

Letter of Intent
in Response to
Bloomington Redevelopment
Commission's
Request for Offerings

Letter of Intent:

CTP Partners, LLC (the "Company") makes the following bid to the City of Bloomington and its Redevelopment Commission.

This Bid for the purchase of real property is in response to the Notice of Offering by the Bloomington Redevelopment Commission (RDC) for the sale of real estate known generally as the parcels owned by the Redevelopment Commission within the Trades District (formerly known as the Certified Technology Park) east of North Rogers Street, south of West 11th Street, west of North Morton Street and north of the future realigned 10th Street.

The Property consists of the following parcels, identified by their State Tax ID Numbers:

53-05-32-112-060.000-005
53-05-32-112-061.000-005
53-05-32-112-039.000-005
53-05-32-100-011.000-005
53-05-33-200-005.000-005
53-05-33-200-009.000-005
53-05-33-200-013.000-005
53-05-32-100-035.000-005
53-05-32-100-021.000-005

This Bid includes and anticipates that the two historic buildings known as the Planing and Dimension Mill and the Dry Kiln are part of the Property.

This Bid is not submitted by a trust (as defined in Indiana Code § 30-4-1-1(a)) and thus the requirements of that statute are not applicable to this Bid.

The Company is willing to negotiate, and enter into, a mutually acceptable Project Agreement with the RDC within sixty (60) days of the acceptance of the Bid. The Project Agreement shall set forth the nature of the development of the Property.

Electronic Submittal: This Bid was submitted electronically via email as provided in the legal notice and received by the City prior to 3:00 p.m. EDT on Tuesday, October 20, 2015.

Purchase Price. The Company offers \$3,005,000, or the average of two appraisals, whichever is greater (pursuant to Indiana law), for the purchase of the Property.

The Company will require a credit from the purchase price for environmental clean-up, that is, purchase is contingent upon a clean site and a Phase 1 and

Phase 2 environmental report satisfactory to the Company and its lenders. Similar credits will be required as for a typical real estate transaction of this nature, such as for the area of platted alleys not vacated and for provision of appropriate utilities to the Project. Seller shall provide an ALTA survey including optional requirements from Table A, which shall reflect whether the property is located in a designated flood zone area and shall be certified to the Company and the Company's lenders. Title insurance shall include all appropriate endorsements required by the Company, including contiguity, zoning, access and entry, utility access, boundaries and easements and such other endorsements as the Company deems necessary.

Timing of the transaction. The Company understands that if it is the successful bidder, it will enter into a Project Agreement with the Redevelopment Commission. The Project Agreement will address the purchase of the Property, easements related to the Project, restrictive covenants on use and development of the Project and shall set forth the nature of the development and uses of the Property. By entering a bid for the Property, the Company agrees to negotiate the Project Agreement in good faith and acknowledges and agrees that if, in spite of good faith negotiations, the Company and the Redevelopment Commission are not able to reach agreement on a form of Project Agreement on or before sixty (60) days following the acceptance of this Bid, then the Company shall have no further rights, development or otherwise, in or to the Property and the Redevelopment Commission may re-offer the Property or otherwise dispose of the Property as permitted by law. The timing of the transaction is set forth in three Phases below.

Redevelopment of the Property, proposed redevelopment plan and future uses. The majority of this Property will be developed to accommodate high technology activity or research and development uses as defined by Indiana's "Certified Technology Parks" statute, in Indiana Code Section 36-7-32-7. The Company understands that an easement, restrictive covenant or other type of use restriction may be imposed upon the Property that requires the Company to redevelop the Property in the future as one or more or a combination of the following, in a manner consistent with the Bloomington Unified Development Ordinance:

- a. Business/professional office, with priority placed upon, high technology activity (especially as defined by Indiana Code on "Certified Technology Parks," specifically Indiana Code § 36-7-32-7), or research and development uses.

The statute is set forth here:

36-7-32-7. "High technology activity" defined.

