

**City Council Questions and Answers for
Thursday, January 29, 2015**

These questions and answers are related to the
Austin City Council meeting that will convene at 10:00 AM on
Thursday, January 29, 2015 at Austin City Hall
301 W. Second Street, Austin, TX



Mayor Steve Adler
Mayor Pro Tem Kathie Tovo, District 9
Council Member Ora Houston, District 1
Council Member Delia Garza, District 2
Council Member Sabino Pio Renteria, District 3
Council Member Gregorio Casar, District 4
Council Member Ann Kitchen, District 5
Council Member Don Zimmerman, District 6
Council Member Leslie Pool, District 7
Council Member Ellen Troxclair, District 8
Council Member Sheri Gallo, District 10

The City Council Questions and Answers Report was derived from a need to provide City Council Members an opportunity to solicit clarifying information from City Departments as it relates to requests for council action. After a City Council Regular Meeting agenda has been published, Council Members will have the opportunity to ask questions of departments via the City Manager's Agenda Office. This process continues until 5:00 p.m. the Tuesday before the Council meeting. The final report is distributed at noon to City Council the Wednesday before the council meeting.

QUESTIONS FROM COUNCIL

1. Agenda Item # 4 - Approve a resolution confirming the appointment of Eyna Canales-Zarate to the Firefighters', Police Officers' and Emergency Medical Services Personnel's Civil Service Commission.
 - a. QUESTION: Have representatives of the Austin Police Association, Austin Fire Association, and Austin/Travis County EMS Association been consulted for feedback regarding this appointment? Please also provide a list of qualifications that were considered as part of this recommendation.
COUNCIL MEMBER GARZA
 - b. ANSWER: See attachment
2. Agenda Item # 8 - Approve a resolution authorizing the City to apply for up to \$200,000 in grant funding from the Texas Parks and Wildlife Department's Recreational Trail Grant Program to provide a new equestrian trail located in the Southpark Meadows Greenbelt.
 - a. QUESTION: Will it be open to the public? Will there be any fees associated? Is the land with the farmhouse and stables, proposed trail etc. city owned?
COUNCIL MEMBER HOUSTON
 - b. ANSWER: If the Parks Department is successful in acquiring the grant from Texas Parks and Wildlife, the equestrian trail will connect to Mary Moore Seawright Metro Park which is also along Slaughter Creek Greenbelt. The equestrian trail will be open to the public with a future vision of running a concession on the property where the farmhouse is located which has existing stables where the public could rent a horse. There will not be a fee tied to the use of the equestrian trail by the public. The land where the farmhouse is located is owned by the City of Austin and is dedicated parkland. The designation as dedicated parkland gives the land protection from changing its use to another municipal use without holding a public hearing before the City Council. The property was purchased in 2014 using 2012 Park Bond funding.
3. Agenda Item # 10 - Authorize award and execution of a 36-month contract with TECHLINE INC. to provide network protectors in an amount not to exceed

\$8,108,940, with three 12-month extension options in an amount not to exceed \$2,702,980 per extension option, for a total contract amount not to exceed \$16,217,880.

- a. QUESTION: Is it standard practice to do a three year extension option and not put out for re-bid? COUNCIL MEMBER GALLO
 - b. ANSWER: This solicitation included an initial term of 36 months with three 12-month extension options. It is a standard practice for Purchasing to include extension options in contracts. This allows us to have a continuous and reliable source for needed goods and services while reducing the administrative costs associated with awarding contracts. Exercise of an option is not mandatory; therefore, the City has the flexibility to evaluate the contractor's performance, market conditions and continuing City needs in determining whether to exercise an option or re-bid (i.e., issue a new solicitation).
4. Agenda Item # 14 - Authorize award and execution of a 36-month service contract with MERIT SERVICE SOLUTIONS, LP, or one of the other qualified bidders for IFB-BV No. PAX0052, to provide landscaping services for City Hall, in an amount not to exceed \$238,863, with three 12-month extension options in an amount not to exceed \$79,621 per extension option, for a total contract amount not to exceed \$477,726.
- a. QUESTION: How does the selection process work? COUNCIL MEMBER KITCHEN
 - b. ANSWER: The selection process included a mandatory pre-bid and a facility walkthrough. The City received three bids for this solicitation, and all three were evaluated by a team, using evaluation criteria based on four factors totaling 105 points as follows: - Cost (55 points); - Company Experience (35 Points); - Local Business Presence (10 Points); - Equipment Inventory Preference (5 Points).
 - c. QUESTION: What were the criteria for the experience in maintaining native plants? COUNCIL MEMBER KITCHEN
 - d. ANSWER: See attachment
 - e. QUESTION: The backup material for agenda item # 14 includes mention of City Hall being a LEED-Gold certified site and a National Wildlife Federation certified Wildlife Habitat, acknowledging the importance of awarding this contract to a company with professional knowledge of native plants, expertise with maintaining native landscapes, and an inventory of and experience with non-gasoline powered landscaping equipment. The backup does not provide mention of the original design intent to reflect the convergence of the three different ecosystems of Austin- the Edwards Plateau, the Post Oak Savannah, and the Blackland Prairie. 1) Please confirm Architect Antoine Predock's

original native plant design will be maintained as intended. 2) Please provide how the contract or scope of work protects the original landscape design from being lost through changes of service providers over time. COUNCIL MEMBER KITCHEN

- f. ANSWER: 1) The solicitation for this service includes the original landscape plan & design as provided by McKinney-Kelley Architects in 2001 (document attached). Building Services maintains the original landscape design, specifications, and plans including plant and tree inventories which will be provided to the contractor and used as an aide for monitoring compliance. 2) The City has and will continue to use the original landscape design and Scope of work. Building Services personnel manage the contract and provide oversight to ensure maintenance of existing plants and replacement of dead plants meets the requirements of the respective eco-systems. Additionally, Building Services and previous contractors have consulted with Eleanor McKinney, Landscape Architect on plant improvements and maintenance issues as needed. Please see the attached Austin City Hall Landscape Plan Concepts document.
5. Agenda Item # 18 - Authorize award and execution of three 36-month contracts with POWER SUPPLY INC., PRIESTER-MELL & NICHOLSON INC., and KBS ELECTRICAL DISTRIBUTORS INC. for the purchase of three-phase, pad-mounted distribution transformers for Austin Energy in an amount not to exceed \$14,006,754 each and combined with three 12-month extension options in an amount not to exceed \$4,668,918 per extension option each and combined, for a total contract amount not to exceed \$28,013,508 each and combined.
- a. QUESTION: Talk about the math and some of the back-up details that go behind it. COUNCIL MEMBER GALLO
- b. ANSWER: The award amount listed in the RCA is based on the estimated annual quantities that Austin Energy will require of each transformer listed in the solicitation multiplied by the winning bid for each. The sum of those figures for all three vendors is \$4,668,918 for each 12-month period. The annual award to each vendor is listed in the Bid Tabulation portion of the RCA. Since the initial term of the contract is 36 months, we multiplied the annual amount (\$4,668,918) by three to arrive at \$14,006,974 for the initial term. This award also allows for three 12-month extension options, for a total award over the potentially six contract years of \$28,013,508. The extension options are not mandatory, but gives the City the flexibility to evaluate the contractor's performance, market conditions and continuing City needs in determining whether to exercise an option or re-bid (i.e., issue a new solicitation). We anticipate this contract to begin in February, so eight months, or \$3,112,612 of the initial 36-month contract term will be funded in this current Fiscal Year 2014-15.
6. Agenda Item # 20 - Approve appointments and certain related waivers to citizen boards and commissions, to Council subcommittees and other intergovernmental

bodies and removal and replacement of members.

