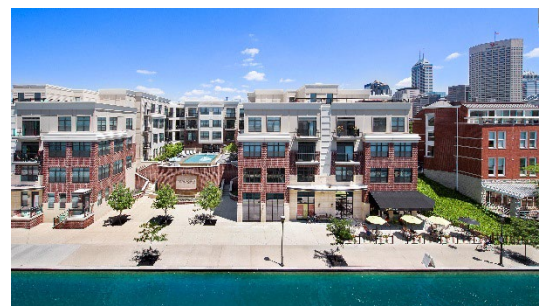


COSMOPOLITAN

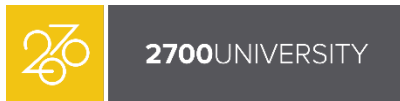
on the canal

310 W. Michigan St.
Indianapolis, IN 46202

This first-class, mixed-use project consists of 218 rental units, 225,774 total square feet, 18,000 SF of retail and a 345-space parking garage. The project was completed in 2010 and successfully leased-up in a record breaking six months while achieving the highest rents in the City and exceeding rent projections.



PROJECT EXPERIENCE – GREEN AWARDS



2. COMPARABLE PROJECTS

Developer Experience				F&C Involvement	
Project Name	Type of Development	Owned by F&C	CM / Construction	Developed by F&C	Managed by F&C
360 Market Square	Public / Private	YES	F&C / Lend Lease	YES	YES
4 th & Race	Public/ Private	YES	F&C / Turner	YES	YES
Ninety7Fifty	Public / Private TOD	YES	F&C / McHugh	YES	YES
Axis	Public / Private	YES	F&C	YES	YES
The Heights Linden Square	Public / Private	YES	F&C	YES	YES
The Depot at Nickel Plate	Public / Private	YES	F&C	YES	YES
The Boulevard at Oakley Station	Public / Private	YES	F&C	YES	YES
Cosmopolitan on the Canal	Public / Private	YES	F&C	YES	YES
The Residence at The COR	Public / Private TOD	YES	F&C	YES	YES
2700 University	Public / Private	YES	F&C/ Kraus Anderson	YES	YES
Union Berkley Riverfront Park	Public/Private	YES	F&C / MW Builders	YES	YES
The Breakwater (New Albany)	Public/Private	YES	F&C	YES	YES
306 Riverfront (Kokomo)	Public/Private	YES	F&C	YES	YES
The Arbuckle	Public/Private	YES	F&C	YES	YES

2. COMPARABLE PROJECTS

Developer Experience				F&C Involvement	
Project Name	Type of Development	Owned by F&C	CM / Construction	Developed by F&C	Managed by F&C
Stonewater at the Riverwalk	Public/Private	YES	F&C	YES	YES
The Mill at Ironworks Plaza	Public/Private	YES	F&C	YES	YES
River Haus	Public/Private	YES	F&C / Wilhelm	YES	YES
The Yards	Public/Private	YES	F&C/ MW Builders	YES	YES
4 th & Race	Public/Private	YES	F&C/	YES	YES
The Ascent at Top of the Hill	Public/Private	YES	F&C / Cleveland Construction	YES	YES
The Banks	Public/Private	YES	F&C	YES	YES
Whiskey River	Public/Private	YES	F&C	YES	YES
ONE at The Peninsula	Public/Private	YES	F&C / Rusilli Construction	YES	YES