As used in this chapter, "high technology activity" means one (1) or more of the following:

- (1) Advanced computing, which is any technology used in the design and development of any of the following:
 - (A) Computer hardware and software.
 - (B) Data communications.
 - (C) Information technologies.
- (2) Advanced materials, which are materials with engineered properties created through the development of specialized process and synthesis technology.
- (3) Biotechnology, which is any technology that uses living organisms, cells, macromolecules, microorganisms, or substances from living organisms to make or modify a product, improve plants or animals, or develop microorganisms for useful purposes. Biotechnology does not include human cloning or stem cell research with embryonic tissue.
- (4) Electronic device technology, which is any technology that involves:
 - (A) microelectronics, semiconductors, or electronic equipment;
 - (B) instrumentation, radio frequency, microwave, and millimeter electronics;
 - (C) optical and optic electrical devices; or
 - (D) data and digital communications and imaging devices.
- (5) Engineering or laboratory testing related to the development of a product.
- (6) Technology that assists in the assessment or prevention of threats or damage to human health or the environment, including environmental cleanup technology, pollution prevention technology, or development of alternative energy sources.
- (7) Medical device technology, which is any technology that involves medical equipment or products other than a pharmaceutical product that has therapeutic or diagnostic value and is regulated.
- (8) Product research and development.
- (9) Advanced vehicles technology, which is any technology that involves:
 - (A) electric vehicles, hybrid vehicles, or alternative fuel vehicles; or
 - (B) components used in the construction of electric vehicles, hybrid vehicles, or alternative fuel vehicles.

b. Entrepreneurial support activities and enterprises that support the community's startup ecosystem, and support the creation, attraction, recruitment and retention of employers in the Certified Technology Park and Bloomington.

c. The Company proposes some residential be permitted and located on the upper floors of this project. None of the residential shall be purpose-built student housing.

Planing and Dimension Mill and the Dry Kiln. The Company proposes a rehabilitation and restoration of the Planing and Dimension Mill (23,247 s.f.) and the Dry Kiln (5954 s.f.) for high technology activity. It has been represented by the Redevelopment Commission that these buildings are listed on the National Register of Historic Places and are locally designated as historic buildings.

The Company proposes a public-private partnership to support the redevelopment and reuse of the Planing and Dimension Mill and the Dry Kiln buildings as technology business accelerator space.

We propose these historic buildings be deeded to an Indiana non-profit corporation to be specifically created to own and maintain the buildings. As an alternative to deeding them to a separate non-profit after renovation, we suggest that the Company deed them directly to the City so that the future of these buildings will be protected for the purposes set forth herein and in the Certified Technology Park charter.

The rehabilitation of these buildings should follow the Bloomington Historic Preservation Commission's adopted Design Guidelines and be subject to an historic and conservation easement as well as a restrictive covenant and use restriction to ensure compliance with the Development Standards and Limitations. The architects at Browning Day Mullins and Dierdorf (Jonathan Young and others) have extensive experience in historic renovations as do several of the partners of the Company.

The Company proposes that up to \$1.955 million of the Purchase Price be used for the purpose of renovating and redeveloping these historic buildings as a technology business accelerator. Any shortfall could be funded by savings from not straightening 10th Street (see below, "10th Street Option", estimated to be \$1.2 million) or from Certified Technology Park funds (shown as approximately \$3.84 million in the Fiscal Year 2013 Re-certification Application filed by the City of Bloomington with the Indiana Economic Development Corporation).

We propose that, after renovation, the non-profit corporation (or the City of Bloomington) lease these buildings to the Bloomington Economic Development Corporation (BEDC) for \$1 per year. The Company will provide property management services to BEDC, if desired. Bloomington Advancement Corp. has agreed to transfer \$50,000 to BEDC to cover BEDC's initial expenses of operation of the historic buildings or for due diligence or build-out of BEDC offices, if BEDC chooses to relocate. The Company proposes that \$50,000 of the

Purchase Price be provided to BEDC to cover operating expenses of the historic buildings at commencement of BEDC's operations at that location. If the properties are deeded to a non-profit, the Company suggests that BEDC serve as the management entity for the non-profit. The Redevelopment Commission and the Mayor could each have ex officio appointments to the Board of Directors of the non-profit (or, as indicated above, the properties could be deeded back to the City of Bloomington for ownership).

