

MDC & CITY OF MERIDIAN RFP SUBMITTAL

CIVIC BLOCK PROJECT 2021

AUGUST 24, 2021



PROJECT LEAD CONTACT INFORMATION

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August 24, 2021

Ashley Squyres, Administrator
Meridian Development Corporation
104 East Fairview Avenue, #239
Meridian, Idaho 83642
meridiandevelopmentcorp@gmail.com

RE: City of Meridian Civic Block Project Cover Letter for RFP Submittal

River Caddis Development (“RCD”) is pleased to provide our proposal for the City of Meridian’s (“City”) Request for Proposal (“RFP”). We are eager to collaborate alongside the City and its stakeholders to build upon its existing character and continue to develop the community through partnership. Our concept is grounded in a true solutions-through-partnership mindset, aligned with the City’s Mission & Vision, to create the best outcomes and value for the City and community.

RCD believes relationships are the key to all successful development. We have successfully completed many mixed-use developments across the country as well as in the State of Idaho. In each case, we have uniquely combined the desires of community leadership with the opportunities the market presents. Our team has a unique background in environmentally burdened sites, municipal collaboration, and navigating the complexities associated with challenged downtown sites. Our ability to 'turn obstacles into opportunities' through collaboration and our solutions through partnerships approach is a market differentiator. We provide the City the potential to develop a long-term partnership with a group who has the track record required to successfully craft a public-private structure. Our collaborative program approach for design, finance and delivery will provide different types of social infrastructure solutions across the City and greater community to achieve the prime objectives set out in the RFP.

RCD’s focus on Public-Private-Partnerships has enabled us to assemble delivery partners, consultants, capital providers and operators to execute this innovative development delivery opportunity. For each project or development scope, we match the best-in-class partners whose specialization best fits the project’s required expertise and economics. Our meticulously assembled team for this RFP combines extensive experience with the understanding and importance of local identity and relationships. This same approach was used in the recently opened Jules on Third project in Boise, ID. This project is further highlighted in our RFP response but is a great example of the success that can be created when the public and private collaborate to solve unique challenges in the community.

We view this RFP as an opportunity to develop a partnership, not just another project. We have been involved in great developments when the public and private sector can design and cultivate a working relationship based on trust, transparency and aligned visions. This partnership approach allows for community engagement and solutions achieved much greater than either entity could achieve on their own. Our development team strives to create long term benefits not only to the City but to its stakeholders and the people looking to call Meridian home. Our development vision is to **create a vibrant, diverse, clean,**



and secure community through collaboration from all stakeholders involved. Our entire team is focused on carrying out the following objectives:

1. Solution to public and private parking through public private partnership.
2. Integrating a 20,000 square foot community center.
3. Thoughtful creation of place through public and private amenities.
4. Support and creation of downtown identity with iconic architecture.
5. Activation of city streets surrounding the development.
6. Financial and design solution to the relocation of the water main to 3rd street.
7. Providing diversity in housing types and price points in downtown Meridian.
8. Design that creates family-friendly, healthy, and engaging places that is respectful of the neighborhood and nearby developments, and
9. Long-term economic stimulation of downtown Meridian.

Using the RCD partnership approach paralleled with City objectives, we will create a **vibrant downtown district with engaging community-oriented spaces**. Our teams' goal is to further enhance the City of Meridian as a **premier place to live, work, and raise a family**.

In summary, RCD recommends a collaborative process with the City of Meridian allowing our team to discover creative structures that offer solutions to fit its comprehensive plan. Our solutions-based development team is pursuing a long-term partnership with the City of Meridian to help shape the framework of downtown all while assisting stewardship of the public's trust. In partnership, we believe we have multiple structures to present and work through to create a win-win scenario. The Civic Block Project is more than a design or concept, it's an opportunity to demonstrate collaborative relationships that bring us together to establish a **premier, evolving, livable, vibrant, and connected community**.

We sincerely hope our proposal and team generates the same passion and enthusiasm we have for this region. We would be grateful for an opportunity to make a significant investment that will shape the future of the community for years to come.

Sincerely,

RIVER CADDIS DEVELOPMENT, LLC

John McGraw
Director of Development



INTRODUCTION

“

Teamwork is the ability to work together toward a common vision. The ability to direct individual accomplishments toward organizational objectives. It is the fuel that allows common people to attain uncommon results.

ANDREW CARNEGIE

”

SHAPING OF PROPOSAL - THE HOW

HOW WE ARRIVED, AND WHY

The design of this proposal and partnership opportunity was derived from a deep dive into the comprehensive plan and from our 'boots on the ground' approach the past few years. The following page will describe City missions and objectives that helped shape our proposed solutions, and how it will hopefully shape the community into the future.

THE CITY OBJECTIVES



Open, willing and adaptive to change



Foster inviting, creative, enriching environment



Innovative Partnerships



Diversity & Inclusivity



Community driven



Promotion of distinct engaging places

RIVER CADDIS & CITY OF MERIDIAN PARTNERSHIP PROMOTES



Community Strengthened by Character and Vibrant Activity Centers



Strategic Growth



Safe, Clean, Secure



Walkability and Bikeability



Well-Maintained, Attractive Neighborhoods with Ample Amenity Space



Discovery and Creation of PLACE

IMPACTS AND EVOLUTION TO MERIDIAN'S DOWNTOWN



Sustainability



Livability



Mobility



Prosperity

WHO WE ARE

DEVELOPMENT TEAM BREAKDOWN



DEVELOPER/
OWNER/
INVESTOR



OPUS DESIGN
BUILD
GENERAL
CONTRACTOR
ARCHITECT/
ENGINEERING OF
RECORD



LAND GROUP
CIVIL
ENGINEERING/
PLANNING/
SURVEYING



GGLO
LANDSCAPE
ARCHITECT
PLACEMAKING



CARDINAL GROUP
MANAGEMENT/
OPERATOR



SPS
PARKING
SOLUTIONS
ENG/ARCH



E & B
INCENTIVE
LEGAL
STRUCTURING

WHY RIVER CADDIS?



Full service
and turn-key
development
team



Extensive
walkable/urban
development
experience



Extensive P3
experience



Collaborative
community
focus



Owners,
managers,
designers,
collaborators



National
experience

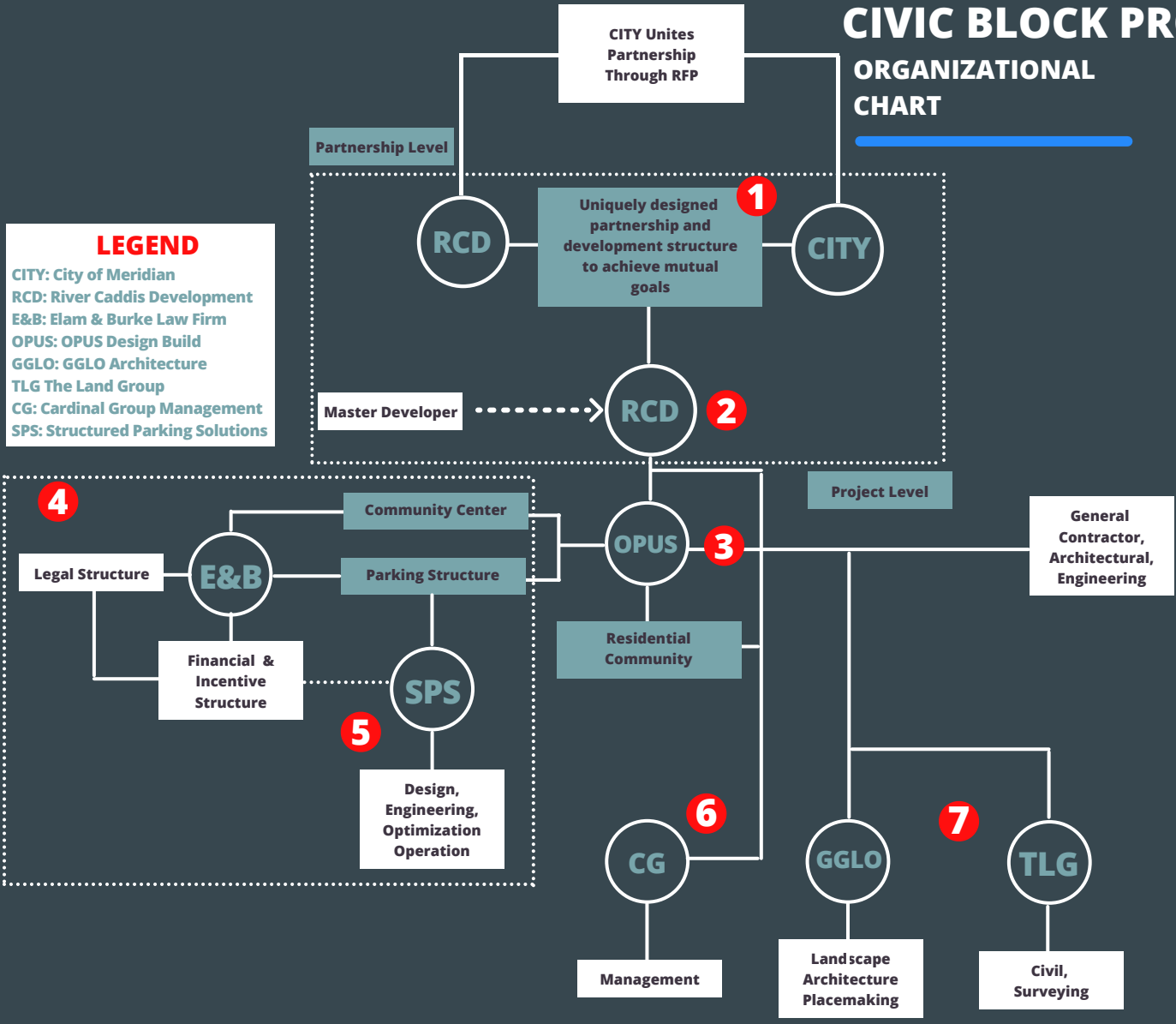


Strong
financial
capabilities
and access to
capital

CIVIC BLOCK PROJECT

ORGANIZATIONAL CHART

LEGEND
 CITY: City of Meridian
 RCD: River Caddis Development
 E&B: Elam & Burke Law Firm
 OPUS: OPUS Design Build
 GGLO: GGLO Architecture
 TLG The Land Group
 CG: Cardinal Group Management
 SPS: Structured Parking Solutions



- 1** Partnership designed between River Caddis and The City of Meridian to approach short-and-long-term goals while coordinating with the vision and mission put forth by the community. We form a transparent relationship between CITY & RCD the goal to who collectively design the program of the project.
- 2** Single-point of contact, a true Master Development partner - integrated, turnkey project specific development solutions.
- 3** OPUS Design Build and River Caddis have formed a strong bond with several successfully completed projects, together forming a uniquely integrated and specialized team with optimization as a key element of their foundation.
- 4** With local guidance and Urban Renewal District experience, E&B will collaborate with the City and RCD to form a mutually beneficial partnership through creative legal structuring.
- 5** SPS, a vertically integrated parking solutions team brings a wealth of knowledge and experience from Public Private Partnerships, to the creation and dedication of financial incentives, to a programmatic approach between institutions, and to design a financially and structurally optimized solution that works for all stakeholders.
- 6** Cardinal Management brings a vertically integrated approach to management and operations that will promote identity and cement this residential community long into the future.
- 7** Public programming and PLACEMAKING is a critical element of this project, and we have a mix of local and national experience with GGLO and the Land Group to assist with creating place within the Downtown.

EXPERIENCE HONEYCOMB

RIVER CADDIS COLLECTIVE TEAM EXPERIENCE



The honeycomb or hexagonal pattern shown above represents that of a beehive. This signifies our teamwork, strength, innovation, symmetry and efficiency. The honeycomb requires less wax to be constructed and gains strength under compression. A key element of River Caddis, our development team and plan.

WHO WE ARE

“

"Being engaged in some way for the good of the community, whatever that community, is a factor in a meaningful life. We long to belong, and belonging and caring anchors our sense of place in the universe."

PATRICIA CHURCHLAND

”

ABOUT THE COLLECTIVE GROUP

The River Caddis collective development team is a carefully curated collection of experienced firms, led by principals who are committed to the creation and innovation of vibrant communities. With complementary skill sets and expertise in real estate development, financing, and operations, the development team is committed to collaborating with all community stakeholders to shape the future of downtown Meridian.

This meticulously selected team was assembled to help fulfill the potential of the Civic Block Project site and to address the needs and aspirations of the City of Meridian. This team consists of industry leaders in developing and operating both mixed-use properties and all varieties of commercial real estate (office, retail, mixed-use, innovative space, headquarter space, public/private infrastructure, social infrastructure, and parking structures). We are experts in development, financing, architecture, specialty construction, energy efficiency, sustainability, community engagement, and asset management. With institutional knowledge and experience, we provide the qualifications needed to successfully partner with the City of Meridian and its local stakeholders and to transform the site into a well-designed and connected tie to the community.

Fundamental to our operating model is collaboration, not just with our self-selected partners, but also with the broader community. Meaningful engagement and two-way communication with public representatives, residents, community leaders, and local institutions is the only way we can deliver our ultimate goal to find the highest and best use to bring this vision to reality in the most economically efficient way possible. We view our response to this RFP as the first step in our commitment to working hand-in-hand with the City of Meridian, DDA, and all community stakeholders to identify and deliver on a plan for the site that enhances the city and achieves its vision and mission.

OUR ESSENCE

MISSION

We are a development firm that collaborates through complex problems to find environmentally-friendly solutions that create financial and social value

VISION

Our commitment to socially-minded development and exceptional craftsmanship is paramount to the River Caddis Development experience. Together, our diverse team shares a common vision of growing and learning to foster the creation of endless possibilities.

COLLABORATION

Through thoughtful and meticulous planning and engagement, River Caddis and its team members work hip to hip with their partners in the creation of value through effective communication and win-win mantra.

BROAD EXPERTISE

We have assembled the best and brightest partners to identify issues, work through them, and create unique solutions. Our master development approach allows us to leverage the specialize experience of our team to bring forth a uniquely designed project by and for the community.

ABOUT THE TEAM



RIVER CADDIS DEVELOPMENT, LLC **LEAD DEVELOPMENT ROLE**

Based in East Lansing, Michigan, River Caddis Development is a premier developer of commercial real estate, having completed development and redevelopment projects in multiple states across multiple industry sectors.