2. COMPARABLE PROJECTS

		Financing Sources		
Project Name	Total Development Cost	Owner	Municipality Partner	Municipality Subsidy
360 Market Square	\$121,000,000	\$96,600,000	City of Indianapolis	\$23,400,000
4 th & Race	\$80,000,000	\$62,500,000	City of Cincinnati	\$17,500,000
Ninety7Fifty	\$65,000,000	\$40,000,000	Village of Orland Park	\$25,000,000
Axis	\$74,483,000	\$59,483,000	City of Indianapolis	\$15,000,000
The Heights at Linden Square	\$26,333,000	\$14,333,000	City of Gladstone	\$12,000,000
The Depot at Nickel Plate	\$40,753,232	\$26,233,044	City of Fishers	\$14,520,188
The Boulevard at Oakley Station	\$39,200,000	\$36,200,000	City of Cincinnati	\$3,000,000
Cosmopolitan on the Canal	\$38,500,000	\$35,500,000	City of Indianapolis	\$3,000,000
The Residence at The COR	\$33,875,000	\$21,975,000	City of Ramsey	\$11,900,000
2700 University	\$53,671,846	\$20,038,979	City of St. Paul	\$14,993,897
Union Berkley Riverfront Park	\$80,000,000	\$53,000,000	City of Kansas City	\$27,000,000
The Breakwater (New Albany)	\$24,937,849	17,350,000	City of New Albany	\$7,587,849
306 Riverfront (Kokomo)	\$25,970,026	\$13,100,000	City of Kokomo	\$12,870,026
Stonewater at the Riverwalk	\$28,000,000	\$17,500,000	City of Elkhart	\$10,500,000
The Mill at Ironworks Plaza (Mishawaka)	\$42,000,000	\$27,000,000	City of Mishawaka	\$15,000,000
The Arbuckle	\$37,500,000	\$21,500,000	City of Brownsburg	\$16,000,000
River Haus	\$42,000,000	\$33,000,000	City of Covington	\$9,000,000

2. COMPARABLE PROJECTS

		Financing Sources		
Project Name	Total Development Cost	Owner	Municipality Partner	Municipality Subsidy
The Yards	\$41,000,000	\$33,000,000	City of Kansas City	\$8,000,000
The Banks	\$38,770,000	\$28,044,600	City of La Porte	\$10,725,400
ONE at The Peninsula	\$85,000,000	\$65,000,000	City of Columbus & Franklin County Finance	\$20,000,000
Whiskey River	\$31,500,000	\$15,650,000	City of Lawrenceburg	\$15,850,000

2. COMPARABLE PROJECTS

		Financing Sources	
Project Name	Subsidy Type	Construction Lender	Total Funds
360 Market Square	TIF / City Land	Bank of Ozarks	\$121,000,000
4 th & Race	Tax Abatement, Reduced Parking Rates, Free Air Rights, TIF	Merchants Bank	\$80,000,000
Ninety7Fifty	TIF / Land / Other / Impact Fees / Bonds	Village of Orland Park	\$65,000,000
Axis	TIF	PNC	\$74,483,000
The Heights at Linden Square	TIF / City Land / Sales Tax	Fifth / Third	\$26,333,000
The Depot at Nickel Plate	TIF / City Land / Impact Fees	BMO	\$40,753,232
The Boulevard at Oakley Station	Tax Abatement / TIF	BMO	\$39,200,000
Cosmopolitan on the Canal	Tax Abatement	Regions	\$38,500,000
The Residence at The COR	TIF / Land / Impact Fees / Mezz	PNC	\$33,875,000
2700 University	TIF / TOD Grant / HOME	BMO / Western / LISC	\$53,671,846
Union Berkley Riverfront Park	Property & Sales Tax Abatement / Tenant Lease	TCF	\$80,000,000
The Breakwater (New Albany)	TIF / DINO Tax Credit / Impact Fees	First Merchants Bank	\$24,937,849
306 Riverfront (Kokomo)	TIF / City Land / DINO Tax Credit / Other	BMO	\$25,970,026
Stonewater at the Riverwalk	Land / TIF / Economic Dev. Funds / Industrial Recovery Tax Credits	1 st Source	\$28,000,000
The Mill at Ironworks (Mishawaka)	Land / TIF / Regional Cities Funds	Centier Bank	\$42,000,000
The Arbuckle	Land / TIF / Waiver of Fees / EDIT	Busey Bank	\$37,500,000
River Haus	Land / Industrial Revenue Bond (IRB)	TCF / CORE / PACE	\$42,000,000

