CITY OF MERRILL

REDEVELOPMENT AUTHORITY

AGENDA ● MONDAY SEPTEMBER 19, 2016

Regular Meeting	City Hall Council Chambers	6:00 PM

I. Call to Order

II. Minutes of previous meeting(s):

1. Consider approval of meeting minutes from September 6th, 2016

III. Open session agenda items:

1. Presentations from developers for housing redevelopment at 1905 14th Street (former Fox Point site) and questions from RDA Commissioners/public and developer responses:
   a. S. C. Swiderski, LLC
   b. Horizon/Merrill Area Housing Authority (MAHA)

IV. Public Comment

V. Next RDA Meeting - Tuesday, October 4th at 8:00 a.m.

VI. Closed session (s):

1. The RDA may convene in closed session per Wis. Stats. Sec 19.85(1)(e) – deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider:

   Request for Proposal housing responses for 1905 E. 14th St. (Former Fox Point site); possible recommendation for developer; and potential TID No. 10 development incentives

VII. The RDA may reconvene in open session to take action on the closed session matter.

VIII. Adjournment

Attachment: 2016-09-06 Minutes (1939 : Minutes - 2016-09-06)

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City of Merrill
Redevelopment Authority (RDA)

Tuesday, September 6th, 2016 at 8:00 A.M.
City Hall Common Council Chambers

RDA Present: Bill Bialecki, Amanda Kostman, Tim Haight, Jill Laufenberg, Karen Karow, and Tony Kusserow

RDA Absent: Ryan Schwartzman

Others: Alderperson Mary Ball, City Administrator Dave Johnson, Finance Director Kathy Unertl, City Attorney Tom Hayden, Public Works Director Rod Akey, City Building Inspector Darin Pagel, Mary Rajek from Redevelopment Resources, Ken Maule from Lincoln County Economic Development Corp. (LCEDC), and Whispering Pines residents Scott and Pamela Koehn and Patricia Karabowski

Call to Order: Chair Bialecki called the meeting to order at 8:00 a.m.

Public Comment:

Scott Koehn from #22 Whispering Pines expressed concerns with potential time requirements for packing and unpacking; potential difficulty in moving their mobile home; and turning their lives upside down. Patricia Karabowski speaking as a resident of Whispering Pines emphasized the hardships of potential relocation.

RDA Chair Bialecki requested that the following item be addressed next:

Consider a resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and Badger Portfolio, LLC (Continental Properties) to facilitate construction of new maintenance garage, relocation of nineteen (19) mobile homes, and City option to purchase three (3) tax parcels

Bialecki advised that he wanted this shelved in June and recommended motion to table consideration.

Motion (Karow/Laufenberg) to table consideration of the proposed development agreement. Carried.

Consider approval of meeting minutes:

Motion (Kostman/Karow) to approve the RDA meeting minutes from August 2nd, 2016. Carried.

Consider potential lease terms for parking lot behind 401 W. Main St. by Merrill Area Housing Authority (MAHA):

RDA Commissioners reviewed the outline of potential lease terms include annual City right-of-way lease calculation of $466.72 and insurance and property maintenance items. Unertl's outline suggested use of the parking lot in return for snow and ice control on the public sidewalks (i.e. S. Prospect St. and W. Main St.).

Motion (Kusserow/Laufenberg) to recommend lease of the parking lot for no cost in exchange for services, including snow and ice control on the public sidewalks. Carried. This RDA recommendation will be forwarded to the City's Personnel and Finance Committee for consideration.

Review and discuss potential next steps for Westside Renewal:

The agenda background materials provided an update on accomplishments and current status. Earlier this year, RetailWorks prepared preliminary improvement concepts for each building in this area. Mary Rajek from Redevelopment Resources reported that most suggests were for under $15,000. The proposed "no cost" TIF subsidy for potential Community Development loans would be another tools to facilitate private-sector investments. City Building Inspector Darin Pagel advised that exterior maintenance orders from fall 2015 have been resolved.

Consensus that follow-up with property and business owners would be winter staff/consultant effort.

Bialecki requested review of any redevelopment timeframes for RD Properties LLC related to the former manufacturing site located in the 500-block of West Main Street/North Genesee Street.

Consider potential TIF-Funded interest subsidy program:

Program would be open to commercial and manufacturing property owners located within a tax increment district (TID). The City currently has over $150,000 in bank accounts for smaller improvement loans.

Kusserow asked about regional loan program. Unertl advised that that regional loan program is available for larger economic loan amounts. Laufenberg asked about potential TIF loans for residential roof improvements. Unertl advised that CDBG (Community Development Block Grant) funding was available through Merrill Community Development Department and a regional CDBG fund – including for emergency roof improvements.

Motion (Karow/Kostman) to recommend the TIF-funded interest subsidy program to facilitate expanded use of Community Development Revolving Loan Program. Carried.

Review TID No. 10 plan – 1905 E. 14th St, redevelopment site (Adopted 9/22/2015):

Unertl noted that the site was included in TID No. 7 since August 2009. Due to the $372,400 reduction in assessed valuation, this area was deleted from TID No. 7 and included in new TID No. 10 in September 2015. Multi-family residential redevelopment was projected in the TID plan, after demolition of the former manufacturing building.

There are two proposals in response to the Request for Proposals for site redevelopment. Johnson reported that the RFP was broad and would have allowed for any type of redevelopment proposal.

The housing proposals are from: S.W. Swiderski, LLC and Horizon/Merrill Area Housing Authority (MAHA). There is notice on City website and block ads in local newspapers related to Monday, September 19th developer presentations and answering questions. There will also be an opportunity for public comment.

RDA meetings: Next RDA meeting is Monday, September 19th at 6:00 p.m. (including developer presentations on redevelopment proposals for 1905 E. 14th St. – former Fox Point site).

Next regular RDA meeting is scheduled for Tuesday, October 4th at 8:00 a.m.

Bialecki read the following notice:

The RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) - deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider:

Request for Proposal housing responses for 1905 E. 14th St. (former Fox Point site)

Motion (Laufenberg/Karow) to move to closed session. Motion carried 6-0 on roll call vote at 8:30 a.m.

There was discussion on above item.

Adjournment: Motion (Karow/Kusserow) to adjourn at 9:10 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

City of Merrill - Tax Increment District No. 10

1905 E. 14th St. Site

Two RFP responses were received. This summarizes the development proposals.
There is also tax increment projections for each of the proposals.

S.C. Swiderski, LLC

Market rate rentals

Estimated construction cost of about $4.0 million

Four Buildings **Apartments**
12-Unit Two Buildings
16-Unit Two Buildings

Bedrooms	# Units	Sq. Ft.
1	16	958 - 1,027
2	32	1,250 - 1,320
3	8	1,328 - 1,350
Total	56	

Bedrooms	Preliminary Market Rents
1	$720 - $770
2	$950 - $990
3	$975 - $995

Garages Detached - 4 buildings

HVAC Wall air conditioner units
Electric baseboard heat

Horizon/Merrill Area Housing Authority (MAHA)

51 - Affordable 60% Medium Household Income/Section 42
9 - Market rate rentals

Estimated construction cost of about $9.8 million

Three Buildings **Townhomes**
20-Units
Potential for future additional 20-unit building

Bedrooms	# Units	Sq. Ft.	Market Rate - # Units
1	21	850	5
2	30	1,150	4
3	9	1,375	0
Total	60		9

Bedrooms	Preliminary Market Rents	Lincoln County 60% Max Rent
1	$700	$708
2	$830	$850
3 *Est	$900 - $925	$983

*Estimate - However, there will be no 3 bedroom market rate units.