BEDC could retain Sproutbox to manage the utilization of this start-up/technology business accelerator space. This could be leased at below-market rents, but the Company suggests that any proposed rent should cover base rent, utilities and Common Area Maintenance expenses as well as replacement reserves for future repairs and replacements. The lease rents can be below market, but the historic buildings should be protected as self-sustaining.

The Company reserves the right to manage the renovation of these properties and capture any historic tax credits available as well as any consideration for the conservation easement or other restrictions. If necessary for the tax credit or other credits, the structure of this transaction will be altered as required to enable the Company or a Tax Credit Investor to capture these credits prior to transfer of the property to the non-profit corporation or the City of Bloomington.

Remaining property. The Company proposes a Development Plan that allows for a maximum of 254,000 s.f. of high technology office, research and development or commercial space (this includes the space in the historic Dimension Mill and Kiln buildings). Some ancillary retail and commercial space may be provided for support activities, but is not anticipated as a mission-critical aspect of the redevelopment plan. 75,000 s.f. of residential space is anticipated in Phase One.

The Company intends to develop the Property to further the purposes of the Certified Technology Park, with uses defined by Indiana Statute and as business and professional offices, with priority placed upon high technology activity (as defined by Indiana Code on "Certified Technology Parks," specifically Indiana Code § 36-7-32-7), or research and development uses, or entrepreneurial support activities and enterprises that support the community's startup ecosystem and support the creation, attraction, recruitment and retention of employers in the Certified Technology Park and Bloomington. Some of the upper floors will be used for residential purposes. As mostly commercial/non-residential property, the majority of this development will be subject to a 3% property tax cap rather than the 2% cap on residential rental property in the state of Indiana.

Phase One

- Rehabilitation of the historic Planing and Dimension Mill and Dry Kiln buildings (represented by Offering to be approximately 29,000 s.f. in total).
- Mixed technology, office, commercial and residential building with:
 - 25,000 s.f. of technology, office, commercial space.
 - Up to 75,000 s.f. of residential space.
- 50,000 s.f. technology/manufacturing space (property may be transferred to CFC which has been involved in conversation with the Company for office, technology, and potential future use for medical-related flexible space).
- Realignment of 10th Street (by City).
- New road between Phase 1 and Planing Mill and Kiln Buildings (by City).
- Garage with approx. 400 spaces.

Phase Two

- Up to 100,000 s.f. mixed technology, office, commercial and/or residential building that can flex between 25,000 - 100,000 s.f. of technology, office or commercial space. If the technology user desired high bay space (22' clearance)(25,000 s.f. available for high-bay space), this would limit the square footage of the building to 75,000, if it remains at a four story height. The upper floors remaining after technology, office, commercial uses could be residential development for professional/workforce housing demand.

Future Development Potential

- 25-50,000 s.f. building for technology, office or commercial space, south of the redesigned 10th Street.
- Up to 400 space parking garage on the parking lot immediately south of the Planing Mill.

Total technology development potential

- Up to 254,000 square feet of technology, commercial or office space, 75,000 of which could be high-bay space (22' high) for high technology advanced manufacturing.

Parking. Parking will be developed in coordination with and with the support of the Redevelopment Commission and the City so that parking can be provided which serves the Certified Technology Park beyond the project. Initial proposal is for a centrally located garage serving approximately 400 users and future potential is to double that amount by construction of a second garage, as needed.

Greenspace and other recreational space. The greenspace and other recreational space will be owned, built and maintained by the Company to serve the development and the public. The greenspace and common area shown on the Redevelopment Plan exhibits will be open and available to the public.