2. COMPARABLE PROJECTS

		Financing Sources	
Project Name	Subsidy Type	Construction Lender	Total Funds
The Yards	Property & Sales Tax Abatement	Citizen's Bank	\$41,000,000
The Ascent at Top of the Hill	TIF / Land	Goldman Sachs	\$80,000,000
The Banks	TIF / Land / Environmental Clean-up / Sidewalk Grant	Lake City Bank	\$38,770,000
Whiskey River	Land / Utility Grant / TIF	Busey Bank	\$31,500,000
ONE at The Peninsula	Property Tax Abatement / Sales Tax Exemption	First National Bank of Omaha	\$85,000,000

Project / Municipal References

Amy Taylor

President

Columbus Downtown Development Corp.

150 S. Front St., Suite 210

Columbus, OH 43215

Phone: 614.545.3942

E-mail: ataylor@downtowncolumbus.com

Project Reference: ONE at The Peninsula

Councilman Michael Ungar

City of Cleveland Heights

2596 Fairmount Boulevard

Cleveland Heights, OH 44118

Phone: 216.978.8197

E-mail: mungar@clvhts.com

Project Reference:

The Ascent at Top of the Hill

Adam Collins

Former Deputy Mayor

of Economic Development

City of Indianapolis, IN

Phone: 317.502.4037

E-mail: awc@wshlaw.com

Project Reference:

360 Market Square

Scott Fadness

Mayor

City Fishers, IN

One Municipal Drive

Fishers, IN 46038

Phone: 317-595-3111

E-mail: mayorfadness@fishers.in.us

Project Reference: The Depot at Nickel Plate

**Additional municipal references, as well as financial references, available if needed.*

3.

PROJECT NARRATIVE

Design Intent

Flaherty & Collins Properties' proposal for the redevelopment of the former St. Charles' Police Station property seeks to anchor this north-east corner of the downtown district with a vibrant and engaged residential and mixed-use community that brings new residents and existing neighbors to an active riverfront and strengthened Riverside Avenue.

We see the site as an important transition between the entertainment and retail activities that anchor the downtown district on Main Street and both sides of the Fox River, and the outdoor activities of Pottawatomie Park, trails and nature preserves as well as the aspirations of St. Charles' Active River Project

The design reinforces the walkable, urban character of St. Charles downtown with active ground floor uses along Riverside Avenue comprised of retail, residential amenities, as well as Live-Work residences. At the same time the development offers more than 200 households an exciting yet tranquil environment in which to live. The residential development would attract a wide spectrum of tenants, from empty nesters looking to simplify their footprint yet stay close to their town, to new households from the immediate community and broader region looking to enjoy the environment of the Fox River valley and the St. Charles downtown.

The western portion of the project is comprised of a 5-story podium building, containing approximately 100 public, and 275 residential parking spaces supporting 154 rental residential units. The parking podium bridges over State Avenue, allowing a visual and pedestrian link from the neighborhood to the east and the Fox River. Residential units both wrap around and stack above the parking, concealing the parking from all sides. At the river side of the podium, townhomes line the base of the parking, providing a very special and unique residential environment.

The development parcels east of Riverside and North of State Ave comprise a smaller and more challenging opportunity. The large change in grade, and the landmarked homes require a unique approach. Our initial program contemplates a residential building of approximately 62 units that steps up the slope to 2nd street, with a 96-space parking structure behind that steps up the slope as well. The scale of the development along Riverside Avenue would mimic the scale of the proposed development to the west, completing the new streetscape of Riverside Avenue and reinforcing the "gateway" to the parklands and trails to the north.

Target Market for Users and Tenants

Our typical residents are young professionals and empty nesters with high disposable incomes. These individuals want to be in a walkable environment and close to activities and community amenities.

Plans for Long-Term Ownership and Management of Buildings

Flaherty & Collins Properties view our relationships with the cities we develop in as long-term partnerships. We develop to hold on to our projects, rather than merchant developers who build-sell. We also believe it's important for cities to know who their partner is, not only today but well into the future too. We would commit to not selling this property for a significant period of time if the City would be interested in such an arrangement.

