

WATERFRONT REVITALIZATION

PRESENTATION TEAM









ERIC CHRISTENSEN Chief Operating Officer





STACEY SHIELDS **Director of Entitlements**



GREG MCGREEEY VP of Development



JOEL BLANTON Land Acquisition Manager





NIK SERNANDE Managing Partner, Founder

PROJECT VISION





We will transform the waterfront into a dynamic destination for locals and visitors alike.

We will execute on the outline provided by the City's Waterfront Framework by weaving together housing, public spaces, civic amenities, and walkable commercial.









THIS PROJECT:

- Enhances downtown with a vibrant, active district
- Stewards the environment through connectedness and a relationship with the river
- Creates a diverse mix of uses, users and building types
- Embraces community vision and honors heritage
- Provides a cohesive and sustainable plan

PRINCIPLES AND PRIORITIES





PROPOSED PROJECT PRIORITIES

High Relevance: design and execution is regionally and nationally relevant leveraging the unique location and unobstructed river access and view sheds – this waterfront is exceptionally rare

Honor St. Helens: Buildings have an interesting diversity of type, architecture and style but speak with a coherent "voice" creating a clear identity for the development, deliberately reflecting St. Helens, its history and future.

Sustainability and Stewardship: care for the environment, including revitalization of the shoreline, are priorities, incorporating technology and sustainable practices with future proofing in mind.

Connectivity: natural circulation connects development with the river and historic downtown, activating the district as a whole and engaging residents and visitors with homes, business, and public spaces.

Community Integration: uses (residential, commercial, hotel) are carefully curated to support and activate the community in line with current and future market demand. The execution of each phase is supported by projected and demonstrated absorption and user interest.

Responsible Partnership: The financial framework and timing of the project is realistic, leveraging the strength of a public/private partnership and capable project team encouraging active investment in the project and delivering high value to the City.

WHY NOW?





Phase of Market Cycle



Significant investment in place:

Park and

Infrastructure



TROUGH

- 2016-2019 core focus
- 2020-2021 covid
- 2022-2025 late cycle
- 2026 early cycle



Growing regional relevance:

Housing Need, Core Struggles



WHY THIS TEAM





ROMANO CAPITAL







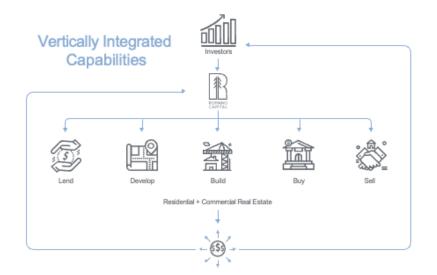
Romano Capital has an extensive local track record and specializes in the funding, acquisition, and development of high-quality real estate.

Romano Capital's Edge

We set new standards in real estate investment through vertical integration. Our investment, lending, development, and construction businesses collaborate to optimize returns and mitigate risks. Our regional knowledge and focus help us build deep community understanding and strong partnerships.

ABOUT ROMANO CAPITAL





Investment First: Proven performance over 20 years as an investment company means we can navigate all market cycles and understand complex capital stacks

Developer and Lender Roots: Our dual role as developer and lender provides us with intimate knowledge of both sides of transactions.

Co-Investment with Investors: We invest alongside our investors, forging shared commitment and mutual success. **Structure allows for local investment.**

Romano Capital stands for strategic excellence, ethical commitment, and steadfast dedication to our investors and community. With a successful track record and a future guided by our principles, we strive to innovate and uphold integrity with every undertaking.

ROMANO CAPITAL EXECUTIVE TEAM







KESS ROMANOPresident & CEO, Principal



TED CASSELVP of Investments



ERIC CHRISTENSENChief Operating Officer



STEPHANIE KOCH VP of Lending



JEFF SIEGAL
Chief Financial Officer



GREG MCGREEVEYVP of Development



KORBAN ROMANOEVP, Principal



CHRIS PACHINGER

VP of Sales and Marketing

ADDITIONAL KEY TEAM MEMBERS







DAN FRIESENSenior Manager, Residential



MORGAN JACKSON Project Manager



W. GARY LAMB, AIA, NCARB MANAGING PARTNER, FOUNDER



TIM YEP
MANAGING PARTNER, FOUNDER



HANNAH RADZIEWICZ Investment Manager



LAUREN MARTINDirector of Marketing





TIM LEAVITT, PE
Practice Manager - Civil

ROMANO CAPITAL QUALIFICATIONS



\$750M+

Total Projects

\$280M+

Total invested in Romano offerings

190M+

Total activity invested

Execution and Agility: balance of nimble size and capability to execute.