Lincoln County 60% Max Family Income

Family Size	Max Income
1	$26,460
2	$30,240
3	$34,020
4	$37,800
5	$40,860
6	$43,860
7	$46,920
8	$49,920
9	$52,920

Garages Attached to townhomes

HVAC Forced air for heating/cooling

Attachment: 14th Street - Dev Proposals Summary (1944 : Presentations - 14th Street)

City of Merrill - Tax Increment District No. 10

1905 E. 14th St. Site

S.C. Swiderski, LLC

Developer Experience/History

Started in real estate investment - 1992
Construction LLC - 2009
Restructured LLCs - 2015

Portfolio 2,425 rental units

Timeframes/Issues

by 10/2016
4-6 months for zoning, design, engineering, & marketing

Construction starting in 2017
with occupancy potentially December 2017

Questions about potential rocks and capabilities of City water/sanitary sewer

TIF Development Incentive

Request for $250,000 (plus lot)

Preliminary Projected Tax Increment

$1,182,267

Horizon/Merrill Area Housing Authority (MAHA)

Developer Experience/History

Horizon started in 1984
and has previous 82 projects
MAHA established in 1965

Portfolio
Horizon 4,400 rental units
MAHA 245 rental units

Timeframes/Issues

by 10/2016
TIF agreement - 12/2016
WHEDA tax credits - 4/2017 awards

Construction starting in later 2017
with occupancy potentially summer 2018

TIF Development Incentive

Request for $350,000 (plus lot)

Preliminary Projected Tax Increment

$1,115,198

Additional if future 4th building before 2040

Note: Please see Utility Manager Kim Kriewald's 8/22/2016 e-mail information
Note: Prior to construction - City Street Department will remove asphalt to recycle in future street work

Unertl, Kathy

From: Kriewald, Kim
Sent: Monday, August 22, 2016 3:35 PM
To: Unertl, Kathy; Akey, Rod
Cc: Johnson, David
Subject: RE: Review Needed/Background Info. (for 9/6th RDA meeting)

I looked at the as-built from 1996 to check for note's on soil conditions. The report was sandy clay to gravely clay and in some spots wet. There is a 12" water line along Cnty Rd G or E. 14th Street, an 18" storm sewer and No sanitary sewer until you are east more towards the church. On Sales Street there is an 8" water line , 10" sanitary sewer line , No storm sewer. There is an existing 8" line running into the old building along with existing 6" sanitary line. Capacity is available for the apartments/townhomes mentioned. This is all the info I could find. Kim

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From: Unertl, Kathy
Sent: Monday, August 22, 2016 10:39 AM
To: Akey, Rod; Kriewald, Kim
Cc: Johnson, David
Subject: Review Needed/Background Info. (for 9/6th RDA meeting)
Importance: High

Rod and Kim – Could you please review attached comments/issues (i.e. project difficulties)?

- Know anything about rock formations?

  Parks & Rec Director Dan Wendorf reports that no rock encountered during construction of Prairie River observation tower which is across the street from the development site.

- Also, could you please verify water, sanitary sewer, and stormwater capacity and locations? Could existing City water/sanitary/storm sewer serve 55 to 80 apartments/townhomes?

Timeframe – The Swiderski proposal will be discussed in closed session at the Tuesday, September 6th Redevelopment Authority meeting.

Thanks!

Kathy Unertl, Finance Director/RDA Secretary

City of Merrill - Tax Increment District No. 10

S.C. Swiderski, LLC Development — **1905 E. 14th St. Site**

Projected Tax Increment for proposed apartments

Total of 56 units: **Two buildings - 12 Units**
Two buildings - 16 Units

Estimated construction cost of about $4 million

Actual 1/1/2015 - Real Estate Assessments

	Improved	Divided	Per Unit
2301 W. Jackson St.	$2,639,000	by 80 units	$32,988
2401 W. Jackson St.	$2,510,500	by 80 units	$31,381
		Averaged =	$32,184 x 56 Units

Projected Assessment:

	Land Valuation	Improved Valuation	Total RE Valuation	
01/01/15	$43,400	$289,800	$333,200	
01/01/18	$150,000	$901,152	$1,051,152	Assumes two buildings
01/01/19	$175,000	$1,802,304	$1,977,304	All four buildings
New Tax Increment	$131,600	$1,512,504	$1,644,104	

Projected Tax Increment $1,636,314

($7,790) **2015 Taxes** - Former Building resulting in adjusted TID No. 10

Projected Tax Increment:

Const. Year	Value Year	Revenue Year	TID Value Increment	Tax Rate	Projected Tax Increment	Adjusted TID No. 10
2017	**2018**	2019	$1,051,152	31.91	$33,542	$25,752
2018	**2019**	2020	$1,636,314	31.91	$52,215	$44,425
2019	2020	2021	$1,636,314	31.91	$52,215	$44,425
2020	2021	2022	$1,636,314	31.91	$52,215	$44,425
2021	2022	2023	$1,636,314	31.91	$52,215	$44,425
2022	2023	2024	$1,636,314	31.91	$52,215	$44,425
2023	2024	2025	$1,636,314	31.91	$52,215	$44,425
2024	2025	2026	$1,636,314	31.91	$52,215	$44,425
2025	2026	2027	$1,636,314	31.91	$52,215	$44,425
2026	2027	2028	$1,636,314	31.91	$52,215	$44,425
2027	2028	2029	$1,636,314	31.91	$52,215	$44,425
2028	2029	2030	$1,636,314	31.91	$52,215	$44,425
2029	2030	2031	$1,636,314	31.91	$52,215	$44,425
2030	2031	2032	$1,636,314	31.91	$52,215	$44,425
2031	2032	2033	$1,636,314	31.91	$52,215	$44,425
2032	2033	2034	$1,636,314	31.91	$52,215	$44,425
2033	2034	2035	$1,636,314	31.91	$52,215	$44,425
2034	2035	2036	$1,636,314	31.91	$52,215	$44,425
2035	2036	2037	$1,636,314	31.91	$52,215	$44,425
2036	2037	2038	$1,636,314	31.91	$52,215	$44,425
2037	2038	2039	$1,636,314	31.91	$52,215	$44,425
2038	2039	2040	$1,636,314	31.91	$52,215	$44,425
2039	2040	**2041**	$1,636,314	31.91	$52,215	$44,425
					$1,182,267	**$1,003,097**

City of Merrill - Tax Increment District No. 10

Horizon Development/Merrill Area Housing Authority (MAHA)

1905 E. 14th St. Site

Projected Tax Increment for proposed apartments

Total of 60 units: **Three buildings - 20 Units**

With potential future additional 20-Unit building

Estimated construction cost of about $9.8+ million

Projected Assessment:

	Land Valuation	Improved Valuation	Total RE Valuation
01/01/15	$43,400	$289,800	$333,200
01/01/19	$175,000	$1,750,000	$1,925,000
New Tax Increment	$131,600	$1,460,200	$1,591,800

30 Years - Income Based Assessment

Projected Tax Increment $1,584,010

($7,790) 2015 Taxes - Former Building resulting in adjusted TID No. 10

Projected Tax Increment:

Const. Year	Value Year	Revenue Year	TID Value Increment	Tax Rate	Projected Tax Increment	Adjusted TID No. 10
2017	2018	2019	$100,000	31.91	$3,191	
2018	**2019**	2020	$1,584,010	31.91	$50,546	$42,756
2019	2020	2021	$1,584,010	31.91	$50,546	$42,756
2020	2021	2022	$1,584,010	31.91	$50,546	$42,756
2021	2022	2023	$1,584,010	31.91	$50,546	$42,756
2022	2023	2024	$1,584,010	31.91	$50,546	$42,756
2023	2024	2025	$1,584,010	31.91	$50,546	$42,756
2024	2025	2026	$1,584,010	31.91	$50,546	$42,756
2025	2026	2027	$1,584,010	31.91	$50,546	$42,756
2026	2027	2028	$1,584,010	31.91	$50,546	$42,756
2027	2028	2029	$1,584,010	31.91	$50,546	$42,756
2028	2029	2030	$1,584,010	31.91	$50,546	$42,756
2029	2030	2031	$1,584,010	31.91	$50,546	$42,756
2030	2031	2032	$1,584,010	31.91	$50,546	$42,756
2031	2032	2033	$1,584,010	31.91	$50,546	$42,756
2032	2033	2034	$1,584,010	31.91	$50,546	$42,756
2033	2034	2035	$1,584,010	31.91	$50,546	$42,756
2034	2035	2036	$1,584,010	31.91	$50,546	$42,756
2035	2036	2037	$1,584,010	31.91	$50,546	$42,756
2036	2037	2038	$1,584,010	31.91	$50,546	$42,756
2037	2038	2039	$1,584,010	31.91	$50,546	$42,756
2038	2039	2040	$1,584,010	31.91	$50,546	$42,756
2039	2040	**2041**	$1,584,010	31.91	$50,546	$42,756
					$1,115,198	**$940,627**

Attachment: S. C. Swiderski LLC- 14th St. (1946 : a. S. C. Swiderski, LLC)