- a. QUESTION: What and/or who are the appointments and certain related waivers? COUNCIL MEMBER HOUSTON
 - b. ANSWER: See attachment
7. Agenda Item # 53 - Conduct a public hearing and consider an appeal by DeWayne Lofton of a Planning Commission decision to approve a Conditional Use Permit (Springdale Multifamily, SPC-2014-0086C, located at 5605 Springdale Road).
- a. QUESTION: Please provide some information on the affordability of the proposed units. COUNCIL MEMBER RENTERIA
 - b. ANSWER: This development is a joint venture between Austin Affordable Housing Corporation, Inc. (affiliate of the Housing Authority of the City of Austin) and Ryan Companies US, Inc. The project will be funded through non-competitive 4% Tax Credits and Private Activity Bonds to be issued by Austin Affordable PFC, Inc. The project will include approximately 290 units. 100% of the units will serve households at 60% of the median family income. The development will include: 88 – 1 bedroom, 174 – 2 bedroom and 28 – bedroom units. Attached is a detailed summary of the project.

END OF REPORT - ATTACHMENTS TO FOLLOW

 *The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.*

 *For assistance please call (512) 974-2210 OR (512) 974-2445 TDD.*



Council Question and Answer

Related To	Item #4	Meeting Date	January 29, 2015
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Additional Answer Information

QUESTION: Have representatives of the Austin Police Association, Austin Fire Association, and Austin/Travis County EMS Association been consulted for feedback regarding this appointment? Please also provide a list of qualifications that were considered as part of this recommendation. COUNCIL MEMBER GARZA

ANSWER:

I. The Associations were not consulted. Historically, department management nor Associations are consulted as State law places the responsibility for appointment selection with the City Manager and council confirms the appointment. Per the Texas Local Government Code, Chapter 143.006 (a) “the chief executive of the municipality shall appoint the members of the commission within 60 days after the date this chapter is adopted. Within 30 days after the date the municipality's first full fiscal year begins after the date of the adoption election, the governing body of the municipality shall implement this chapter”

In addition, the code stipulates that, (b) “If a vacancy occurs, or if an appointee fails to qualify within 10 days after the date of appointment, the chief executive shall appoint a person to serve for the remainder of the unexpired term in the same manner as the original appointment.”

II. Please also provide a list of qualifications that were considered as part of this recommendation.

Per the Texas Local Government Code, Chapter 143.006 (c); A person appointed to the commission must:

- (1) be of good moral character;
- (2) be a United States citizen;
- (3) be a resident of the municipality who has resided in the municipality for more than three years;
- (4) be over 25 years of age; and
- (5) not have held a public office within the preceding three years.

Ms. Eyna Canales-Zarate meets all of the qualifications per the statute.

Additionally, she possesses the following:

Education

- Bachelor’s Degree in Business Administration from St. Edwards University.

History with Boards and Commissions

- Elected to the City of Austin Employee Retirement System for three consecutive terms. Served as Chair of the Board, Investment Chair, Disability Chair and Goals and Objectives Committee Chair. Elected by a statewide municipal caucus for three consecutive terms to serve on the board of the Texas Association of Employee Retirement System (TEXPERS), a 500,000 member organization. At TEXPERS, served as Board President, Legislative Chair, Education Chair, and Treasurer.
- Appointed to the Travis County Appraisal Review Board in 2012, serving as a citizen panel member to review and decide upon property tax protests.
- Served in a variety of appointed positions such as: Travis County Child Protective Services Board. Chaired the San Jose Catholic Church Finance Council, Finance Chair for the Austin Hispanic Network and chaired the City of Austin Hispanic Issues in Education Committee.

- Currently serves as a board member for the Seedling Foundation. In addition serves as a board member of Texans for Secure Retirement, an advocacy organization that protects and promotes defined benefit pension plans in Texas.

Work History/Familiarity with City Government

- Joined the City of Austin in 1980, and worked in eight departments within the city. She retired from the City of Austin in 2010 as Assistant Director of the Library department.
- Previously worked in private industry as a finance professional.



Council Question and Answer

Related To	Item #14	Meeting Date	January 29, 2015
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Additional Answer Information

QUESTION: What were the criteria for the experience in maintaining native plants? COUNCIL MEMBER KITCHEN

ANSWER: The Bidders were asked to provide company experience, including the following:

- a. Native Gardening/Green Roofs
- b. Irrigation Management
- c. Pest Management
- d. Personnel, Experience and Certifications

Merit Service Solutions was selected as the best evaluated respondent. They have been in business since 1985 and offer the following qualifications:

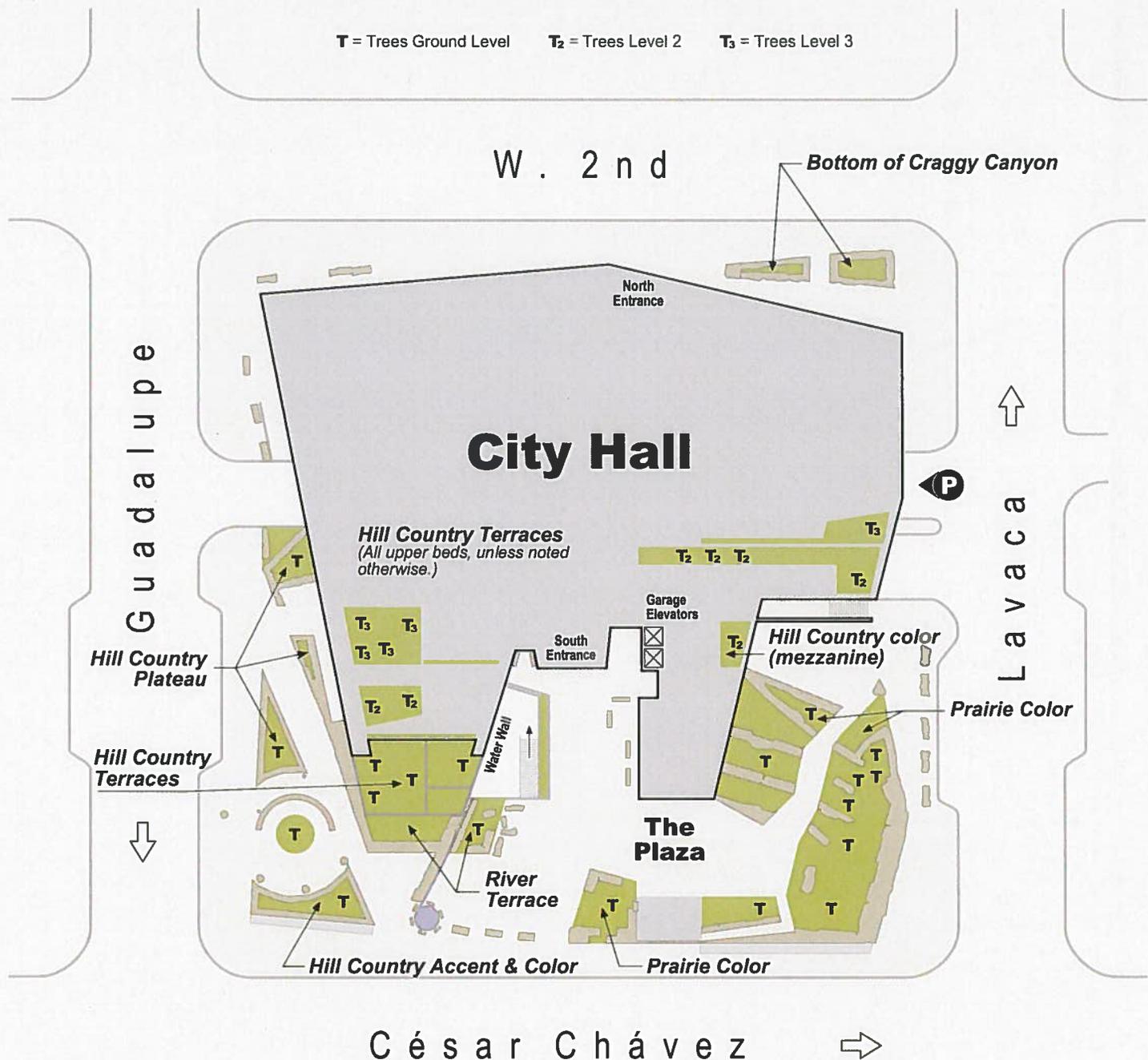
- a. 23 degreed professionals on staff, two Nationally Certified Landscape Professionals, three Texas Certified Landscape Professionals, eight Licensed Irrigators, seven Licensed Pesticide Applicators, one Licensed Back Flow Inspector, 12 Licensed Irrigation Technicians.
- b. Two full time management title staffs with experienced and specialized in the care of Texas native plants.
- c. Company is able to provide certification for the following: commercial pesticide applicators license, Green Building Certification License, Texas Commission on Environmental Quality Irrigator License, Green Garden Certified, and International Society of Arboriculture certified.
- d. Company Single Point of Contact is certified by the Landscape Industry Certified Manager & Technician.
- e. Overall Merit Service Solutions offers the most experience staffs and recommended the best proposed service plan including frequency of services.