The River Caddis Development team is made up of highly seasoned real estate professionals with backgrounds in development, design, engineering, brokerage, law, financial analysis, operation, and property management. We provide in-depth knowledge and collective experiences that enable us to deliver on a diverse gamut of projects with a unique attention to detail. Our creativity, commitment to collaborative processes and focus on sustainability that are the trademark of River Caddis Development

River Caddis Development is routinely asked to evaluate complex ground-up real estate development opportunities because of our proven track record of deploying creativity, and our ability to navigate from the site selection and approval process to construction completion and stabilized occupancy. The River Caddis Development team is excited to deploy these skills in collaboration with the City of Meridian. River Caddis has experience of market-rate and mixed-income multifamily properties, student housing, retail assets, and commercial spaces which demonstrate that River Caddis Development is truly a well-rounded development partner.

RIVER CADDIS DEVELOPMENT

River Caddis Development founders, stakeholders, and employees remain engaged in every community in which they undertake a development initiative, with the first step often involving coordinating with adjacent users and neighbors to ensure smooth transitions and compatibility of the proposed improvements. In addition, River Caddis Development team members serve as board members, trustees, and volunteers of numerous charities, hospitals, universities, and other non-profits in their quest to make a difference where they live and work.

RIVER CADDIS LEADERSHIP



JOHN MCGRAW-LEAD

Title: Director of Development

Education: BA in Liberal Studies from Grand Valley State University. MBA in Finance from Purdue University.

Specialization: Unique partnership cultivation and development into all real estate development sectors.



KEVIN MCGRAW

Title: President

Education: BS in Business Administration from Central Michigan University. Juris Doctorate from Cooley Law School.

Specialization: Creation and implementation of complex ground up Real Estate development projects



MICHAEL DRIVER

Title: CFO

Education: BA in Accounting from Michigan State University.

Specialization: Creative and complex financial models and structuring.

RIVER CADDIS LEADERSHIP



BILL DEMMER

Title: CEO

Education: BS in Engineering from Michigan State University.

Specialization: Responsible for coordination and implementation of complex business structuring.

JULES ON THIRD. BOISE, IDAHO ADA COUNTY P3

Boise Caddis Apartments, occupies most of a city block in Downtown Boise. The development underway includes both the parking structure and Jules on Third Apartments, which will be located above the parking garage. Upon completion, the parking garage was sold to the County, intended to primarily serve the nearby Ada County Courthouse. This is an example of a Public Private Partnership with Ada County to assist their employees with a place to park in close proximity to their county courthouse.

River Caddis was to provide this turnkey solution to the county through a unique and open partnership approach.

The project development features mixed-use space and 173 apartment units constructed on top of the parking structure. The parking structure will have 400 parking spaces and serve both the residential tenants and Ada County.



SIZE

175 Units



DATE

2021



DEVELOPER

River Caddis
Development



COST

NA



ARCHITECT

OPUS AE



CONTRACTOR

OPUS Design Build

CITY OF MERIDIAN CORRELATION

- County Public Private Partnership
- Market Rate Multi-Family Housing
- Public Open Space and Streetscape enhancements
- Parking Structure
- Mixed Use, urban design
- Place-based design



UNION ON LINCOLN. AMES, IOWA

The site initially consisted of seven properties totaling 1.8 acres, all of which housed a combination of residential dwellings and commercial buildings, including a gas station. The vision was to create a pedestrian-to-campus location and amenity offering directly across the street from top-tier Iowa State University given its steady growth. Located on the prominent Lincoln Way at Sheldon corner and bordered by Hyland, the 6-story project was designed to enhance the vitality of the site. Obstacles included environmental contamination, multiple lot consolidation, and varying grades. An exceptionally well designed and aesthetically pleasing 320,000 square foot, 6-story mixed-use building consisting of 537 beds in a mix of studio, one-, two-, three- and four-bedroom floor plans, and 7,500 square feet of retail space. In addition, 20 boutique hotel rooms are provided to the public catering to professors, future students, parents and professionals visiting the campus. The additional rooms provide ultimate convenience with immediate proximity to campus that no other hotel provides in the area.



SIZE

225 Units



DATE

2018



ROLE

DEVELOPER & Owner



COST

48M



ARCHITECT

OPUS AE



CONTRACTOR

OPUS Design Build









CITY OF MERIDIAN CORRELATION

- P3 creative financing structure
- Multi-Family
- Retail/hospitality
- Parking Structure
- Mixed Use urban site

EAST END. MIDLAND, MICHIGAN

River Caddis Development and the Gillespie Group were selected by community stakeholders to plan, design, construct and manage a “live/work/play” environment in downtown Midland, Michigan. River Caddis and Gillespie Group formed Midland Downtown Partners, LLC, which collectively designed a multi-phase redevelopment project which includes retail, professional office, and medical clinic/office, appropriately labeled “East End.” This 224,000 square foot mixed-use building is complete with office, medical, and retail users on the ground floor (restaurants, medical clinic, retail banking), and the upper three floors are comprised of professional offices. East End delivers a “Sense of Place” by tying the formerly underutilized north area to the existing downtown, creating vibrancy. This vibrancy was created by numerous aspects, including: a walkable Community; a flexible retail space; convenient parking for retailers; pedestrian circulation, coordinated with the Great Lake Loons Stadium; mix of commercial and non-commercial activity; and a casual social interaction areas.



-  **SIZE**
224,000 SF
-  **DATE**
2014
-  **ROLE**
DEVELOPER & Owner
-  **COST**
52M
-  **ARCHITECT**
Neumann Smith
-  **CONTRACTOR**
Spence Brothers

CITY OF MERIDIAN CORRELATION

- Environmental Contamination
- Public Private Partnership
- Office
- Retail
- Health Care
- R & D
- Mixed Use
- LEED GOLD

ABOUT THE TEAM



OPUS DESIGN BUILD

the Opus Group® is a family of commercial real estate development, construction and design companies headquartered in Minneapolis with offices and projects across the country. OPUS was built from rich history and tradition of earlier companies, dating back to 1953. Together, these companies have completed in excess of 2,900 projects totaling more than 290 million square feet.

The Opus Group includes Opus Holding, L.L.C. and its operating subsidiaries:

- Opus Development Company, L.L.C.
- Opus Design Build, L.L.C.
- Opus AE Group, L.L.C.

Opus Holding and its subsidiaries currently employ a total of 254 associates. The breakdown of headcount is: 31 in Opus AE Group, L.L.C.; 109 in Opus Design Build L.L.C.; 43 in Opus Development Company, L.L.C.; and 71 in Opus Holding, L.L.C.

They operate as a multidisciplinary team with expertise in development, capital markets and finance; project management and construction; and architecture, engineering and interior design. With their unique one-team approach from project inception through completion, their integrated design-build model has proven results in providing both time and budget efficiencies. Opus Design Build, L.L.C. has extensive experience in collaborating with community stakeholders and constructing dynamic urban living environments. This experience includes constructing residential towers above parking structures or retail spaces.

OPUS GROUP APPROACH

LISTEN and understand the client's culture & philosophy.

DESIGN spaces that leave a lasting impression.

CREATE opportunities to bring people & place together.

OPUS FOCUS
SUSTAINABILITY
STEWARDSHIP
SAFETY
DIVERSITY
CREATIVITY
VALUE
CERTAINTY

OPUS GROUP LEADERSHIP - GC



JEFF SMITH - LEAD

Title: Vice President

Education: BS in Construction Engineering from Iowa State University. Professional Engineer, MN.

Specialization: Responsible for all construction related activities and manages large, complex projects through design, construction and activation.



NOAH BRENNECKE

Title: Senior Project Manager

Education: University of Illinois Chicago

Specialization: Responsible for delivery of fully integrated design-build construction processes. This begins at the visioning stage through project activation and beyond.



GEORGE PARRINO

Title: Senior Project Manager

Education: BS in Civil Engineering from University of Wisconsin - Madison.

Specialization: Leads project teams of architects, engineers and sub contractors to deliver fully integrated design-build services.

OPUS GROUP LEADERSHIP - AE



STEVE KOVALIK

Title: Vice President - Architecture

Education: BS of environmental Science from North Dakota State University. Bachelor of Architecture from North Dakota State University.

Specialization: Responsible for all design-build disciplines during the design documentation process.



JAY FOURNIEA-LEAD

Title: Director - Architecture

Education: BS in Architecture from University of Minnesota. Master of Architecture from University of Colorado.

Specialization: Oversees the design phase document production across all regions and sectors.



JENNIFER KOEHLER

Title: Vice President - Interior Design

Education: BA Interior Design University of Wisconsin - Stout.

Specialization: Responsible for directing the interior design department nationwide.

OPUS GROUP LEADERSHIP -AE



JOHN LEWIS

Title: Vice PResident - Engineering

Education: BS in Civil Engineering from Marquette University.

Specialization: Responsible for managing structural engineering department nationwide.

WESTLEY ON BROADWAY. KANSAS CITY, MISSOURI

Westley on Broadway is a mixed-use project with 256 (254 units and two guest suites) luxury apartment units and 10,000 square feet of retail, built on 1.71 acres located in the Westport neighborhood of Kansas City, Mo. The development consists of five levels of apartments over ground floor retail, with two levels of below grade parking.

The project has a mix of junior studio, studio, alcove, one bedroom and two bedroom unit types. Units feature luxury interior finishes, including nine-foot ceiling heights, granite countertops, designer backsplash, upgraded vinyl plank flooring, designer lighting packages, deep bathtubs, premium vanity finishes, over-sized windows, stainless-steel appliances and unitized stackable washers and dryers.

Amenities include state-of-the-art fitness center, fitness-on-demand, roof-level amenity terrace overlooking the heart of Westport, club room, plus a larger, lower level amenity terrace overlooking Broadway Rd. that includes a pool, fire pits, lounge areas and grilling and dining. Other amenities include conference rooms and co-working vestibules, concierge desk during workdays, two guest suites, a dog wash, secure bike storage, secure resident storage and secure underground parking.



SIZE

256 Units



DATE

2020



ROLE

Design Build Co.



SIZE

359,000 SF



ARCHITECT

OPUS AE



CONTRACTOR

OPUS Design Build



VARIANT APARTMENTS. MINNEAPOLIS, MINNESOTA

Bounding with activity, the North Loop on downtown Minneapolis' north side is one of the most popular spots in the Midwest. Amidst tastefully restored warehouses, lively breweries and chic boutiques, the North Loop offers a dynamic food, shopping and entertainment scene, qualifying it to make Fodor Travel's 2016 Go List as one of the top 25 destinations to visit in the world. Variant, a first-class, mixed-use apartment and retail development is in the heart of the neighborhood. The six-story building features 144 luxury apartments atop 14,000 square feet of vibrant ground-level retail space. There are a variety of layouts including micro units, studio, alcove, convertible, one- and two-bedroom spaces.

Tenants enjoy an abundance of high-end amenities including concierge services, a fitness center, an activated lobby, pool deck, the largest pool in the North Loop and a gas fireplace. With picturesque views of downtown Minneapolis, a sixth-floor rooftop terrace includes cabanas and grilling area, outdoor bar and fire pits. The pet-friendly residence also includes two levels of underground parking, bike storage and a dog wash.



SIZE

144 Units



DATE

2017



ROLE

Design Build Co.



SF

199,000



ARCHITECT

OPUS AE



CONTRACTOR

OPUS



SIZE

286,000



DATE

2014



ROLE

Design Build Co



SIZE

154 Units



ARCHITECT

OPUS AE



CONTRACTOR

OPUS

THE MAVEN ON BROADWAY. ROCHESTER, MINNESOTA

Opus partnered with Titan Development & Investments on a new multifamily mixed-used project in downtown Rochester. It is the first of its kind in this prosperous, growing city in southeastern Minnesota. Located in a desirable area between South Broadway and First Avenue, it is within walking distance of Mayo Clinic's main campus, as well as shopping and restaurants in the core of Rochester.

The six-story building includes 154 residential units and 9,000 square feet of ground-level retail space. Units feature high-end finishes throughout and include studios up to penthouse units and furnished units.

Residents enjoy a variety of upscale amenities in a modern urban setting, including a gallery entryway, a community room with a bar, an outdoor rooftop deck with a fire pit and barbecue area, a swimming pool, a workout facility, bicycle storage room, dog wash and ample storage areas for residents' belongings.





CEYLON LUXURY APARTMENTS. CLAYTON, MISSOURI

Ceylon Luxury Apartments is a Class A, urban core, multifamily development located in the heart of St. Louis' most prestigious submarket, Clayton, Mo. Located square Lyon restaurant row in the central business district with a Walk Score of 93, residents enjoy a lifestyle of convenience and walkability to entertainment, work, Shaw Park and transit.

The six-story building contains 120 units, 13,297 square feet of street level retail and 175 parking stalls. Ceylon offers residents a variety of layouts including studio, alcove, one- and two-bedroom units. All units include high-end modern finishes, including stainless steel appliances, quartz countertops with tile backsplash, expansive windows, private balconies and large closets.

Luxury amenities include a state-of-the-art fitness room with Fitness On Demand™, club and game room, commercial grade kitchen for entertaining, storage lockers, secure bike storage, professional management and two amenity decks for residents - the East amenity deck, overlooking restaurant row on Central Ave., and an interior courtyard, offering a serene space for residents to gather.



SIZE

120 Units



DATE

2017



ROLE

Design-Build



PARKING

175 Stalls



ARCHITECT

OPUS AE



CONTRACTOR

OPUS



SIZE

191 Units



DATE

2017



ROLE

Design Build Co.



