



# Community Redevelopment Authority (CRA)

**Wednesday, December 11, 2019**  
**Regular Meeting**

## **Item X1**

**Request for Proposals -**

**Staff Contact:**

## INVITATION TO SUBMIT REDEVELOPMENT CONTRACT PROPOSALS

Public notice and invitation is hereby given by the Community Redevelopment Authority (Authority) of the City of Grand Island, Nebraska, to private developers or any persons interested undertaking the redevelopment of any area within the below described redevelopment area, to submit redevelopment contract proposals to the Authority. Further information as is available may be obtained at the office of the Authority located in the Planning Department at the City Hall, in the City of Grand Island, 100 East 1st Street, Grand Island, Nebraska. The Authority will consider all redevelopment proposals and the financial and legal ability of the prospective developers to carry out the proposals and the Authority may negotiate with any developers for purchase or lease of any real property in the redevelopment area. The Authority may accept such redevelopment contract proposal as it deems to be in the public interest as provided by the Nebraska Community Development Law. The redevelopment area affected by this notice is described as follows:

### **Legal Description:**

FOR SOME OR ALL OF SOUTH HALF OF SECTION 5, TOWNSHIP 11 NORTH,  
RANGE 9 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA AS  
INCLUDED WITHIN SUBSTANDARD AND BLIGHT AREA 16 AS APPROVED BY  
THE CITY OF GRAND ISLAND.

**Including the:** Grand Island Veteran's Home Campus

**Address:** 2206 Capital Ave, Grand Island NE

All interested developers or interested parties may submit redevelopment contract proposals to the Authority and further information as is available may be obtained at the office of the Authority in the City of Grand Island.

Chad Nabity  
Director  
Grand Island Community Redevelopment Authority

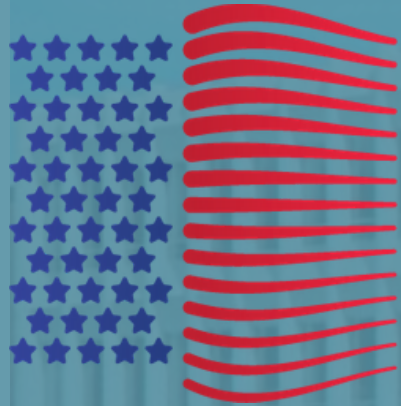
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publish one time per week for two consecutive weeks

Monday November 25 and Monday December 2, 2019

Submit proof of publication to the Director of the Hall County Planning Commission in the City of Grand Island.

**RESPONSE TO PROPOSAL:  
GRAND ISLAND VETERAN'S HOME REDEVELOPMENT**



# The Grand Island Liberty Campus

White Lotus Group | Chief Industries | DLR Group | O'Connor Enterprises

# TABLE OF CONTENTS

Cover Letter

Team Qualifications & Experience

Proposed Management Approach

About the Team

Team Member Resumes

Project Case Studies

Proposed Project Overview

The Current State

Project Overview

Mission

Mood Board

Site Plan

Appendix A: Signed Proposal Document

Appendix B: Pro Forma + Sources & Uses

Appendix C: Financing Letter



The Grand Island  
Liberty Campus





November 25, 2019

**Mr. Chad Nabity**, Director

Grand Island Community Redevelopment Authority

Re: Response to Request for Redevelopment Contact Proposals  
for the Grand Island Veterans Home



Dear Mr. Nabity,

It goes without saying that the patriotic history within the Grand Island Veterans Home Campus is a vital part of our history and must not be forgotten. We are thrilled that the City and State are pursuing bringing this campus back to life.

We are simply honored to submit for your consideration the following proposal for the redevelopment of the 47-acres that was formerly the Grand Island Veterans Campus. (Please Note: The signed 'Proposal Form' is located in 'Appendix A').

Our proposed redevelopment, The Grand Island Liberty Campus, includes a beautiful park with an exquisite tribute to our veterans, affordable housing for seniors, students and our American heroes, educational training facilities, and beautiful office space focusing on health and wellness.

As you review our proposal, please note that our phased project proposal would allow for ample opportunities to shape these concepts towards market demands. We would look forward to working with State, City and community groups to provide an optimal solution.

All members of our team are honored to be considered for this exciting potential project. We look forward to your response.

Sincerely,

Arun Agarwal

White Lotus Group – CEO/Owner

10404 Essex Court, Suite 101, Omaha NE 68114

402.510.3000 | [aagarwal@whitelotusgroup.com](mailto:aagarwal@whitelotusgroup.com)

# TEAM QUALIFICATIONS & EXPERIENCE

Please note that references for each person can be provided if requested.



## DEVELOPER

## WHITE LOTUS GROUP

Founded in 2003 by Arun Agarwal, White Lotus Group is a vertically integrated real estate development firm with offices in Omaha and Chicago, that optimizes in turn-key projects from concept to delivery through a creative management process. Known as the Midwest leader in optimizing complex real estate projects, the award-winning White Lotus team has spearheaded projects within the real estate and healthcare markets, as well as a variety of other projects including hotel acquisition and development, condominiums, office space, retail space and multi-family housing.



## GENERAL CONTRACTOR

## CHIEF INDUSTRIES

Chief Industries, Inc. is a vibrant, multi-faceted company with corporate offices in Grand Island, Nebraska, and divisions and subsidiaries located around the globe.



Their family of businesses are built on a solid foundation of quality, integrity and good business sense, with quality and durability being hallmarks of the many products they manufacture. They believe that through strict quality control and continual development of innovative manufacturing techniques, they can offer products of superior quality and outstanding features at competitive prices.



## ARCHITECT DLR GROUP

DLR Group is an integrated design firm with 30 offices worldwide delivering architecture, engineering, interiors, planning, and building optimization for new construction, renovation and adaptive reuse. Their promise is to elevate the human experience through design. This promise inspires sustainable design for a diverse group of public and private sector clients; local communities; and our planet. DLR Group is 100 percent employee-owned and fully supports the initiatives and goals of the 2030 Challenge, and is an initial signatory to the China Accord and the AIA 2030 Commitment.