10th Street Option. This Offer/Bid and Redevelopment Plan is based on the representation by the Redevelopment Commission and the City that 10th Street will be straightened. The Company would entertain a development option that leaves 10th Street in its current configuration thereby saving the City over \$1 million that can be redeployed to support other Certified Technology Park investments such as the Start-up and Development Fund proposed by the Company. In the event the straightening of 10th Street does not occur, the Company's proposed Redevelopment Plan can be modified slightly as to location of the future development in the location of 10th Street to achieve the same development outcomes.

Start-up and Development Fund. The Company proposes that \$1 million of its purchase price be dedicated to funding start-ups and accelerating young businesses who locate in the boundaries of the Certified Technology Park. Once the fund is up and running, further contributions could be made to that fund from IU, the City, local businesses and grants. The Company proposes that the Board of Directors of this Fund consist of appointments from:

- The Bloomington Economic Development Corporation (BEDC)
- The Dean of the Indiana University School of Informatics and Computing
- The Dean of the Kelley School of Business
- The Gayle and Bill Cook Center for Entrepreneurship at Ivy Tech, Bloomington
- The Indiana University Research and Technology Corporation (IURTC)

Source of debt and equity funds.

Equity funds. These shall come from the partners of the Company, and such other sources of equity capital as are reasonably acceptable to the partners.

Bloomington Advancement Corporation has approximately \$50,000 they will commit to BEDC for operational or due diligence funds.

Debt funds. Debt financing shall be provided by local lenders. The Company anticipates participation by Mainsource Bank, Jackson County State Bank, IU Credit Union or German American Bank.

Development resumé. The Company is comprised of firms with in-depth local knowledge and regional scale in office, retail, health care and residential developments, extensive experience in public-private partnerships and strong financial wherewithal. The members of the Company have the industry knowledge, experience, and financial capability to successfully complete the proposed development on the Property. This combination of attributes uniquely qualifies our team to execute this redevelopment successfully. In particular, the team has developed tens of thousands of square feet of commercial, office and retail space as well as multiple parking structures and enjoys strong financial backing. The Company's partners have constructed two City parking garages in public-private partnerships with the City. The Company members' track records, local development experience, extensive public-private partnership work, large-scale commercial platforms and strong financial backing ensure the project will be completed successfully. We propose a project that respects the master plan, and provides opportunity for technology firms in the City of Bloomington.

See the attached details on the members of the Company.

WS Property Group. Eric Stolberg, President and Chief Executive Officer. WS Property Group is a Bloomington-based leader in commercial, healthcare, senior living and asset management with over 30 years of experience. Professional services include site selection, land development, zoning, full service asset management and leasing.

Stardust Development, LLC, A Bloomington Company. David L. Ferguson, Managing Member. A Bloomington company engaged in development and management of retail, office and residential property. Mr. Ferguson is an original and continuing member of the Building Entrepreneurs in Software and Technology (BEST) competition at Indiana University and a Board member in an on-line tuxedo rental company (www.menguin.com), a 2013 winner of the BEST competition.

Cedarview Management. Elliot Lewis, Principal. A Bloomington company since 1972. Elliot Lewis and Cedarview have developed many large commercial and residential projects as well as renovating several historic Bloomington properties, including the Stone Mansion, the Oddfellows Building and the Buskirk-Showers Mansion.

Architectural, Design, Planning and Landscape Architecture.

[Browning, Day, Mullins and Dierdorf, architects.](#)

Contact: Larry Roan, 317 635 5030

626 N. Illinois Street

Indianapolis, IN 46204

www.bdmd.com

[How the offer and intended use contributes to the City's plans for the Certified Technology Park.](#) Bloomington is well-positioned to accelerate tech-based economic growth and the Company is very much in favor of such growth. One of the principals in the Company participates in Indiana University's BEST (Building Entrepreneurs in Software and Technology) annual start-up competition and fund as an investor and has done so since that program's inception and thus is an investor in all start-up companies awarded funds by the BEST competition. It was the vision of the BEST creator, Matt Ferguson, that each winning company be required to commence operations in Bloomington for at least a year. While that is not a requirement of the competition, the Company envisions that the historic Planing and Dimension Mill and the Dry Kiln start-up/technology accelerator space will be attractive to the BEST competition winners.