Five references were contacted with positive outcome including the question was specifically on vendor knowledge of native landscaping & irrigation. All responses with “Yes” including one company stated that they only have native plants and reclaimed water.

Austin City Hall Landscape Plan Concepts

Note: Plant palette around City Hall is based on Hill Country / Edwards Plateau species to the west of the Water Wall and Post Oak Savannah / Blackland Prairie species to the east.

T = Trees Ground Level T₂ = Trees Level 2 T₃ = Trees Level 3





Council Question and Answer

Related To	Item #20	Meeting Date	January 29, 2015
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Additional Answer Information

QUESTION: What and/or who are the appointments and certain related waivers? COUNCIL MEMBER HOUSTON

ANSWER:

The Item From Council (IFC) for the approval of appointments and certain related waivers relating to service on a board or commission is a standard item on each Council agenda where the Mayor and Council members nominate a member to serve on a commission and the Council approves the appointment. The IFC is the final step of the appointment/waiver process. The Office of the City Clerk (OCC) coordinates with each Council Office nominations that are ready for Council approval and prepares the appointment and waiver list for each Council Meeting as required.

Occasionally, nominations are submitted to Council by individual boards and commissions. For the January 29, 2015 Council meeting, the nominations are for positions nominated by the commissions as required and not those of individual council members. Currently there are three nominations:

<u>Board/Nominee</u>	<u>Nominated by</u>
<u>Downtown Commission</u> Mark Gilbert	Urban Transportation Commission
<u>Land Development Code Advisory Group</u> Nuria Zaragoza	Land Development Code Advisory Group
<u>Community Development Commission</u> Bettye Taylor	St. John's Neighborhood Assoc.

There are no waivers currently identified for Council approval on the January 29 agenda.



December 29, 2014

City of Austin Neighborhood Housing and Community Development Department
Attn: David Potter
Neighborhood Development Program Manager
1000 East 11th Street, 2nd Floor
Austin, TX 78702
Email: david.potter@austintexas.gov

Re: *Request for City of Austin Support for Non-Competitive LIHTC Developments
The Reserve at Springdale*

Dear Mr. Potter:

I am pleased to submit this request for a City Council-approved resolution of no objection from the City of Austin for The Reserve at Springdale. The Reserve at Springdale is a proposed 290 unit, new construction, affordable housing development for the general population located at 5601 Springdale Road. The Reserve at Springdale is being developed in partnership between the Austin Affordable Housing Corporation and Ryan Companies US, Inc.

Please find enclosed additional background information about this request, the development, and the development team. We are requesting that the resolution of no objection be considered at the February 12, 2015 City Council meeting.

Thank you for your time and consideration. If you have any questions, or require additional information, please contact me at (512) 328-3232 ext. 4502 or via email at audreym@dmacompanies.com.

Sincerely,

DMA DEVELOPMENT COMPANY, LLC

Audrey Martin
Director of Real Estate Development

EXECUTIVE SUMMARY
The Reserve at Springdale
Austin, Texas

Request

The development team is requesting a City Council-approved resolution of no objection from the City of Austin for The Reserve at Springdale. A copy of the Texas Department of Housing and Community Affairs 2015 Uniform Multifamily Rules related to this requirement is attached. A public hearing is required to be conducted by the City.

Overview

- Location: The approximately 22 acre development site is located on the east side of Springdale Road, between East 51st Street and Rogge Lane at 5601 Springdale Road, Austin, Texas 78723.
- City Council District: District 1
- Census Tract Number: 48453002108
- Type of Application: 4% Housing Tax Credit / Tax-Exempt Bond
- Construction Type: New Construction

Development Information

Sources and Uses of Funds

- Total Development Cost: Approximately \$39.9M
- Bond Issuance: \$25M, Austin Affordable PFC, Inc.
- Tax Credit Request: \$1.46M
- Permanent Sources:
 - Permanent Loan: \$24M
 - Housing Tax Credit Equity: \$14.3M
 - Deferred Developer Fee: \$1.6M

Unit Mix

- Total Units: 290
- Median Family Income Level Served: 100% of the units will be set aside for individuals and families earning 60% of less of AMFI
- No units will be set aside for tenants with Special Housing Needs

# of units	Type	Square Footage	Rent Net of Utilities	Income Eligibility
88	1 Br/1 Ba	675 sq. ft.	\$762	60% of Median
174	2 Br/2 Ba	950 sq. ft.	\$905	60% of Median
28	3 Br/2 Ba	1,150 sq. ft.	\$1,029	60% of Median

Transit

There are four transit stops within ¼ mile of the development site. The nearest transit stop is approximately 200 feet south of the development site, and the next closest is within a 500 foot walk to the north. See attached map.

Supportive Services

A selection of supportive services will be provided to the residents. These services will comply with the requirements of the Texas Department of Housing and Community Affairs and will be determined based on the needs of the resident population.

Onsite Amenities

A variety of unit and development amenities will be provided to the residents of The Reserve at Springdale. Each apartment unit will include granite countertops, spacious closets, open floor plans, eastern views of Walnut Creek, dishwashers, garbage disposal, washer/dryer connections, laminate floors, and French balconies. The buildings will be designed to maximize energy efficiency, including dual pane insulating windows, insulation that exceeds code for walls and ceilings, and high SEER rated air conditioners. The design will feature hardiplank siding with stone accents and will include several community amenities, such as:

- ❖ Swimming / wade pool
- ❖ Fitness / multiuse area
- ❖ Barbeque grills
- ❖ Fenced dog park
- ❖ Community commercial washer/dryer (for large items)
- ❖ Library / work center
- ❖ Business / computer center
- ❖ Meeting room
- ❖ Nature areas / programmed green space
- ❖ Vegetable / herb garden

Additionally, The Reserve at Springdale's location offers many benefits to the residents. The development is in close proximity to the Mueller Community, grocery stores including HEB Market District, bus transit, Pecan Springs Elementary, Little Walnut Creek Park, Pecan Springs Park, the City of Austin Harvey Penick Golf Campus, Morris Williams Golf Course, Bartholomew District Park (includes pool and splash pad), University Hills library branch, Walnut Hills Senior Center, Dell Children's Hospital, and YMCA East Communities Branch.

About the Development Team

Development services are provided by two partners: Austin Affordable Housing Corporation, Inc. (affiliate of The Housing Authority of the City of Austin (HACA)), and Ryan Companies US, Inc. with Capella Commercial Real Estate Services as their development advisor.

Austin Affordable Housing Corporation, Inc.