RETAIL

11,500 SF



ARCHITECT

OPUS AE



CONTRACTOR

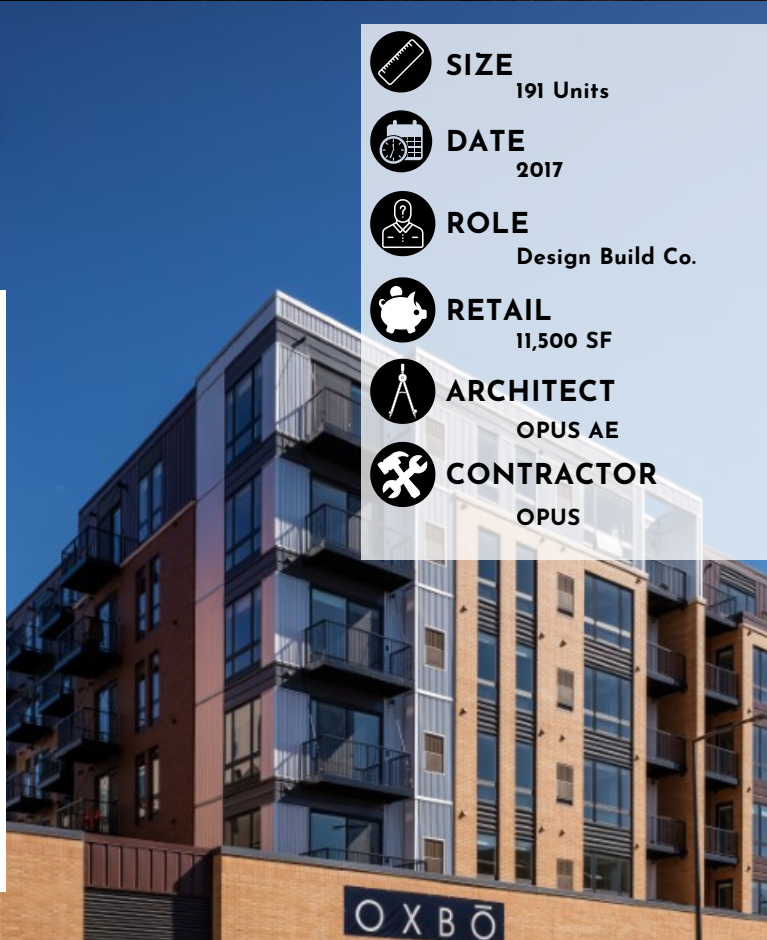
OPUS

OXBO. ST. PAUL, MINNESOTA

Oxbo is located on West 7th at Chestnut Street in St. Paul's emerging downtown neighborhood, which has been revived with new restaurants, retail, light rail transit and a new St. Paul Saint's Stadium in 2015.

Oxbo includes 191 new residential units - a combination of studio, one- and two-bedroom apartments and three- bedroom, townhouse-style residences, plus 11,500 square feet of commercial space made up of two restaurant tenants: New Bohemia Wurst and Bierhaus and Seventh Street Truck Park.

The luxury building also features such high-end amenities as a fitness room, club room with a Speakeasy whiskey lounge, outdoor courtyard featuring a pool, hot tub, fire pit and grill areas and a roof-level patio with river views



ABOUT THE TEAM



GGLO

Founded in 1986, GGLO is a 120+ person firm of architecture, landscape architecture, interior design, and urban design professionals with offices in Boise, Los Angeles, and Seattle. GGLO focuses on mixed use projects with a combination of housing (market-rate, affordable, active adult senior, and student), retail, hospitality, and office environments. Their deep experience in multifamily mixed-use design is married to their commitment to environmental sustainability, their sensitivity to context, and their ability to design in extraordinary ways even in ordinary circumstances. They bring innovative ideas and new approaches to solving design problems. Over their 35-year history, they have become a leader in creating holistic, mixed use properties domestically and internationally. They look at projects from the inside out and from the outside in, incorporating disciplines, uses, and stakeholders to achieve design solutions.

These solutions shape their contemporary culture and make places in which people can fully experience community, well-being, and beauty. They are known for their ability to thoughtfully orchestrate transitional spaces among various uses in ways that make spaces feel good as you move through them. Their approach has garnered compliments from end users, led to successful projects for their clients, and helped to foster communities wherever their projects are located. To tailor solutions to each individual design problem in creative ways, they bring together the best minds and approaches from across disciplines and skills to craft a holistic story. Each discipline brings their best ideas and provokes new ways of looking at problems, and distilling ideas to be their best. Regular design reviews with the firm leadership guides the evolution and maintains the ethos of the practice throughout. They seek to advance a vision of clarity and generosity to the world.

GGLO believes in the design of authentic, beautiful landscapes within our cities. We design urban spaces that bring people together, and connect them to the primal beauty and restorative qualities of nature. This intrinsic connection brings joy to people, builds empathy for nature, and fosters environmental stewardship. Our responsive landscapes distill the contextual, social, and experiential essence of places for the people that inhabit them. Through iterative manipulation and intense layering, we seek to amplify inherent stories, culture, and beauty to create highly crafted landscapes.

GGLO LEADERSHIP



MARK SINDELL-LEAD

Title: Principal, Landscape Architect

Education: Bachelor of Landscape Architecture from Washington State University

Specialization: Landscape Architecture, Urban Design and Place Making in Treasure Valley and Mountain West. Public - Private Partnerships.



TIM SLAZINIK

Title: Associate, Landscape Architecture

Education: Bachelor of Landscape Architecture from University of Illinois

Specialization: Design and Delivery of Place-Based Civic Projects, Public Space Programming.

INDIAN CREEK PLAZA. CALDWELL, ID

Caldwell, Idaho was once a town people drove through on the way to wine country. In 2013, city planners set out to create a downtown that is full of life and activity. During a comprehensive process interviewing residents on ways to improve the city, one key theme arose—to transform downtown and create a destination. The resulting Indian Creek Plaza does just this, creating a “living room” where residents and visitors alike feel welcome to gather, relax, and play.

The Plaza is organized around the guiding theme of Palimpsest, layering the past with the future. The site is carefully designed to honor the rich history of downtown Caldwell, showcasing the architectural and agricultural significance of the area. Design of the Plaza provides space for year-round activities that draw visitors including concerts and farmers market in warmer months and an ice-skating ribbon surrounded by fire pits and seating in the winter.

Indian Creek Plaza has served as a strong catalyst for revitalization of the Downtown region, directly inspiring the creation of new businesses and establishing a destination at the heart of Caldwell. Expectations for the number of visitors and the business it would bring to the community have been consistently surpassed, such that Indian Creek Plaza is now considered a rousing success and a popular family destination

**SIZE**

27,000 sf

**DATE**

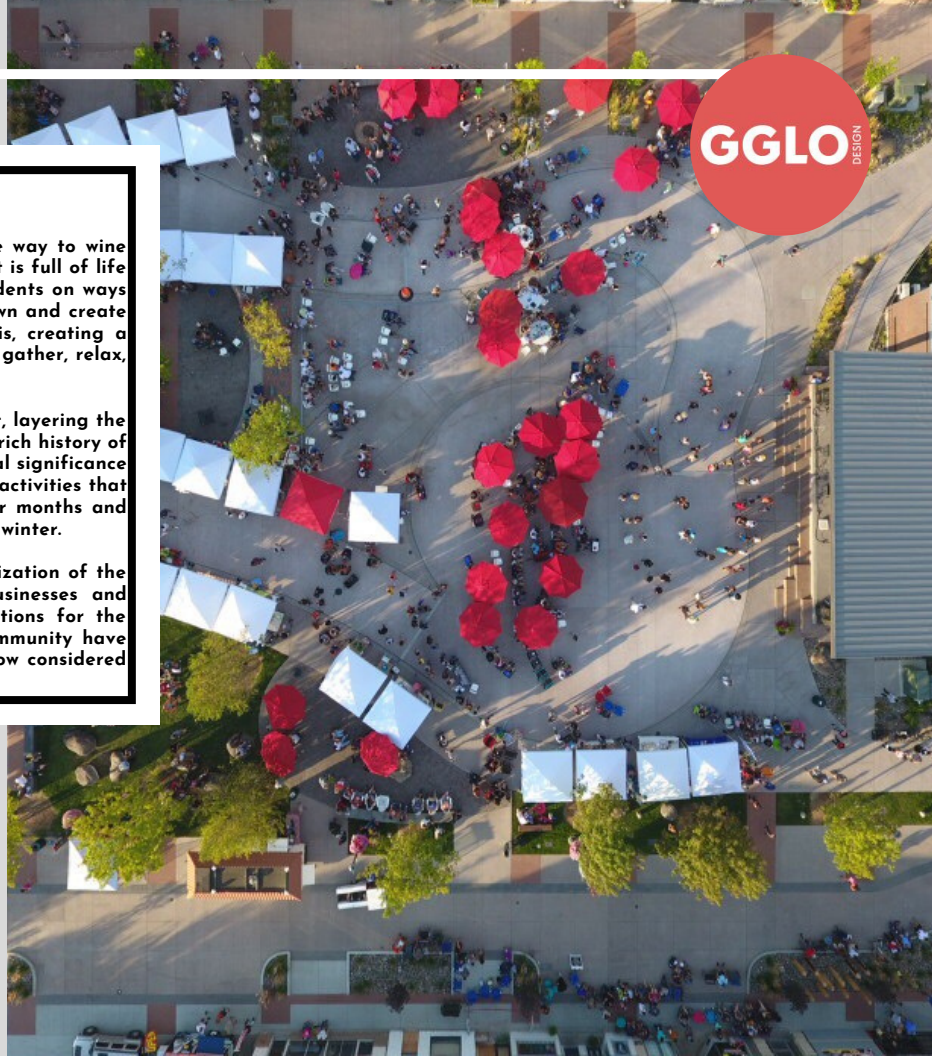
2018

**ROLE**

Landscape Architect

**COST**

\$6.5M

**CONTRACTOR**McAlvain
Companies, Inc**SIZE**

1 Acre

**DATE**

2018

**ROLE**

Landscape Architect

**COST**

\$3.5M

**CONTRACTOR**McAlvain
Companies, Inc**BOISE CITY PLAZA. BOISE, ID**

The city of Boise, Idaho has undergone rapid transformation over the past several years through an ambitious initiative to become the “most livable city in the country.” When it became clear that the existing city hall and plaza did not align with the overall goals for the city’s development, the city partnered with GGLO to design a solution that signals a vibrant, livable future for Boise.

The design team combined the feedback about hopes for the vision of the new Civic Square with their own expertise and created a concept plan for a communal space that demonstrates a commitment to sustainability and promotes healthy living through active design.

An elevated event plaza, broad sitting steps, and an artfully designed civic lawn promote community gathering and daily use. An interactive water feature, integrated lighting, and natural landscaping create a welcoming and beautiful space that encourages use and supports physical distancing when needed. A series of metal sculptures cast shadows on the surroundings that resemble sunlight dancing through the filter of tree leaves.

The new Civic Square welcomes visitors into Boise City Hall and provides an artful and accessible space that supports both transit and gathering.



ABOUT THE TEAM



THE LAND GROUP

The Land Group, Inc. was founded in 1988 and since then has built its reputation on providing technically sound and cost-effective services that add value while meeting the individual needs of each project. The Land Group has grown into a multi-disciplinary firm where the critical focus remains on working together across disciplines as a cohesive team. We provide a full range of services in landscape architecture, civil engineering, land surveying, and planning.

They believe that achieving our clients' project vision requires full utilization of their talented team's creative and technical resources. By working in collaboration with our clients, they strive to create a unified vision for each project and then apply all necessary resources to assure its successful execution. In doing so, we create sustainable built environments that blend progress and preservation to achieve the highest quality design and advance their region.

Their unique mix of professionals enables The Land Group to provide a full range of services for projects of all types and sizes. The team's varied experience and talents are complemented by their professionalism and enthusiasm for creating successful developments. Our staff is familiar with projects ranging from small commercial pad development to large, multi-hundred acre, commercial, recreational and residential master planned developments.

Philosophy

- Achieve Vision - We aim to achieve vision by listening closely to our clients to effectively execute their vision in ways that are resilient and sustainable through fiscal, environmental, and social responsibility.
- Create Community - We work to create community in our office, within the teams we assemble and in the places we conceive.
- Enrich Outcomes - At TLG, our team of integrated design professionals strives to enrich outcomes through our continued effort to be on the cutting edge of methods and technologies, encouraging our clients to embrace better futures and improved outcomes.

LAND GROUP LEADERSHIP



JASON DENSMER

Title: Principal, Civil Engineer

Education: BS Engineering with Civil Specialty,
Colorado School of Mines

Specialization: Land development, residential and
public works projects



MIKE FEMENIA

Title: Professional Land Surveyor

Education: AS Land Surveying, Sierra College

Specialization: Land and boundary surveying



THE GIBSON, BOISE, ID

Located in the Old Boise Historical District, the 5th & Idaho project is a 100,000-square foot, five story mixed-use building that includes 81 apartments from studios to two bedrooms. The project includes six ground level loft style town homes with private terraces, as well as 2,700-square feet of retail space.

The building boasts exclusive apartment amenities which include an urban pocket park, a tenant common living room connected to an outdoor space via a glass overhead door, tenant package room, bike storage and wash, dog wash and run, and 66 indoor parking spaces. The building also includes a fifth-floor common outdoor space equipped with a fire pit, outdoor kitchen and dining area that showcases great city and foothills views.



SIZE

100,000 sf



DATE

2018



ROLE

Civil Engineering



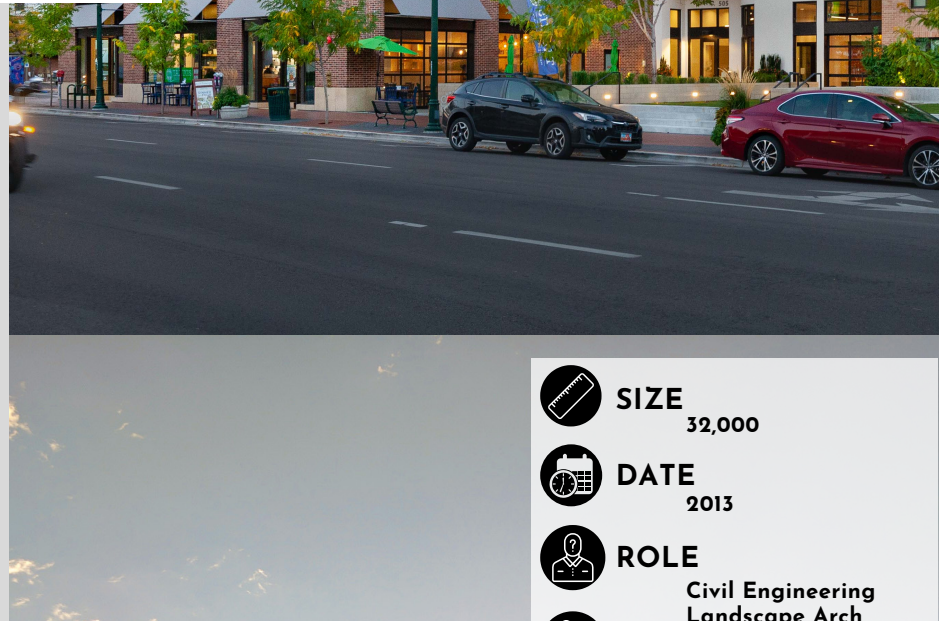
COST

NA



CONTRACTOR

ESI Construction



SIZE

32,000



DATE

2013



ROLE

Civil Engineering
Landscape Arch



COST

NA



ARCHITECT

Erstad Architects

COMPASS VRT, MERIDIAN, ID

The TLG team also provided survey and site planning for the Community Planning Association of Southwest Idaho (COMPASS) and Valley Regional Transit (VRT) office. Design elements included parking area in accordance with City of Meridian requirements, bus bays in coordination with VRT, site landscape, plaza, and other areas. The civil team confirmed utility availability and connection requirements with each associated utility provider, coordinated frontage improvements with ACHD, and developed conceptual utility routing, drainage locations, and conducted site grading. Agency coordination included preparing the license agreement with ACHD for non-typical improvements in the right-of-way associated with the bus bays and other transit-center oriented work. TLG also provided bid assistance, construction administration, and prepared the forms, reports and other documentation associated with submittal for and achieving LEED Silver certification.



