



ADAPTIVE REUSE PROPOSAL

80 SOUTH RIVER STREET | AURORA, ILLINOIS 60506

Architectural Rendering



Who We Are

Introduction to Metro West Developers



Full Service

Developers & Property Managers



Property Management

Rent Responsibilities

- Setting, Collecting and Adjusting Rent

Tenant Responsibilities

- Managing Tenants: Finding and Screening Tenants
- Handling Leases
- Handling Complaints/Emergencies
- Handling Move Outs
- Dealing with Evictions

Maintenance and Repairs

- Keep the Property in Safe and Habitable Condition
- Property Maintenance
- Repairs

Knowledge of Landlord-Tenant Law

- In depth knowledge of state-wide and national laws regarding the proper ways to:
 - Screen a Tenant*
 - Handle Security Deposits*
 - Terminate a Lease*
 - Evict a Tenant*
 - Comply with Property Safety Standards*

Supervising Employees

Managing the Budget and Maintaining Records

Responsible for Taxes



Why Aurora?

Aurora Centric

- Proposes to be a part of Aurora's great energy
- Plan to develop the highest and best mixed-use of residential and commercial space at market rents
- This Aurora-Centric group is already significantly invested in the City of Aurora
- Committed to seeing the Downtown area continue to grow and thrive.
- The team has been responsible for over 1 billion dollars in real estate projects.

Sensitive to History

- The vision is to preserve the historical and architectural importance of the building
- Complementing and expanding upon the area's continuing redevelopment.
- Simple improvements will be made to enhance the overall feel of the building.
- From the proposed canopy to thoughtful placement of exterior lighting.
- First class amenities will be offered to entice people to move downtown along the Fox River

Helping to Create Aurora's Future

- Technologically "smart building" that serves as a part of Aurora's history.
- A destination as part of the planned Riverwalk and connections to areas throughout the downtown.
- Sensitive to preserving Aurora's great history while looking forward to its bright future full of growth.