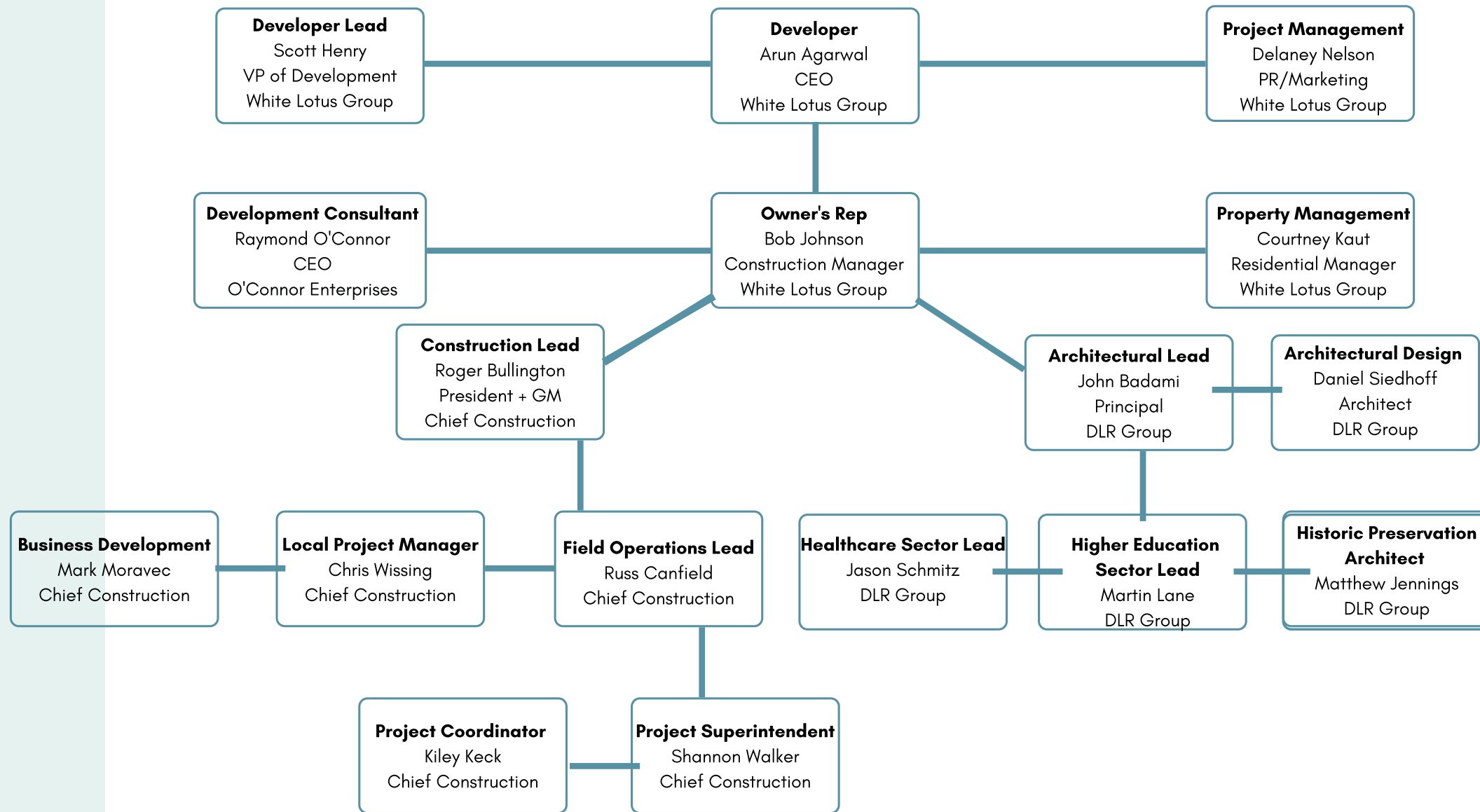


## LOCAL COMMUNITY DEVELOPMENT PARTNER O'CONNOR ENTERPRISES

Founded by Raymond O'Connor, O'Connor Enterprises owns and manages hotels, neighborhood shopping centers, professional office buildings, multi-family residential living communities and NET lease commercial properties in Central Nebraska totaling more than 1.4 million square feet



# MANAGEMENT APPROACH



Additional \_\_\_\_\_ awarded this project.

# YOUR TEAM

Arun is a former Wall Street investment banker at Prudential Securities who has primarily focused on healthcare and real estate initiatives. Arun began his own private equity firm in 2003, returning to Omaha, Nebraska to set up a home base for White Lotus Group. White Lotus Group, under the management of Arun, continues to facilitate projects within the real estate and healthcare markets. The team also completed a hotel acquisition and development in Winter Park, Colorado, in 2003; a hotel acquisition and renovation in Omaha, Nebraska, in 2011; and a variety of other projects including condominiums, self-storage facilities, office space, retail space, and multi-family housing. Arun is a graduate from the Wharton School of Finance at the University of Pennsylvania of 1998, where he was awarded the Wharton Award for Academic Achievement.

## 18+ years

of experience in mixed-use hospitality, workplace, retail, and multi-family housing

## Leadership

MCC's Foundation Board  
Library Foundation Board  
Greater Omaha YMCA chair

## Education

Wharton School of Finance at the University of Pennsylvania

## Key Project Highlights

West Dodge Pointe Office A & B, Omaha NE | Ames Plaza Office, Omaha NE | Ames Town-homes, Omaha NE | 30 Metro, Omaha NE | Bluffs Towers, Council Bluffs, IA | Burr Ridge, Chicago IL | Hotel Deco, Omaha NE | Winter Park Mountain Lodge, Winter Park CO

## ARUN AGARWAL



CEO/Owner, White Lotus Group

Project Role:  
Lead Developer

# YOUR TEAM

Roger Bullington was born and raised in Columbus, Nebraska. He attended the University of Nebraska-Lincoln from 1979 to December of 1983 and received his Bachelor of Science in Civil Engineering. Upon graduation, Roger relocated to St. Joseph, Missouri to work for Varco-Pruden Buildings. In 1986, Roger moved to Grand Island, Nebraska to work for Chief Buildings. In 2012, he was moved to Chief Construction where he was named the Vice President of the company. Roger received his Master in Business Administration from the University of Nebraska Lincoln in 1995 and is a registered Professional Engineer in the State of Nebraska.

## 35+ years

of experience in  
construction leadership  
roles

## Registration

Professional Engineer in  
Nebraska

## Education

BS in Civil Engineering &  
Masters in Business  
Administration from the  
University of Nebraska-  
Lincoln

## Key Project Highlights

Hudl, Lincoln NE | West Haymarket Development, Lincoln NE | Hawks Championship Center, Lincoln NE | Grand Island Regional Hospital, Grand Island NE | Nebraska State Fair Site Redevelopment, Grand Island NE

## ROGER BULLINGTON



President - General Manager,  
Chief Construction

Project Role:  
Construction Lead

# YOUR TEAM

Raymond O'Connor is CEO of O'Connor Enterprises, which owns and manages hotels, neighborhood shopping centers; professional office buildings, multi-family residential living communities and NET lease commercial properties in Central Nebraska totaling more than 1.4 million square feet. Ray received his B.A.E. degree from Wayne State College and his master's degree from The University of Nebraska-Lincoln. Ray has served as a board member of the Grand Island Chamber of Commerce, the Grand Island Community Foundation and the Citizens Review Committee. He currently serves as a trustee for the Diocese of Grand Island and as a member of the Grand Island Diocese Finance Council, a board member of the Economic Development Corporation, the Central Community College Foundation, the Heartland Events Center and the Greater Grand Island Sports Council.

## Honors

2015 Man of the Year by the Grand Island Independent  
Rotaty Award in 2017  
"Be The One" Award in 2017 by the Heartland United Way  
2017 Business of the Year award by the Grand Island  
Economic Development Corporation  
Distinguished Nebraskalanders in 2019

## Service

Ray served his country in  
the Vietnam War,  
stationed in the central  
highlands of South  
Vietnam in 1968-1969.

## Key Project Highlights

Francis Duplexes, Grand Island NE | Oak Pointe Apartment Homes, Grand Island NE |  
Northwest Commons, Grand Island NE | Park Island Square, Grand Island NE

## RAYMOND O'CONNOR



CEO,  
O'Connor Enterprises

Project Role:  
Local Development Consultant



# YOUR TEAM

John has influenced the built environment in the Midwest region for over 20 years, and is recognized for his project management, construction administration, and quality assurance expertise. John facilitates the team's success. This means ensuring the team has the resources they need to achieve the project goals and effectively collaborate with clients, the project team, and other stakeholders. As Principal in Charge, John will oversee the contract, provide top-level quality assurance, and ensure that the project manager has the necessary resources for successful completion.

## Professional Affiliations

AIA  
NCARB

## Licensing

Architect: NE, MN, KS

## Education

Bachelor of Science,  
Architecture  
Texas Tech University  
Institute of Design, Milan

## Key Project Highlights

The Exchange (21st & "N" Street), Lincoln NE | University Place Mixed-Use Development, Lincoln NE | La Vista City Centre, La Vista NE | 9th & O Street Mixed Use Building, Lincoln NE | Telegraph District 401 Building Renovation, Lincoln NE | Centennial Mall Mixed-Use Development, Lincoln NE | Pinnacle Bank Arena, Lincoln NE | UNICO Group New Offices, Lincoln NE | John Breslow Ice Hockey Centre, Lincoln NE | Nebraska State Patrol Crime Lab, Lincoln NE | Exchange Bank, Lincoln NE & Salina KS | CY Thompson Learning Commons - University of Nebraska, Lincoln NE

## JOHN BADAMI



AIA - Principal, DLR Group

Project Role:  
Principal in Charge

# YOUR TEAM

Scott earned a Professional Degree in Architecture at the Illinois Institute of Technology, and quickly started working with a number of firms developing commercial real estate. In 2000, he joined JPMorgan's Low-Income Housing Tax Credit (LIHTC) investment group where he earned a CCIM designation and expertise in multi-family finance. Scott was promoted to Executive Director and was part of the Senior Management team that helped grow the line of business into a \$4 billion portfolio with more than 800 properties accounting for 75,000 apartment units across the country.

In 2008, Scott formed Celadon Holdings, an affordable housing developer. Scott has been designated as a pre-qualified developer through the NSP program, the Cook County Housing Authority, and the Chicago Housing Authority, and has completed affordable housing redevelopments and Low Income Housing Tax Credit (LIHTC) syndications within and outside Illinois totaling over 1500 units.

As the EVP of Development at White Lotus Group, Scott is responsible for the identification, financing, and development of all of the firm's multifamily development activities.

## 20+ years

of experience in the low-income/affordable housing arena

## Designations

CCIM  
Licensed Architect

## Education

BA in Architecture from  
the Illinois Institute of  
Technology

## Key Project Highlights

30 Metro, Omaha NE | New City Affordable Housing, Chicago IL | New City Supportive Housing, Chicago IL | West Pullman, Chicago IL | Fletcher School Redevelopment,

## SCOTT HENRY



EVP of Development  
White Lotus Group

Project Role:  
Developer

# YOUR TEAM

Daniel is an awarding winning designer in the commercial sector focusing on mixed-use, workplace, retail, housing and hospitality. With 12 years of experience as a design professional he brings a unique perspective having worked on large scale urban projects in major metropolitan areas. He approaches each project with passion towards crafting a refined experience for all users. He is very hands-on with clients, finding ways to creatively convey the project vision through parti-sketches, drawings, physical models and BIM renderings, collaborating with DLR Group design and business professionals to meet to needs and goals of the project.