ABOUT THE TEAM



Elam & Burke PA

A legal pioneer in Idaho since 1928, Elam & Burke is the preeminent local firm for public-private partnerships in urban renewal development.

Elam & Burke attorneys provide leadership and team building in urban development projects across the State of Idaho and maintain extensive experience in all aspects of real estate development.

Elam & Burke has stood the test of time to become a regional legal force. Then and now, their reputation is one of excellence and efficacy. Their historical roots allow them to branch wide in their practice areas, led by a specialized team of multi-generational attorneys. They establish lasting partnerships with their clients, so they can be relied on us over the long term.

Located in the legal hub of downtown Boise, Elam & Burke combines history, skill, and reputation.

Elam & Burke, P.A., respects, values and celebrates the unique attributes, characteristics and perspectives that make each person who they are. They believe that their strength lies in their diversity among the broad range of people, businesses and organizations we represent. They consider diversity and inclusion a driver of institutional excellence and seek out diversity of participation, thought and action. It is their aim, therefore, that their employees, owners and clients reflect and embrace these core values.

Megan S. Conrad Representation

Meghan S. Conrad's practice focuses on local economic development with extensive representation to urban renewal agencies throughout the state on issues including structuring of private-public partnerships, government contracts, tax increment financing, litigation, appeals and governmental relations. Ms. Conrad has had the opportunity to speak at numerous conferences on the topic of urban renewal. In 2014 and 2017, Ms. Conrad was recognized by the Idaho Business Review as a Leader in Law. She is the former Chair of the University of Idaho College of Law Advisory Council and is a member of State Law Resources, Inc.

ELAM & BURKE LEADERSHIP



MEGAN S. CONRAD-LEAD

Title: Shareholder

Education: BA in International Relations and French from Colgate University; JD University of Idaho College of Law.

Specialization: Advising urban renewal districts in all aspects of eligibility, new plans, taxing districts, tax increment planning, management, reimbursements, and plan terminations.



AMANDA K. SHAUS

Title: Of Counsel

Education: BA in Political Science and Philosophy from the University of Kansas; JD from Southern Methodist University Dedman School of Law.

Specialization: All aspects of real estate development - Due diligence, acquisitions, development agreements, covenants, construction, leasing, property, and dispositions.

ABOUT THE TEAM



Structured Parking Solutions

SPS specializes in the design of parking garages for municipalities, hospitals, universities, and private sector clients. The SPS core philosophy includes dedication to providing innovative, efficient, functional, and practical parking design/development through layout efficiency and structural design cost effectiveness. SPS begins this process at the design stage through team cooperation led by parking design experts and application of an Owner's perspective. SPS also applies their experience obtained on over 350 parking structures designed/developed by our principals.

This level of dedication and experience follows from design into construction as SPS professionals oversee all development activities, assuring their clients of a seamless, successful process. Their innovative approach affords their designs to seek out-of-the box solutions to complicated programming requirements. Their clients are fully involved throughout the design process including their innovative process of using BIM (computerized visual modeling) technology to model our projects.

This innovative approach saves each structure money and time to delivery while improving garage efficiencies and reducing errors. SPS team members are leaders in the concrete precast industry which assures their clients they receive the most technologically advanced consultation and design efforts available. Their staff helped to write the Precast Concrete Institute (PCI) manual for precast concrete structure maintenance.

SPS manages its' own properties and has a diverse parking, office, retail, and multifamily tenant list that includes the federal government, state government, county government, health care, private sector, and many types of professionals for approximately 700,000 SF of occupied use space plus parking venues. SPS and its ownership have developed and manage numerous properties for the GSA. Some of the agencies have included the Social Security Administration, the IRS, the Federal Probation Office, ICE, Veterans Administration, and the Customs and Border Protection Agency. Additionally, SPS is currently developing garages in Palmetto Bay FL, Hollywood FL, Miami Beach, FL, Charleston SC, St. Louis MO, Altamonte Springs FL, and many other locations.

STRUCTURED PARKING SOLUTIONS LEADERSHIP



GREG DARDEN-LEAD

Title: Director of Business Development

Education: Commercial construction and development

Specialization: Lead representative overseeing Coordination and development initiatives.



JORDAN WATKINS

Title: Lead Engineer

Education: Bachelor of Civil Engineering

Specialization: Structural design, detailing, and project management of precast/prestressed concrete solutions.



LARRY ADAMS

Title: Lead Architect

Education: Bachelor of Architecture

Specialization: Master planning, design and project management for multiple real estate sectors.



ROPER ST. ST FRANCIS PARKING GARAGE, CHARLESTON, SC

The project consists of an eight-level precast concrete parking garage with a total capacity of 893 spaces. There were several unique specific design and construction issues associated with this project. Charleston, SC is not only a unique and unusual design environment due to the historic significance of the City and its design review process, it also is a City developed on a substantial amount of borrowed earth fill covering former marsh lands with a high tidal influenced water table and one of the most severe seismic zones in the country. Our project had to maneuver through the rigorous design review process with the City assisted by the local design firm LS3P, who was one of the many local design consultants utilized on our team. This project was developed on an existing site utilized as surface parking for the hospital and a multistory medical office building (MOB). The new garage was designed in an "L" shape to wrap around two sides of the existing MOB and to butt up against an existing parking structure on campus, which allowed it to achieve the greatest yield of additional parking spaces. There were many building and fire code issues dealt with in the design process due to the infill nature of this new structure, including building separation issues and preserving exterior window openings, expansion joints, pedestrian bridges and street front aesthetics.



SIZE

893 Spaces



DATE

2019



ROLE

Architect
Interior Design
Project Management
Engineering
Construction
Management



COST

\$22M



HILLMAN ST. PARKING GARAGE, ANNAPOLIS, MD

Structured Parking Solutions (SPS) began discussions with the City of Annapolis Maryland in early 2019 with discussions on how their downtown garage (Hillman garage) could be redeveloped because its age had begun to create structural concerns. SPS provided options to the city to pay for the replacement of the Hillman garage through a financing solution known as a concession agreement (concession). During the discussions with Annapolis, SPS identified the possible value of an Annapolis parking concession could pay for a new garage and potentially other projects. As a result, the city placed a solicitation seeking teams to present their interests and abilities to creatively replace the Hillman garage, provide creative financing options, and to consider addressing the cities issues related to flooding within their downtown district within the City Dock area (its waterfront district). Provident Resources Group (PRG) and Structured Parking Solutions (SPS) worked in unison to develop a team of participating companies to answer the city's requests. The PRG and SPS team, along with its participating team members evaluated all options and proposed to the city a parking concession opportunity. The concession was anticipated to provide the city upwards of \$77MM dollars which would be used to pay for a new Hillman garage with the remaining funds going towards costs to mitigate the city's flood concerns downtown.



CONCEPT PLAN

“

To accomplish great things, we must not only act, but also dream; not only plan, but also believe.

ANATOLE FRANCE

”

PROJECT INFORMATION

PROJECT DESCRIPTION

We are proposing a circular or iterative process - where collaboration meets partnership innovation. River Caddis and its team will work with the City of Meridian and its stakeholders to achieve some of its long and short-term objectives as listed below. Our project will include 173 luxury apartments units, including 10% workforce housing units, 414 public and private parking stalls, the redevelopment of a 20,000 square foot community center, activated public and private amenity spaces, and an iconic design. Our team leaders will work through public engagement to ensure the asset delivered brings pride to the community and holds the test of time. This project is only achieved when the public and the private come together to leverage their resources and expertise across sectors.

PROJECT OBJECTIVES

- Solution to much needed parking through public private partnership.
- Integrating a 20,000 square foot community center.
- Thoughtful creation of place through public and private amenities.
- Support and creation of downtown identity with iconic architecture.
- Activation of city streets surrounding the development.
- Financial and design solution to the relocation of the water main to 3rd street.
- Providing diversity in housing types and price points in downtown Meridian.
- Design that creates family-friendly, healthy, and engaging places that is respectful of the neighborhood and nearby developments.
- Long-term economic stimulation of downtown Meridian.

ARCHITECTUAL NARRATIVE

DOWNTOWN VITALITY

The primary goal of the development is to provide a level of vitality that such a prominent downtown site deserves. What is currently a non-revenue generating asset will be remade into a vibrant Community Center and Mixed-use development. The development of this site provides a unique opportunity to reinforce the City of Meridian's long-term plan to enhance the public pedestrian realm especially along Broadway with its connection to City Hall and The Festival Street (2nd Street) between Broadway and Idaho. Enhancing the vibrancy of this site will contribute to the liveliness of Meridian as a whole, strengthen Meridian's historic community and character, and promote distinct, engaging places. A mix of residential, amenity, community and off-street parking uses will attract more activity to the site at all hours. A signature architectural and landscape design solution based on time-honored urban design principals will create a welcoming public environment that will encourage people to live, stay and recreate downtown.

MIX OF USES

A diverse mix of uses will foster an active streetscape during the day and evening. As requested by the proposal requirements, and the need for strategic growth, the majority of the development's area on levels 1 through 4 will be dedicated to 414 stalls in an open parking structure, specifically designed with street level interest. 20,000 SF of dedicated community center space will line the first 2-stories of the street level façade of the garage at Broadway wrapping the corner of 3rd Street. This 20,000 SF of community center space will cater to the visitors, community organizations, residents and employees of local offices and institutions. Architecturally integrated living wall panels with live plantings will provide a soft, playful cover of the garage as it is outwardly expressed to the public realm while also providing visual interest and vertical plane breaks to meet architectural design standards. A two-story active front door volume to the apartment lobby, amenities and leasing center are located at the hard corner of Idaho and 2nd Street also lining the garage activating these frontages. Promotion of street level pedestrian activity is accomplished thoughtfully in response to context. For example, the front door of the apartments opens and enhances The Festival Street activity and the Community Center reinforces Broadway with its connection to City Hall and downtown as it opens and activates that frontage. The proposed architectural design is cohesive and has been meticulously curated to align with the intent of the Meridian Architectural Standards of non-residential structures. High quality, durable building materials are proposed throughout the design providing a long lasting finish with a timeless aesthetic.

The project includes a total of 174 highly amenitized and diverse range of apartment units at a variety of price points, in a 4-story structure placed atop the public/private use parking structure. The lobby of the residential use is located in a prominent location at the corner of Idaho and 2nd Street, enhanced by iconic architecture, and recessed glass systems creating outward publically accessible benches built into the architecture reinforcing an attractive pedestrian environment and its daily and festival uses. Access to the parking garage is provided on Idaho, keeping Broadway and 2nd Street

ARCHITECTUAL NARRATIVE CONT.

free of curb cuts associated with the proposed design. Apartment flats and amenities are located above the lobby and first story above the parking garage will deliver shared resident amenity spaces, including attractively landscaped outdoor decks, grilling areas, pool, conversational seating and fire pits that will provide stunning views of downtown Meridian, sunsets, City Hall and the mountains. Apartments will range in size, catering to a multi-generational group of residents including young professionals, millennials, existing Meridian residents and empty nesters who love Meridian but are looking to downsize and not leave the City. We expect all residents to be in search of a full-service lifestyle residence in the Meridian market, which the proposed project will cater toward. Affordability is a concern across the country with any new housing. A goal of this proposed project is to include up to 10% of the units dedicated to workforce housing, with rents in the range of 80-120% AMI.

The 20,000 SF dedicated community space in plan is intentionally left open as a “white box” for the City, City stakeholders and the development/design team to collaborate on what is the highest and best use for the community. In an effort to create a premier, evolving, livable, vibrant and connected community we understand the Community Center is an important feature. The Community Center has an iconic and definitive façade design along Broadway identifying its value and longevity to the community. An architectural arcade along the street and elevated entry provides a formal procession into this shared community space taking design inspiration from historical design features found throughout communities thriving where old meets new. The Community Center streetscape design also proposes the elimination of a few parallel on-street parking stalls along Broadway for the community benefits below:

- A narrowed roadway section helps to provide traffic calming and a safer environment for pedestrian rich, active spaces.
- A large public realm welcome plaza to the Community Center provides space for pre-function gathering outdoors and thoughtful integration into the sidewalk maximizes hardscape utilization in the City.
- A formal defined entry to the Community Center is easily identifiable to users arriving in a multi-modal fashion.
- Potential for drop-off on Broadway during high-profile events.

COLLABRATIVE DESIGN PROCESS

To redevelop a site of this size inherently has both opportunities and challenges. For example, one challenge is the Hunter Lateral running through the center of the site. Our team of experts will work with City staff and engineers to execute a long-term design solution that will relocate the lateral into 3rd Street to provide a “clean” site to develop. Opportunities abound with collaboration of the design team and City stakeholders for the Community and garage. We want to be good neighbors and we know a project like this influences all those immediately surrounding the site. We plan to work closely with Unbound and Compass VRT as the project will have an impact to their operations and routines. The replacement of the existing park will be part of our collaborative process and will utilize our public engagement process and work sessions with the City to find a comparable site in replacement. We want to make the connections, design solutions and long-term plan for the block redevelopment to include their interests and support their long-term goals as best we can. Finally, there is both challenges and opportunities with regards to parking. While the project is delivering more parking than the minimums requested in the RFP there is also opportunity to balance on-street parking. Our team is committed to partnering with City staff and engineers that delivers the most on-street stalls balanced with the programmatic site changes and design standards the City and the proposed project are looking to create.