S.C. SWIDERSKI, LLC

401 Ranger Street • Mosinee, WI 54455 • 715.693.9522 • Fax: 715.693.9523
Please visit us at scswiderski.com

PROPOSAL
FOR
CITY OF MERRILL
ON
1905 E. 14th Street
MERRILL, WI 54452

1. Proposal Summary
2. Project Summary Outline and Tentative Schedule
3. Development Organization
4. Project Team and Management Qualifications
5. Financial Viability and Investment Strategy
6. Cash Considerations
7. Successful Development Projects

1. Proposal Summary:

S.C. Swiderski, LLC was founded by Shane and Sheila Swiderski in (1992) as a real estate investment company. Our portfolio currently includes 2,425 units under construction or in various stages of planning and is approximately $250- $300 million in market value. Since 1992, we have built our reputation as an experienced developer/construction contractor and management company sustaining long-term ownership and management of our units built throughout Wisconsin. We have achieved success by developing strong relationships with governing agencies, architects, engineers, contractors, trade partners, suppliers and real estate professionals and by also maintaining outstanding customer service. Knowing our properties will be located within any municipality's boundaries, we work hard to meet expectations and to develop long term relationships fostering future opportunities for growth for all partners. Our statement, "Don't over promise and under deliver" conveys our sentiment as a real estate investment company and how we have sustained our reputation for over 25 years.

S.C. Swiderski Construction LLC is a company that designs and builds multi-family, office and mixed use structures in all different market places. Having an on staff architect, we exclusively design, construct, maintain and manage our own properties to insure the highest quality of service to our customers. With over 35 construction employees, our project staff allows us to act as project developer, general contractor and self-perform much of the construction labor. Our in-house capabilities assure successful management of all phases of the project.

S.C. Swiderski, LLC and S.C. Swiderski Construction LLC have partnered to construct over 20 apartment locations and other facilities throughout Wisconsin during our 25 plus years in business. Current construction sites include Eagle River, Antigo, Wisconsin Rapids and Wausau. Prior projects completed in the vicinity include our Northside Estates (12 units), 2301 Jackson (80 units) and Country Meadows (80) all in the City of Merrill shown in Section: 7, Successful Development Projects.

Our proposal for this site in Merrill would include a combination of 12 unit and 16 unit buildings. We feel this building style will complement existing apartment sites in Merrill by providing spacious, luxurious 1, 2 and 3 bedroom units ranging from approximately 950 to 1,350 Sq. Ft. We especially feel the 3 bedroom units would provide a needed residential option for Merrill residents. Current SC Swiderski LLC sites constructed with this building style include 140 unit Willow Estates in Plover, 88 unit Pineview Estates in Kronenwetter, 28 unit Bluestone Estates in Marathon City and 104 units in Rice Lake. We anticipate growth and excitement during construction of the project. Based on preliminary market assessment and our experience, we believe as this project is constructed, it would stimulate demand adding newly designed apartment units for this area as well as increase consumer activity for local businesses all with easy access which provides the area with many outstanding regional job growth and recreational opportunities for all.

Attachment: S. C. Swiderski LLC- 14th St. (1946 : a. S. C. Swiderski, LLC)

2. Project Summary Outline and Tentative Schedule

S.C. Swiderski, LLC plans to develop 56 total units for this site. The entire development will consist of the following: (2) 12 unit buildings and (2) 16 unit buildings with planned construction to begin in spring/summer of 2017.

- The construction will be of masonry, vinyl siding and windows with balcony or concrete patio with separate garage buildings and guest parking for each unit along with professional landscaped grounds.
- Private entrances, quality interior finishes, with all appliances in-unit washer/dryer, dishwasher and vinyl plank flooring, ceiling fans in all bedrooms.
- Spacious living rooms and large master bedrooms with walk in closets.
- All market-rate apartments consisting of one, two and three bedroom units.

We have put together a great staff of key individuals:

- Fay Harder, Director of Operations, will lead the vision and project financing (25%)
- John Donovan, Construction, Acquisitions & Development, provides construction, private development entitlements and land use planning (20%)
- Dave Jellings, Construction Manager, head of the construction staff (35%) and will assign a Project Manager, Site Superintendent and Project Coordinators for the construction of this development.
- Scott Blaney, Architect, will design and provide construction documentation (20%)

This team will design and build these structures in a scheduled progression, upon completion S.C. Swiderski's Leasing department will maintain the buildings and grounds.

Preliminary Site Plan/Design

See the attached 11' x 17' page identified as the **Preliminary Site Development Plan & Building Design** example of our other similar developments Bluestone Estates in the Village of Marathon City, WI using our 12 and 16 unit building elevations and floor plans that will be chosen for this project.

Estimated Project Costs

The total estimated cost of construction is approximately $4 million.

Attachment: S. C. Swiderski LLC- 14th St. (1946 : a. S. C. Swiderski, LLC)

Timeline of Scope of Work

- September/October negotiations and execution of a Developers Agreement.
- 4 – 6 months of predevelopment zoning, design, engineering and marketing.
- 1 year actual construction timeline starting in 2017.

Projected Value of Improvements

If built as proposed, the entire development would create the possible value of $4 million in constructed buildings and overall development of this project.

Project Difficulties:

As such and if awarded the proposal, S.C. Swiderski, LLC is requesting access to the entire developable land which will allow us to complete our due diligence inspections, geotechnical soil boring testing and surveying of the site.

- We understand that there could be foundation issues with the site based on the potential for rock formations within the area. This is a large concern and we're requesting the city consider allowing us to perform geological testing on the site.
- Are there any improvements needed to the sanitary or water systems to accommodate this type of development, and it shall be the sole responsibility of the village to provide properly functioning systems. Will we be connecting this development to the mains already at the street or in the street R.O.W(s).
- The current concept site design covers parking needs for the apartments including guest parking for this development.
- All the streets/roads within the project will be private and we understand all future maintenance will be the responsibility of the Developer.

Proposed Counter Measures:

The Developer is requesting, as part of this proposal, an incentive of $250,000 for site costs from the city. The proposed incentive would be used to offset the costs related to asphalt removal, sewer and water lateral relocation and construction issues and additional site development costs.

3. Development Organization's Overview:

Official Registered Corporations: The S. C. Swiderski Company consists of four LLC's under private ownership of Shane & Sheila Swiderski.

S. C. Swiderski Management Corporation – Executive operations and corporate office
S. C. Swiderski, LLC – Property management and leasing
S. C. Swiderski Construction, LLC – Commercial and Multi-family construction
S. C. Swiderski Land Company, LLC – Recreational land development

S. C. Swiderski, LLC was created on July 31, 1998 in the State of Wisconsin. The Management Corporation, the Construction and the Land Company LLC's were created January 12, 2015 in the State of Wisconsin. The separate LLC's were created to position the company for future growth and development as well as manage the activities related to each operation of the Company. S.C. Swiderski, LLC has been in operation over 18 years and involved in property management and construction throughout its lifespan. We currently manage multi-family and office construction in over 20 locations throughout central Wisconsin.

We currently have approximately 2,425 units under construction or in various stages of development with an approximate value of $250 - $300 million. S. C. Swiderski, LLC is well positioned to incorporate this development into our 2017 construction schedule with several of our projects under construction will be completed or nearly completed in 2017.

To date, there have been no debarments, suspensions, bankruptcies or loan defaults.

SIC # 1522/1542/6513

Primary Contact:

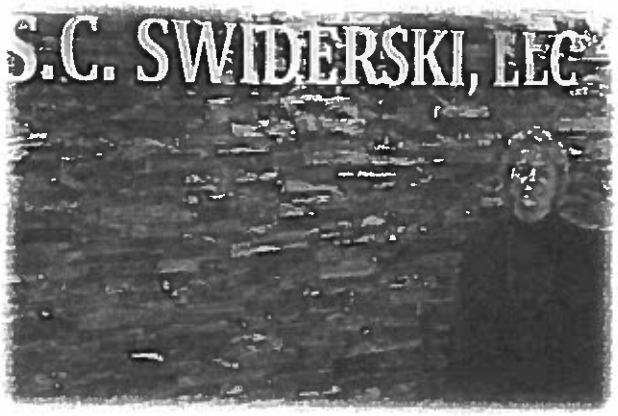
Fay Harder, Director of Operations
401 Ranger St
Mosinee, WI 54455
Direct phone: 715-693-7808

Ownership:

Shane Swiderski, Owner
401 Ranger St
Mosinee, WI 54455
Phone: 715-693-9522

4. Project Team and Management Qualifications:

At this time, S.C. Swiderski, LLC will be acting as owners of the site. All bonding will be provided to us from subcontractors.