## 12+ years

of experience as a  
design professional  
working with commercial  
development

## Professional Affiliations

AIA  
Omaha YP Group  
Lincoln YP Group

## Education

Master of Architecture,  
University of Nebraska  
BS in Design,  
University of Nebraska

## Key Project Highlights

10th & Harney Tower; Omaha, NE | La Vista City Centre; La Vista, NE | Centennial Mall/Downtown City Library Master plan; Lincoln, NE | The Exchange (21st & "N" Street); Lincoln, NE | University Place Mixed-Use; Lincoln, NE | 9th & O Street Mixed-Use Tower; Lincoln, NE | 17th & Howard Building; Omaha, NE | Exchange Bank - South Lincoln Branch; Lincoln, NE | USAA West Point Bank Branch; West Point Military Academy, NY | Moselle Residential Towers; Council Bluffs, IA | 330 Madison Ave.; New York, NY | Gotham Center,

## DANIEL DIEDHOFF



Architect AIA -Senior Associate,  
DLR Group

Project Role:  
Lead Designer

# YOUR TEAM

Delaney joined the White Lotus team in November 2017. She began her marketing and public relations career at an advertising agency in Omaha, NE as an Account Manager. After her time there, she was a brand marketing specialist at Hayneedle where she established the brand both locally and nationally through key brand partnerships and strategic public relations efforts. She is a graduate of the University of South Dakota where she earned a B.A. in strategic communications with an emphasis in public relations and advertising. She was also a member of the women's swim team. Delaney is a marking committee member for the Greater Omaha Chamber's YP Summit Council and a Big Sister mentor.

## 8+ years

of experience in account management and strategic communication

## Leadership

Greater Omaha YP Summit Council Member, Big Sister Mentor, YMCA of Greater Omaha Board Member

## Education

BA in Strategic Communication from the University of South Dakota

## Key Project Highlights

Hotel Deco, Omaha NE | Monarch Prime & Bar, Omaha NE | West Dodge Pointe Office B, Omaha NE | New North Makerhood, Omaha, NE | 30 Metro, Omaha NE | West Dodge DMV, Omaha, NE | Ames Innovation Center, Omaha NE | Hub 1401, Omaha NE | New North Makerhood, Omaha NE

## DELANEY NELSON



PR/Marketing,  
White Lotus Group

Project Role:  
Account Management



# YOUR TEAM

Born and raised in David City, NE, Mark attended the University of Nebraska and graduated with a Bachelor of Science in Ag Economics. He was a 3 year letterman on the Husker Football Team playing fullback for Coach Tom Osborne. He began his career in Sales & Marketing with Cargill Inc. and spent 16 years in various sales & management positions in 4 locations. He then became V.P. of Marketing with Associated Staffing in Grand Island, a position he held for 6 years. He then joined Chief Industries as Director of HR for 8 years until he transitioned into his current position as Business Development Manager for Chief Construction.

## 35+ years

of experience in  
leadership roles in Grand  
Island

## Leadership

Chairman: Nebraska  
Workforce Investment  
Board of Directors  
Chairman: College Park  
Board of Directors

## Education

BS in Ag Economic from  
the university of  
Nebraska - Lincoln

## Key Project Highlights

Hudl, Lincoln NE | West Haymarket Development, Lincoln NE | Hawks Championship  
Center, Lincoln NE | Grand Island Regional Hospital, Grand Island NE | Nebraska State  
Fair Site Redevelopment, Grand Island NE

## MARK MORAVEC



Business Development Manager,  
Chief Construction

Project Role:  
Local Community Relations

# YOUR TEAM

As a member of DLR Group's Higher Education Studio, Martin leads project teams serving clients in Nebraska, Iowa and South Dakota and collaborates with his national colleagues to set the firm's higher education market strategy. He is responsible for identifying new opportunities that lead to studio growth as well as maintaining existing client relationships. Martin spends extra time getting to know his clients to better understand their interests and passions outside of the workplace.

Martin's designs include residential upgrades and student life spaces that enrich students' overall experience on campus, and modern academic facilities that enhance learning. Some of his recent clients include College of Saint Mary, Des Moines Area Community College, and University of Nebraska.

## Licensing

Architect: IA, NE  
NCARB

## Professional

### Affiliations

AIA  
U.S. Green Building  
Council

## Education

Master of Architecture,  
University of Nebraska at  
Lincoln

## Key Project Highlights

University of Iowa - Burge & Daum Residence Hall Renovations, Iowa City IA | University of Nebraska - Lincoln open ended agreement, Lincoln NE | Des Moines Area Community College Auto Facilities Addition and Renovation, Ankeny IA | College of Saint Mary New Field House & Fitness Center, Omaha NE | Omaha Central High School Addition, Omaha NE

## MARTIN LANE



AIA, LEED AP -Senior Associate,  
DLR Group

Project Role:  
Higher Education Sector Leader

# YOUR TEAM

A Grand Island native, Chris Wissing graduated from Northwest High School and went on to earn his Bachelor of Science degree in Construction Systems from Wayne State College. Beginning his construction career in 1998, he is an experienced estimator, CAD operator and project manager. Driven by his passion for the construction industry and need to follow through on commitments, he takes pride in providing the best customer service possible.

As a project manager, Chris' goals include accuracy, timeliness and follow-through. He has gained unparalleled experience in the construction industry, while also establishing himself as a respected project executive able to find value management solutions to help keep projects on budget and on schedule.

**21+ years**  
of experience in  
construction project  
management,  
specifically in Grand  
Island

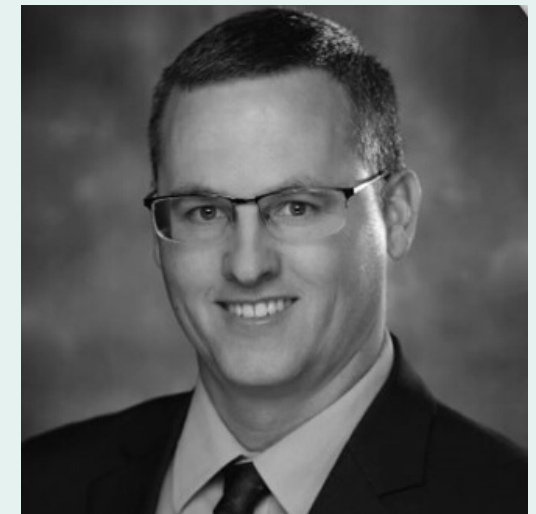
**Designations**  
CAD Operator

**Education**  
Bachelor of Science  
degree in Construction  
Systems from Wayne  
State College

## Key Project Highlights

Success Academy, Grand Island NE | Central Community College - Hall Student Union,  
Hastings NE | Barr Middle School, Grand Island NE | Starr Elementary School, Grand  
Island NE | Shoemaker Elementary School, Grand Island NE

## CHRIS WISSING



Project Manager,  
Chief Construction

Project Role:  
Local Project Manager

# YOUR TEAM

Matt has a special interest in preserving the heritage of our cities and towns. He has worked on a variety of local and national projects where his responsibilities have ranged from archival research to grass roots fundraising to design and project management. As one of the firm's preservation specialists, he is a key member of the preservation and historic tax credit team. His dedication in protecting the integrity of the existing historic fabric provides a valuable asset to any project. Matt is an Architectural Fellow for the National Trust for Historic Preservation, and has performed architectural consulting to the National Trust on a number of projects. Matt's dedication to provide effective design in addition to preserving the history and integrity of the building shows in all the projects he works on.

## Licensing

Architect: AZ No. 42126

## Professional

### Affiliations

AIA  
National Trust for Historic  
Preservation

## Education

Master of Science  
Environmental Planning,  
ASU & Bachelor of  
Architecture, Iowa State

## Key Project Highlights

Bob Hope Patriotic Hall, Los Angeles CA | Terminal Tower Residences, Cleveland OH |  
Wilson Place Apartments, El Dorado, AR | The Canopy by Hilton, Minneapolis MN | Phoenix  
Symphony Hall, Phoenix AZ

## MATTHEW JENNINGS



AIA, Historic Preservation  
Architect, DLR Group

Project Role:  
Historic Preservation Architect



# YOUR TEAM

Russ is a native to Grand Island, graduating from Northwest High School in 1988. He started his career in construction in 1987 as a laborer for Tri Valley Builders Inc. and worked his way into carpenter apprentice, carpenter and lead carpenter by 1992. During this time, Russ attended Central Community College as part of their drafting program as well as the Project Supervisor class. To further his education, he has attended two, 10 hour and one, 30 hour OSHA courses through AGC. In his 28 years in the construction industry, Russ has successfully completed numerous builds that included educational facilities, office space, remodels and cutting through an existing building to create more store front and new road.