The Certified Technology Park is one of the few local economic development tools that Indiana cities like Bloomington have at their disposal. The underlying plan or strategy for this tool is critical to leveraging the full economic development potential (i.e. job creation, company formation). Bloomington's Certified Technology Park plan and vision is based on significant public input and thought. Job creation also brings with it increased County Option Income Tax income, which is not a benefit of residential development.

This Letter of Intent is compliant with the Certified Technology Park statute and the Bloomington Certified Technology Park Master Plan. It preserves the Certified Technology Park land for technology companies, rather than housing. Emphasis will be on attracting new companies and companies from outside the County rather than relocating existing companies to the Certified Technology Park. This Letter of Intent envisions a Certified Technology Park where technology companies could be recruited by the availability of high-bay flexible space to suit their needs.

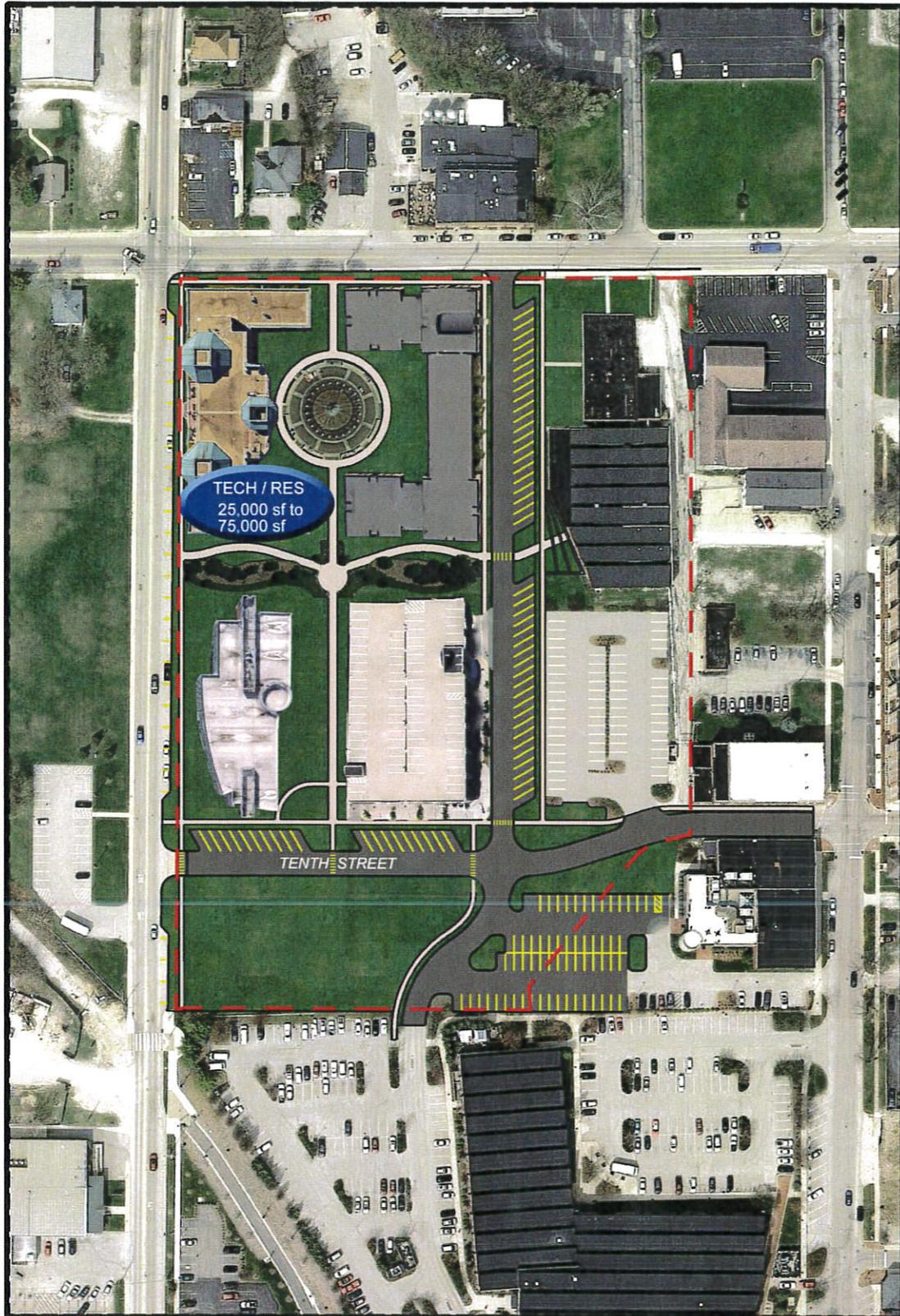
Bloomington's taxpayers to date have invested over \$10M in the Certified Technology Park. This Letter of Intent ensures that Bloomington's Certified Technology Park is developed in a manner consistent with the community vision and ensures the taxpayers confidence in that leadership by making the best decisions for Bloomington's long term economic growth. The Company looks forward to discussing this proposal with the Redevelopment Commission.

