



2020VISION

**COMMUNITY
PARTNERSHIPS**

MILWAUKEE PUBLIC LIBRARY MILL ROAD RFP

MILWAUKEE, WISCONSIN | NOVEMBER 18, 2014



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1 Entity Profiles

YOUR TEAM

Maures Development Group, LLC (Maures), CommonBond Communities Inc. (CommonBond), and Engberg Anderson Architects have teamed together to respond to this Request for Proposal (RFP) from the City of Milwaukee acting through the Board of Trustees of the Milwaukee Public Library (Board) to express interest in being selected as the real-estate development partner for the Mill Road Library redevelopment.

Maures Development Group, LLC

Maures Development Group, LLC is owned by Melissa Goins. Maures was established in 2006 to bring renewal to urban centers. Since its inception, the firm has grown its portfolio to nearly 250 units. Maures prides itself on being a conscientious development firm that albeit for profit, is driven by partnerships or transactions that bring a positive benefit to the community.

Maures’s projects include both commercial and residential development. The firm strategically selects areas for redevelopment that continue to survive in spite of sluggish economies or ongoing neighborhood challenges. Maures has earned a reputation for identifying innovative urban development opportunities that incorporate industry advances, while emphasizing community. Successful integration of these characteristics has proven to be beneficial in enhancing economic, environmental and community sustainability.

CommonBond Communities Inc.

CommonBond Communities, the Midwest’s largest nonprofit provider of affordable housing with services, has served the region for over 40 years. They develop, own or manage over 5,800 affordable rental apartments and townhomes throughout 50 cities in Minnesota, Wisconsin and Iowa. Close to 8,000 people- families, seniors, and people with disabilities and other barriers call CommonBond home. More than 2,000 of these individuals are children.

CommonBond is considered a national leader and innovator in the affordable housing and community development field. Their quality affordable housing, expert management, and onsite Advantage Services for residents transform lives and provide long-term assets to the larger community.

Engberg Anderson Architects

With over 25 years in business, Engberg Anderson’s experienced and talented staff have worked on a range of projects from libraries to airports, housing to healthcare, retail to office buildings. Whether working in collaboration with developers or leading the design of the entire project, they have a great deal of experience in the design and successful integration of many different types of spaces into a single project.

Specialists in Libraries

Engberg Anderson specializes in transforming libraries. Their library experience throughout the nation includes over 100 library projects, ranging in size from 300 sf to over 150,000 sf, many of these are renovations and/or expansions. They bring particular skills to integrating many groups of people and spaces in mixed-use buildings.

2 Contact Information



November 18, 2014

Sam McGovern-Rowen
Project Manager – Library Construction
Central Library- 814 W. Wisconsin Ave
Milwaukee, WI 53233

RE: RFI Changes

Dear Mr. McGovern-Rowen,

Maures Development Group, LLC and CommonBond Communities Inc. along with our architect Engberg Anderson are committed to Milwaukee's prosperity. The collaboration is looking to become the real-estate development partner with the Milwaukee Public Library for the Mill Road Library redevelopment. We are recommending the branch relocate to the City owned parcel at 7717 W. Good Hope Road. In our RFI submission, the Destiny Youth Plaza site was the primary site proposed with a host of alternates. While the Destiny property is available, it does come with a purchase price. Understanding the need to manage expenditures, our team felt it appropriate to propose an identical concept at the City lot. The location will have the same impact as if directly on 76th Street but at a lower cost to the transaction thereby allowing for the available monies to be spent on the library buildout as opposed to site costs.

Thank you in advance for the consideration of our proposal. We look forward to working with you to continue the library branch building program. If there are any questions, comments or concerns, please do not hesitate to contact me directly at (414) 239-7990 or via email at melissa@mauresllc.com.

Sincerely,

MAURES DEVELOPMENT GROUP, LLC

A handwritten signature in black ink, appearing to read 'Melissa Goins', written over a light blue horizontal line.

Melissa Goins
President

CONTACT INFORMATION

Melissa Goins

MAURES DEVELOPMENT GROUP, LLC

PH | (414) 239-7990

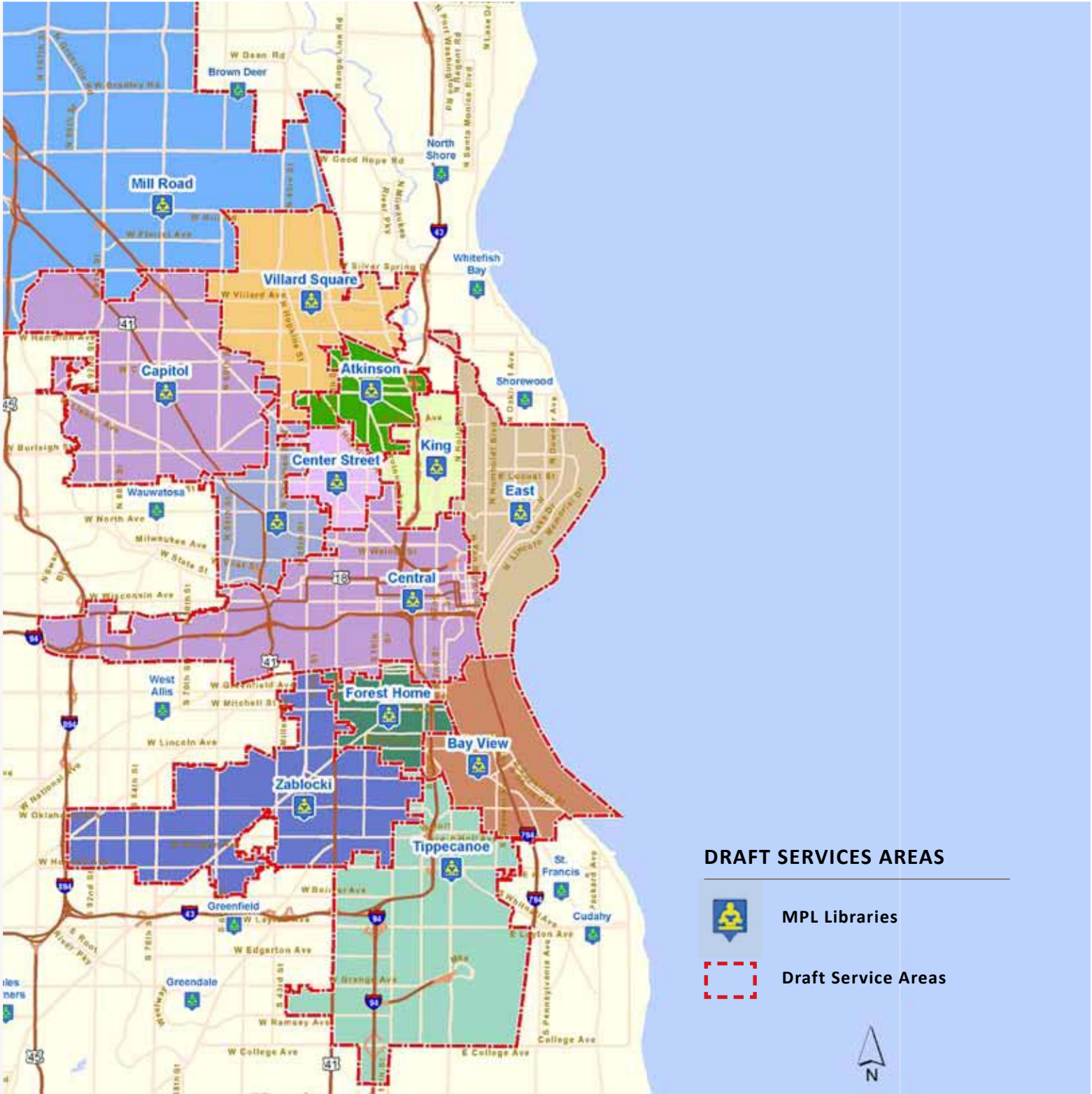
EMAIL | melissa@mauresllc.com

**1420 W Center Street, Suite 2
Milwaukee, WI 53206**

TEAM WEBSITES:

www.mauresllc.com • www.commonbond.org • www.engberganderson.com

3 Project Description



DEVELOPMENT UNDERSTANDING

The Maures, CommonBond, and Engberg Anderson team is committed to Milwaukee’s prosperity. There is a direct correlation between our passion and the development work we undertake. Our 2020 Vision is to work in partnership with the Board to deliver a high quality, high impact product that will last for generations to come. Our 2020 Vision aligns with the Board’s goals of completing the library developments in the targeted six year timeframe and emphasizes our shared commitment to neighborhoods, learning, safety and community. This is not just about reviving a library. It’s about leveraging a public institution to be a catalyst for economic and neighborhood development and stability while meeting the needs of the Milwaukee Public Library (MPL). The Mill Road Library shall become an important third place in the community.

Maures and CommonBond propose relocating the Mill Road Library to the City owned property located at 7717 W. Good Hope Road into a mixed use building housing a 15,000 square foot library and 46 mixed income apartments. The first floor can include up to 2,500 square feet of leaseable commercial space or the footprint of the library can be increased. On the campus will be a walking path, outdoor reading garden, greenspace and bike racks. Energy efficient measures will be incorporated throughout the building and the site. A minimum of 63 parking spaces will be available to the library and sufficient parking will be available for the residential apartments. Total development costs are estimated at \$13.8 million. This location maximizes library service and supports lifelong learning.

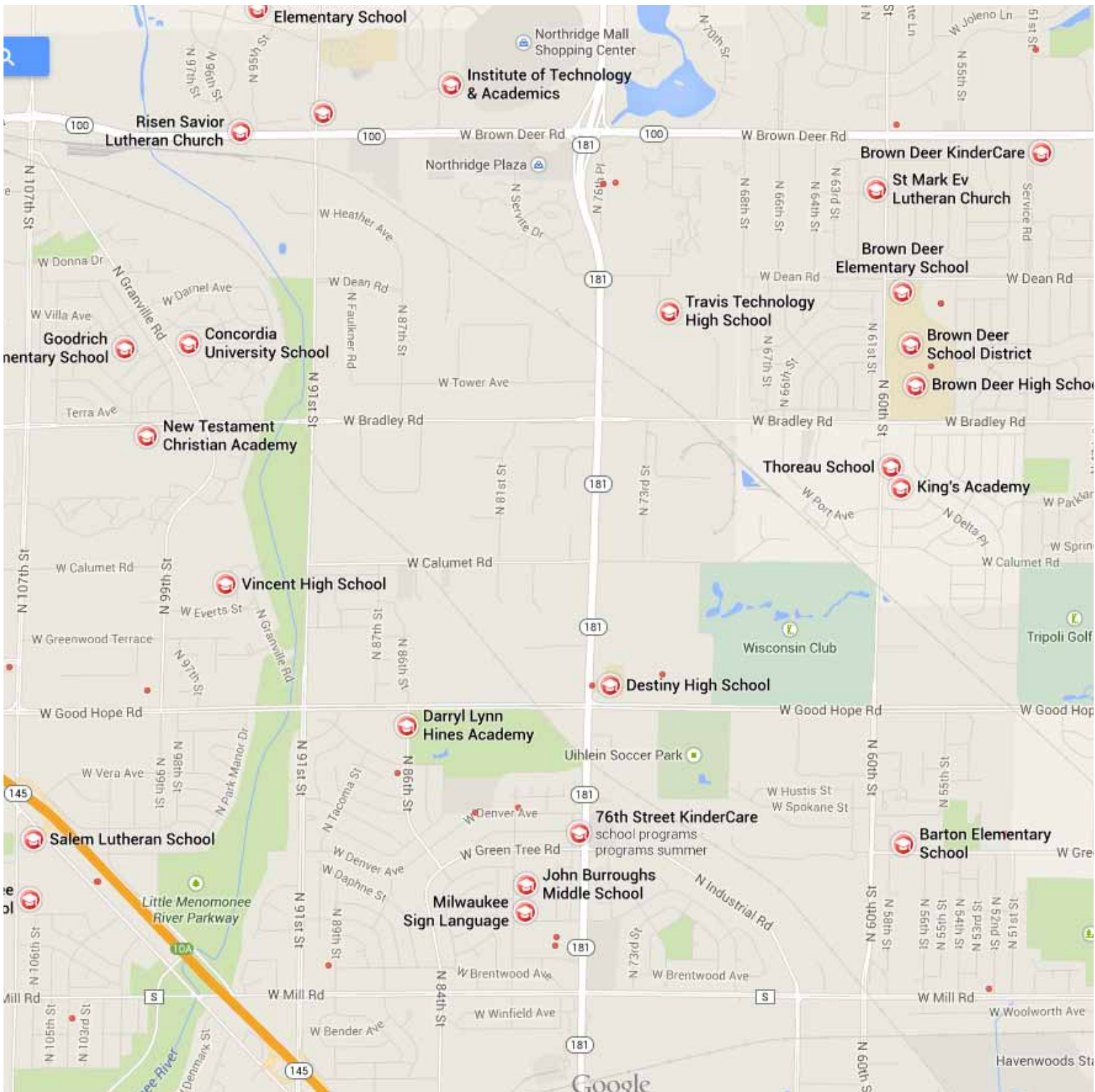
The proposed parcel is a prominent location where the vastness of the MPL investment can be leveraged to support existing efforts. The library is located in the boundaries of the Northwest Area Plan that was adopted by the City of Milwaukee in 2008. This particular plan calls out the need to focus improvement efforts on 76th Street, and concentrate retail at the intersection with Good Hope Road. Specifically, the plan points out that the juncture of 76th Street and Good Hope Road represents one of the most active transportation intersections in the Northwest Side Area, with high volumes of local and commuter vehicular traffic. Given the amount of investment and vacant or underutilized land in this node, this area offers opportunity to attract high-quality commercial and retail uses.

Per the Wisconsin Department of Transportation, Good Hope at 76th Street benefits from upwards of 24,000 cars per day compared to Mill Road at 76th Street with 12,000. 76th Street at Good Hope has 29,000-34,000 cars versus 76th Street at Mill Road with 17,000-26,000. The traffic data alone supports the relocation to this highly trafficked intersection that offers other amenities and is accessible by public transportation.

This parcel offers an array of options for the placement of a mixed-use building and multi-phase plan that builds on the recent investment. The final Mill Road redevelopment plan will account for many of the Northwest Side goals including but not limited to:

- Add to the commercial/retail mix by incorporating retailers with a greater range of goods, services and pricing
- Enhance pedestrian connections and parking area with landscaping, walkable sidewalks and pedestrian paths that are attractive, easier and convenient within commercial developments along 76th Street.
- Work with the Granville-Brown Deer Chamber of Commerce.

3 Project Description



Further extrapolating from the plan, the 76th/Good Hope intersection is a prime commercial node in the neighborhood, and suggests that the area should serve as a retail destination that attracts both residents and commuters. The location on two major corridors offers visibility and easy access. The area plan commissioned by the City of Milwaukee acts as a guide for the City regarding the use and development of the land of the area, encourage common understanding and coordination among levels of government and private interests and facilitate implementation.