## 18+ years

of experience in  
construction leadership  
roles

## Certifications

Safety & OSHA Certified  
Adult First Aid/CPR/AED

## Education

Drafting & Project  
Supervisor from Central  
Community College

## Key Project Highlights

Northwest Commons Phase 1, Grand Island NE | CCC Hastings Student Dorms, Hastings NE  
| Wasmer Elementary, Grand Island NE | Shoemaker Elementary, Grand Island NE |  
Northwest High School Phase 3, Grand Island NE | Fairfield Inn, Crete NE | Bellevue  
Courtyard by Marriott, Bellevue NE

## RUSS CANFIELD



Field Operations Manager,  
Chief Construction

Project Role:  
Field Operations Lead

# YOUR TEAM

As a project manager at White Lotus Group, Bob brings over 35 years of experience building a wide variety of projects across the United States. Early in his career, he was part of the team that built the Sunshine Skyway bridge over Tampa Bay in St. Petersburg, Florida and the Washington State Trade and Convention Center in Seattle, WA. In 2014, he successfully completed a high-tech, design-build pharmaceutical grade chicken egg layer complex in Taneytown, Maryland for VALO Bio-Media, a German firm. His Midwest building resume includes schools, multi-family, residential, churches, automotive dealerships, healthcare facilities, historical renovations, civil and wastewater treatment plants, U.S. Army projects at Ft. Riley, Kansas and corporate agricultural buildings.

## 35+ years

of experience in  
construction and  
construction project  
management

## Certification

U.S. Army Corps of  
Engineers Construction  
Quality Management for  
Contractors

## Education

BS in Construction  
Engineering, Iowa State  
University

## Key Project Highlights

30 Metro, Omaha NE | Myrtue Hospital, Harlan IA | Bear Creek Dairy, Brookline IA | Valo Biomedical Pharmaceutical, Taneytown MD | Millard South High School, Omaha NE | Great Plains Communications, Blair NE | Washington State Trade and Convention Center, Seattle WA | West Dodge Pointe Office A & B, Omaha NE | Ames Innovation Center,

## BOB JOHNSON



Construction Project Manager,  
White Lotus Group

Project Role:  
Owner's Rep

# YOUR TEAM

Recognized and valued for his hands-on approach to project management, Jason listens carefully to understand his client's visions and goals. His reliable track record demonstrates his ability to keep projects on-track and in-line with client budgets and schedules.

Jason uses his experience with healthcare projects to inform his decisions and to be an extension of his clients' team. He understands that clients are very busy managing their day-to-day responsibilities and that building projects are above and beyond that effort. Jason strives to manage every project in a manner that produces complete confidence in his efforts and ability to deliver a complete project.

## Professional Affiliations

AIA

## Licensing

Registered Architect in  
NE & IA  
NCARB

## Education

Master of Architecture  
and Bachelor of  
Architecture University of  
Nebraska at Lincoln

## Key Project Highlights

Nebraska Organ Receovery, Omaha NE | Mary Lanning Memorial Hospital, Hastings NE |  
Nebraska Methodist Health System (handful of various large projects), Omaha NE | Nebraska  
Medicine UNMC (handful of various large projects), Omaha NE | Boys Town National  
Research Hospital, Omaha NE | Fremont Area Medical Center, Omaha & Wahoo NE

## JASON SCHMITZ



AIA - Senior Associate, DLR  
Group

Project Role:  
Heathcare Sector Leader

# YOUR TEAM

A Yuma, Arizona native, Kiley Keck graduated from Kofa High School in Arizona and went on to earn her Associates Degree in Graphic Design from Grossmont Community College in El Cajon, California and took Construction Management Classes from San Diego State University. She moved to Colorado in 2011 and worked for C.H. Phipps Construction, followed by Himmelman Construction. She moved to Grand Island in 2017.

## 8+ years

of experience in  
construction roles

## Certifications

Safety & OSHA Certified  
Adult First Aid/CPR/ED

## Education

Associates Degree in  
Graphic Design from  
Grossmont Community  
College & Construction  
Management classes

## Key Project Highlights

Grand Island Regional Medical Center, Grand Island NE | Central Community College -  
Health & Technical Science Building, Grand Island NE | Pinnacle Bank Remodel, Grand  
Island NE | Joli Ann Leichtag Elementary, Vista CA | La Boheme, San Diego CA

## KILEY KECK



Project Coordinator,  
Chief Industries

Project Role:  
Project Coordination

# YOUR TEAM

Shannon has worked within the construction industry for over 28 years and has provided a variety of services from maintenance, project superintendent, design and direct interior renovations, remodels and complete finishes of tenant spaces. He has completed over 160,000 square feet of new construction and renovations for interior spaces. Shannon has extensive experience working with Central Community College in Hastings, which includes a recent cafeteria/student center remodel and addition. This \$8.5 million dollar project was in collaboration with Wilkins Architecture Design Planning LLC.

## 24+ years

of experience in  
construction  
superintendent roles

## Certifications

Safety & OSHA Certified

## Education

BA in English Lit from the  
University of Nebraska at  
Lincoln & Architecture  
Emphasis from Mid Plains  
Community College,

## Key Project Highlights

Barr Middle School, Grand Island NE | Central Community College - Hall Student Union,  
Hastings NE | CCC -Dawson Building Remodel, Hastings NE | CCC - Sherman Building  
Bookstore, Hastings NE | CCC - Outdoor Activity Area, Hastings NE


## SHANNON WALKER



Project Superintendent,  
Chief Construction

Project Role:  
Project Coordination





# PROJECT CASE STUDIES

Please note that specific project references can be provided if requested.

# JOHN & JILL KER CONWAY RESIDENCE

## Washington, District of Columbia

Military veterans are among the most vulnerable segment of the homeless population. In addition to a lack of basic shelter and employment opportunities, veterans often have a myriad of physical and mental health conditions. Operating on the premise that chronic homelessness is preventable with the right support, an unprecedented collaboration between public, private, philanthropic, and nonprofit partners has culminated in the opening of the John and Jill Ker Conway Residence – a permanent supportive housing development that fills a unique niche in a market sorely lacking in affordable shelter. Creating a healthy and inspiring environment is critical for the sensitivities of residents transitioning out of homelessness and back into society.

Completion date: 2016 | Total square feet: 86,800 SF | Units: 124 Units; 60 Permanent Housing | Services: Architecture, Interior Design



## FT CARSON WARRIOR TRANSITION ADMINISTRATIVE FACILITIES

### Ft. Carson, Colorado

The Warrior-In-Transition Complex at Fort Carson provides administrative support, education and training to military personnel and their families on Post, helping to facilitate a smooth transition from healing to new directions in their lives, on Post or off. DLR Group's design supports the facilities' comprehensive training plans for soldiers, customized to help them either return to the force or move into the role of veteran. The architectural theme of these buildings continue a modern interpretation of the "Craftsman Style." The design of the pedestrian hardscape creates spaces conducive to interaction between the users as well as adding to the simplification of wayfinding throughout the Complex.

Completion date: 2012 | Total square feet: 39,000 SF | Services: Architecture, Interior Design



# VA HEALTH CARE WOMEN'S CENTER

## Tuscon, Arizona

The influx of veterans from Operation Enduring Freedom and Operation Iraqi Freedom (OEF/IEF) required expansion of the women's clinic to better serve the growth of women's health and wellness. The neighboring Outpatient Clinic adjacent had an insufficient amount of space to accommodate these two highly visible programs for anticipated exponential growth within the VA. Building 81 was designed to expand vertically and horizontally to the south for Imaging services to free up space in the outpatient clinic. The expansion over an operating MRI required re-location of operations during construction due to the vertical expansion and the use of non-ferrous materials within the gauss field. Completion date: 2019 | Total square feet: +40,000 SF | Services: Architecture, Interior Design, Structural, Mechanical, Plumbing, Electrical, and Low-Voltage Engineering



## FT CARSON SOLDIER FAMILY ASSISTANCE CENTER (SFAC)

### Ft. Carson, Colorado

The Soldier Family Assistance Center (SFAC) is the first building completed at Fort Carson's new Warrior in Transition Complex. DLR Group's design provides a welcoming and safe environment to aid soldiers and their families in transitioning to civilian life, or to return to active duty. SFAC offers healing through primary care and support services as well as a community center and daycare for the children of soldiers in the program and their families. The facility can support up to 500 soldiers as they recover from post-traumatic stress disorder and other war wounds. Planning and interiors use best practices in spatial layout, materiality and color to immerse occupants in environments conducive to healing, readjustment, and well-being.