BLOOMINGTON CERTIFIED TECHNOLOGY PARK
DEVELOPMENT PROPOSAL
CTP Partners, LLC



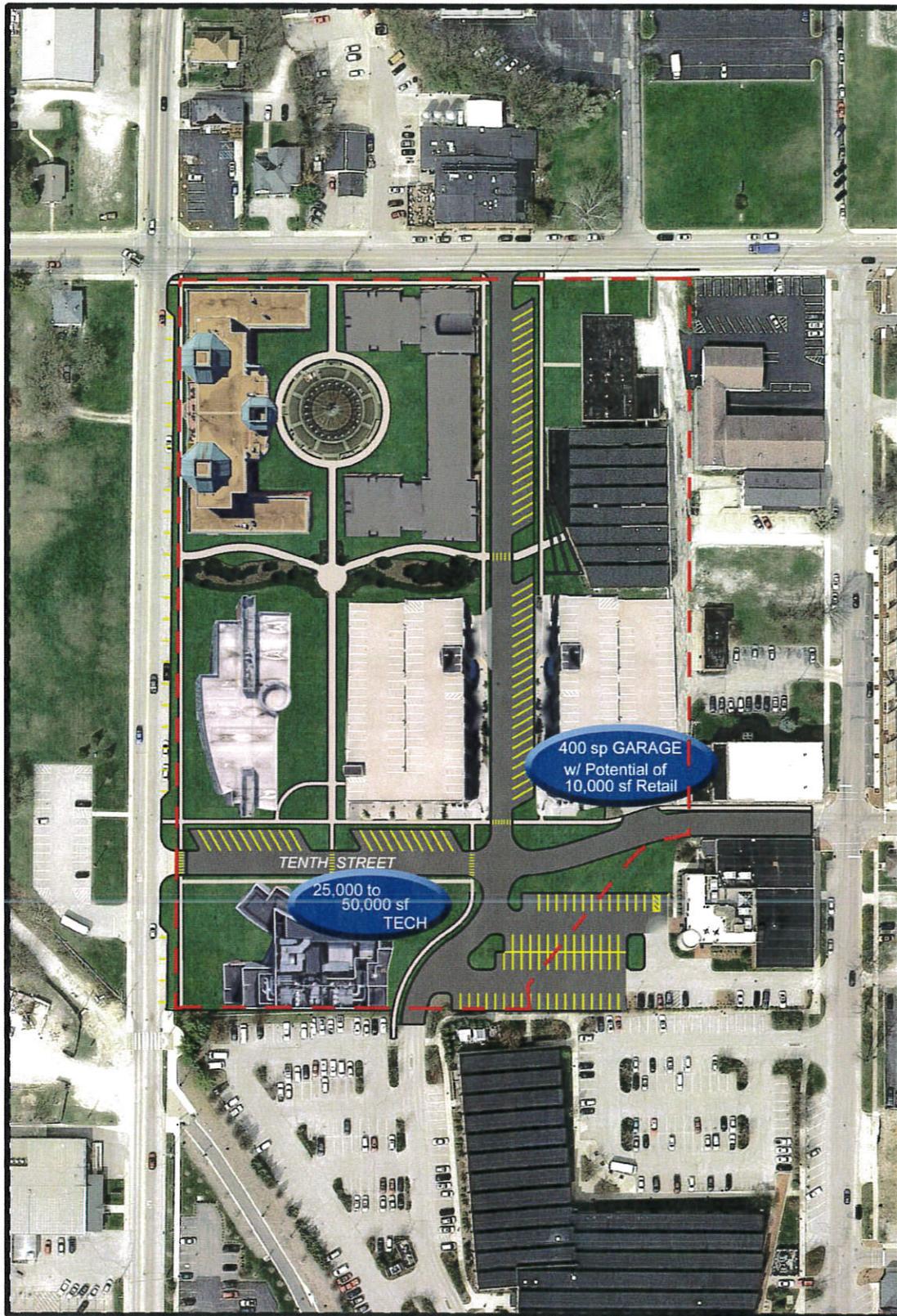
PHASE I

BLOOMINGTON CERTIFIED TECHNOLOGY PARK
DEVELOPMENT PROPOSAL
CTP Partners, LLC



PHASE II

BLOOMINGTON CERTIFIED TECHNOLOGY PARK
DEVELOPMENT PROPOSAL
CTP Partners, LLC



FUTURE

CTP Partners proposal envisions the buildout of 254,000 sf of Technical and support space in Downtown Bloomington.

Estimated Property Taxes

PHASE I	Year 1	Year 5	Future
25,000 sf Tech	\$ 2,125,000	\$ 2,200,000	\$ 2,325,000
50,000 sf Lt Manufacturing, Bio	\$ 3,250,000	\$ 3,350,000	\$ 3,550,000
75,000 sf Residential	\$ 4,500,000	\$ 4,650,000	\$ 4,875,000
29,000 sf Flex Start-up (Kiln & Mill)	\$ 1,305,000	\$ 1,363,000	\$ 1,421,000
PHASE II			
50,000 sf Tech		\$ 4,400,000	\$ 4,650,000
FUTURE			
50,000 sf Tech			\$ 4,650,000
10,000 sf Retail			\$ 930,000
Sum of Valuation of Residential	\$ 4,500,000	\$ 4,650,000	\$ 4,875,000
Sum Valuation of Non Residential	\$ 6,680,000	\$ 11,313,000	\$ 17,526,000
Taxes from Residential (2%)	\$ 90,000	\$ 93,000	\$ 97,500
Taxes from Non Residential (3%)	\$ 200,400	\$ 339,390	\$ 525,780
TOTAL ANNUAL PROPERTY TAX REVENUE	\$ 290,400	\$ 432,390	\$ 623,280



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MEET OUR TEAM OF PROFESSIONALS

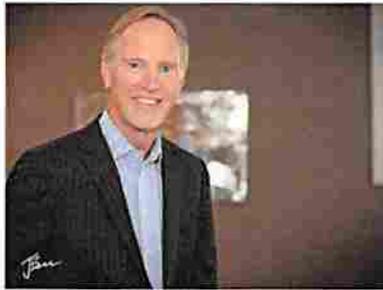
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Eric Stolberg, WSPG – President/CEO