There are approximately ten schools within close proximity that will feed the library. In the immediate neighborhood is Destiny High School, Darryl Lynn Hines Academy, John Burroughs Middle School, Milwaukee Sign Language School, Vincent High School, and Barton Elementary School. Beyond this immediate ring lay several more schools that can support the library. The families that benefitted from the original location on Mill Road have just over a one mile commute. As it relates to other libraries in the branch system, the intersection of Good Hope and 76th Street centralizes the branch in the service area allowing for more convenience for those who reside further North. In addition, by moving the library North, it creates a more even distance from the Villard and Capitol branch locations.

Maures and CommonBond will work to meet and/or exceed all of the Board's goals on providing a mixed-use development that is a catalytic. Specific to the library, at minimum, the following will be met:

- All building requirements not limited to parking ratios, ceiling heights, sustainability and column spacing;
- A public meeting space that can be used for other library functions when not programmed, and if possible, used when the library is closed;
- Flexible space design that permits easy reconfiguration of the library;
- Open, visible and welcoming space with strong street presence and clear point of entry;
- Single secure entry point into the library space;
- Easy to access walk-up and after hours book return; and
- The ability to accommodate an after hours electronic (express) materials vending option.

The overall redevelopment plan proposed by our team for the Mill Road Library relocation aligns with the Board's core organizational values that state libraries (are) "anchoring healthy and vibrant neighborhoods...successful business districts" and are "contributing to a strong Milwaukee...strong economy and job market." The Mill Road Library redevelopment at 7717 W Good Hope Road will play a vital role in the community and economic development in the neighborhood by creating a third place. This 21st Century Library will sustain the life of the community. As an expression of continuity and enrichment, it is a portal to both the past and future. It is practical: a tool box for modern life. It is social: the community's living room. It is a technology center, a business incubator, a political forum and a refuge from the modern world. To be relevant, the library should facilitate interactions within and beyond the physical confines of the building. The library needs to be something different for each of us each time we walk in. A good library building is built on the foundation of quality library service.

3 Project Description

FINANCING STRATEGY

Offer Price for 7717 W Good Hope Road: \$25,000 for City administration expenses.

Contingencies: Public entitlements, project financing, and environmental due diligence (December 2015).

White Box Cost Estimate: \$1.5 million

Potential funding sources: Conventional debt, low income housing tax credit equity, deferred developer fee, MPL funds, Federal Home Loan Bank grant, other grants to be determined.

In its 40 plus year history, CommonBond has completed \$450 million in transactions. Over its 8.5 year history, Maures has contributed nearly \$50 million of investment to Milwaukee. The developments have been financed with an array of tools including Low Income Housing Tax Credits (LIHTC), grants, government subsidies, donations, and favorable debt attracted for the expressed purpose of building stable homes, strong futures, and vibrant communities. The teams’ combined portfolio demonstrates sound financial condition and the ability to secure the necessary financing to meet the project’s requirements now and in the future for Mill Road Library redevelopment. Specific banking, investor, and donor referrals can be provided upon request.

The team has put forth a very likely financing scenario. Upon selection, the team is prepared to begin the process for submitting a LIHTC application to WHEDA in January of 2015. CommonBond Communities and Maures have completed numerous projects funded through WHEDA, including senior, family, and adaptive reuse historic projects. In total, CommonBond has completed 497 units and Maures 240 units of affordable housing in Wisconsin.

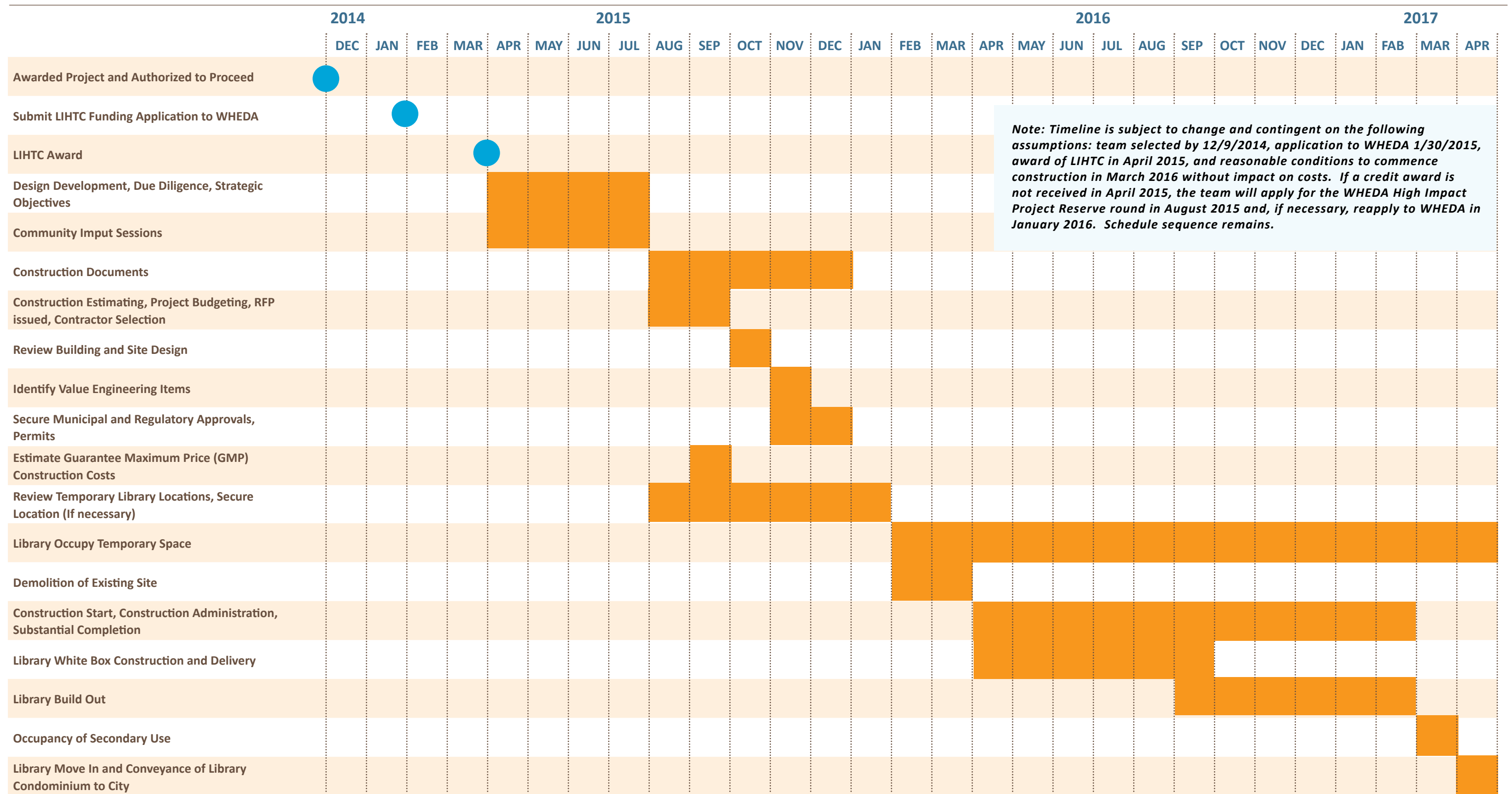
The capital sources for this project assume funding from the Federal Home Loan Bank’s Affordable Housing Program which compliments the affordability requirements of LIHTC and provides significant gap financing. At this time, no funding applications have been submitted. However, upon selection as developer, will immediately begin assembling the necessary applications to all funding sources, including the WHEDA, FHLB, philanthropic sources, and lending/equity partners.