Fay Harder, *Director of Operations*
Graduate of the University of Stevens Point in 1999 with an Accounting degree. She has 26 years of accounting experience with progressive responsibilities. Fay has her CPA and worked as an auditor with Virchow Krause (Baker Tilly) for five years, then began employment at S.C. Swiderski in 2011, was promoted to Director of Operations in the beginning of 2014. As Director of Operations, Fay oversees the leasing, construction, maintenance and finance departments and works closely with the owner on financing and project development.

John Donovan, *Construction, Development & Acquisitions*
Has over 25 years of experience with land acquisitions, land development and has successfully owned, managed and constructed multi-million dollar residential communities and office centers in southeastern Wisconsin. At S.C. Swiderski, LLC, he is responsible for Business Development, Land Approval & Private Entitlements, Construction Project Management and Marketing.

David Jellings, *Construction Manager*

Receiving a degree in Business from Upper Iowa University, Dave has served over 20 years in the US Army Reserves as a construction manager, serving 3 active duties overseas and stateside, performing over $200 million in projects in the Bagdad area. Currently ranked as a platoon sergeant, his other experiences include; twenty plus years in the construction industry working in many different trades and positions, such as; owner and operator of a residential home company for six years, and lastly, worked as a superintendent on large commercial jobs in the state of Minnesota, such as; DOT offices, garages and the school district on additions, remodels and recently, worked as a government liaison for multiple renovation projects at Fort McCoy, Wisconsin.

Scott Blaney, *Architect*

Since graduating from UW-Milwaukee grad school in 1989, Scott has been practicing architecture since graduating from UW-Milwaukee grad school in 1989. Born and raised in Green Bay, Wisconsin, Scott has been lucky enough to travel to many great cities & countries; including living in England and studying in both Paris and Barcelona. He has worked for both nationally recognized architectural firms and smaller scale homegrown firms. His experience includes the designs of many retail, educational and residential facilities. Since joining S.C. Swiderski, Scott has been key to creating site and building designs for many multi-family housing projects, as well as assisting in developing a commercial market for the company.

5. Level of Investment and Financial Viability:

Project Construction Budget:

- The entire construction budget for this development is estimated at $4 million.

Current Corporation Status: The S. C. Swiderski Company consists of four LLC's under private ownership of Shane & Sheila Swiderski.

S. C. Swiderski Management Corporation – Executive operations and corporate office
S. C. Swiderski, LLC – Property management and leasing
S. C. Swiderski Construction, LLC – Commercial and Multi-family construction
S. C. Swiderski Land Company, LLC – Recreational land development

S. C. Swiderski, LLC was created on July 31, 1998 in the State of Wisconsin. The Management Corporation, the Construction and the Land Company LLC's were created January 12, 2015 in the State of Wisconsin. The separate LLC's were created to position the company for future growth and development as well as manage the activities related to each operation of the Company.

The Swiderski's began their career in property construction and management in 1992 by building a duplex in their home town of Mosinee, Wisconsin. Quality management, business acumen and successive reinvestment allowed the acquisition of more units and locations with larger structures.

From 1992 – 1998 their hard work, persistence and the owner's capacity to understand and identify business opportunities, necessitated the creation of the S. C. Swiderski, LLC.

From 1998 to present, the company proceeded to accumulate or construct an approximately $250 - $300 million in assets currently under ownership.

On May 1, 2004 the first employee was hired. Hiring support staff to take over the daily transactions and operations allowed the owner to focus efforts on developing the organization and expanding into construction management with the first construction staff hired on March 1, 2009. Currently 75 employees are employed by all LLCs includes 62 full-time and 13 part-time staff employed in all aspects of management, leasing, maintenance, construction, acquisition and real estate development.

6. Cash Considerations:

S.C. Swiderski, LLC as part of this proposal, is offering $0 amount of money as the purchase price of the entire parcel of land known as 1905 E. 14th Street (5.43 acres) in the City of Merrill, Wisconsin.

S.C. Swiderski, LLC is requesting, as part of this proposal, an incentive payment of $250,000 for site costs for this development from the Tax Increment District (TIF) or the Tax Increment District (TID) No. 10. The proposed incentive would be applied to offset the costs related to asphalt removal, sewer and water lateral connections, construction issues and additional site development costs.

The City of Merrill would then be able to pay themselves back over time (3-15 years) on the investment costs from when they purchased the property in August of 2015 with the tax revenue created by S.C. Swiderski, LLC on the full assessed value established on this development.

Attachment: S. C. Swiderski LLC- 14th St. (1946 : a. S. C. Swiderski, LLC)

7. Successful Development Projects:

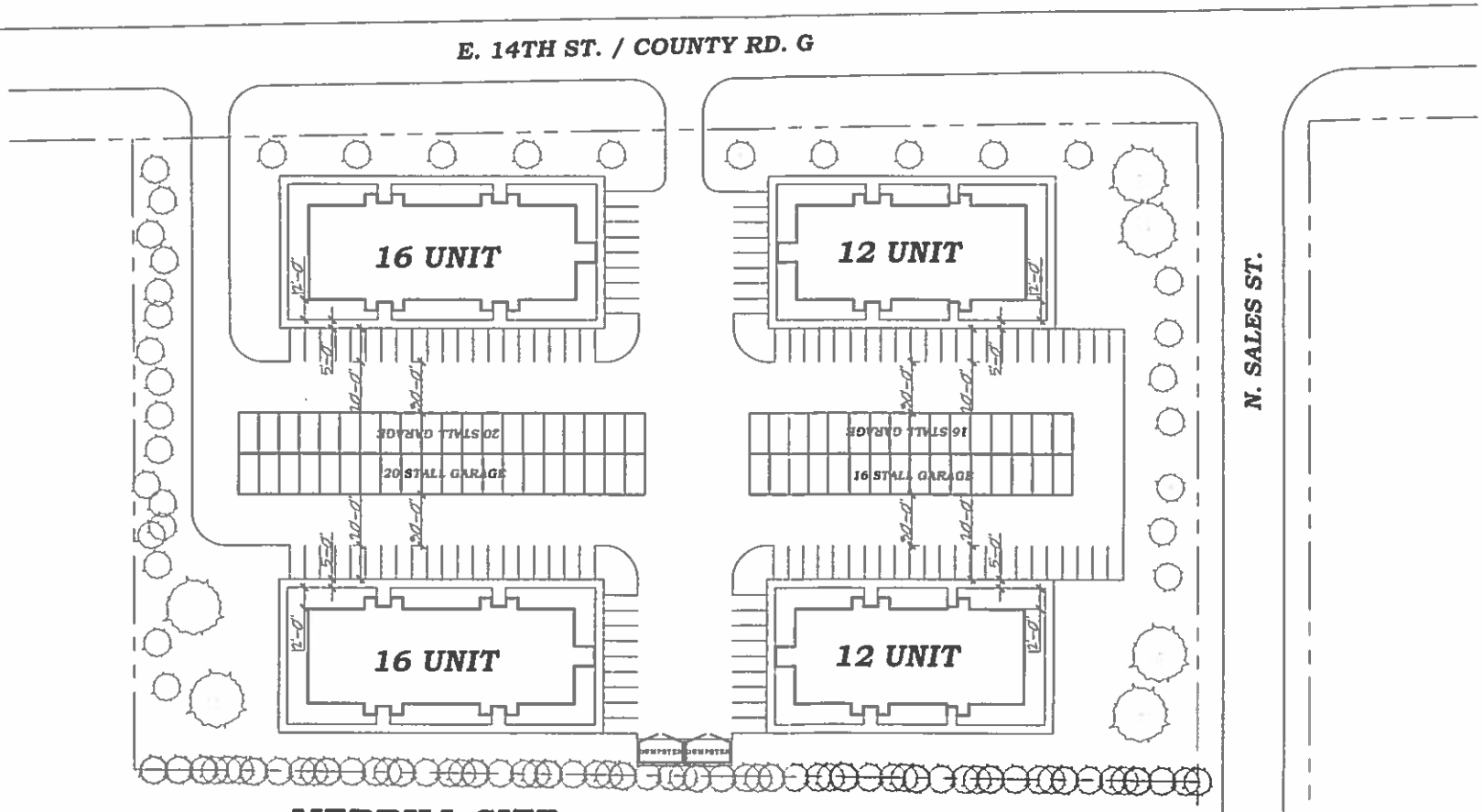
We currently have approximately 2,425 units in service, under construction or in various stages of development with an approximate value of $250 - $300 million. S. C. Swiderski, LLC is well positioned to incorporate this development into our 2017 construction schedule as several of our projects under construction will be completed or nearly completed in 2017.