Austin Affordable Housing Corporation (AAHC) is a non-profit subsidiary of The Housing Authority of the City of Austin (HACA). AAHC ensures and preserves quality, affordable housing opportunities and continues to pursue entrepreneurial endeavors. AAHC oversees homeownership activities, owns and operates residential and commercial real estate, operates a transitional program for residents exiting public housing (Six-Star Resident Program), and operates the Emerging Enterprises Business Development Resource Center.

As a High Performing Housing Authority that assists over 18,000 Austinites, the Housing Authority of the City of Austin (HACA) owns and operates nearly 1,900 units of conventional public housing in 18 developments throughout Austin. Development sites range from high-rise apartments on Lady Bird Lake to small duplexes in residential neighborhoods. HACA also manages the Housing Choice Voucher / Section 8 Program that provides rental vouchers for more than 5,000 units of housing in Austin's private rental market.

The role of Austin Affordable Housing Corporation within The Reserve at Springdale is as long term owner, as well as co-developer with Ryan Companies.

Ryan Companies (Ryan)

Ryan is a leading national commercial real estate firm offering integrated design-build, development and real estate management services to customers. Over the past 75 plus years, Ryan has been involved in a variety of projects across the United States. Their experience spans the full range of commercial product types and includes a significant portfolio of market-rate and affordable apartment developments. From its early roots in northern Minnesota, the company has expanded its Minneapolis, Minnesota base of operations to include offices in Austin, Chicago, Phoenix, San Diego, and Tampa, as well as Cedar Rapids, Davenport, and Des Moines, Iowa.

The role of Ryan Companies in this project will be to act as the lead developer within the project partnership and general contractor for construction. Once the project is complete, Ryan will provide an operating deficit guarantee for a period of three years to ensure the long term success of this development. Please see attached for additional information.

Capella Commercial Real Estate Services

Capella is an Austin, Texas based commercial real estate firm specializing in the marketing of properties for sale, lease, and acquisition, as well as in the development, finance and management of all types of investment properties. Capella's principals combined have over 75 years of experience in the commercial real estate business. Capella is a full service development, brokerage, build to suit, leasing and management company with clients including Fortune 500 companies, private equity funds, hedge funds, banks and local investors. Capella's role in The Reserve at Springdale is as a development advisor to Ryan Companies.

(E) The Development Owner agrees to implement a plan to use Historically Underutilized Businesses (HUB) in the development process consistent with the Historically Underutilized Business Guidelines for contracting with the State of Texas. The Development Owner will be required to submit a report of the success of the plan as part of the cost certification documentation, in order to receive IRS Forms 8609 or, if the Development does not have Housing Tax Credits, release of retainage.

(F) The Applicant will attempt to ensure that at least 30 percent of the construction and management businesses with which the Applicant contracts in connection with the Development are Minority Owned Businesses as further described in Texas Government Code, §2306.6734.

(G) The Development Owner will affirmatively market to veterans through direct marketing or contracts with veteran's organizations. The Development Owner will be required to identify how they will affirmatively market to veterans and report to the Department in the annual housing report on the results of the marketing efforts to veterans. Exceptions to this requirement must be approved by the Department.

(H) The Development Owner will comply with any and all notices required by the Department.

(2) Applicant Eligibility Certification. This form, as provided in the Application, must be executed by any individuals required to be listed on the organizational chart and also identified in subparagraphs (A) – (D) below. The form identifies the various criteria relating to eligibility requirements associated with multifamily funding from the Department, including but not limited to the criteria identified under §10.202 of this chapter (relating to Ineligible Applicants and Applications).

(A) for for-profit corporations, any officer authorized by the board of directors, regardless of title, to act on behalf of the corporation, including but not limited to the president, vice president, secretary, treasurer, and all other executive officers, and each stock holder having a 10 percent or more interest in the corporation, and any individual who has Control with respect to such stock holder;

(B) for non-profit corporations or governmental instrumentalities (such as housing authorities), any officer authorized by the board, regardless of title, to act on behalf of the corporation, including but not limited to the president, vice president, secretary, treasurer, and all other executive officers, the Audit committee chair, the Board chair, and anyone identified as the Executive Director or equivalent;

(C) for trusts, all beneficiaries that have the legal ability to Control the trust who are not just financial beneficiaries; and

(D) for limited liability companies, all managers, managing members, members having a 10 percent or more interest in the limited liability company, any individual Controlling such members, or any officer authorized to act on behalf of the limited liability company.

(3) Architect Certification Form. This form, as provided in the Application, must be executed by the Development engineer, an accredited architect or Department-approved Third Party accessibility specialist. (§2306.6722 and §2306.6730)

(4) Notice, Hearing, and Resolution for Tax-Exempt Bond Developments. In accordance with Texas Government Code, §2306.67071, the following actions must take place with respect to the filing of an Application and any Department awards for a Tax-Exempt Bond Development.

(A) Prior to submission of an Application to the Department, an Applicant must provide notice of the intent to file the Application in accordance with §10.203 of this chapter (relating to Public Notifications (§2306.6705(9))).

(B) The Governing Body of a municipality must hold a hearing if the Development Site is located within a municipality or the extra territorial jurisdiction (ETJ) of a municipality. The Governing Body of a county must hold a hearing unless the Development Site is located within a municipality. For Development Sites located in an ETJ the county and municipality must hold hearings; however, the county and municipality may arrange for a joint hearing. The purpose of the hearing(s) must be to solicit public input concerning the Application or Development and the hearing(s) must provide the public with such an opportunity. The Applicant may be asked to substantively address the concerns of the public or local government officials.

(C) An Applicant must submit to the Department a resolution of no objection from the applicable Governing Body. Such resolution(s) must specifically identify the Development whether by legal description, address, Development name, Application number or other verifiable method. In providing a resolution, a municipality or county should consult its own staff and legal counsel as to whether such resolution will be consistent with Fair Housing laws as they may apply, including, as applicable, consistency with any FFAST form on file, any current Analysis of Impediments to Fair Housing Choice, or any current plans such as one year action plans or five year consolidated plans for HUD block grant funds, HOME or CDBG funds. For an Application with a Development Site that is:

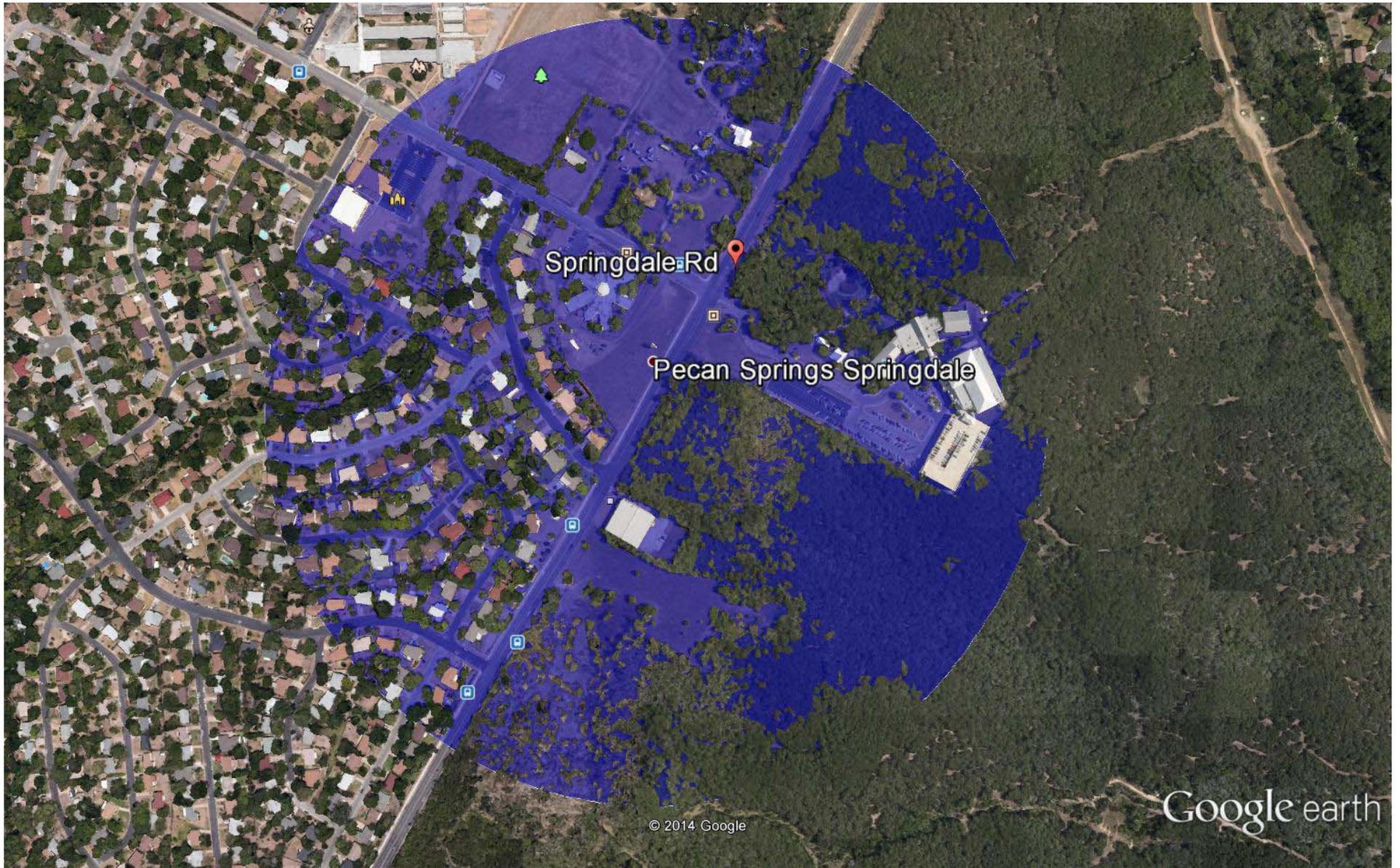
- (i) Within a municipality, the Applicant must submit a resolution from the Governing Body of that municipality;
- (ii) Within the extraterritorial jurisdiction (ETJ) of a municipality, the Applicant must submit both:
 - (I) a resolution from the Governing Body of that municipality; and
 - (II) a resolution from the Governing Body of the county; or
- (iii) Within a county and not within a municipality or the ETJ of a municipality, a resolution from the Governing Body of the county.

(D) For purposes of meeting the requirements of subparagraph (C) of this paragraph, the resolution(s) must be submitted no later than the Resolutions Delivery Date described in §10.4 of this chapter (relating to Program Dates). An acceptable, but not required, form of resolution may be obtained in the Multifamily Programs Procedures Manual. Applicants should ensure that the resolutions all have the appropriate references and certifications or the Application may be terminated. The resolution(s) must certify that:

- (i) Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071(a) and subparagraph (A) of this paragraph;
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development;
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b) and subparagraph (B) of this paragraph; and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

(5) Designation as Rural or Urban. Each Application must identify whether the Development Site is located in an Urban Area or Rural Area of a Uniform State Service Region. The Department shall make available a list of Places meeting the requirements of Texas Government Code, §2306.004(28-a)(A) and (B), for designation as a Rural Area and those that are an Urban Area in the Site Demographics Characteristics Report. Some Places are municipalities. For any Development Site located in the ETJ of a municipality and not in a Place, the Application shall have the Rural Area or Urban Area designation of the municipality whose ETJ within which the Development Site is located. For any Development Site not located within the boundaries of a Place or the ETJ of a municipality, the applicable designation is that of the closest Place.

Nearest Transit Stops - The Reserve at Springdale



Google earth

feet
meters





A CLEAR POINT-OF-VIEW.

Since 1938 our goal has been to build lasting relationships. A 70+ percent rate of repeat business makes our vision a reality

RYAN TIMELINE HIGHLIGHTS

1938, HIBBING MINNESOTA

At the turn of the 20th century, Hibbing was a hub for the mining and lumber industries. It was here that James Henry Ryan, with his sons, began what is now known as Ryan Companies US, Inc.

1949, RYAN REALTY COMPANY

Brothers Russ and Fran Ryan formed this company, along with Ryan Lumber and Coal, based in Hibbing, Minnesota.

1963, RYAN CONSTRUCTION

This name was created to describe the business accurately. Later Ryan Properties operated as successor to Ryan Realty.

1989, RYAN COMPANIES US, INC.

Jim Ryan, Pat Ryan and Tim Gray take over as active owners/managers of Ryan. Jim, CEO; Pat, President; Tim, CFO.

2007, RYAN WINS NAIOP NATIONAL DEVELOPER OF THE YEAR

National Association of Industrial and Office Properties' Developer of the Year Award

2012, RYAN OPENS 10TH REGIONAL OFFICE

In addition to offices in MN, IL, IA, FL, TX, AZ, and CA Ryan expands its national reach with a 10th regional office in Milwaukee, WI.

RYAN TODAY

Ryan has a national presence with offices and projects across the U.S. We serve five strategic sectors including Distribution, Mission Critical, Health Care, Retail and Public Sector and offer integrated solutions in the areas of Development, A+E, Construction, Real Estate Management and Capital Markets.

RYAN IS COMMITTED TO BUILDING LASTING RELATIONSHIPS For three generations, Ryans have led the family business guided by this commitment, based on the highest standards of quality and service in the industry. While remaining true to the principles the company was founded on — integrity, honesty, civic pride and a sincere regard for people — we are meeting today’s challenges, delivering value and exceeding customers’ expectations time and time again.

A NATIONAL SINGLE-SOURCE PROVIDER Ryan is a leading national commercial real estate firm offering integrated design-build, development and real estate management services to customers. We specialize in office, industrial, retail, health care, alternative energy, hospitality, higher education, mission critical, public sector and mixed-use projects across the United States. From its early roots in northern Minnesota, the company has expanded its Minneapolis base of operations to include offices in Chicago, Milwaukee, Phoenix, Austin, San Diego and Tampa as well as Cedar Rapids, Davenport and Des Moines, Iowa.

THE EXPERTISE OF RYAN’S PEOPLE Over the past 75 years, Ryan’s talented and hard-working professionals have collaborated with customers and communities. Using a single-source approach, we offer flexibility in defining the scope of a project, and strength in providing effective, timely solutions resulting in a higher certainty of success. We are not satisfied unless our customers are satisfied — 100%. We embrace our customer’s vision, working with them in every aspect of the design, development and construction process to deliver a solution that is sure to delight them.

IN ALL WE DO, RYAN DELIVERS VALUE There is a reason why so many of our customers come back to work with us. It is our dedication to solving their problems, to serving them better, no matter how big or small their project. That is why our quality of construction is unmatched and our professionalism sets the standard for the industry. We measure our success in terms of our customer’s satisfaction and our ability to build lasting relationships.

“It was nice to see the caring that everyone at Ryan had for our team and our project. It was almost as if it was their building.”
 — Terry Thompson, President, PCT Engineered Systems, LLC



THOMAS PLACE SENIOR COMMUNITIES

Ryan and its development partners deliver high-quality, affordable, independent-living apartments for seniors through its Thomas Place model.