Maures Development and CommonBond Communities have strong relationships with national, regional, and local lending partners who have provided lending services on prior projects in Milwaukee. In particular, Wells Fargo and USBank also have strong tax credit investment divisions which will have interest in this project as well, which creates great transactional efficiency. The team has ties to national and regional foundations which have funding opportunities available for capital and operating needs. Following selection, we will begin formal conversations with those organizations to determine opportunities and interest specific to this project.

Development Proforma | Mixed-use Library Development Sources and Uses of Funds

Sources:	
First Mortgage	\$765,633
AHP or other grant	\$379,052
Library	\$4,500,000
Deferred Developers Fee	\$500,000
Limited Partner Equity- LIHTC	\$7,700,705
TOTAL SOURCES	\$13,845,390
 Uses:	
Acquisition	\$25,000
Construction Costs	\$5,336,000
Contingency	\$341,800
General conditions, profit, overhead	\$751,960
Library- shell/white box	\$1,500,000
Library- buildout and other	\$3,000,000
Demolition	\$250,000
FF&E	\$55,500
Professional Fees (Construction-Related)	\$356,839
Construction Interim Costs	\$401,967
Permanent Financing	\$31,934
Soft Costs	\$175,680
Syndication Cost	\$40,000
Developer Fees	\$1,250,000
Legal	\$100,000
Reserves	\$228,710
TOTAL USES / TDC	\$13,845,390

3 Project Description



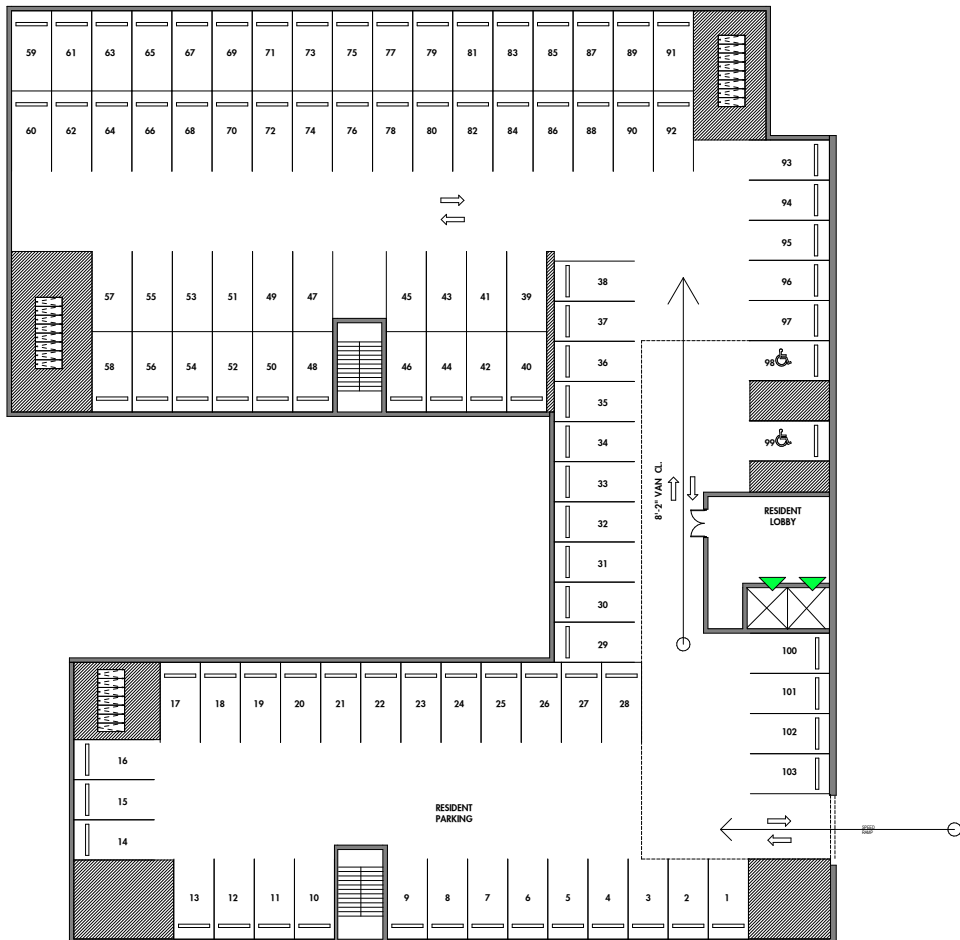
4 Mill Road Library



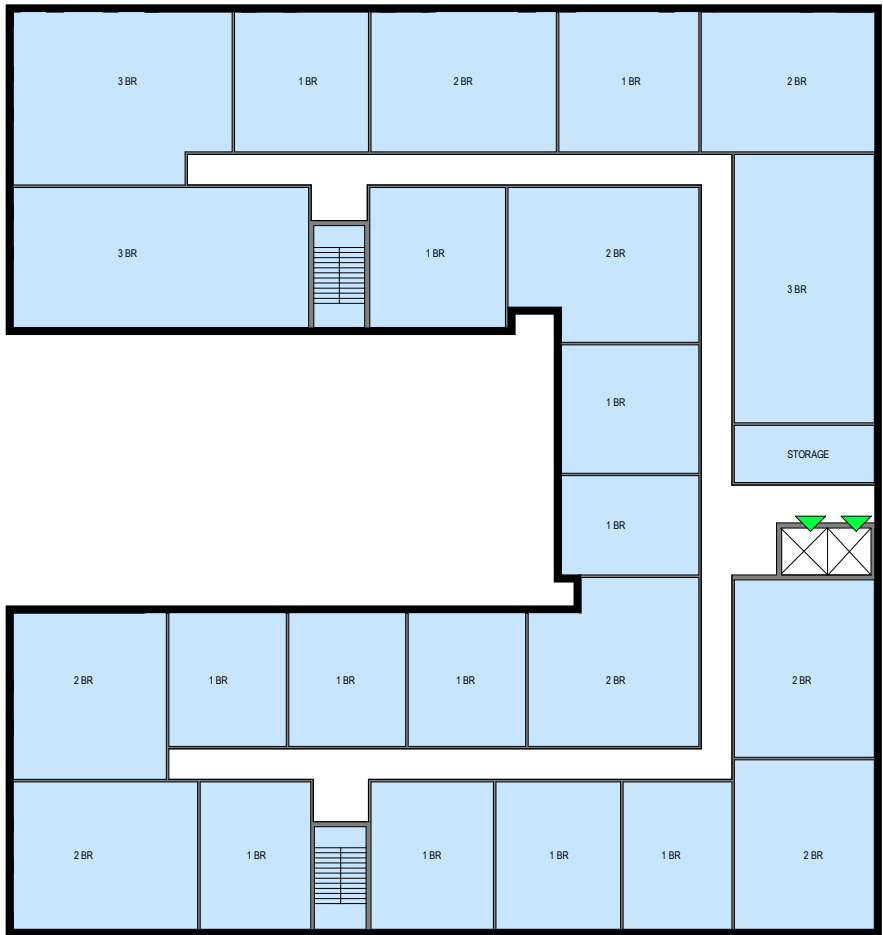
4 Mill Road Library



4 Mill Road Library



Lower Level Parking



Typical Unit Layout

The test fit for the recommended site allows for upwards of 82 units. Financially, the transaction works best as a 46 unit development. A 46 unit building will create a “L-shape”. The final unit count will be determined once site control is confirmed, a market study obtained, and we have preliminary talks with lenders. These tasks will be completed and finalized for the January 2015 WHEDA tax credit deadline.