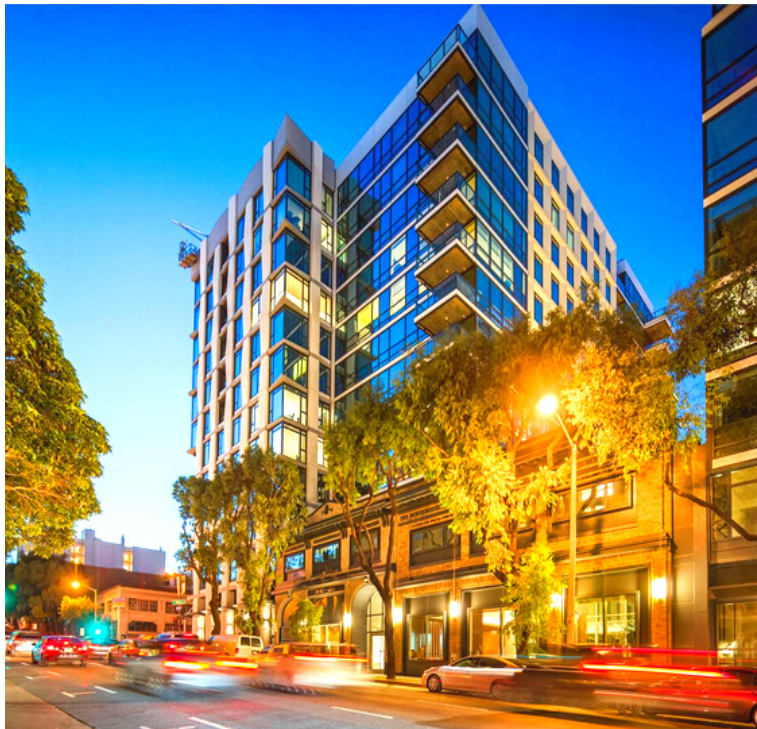
Completion date: 2010 | Total square feet: 13,900 SF | Services: Architecture, engineering and interiors services for the project in design-build delivery with Mass Service & Supply, LLC.



# BOB HOPE PATRIOTIC HALL

## Los Angeles, California

The project is the Design-Build renovation of the original 1926 Veterans Meeting Hall in downtown Los Angeles. Eligible for the National Register of Historic Places and listed on the State of California's Register of Historic Resources, the 10-story structure includes six full floors and four mezzanine floors, a full basement, a 663-seat auditorium, and a gymnasium on the top floor. During World War II, Hollywood's biggest stars – including Bob Hope, Bing Crosby, entertained the troops in the Hall's main auditorium. The landmark Bob Hope Patriotic Hall had suffered from incompatible renovations, obsolete infrastructure, no air conditioning, and did not meet code, ADA, life safety, or seismic requirements. DLR Group's design accommodates new programming for Veterans of all branches of the military to convene in the building for meetings, events and recreational activity, while maximizing the preservation of significant historic spaces and fabric. Completion date: 2013 | Total square feet: 85,000 SF | Services: Architecture, Interior Design, MEP Engineering services.



# THE ROCKWELL

## San Francisco, California

The corner at Pine and Franklin was formerly littered with abandoned, historic buildings, a holdover from the days when the area was known as San Francisco's Auto Row. DLR Group's design for the condominiums weaves two towers into the chiseled facades of a former commercial garage and small auto showroom. The building's main entrance, solarium, and courtyard are accessed through their historic portals, evoking a sense of wonder and tying residents to the neighborhood's storied past. Above street level sits a modern design that, in a single structure, captures a century of advancement. High-end fixtures and finishes complete Oyster's vision of a development that simultaneously reflects and contributes to the community. The Rockwell is a pair of 13-story towers that incorporate the facades of two historic building

Total square feet: 440,000 SF | Services: Architecture

# WEST-MEC AVIATION CENTER

## Glendale, Arizona

Western Maricopa Education Center (West-MEC) is a dynamic public school District that formed a unique partnership with 12 school Districts in Maricopa County in 2003 to enhance Career and Technical educational opportunities for students and instructors. DLR Group's design of the West-MEC Aviation Center provides a dynamic specialty training center for high school and adult students seeking future careers in aviation. It has a capacity to handle up to 100 enrollees per week. To emphasize its role as a Federal Aviation Administration training center, the design features striping, as found on an airport tarmac, running from the parking lot through the lobby and into the teaching environment. Dramatic super graphics are placed along this path to enhance the wayfinding experience. Completion date: 2011 | Total square feet: 47,000 SF | Services: Architecture, engineering, interiors, and landscape architecture services in design-build delivery with McCarthy Building Companies.



## LOS RIOS CCD AMERICAN RIVER COLLEGE CULINARY ARTS MODERNIZATION AND EXPANSION

### Sacramento, California

The Culinary Arts and Hospitality Management program at American River College is one of the most respected culinary arts programs in Northern California. DLR Group's design for the modernization and expansion of the Culinary Arts facilities supports the college's program excellence with an environment that fosters real-world learning experiences. New kitchen labs, a restaurant, and a retail bakery provide high-tech spaces that reflect the professional work environment. These spaces are interconnected and transparent to foster instructor-student-visitor interaction that directly enhances the learning experience.

Completion date: 2015 | Total square feet: 22,794 SF | Services: Integrated programing, Architecture, Engineering, and Interior Design services.



# LE CORDON BLEU SCHOOL OF CULINARY ARTS AT BROWN COLLEGE

## Mendota Heights, Minneapolis

Le Cordon Bleu School of Culinary Arts at Brown College is housed in a new 70,000 SF office building. The design team worked closely with the owner, developer, site staff and the design-build mechanical and electrical designers to allow the school to begin holding classes in February 2005. The reception area is designed to be warm and inviting for guests and prospective students. Views are provided into three kitchens from the reception area and into the remaining kitchens from the corridors. The kitchens are laid out with new state-of-the-art equipment around the perimeter and prep tables in the center to create a safe teaching environment while still meeting all the required health and safety codes. Completion date: 2011 | Total square feet: 70,000 SF | Services: Architecture, Interiors.



# SIoux FALLS CAREER & TECHNICAL EDUCATION VOCATIONAL HIGH SCHOOL

## Sioux Falls, South Dakota

The goal of the Sioux Falls Career & Technical Education High School is to prepare ALL students to succeed in the 21st century. One of the significant needs identified is to enhance and expand career and technical education (CTE) at the high school level. The demand for CTE courses has been increasing, which magnified the program limitations with the existing facility. The CTE program provides a track for students that will not go to a four-year college.

Total square feet: 94,000 SF | Services: Integrated programming, Architecture, Engineering, and Interior Design services.

# NEW CITY AFFORDABLE HOUSING

## Chicago, Illinois

This \$30 mm project will be a 75,000 square foot, five-story building with 60 affordable apartment units (27 one bedroom/one bath and 33 two bedroom/two bath) in Chicago's Old Town neighborhood. This area is currently going through a redevelopment phase and has excellent supporting restaurant, retail, entertainment and nightlife amenities, good proximity to the downtown financial district and excellent public transportation amenities. This project will also be Chicago's first ever ARO project.

White Lotus Group's Executive Vice President of Development, Scott Henry, will provide the coordination of the turn-key development services leading financial, planning and zoning efforts, selection of the design and construction consultants and managing the design and construction efforts.

The building is scheduled for completion in 2020.



# NEW CITY SUPPORTIVE LIVING

## Chicago, Illinois

This former Goldblatts department store, which is on the National Register of Historic Places, was renovated into a Senior Supportive Facility providing extensive services to the residents whose average age is expected to be 78 to 85 years. This \$60 mm 110,000 square foot, five-story building consists of 101 adaptive re-use units (70 studios, 15 one-bedroom and 16 two-bedrooms). There are over 5,000 seniors within the immediate market area that would qualify to live in this type of facility. Residents are provided three meals a day, onsite nursing staff, an exercise room, a beauty salon, daily activities and on-site 24-hour a day staff services. The services are funded under Illinois law allowing Supportive Living Facilities to receive an ongoing stream of Medicaid relating funding.