ARCHITECTUAL NARRATIVE CONT.

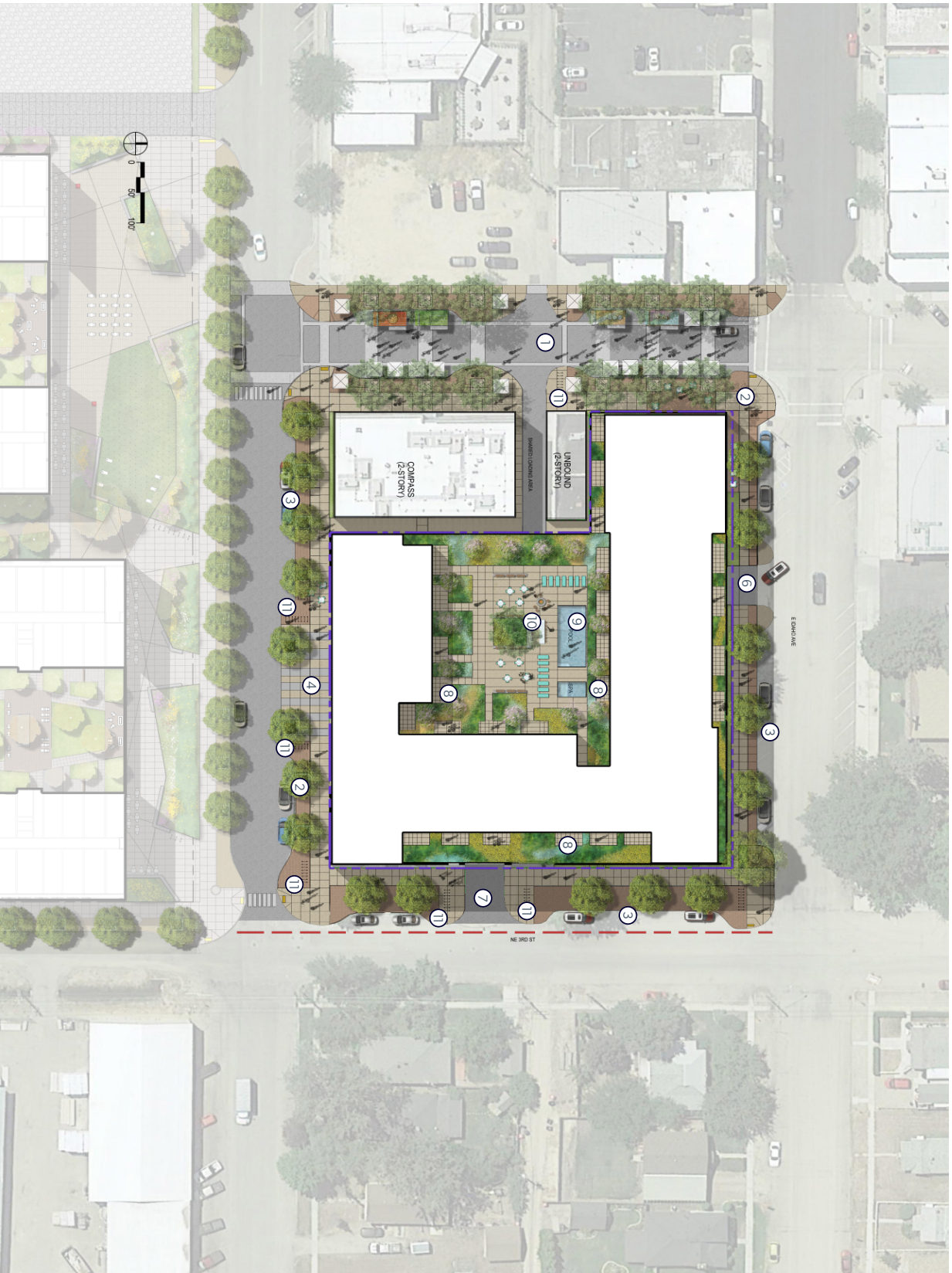
PEDESTRIAN ORIENTED ENVIRONMENT

Contextual architecture and landscape design based on long-standing urban design principles will create a welcoming public environment that will attract pedestrian activity and encourage residents to go out and enjoy the city. In addition to increasing the energy on site, key design features will foster the goal of revitalizing an overwhelmingly auto-oriented environment:

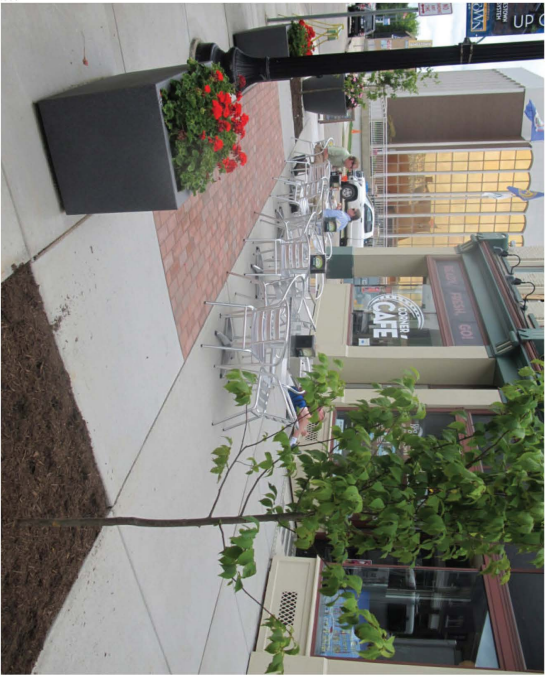
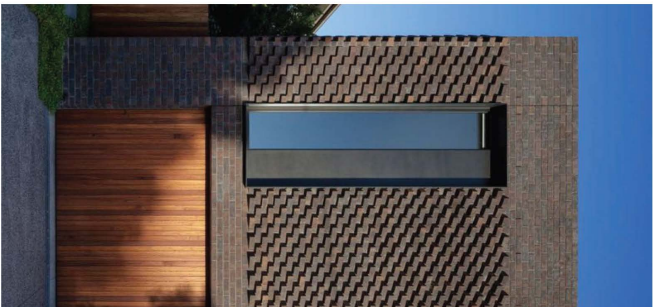
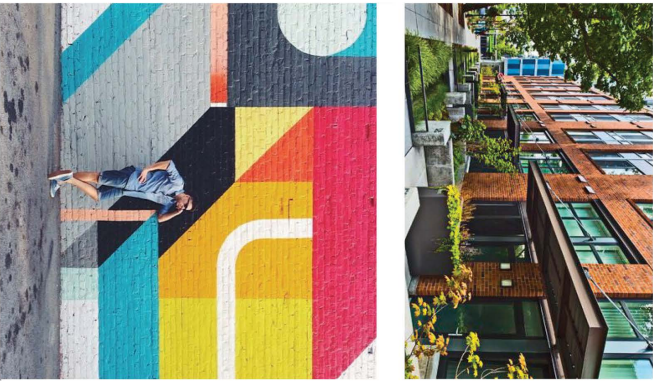
- The building massing responds to the context with City stakeholder design visions of an urban, street wall solution, attractively landscaped in the public realm.
- The perimeter of the site is lined in multiple locations with attractive, iconic architecture and active uses, in ways that respond to the specific context of each particular street such as The Festival Street and Broadway where higher energy and desired activity.
- Attractive outdoor spaces are provided adjacent to the lobbies of both the residential and community center uses.
- Recessed window boxes provide architectural visual interest as well as built in public benching along the sidewalks at the lobby and Community Center facades.
- The amount of curb cuts are minimized, and no curb cuts associated with the project are located on Broadway or The Festival Street.
- The pedestrian-oriented fabric of Broadway and 2nd Street will be enhanced to facilitate the connection to the larger commercial downtown core and City Hall.
- An abundance of bicycle parking is to be located throughout the site to encourage a multi-modal user experience with 50 stalls to be provided on site publicly available and 75 enclosed and secured private stalls inside the structure. A total of 125 bike stalls will deliver well above bike parking standards.

LONG TERM VISION AND OPPORTUNITY

We are excited to have an opportunity to collaborate with the City on this important piece of Destination Downtown. City of Meridian stakeholders, elected officials, staff and community have created a thoughtful and methodical process to promote and expand the City in a prosperous and sustainable way. Improving the walk and bike-ability of downtown will create mobility and pedestrian friendly spaces to live, work and play. We believe our design solution supports the City's long-term vision. We also understand the importance this design opportunity provides not only with the immediate delivery of a single completed project day one but the opportunity for this project's long term contribution to the built environment and a prosperous Meridian 10, 20, 50 years from now.

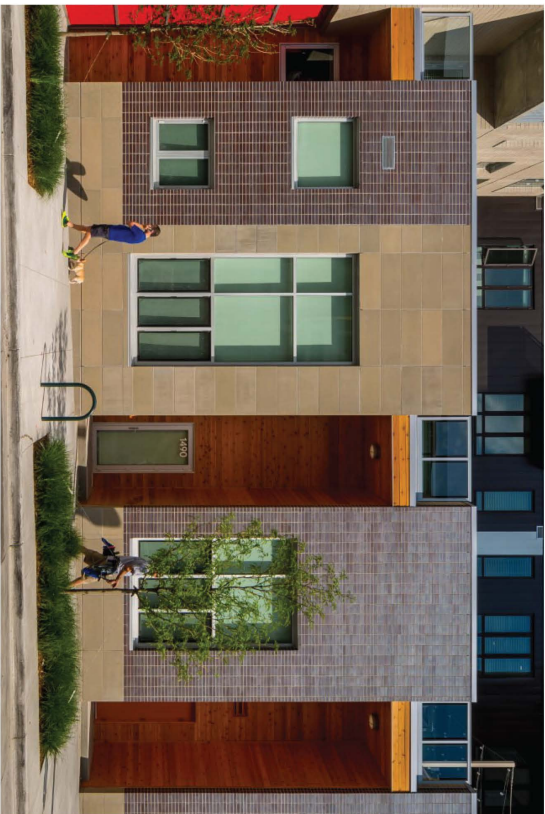
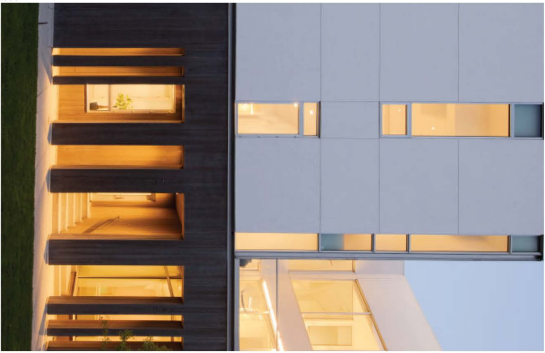


- LEGEND**
- ① - FESTIVAL STREET
 - ② - CITY STANDARD STREETSCAPE
 - ③ - PARALLEL PARKING
 - ④ - ENTRY PLAZA
 - ⑤ - LEASING PLAZA
 - ⑥ - PARKING ENTRY
 - ⑦ - LOADING ACCESS
 - ⑧ - ROOFTOP RESIDENTIAL PATIOS
 - ⑨ - ROOFTOP AMENITY POOL
 - ⑩ - ROOFTOP AMENITY KITCHEN
 - ⑪ - BICYCLE PARKING



Meridian Mixed-use
Meridian, ID

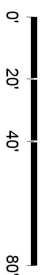
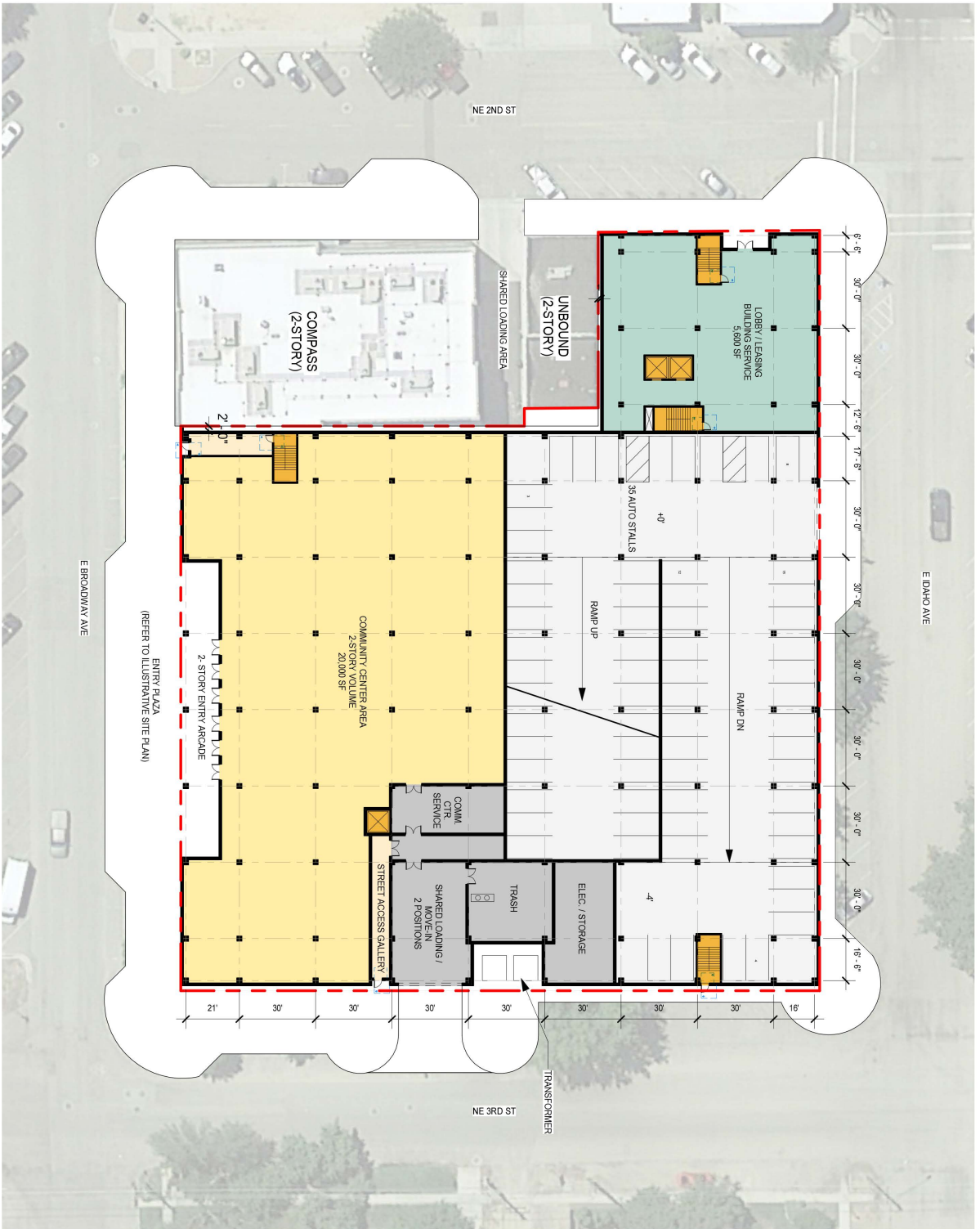
Concept Visioning - Streetscape and Materiality
08.24.2021