DESCRIPTION

The planning study for the potential site at 7717 Good Hope Road, already having an established presence and identity, this site is desirable for the library. Our strategy to achieve high visibility and public interest is to have the architecture become a public amenity. This serves as a place of respite along a bustling Good Hope Road. The residential building is configured in a “U-Shape” facing west, providing a more secluded and nicely landscaped courtyard to accommodate a more quiet residential atmosphere and community. The existing salt storage circle will be utilized to define the exterior courtyard. The library projects out from the residential footprint, engaging the courtyard and providing an amenity for library patron and resident alike. Library parking is on the east side of the site. Residential parking is situated under the building proper and accessed from the library parking on the east side of the site. The size of this site allows for multiple configurations and phasing options that can be studied if this site emerges as the preferred location.

Library Parking:

- 63 total Surface Spots

Residential Parking:

- 103 total Residential Spots at Lower Level

Units:

- 23 units per floor @ 3 typical floors
- 13 first floor walkup units
- 82 units total

Approximate Overall GSF:

Level One Footprint	28,600 GSF
Typical Res. Level Footprint(3)	30,180 (2) 60,360 GSF

Total

115,200 GSF

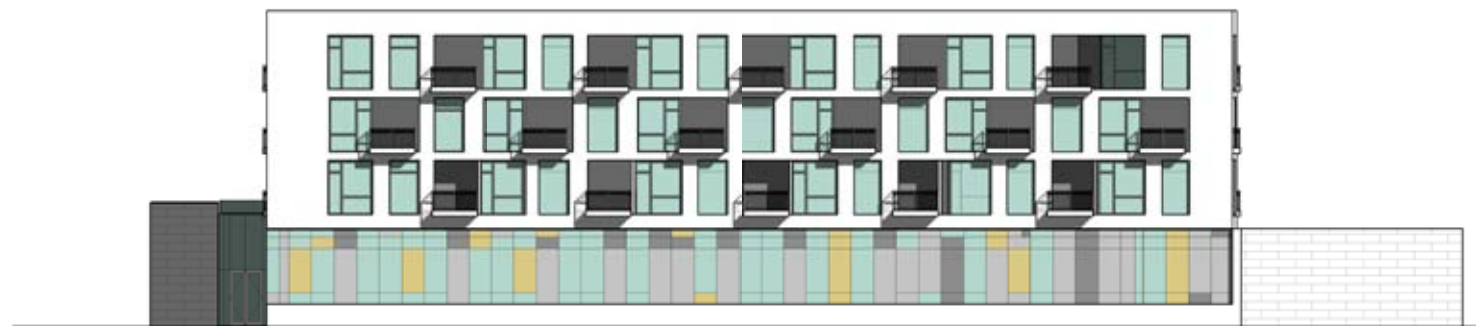
4 Mill Road Library



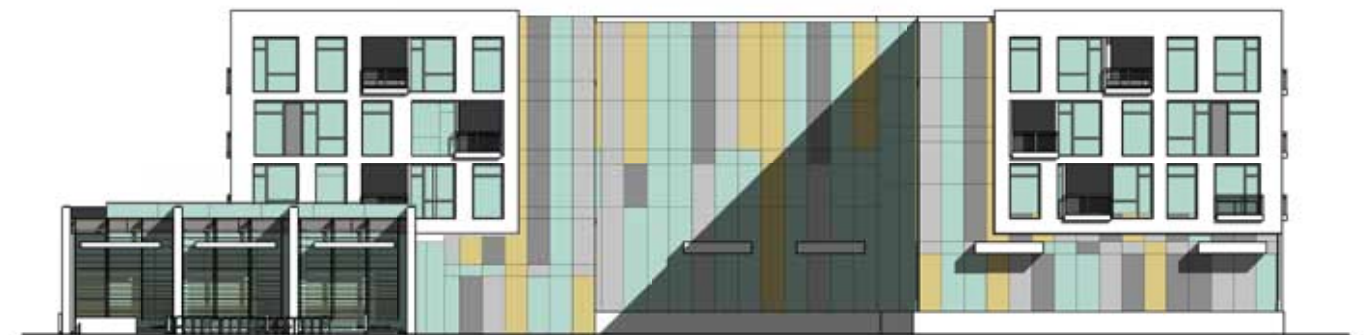
North Elevation



East Elevation



South Elevation



West Elevation

5 Public Interest



COMMUNITY SUPPORT & INVOLVEMENT

Our team understands that MPL is looking for catalytic mixed-use project that add vitality to a neighborhood and business district, and that the project should utilize creative placemaking methods and architecture to engage library patrons, neighbors, and pedestrians alike. As conscientious developers, we regularly incorporate placemaking and community based design principles into our project. If selected, the libraries we undertake will be developed through a comprehensive planning effort with area business leaders, residents, property owners, elected officials, city staff, the Board and any other necessary parties.

The team will work intimately with Alderwoman Coggs in the Alderman Puente in the 9th Aldermanic District for Mill Road.

PLACEMAKING

The concept of placemaking can be traced back to the 1960's to author Jane Jacobs and urbanist William Whyte. Jacobs was a strong activist for organic neighborhood vibrancy and held that four conditions were required for activated neighborhoods. These conditions included creating greater density, creating short blocks that allow high pedestrian activity, allowing mixed-uses that activate the streets at different times of the day, and encouraging a mix of both rehabbed and new construction buildings to create character. Whyte, a mentor of Jacobs, spent much of his life studying human interaction in urban spaces. He concluded that urban designers have a moral responsibility to create physical places that foster community engagement. It is in these spaces that people come together to share, exchange and collaborate over the possibilities.

Placemaking involves looking at, listening to, and asking questions of the people who live, work and play in a particular place to discover their needs and aspirations. The community uses the gathered information to create and realize a common vision. This can improve and comprise all of the important gathering spaces and places within that special community to invite greater interaction between people and foster healthier, connected and economically viable communities.

Placemaking is not just the act of building or fixing up a space; it is a process that fosters the creation of vital public destinations—the kind of places where people feel a strong stake in their communities and commitment to making things better. Placemaking capitalizes on a local community's assets, inspiration and potential, creating good public spaces that promote people's health, happiness, and economic well-being. This process is essential to people who care about the places in their lives.

Placemaking has been adopted by urban planners and developers around the world as the need to attract and retain talent has become increasingly vital to a city's survival. Placemaking is the conscious effort by which developers, designers, and planners look to the needs and desires of community and create what is necessary.

5 Public Interest



COMMUNITY BASED DESIGN

Public Forums are a way of getting direct input and feedback from the public to the design team. Issues that are of top priority in the mind of the public tend to rise to the surface during these meetings. These meetings are a very effective means of blending the valuable input from the community with the expertise of the library staff, the technical knowledge of the city staff, and the creativity of the design team. It truly is this collaboration that will produce the facility that will meet the varied expectations that the community has for your library. In addition to resolving programmatic issues, these community sessions build support for the project and can be key to winning funding. At a minimum, we envision three sessions with your community.

Public Meeting 1

Listening Session- An opportunity to hear the expectations and concerns for the new building including services, technology, design and any other topics of interest to the community. Goals and priorities are established.

Public Meeting 2

Concept Options- This is the evaluation of multiple options for arrangement of services and aesthetic opportunities.