Aurora, Illinois
Broadway & Downer 1966

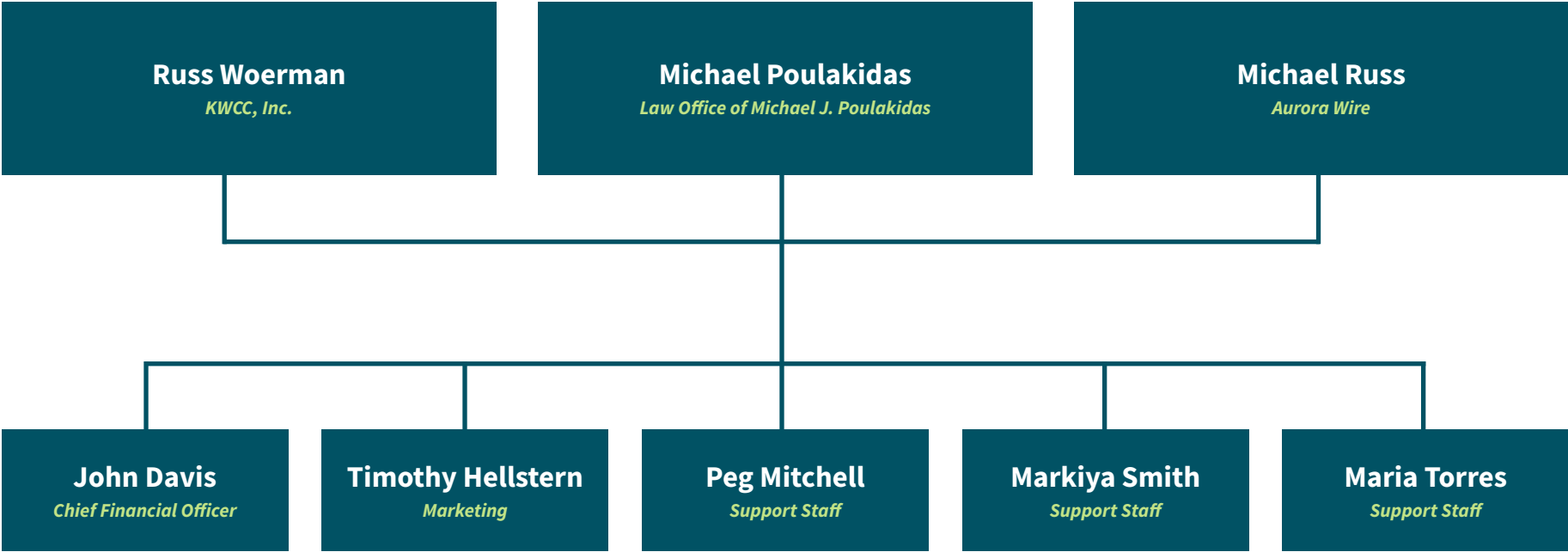
Management Team

Joint Venture Focused on Property Development & Management



Metro West Developers

Our Leadership and Supporting Staff



Russell Woerman

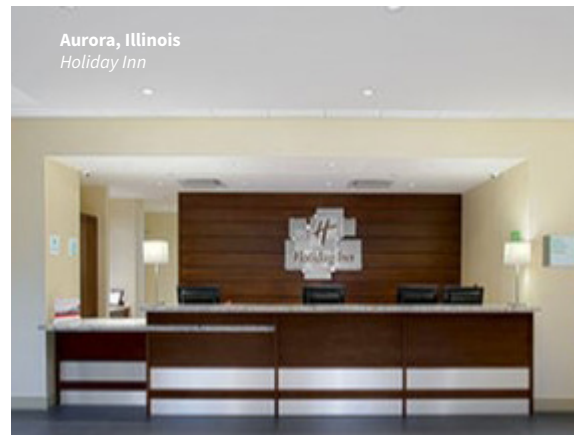
25 Years Experience in the Construction Industry

Experience

- Owner Of KWCC, Inc.
Union Carpentry and Laborers Company
- Owns/Manages Over 30 Commercial and Residential Rental Units
- Supervises Over 25 Menards Remodels Each Year
- Currently Oversees the Construction of a 92 Unit Fairfield Inn (*Lake Geneva*)
- Managed/Supervised Over 1 Billion Dollars In Construction

Projects

- 5230 North Kenmore (*Chicago*)
- Country Inn & Suites (*Roselle*)
- Comfort Inn (*Elgin*)
- Fairfield Inn (*Lake Geneva*)
- Ambiance Hotel (*Franklin Park*)
- Ken's Beverage (*Plainfield*)
- Spartan House (*Aurora*)
- West Side Tractor Remodels



Michael Russ

30 Plus Years Experience as a Union Electrician

Experience

- Owner Of Aurora Wire
Union Electrical Company
- Master Chief Petty Officer Of The United States Navy
*The Highest Non-Commissioned Position
A Person Can Obtain*
- Born and Raised in Aurora
- Owns and Operates Over 30 Rental Units
Both Residential and Commercial

Projects

- Bickford Cottage Assisted Living Facility (*Aurora*)
- Heritage Woods of (*Dekalb*)
- Holiday Inn (*Aurora*)
- The Tillers Healthcare Facility (*Oswego*)
- Home Depot (*Yorkville*)
- Fairview Dental (*Aurora*)
- Odgen Professional Building (*Aurora*)
- Vastu Commons (*Aurora*)
- St. Anne's Church (*Oswego*)
- KVR Shopping Center (*Aurora*)
- Fox River Foods Building (*Montgomery*)



Michael Poulakidas

Attorney & Businessman

Experience

- Owns & Manages Over 40 Residential and Commercial Rental Units – 30 in Aurora Alone
- Owner/Operator of 3 Local Eateries
- Team Leader of the Old Copley Hospital Project
- Practicing Law Since 1998
- Legal Knowledge of Landlord Tenant Law

Projects

- Old Copley Hospital (Aurora)
- Spartan House (Aurora)
- O'Malley's Pub & Eatery (Aurora)
- Dixie's Bistro (Aurora)
- Law Office Of Michael J. Poulakidas, Pc. (Est 1998)
- 445-449 North Avenue (Aurora)
- 1725 N Farnsworth (Aurora)