White Lotus Group's Executive Vice President of Development, Scott Henry, provided turn-key development services leading financial, planning and zoning efforts, selection of the design and construction consultants and managing the design and construction efforts. The building was completed in 2015 utilizing 4% LIHTC equity, historic tax credit equity, DCEO grant, TE bonds, HOME, TIF and



# 30 METRO

## Omaha, NE

The \$20 million development on the former site of a beloved Omaha eatery, Mister C's, serves the Metropolitan Community College Fort Omaha campus. The five-story, 113,000-square-foot mixed-use 30 Metro features 110 affordable apartment units, a Charles Drew health clinic, a T-Mobile and the Department of Health and Human Services.

The design and aesthetic are consistent with the college. The rectangle box structure pops with the prominent exterior rainfall system panels that have been installed. The multi-colored fiber cement panels are a forward thinking product and are meant to be a very complimentary look to what the college is doing.

As owner of the land, White Lotus Group provided turn-key development services leading planning and zoning efforts, selection of the design and construction consultants and managing the design and construction efforts.



# WEST PULLMAN VETERAN'S HOUSING



## Chicago, Illinois

This \$18 mm adaptive re-use project aims to interlace the building's past history as a school for children, with its new beginnings as a home for seniors with a preference to Veterans and their families, honoring the continuum of life. The 80,000 square foot, three-story building will consist of 60 units (50 one bedroom/one bath and 10 two bedroom/two bath) and also contain lower level support spaces. White Lotus Group's Executive Vice President of Development, Scott Henry, will provide the coordination of the turn-key development services leading financial, planning and zoning efforts, selection of the design and construction consultants and managing the design and construction efforts.

The building is scheduled for completion in 2020.

# NEW NORTH MAKERHOOD

## Omaha, NE

This area in downtown Omaha, north of TD Ameritrade Park, was once a railroad center and a manufacturing hub. However, as the railroad industry experienced consolidation, most of these buildings were vacant or under-utilized until a group of community leaders came together around a creative idea to bring people and businesses back to the neighborhood.

Today, the neighborhood is home to the Fashion Institute Midwest, the Omaha Land Bank, Bench, and Reclaimed Enterprises. Other signs of success are the recent announcements of nearby developments — the Builder's District surrounding Kiewit Corporation's new headquarters, and Millwork Commons, a collaborative neighborhood focused on innovation and design where fast-growing tech company Flywheel announced it will move into in 2020.

Our property in the district is a key spot for redevelopment. Our \$20mm project will aim to expand the district into an active, vibrant, unique "Makerhood" where arts, crafts, and trades are nurtured, celebrated, and supported by a walkable network of public spaces connecting a healthy mix of residential, industrial, commercial and public activities.



## WEST DODGE POINTE OFFICE A

### Omaha, NE

West Dodge Pointe has always been an ideal location for a corporate business looking to establish a West Omaha presence so when Nebraska Realty came to us with goals to grow in stride, we couldn't think of a better home for their corporate headquarters.

As owner of the land, White Lotus Group was also selected to provide turn-key development services leading planning and zoning efforts, selection of the design and construction consultants, managing the design and construction efforts and now provides property management services since occupancy.

This \$8.5mm, three-story, 45,000 square foot office building is made of steel post and beam construction and precast stone veneer panels. While Nebraska Realty anchors the building occupying 30,000 square feet, Continuum Financial Group and Vantage Finance occupy the additional space, so a beautiful three-story atrium services interior entrances to all tenants. When building this space for our tenants we created private offices, conference rooms, a training center, open offices, a lounge, break-out spaces and IT departments. This project was completed in April



# WEST DODGE POINTE OFFICE B

## Omaha, NE

West Dodge Pointe Office B is an 85,000 square foot class A office space, that was developed following the inability to satisfy the leasing interest in our neighboring West Dodge Pointe development – home to Nebraska Realty. Office B will house the new corporate headquarters for Baxter Auto, arguably one of the fastest growing companies in the Midwest. The company will lease half of the building, leaving room for company growth or an additional tenant.

This \$20mm project will have both on and off-street parking, underground parking and a full presentation view along Dodge Street. Tenants will have their office sign showcased to over 100,000 daily traffickers and have immediate access to eastbound West Dodge. Employees will also be within close proximity to Village Pointe, Lakeside and Methodist.

As the land-owner and chosen developer, White Lotus Group will provide turn-key development services to Baxter Auto and any future tenants by leading planning and zoning efforts, selection of the design and construction consultants, managing the design and construction efforts, and ultimately providing property management services after occupancy. This project is set to be completed in the first quarter of 2020.



# AMES INNOVATION CENTER

## Omaha, NE

This building was once the old Ames Bowling Alley in North Omaha, but the 44,000 square foot building has deteriorated over the years, making this an amazing opportunity for redevelopment.

We are calling this project the Ames Innovation Center and we aim to create a cutting-edge tech and data-driven environment in North Omaha that would foster collaboration among various businesses and organizations, as well as become a home for local networking events. We envision like-minded companies with similar sized teams calling the Ames Innovation Center their 'home base' and sharing in overhead to create a higher-paying work environment for the local community. These companies could be local companies looking to expand, or national businesses looking to open a new Omaha-based operation. The center will be built to allow for 250-300 total employees.

We are currently updating the core and shell of the building and building out a 3,800 square foot space for the state of Nebraska to have an express DMV at the site. Their space and core and shell are estimated to be completed by the end of 2019.





# HUDL

## Lincoln, NE

The Hudl International Headquarters is a seven-story mixed-use building offering dynamic retail and office space. This project continues the expansion of the new West Haymarket Development and, upon completion, will enhance the vibrancy of the Canopy Street area. The 170,000 s.f. building will be one of the largest office buildings constructed in Lincoln's core in several years. As the primary tenant, Hudl will occupy the top four floors of the building, and Nelnet, another leading Nebraska-based company, will occupy the second floor. The building was designed to showcase the dynamic culture of the innovative sports software company and will include a partially-enclosed seventh floor offering a company cafeteria, game room, rooftop patio, and green space.

The project was started in October of 2015 and was complete two years later on October 1, 2017



## THE VILLAGE AT SKYLINE PINES

### Rapid City, South Dakota

The Village at Skyline Pines is a 101-unit assisted living community in Rapid City, South Dakota. The full project consists of 63 regular assisted living units, with 38 secure memory unit rooms for dementia and Alzheimer's care. The 3-story, 106,619 square ft facility, contains 116 beds and is built into the hillside of the Blackhills overlooking the city of Rapid City. The vision for the facility is a neighborhood concept that has a large commercial kitchen that supports the main dining venue serving all wings.

The common core area of the facility includes a post office, a bank, a beauty salon, a general store, and a bistro café. Residents are able to make use of the health & wellness center, activity rooms, library, chapel, as well as the many family gathering rooms and areas. The lobby ceiling opens to the second floor, with staff offices, meeting rooms, and conference rooms. Two large sitting areas with fireplaces, and an indoor water fountain, complete the lobby area.

The project began on July 1, 2016 and reached temporary occupancy on January 4th 2018





# PROPOSED PROJECT OVERVIEW

# THE CURRENT STATE



The Grand Island Veterans Home, which was originally open only to Union veterans of the Civil War, welcomed its first veteran in 1888. It was established the year before as the Soldiers and Sailors Home.

Now, after 132 years, veterans no longer call this place home. In December of 2018, the 47-acres campus along with all of its residents and staff was relocated to Kearney, Nebraska and has since sat vacant.

The Grand Island Community Redevelopment Authority has issued an 'Invitation to Submit Redevelopment Contract Proposals' for the campus.

Our team of experienced professionals believe we can bring this beautiful campus back to life through rehabilitation of historic structures and new construction.

This campus' rich history, service toward veterans and its deeply patriotic roots will not be forgotten.



The Grand Island  
Liberty Campus





Imagine a space that is not only beautiful, but safe, family-friendly, vibrant and salutes our American Veterans. This space includes a beautiful park with an exquisite tribute to our veterans, affordable housing for seniors, students and our American heroes, educational training facilities, and beautiful office space focusing on health and wellness. Our proposed redevelopment solution for the 47 acres that was once home to the Grand Island Veterans Campus, The Grand Island Liberty Campus, is this space. This development is centered around providing affordable housing to the community while supplementing the campus with appropriate amenities and users.

The Grand Island community is in need of housing. According to the 2019 Grand Island Nebraska Community Housing Study, a newly formed Housing partnership is tasked with encouraging housing development within the City. The study notes that, "By 2019, the Community of Grand Island will need to develop up to 722 owner units and 438 rental housing units for households, age 18 to 54 years, and 288 owner and 286 rental units for elderly households at 55+ years of age." Phase 1 of our project would supply 100 affordable units to seniors with a preference to veterans and their families. Phase 3 of our project would also target the 55+ community with an affordable assisted living component.