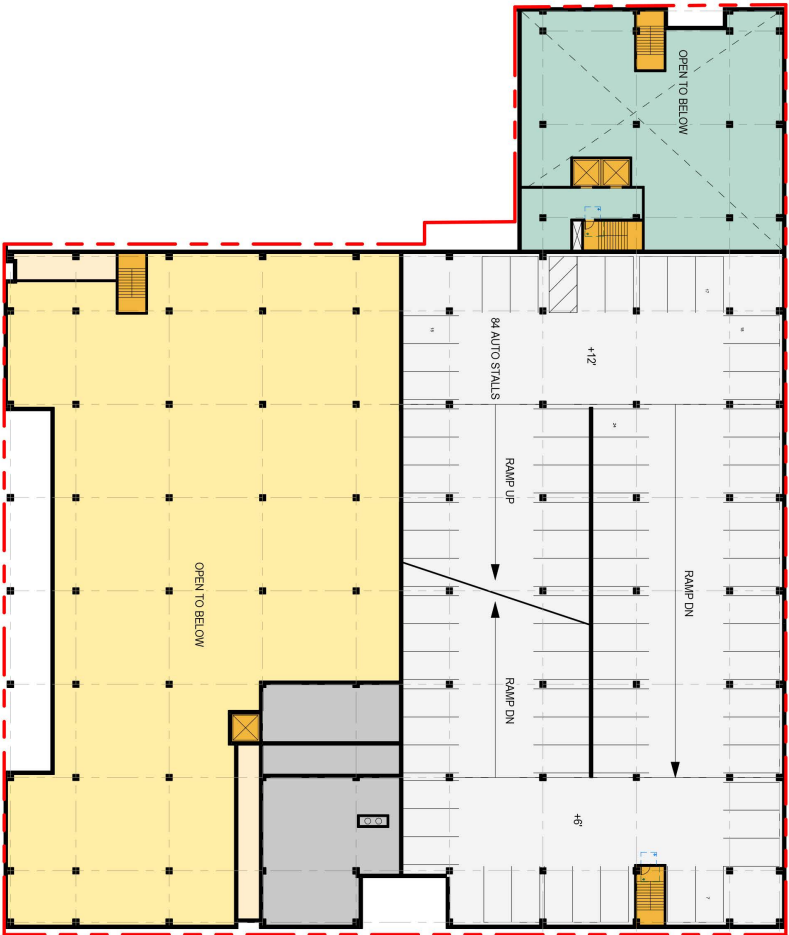
Meridian Mixed-use Meridian, ID

Concept Visioning - Geometry and Materials 08.24.2021

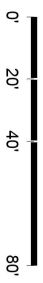
Meridian Mixed-use
 Meridian, ID



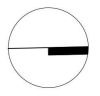
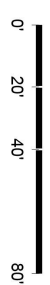
Meridian Mixed-use
 Meridian, ID



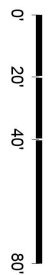
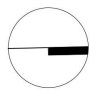
Concept Floor Plan - Level 2
 08.24.2021



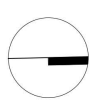
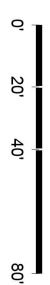
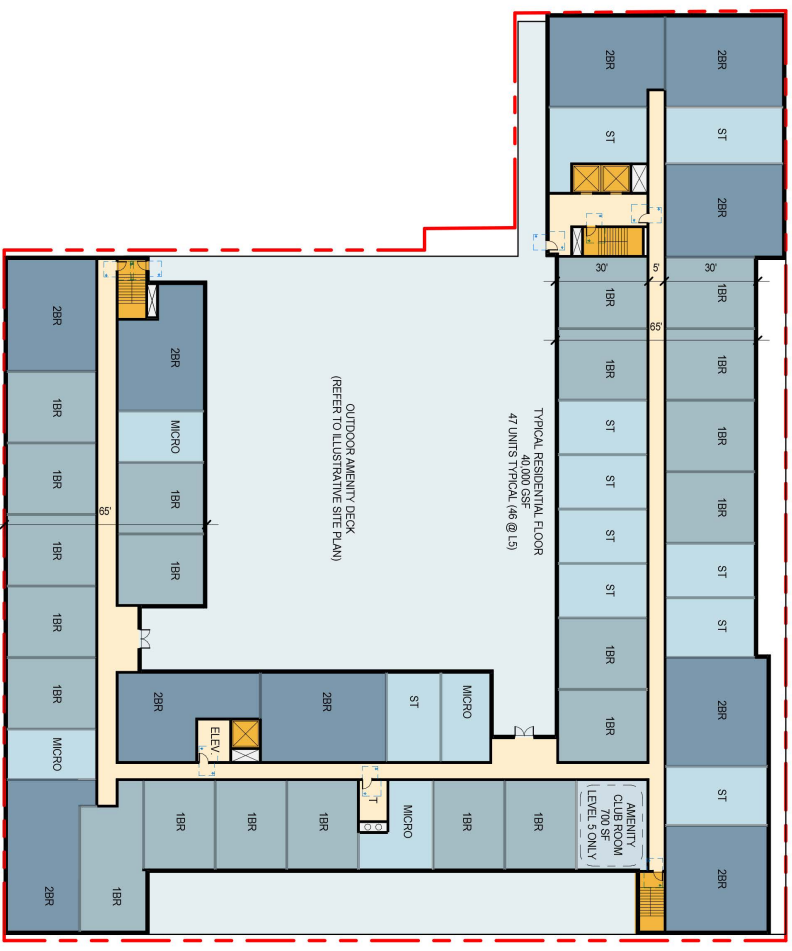
Meridian Mixed-use
Meridian, ID



Meridian Mixed-use
 Meridian, ID

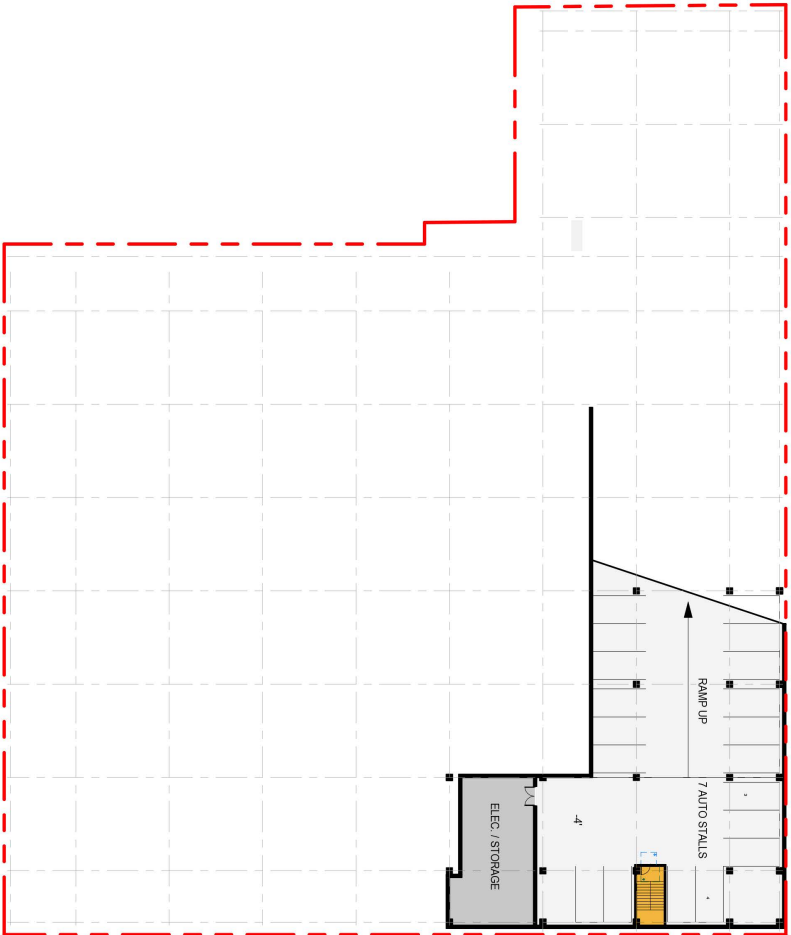


Meridian Mixed-use
Meridian, ID



Concept Floor Plan - Level 5-8
08.24.2021

Meridian Mixed-use
Meridian, ID





31999



31999



Meridian Mixed-use
Meridian, ID

Concept Building Image - 2nd Street + Idaho Avenue
08.24.2021

River Caddis Meridian MF
Meridian, ID



Levels	Use	Total GSF	Garage GSF	Apt GSF	Comm. Cr. GSF	Apt RSF	Amenity/Lobby	Common Area	Shafts	Parking Stalls	Micro	Studio	1 Bed	2 Bed	3 Bed	Units	Beds
Level 8	R	33,750		33,750		28,650		4,100	1,000		5	8	17	10	1	41	52
Level 7	R	33,750		33,750		28,650		4,100	1,000		5	8	17	10	1	41	52
Level 6	R	33,750		33,750		28,650		4,100	1,000		5	8	17	10	1	41	52
Level 5	R, A	33,750		33,750		27,950	700	4,100	1,000		5	8	16	10	1	40	51
Level 4	P, R	61,300		54,100		2,900		1,000	3,300	144	2	1	2			5	5
Level 3	P, R	61,300		54,100		2,900		1,000	1,200	144	2	1	2			5	5
Level 2	P	29,400		29,400					29,700	84							
Level 1	P, CC, L, A	57,700	28,500	7,200	22,000		6,000		1,200	35							
Level B	P	5,200	5,200	0						7							
Total		349,900	171,300	156,600	22,000	119,700	8,800	18,400	39,400	414	24	34	71	40	4	173	217

Table 1 - Project Summary

Notes:	
Total Apartment GSF	156,600
Total Community Center GSF	22,000
Total Garage GSF	171,300
Total Project GSF	349,900

Table 2 - Apartment Summary

Notes:	
Total Units	173
Typ. Floor Efficiency (Rental SF / Gross SF)	85%
Total Stalls	414
Community Center Parking	170
Vert. Integrated Parking Req. (1/unit)	173
Resident Parking Proposed	173
Stalls per unit ratio	1.00
Additional Proposed Shared Stalls	71

14%	20%	41%	23%	2%
Mix Goal				
14%	18%	43%	24%	

OUR TIMELINE



Meridian Civic Block Mixed Use

Report Date:
8/18/2021

Line	Unique Task ID	Name	Duration	Start	Finish	2021 2022 2023 2024																																			
						S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
0020		Preconstruction	188d	10/6/2021	7/1/2022	[Gantt bar for Preconstruction: 10/6/2021 to 7/1/2022]																																			
2	0010	Developer Selection	0d	10/6/2021	10/6/2021	[Gantt bar for Developer Selection: 10/6/2021 to 10/6/2021]																																			
3	0030	Negotiate Development Agreement Terms	120d	10/11/2021	3/31/2022	[Gantt bar for Negotiate Development Agreement Terms: 10/11/2021 to 3/31/2022]																																			
4	0040	Easements, Platting, Financing	65d	4/1/2022	7/1/2022	[Gantt bar for Easements, Platting, Financing: 4/1/2022 to 7/1/2022]																																			
5	0050	Land Closing	1d	7/1/2022	7/1/2022	[Gantt bar for Land Closing: 7/1/2022 to 7/1/2022]																																			
0051		Entitlements	128d	1/3/2022	6/30/2022	[Gantt bar for Entitlements: 1/3/2022 to 6/30/2022]																																			
7	0060	City of Meriden Site Approval	64d	1/3/2022	3/31/2022	[Gantt bar for City of Meriden Site Approval: 1/3/2022 to 3/31/2022]																																			
8	0070	Building Permit	22d	6/1/2022	6/30/2022	[Gantt bar for Building Permit: 6/1/2022 to 6/30/2022]																																			
0071		Design	211d	1/11/2021	8/30/2022	[Gantt bar for Design: 1/11/2021 to 8/30/2022]																																			
10	0080	Design Development	82d	1/11/2021	2/28/2022	[Gantt bar for Design Development: 1/11/2021 to 2/28/2022]																																			
11	0090	Construction Documents/Permit Set	65d	3/1/2022	5/31/2022	[Gantt bar for Construction Documents/Permit Set: 3/1/2022 to 5/31/2022]																																			
12	0100	Final Working Drawings	64d	6/1/2022	8/30/2022	[Gantt bar for Final Working Drawings: 6/1/2022 to 8/30/2022]																																			
0101		Stework	105d	7/1/2022	11/30/2022	[Gantt bar for Stework: 7/1/2022 to 11/30/2022]																																			
14	0110	Demolition and Site Prep	31d	7/1/2022	8/15/2022	[Gantt bar for Demolition and Site Prep: 7/1/2022 to 8/15/2022]																																			
15	0120	Hunter Lateral Relocation	31d	10/17/2022	11/30/2022	[Gantt bar for Hunter Lateral Relocation: 10/17/2022 to 11/30/2022]																																			
16	0130	Grading and Site Utilities	33d	8/16/2022	9/30/2022	[Gantt bar for Grading and Site Utilities: 8/16/2022 to 9/30/2022]																																			
0131		Ramp and Community Center Construction	444d	10/3/2022	7/1/2024	[Gantt bar for Ramp and Community Center Construction: 10/3/2022 to 7/1/2024]																																			
18	0140	Footings/Foundations	41d	10/3/2022	11/30/2022	[Gantt bar for Footings/Foundations: 10/3/2022 to 11/30/2022]																																			
19	0150	Concrete Podium and Ramp	149d	12/1/2022	6/30/2023	[Gantt bar for Concrete Podium and Ramp: 12/1/2022 to 6/30/2023]																																			
20	0160	Core and Shell Buildout	106d	7/3/2023	12/1/2023	[Gantt bar for Core and Shell Buildout: 7/3/2023 to 12/1/2023]																																			
21	0170	Shell Substantial Completion	0d	12/1/2023	12/1/2023	[Gantt bar for Shell Substantial Completion: 12/1/2023 to 12/1/2023]																																			
22	0180	Community Center Build Out	129d	1/2/2024	7/1/2024	[Gantt bar for Community Center Build Out: 1/2/2024 to 7/1/2024]																																			
23	0190	Community Center Occupancy/Opening	0d	7/1/2024	7/1/2024	[Gantt bar for Community Center Occupancy/Opening: 7/1/2024 to 7/1/2024]																																			
0191		Apartment Construction	276d	7/3/2023	8/1/2024	[Gantt bar for Apartment Construction: 7/3/2023 to 8/1/2024]																																			
25	0200	Wood Framing	126d	7/3/2023	1/2/2024	[Gantt bar for Wood Framing: 7/3/2023 to 1/2/2024]																																			
26	0210	Interior Build Out	128d	1/3/2024	7/1/2024	[Gantt bar for Interior Build Out: 1/3/2024 to 7/1/2024]																																			
27	0220	Inspections and Close Out	21d	7/2/2024	7/31/2024	[Gantt bar for Inspections and Close Out: 7/2/2024 to 7/31/2024]																																			
28	0230	Occupancy/Completion	1d	8/1/2024	8/1/2024	[Gantt bar for Occupancy/Completion: 8/1/2024 to 8/1/2024]																																			

Milestone Appearances
Diamond

PLACEMAKING

“

We work at the invitation of residents, with the understanding that they have a deep understanding not only of the problems facing their community, but of the best solutions.