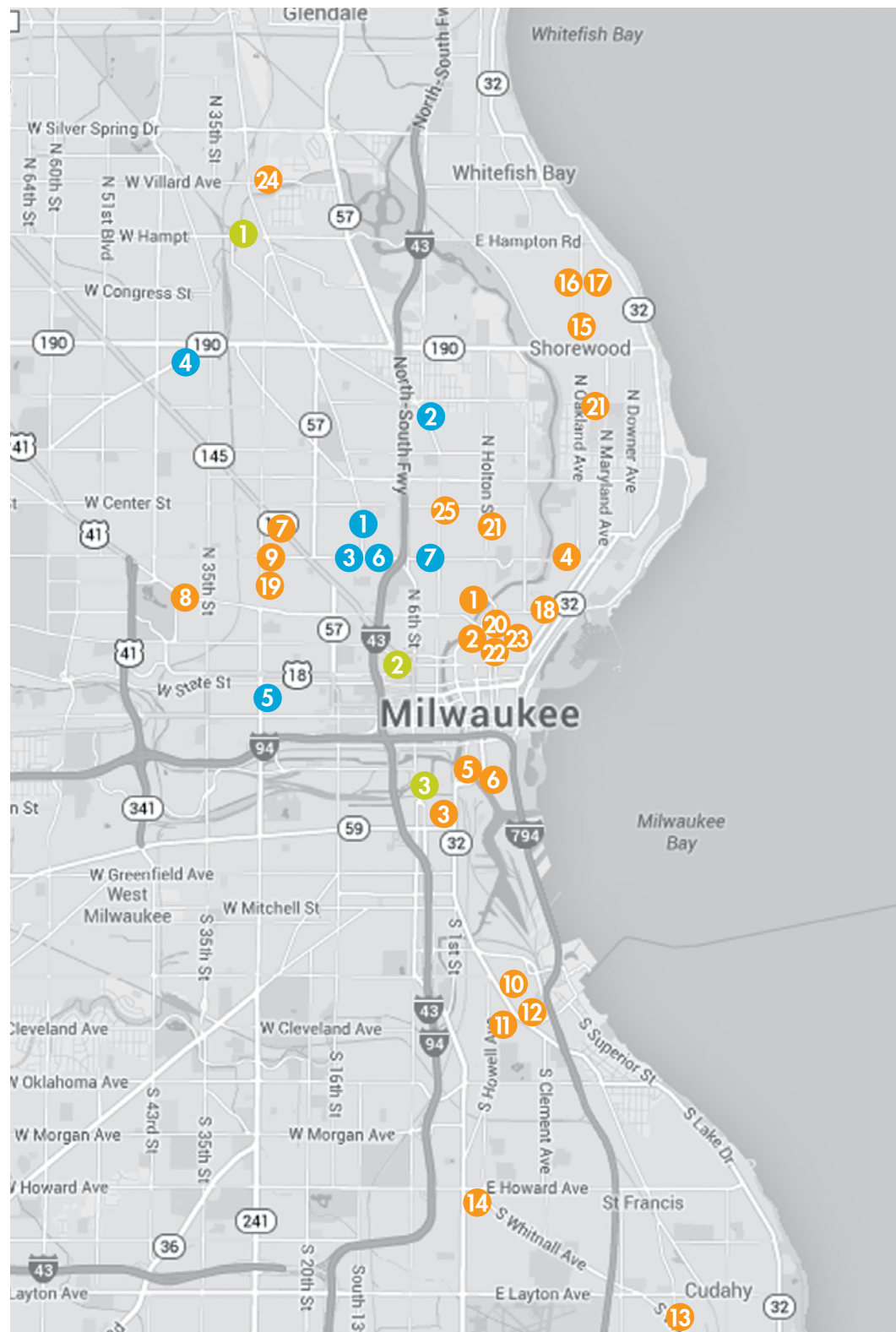
Public Meeting 3

Refine Options- Refined building design is reviewed. The cost analysis is presented and discussed. The evaluation of return on investment is made in the context of the initial goals established for the project.

In addition to these public meetings, specific focus groups may sometimes be appropriate to target the program or design elements to particular user groups such as parents and pre-schoolers, tweens, seniors or downtown businesses. Community input is reviewed with the Board prior to incorporating the comments into the design. Special care is taken to listen to all points of view and to respond in a way that balances all aspects of the project including cost, mission, image and longevity. Additional meetings with the board and stakeholders will be held to address operations.

Community based design provides a sense of ownership to the community. A sense of pride and involvement to voice opinions and share the wants and needs of the community ensuring a third place, home away from home, is achieved.

6 Prior Experience



UNDERSTANDING MILWAUKEE

An urban neighborhood is one that fosters a sense of community. There are two essential components of an urban neighborhood: walkable streets and reasons to walk. A sense of community requires a tight juxtaposition of land use including offices, retail, housing, parks, schools and civic buildings, which are integrated into the neighborhood fabric, while the building fronts themselves give the streets life and vitality.

Each place is unique—the expression of its diverse peoples, cultures, environment and history. Because of the complexity of cities, it is inevitable that there are cycles of decline and regeneration. A city's expression of itself is best personified at its core or center. The opportunity here is to create a vibrant center within the context of the Milwaukee neighborhoods.

Our team has an extensive amount of projects located within the county lines of Milwaukee. We offer the architectural portfolio of Engberg Anderson that has over 20 housing projects and 4 library projects located here in our community. Maures Development Group and CommonBond both have multiple property locations within different Milwaukee neighborhoods.

MILL ROAD LIBRARY

1. Existing Library
2. Proposed Site

MAURES DEVELOPMENT GROUP

1. Teutonia Gardens
2. Heart & Hope Plce
3. Franklin Square
4. Century City Lofts
5. SoHi Lofts
6. Lindsay NSP
Multiple Projects
7. Milwaukee Prosperity
Multiple Projects

COMMONBOND

1. Bishop's Creek
2. Brewery Point
3. Tewless Towers
4. Florist Gardens
5. Glenbrook Apartments

ENGBERG ANDERSON ARCHITECTS

- | | |
|---|--|
| 1. Trostel Square | 19. Toussaint Square |
| 2. One at North End | 20. Jackson Apartments
1509, 1601, 1540 |
| 3. Junior House Lofts | 21. Edgewood Place |
| 4. The Standard @ East Library | 22. Walkers Landing |
| 5. MIAD | 23. Astor Lyon Rowhouse
Astor Court |
| 6. Corcoran Lofts | 24. Villard Square Branch Library |
| 7. Capuchin Apartments
<i>Heartland Housing Alliance</i> | 25. Maskani Place
<i>Heartland Housing Alliance</i> |
| 8. United Methodist Children's
Services <i>Multiple Projects</i> | |
| 9. Columbia Square | |
| 10. Dwell Bay View | |
| 11. Dover School Teacher Housing | |
| 12. Bay View Library | |
| 13. Cudahy Family Library | |
| 14. Tippecanoe Branch Library | |
| 15. Lighthouse 4041 | |
| 16. Ravenna | |
| 17. The Cornerstone | |
| 18. Passeggio | |

6 Prior Experience



CENTURY CITY LOFTS

Milwaukee, WI

Completed 2012 | \$8.4 million | 37 units | Sources: Perm debt, Low Income Housing Tax Credits, Neighborhood Stabilization Funds, Deferred Developer Fee

Located in Milwaukee's Sherman Park neighborhood, Century City Lofts is built on the former site of an auto manufacturing plant. The development, which serves as an important component in a larger effort to revitalize the 30th Street Industrial Corridor, transformed a former eyesore into an attractive asset in Milwaukee's campaign to address housing and redevelopment needs. The complex includes 37 rental apartments in a two-story eight-unit building, and a four-story 29-unit building with a parking structure, fitness facility, business center and community room on the first floor.