Flaherty & Collins Management would manage the property after it is built. As outlined earlier, F&C has vast experience managing multifamily mixed-use properties.

3. PROJECT NARRATIVE

Conceptual Timeline for Entitlement, Construction & Completion of the Project

This timeline includes assumptions about the selection and approval process that will ultimately determine the exact timeline for the project.

2022							
Estimated Timeline (Month)	Apr. '22	May '22	June '22	July '22	Aug. '22	Sept. '22	Oct. '22
RFP Process Complete	★						
City/FC Development Agreement		★	→				
Public Approvals / Entitlements		★	→	→	→	→	→
Due Diligence			★	→	→	→	→
2022- 2023							
Estimated Timeline (Month)	Sept. '22	Oct. '22	Nov. '22	Jan. '23	Feb. '23	Mar. '23	April. '23
Complete Design Process	→	→	→	→	→	→	★
Closing							★
Construction: 2023-2024							
Estimated Timeline (Month)	Apr '23						Nov. '24
Construction	★	→	→	→	→	→	→

Projected Construction Value

The projected construction value is approximately \$42,000,000 with a total development cost of approximately \$53,200,000.

High Level Business Terms

Flaherty & Collins Properties understands the importance of open communication and transparency when it comes to public partnerships. In this regard, we have worked very closely on previous development projects with city officials and municipalities to ensure the key objectives and goals of all involved are met.

Given the volatility and uncertain created by and resulting from COVID, making economic projections in today's climate is not only challenging, but highly speculative. However, we certainly understand the need for that type of information in the RFP process.

Since we are build-hold developers, we look at building to a certain return on cost depending on the market we are building in. In the case of St Charles, our goal would be to achieve a 7% return on cost.

Given our vast experience with public-private partnerships, we have familiarity with a number of different economic incentive tools (please see the financial charts beginning on page 46) and will work collaboratively with the City to determine the most efficient method of filling the financial gap.

We view this potential structure as a starting point in our discussion, given that the collaboration stage with the City on the project scope and design has not yet occurred. As the project evolves and crystalizes, the resources needed to complete the project can continually be reevaluated.

We embrace an open book process for discussion of the financial incentives needed to fund any project gap. We will share our project pro forma with you from the onset. Flaherty & Collins Properties has the expertise and experience with these forms of financing and understands what is required to attract capital and bring the project to fruition. This "open book" approach to our development process is integral to our success as public-private infill developers, and we would welcome the City of St Charles to ask any of our current or previous municipal partners how we are to work with as project partners. Further, we understand the responsibility that comes with receiving City incentives.

Requested Incentivization

In order to achieve the above return on cost, the proposed project will require approximately \$9,600,000 in incentive and we have assumed the city will provide the parking garage, land, and waive any impact fees.

Financing Capabilities

Flaherty & Collins Properties has proven its ability to bring necessary capital to the table and structure complicated public-private partnerships. Flaherty & Collins Properties has the financial strength to bring transactions to a successful closing; partially attributed to our strong, long-standing relationships with numerous banks and equity providers and our proven track record as evidenced in our extensive resume of successfully completed projects.

Additionally, Flaherty & Collins Properties has extensive experience not only working closely with municipalities, but we understand the various financing techniques and different ways of structuring projects. The financing strategy to be employed with the development will consist of a combination of traditional bank debt financing, equity financing, and internal equity contributed by Flaherty & Collins Properties.

Flaherty & Collins Properties would procure debt financing from conventional sources (i.e., regional or national banks used by Flaherty & Collins Properties in the past) and would guarantee all debt and personal guarantees on behalf of the partnerships associated with the owners of the development. Permanent debt would come from Fannie Mae, Freddie Mac, HUD or other permanent sources. Flaherty & Collins Properties would procure equity from various sources; including life insurance companies, pension funds, private equity firms and internal sources among others, all of whom have substantial urban development experience. Financial statements and additional information are available upon request.