John Davis

Chief Financial Officer

Experience

- 20+ year career working as a Financial Consultant in both the Real Estate Development and Construction Industries
- Strong Planning, Budgeting, and Forecasting Track Record
- Extensive Financial Modeling, Financial Analysis, and Credit Analysis Experience
- Risk Management Strategy experience managing risk for Real Estate Development and Construction Companies
- High level experience with Real Estate and Construction Accounting
- Strong Financial Management background for large Real Estate Development and Construction Projects
- B.S. in Accounting from Westminster College and received both Academic and Leadership Scholarships



Construction Team

**Collaboration between Konrad Construction,
KWCC, Inc., Aurora Wire & Kluber Architects + Engineers**



Konrad Construction - Jason Konrad

Over 20 Years Experience in Construction and Real Estate Industry

Experience

- Owner of Konrad Construction Company
- Manages over 300 Employees
- Supervises Over 25 Menards Remodels Each Year
- Currently Oversees the Construction of Fairfield Inn (Lake Geneva) & 25 Menards Remodels
- Responsible For 1 Billion Dollars in Commercial Real Estate Assets
- Operates in 10 States



Design Team

Kluber Architects + Engineers



Kluber Architects + Engineers



Project Team & Experience



Mike Elliott, AIA, REFP, LEED AP

Design Architect

Mike has an extensive portfolio of project experience ranging from new facilities to renovations. One of his greatest strengths is collaborating with multi-faceted clients to establish their vision and identify project needs. His keen ability to draw out opinions and help client groups reach a consensus allows Mike to consistently deliver reliable results in his final design solutions.



Michael Kluber, PE, CEM, LEED AP

Electrical Engineer

Michael is actively involved in his community, as well. He serves on the LivingWell Cancer Resource Center's Board of Directors and has been an active member of the City of Aurora Electrical Commission for 20 years. His past involvements have included director of the Batavia Foundation for Educational Excellence, as well as president and director of Batavia MainStreet. He believes service creates not only a more viable community, but forges valued relationships.



Jeffrey Bruns, SE, LEED AP

Project Manager

Jeffrey has been with Kluber Architects + Engineers for 10 years, adding to his more than 20 years of experience as a structural engineer. His responsibilities include the design and engineering of structural systems, as well as preparing cost estimates.

In addition to designing and detailing structural systems, Jeffrey also reviews shop drawings, conducts site inspections, as well as coordinates field reports, code analysis and feasibility studies.

Kluber Architects + Engineers



Awards and Recognitions

2018 - Public Works Project of The Year – Structures Less than \$5 Million

2017 - Public Works Project of The Year – Structures \$5 – \$25 Million

2016 - Best Firms to Work For

2015 - Best Firms to Work For

Educational Interiors Showcase

Outstanding Design for the Health and Life Sciences Building at Elgin Community College

Architectural and Interior Design Showcase

Health and Life Sciences Building at Elgin Community College

2014 - Learning by Design Magazine

Project of the Year Award

Health and Life Sciences Building at Elgin Community College

2013 - Construction Industry Service Corporation

Ole Award for New Construction

2011 Kluber Architects + Engineers Office - Batavia Chamber of Commerce

Notable Career, Station Style Design Award

Zion Fire Department Station

2009 - Fire Chief Magazine

AND MANY MORE



Central Park Place

Naperville, Illinois



Located in a prominent location within downtown Naperville, the Nichols Place Development is anchored around the 1890s Nichols Library building which is registered as a historic landmark. The building style is in keeping with the noted features of nearby downtown buildings.

The Central Park Place project is a four-story mixed-use development with a basement level dedicated to parking for the onsite residents. The ground floor will provide commercial / retail spaces with the upper levels consisting of up to 21 residential condominium spaces with access to roof as an outdoor space for residents. The underground parking garage will include 28 spaces and 14 alley-level parking spots. The rooftop would be available as a resident amenity.



The Holmstad

Batavia, Illinois

Kluber Architects + Engineers designed a 147,000-square-foot multipurpose housing and community center addition for Covenant Retirement Communities, one of the country's largest senior living providers.

The Holmstad is a 3-story complex located on 38 acres in the heart of the Fox River Valley. Covenant Retirement Communities seeks to assist their residents in achieving maximum physical, mental, emotional and spiritual well-being. This goal was incorporated into all aspects of the design. The multipurpose facility includes a lobby and commons area with comfortable couches and a grand fireplace for residents to gather around. Other amenities include a pool for water aerobics, gym, hair salon, kitchen, large dining room and a library. The second and third floors contain single and double occupancy apartments.