Successful Developments:

Northside Estates, Merrill, WI (Completed in 2016)	12 units
2301 Jackson, Merrill, WI	80 units
Country Meadows, Merrill, WI	80 units
Moonlake Estates (phase I), Rice Lake, WI	104 units
River Trail Estates, Weston, WI	84 units
Pineview Estates, Kronenwetter, WI	88 units
Bluestone Estates, Marathon City, WI	28 units
Willow Estates, Plover, WI	140 units
Wilson Meadows, Plover, WI	64 units
Riverview Apartments, Stevens Point, WI	160 units
Countryside, Wisconsin Rapids, WI	128 units
Birchwood, Wisconsin Rapids, WI	64 units
Countryside Estates, Wisconsin Rapids, WI	24 units
Timber Ridge Apartments, Waupaca, WI	96 units
Gibson Estates, Medford, WI	32 units
Hilltop, Edgar, WI	16 units
Westhaven Apartments, Mosinee, WI	56 units

Projects Under Construction or Near Construction:

Mill Street Estates, Eagle River, WI	56 units
Woodland Estates, Wisconsin Rapids, WI	56 units
Prosser Place Estates, Antigo, WI	88 units
Westwood Estates, Wausau, WI	80 units
Moon Lake Estates (phase II), Rice Lake, WI	100 units



MERRILL SITE

1 BEDROOM UNITS = 16
2 BEDROOM UNITS = 32
3 BEDROOM UNITS = 8

TOTAL UNITS = 56

S.C. SWIDERSKI, LLC

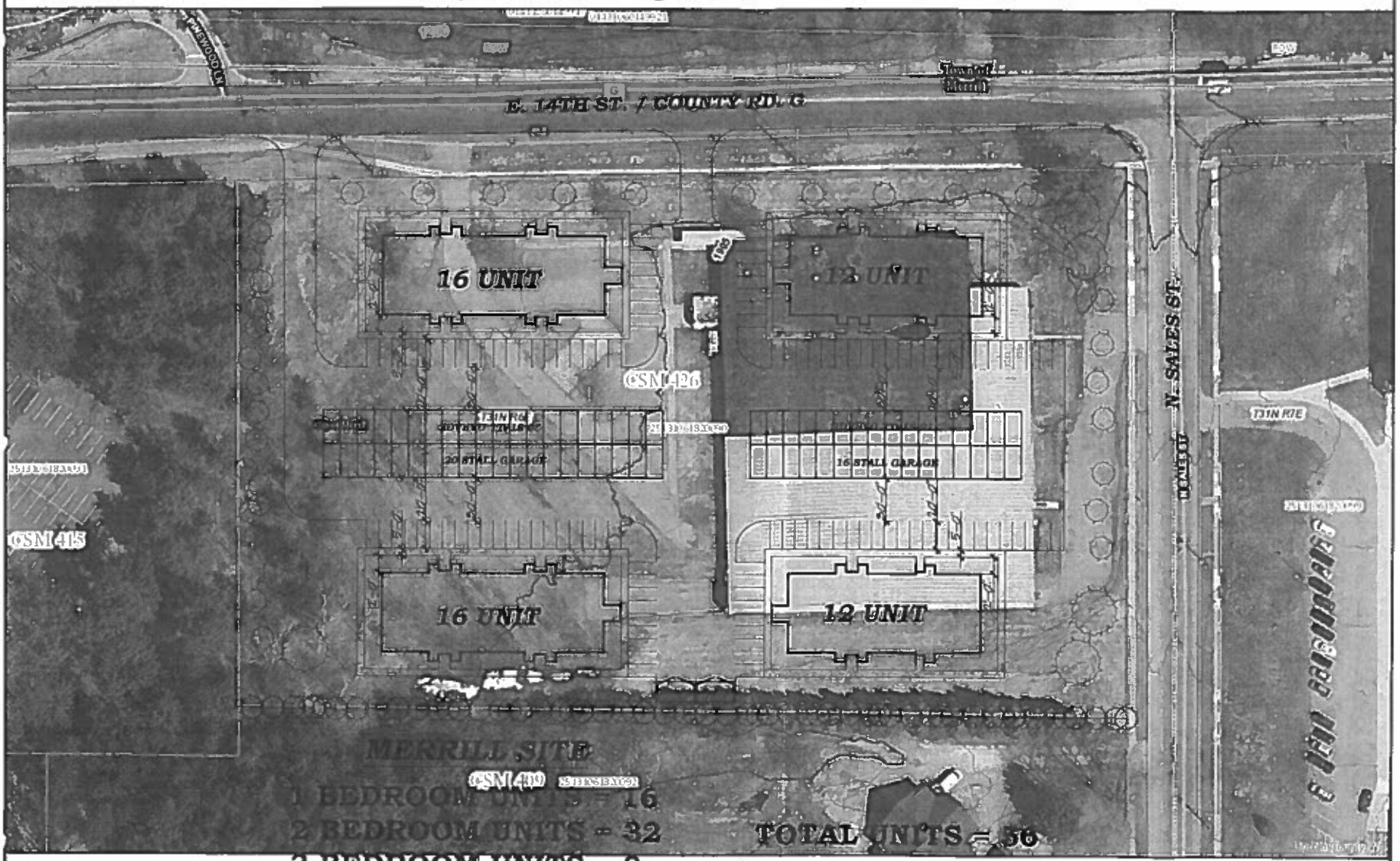
PRELIMINARY SITE DEVELOPMENT
PRELIMINARY SITE
1905 E. 14TH ST.
MERRILL, WI 54452

PRELIMINARY SITE DEVELOPMENT PLAN

S-3
8/4/2016
1/64" = 1'-0"

Attachment: S. C. Swiderski LLC- 14th St. (1946 : a. S. C. Swiderski, LLC)

Foxpoint Existing Condition



This map is compiled from this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Map may be reproduced with permission of the Lincoln County Land Services Department. Errors should be reported to Land Services Department. 801 North Sales St, Merrill, WI. 54452. Copyright © 2015 Phone (715) 539-1049

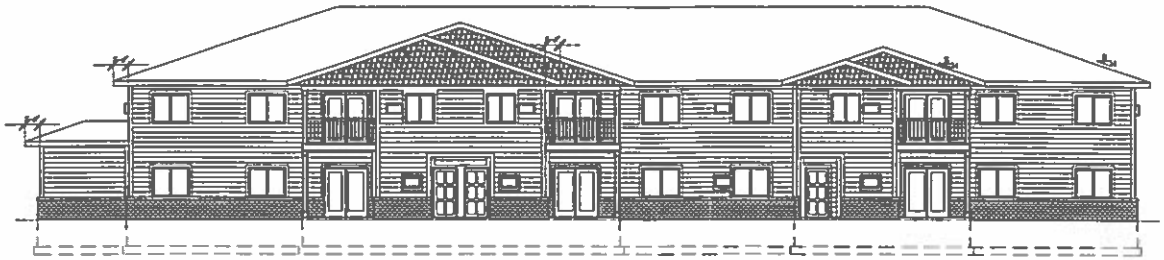
S.C. SWIDERSKI, LLC

PRELIMINARY SITE DEVELOPMENT
PRELIMINARY SITE
1905 E. 14TH ST.
MERRILL, WI 54452

PRELIMINARY
SITE DEVELOPMENT
PLAN

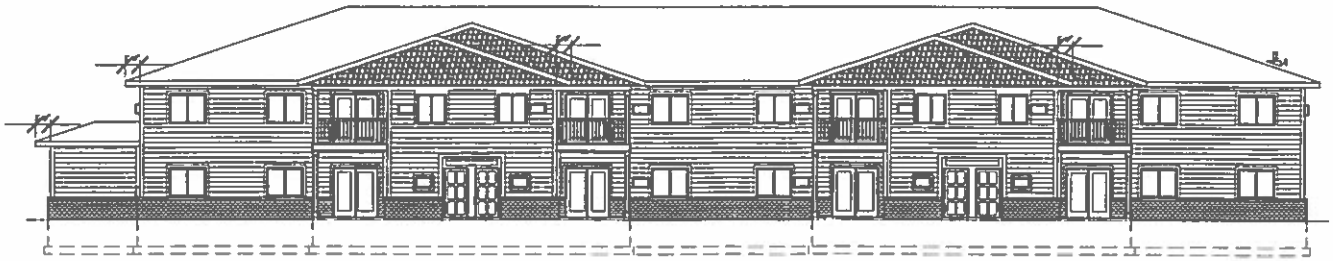
S-4

Attachment: S. C. Swiderski LLC- 14th St. (1946 : a. S. C. Swiderski, LLC)