4.

CONCEPT PLAN

4. CONCEPT PLAN – SITE PLAN



Site Plan

Public Amenities Proposed

Flaherty & Collins is open to providing public amenities as a part of the development. It is understood that the development could replace 100 existing public parking spaces and we have incorporated the 100 spaces in the current site plan.

Other public benefits could be provided as well and can be determined by future conversations with the City and other stakeholders if our team is chosen to move forward. We are experienced public/private partnership developers and are well-versed in providing public benefits in tandem with our projects.

4. CONCEPT PLAN – DEVELOPMENT DATA

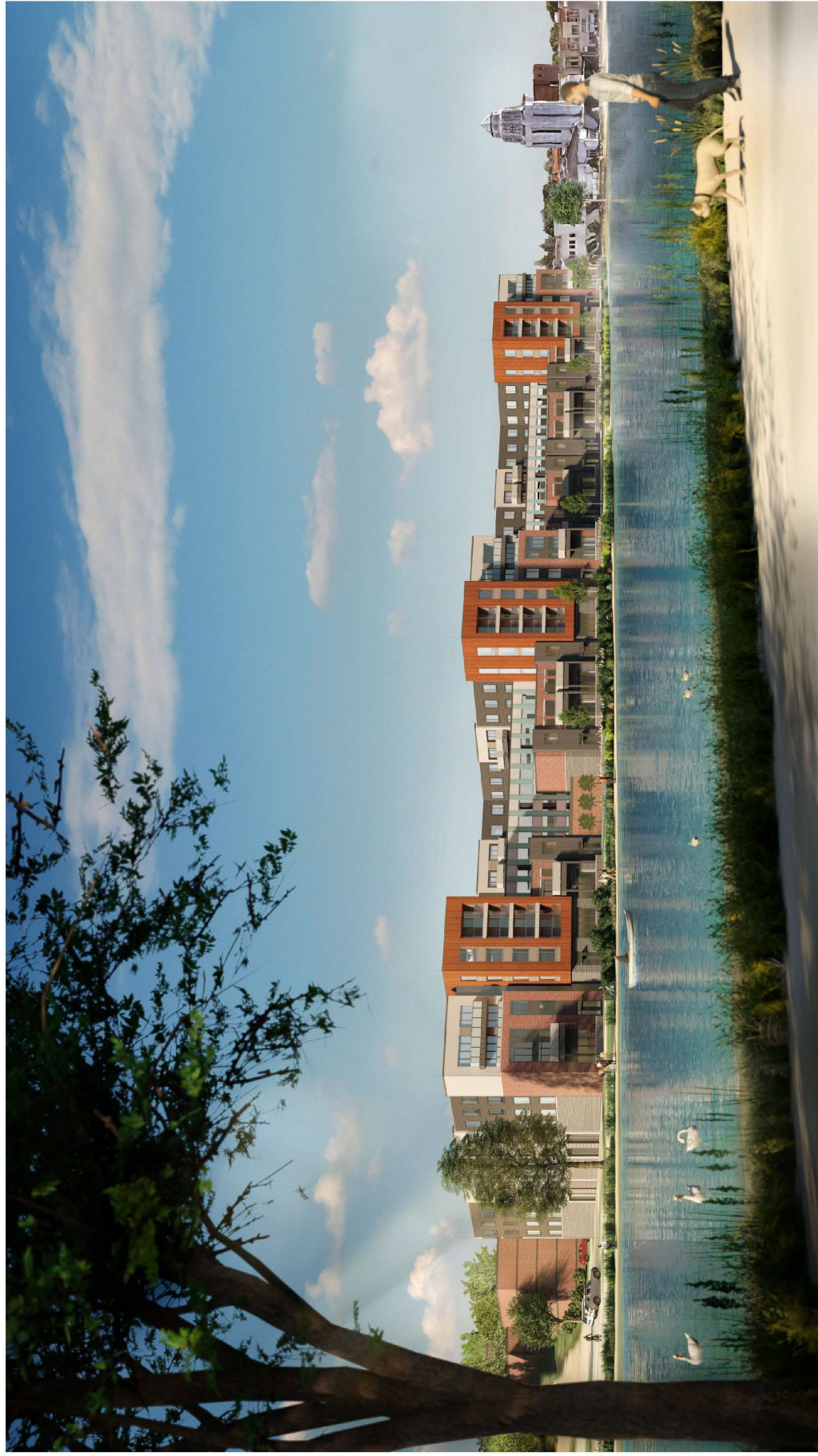
West Building Summary

Gross Areas	Net Areas						Dwelling Units										Parking Counts		Other Statistics		Floor Efficiency
	Total	Dwelling Area	Retail Area	Common Area	Service Area	Parking Area	Studio	1 Bed	1 Bd + 2 Bed	3 Bed	2 Bed TH	3 Bed TH	Live / Work	Total	Total Public	Total Dwelling	Floor Height	Unit Average			
	53,340	46,080		6,560	700		6	21	3	16	4			50			10.00	922			
	53,340	43,580		9,060	700		6	19	3	15	4			47			10.00	927			
	74,040	20,500		5,340	50	48,150	2	9	1	6				18	0	135	10.00	1,139			