80 South River Street

Aurora, Illinois 60506



Current State

Existing Structural Photos



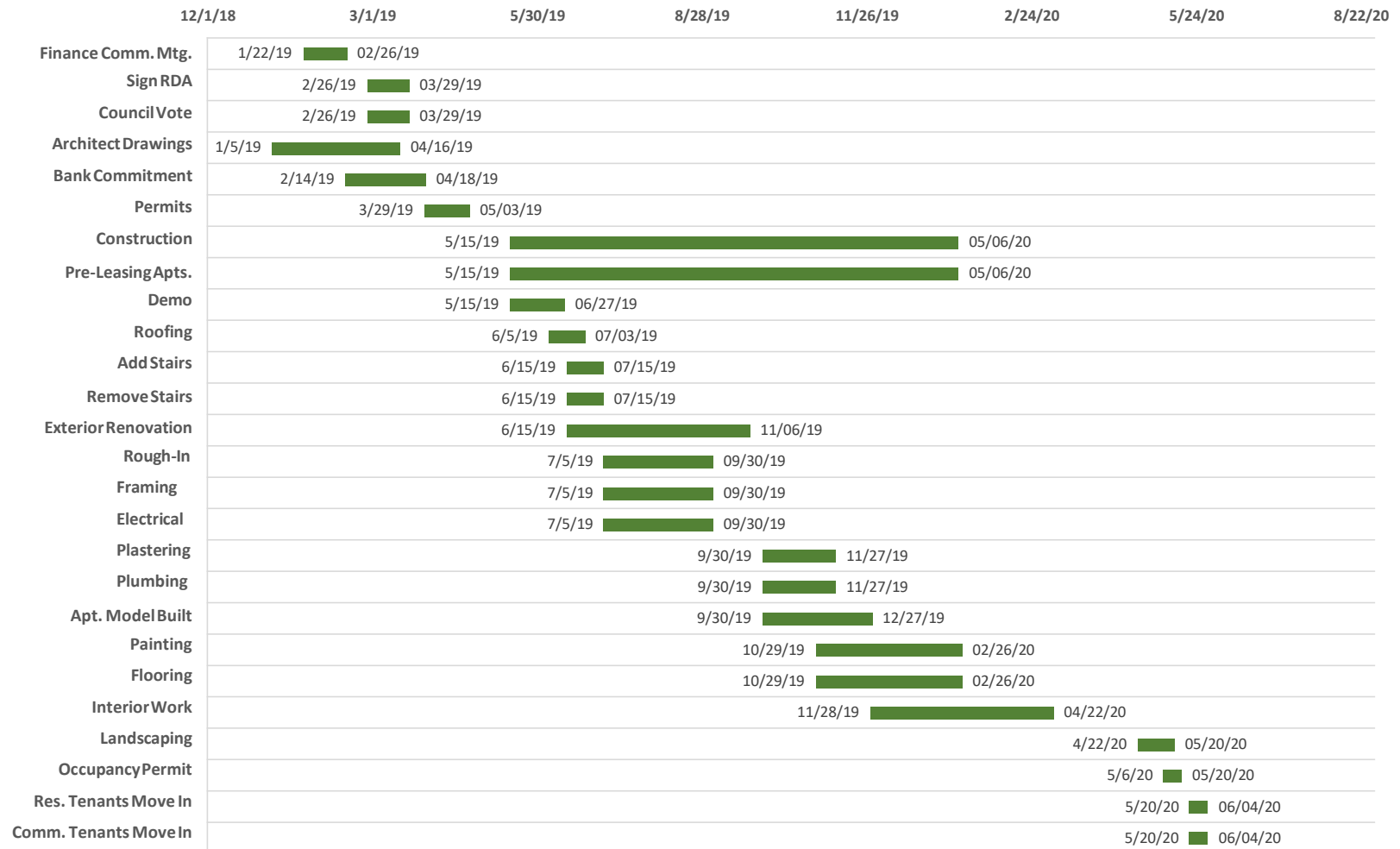
Projected State

Architectural Renderings



Projected Timeline

Milestones



Projected State

Architectural Renderings



Questions?