1 12-UNIT FRONT ELEVATION
SCALE: 1/16" = 1'-0"

* REAR ELEVATION IS A MIRROR OF FRONT ELEVATION



1 16-UNIT FRONT ELEVATION
SCALE: 1/16" = 1'-0"

* REAR ELEVATION IS A MIRROR OF FRONT ELEVATION

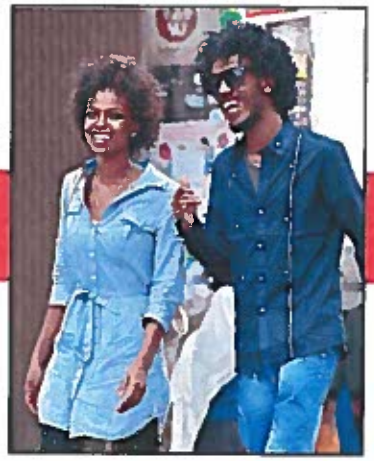
S.C. SWIDERSKI, LLC
401 Rutger St. Ste. Moorane, WI 54455
715 691 9522 Fax 715 691 9521

PRELIMINARY SITE DEVELOPMENT
PRELIMINARY SITE
1905 E. 14TH ST.
MERRILL, WI 54452

PRELIMINARY
SITE DEVELOPMENT
PLAN-12 & 16 UNIT

S-5
8/4/2016
DATE
1/16" = 1'-0"
SCALE

Attachment: S. C. Swiderski LLC- 14th St. (1946 : a. S. C. Swiderski, LLC)



1905 East 14th Street
Merrill, Wisconsin

Development Proposal

Submitted To:
David Johnson, City Administrator
City of Merrill
1004 East First Street
Merrill, Wisconsin 54452

Submitted By:

Horizon Development Group, Inc.
5201 East Terrace Drive, Suite 300
Madison, WI 53718

Merrill Area Housing Authority
215 Grand Avenue
Merrill, Wisconsin 54452

HORIZON
DEVELOP • BUILD • MANAGE

MERRILL AREA HOUSING AUTHORITY

August 16, 2016

David Johnson
City of Merrill – City Administrator
1004 East First Street
Merrill, Wisconsin 54452

RE: **1905 East 14th Street**
Response to RFP

Dear Mr. Johnson:

Thank you for the opportunity to submit a proposal and our qualifications for developing the Fox Point property. We are pleased to partner with the Merrill Area Housing Authority (the "Housing Authority") on this venture and believe this is a key opportunity to revitalize rental housing in the City of Merrill. We have evaluated the site and believe it is well suited to accommodate rental housing development.

Horizon Development Group, Inc. ("Horizon") is the primary developer for the site and the Housing Authority is the co-developer. Our team has a vested interest in advancing this project. In May 2016, a third party research firm was hired to evaluate current market conditions and confirm feasibility assumptions. In addition to a formal market study, our team submitted a grant application to the Federal Home Loan Bank of Chicago in June 2016. If successful, the $850,000 funding request would greatly assist the financial feasibility of the project and minimize impact on public assistance. These commitments, in addition to meetings and phone calls with City staff, clearly indicate our sincere interest and good faith effort to move the project forward.

Horizon brings 32 years of housing development experience to the proposed project and has very strong relationships with the finance agencies, lenders, and investors that will be involved with the project. Additionally, the Housing Authority has more than 45 years' experience in providing safe, affordable housing for households throughout the Merrill Area. Their Park Place, Westgate, and Jenny Towers facilities have been successful in the community and continue to provide area residents with quality housing that enhance their lives. The proposed project would advance the mission of the Housing Authority and allow its good deed footprint to grow in the community. Horizon and the Housing Authority have partnered successfully on the Park Place and Westgate project that will be under construction by spring 2017.

We look forward to hearing back from you and starting work on this exciting project. If our response requires additional information or further clarification, please do not hesitate to contact me. Thank you for considering our team.

Sincerely,

HORIZON DEVELOPMENT GROUP, INC.

Scott J. Kwiecinski
Development Manager

Attachment: Merrill Area Housing Authority - 14th St (1948 : Horizon/MAHA)

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PROPOSAL SUMMARY

A statement or outline on the project's principal features for the proposed work including description of proposed uses(s) and anticipated user(s).

Horizon and the Merrill Area Housing Authority are proposing a 60-unit apartment community consisting of three 20-unit buildings. The development will include one, two, and three bedroom unit types and be structured as a mixed-income project where approximately 15% of units are offered at market rate and remaining units are affordable to those at or below 60% of county median income. The project design will provide for slab on grade construction with each building having two story, wood frame construction with pitched roof. Covered garages will be provided with some units and ample surface parking included to meet standard parking ratios. Residential units will be designed as townhomes where each residence has a private, ground floor entry with first and second floor living spaces connected by an internal staircase. Horizon is developing and building this product type regionally and has received very positive feedback in terms of the concept design. Many prefer this model over other designs as it is more private, functions more like a single family home (exterior entry, garage, etc.), is more suitable for families, and is less dense than typical apartment complexes.

The 60-unit housing community will be offered as a general occupancy type project, meaning there is no age restriction for tenancy. All applicants will be carefully screened by the management company to ensure qualified occupancy. This is important in terms of program requirements but also to make sure that each resident will be a successful fit for the community. Specifically, criminal background checks are carried out, credit screening is completed, and landlord verifications dating 5 years from application are used to evaluate each potential tenant. Income and asset verifications are checked by management company compliance staff as well. Our goal is to rent the units that are available but not until an applicant passes through a very thorough process to lease the unit.

As indicated above the majority of units will be classified as affordable housing, available to households at or below 60% of county median income. Horizon plans to utilize the Section 42 tax credit program, administered by WHEDA, to advance the financing on this project. In exchange for providing affordable rents in the community, the developer applies for and could be awarded a stream of annual tax credits. These credits are sold to an investor and proceeds used to fund capital costs in the project. Affordable housing tax credits are an efficient way to finance projects in today's market, as the equity proceeds will likely cover 60-70% of the total project costs. As a result, the development team is able to offer very high quality apartment homes, often better than traditional market rate projects that rely on rents and high yield equity as limited sources of funding.

Anticipated users, or tenants, in the proposed facility will be people who already live and work in Merrill and the surrounding area. Affordable rents will be structured based on household incomes and will range up to $715. Annual household incomes in the proposed development will range up to about $40,000, depending on unit size and household size. These residents could be factory workers, school teachers, police officers, health care workers, government employees, fire fighters, and many other occupations critical to the community. So many who are already part of Merrill and make such vital contributions are those who may qualify for tenancy at the proposed housing community. Additionally, there is a need to support this demographic in terms of economic development in the Merrill area. Employers who consider

expansion or relocation to the area need quality housing options available for prospective employees. Lack of, or substandard, affordable housing will prove to be a deterrent for major employers considering Merrill for their investment. In order for economic development to occur, whether adding new jobs or pursuing commercial development, providing high quality, safe, affordable housing will be the foundation for success. Rooftops are needed before other economic objectives may realistically be pursued and we feel our proposal will assist the City of Merrill in this endeavor.

In terms of need in the City of Merrill, the completed market study indicates that there is an unmet demand for affordable family apartment units within the income ranges specified in our proposal. Also, this product type with garages is not common in Merrill, offering additional viability in terms of market appeal. The proposed development is well-suited for many age groups, but in particular young families. Children have ground floor access to outdoor play areas and may be monitored easier than typical garden or mid-rise apartment properties.