THOMAS PLACE SENIOR COMMUNITIES
GLENVIEW, IL
FOX LAKE, IL
GURNEE, IL
ORLAND PARK, IL
WAUKEE, IA
BETTENDORF, IA

TYPE OF PROJECT
Senior Living, Multi-family Residential
Affordable and Market-Rate

REFERENCE
Jim Bergman
20 Sandstone Court
LeClaire, IA 52723
563-441-6123

ARCHITECT
Glenview —
Basil Associates

Fox Lake, Gurnee,
Waukee, Bettendorf —
Design Build Architectural
Services, Inc.
(A Ryan Companies US, Inc.
Wholly-owned Subsidiary)

Orland Park —
Ryan A+E, Inc.
(A Ryan Companies US, Inc.
Wholly-owned Subsidiary)

RYAN'S RESPONSIBILITY
Glenview — Construction

Fox Lake, Gurnee, Orland Park —
Development
Architecture & Engineering
Design-Build Construction

Waukee, Bettendorf — Development
Architecture & Engineering

SIZE
Glenview — 228,000 SF/144 Units
Fox Lake — 173,000 SF/100 Units
Gurnee — 173,000 SF/100 Units
Orland Park — 138,000 SF/80 Units
Waukee — 195,000 SF/116 Units
Bettendorf — 195,000 SF/116 Units

CONSTRUCTION PERIOD
Glenview — 13 Months
Fox Lake — 9 Months
Gurnee — 12 Months
Orland Park — 14 Months

DATE (TO BE) COMPLETED
Glenview — July 2006
Fox Lake — August 2010
Gurnee — May 2012
Orland Park — May 2013
Waukee — 2010
Bettendorf — 2011



Projects shown: Thomas Place Fox Lake and Thomas Place Glenview

RYAN DELIVERS QUALITY, AFFORDABLE SENIOR HOUSING Ryan has had a long history of work in the senior living arena, but efforts in the Chicagoland market signal renewed commitment to this market. The Thomas Place portfolio is comprised of independent-living communities created for seniors with limited financial resources who want to live in attractive, affordable properties.



Working as general contractor, Ryan joined developers Jim Bergman and Dave Smith to deliver the first Thomas Place project in Glenview, Illinois, after the original general contracting firm could not meet budget and schedule expectations. Ryan delivered the project two months ahead of schedule with \$2 million in savings.

RYAN BUILDS A LASTING RELATIONSHIP Expanding on the success at Glenview, Ryan served as co-owner, co-developer and design-builder for the subsequent Fox Lake, Gurnee and Orland Park properties. In addition to the four Illinois properties, Ryan also worked with Bergman and Smith to co-develop and design two similar communities in Iowa – Thomas Place Waukee and Thomas Place Bettendorf. The projects utilize Low Income Housing Tax Credits (LIHTC) from the states' housing development authorities. The projects meet LIHTC-mandated sustainability and green initiatives and feature required architectural amenities. On-site management staff provide leasing and maintenance services.

THOMAS PLACE ORLAND PARK

1ST ENERGY STAR®-QUALIFIED MULTI-FAMILY HIGH-RISE IN ILLINOIS

"We're excited to be a sponsor of the project because it's a new way to offer quality living to seniors with a variety of income levels. We're proud to be part of this new community. It's amazing what a difference Thomas Place will make for Orland Park."

—Rich Schutt, CEO, Providence Life Services

THOMAS PLACE ORLAND PARK
15415 SOUTH HARLEM AVENUE
ORLAND PARK, IL 60462

TYPE OF PROJECT

Senior Living, Multi-family Residential
Affordable and Market-Rate

ENERGY STAR®-qualified

REFERENCE

Jim Bergman
TPA Orland, L.P.
111 Shuman Blvd, Suite 400
Naperville, IL 60563
563-441-6123

ARCHITECT

Ryan A+E, Inc.
(A Ryan Companies US, Inc.
Wholly-owned Subsidiary)

RYAN'S RESPONSIBILITY

Development
Architecture & Engineering
Design-Build Construction

SIZE

137,925 SF
80 Units

CONSTRUCTION PERIOD

14 Months

DATE TO BE COMPLETED

May 2013

SUSTAINABLE/GREEN ASPECTS

1st ENERGY STAR®-qualified
Multi-family High-rise in Illinois
— Features high insulation levels
and quality equipment to reduce
tenants' utility costs

"Green Community,"
as anticipated to be certified by
Enterprise, a program that defines
health and efficient measures for
housing; only 6th in Illinois in
Enterprise database

Conserves water through efficient
fixtures and irrigation

Utilizes low-VOC paints and finishes
for improved interior air quality

Offers easy access to public transit
and connections to Metra and CTA

Revitalizes former auto dealership to
reuse land and limit suburban sprawl

Features garaged parking to increase
density and limit land impacts

Recycling majority of construction
waste (75% project goal)



A SUCCESSFUL HOUSING MODEL EXPANDS With its joint venture development partners, Jim Bergman and Providence Life Services, Ryan expands its senior housing experience with another community for independent seniors. The development of Thomas Place Orland Park marks Orland Park's first property to offer affordable housing units for seniors, and it is the fourth suburban Chicago project in the Thomas Place portfolio that Ryan has delivered.

Thomas Place Orland Park is an age-restricted community on a four-acre site and provides convenient access to shopping, medical services, dining, recreation, public transportation and other senior services. The four-story building offers 72 high-quality, affordable apartments and eight market-rate rent apartments comprised of 25 one-bedroom and 55 two-bedroom units. All apartments include a Juliet or standard balcony and a full-sized kitchen. A phased move-in for residents began in March 2013.

AMENITIES PROMOTE SOCIALIZATION & SECURITY The building's common space is centrally located between two residential wings and includes a dining room and kitchen, a TV and entertainment lounge, a library, a game room, a media entertainment center and a fitness center. State-of-the-art building security technology enables controlled access and monitoring of resident and common area spaces. A distinctive amenity is the 80 indoor parking spaces in addition to 25 outdoor spaces. Exterior features include a façade of board and batten siding and brick veneer, a private courtyard and a covered drop-off area. On-site property management will provide leasing and maintenance services.

Ryan has served as co-owner, co-developer and design-builder for Thomas Place communities in Fox Lake and Gurnee, Ill., and constructed the Glenview, Ill., property. In addition to the Illinois projects, Ryan co-developed and designed two similar communities in Iowa – Thomas Place Waukee and Thomas Place Bettendorf.

THOMAS PLACE GURNEE

Ryan, Jim Bergman and the Burton Foundation partner again to deliver high quality, affordable, independent-living apartments for seniors.

THOMAS PLACE GURNEE
401 NORTH HUNT CLUB ROAD
GURNEE, ILLINOIS 60031

TYPE OF PROJECT
Senior Living
Multi-family Residential

REFERENCE
Jim Bergman
TPA Gurnee, L.P
20 Sandstone Court
LeClaire, IA 52723
563-441-6123

ARCHITECT
Design Build Architectural
Services, Inc.
(A Ryan Companies US, Inc.
Wholly-owned Subsidiary)

RYAN'S RESPONSIBILITY
Development
Architecture & Engineering
Design-Build Construction

SIZE
173,000 SF
100 units

CONSTRUCTION PERIOD
12 Months

DATE COMPLETED
May 2012



RYAN DEVELOPS ANOTHER SENIOR HOUSING COMMUNITY Finding affordable, independent senior housing equipped to meet the accessibility issues of low-income senior citizens is one of the most challenging dilemmas facing today's aging adults. In recent years, Ryan has partnered with Jim Bergman and the Burton Foundation to bring high-quality affordable housing to seniors with limited income.

The second project for this partnership, Thomas Place Gurnee is an expansion of the development team's goals of creating attractive, affordable developments that allow seniors to live in their own communities. Thomas Place Gurnee showcases Ryan's expertise in development, design and construction. The building features a façade of classic board and batten siding and brick veneer, a centrally located common area, a layout designed to encourage socializing and create a sense of community, and 100 one- and two-bedroom units which each include a balcony or patio.

Ryan's design team incorporated the Illinois Housing Development Authority's (IHDA) Enterprise Green Communities Criteria 2008 — a condition of the agency's affordable housing tax credits. Some of those features include sustainable landscaping, water-conserving fixtures, efficient ENERGY STAR appliances, high-performance interior and exterior lighting and strategies for environmentally friendly facility maintenance.