	79,944	26,534		5,210	50	48,150	2	9	1	6				18	0	140	12.00	1,474			
	75,154	18,704	3,000	6,500	3,400	43,550					8	6	7	21	100	0	16.00	891			
	335,818	155,398	3,800	32,670	4,900	139,850	16	58	8	43	8	6	7	154	100	275	58.00	1,009			
							10%	38%	5%	28%	5%	4%	5%								
							589	757	954	1129	1434	1566	2020	925							
							Average Areas (sf):							Residential Parking Ratio							
							Average Apartment (sf):							1.8 :1							
							922														

East Building Summary

Gross Areas	Net Areas		Dwelling Unit Counts										Parking Counts		Other Statistics			Roof Dwelling		
	Gross Area	Dwelling Area *	Retail Area	Common Area	Service Area	Parking Area	Studio	1Br JR	1Br	1Br+	2Br	3Br	Total	Retail	Resi	Total	Floor Height		Unit Average	Floor Efficiency
23,030	19,245			3,680	105				16		7		23			0	10.00	837	84%	6
23,030	19,245			3,680	105				16		3		19			0	10.00	1,013	84%	5
31,010	9,125			3,435	260	18,190			8			4	12		46	46	10.00	760	29%	3
21,320	6,090			3,085	285	11,860							0	0	28	28	12.00			2
18,085	7,390			755	330	9,610						8	8	18	4	22	14.00	1,685		1
116,475	61,095	0	14,635	1,085	39,660		0	0	40	0	10	12	62	18	78	96	56.00	985		0
							0%	0%	65%	0%	16%	19%			1.26 :1					