NUPUR CHAUDHURY

”

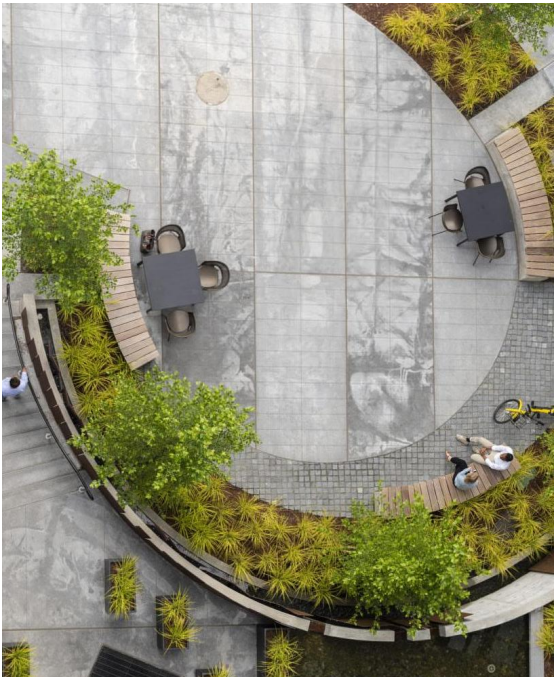
PLACEMAKING NARRATIVE

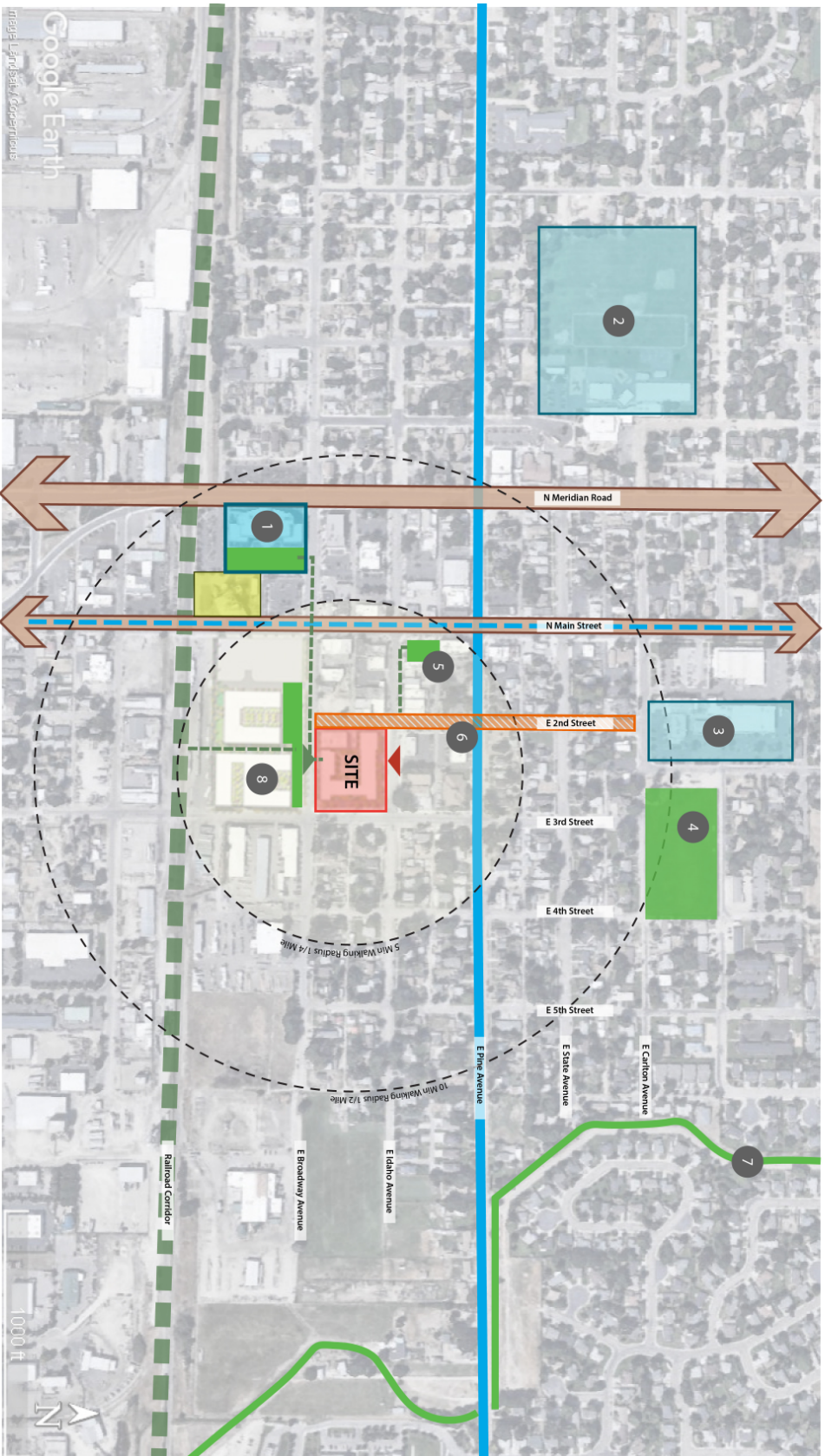
SITE LOCATION & CONNECTION

A development in the heart of historic Meridian brings so many incredible opportunities for future residents and the community as a whole. Only few short blocks from City Hall and multiple other established and in progress developments, this project will help to develop the evolving identity of the growing district. The adjacent planned festival street and established business form the spine of the community that is thoughtfully adapting to exciting changes while preserving the character that makes Meridian stand out as a destination and walkable city center. The built and planned bicycle and pedestrian infrastructure connects this site to much more, allowing residents to connect to the diverse amenities within the community.

STREETSCAPE AND LANDSCAPE

Extending the street character of the downtown district will serve to integrate the new development with the established core character of the city. The strong aesthetic components of the Meridian streetscape standards will be incorporated throughout the site perimeter, with notable areas of expansion at specific entry points. Building Entries will be highlighted, with special attention given to the community center entrance and apartment entries. These plaza spaces will serve to welcome residents, guests and community members with tree canopy coverage, seating elements, and enhanced bicycle parking areas. On upper levels of the development, residents and guests will enjoy amenity terraces with patio access, seating, sustainable landscaping, and other residential amenities, further establishing Meridian as a premiere residential community for years to come.





LEGEND

- Institutional/Civic
- 1 Meridian City Hall
- 2 Meridian Elementary School
- 3 Cole Valley Christian School
- Public Space
- 4 Play Field
- 5 Generation Plaza
- 6 Festival Street
- 7 Five Mile Creek Pathway
- 8 Union 93 Development
- Future Public Space
- Major/Vehicular Thoroughfare
- Bike Lane
- Planned Bike Lane
- Multi Use Path (Planned Facility Meridian Pathway Master Plan)
- Railroad Corridor
- Vehicular entry
- Pedestrian Entry

CASE STUDY

“

Those with good intentions make promises. Those with good character keep them.

UNKNOWN

CEYLON

”

JULES ON 3RD

****A CASE STUDY FOR THE
CITY OF MERIDIAN****

NARRATIVE

Jules on Third apartments are a product of the Public and Private sector coming together to solve mutual objectives. River Caddis Development partnered with Ada County through a vertical and horizontal condominium ownership structure. Both groups aligned each other's interests focusing on delivering more parking for the County Courthouse, increasing the tax base, introducing a new luxury market rate residential product and a community oriented and walkable development. The development was completed in 2021 with its grand opening August 5, 2021. This one-of-a-kind partnership was successfully completed through ongoing and effective communication and consistent and unwavering problem solving from both parties. Without this partnership, Jules on Third Apartments and Ada County parking structure would not have been possible.



SIZE
173 Units



DATE
2021



DEVELOPER
River Caddis
Development



COST
\$52M



ARCHITECT
OPUS AE



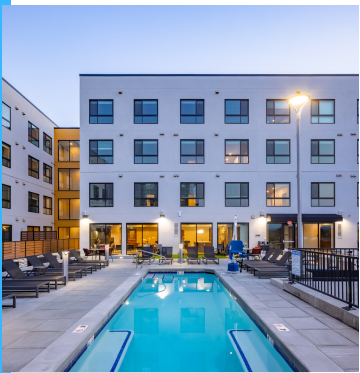
CONTRACTOR
OPUS Design Build



RENDERINGS



TODAY!



DRONE FOOTAGE



FINANCIAL

“

Finance without strategy is just numbers, and strategy without finance is just dreaming.

E. FABER

”



August 24, 2021

Ashley Squyres, Administrator
 Meridian Development Corporation
 104 East Fairview Avenue, #239
 Meridian, Idaho 83642
 meridiandevelopmentcorp@gmail.com

RE: City of Meridian Civic Block Project Financial Information Letter

River Caddis Development has completed numerous developments similar in size and scope to the proposed Meridian mixed-use project. We have an extensive list of debt and equity sources available to us, including our own internal capital that could fund this project. Our recently completed, mirrored project in Downtown Boise, was financed by Zions Bank and through RCD partner capital. Zions Bank has provided a reference letter indicating their experience with RCD and willingness to be the finance partner for a similar project in this region. If awarded, River Caddis Development, LLC will later form another entity for this project.

We have taken an unconventional approach to our submittal document and information regarding our financial methodology for the Civic Block Project. We specialize in a solutions-through-partnership mindset, and this helps us focus on the objectives of our clients and partners first. We understand, through the RFP document, what the City is looking to accomplish and believe we have the framework and collective team to create solutions to bring this project to fruition

As seen in the exhibit below, we have outlined our hard and soft costs in total, and then broke them out by each use. This 'gap analysis' allows us a starting point in collaboration with the intent to maximize meeting successful objectives.

Exhibit A.

Meridian Proposed Development				
Sources & Uses (including gap analysis)				
	174	414	20,000 SF	
	Apartments	Parking Stalls	Community Center	Total
Land Cost	500,000.00	0.00	0.00	500,000.00
Hard Costs	33,571,950.00	15,053,350.00	4,652,750.00	53,278,050.00
Soft Costs	5,522,878.00	1,902,134.00	758,110.00	8,183,122.00
Total Costs	39,594,828.00	16,955,484.00	5,410,860.00	61,961,172.00
Debt	27,716,379.60	4,500,000.00	0.00	32,216,379.60
Equity	11,878,448.40	0.00	3,850,000.00	15,728,448.40
Surplus/(Gap)	0.00	(12,455,484.00)	(1,560,860.00)	(14,016,344.00)

1. Hard cost estimate for community center includes a \$125 PSF tenant improvement allowance.
2. Hard cost estimates include a 5% contingency.
3. Parking debt assumes 3.5% interest rate/20 year amortization supported by \$100 per space in monthly revenue and a 25% expense ratio.
4. Soft cost estimate includes a 4% developer fee.



We have anticipated the total costs of 174 apartments (with a Land Cost at \$500,000) is projected at around \$40,000,000. Based on market comparables, we expect rents in the \$1,200-2,600 a month range. **This will allow us to reserve 10% of our units for those making between 80-100% AMI.** If this was the assessed value, we would anticipate around \$332,000 in property taxes on just the apartment portion of the project. *We are not currently showing projected operating statements as we believe \$500,000 is a fair re-use value.*

We are showing a design for a 20,000 square foot community center and a 414-stall parking garage. We have included additional income from the residential units reserving 173 parking stalls for \$100.00 per month. Parking debt assumes 3.5% interest rate over 20-year amortization with 25% expense ratio. We are showing a cost for the community center including tenant improvement allowance, or turn-key delivery to be at \$5,410,860. We have yet to include property taxes for the community center or the parking structure as we need to mutually agree on the financial and legal structure behind these uses.

Due to the public nature of this submittal and process, we have designed a condensed version of our proforma and sources and uses for this submittal. Having recently completed our Jules on Third Project a few miles away, we have a very good understanding of the costs and process required to make this a reality, including the public private partnership finance and ownership structure. We are happy to facilitate meetings with stakeholders involved, both from Ada County and Zions to understand our real estate experience, and financial capabilities. We are also willing to share additional lender information and financial information under more strict confidentiality parameters.

We are excited and eager at the opportunity to dive into the numbers and structure with the City of Meridian. Please feel free to reach out with any questions or need for clarifications.

Sincerely,

RIVER CADDIS DEVELOPMENT, LLC

Michael Driver
CFO

FINANACIAL VIABILITY AND REFERENCES

— “

Earning trust is not easy, nor is it cheap, nor does it happen quickly.