Please see the attached site plan for additional information on the proposed site layout. You will see that a fourth building of similar design is feasible on this development site. We elected to pursue 60-units at this time but acknowledge that a total of 80 units on this site is possible if an additional 20-unit building is constructed on the vacant quadrant. The final 20 units could be constructed in the future upon successful lease-up and stabilization of the proposed 60-unit project. Below are images of similar projects developed in other locations. The purpose of these images is to illustrate the general design intent of the proposed concept and does not represent the final design for this site.

Photo of Preserve at Prairie Creek – Oconomowoc, WI

Rendering of 92nd Street Commons – West Allis, Wisconsin

Photo of PrePhoto of the Reef – Wauwatosa, WI

Attachment: Merrill Area Housing Authority - 14th St (1948 : Horizon/MAHA)

PROJECT SUMMARY OUTLINE AND TENTATIVE SCHEDULE

Provide an outline of primary tasks including design, permitting, financing, construction occupancy and any other tasks required to complete the proposed project. Material shall include a timeline for completion of the proposed project.

Primary tasks for the proposed project are outlined below including proposed completion timeline for each task. Some items may require additional steps. The proposed schedule is tentative and will be refined upon project commencement.

1. Re-zone parcel to Planned Unit Development	Oct 2016
2. Financing application – WI Dept. of Administration HOME loan	Oct 2016
3. Finalize TIF incentive structure with City of Merrill	Oct 2016
4. Award announcement from FHLB Chicago - $850,000 AHP grant	Dec 2016
5. City of Merrill RDA / Common Council approval of TIF incentive	Dec 2016
6. Financing application for WHEDA tax credits	Jan 2017
7. WHEDA tax credit award announcement	Apr 2017
8. Architect begins project design / construction documents	May 2017
9. Investor and lender selected, begin financial underwriting	Jun 2017
10. Construction documents completed by architect	Aug 2017
11. City of Merrill review of documents, project permitting	Aug 2017
12. Closing – AHP grant, HOME loan, construction loan, equity	Sep 2017
13. Land transfer from City of Merrill to project entity (at closing)	Sep 2017
14. Construction commencement	Sep 2017
15. Construction completion / certificate of occupancy	
Building one (20-units)	Jun 2018
Building two (20-units)	Jul 2018
Building three (20-units)	Aug 2018

DEVELOPMENT ORGANIZATION

Provide necessary information about the organization of the development entity to include official registered name, place and date of organization, level of experience in comparable projects and a statement which demonstrates financial capacity to perform. Also, provide any irregularities relative to suspensions, defaults or bankruptcies and other matters which may have an effect or impact on this proposal. Include contact information for the individual or company as well as contact information for team leader or primary contact.

Primary Developer – Horizon Development Group, Inc.

Horizon Development Group, Inc. is the primary developer for this project. Horizon was founded in Madison, Wisconsin in 1984 as a real estate development company focused on multi-family housing. In its 32 year history, Horizon has grown to include a construction company and property management company and has directly been involved with the development of 82 projects totaling over 4,400 housing units. Our company focuses on developing housing communities regionally with most developments located in Wisconsin and Iowa.

Horizon is one of the most experienced developers and builders of affordable housing in the state. Our company is active in the housing tax credit market and maintains a strong working relationship with WHEDA. Horizon's reputation in the marketplace consistently earns among the best development team scoring in the tax credit application and also secures the best financing terms available in the market.

We are confident in our ability to deliver on this project as we have completed numerous projects like it in the past. Our clients provide very high reviews of our experience with comparable projects. Thirty two years of demonstrating our development abilities and successful partnerships with valued clients has earned Horizon the highest level of respect and confidence in the market. We are anxious to bring this experience to the proposed project.

Horizon is a privately owned company and is in good financial health. Horizon has the financial capacity to perform all aspects of this project. Also, there are no irregularities relative to suspensions, defaults, bankruptcies, or any other matter that would impact this proposal.

Please note that Horizon is structured such that all six company principals will have working knowledge of the proposed project and will be a resource as needed throughout the development, design, financing, and construction processes. Horizon owners bring a wealth of knowledge and experience to the project and their involvement in each deal is a large reason why Horizon is so successful and has developed such an outstanding reputation in the market.

Horizon Development Group, Inc. Principals:

Dan Fitzgerald
Chief Executive Officer, President of Horizon Construction Group, Inc. and Horizon Development Group, Inc.

John W. Thode, P.E.
Director of Quality Assurance & Development - Horizon Construction Group, Inc. and Horizon Development Group, Inc.

Philip J. Schultz
President of Horizon Management Services, Inc.

E. Jay Gering
Vice President of Horizon Construction Group, Inc.

Ryan Alvin
Vice President of Horizon Construction Group, Inc.

John K. Faust, CPA
Principal

Horizon Development Group, Inc. Contact (Primary Project Contact):

Scott Kwiecinski, Development Manager
Office: (608) 354-0820
Cell: (608) 219-7511
Email: s.kwiecinski@horizondbm.com

Co-Developer – Merrill Area Housing Authority

The Merrill Area Housing Authority (the "Housing Authority") is the co-developer for this project. The Housing Authority was established in Merrill, Wisconsin on September 23, 1965 and brings 45 years of experience in multi-family housing. The Housing Authority has a combined housing inventory of 245 units and maintains 98% occupancy for its properties.

The Housing Authority has full financial capacity to perform and participate as co-developer and guarantor for this project. The 2015 financial audit reveals that the Housing Authorities' net position is very strong and has sufficient liquid funds available to fulfill any guarantee requirements. The Merrill Area Housing Authority has never been suspended, defaulted or had an occurrence of bankruptcy.

Merrill Area Housing Authority Contact:

Paul Russell, Executive Director
Office: (715) 536-7386
Cell: (715) 966-0808
Email: prussell@merrillha.com

Attachment: Merrill Area Housing Authority - 14th St (1948 : Horizon/MAHA)

PROJECT TEAM AND MANAGEMENT QUALIFICATIONS:

Include material (website address), a list of or a brief description of experience and qualifications of owner entity and experience.

Horizon has one of the strongest resumes of any developer in Wisconsin's Affordable Housing Tax Credit Program. Our company's reputation, financial strength, ability to raise capital, and quality of development team provide a tremendous competitive advantage with applications each year. Our company and its history with Section 42 development, construction, and management consistently scores among the highest of any developer in the state. This is a scoring category in the tax credit application and directly affects the likelihood of securing a reservation. Horizon has good financial strength and maintains excellent working relationships with numerous lending institutions and equity investors. Our reputation in the market has earned some of the highest credit proceeds which will provide an advantage in the project's financial feasibility.

Similar developments and tax credit projects may be found on Horizon's web site which is www.horizondbm.com. Additional information may be found on the Merrill Area Housing Authority at www.merrillha.com.

FINANCIAL VIABILITY AND INVESTMENT STRATEGY

The developer shall demonstrate proof of financial viability. This may include a variety of documents including financial statements, loan commitments, or other evidence of performance. The developer shall provide a summary indicating the amount and timing of investments necessary to complete the proposed development in a timely way.

The proposed 60-unit housing community has been modeled and is financially feasible. Please see sources and uses of funds itemized below. The capital costs of the project were compiled using recent costs from similar projects being built by Horizon. The costs are based on competitive bids for other developments with similar characteristics. Total costs on a per unit basis are in line with other tax credit communities that we have developed.

Several sources of funds are planned for the proposed project, including loans, an affordable housing grant, municipal participation, developer cash, and tax credit equity. The tax credit equity is the single largest source of funding and is the most critical financing application facing the project. Although WHEDA has not yet released its final scoring guideline for the 2017, a draft version indicates favorable scoring for the proposed project. Once an award of tax credit occurs, an RFP is assembled by the development team and distributed to lenders and investors. Horizon's reputation in the tax credit community will help in securing advantageous terms for the project.

Other financing applications have been or will be submitted prior to January's submission to WHEDA. Horizon and Merrill Area Housing Authority have taken the initiative to submit a grant application in June 2016 for $850,000. This application is competitive but we remain confident with project scoring and chances of receiving an award in December 2016. Another application will be submitted to the Wisconsin Department of Administration Rental Housing Division for a HOME loan of $258,560. Again we have structured this loan and scoring to maximize chances of an award which would be committed prior to the WHEDA application.