4. CONCEPT PLAN – ILLUSTRATIONS / RENDERINGS



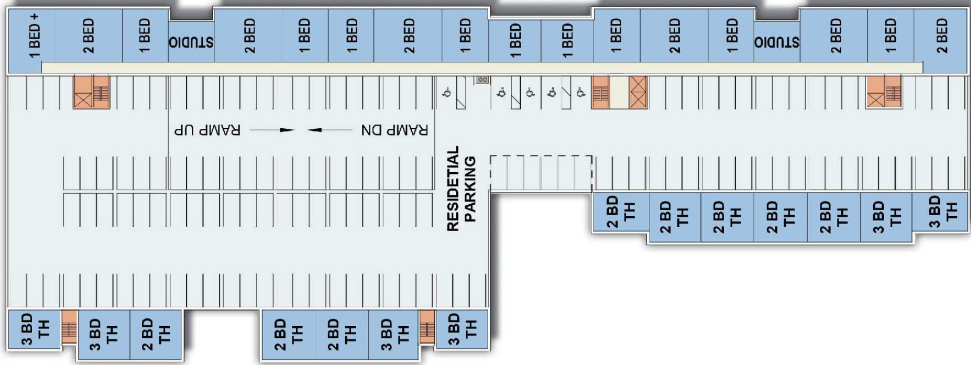
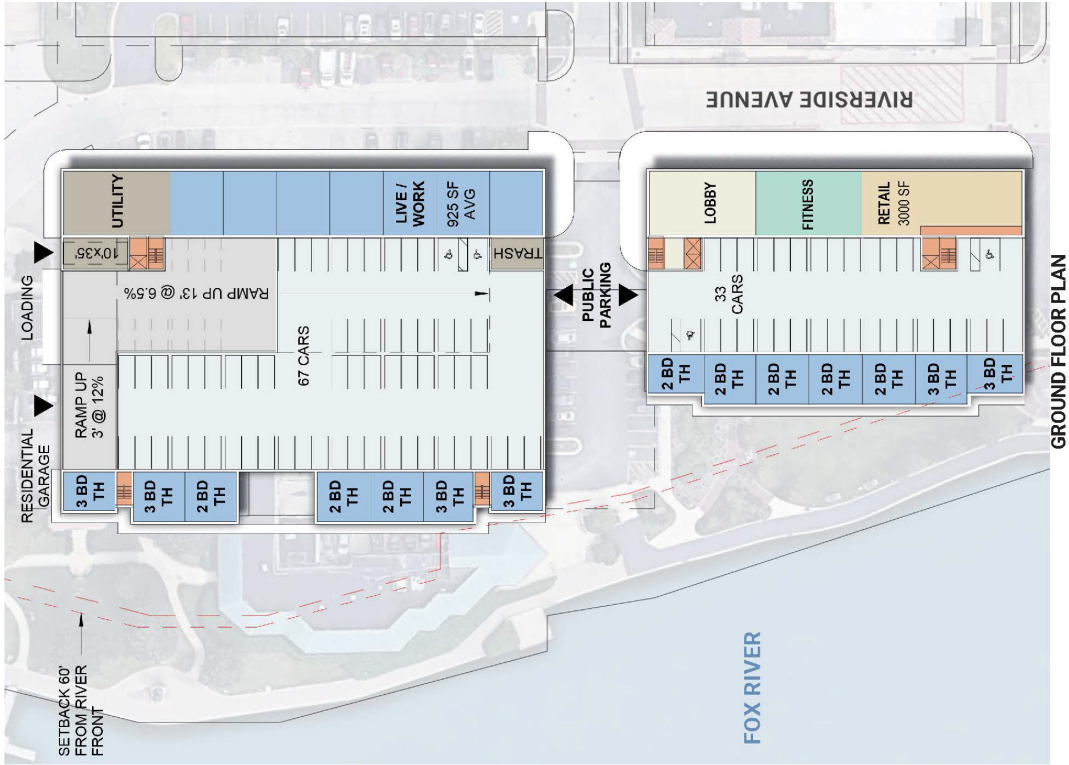
Conceptual Rendering