The study also notes, "Approximately 626 units of the total 1,010 projected owner housing units, and 390 of the targeted 724 rental units needed in Grand Island by 2019, should be targeted for the local workforce." Phase 2 of our project focuses on providing local community college and internship housing to students and young professionals.

Interwoven throughout these phases, our team will work with national and local users (commercial, office, medical, educational etc.) to add new construction to the site that would be complimentary to the mission of the campus and provide suitable amenities to the residents.

We feel this revitalized campus could help solve the housing needs in Grand Island while bringing in elements that will support local residents and pay tribute to the camp

# PROJECT OVERVIEW



## PROJECT MISSION

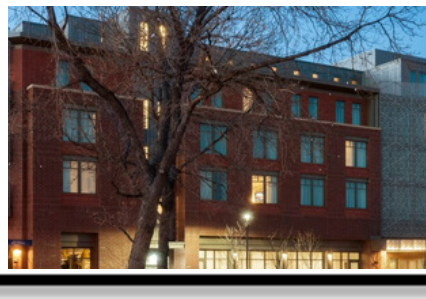
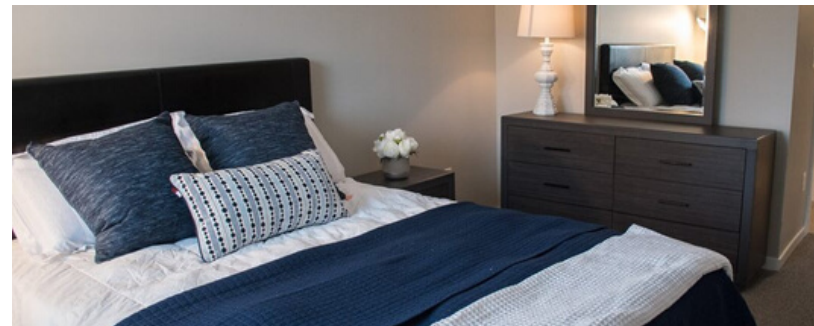
**To honor our Veterans, our Seniors  
and their families by revitalizing  
Grand Island's historic Campus into  
a vibrant inter-generational  
facility.**



The Grand Island  
Liberty Campus

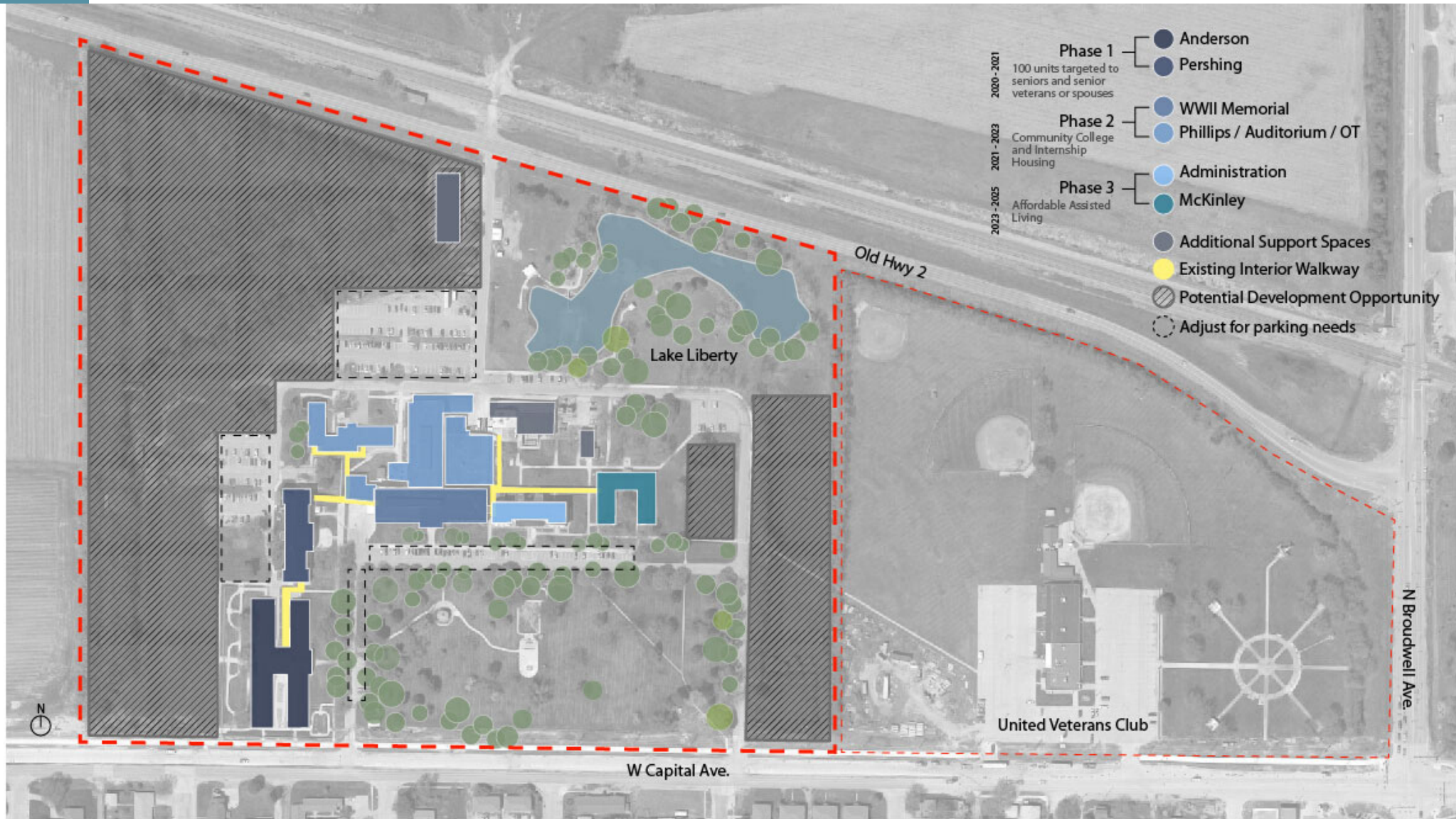


# PROJECT MOOD BOARD





# SITE PLAN



The Grand Island  
Liberty Campus

## PLEASE NOTE

We pride ourselves on finding the optimal solutions for each project we propose. We have no bias or preconceived notion, and fully intend that if this project is of interest to the City of Grand Island and the DAS, then we would benefit by working with the designated committee(s) to adapt services, amenities and the overall design so that it all would be appropriately tailored for the neighborhood.



# PROPOSED PROJECT DETAILS

**Uses & Zoning:** We have begun preliminary conversations with the City and are confident that any entitlements to complete this project are achievable.

**Property Ownership:** The Development Team would take ownership when all of the financing is ready to close - estimated to be June 2020.

**Development Schedule:** Phase I - 100 units targeted to seniors with a preference to veterans and spouses of veterans (2020-2021)  
Phase II - Community College and Internship Housing (2020 - 2022)  
Phase III - Affordable Assisted Living (2022-2024)

\*Note - We will aim to also work with national and local users (commercial, office, medical, educational etc.) to add new construction to the site that would be complimentary to the mission of the campus and provide suitable amenities to the residents.

**Current Lease Discussions:** The Development Team would like to meet with the Lease Holder of the VFW property to discuss deeding this land to the Veteran's Organization.

**Proposed Offering Price:** Please refer to Appendix B to view the Pro Forma and our Sources & Uses for Phase I. Given the extensive need for ongoing maintenance, lawn care, and other management expenses, we believe that the transfer of the asset as a donation is best suited for this project. Please note that no Asbestos or Environmental Reports were ever shared with the Development Team. It is our requirement that the Asbestos abatement and environmental remediation should be the responsibility of the State of Nebraska. If not agreed upon, the Development team may decide not to take the deed of the Property.



The Grand Island  
Liberty Campus

# PROPOSED PROJECT DETAILS

**Financing Details:** The project will be financed with Tax Exempt debt and from equity from both White Lotus and through the sale of the Low Income Housing and Historic Tax Credits that will be generated by the project. Our financing strategy offers a high certainty of execution because none of the sources are competitive and are generally perfunctory when pursued by an experienced developer like White Lotus. Additionally, only 45% of the sources consist of debt, in contrast to typical projects where 75% to 80% of the financing is debt. Since our debt is lower, our mortgage payments are lower, which facilitates our ability to charge our residents lower rents while also freeing up ample cash flow to operate the property in a high quality way. If awarded this project, White Lotus Group intends to apply for Tax Increment Financing (TIF).