Additionally, the Merrill Area Housing Authority has agreed to provide $1,025,000 of its unrestricted assets to assist with project financing. This contribution has already been discussed and approved by the Board of Directors. The financial assistance represents a very significant commitment to the project, not only in terms of financial feasibility but also in terms of supporting the City's goal of revitalizing rental housing. Making an investment in the project is also a perfect opportunity to advance its own mission to continue providing safe, high quality, affordable housing in the Merrill area for years to come. The Merrill Area Housing Authority is pleased to have this opportunity and is excited to advance the project.

The development team is also requesting financial participation from the City of Merrill. The project currently assumes land at no cost as well as tax increment financing of $350,000. The requested funding represents a significant reduction from previous discussions. It is anticipated that the $350,000 would be paid to the development in cash upon successful certificate of occupancy and be fully guaranteed by the development team. Please note that the ownership entity, although controlled by the Merrill Area

Housing Authority, would be a for profit entity and pay full property taxes on this project. We expect the project would pay approximately $50,000 in annual taxes to the City of Merrill upon stabilization. Therefore the $350,000 would be paid back to the City through property taxes in approximately 7 years. We believe the $350,000 plus the land contribution represents appropriate funding in exchange for a high quality asset that will help meet City housing objectives.

Below is a sources and uses statement for the proposed 60-unit development.

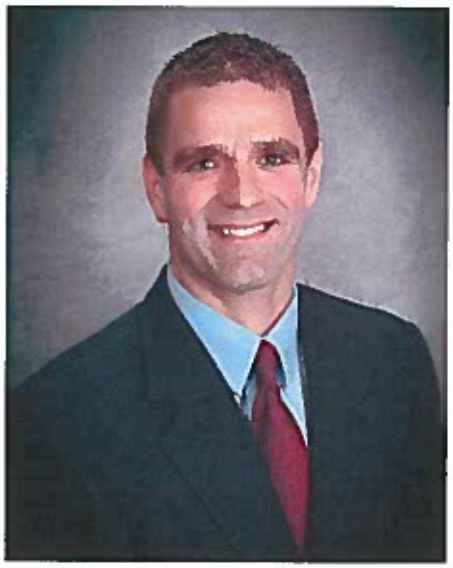
Sources of Funds

	Amount	% Total	Commitment Date
Permanent Mortgage	$989,000	10.1%	Jul 2017
State of Wisconsin HOME Loan	$258,560	2.6%	Jan 2017
Federal Home Loan Bank AHP Grant	$850,000	8.6%	Dec 2016
City of Merrill TIF	$350,000	3.6%	Dec 2016
Development Team Equity	$1,025,000	10.4%	Committed
Tax Credit Equity	$6,381,507	64.7%	Apr 2017
	$9,854,067	100.0%	

Uses of Funds

	Amount	% Total
Land Acquisition	$0	0.0%
Hard Costs	$7,592,000	77.1%
Soft Costs	$1,846,432	18.7%
Financing and Reserves	$415,635	4.2%
	$9,854,067	100.0%

Scott Kwiecinski - Development Manager, Project Executive



As development manager and project executive for Horizon, Scott is responsible for market research, project structuring, economic modeling, soft funding, municipal entitlement, and all other development work for his projects. His expertise includes feasibility, schedules, proformas, section 42 financing, closing transactions, and business development. His ability to communicate, work through detailed entitlement processes, and coordinate layered financing makes him a valuable member of Horizon's team.

Scott is a licensed real estate salesperson and an active member of the Wisconsin Real Estate Alumni Association. He received his Masters of Business Administration - Real Estate & Urban Land Economics and Bachelor of Business Administration - Finance from the University of Wisconsin – Madison.

HORIZON
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Low Income Housing Tax Credit Relevant Experience:

Park Place & Westgate Apartments, Merrill, WI –
102-unit new construction and rehabilitation of public housing with Merrill Housing Authority

Grand View Townhomes, Grand Chute, WI –
40-unit, two story walk-up townhome development with Appleton Housing Authority

River Walk Place, Appleton, WI –
70-unit, four story senior residential building with underground parking with Appleton Housing Authority

Burr Oaks Senior Housing, Madison, WI –
50-unit, three story wood frame residential apartments on 1.4 acre development for the Community Development Authority of the City of Madison.

The Landing at Eagle Flats, Appleton, WI –
54-unit, four story workforce housing complex, geared toward working families and entry-level professionals.

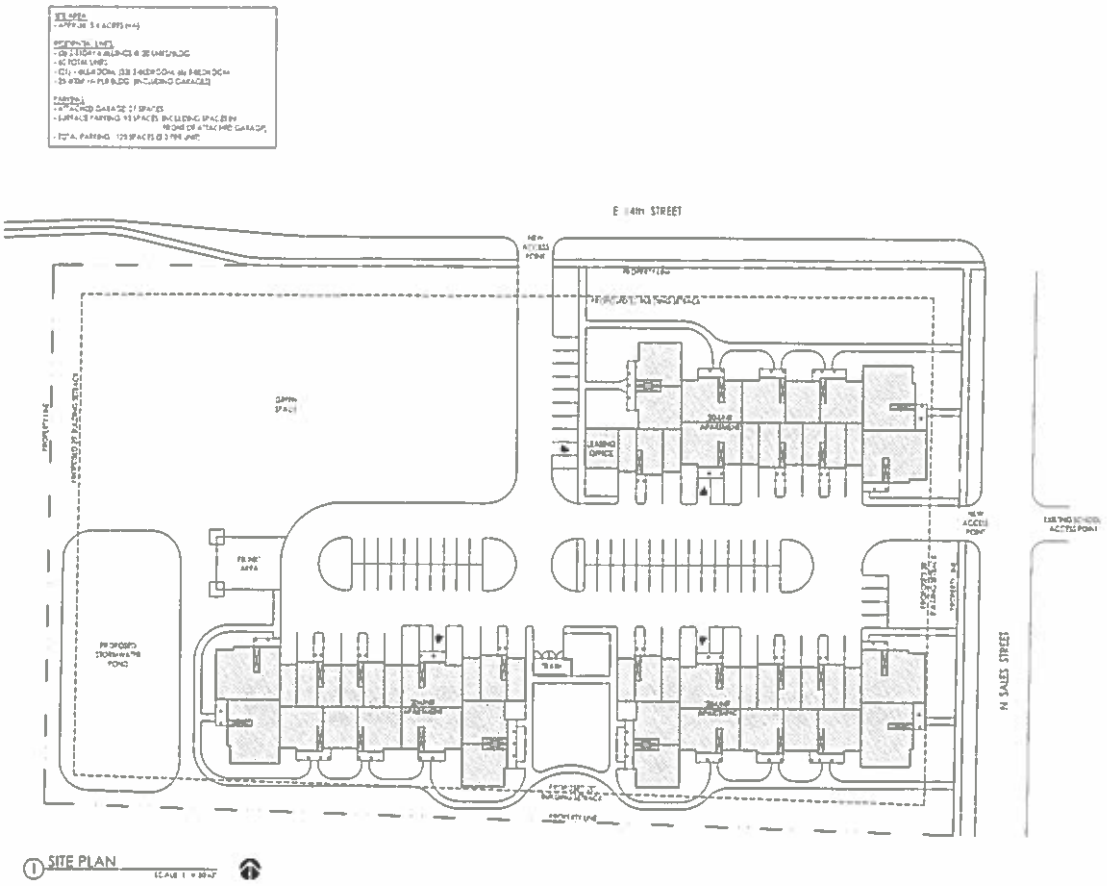
Cedar Glen Senior Housing, Wauwatosa, WI –
80-unit, three story wood frame residential building with underground parking.

Woodfield Village II Senior Housing, Howard, WI –
49-unit, three story wood frame residential building with underground parking.

Hill Crest Senior Housing, Greenfield, WI –
41-unit, three story wood frame residential building with underground parking.

Alta Mira II Senior Housing, Menomonee Falls, WI –
57-unit, three story wood frame residential building with underground parking.

Applewood IV, Dubuque, IA –
60-unit, two story wood frame residential building with underground parking (senior 55+)



1 SITE PLAN

STEPHEN PERRY SMITH ARCHITECTS, INC.

PROJECT

Fox Point Townhomes

OWNER

HORIZON

REVISIONS

INFORMATION

SHEET

SP1.3

Attachment: Merrill Area Housing Authority - 14th St (1948 : Horizon/MAHA)