Experienced Team: experience executing multiple master plans and complex projects.

Investment First Structure: allows for local investors to participate.

Opp Zone Experience: multiple opportunity zone projects.

Successful Partnerships: numerous successful municipality partnerships through multiple developer and tax abatement agreements.

Well-Positioned: no downturn "baggage" means ready to deploy capital.

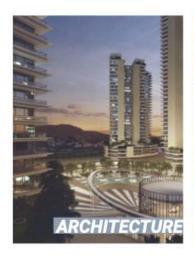
Diverse Project Portfolio: focus on top locations in emerging communities

Track record: successful navigation of full market cycles

SLYWORX QUALIFICATIONS











1,200+

Acres of Master Planned Communities

100 +

Collective Years of Design and Architecture

SLYworx reflects the commitment of our team with a common vision: to benefit people's lives through innovation, sustainability, and adaptive design. SLYworx has a portfolio of proven experience in project design and delivery ranging from educational, institutional, custom residential, mixed use and commercial buildings.

We hold our work to two standards of quality: First is to provide thoughful, beautiful architectural design, sustainability, and attention to detail; second is to provide punctual project delivery and skillful management through constant communication, scheduling, and cost control.



PROJECT HIGHLIGHT: THE PALISADES







Residential	Residential	Commercial	Estimated
SQFT	Units	SQFT	Project Cost
847,418	865	301,034	\$700M+



The Heart of OUR Community



PROJECT HIGHLIGHT: RIVERSIDE





\$27M successful opportunity zone project. Premium size and comfort townhomes along the Columbia River.







PROJECT HIGHLIGHT: SLYWORX





Astoria Pier 39 Revitalization – 45 Acres

Several elements went into the consideration of the primary design strategies and objectives for addressing the invigorating of the East End Mooring Basin. The culture and history of Astoria and particularly, its deep integral relationship to the Columbia River became the core guiding principle of the approach. The project sought to honor and value the historic character of the working waterfront while also finding nuanced approaches to repurpose the space into a highly efficient and engaging space for the whole of the community. After extensive research on the history of Astoria, the community, and the City objectives for its current growth and development - it became apparent the need to adapt the existing waterfront from its historic working character into a multi-use community amenity. The design takes careful consideration of the local climate conditions and seeks to create a sustainable project that is melded into the natural environment of its location. The overall strategy can be distilled into the following quiding approaches:

- Integrate the waterfront at the East End Mooring Basin into the existing town fabric.
- Realize the waterfront at the East End Mooring Basin as a crucial multi-purpose asset to the community.
- Build upon the historic character of Astoria as a guiding design principle.
- Create a walkable, inviting, and dynamic waterfront that connects to Downtown
- Link the Uppertown Area that the East Mooring Basin falls under to the Downtown core.
- Highlight Astoria's natural topography and riverfront location.

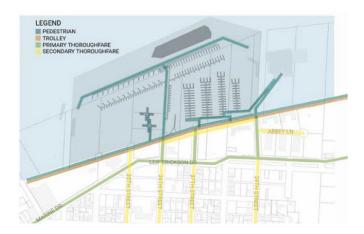




FIG.23 PRELIMINARY CONCEPTUAL VIGNETTE

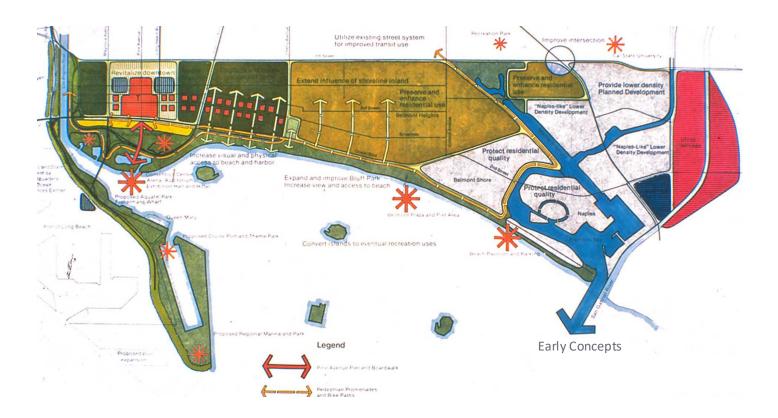


PROJECT HIGHLIGHT: SLYWORX





Shoreline Redevelopment, Long Beach Ca – 7 Acres





PROJECT HIGHLIGHT: SLYWORX





TIRUMALA FLORA, MUMBAI, INDIA

ROLE:

PROJECT SIZE:

SCOPE:

Architect, Planner 16 Acre Master Plan









ROMANO'S DIVERSE PROJECTS



































The Oliveen

ONE TWENTY UP



















SLYWORX PORTFOLIO





THE UPTOWN, OAKLAND

Serving as a correstance of former Mayor Jerry Browns
Program To augment Downtown Quistonis housing stod
10,000 units, Listown Daskland consists of 655 units of m state housing in the heart of downtown. The project includers
large podum buildings with first statice of residential units
parking. Updown adulting with first statice of residential units
parking. Updown advanced Pristown Listow of certification and
maritarise fall cocaputory, since opining.







INVITAE, SAN FRANCISCO, CA

ROLE: CLIENT: PROJECT SIZE:

Architect Invitae 103,000 SF

This 103,000 SF laboratory and open office is located in a newly renovated, LEED certified building in Potrero Hill. The project included a two-floor office space, R&D center, laboratory, conference center, and cafeteria. The design is aimed towards promoting the collaborative work place and creating a model workplace for bio-science professionals in an open office and lab environment.





HOLIDAY INN, SAN ANTONIO, TEXAS

CLIENT: PROJECT SIZE: CONSTRUCTION:

2015-2016 (Est.

Located in the bustling Antonio River Walk District, the client requested that SLYworx renovate an aging hotel to current code and completely overhaul the design. The new design revitalizes the lobby into a modern, yet inviting space.







OCEAN CITY, SHRIVARDHAN, INDIA

PROJECT SIZE:

Ocean City is a luxury resort located on the coast of linda. The fundamental objective of the development is to holistically move again back to create a relaxing destination that separates visitors for the loud, chaotic life of india's busy cities.

The design is inspired by traditional Vasastu Shastra principles to encourage guests to refocus on the things that are important in life through a journey of self-discovery and balance of Mincl Body and Soul. The site is divided into overlapping districts that focus on culture, health & wellness, education, and spiritual healing.





395 WINCHESTER SAN JOSÉ

ARCHITECT

This in-progress project consists of demolition of an existing structure located in a prime location right across the street of the reknowned Santana Row of San









1ST AVE CONDOS, OAKLAND

A dynamic and polished seven-story multi unit condo a few steps away from beautful Lake Ment in Oakland, CA this residence has been given a modern interior & extenor to teatment to be in sune with the given program, potential occupants, and the surrounding neighborhood. We can't wait











COURTYARD LOFTS, LONG BEACH

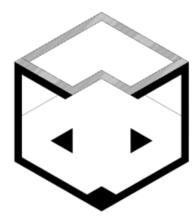
The Courgest Loffs, located in Loop Beach, is a development of the Courgest Loffs, located in Loop Beach, is a development of session of the Loop Beach and Loop Beach and











PATH TO SUCCESS



Leverage Master Developer Agreement

- Utilize broad market expertise
- Ensure consistency and efficiency across full project life
- Clear accountability to timelines and vision
- Alignment with City's interest to create and capture highest value

Regional Market Demand Analysis

- Develop plan for absorption
- Position project with correct mix of offerings
- Entice regional and national users

Flexible Funding Plan

- Ensure return for the City
- Structure a highly "investable" project
- Accommodate potential timing
- Ensure project execution

Parcel by Parcel Design

- Alignment with overall vision
- Standardized design guidelines
- Increased speed of execution and identification of phases

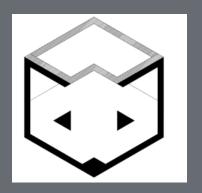
NEXT STEPS



Stage	Timing	
Outline of Financial Strategy – public/private component	90 Days	
Conceptual Site Plan	120 Days	
Conceptual Elevations	180 Days	
Preliminary Proforma, Investment Model by Phase	180 Days	
Negotiation and Execution of DDA	270 Days	







Oregon