FRANKLIN SQUARE APARTMENTS

Milwaukee, WI

Completed 2011 | \$8.8 million | 37 units | Sources: Perm debt, Low Income Housing Tax Credits, Neighborhood Stabilization Funds, Tax Incremental Financing, Deferred Developer Fee

Franklin Square offers Milwaukee residents access to greatly needed affordable housing and serves as a cornerstone for neighborhood revitalization. A ten-unit townhouse complex adjoins 27 apartments in a four-story building, all complemented by an acre of green space. One of the project's most compelling amenities is a raft of inspiring and engaging artwork strategically placed throughout the property – the creative outcome of a dynamic collaboration with Milwaukee-based Art Works, dedicated to encouraging local youth to pursue constructive paths to adulthood by nurturing artistic creativity and a spirit of constructive collaboration.



MILWAUKEE PROSPERITY

Milwaukee, WI

Begin Fall 2014 | \$7.4 million | 35 units | Sources: Perm debt, Low Income Housing Tax Credits, Neighborhood Stabilization Funds, HOME, Deferred Developer Fee

Maures is partnering with the City of Milwaukee to bulk purchase foreclosed, dilapidated, and vacant homes in the Harambee and Lindsay Heights neighborhoods. The Milwaukee Prosperity project is designed with the intent of providing higher quality housing options for Milwaukee residents, while continuing the objective of stabilizing Milwaukee's urban core neighborhoods. A strategic cluster of 35 energy efficient units will consist of two, three, and four bedrooms. Families will be targeted within the 30%, 50%, and 60% Area Median Income levels. Many of these units will feature separate ground floor entries, central air, storage space, and a washer and dryer with no additional fee to residents.



LINDSAY NSP & SOHI LOFTS

Milwaukee, WI

Completed 2013 | \$7.6 million | 40 units | Sources: Perm debt, Low Income Housing Tax Credits, Neighborhood Stabilization Funds, AHP, Deferred Developer Fee

Working in partnership with the City of Milwaukee's Neighborhood Stabilization Program (NSP), the team acquired 17 abandoned and foreclosed properties along with a foreclosed fourteen unit apartment building to stabilize the Lindsay Heights and Avenue's West neighborhoods. Each building was substantially rehabilitated with new, high-efficiency building systems, historically sensitive exterior cladding, and modern interior finishes. Of the forty total units in the development, many are large, family-friendly, two, three, and four-bedroom units with porches, balconies, backyard spaces, and garages. Once again, Maures is proud to be partnering with the City of Milwaukee to eliminate neighborhood blight, restore confidence to the real estate market, and rehabilitate under utilized buildings into productive use.

6 Prior Experience



BISHOPS CREEK

Milwaukee, WI

January 2010 | \$11.6 million | 54 units | Sources: Perm Mortgage, LIHTC, Brownfield Grants, TIF, deferred fee, HTF

Bishop's Creek Family Housing Community is a family rental development located on a 2.1-acre parcel on the southern end of a larger 7.5-acre former tannery, brownfield redevelopment site. The building incorporates a mix of townhome/flats styles and takes advantage of the site grading to provide private entrances for larger units on the front of the building and private garden entrances for those on the back to maximize the feeling of private apartment townhomes within the rental community. CommonBond's Advantage Center, its trademark on-site resident resource center, will be incorporated in the development to provide services that residents need to build community, encourage self-sufficiency for the families and support academic achievement for the children.



BREWERY POINT

Milwaukee, WI

Completed 2012 | \$8.6 million | 48 units | Sources: Perm debt, Low Income Housing Tax Credits, Housing Partnership Network Deferred Loan, AHP

Brewery Point Apartments is the first affordable senior housing community in Milwaukee's Central Business District and the first new construction component within the monumental redevelopment of the former Pabst Brewing Company, The Brewery. The building is four stories high with a masonry base and wood frame construction with a flat roof. The upper floors have a mix of metal panels and cement board. The building contains a total of 48 dwelling units (39 one bedroom and 14 two bedroom units). There are 46 units set aside for households earning between 30-60% of AMI and two market-rate units.



GLENBROOK APARTMENTS

Milwaukee, WI

Completed 2010 | Cost Confidential | Sources: Perm Mortgage, LIHTC, TCAP, Cash Flow, Deferred Fee, Seller Note

CommonBond Communities, together with Bishop's Creek CDC, preserved Glenbrook Apartments. The effort revitalized 72 large apartment homes for families. On average, more than \$45,000 per home was reinvested back into this important housing resource. The property is now more sustainable due to new energy efficient windows, appliances and other improvements. As a part of the renovation, a new Advantage Center building available to all residents was added to provide programs and services that support resident success.



TEWLESS TOWER

Milwaukee, WI

Completed 2005 | \$16 Million | 115 Units | Sources: First Mortgage, State and Federal Historic Tax Credits, Low Income Housing Tax Credits

The former Teweles Seed Co. building in Walker's Point, vacant since 1972, was renovated and converted into 115 mixed income apartments units in 2005. The upper floor apartments have views of Lake Michigan and all units contain exposed concrete columns, brick walls and polished concrete floors. Teweles Seed was one of the first apartments to be developed in the Walker's Point neighborhood and continues to be a popular rental option in the area.

6 Prior Experience



DWELL BAYVIEW

Milwaukee, WI

Completed 2009 | \$12 million | 73,500 sf residential
26,000 sf parking

An exciting new development in a beloved, trendy neighborhood south of downtown Milwaukee, this project brings a dense, multi-unit housing option to residents of Bay View. Located on a corner of a major thoroughfare and a residential street, the 70-unit building honors the scale and aesthetic of its surroundings. Along the bustling Kinnickinnic Avenue, the first floor will host retail spaces. Along the neighborhood street, the first floor will feature walk-up apartment units with patios. Parking is addressed by providing a below grade structure covered with a green roof, creating a park-like courtyard for residents with interior units. The club room, located on the top floor, opens onto another green roof.



CEDARBURG PUBLIC LIBRARY

Cedarburg, WI

Completed 2014 | \$5.5 million | 22,500 sf

The Needs Assessment defined what the new library ought to offer and the form it would ideally take. This exercise detailed the collection analysis and indexing against various service and collection analysis. The Library made a focused effort to detach the primary Service Evaluation from statistics — to emphasize a shift from materials to services and activities.

The new 22,500 sf library is on two levels, with a drive thru book return. A defining design feature is the Town Square, a spacious lobby area serving as a gathering place where social interaction mixes with the business of the day. An operable glass wall and fireplace separate the Town Square from the Community Room, allowing the option to connect the spaces for larger events.



CAPUCHIN APARTMENTS

Milwaukee, WI

Completed 2011 | \$4.7 million | 34 units | 35,000 sf

To fill a need for high quality supportive housing for very low income and homeless community members, St. Benedict the Moor and Heartland Housing, with assistance from Community Development Advocates, teamed up to develop a 38-unit apartment building on Milwaukee's northwest side. On-site social services assist residents with life skills ranging from personal care to job preparation. The construction phase employed residents from the surrounding neighborhood as part of the City of Milwaukee and WHEDA's (Wisconsin Housing and Economic Development Authority) overall workforce development program. WHEDA tax credit financing was utilized.