**Total Anticipated Investment:** Phase 1 - \$13.6 mm. \$50 mm total is expected to be invested throughout the entire project.

**Recruitment of tenants for multi-family:** White Lotus Group plans to lead the recruitment strategy for tenants within the multi-family housing components of the project, lead by our Residential Property Manager. We plan to utilize both local and online marketing platforms, as well any local connections with the City, veterans' groups and O'Connor Enterprises in order to reach occupancy goals.

**Recruitment of tenants for commercial:** All four entities within this Development Team have local, state-wide and national connections that will aid in the recruitment of tenants to the site. In our preliminary conversations, we have had discussions with colleges, healthcare entities and office users. Our goal will always be to bring commercial tenants into the space that amenitize and compliment the housing component on site.





# APPENDIX A

## Sources & Uses - Phase 1

Please note: We intend to apply for TIF to further strengthen the financial feasibility of the redevelopment.

Sources of Funds			Uses of Funds		
Source	\$	%	Use	\$	per unit
Federal Tax Credit Equity	\$2,943,720	22%	Acquisition	\$0	\$0
Permanent Mortgage	6,086,251	45%	Construction Costs	9,787,470	97,875
State LIHTC		0%	Indirect construction and soft costs	831,280	8,313
Federal Historic Tax Credits	2,264,400	17%	Financing Costs	505,095	5,051
State Historic Tax Credits	600,000	4%	Reserves and Interest	1,033,817	10,338
White Lotus Equity	1,772,211	13%	Syndication Costs (Upper Tier)	50,000	500
Seller Note	0	0%			
TIF	0	0%	Developer Fees	1,458,919	14,589
HOME	0	0%	Other	0	0
<b>Total Sources of Funds</b>	<b>\$13,666,581</b>	<b>100%</b>	<b>Total Uses of Funds</b>	<b>\$13,666,581</b>	<b>\$136,666</b>

<b>Metrics:</b>		<b>Construction Highlights:</b>	
Debt / Total Capitalization	44.5%	Construction start:	6/15/20
Equity / Total Capitalization	55%	Construction end:	6/15/21
		Lease up start:	6/15/21
		Lease up end:	6/15/22
		Operating reserve	\$215,880

### Financing Narrative:

The project will be financed with Tax Exempt debt and from equity from both White Lotus and through the sale of the Low Income Housing and Historic Tax Credits that will be generated by the project.

Our financing strategy offers a high certainty of closing because none of the sources are competitive and are generally perfunctory when pursued by an experienced developer like White Lotus.

Additionally, only 45% of the sources consist of debt, in contrast to typical projects where 75% to 80% of the financing is debt. Since our debt is lower, our mortgage payments are lower, which facilitates our ability to charge our residents lower rents while also freeing up ample cash flow to operate the property in a high quality way.

# APPENDIX A

## Pro Forma - Phase 1

Pro Forma Rents and Unit Mix							
BRs / BAs	Units	AMI	Gross rents	Utilities	Pro forma rent	% unit mix	
1BR	46	50%	656	100	\$556	46.0%	
1BR	10	60%	787	100	\$687	10.0%	
1BR	21	80%	1,050	100	\$950	21.0%	
2BR	11	50%	787	142	\$645	11.0%	
2BR	5	60%	945	142	\$803	5.0%	
2BR	7	80%	1,260	142	\$1,118	7.0%	
<b>Total (annualized)</b>	<b>100</b>				<b>\$855,984</b>	<b>100.0%</b>	
<b>Average rent</b>					<b>\$713.32</b>		

Pro Forma NOI Summary			
	PUPM	Annual	
<b>Income:</b>			
Revenues	\$713.32	\$855,984	
Ancillary Income	\$20.00	24,000	
Operating Subsidy		0	
Vacancy		(43,999)	
<b>Commercial:</b>			
Revenues		\$0	
Vacancy	25%	0	
<b>Effective Gross Income (EGI)</b>		<b>\$835,985</b>	
<b>Operating expenses:</b>	Per unit/yr	Annual	
Property Mgmt	502	50,159	
Reserves	300	30,000	
<b>Total expenses (incl. RRs)</b>	<b>\$4,318</b>	<b>\$431,759</b>	
<b>NOI (after RR)</b>		<b>\$404,226</b>	
<b>Debt Service:</b>			
Permanent Mortgage		323,381	
<b>DCR (perm mortgage only)</b>		<b>1.25x</b>	
<b>Minimum Cash Flow Test:</b>	Per unit	Annual	
		10,845	

# APPENDIX B

Financing Letter





# Gershman Mortgage

July 30, 2019

Mr. Scott Henry  
Executive Vice President  
White Lotus Group  
10404 Essex Court, Suite 100  
Omaha, NE 68114

**RE: Grand Island Senior Apartments – Grand Island, NE  
221(d)4 Sub Rehab Loan Commitment**

Dear Mr. Henry:

Gershman Mortgage has accepted your application to process a HUD-insured loan under Section 221(d)4 to fund the construction and permanent loan for the project captioned above. The mortgage would be in the amount of \$6,086,251 at a rate of 4.05% plus .25% MIP for a term of 40 years plus the construction period.

Our underwriting analysis has determined that we will be able to procure a Firm Commitment from HUD for their mortgage insurance. We have reviewed and analyzed your detailed budgets and pro-forma projections for the development and the project will meet the parameters of the FHA program.

Our underwriting determined the annual debt service will equal \$322,732.13 including MIP with a debt coverage ratio of 1.25, which is well excess of the current FHA 221(d)4 program minimum of 1.15. Our underwriting assumes rents and expenses are trended by 2% and 3%, respectively. We will require you to fund any projected operating deficits and working capital requirements at closing, which is equal to 5% of the proposed loan amount.

Our final underwriting approval is conditioned on receiving updated appraisal and market study as well as various other updated credit documents. Our commitment to interest rate is subject to market conditions at the time the HUD Firm Commitment is available. This rate and term is readily available under current market conditions.


Once HUD issues a commitment to insure our loan, you can proceed toward closing subject to several conditions. First, your organizational entity must be formed and comply with HUD's single-asset entity requirement. A final sources and uses of funds schedule must be provided that details the complete transaction. An acceptable Lender's title policy and survey will be required.

It is fully understood that the terms of the commitment stated above are subject to the availability of owner's equity from the sale of available tax credits.

Gershman Mortgage is very familiar with this form of financing with multi-layered sources of funds. We have recently closed similar transactions in Nebraska, Indiana, Colorado, Missouri, Kansas, Georgia, North Carolina, Ohio and Pennsylvania.

If you have any questions in regard to the information provided above, please call me at (314) 889-0694.

Sincerely,  
GERSHMAN MORTGAGE

  
Adam Hendin  
Vice President

[www.gershman.com](http://www.gershman.com)

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7800 Forsyth Blvd., Suite 700 ■ St. Louis, MO 63105 ■ ph: (314) 889.0600 ■ fx: (314) 854.9578

**COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND,  
NEBRASKA**

**RESOLUTION NO. 328**

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, PROVIDING NOTICE OF INTENT TO ENTER INTO A REDEVELOPMENT CONTRACT AFTER THE PASSAGE OF 30 DAYS AND OTHER MATTERS

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received a proposal for redevelopment under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area, from White Lotus Group, Chief Industries and O'Connor Enterprises (The "Developer") for redevelopment of former Nebraska Veterans Home Campus located west of Broadwell Avenue and north of Capital Avenue in an area within the city limits of the City of Grand Island, as set forth in Exhibit 1 attached hereto area; and

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), is proposing to use Tax Increment Financing on a project within Redevelopment Area 16;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

**Section 1.** In compliance with section 18-2114 of the Act, the Authority hereby gives the governing body of the City notice that it intends to enter into the Redevelopment Contract, after approval of the redevelopment plan amendment related to the redevelopment project described in the Redevelopment Contract, and after the passage of 30 days from the date hereof.

**Section 2.** The Secretary of the Authority is directed to file a copy of this resolution with the City Clerk of the City of Grand Island, forthwith.

Passed and approved this 18<sup>th</sup> day of December, 2019.

COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF GRAND  
ISLAND, NEBRASKA.

By \_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

White Lotus Group Nebraska Veterans Home

## EXHIBIT A

### Legal Description and Common Addresses

**Legal Description:** MISCELLANEOUS TRACTS 5-11-9 TO THE CITY OF GRAND ISLAND  
58.78AC~

**PIN:**

**Commonly Known as:** Grand Island Veteran's Campus

**Address:** 2206 Capital Ave, Grand Island NE



White Lotus Group Nebraska Veterans Home