Ryan's introduction to the Thomas Place senior housing model came when it was selected to construct Thomas Place Glenview in Glenview, Illinois. Building on that success, Ryan has served as co-owner, co-developer and design-builder for three more communities in Illinois — Thomas Place Fox Lake, Thomas Place Gurnee and Thomas Place Orland Park. In addition, Ryan co-developed and designed Thomas Place Waukeet and Thomas Place Bettendorf in Iowa.

THOMAS PLACE GLENVIEW

“The experience with Ryan has been excellent. Everything was on budget, ahead of schedule and I’m extremely happy with the results.”

— Jim Bergman, Thomas Place LLP

THOMAS PLACE GLENVIEW
2200 PATRIOT BOULEVARD
GLENVIEW, ILLINOIS 60025

TYPE OF PROJECT
Senior Living, Multi-family Residential
Affordable and Market-Rate

REFERENCE
Jim Bergman
Thomas Place LLP
20 Sandstone Court
LeClaire, IA 52723
563-441-6123

ARCHITECT
Basil Associates

RYAN’S RESPONSIBILITY
General Contractor

SIZE
228,000 SF
144 units

CONSTRUCTION PERIOD
13 Months

DATE COMPLETED
July 2006



RYAN DELIVERS ON BUDGET AND SCHEDULE WHERE OTHER CONTRACTOR FAILED Thomas Place Glenview is a part of The Glen, a redevelopment of a Naval Air Station in Glenview, Illinois. Thomas Place provides 144 low-income and market-rate senior apartments for area senior citizens, and offers a number of amenities for the residents to enjoy, including a hair salon, a full-service dining room and a TV/game room.

The Village of Glenview donated the land to Thomas Place LLP, a non-profit entity. Ryan was introduced to the project when Thomas Place principals realized that the original general contractor could not build the project according to their budget and schedule.

SUCCESS LEADS TO A LASTING RELATIONSHIP Ryan delivered the project — a three-story, 180,000-square-foot building with 48,000 square feet of parking — at a \$2-million savings and two months ahead of schedule.

Drawing on the success of Thomas Place Glenview, Ryan was engaged in an expanded role as co-owner, co-developer and design-builder for subsequent Thomas Place senior housing communities in Fox Lake, Gurnee, and Orland Park, Illinois. In addition to the Illinois properties, Ryan co-developed and designed Thomas Place Waukee and Thomas Place Bettendorf in Iowa.

THOMAS PLACE FOX LAKE

Based on the success of a prior senior housing project in Glenview, Illinois, the developer returned to Ryan for new ideas in design and cost-efficiency for a similar project in Fox Lake, Illinois.

THOMAS PLACE FOX LAKE
229 THOMAS LANE
FOX LAKE, ILLINOIS 60020

TYPE OF PROJECT

Senior Living
Multi-family Residential

REFERENCE

Jim Bergman
TPA Fox Lake, L.P.
20 Sandstone Court
LeClaire, IA 52723
563-441-6123

ARCHITECT

Design Build Architectural
Services, Inc.
(A Ryan Companies US, Inc.
Wholly-owned Subsidiary)

RYAN'S RESPONSIBILITY

Architecture & Engineering
Development
Design-Build Construction

SIZE

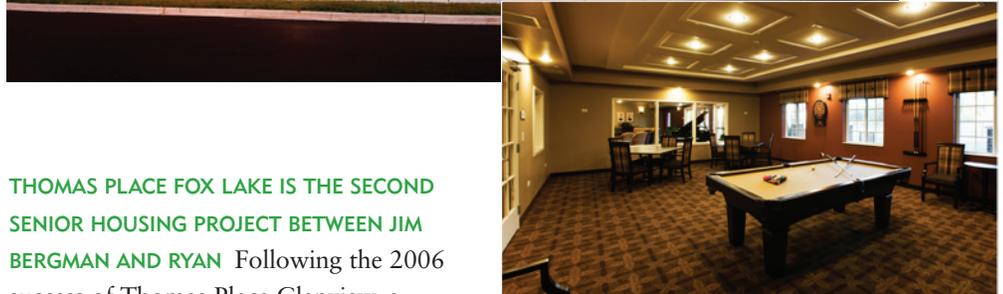
173,000 SF
100 Units

CONSTRUCTION PERIOD

9 Months

DATE COMPLETED

August 2010



THOMAS PLACE FOX LAKE IS THE SECOND SENIOR HOUSING PROJECT BETWEEN JIM BERGMAN AND RYAN Following the 2006 success of Thomas Place Glenview, a

228,000-square-foot senior housing community in Glenview, Illinois, the team collaborated on Thomas Place Fox Lake, a 100-unit, age-restricted, affordable apartment community.

Because Thomas Place Fox Lake is part of a larger mixed-use development, the permit/approval/closing process was more complex, requiring seamless coordination between development, construction, architecture and civil engineering. Design Build's architects and engineers provided a look and layout similar to the original Thomas Place in Glenview at a lower cost per unit.

A grand foyer with vaulted ceilings and fireplace accentuates the main entrance. Other common area elements include a dining room, great room, game room, library, hair salon, fitness center, covered drop-off area, indoor parking spaces, landscaped private courtyard and on-site property management. The building offers 33 one-bedroom and 67 two-bedroom units, each with a balcony, full kitchen, washer and dryer, and nine-foot ceilings.

Thomas Place Fox Lake is a Low Income Housing Tax Credit (LIHTC) project that provides the senior population of Fox Lake quality affordable housing. Also, the project qualified for a grant from the Illinois Department of Commerce and Economic Opportunity's (DCEO) Energy Efficient Affordable Housing Construction Program.

RYAN BUILDS A LASTING RELATIONSHIP Ryan served as general contractor for Thomas Place Glenview, and as co-owner, co-developer and design-builder for Thomas Place Fox Lake, Thomas Place Gurnee and Thomas Place Orland Park in Illinois. In addition to the four Illinois properties, Ryan also worked with Jim Bergman to co-develop and design two similar communities in Iowa – Thomas Place Waukee and Thomas Place Bettendorf.



"We're extremely excited to expand our offering of natural and organic products to an even greater customer base."

— Michael Bashaw, President, Midwest Region, Whole Foods Market

222 HENNEPIN
222 HENNEPIN AVENUE
MINNEAPOLIS, MN 55401

TYPE OF PROJECT

Mixed-Use, Retail,
Multi-family Residential
Anticipate LEED Silver Certification
for Mid-rise Residential

REFERENCE

Chris Culp
The Excelsior Group
11455 Viking Drive, Suite 350
Eden Prairie, MN 55344
612-353-3304

Mark Schoening
Tony Barranco
Ryan Companies US, Inc.
50 South Tenth Street, Suite 300
Minneapolis, MN 55403
612-492-4000

ARCHITECT

Ryan Companies US, Inc.
– Architect-of-Record

Humphreys & Partners Architects, L.P.
– Design Architect

RYAN'S RESPONSIBILITY

Development
Architecture & Engineering
Design-Build Construction
Capital Markets

SIZE

580,000 SF; 286 units

CONSTRUCTION PERIOD

18 Months

DATE TO BE COMPLETED

Summer 2013

AWARDS

2013 Best in Real Estate,
Best Overall, Mixed-Use Urban
Presented by Minneapolis/St. Paul
Business Journal

2013 Best In American Living Awards
(BALA), Silver Award for On the
Boards, Multifamily
Presented by National Association
of Home Builders (NAHB)

Pacific Coast Builders Conference
(PCBC) 2013 Golden Nugget Award,
Best On-the Boards Mixed Use Project



SCAN TO VIEW
A VIRTUAL TOUR
OF THE PROJECT



WWW.222HENNEPIN.COM

A SIGNATURE DEVELOPMENT FOR DOWNTOWN MINNEAPOLIS The 222 Hennepin project is a great example of urban infill development and is evidence of Ryan's ability to get deals done where others have failed. The 580,000 square foot mixed-use project features 286 luxury apartments with spectacular river and downtown views and a Whole Foods Market – the first in downtown Minneapolis and a welcome addition to this long vacant space.