FitzGerald

St. Charles Riverfront
St. Charles, Illinois | March 9, 2022

1

4. CONCEPT PLAN – FLOOR PLANS

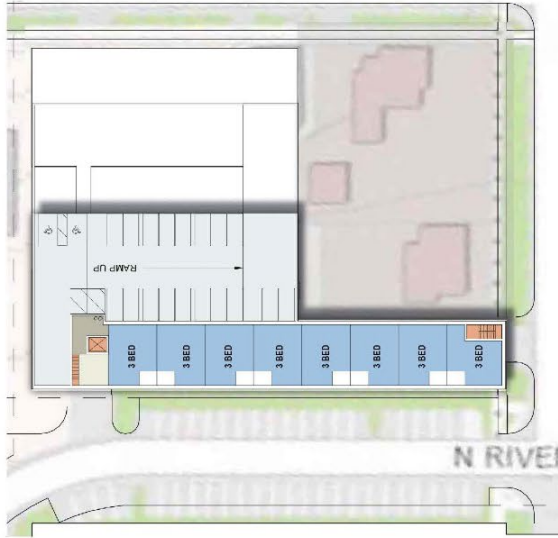


LEVELS 2 & 3 PLAN

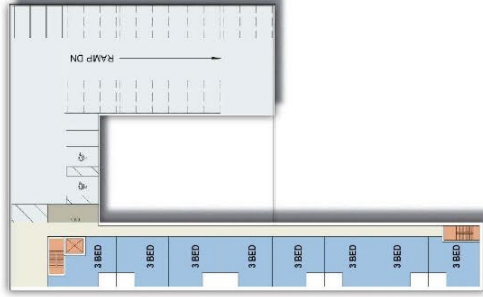


LEVELS 4 & 5 PLAN

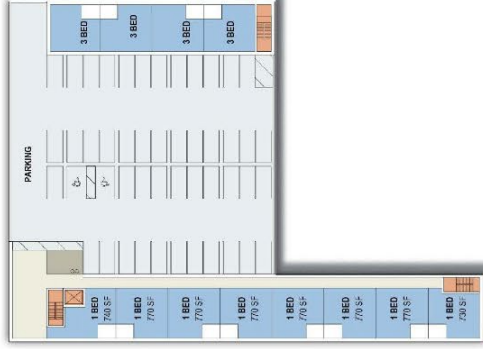
4. CONCEPT PLAN – FLOOR PLANS



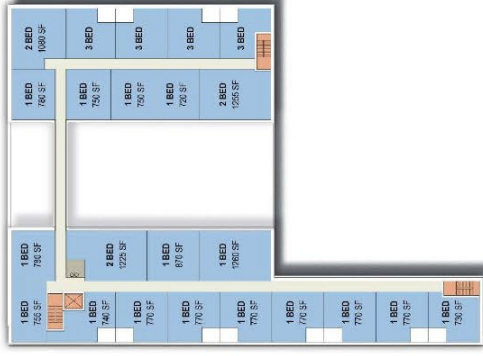
GROUND FLOOR PLAN



LEVEL 2 PLAN



LEVEL 3 PLAN



LEVELS 4 & 5 PLAN

4. CONCEPT PLAN – FLOOR PLANS



EXHIBIT A

Key Personnel

Michael Breclaw

AIA, LEED AP

Principal



An architect with over 25 years of design and leadership experience in a wide range of planning and building projects, Mike has guided a variety of developer driven assignments, ranging from large scale retail and mixed-use projects, to all variety of multi-family housing, from townhome to high rise, as well as student and institutional projects, always striving to provide enlightened solutions for the client, user and community.

As a project and design leader, Mike takes pride in his ability to guide the entire team through a comprehensive design process, from discovering the conceptual root of issues in programming, site and budget, through the challenges of system integration, detailing, value engineering, and construction.

Kristen Larkin

ASID

Interior Design Director



For over 20 years Kristen has designed a range of custom public and private spaces including numerous multifamily developments, senior living communities, hotels, dormitories and commercial offices.

As the Director of FitzGerald's Interior Design team, she has worked with many high-profile multifamily developers across Chicagoland and beyond. Kristen's portfolio also includes hospitality properties including multiple destination hotels for Marriott and Hilton as well as boutique hotels such as The Robey.

She has been responsible for the implementation of creative interior design solutions from the initial concept and planning phase through construction and furniture and artwork installation, but her real passion is collaborating with her clients to create environments that engaging, memorable and inviting.

Keith Lee

RA, NCARB, CSI, CDT

Senior Associate



Keith brings eleven years of experience in large-scale mixed-use, commercial high rises, office buildings, multifamily residential, hotel, retail, and renovations of existing buildings. Since joining the firm he's worked on several of FitzGerald's senior housing commissions from conceptual design through construction documentation.



FLAHERTY & COLLINS
PROPERTIES

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