Earning trust comes with genuine effort, never with a lick and a promise

MAX DE PREE

” —



Meridian Development Corporation Board of Commissioners
c/o Ashley Squyres
Meridian Development Corporation
33 E. Broadway Avenue
Meridian, Idaho 83642

To Meridian Development Corporation Commissioners:

As you know, Boise Caddis LLC recently completed a project in the River Myrtle Old Boise (RMOB) Urban Renewal District in downtown Boise. The project, Jules on 3rd, is a public-private partnership between Boise Caddis, CCDC, and Ada County. The mixed-use, residential building created ground floor commercial space, 173 apartments and a 400-stall parking structure serving both Jules on 3rd residents and adjacent County Courthouse employees.

As part of the agreement, CCDC will reimburse Boise Caddis for the construction of public improvements contemplated in the RMOB District Plan. These improvements prioritize sustainability and the pedestrian experience and include storm water improvements, pedestrian amenities at the corner of 2nd and Broad Streets, and wider sidewalks along Myrtle and 3rd Streets which enhance the important connection that 3rd Street provides between downtown Boise and Julia Davis Park.

Boise Caddis first met with CCDC in 2017, two years before the concept was presented to the CCDC Board (unanimous approval) and to the City. The grand opening celebration was held August 5, 2021, at which time we understand the residential units were approximately 60 percent leased and 40 percent occupied. Throughout the projects' construction, and now during CCDC's verification and reimbursement process, Boise Caddis LLC has demonstrated proactive communication, responsiveness to overcoming challenges, attention to detail, and the ability to meet established schedules.

We appreciate the opportunity to speak about the Jules on 3rd project and to CCDC's relationship with Boise Caddis. If you would like additional project data or comments, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads 'Alexandra Monjar'.

Alexandra Monjar
Project Manager – Property Development
(208) 391-7305

ZIONS BANK®

August 4, 2021

Ashley Squyres
Meridian City Hall
104 E Fairview Ave, PMB 239
Meridian, ID 83646

Dear Ashley:

River Caddis Development (“RCD”) is an owner and developer of a substantial multifamily project in Boise, financed by Zions Bank. In our underwriting, we did an extensive review of the sponsors’ real estate portfolio and financial statements, both of which evidenced great financial strength and depth of development and ownership experience to warrant a multi-million-dollar credit relationship.

Our relationship with RCD started at the time they entered the Boise market in 2018. Relations have been positive. Their professionalism and responsiveness are excellent. We highly recommend their development services. We find RCD and its construction and development team highly capable of developing multi-million-dollar projects, and appreciate their commitment to the communities they operate in.

Should you have any further questions, please feel free to contact me.

Sincerely,



Wes Jost
Senior Vice President | Senior Director
Zions Bank Real Estate Banking Group
208-501-7491



City Hall ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3300 ♦ 989.835.2717 Fax ♦ www.midland-mi.org

October 4, 2020

To Whom It May Concern

Re: The Stadium District Brownfield Reimbursement Plan/East End Midland, Michigan

I have been requested to write detailing interactions the City of Midland had with Midland Downtown Partners LLC and River Caddis Development LLC as it applied to a brownfield development in downtown Midland. I do so to convey our experiences and results with that project and these development partners.

The City of Midland worked with Midland Downtown Partners, LLC, specific to a Brownfield Plan Amendment, commencing in 2012. The Development included the demolition of the former McKay Press and First Choice Auto Sales buildings located in our downtown, and resulted in the construction of a four-story, 230,265 square-foot office/retail building that fully complements the adjacent Dow Diamond. The redevelopment of the Property required extensive environmental and non-environmental activities that were necessary to prepare the Property for reuse.

The principals of River Caddis Development, LLC, are one of the primary owners of the project, which is now called East End. In our experience with them, we found the development team to be knowledgeable and transparent throughout the process. The City of Midland approved a Brownfield in the amount of \$9,392,669 (which included 5% interest) with Tax Increment Financing projected over approximately 20 years. During the construction of the project, the developer was able to reduce the amount of eligible costs to \$5,541,843, which was fully reimbursed in less than 6 years. This was consistent with early discussions between the City and developer, even though the formal documents and approvals specified the higher amounts and longer timeframe set out above.

In our dealings with them, we found the ownership group of Midland Downtown Partners to be professional, transparent, and knowledgeable. Additionally, they appropriately and fully documented all eligible expenses making the entire process run smooth and efficient. Any numbers questioned by the City were fully explained and resolved quickly. Based on the positive experience we had with them the East End project, we have previously acknowledged and made known that we would welcome the opportunity to work with representatives of River Caddis Development again.

Sincerely,

C. Bradley Kaye, AICP CFM
City Manager

SUMMARIZATION PAGE

— “ —

Never doubt that a small group of thoughtful, committed people can change the world. Indeed. It is the only thing that ever has.

MARGARET MEED

” —

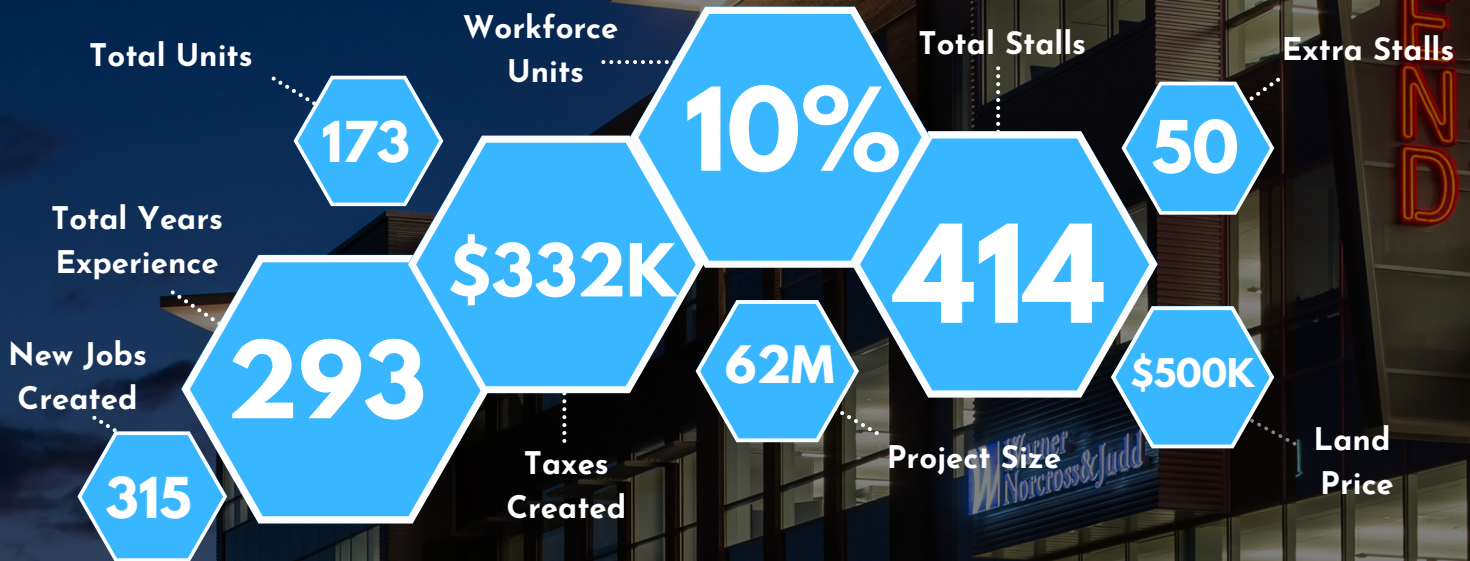
RFP SUMMARIZATION METRICS

METRICS SUMMARIZED

The below is an information page to summarize some pertinent information on one page for convenience when reviewing the proposals

DEVELOPMENT ENTITY

River Caddis Development, LLC



PROJECT SCOPE

FLOORS	8 Stories
HEIGHT	85 feet
PARKING GARAGE HEIGHT	4 Stories
PARKING FOR RESIDENTIAL	194
PARKING FOR CC	170
TOTAL BIKE STALLS	125
UNIT MATRIX	173
#MICROS	24
#STUDIOS	32
#1 BEDROOMS	73
#2 BEDROOMS	44
COMMUNITY CENTER SIZE	20,000 sf

PROJECT SIZE (\$)

PARKING STRUCTURE	17M
COMMUNITY CENTER	6M
RESIDENTIAL	42M
TOTAL	63M

OTHER METRICS

TAXES CREATED	\$332,000
STALL REVENUE	\$100/MO
RENTS	\$1200-\$2500

Respondent accepts and agrees with all the terms and provisions of the RFP and any addendum(s) and specifically acknowledges receipt of the following addendum, if any, to the Request for Proposals which addendum have been considered by Respondent in submitting this proposal (if none, state "NONE"):

Addendum No. 1 X

Addendum No. 2 X

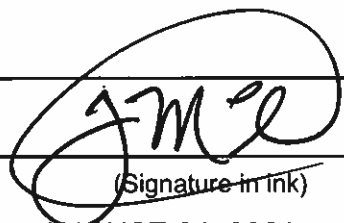
Addendum No. 3

Addendum No. 4

Submitted by:

RESPONDENT'S BUSINESS NAME (type or print)

By:



(Signature in ink)

Date: AUGUST 24, 2021

Name: JOHN MCGRAW

(Print)

Title: DIRECTOR OF DEVELOPMENT

Bus. Address: 1038 TROWBRIDGE ROAD, EAST LANSING MICHIGAN

Phone: 517.420.7393

Email: JMCRAW@RIVERCADDIS.COM

Note: If Respondent is a corporation, give state of incorporation. If a partnership or joint venture, give full names of all joint venture partners and/or other partners.

 RIVER CADDIS DEVELOPMENT, LLC; A MICHIGAN LIMITED LIABILITY CORPORATION.

Respondent declares under penalty of perjury that the foregoing is true and correct.



Via Email

August 24, 2021

Ashley Squyres, Administrator
Meridian Development Corporation
City of Meridian, Idaho
meridiandevelopmentcorp@gmail.com

Re: Letter of Intent to Purchase Real Property via the CIVIC BLOCK PROJECT RFP, located in downtown Meridian, Idaho.

Dear Ashley:

As proposed in our submittal for the Civic Block Project RFP, we are interested in entering into a purchase agreement for the property described below. The following is an outline of what we would propose as an initial framework of our relationship. If mutually agreeable, we quickly translate into a purchase and sale agreement. This letter is not intended to be a binding contract but is intended only to provide the basis for negotiations for a formal agreement.

1. Parties:
 - a. Seller: Meridian Development Corporation and the City of Meridian
 - b. Purchaser: River Caddis Development, LLC, on behalf of an entity to be formed prior to closing.
2. Property: Approximately 1.25 acres with a street addresses of 201, 223, 231, and 237 East Idaho Avenue and 226 East Broadway, Meridian, Idaho hereinafter referred to as the "Property".
3. Purchase Price: Five Hundred Thousand Dollars (\$500,000.00) payable at Closing.
4. Escrow: \$50,000.00 escrow deposit with a mutually agreed upon Title Insurance Company upon full execution of the Purchase Agreement. Becomes nonrefundable after expiration of Inspection Period, as it may be extended, unless notified prior by Purchaser that it does not intend to proceed with purchase.
5. Inspection Period: Purchaser shall have 180 days after the date of an executed Purchase Agreement to inspect the property and to ensure, to Purchaser's sole satisfaction, without limitation:
 - a. The appropriate zoning classification is established that allows the construction of a sufficient amount of residential and/or other uses by right;
 - b. That an appropriate site plan has been approved;



- c. That utilities (sewer, water, storm, electric, gas) are available at the property without additional costs or surcharges;
 - d. That the site is not environmentally challenged;
 - e. That the site has adequate ingress/egress;
 - f. That sufficient parking can be obtained.
6. Extensions of Inspection Period: So long as Purchaser is making progress with obtaining municipal entitlements and/or financing, Purchaser shall be entitled to three (3) 60-day extensions of the Inspection Period.
7. Termination of Agreement During Inspection Period. Purchaser may terminate the Agreement at any time during the Inspection Period, or extensions, for any reason whatsoever and receive a full refund of the escrow deposit(s).
8. Closing Date: 30 days after expiration of the Inspection Period, as it may be extended. All escrow monies shall be nonrefundable after the Inspection Period, so long as Purchaser has not notified Seller of its intent not to proceed with the purchase.
9. Delivery of Documents: Within 10 days following full execution of the Contract, Seller shall provide all of the materials in its possession listed below:
 - a. Copies of the tax bills on the Property for last 3 years.
 - b. Copies of all leases on the Property.
 - c. Copies of all environmental reports and assessments, including soil tests/reports.
 - d. Copies of all covenants, restrictions, and agreements pertaining to the subject property.
 - e. Copies of all current and prior surveys and site plans.
 - f. Copies of all lease agreements and rental agreements impacting the property.
 - g. Copies of any and all government notices and permits pertaining to the property.
 - h. Any and all other documents now in Seller's possession that may contain disclosure information pertinent to Property and Buyer's contemplated purchase.
 - i. Any and all title work/documentation.
10. Seller's Representations: Seller represents that to the best of Seller's knowledge, as of the date hereof and on the date of Closing:



- a. There is no pending litigation, claim, investigation or condemnation against, relating to or affecting the Property;
 - b. There are no notices of violation written against, relating to or affecting the Property;
 - c. There have not been hazardous materials stored on the Property, and Seller has no knowledge of any contamination; and
 - d. There are no leases or service agreements relating to or affecting the Property, other than disclosed to Purchaser.
11. **Confidentiality.** All negotiations regarding the Property shall be confidential and shall not be disclosed to any person or entity other than the respective advisors, staff and necessary third parties, such as attorneys, accountants or prospective lenders.
12. **Exclusivity:** By executing this document, Seller grants Purchaser the exclusive right to negotiate for this property and project. The Purchase and Sale Agreement immediately following, will supersede this exclusive.
13. **Brokers:** Purchaser and Seller do not have broker agreements in place for this transaction.

By signing below, the parties indicate their intention to proceed with reasonable diligence to negotiate and execute a Purchase Agreement based on this LOI within 30 days. Please do not hesitate to contact me should you have questions regarding this letter or its intent. We look forward to discussing this matter with you.

Sincerely,

RIVER CADDIS DEVELOPMENT, LLC

John McGraw
Director of Development



SIGNATURE PAGE ON NEXT PAGE

Seller: _____

BY: _____

ITS: _____

Date: _____