Ryan Companies co-developed the project with The Excelsior Group, specialists in multi-family development and property management. Ryan is also the architect-of-record and design-builder for the project, which will occupy a full city block at the corner of Hennepin and Washington Avenues. The corner is one of the most prominent downtown, and development challenges had kept it vacant for more than five years.

Project amenities include a fourth-floor terrace with an outdoor pool, bocce ball area, fire pit, dog walk, enclosed party room, and state-of-the-art fitness center. The terrace affords spectacular views of the downtown Minneapolis skyline. The construction of the project prioritizes sustainable building practices by cleaning up a contaminated site while incorporating an existing 300-stall parking structure, effectively wrapping the new project around the parking core and re-using it.

This project is targeting Leadership in Energy and Environmental Design (LEED) Silver Certification for Mid-rise Residential.

“Upper Landing is the next phase of Saint Paul’s riverfront development. I applaud the Centex and Ryan commitment to a project that creates new homes that supports the community’s overall vision.”

— Patrick Seeb, Executive Director, Saint Paul Riverfront Corporation

**UPPER LANDING
ST. PAUL, MINNESOTA**

TYPE OF PROJECT
Luxury Villa Apartments,
High-end Condominiums, Mixed-use
Retail, Office Areas, Parking Ramps

REFERENCE
Collin Barr
President, Midwest Region
Ryan Companies US, Inc.
50 South Tenth Street, Suite 300
Minneapolis, MN 55403
612-492-4000

ARCHITECT
KKE Architects, ESG Architects
Pope Architects

RYAN’S RESPONSIBILITY
Development Management
Design-Build

SIZE
640 Units
(344 Luxury Villa Apartments
296 High-end Condominiums)
6 Blocks, 16 Acres

CONSTRUCTION PERIOD
4 Years

DATE COMPLETED
Multiple Phases from 2005 - 2008



A NEW URBAN VILLAGE ON THE MISSISSIPPI RIVER Upper Landing is a 640-home residential development that follows along 21 acres of St. Paul, Minnesota’s prime Mississippi riverfront. Just a few short steps away from the Science Museum of Minnesota and across the river from a newly renovated Harriet Island Regional Park, Upper Landing is a prime location for urban living and river views.

The overall development is predominately condominiums and apartments. Eight city blocks (Ryan built six of these blocks) create an exciting urban village with connections between the community, the river and a newly energized downtown. This new neighborhood on the riverfront boasts market rate apartments, affordable housing, high-end townhomes, condominiums and some commercial space. The grounds are extensively landscaped, including two parks and a regional trail that runs along the Mississippi River with an expansive open green space for public use.



NEW PERSPECTIVE SENIOR LIVING LIGHTHOUSE OF WEST BEND

"Our Lighthouse of West Bend building has been a construction dream come true. The follow up from the Ryan Company Team has been unparalleled. We have been open for 15 months, and have had virtually no construction concerns."
— Kimberly Otte-May, Regional Executive Director, Lighthouse of West Bend

LIGHTHOUSE OF WEST BEND
2130 CONTINENTAL DRIVE
WEST BEND, WISCONSIN 53095

TYPE OF PROJECT
Senior Living

REFERENCE
Todd Novaczyk
Chief Executive Officer
New Perspective Senior Living
7625 Golden Triangle Drive, Suite T
Eden Prairie, MN 55344
952-746-3630

ARCHITECT
Elness Swenson Graham Architects,
Inc.

RYAN'S RESPONSIBILITY
Development
Design-build Construction

SIZE
165,000 SF, 149 Units

CONSTRUCTION PERIOD
13 months

DATE COMPLETED
October 2011



LIGHTHOUSE OF WEST BEND was the second of two projects Ryan built for New Perspective Senior Living. New Perspective's mission is to help people preserve independence and dignity in their later years with a secure, social, home-like environment. This project was designed and constructed to meet that vision.

Lighthouse of West Bend is an integrated senior housing project that includes independent living, assisted living and memory care units consisting of a total of 149 residential units for the project. The project was constructed in 12 months and completed in October of 2011. Ryan provided development and design-build construction services.

The completed campus features a 165,000-square-foot building with 54 independent living units, 47 assisted living units and 48 memory care units in a variety of floor plan types and sizes. State of the art common spaces abound throughout the building including: a bistro, pub, country store, library, warm-water therapy pool, rehabilitation center, theater and many other spaces. The building also features a full commercial kitchen and beautiful dining area that provides three meals per day.

NEW PERSPECTIVE SENIOR LIVING LIGHTHOUSE OF SUPERIOR

*"The quality of the workmanship, the constant communication on progress, and the follow up after the completion of the project made for a great experience with Ryan Companies."
— Brian Patterson, Executive Director, Lighthouse of Superior*



LIGHTHOUSE OF SUPERIOR
1915 NORTH 34TH STREET
SUPERIOR, WISCONSIN 54880

TYPE OF PROJECT
Senior Living

REFERENCE
Todd Novaczyk
Chief Executive Officer
New Perspective Senior Living
7625 Golden Triangle Drive, Suite T
Eden Prairie, MN 55344
952-746-3630

ARCHITECT
Frisbie Architects, Inc.

RYAN'S RESPONSIBILITY
Development
Construction

SIZE
64,000 SF, 82 Units

CONSTRUCTION PERIOD
10 months

DATE COMPLETED
October 2010

LIGHTHOUSE OF SUPERIOR was the first of two projects Ryan built for New Perspective Senior Living. New Perspective's mission is to help people preserve independence and dignity in their later years with a secure, social, home-like environment. This project was designed and constructed to meet that vision.

Lighthouse of Superior is an assisted living and memory care development consisting of a total of 82 residential units for the project. The project was constructed in 10 months and completed in October of 2010. Ryan provided development, civil engineering and construction services. Following the groundbreaking, Ryan immediately began work on soil correction and wetland mitigation.

The completed campus features a 64,000-square-foot building with 46 assisted living units and 36 memory care units in a variety of floor plan types and sizes. Common areas abound throughout the building to encourage social interaction among the residents, families, friends and staff. Full-service dining is available on-site along with trained staff to provide supportive services for the residents.



"I have worked with many contractors over my career and most were very good. Ryan, however has created a culture among their staff that they, when they undertake and build a project, gives the owner the comfort the Ryan staff is treating the project as if it were their own as it relates to time, quality, and finances." — Merle Sampson, CEO

**CAREFREE LIVING
COOK, SILVER BAY AND
BABBITT, MN**

TYPE OF PROJECT
Senior Living

REFERENCE
Merle Sampson, CEO
Spectrum Health Companies
6205 Crossman Lane
Inver Grove Heights, MN 55076
651-451-0569

ARCHITECT
DJR Architecture, Inc.

RYAN'S RESPONSIBILITY
Design-Build Construction

CAREFREE LIVING COOK
20,209 SF, 29 units

COMPLETED
March 2010

DURATION
6 months

CAREFREE LIVING SILVER BAY
20,166 SF, 30 units

COMPLETED
December 2010

DURATION
6 months

CAREFREE LIVING BABBITT
20,957 SF, 35 units

COMPLETED
December 2012

DURATION
6 months



CAREFREE LIVING partnered with Ryan to build three Assisted Living and Memory Care Communities in northern Minnesota. The projects feature private living units along with full-service dining, common areas and outdoor spaces.

Each of the communities is approximately 20,000 sf. and range from 29 to 35 units. The communities are designed to provide an alternative to seniors who can no longer live in their homes, yet don't require 24 hour medical supervision.

Ryan partnered with DJR Architecture, Inc. to build each of these communities under a design-build relationship with the owner. Each of the communities was built in a period of 6 months.