BARRINGTON AREA LIBRARY

Barrington, IL

Completed 2014 | \$3.4 million | 61,000 sf

Since 2007, Engberg Anderson has been on retainer for design services for the Barrington Area Library. Over that time we have collaborated on over 11 projects to improve the library's look and enhance library services. The most recent project is a complete interior renovation of the 61,000 sf library and an upgrade to the building system. A new glass enclosed grand stair will connect the first and second floor. New services to the library will include three new smart rooms, interactive experience youth services area, media labs, maker space, business center with hoteling stations, internet cafe, and reading commons.

6 Prior Experience



THE STANDARD

Milwaukee, WI

Completed 2014 | \$10.3 million | 173,000 gsf

In partnership with HSI Properties and WiRED Properties, Engberg Anderson is designing a new mixed-use building for the East Library, located within one of Milwaukee's trendiest neighborhoods. To satisfy Milwaukee Public Library's requirements and create a development that would benefit the City, our team proposed a 173,100 gsf building, with the 16,000 sf library on the first floor and four levels of housing above. The housing will provide 70 one bedroom units, 24 two bedroom units and 4 three bedroom units. Parking includes 118 resident parking spaces on the lower level and 38 library patron parking spaces on grade level.



VILLARD SQUARE LIBRARY

Milwaukee, WI

Completed 2011 | \$1.5 million | 12,770 sf library

As part of their "Rethinking Libraries for the 21st Century" plan to review service models for the Milwaukee Public Library system, the new Villard Square branch is the first library built as part of a mixed-use building, with three floors of affordable housing above. Built as a separate condo at the ground floor, the new branch features expanded children's and teen areas, greatly expanded technology with RFID and autosort, laptops, a meeting room that converts to additional browsing and seating when not used for programming, and a central hearth to draw the community together.

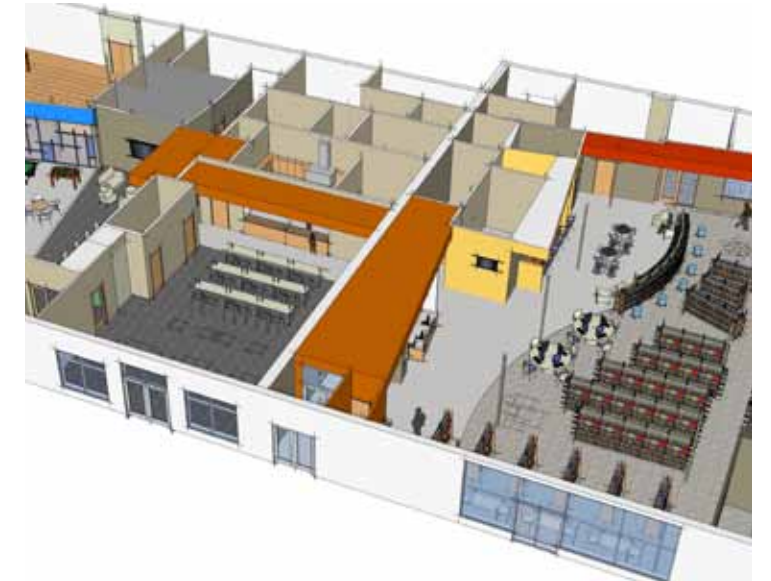


MASKANI PLACE

Milwaukee, WI

Completed 2011 | \$4.7 million | 34 units | 35,000 sf

Located on the corner of Center and Buffum Streets in Milwaukee's Harambee neighborhood, this proposed development will offer permanent supportive housing to families in transition from homelessness to rental housing. The project will include thirty-seven units comprised of two, three and four bedroom apartment and 7,000 square feet of program space. Tax Credit Financing is being provided by WHEDA (Wisconsin Housing and Economic Development Authority).



Meadowridge Branch Library & Meadowood Community Center

Madison, WI

In Progress | \$1.67 million | 16,400 sf

A joint venture between Madison Public Schools and the Madison Public Library, the expansion and remodel of their existing facilities seek to provide a venue for multiple generations, nationalities and cultures to join together and build a community. The Library and Neighborhood Center are an outgrowth of the City's commitment to citizen participation in the design of public buildings and spaces.

Throughout the design process, multiple community meetings were held to discuss parameters and define goals of the project and then evaluate specific design concepts. The meetings coincided with various community activities. The turnout was among the highest, resulting in a building to best reflect the community's needs and uses for the neighborhood.

7 Financial Capability



SECURING THE FUTURE

In the over 40 years that CommonBond has been developing real estate, the firm has completed \$450 million in transactions. Over its 8.5 year history, Maures has contributed nearly \$50 million of investment to Milwaukee. Combined, that is half a billion in capital that has been attracted for the expressed purpose of building stable homes, strong futures, and vibrant communities. The developments have been financed with an array of tools including Low Income Housing Tax Credits (LIHTC), grants, government subsidies, donations, and favorable debt.

In 2012, CommonBond completed a successful capital campaign and raised more than \$21 million. Donations to the capital campaign came from individuals, corporations, foundations, and faith communities. Family foundations and individual donors partner with CommonBond providing the organization joint mission focused grants to support general operations and programming. Corporate partners including Target, Cummins, General Electric, Thompson Reuters, 3M, Donaldson, Travelers, Thrivent and many more contribute to CommonBond through financial and volunteer support. Financial institutions such as US Bank, Wells Fargo Bank, BMO Bank and others help both CommonBond and Maures put shovels in the ground and get housing communities built and opened through gifts and low interest financing, as well as providing financial literacy classes to our residents.

While CommonBond will continue to rely on many sources of funding for their housing, it is also focused on diversifying its capitol. CommonBond believes that private philanthropy can play a critical role in helping people with low incomes stabilize their lives with permanent affordable housing. In order to create more housing choices for people who struggle to pay market rate rents, CommonBond is creating The Opportunities Fund. In the initial phase, they are raising \$25 million. This fund will provide equity to purchase market rate (unsubsidized) affordable housing. Approximately \$500,000 to \$3,000,000 is needed per project. With these funds on hand, CommonBond will have the capacity to act quickly. It will also give leverage in purchasing land or acquiring existing properties. It is anticipated that the equity in this fund will leverage up to nine times as much in other financing. This social investment fund potentially could be made up of:

- Private grants provided by institutional funders and possibly individual donors.
- Social equity investments that would have no return or a longer time period (10-15 years)
- Program-related investments that would be paid back as other grants and investments were secured (5-10 years).

The teams' combined portfolio demonstrates sound financial condition and the ability to secure the necessary financing to meet the project's requirements now and in the future. Specific banking, investor, and donor referrals can be provided at the request of the Board for both CommonBond and Maures.

8 Project Partnerships

EMERGING BUSINESS PARTICIPATION

Each member of the development team is committed to furthering the City of Milwaukee's emerging business and workforce goals. The team sees it as a moral imperative to go beyond bricks and mortar to provide opportunities for disadvantaged individuals and small businesses. Maures and CommonBond will work with the contractor to meet and exceed the 25% of hard cost and the 18% of soft cost participation goal. The project is targeting the award of 35% of the hard cost to be awarded to emerging firms, including certifications from other entities such as the County and State. In addition, the team will require the general contractor to have all subcontractors hire one new person per division of labor.

In addition, the General Contractor engaged for the Mill Road Library redevelopment will have experience working with the City of Milwaukee's Small Business Development Office and have been successful with incorporating emerging firms into their subcontracting workforce. The sample SBE agreement was reviewed and the terms are amenable to the team.

Potential Partners

- Granville-Brown Deer Chamber of Commerce
- Christian Faith Fellowship Church
- Destiny Youth Center
- Brady Corporation
- Direct Supply
- Uihlein Soccer Park
- Wisconsin Club
- Various businesses and corporations