Eric C. Stolberg is President/CEO of WS Property Group and has been active in commercial real estate development throughout Indiana since 1975. His developments include retail, office and build-to-suit/lease back projects. As President of WSPG, he is involved in Asset Management and Commercial Leasing for third parties. Eric received his undergraduate and graduate degrees from Indiana University Bloomington. He was a member of the 1967 Big Ten Co-Championship football team

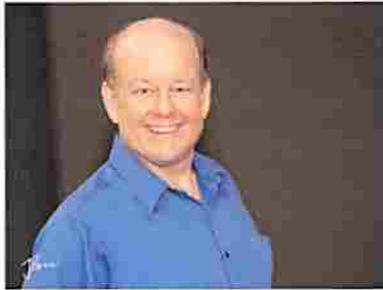
as well as Indiana University's 1968 Rose Bowl team.

Eric has recently expanded into the healthcare industry and has developed several senior care communities as well as a successful partnership with its operating company Bloomington-based CarDon & Associates. Eric was instrumental in the financing and development of senior care campuses located in Plainfield and Westfield, Indiana. Both facilities are scheduled for completion in 2015. The senior care campuses include assisted living, memory support, rehabilitation center and skilled nursing care. Future expansion of campuses will include independent living apartments and single story cottages.

Eric is past chairman of the board of the Bloomington Economic Development Corporation and is actively involved in lobbying activities at both the state and federal level on behalf of funding of higher education in the State of Indiana. He is a member of the Bloomington Chamber of Commerce, the Bloomington Downtown Commission, Indiana University Varsity Club I-Association, Indiana University Athletic Donor and is a recent recipient of the prestigious Clevenger Award presented by Indiana University. He serves on several community advisory boards in the Bloomington community.

erics@wspropertygroup.com (mailto:erics@wspropertygroup.com)

Craig Blorstad, CPA, CCIM WSPG – Chief Financial Officer



Craig is the CFO for WS Property Group and directly manages over 58 separate entities in excess of \$108 million in property assets. WS Property Group is a real estate development firm which specializes in investment and consulting services, commercial development, market research, and property management.

Craig earned his CCIM designation in 2001. He is the current Governance Vice Chairman for the CCIM Institute. He was Treasurer of the Institute for 2010, 2012, and 2014. He has been active on many national committees and task forces, including Audit Committee Chairman 2007 and 2008, Budget Committee, Structural Governance Task Force, and the Reserve Policy Task Force. As a member of the Indiana Chapter he held the office of Chapter President 2005, Chapter Vice President, and Treasurer. He is also a past District 5 Board member of the Indiana Commercial Board of Realtors.

Past experience includes oversight of the accounting and finance effects for asset syndications of a Fortune 500 company and its affiliates, and specialized in private syndications for corporations in the Washington, D.C. market. Craig has been a CPA since 1985 and holds a Bachelor of Science in Business Administration with a minor in Finance and Economics from the University of Maryland. He is an Indiana Associate Real Estate Broker and has earned the Graduate Master Builder designation from the National Association of Homebuilders.

craigb@wspropertygroup.com (mailto:craigb@wspropertygroup.com)

Debi O'Heran, WSPG - Vice President, Property Management/Leasing



Debi is the Vice President of Property Management/Leasing for WSPG and brings over 25 years of Commercial Property Management and Leasing experience. She came from property management with Simon Group in 1992 to become the Commercial Leasing Agent for WSPG. In 1995 she took over Property Management and began the Property Management/Leasing division of WSPG. Her primary focus is the hands-on management of retail strip centers, multi-story office

buildings, enclosed retail centers, mixed use centers, industrial warehouse & showroom, medical facilities, institutional and single tenant properties.

Her Property Management/Leasing division provides customized or full service Asset Management to owners and investors that includes preparation and implementation of detailed budgets including operations expenses, capital improvements and renovation projections, complete facilities maintenance and strategic long-term planning with best use objectives. Leasing Services include marketing vacant spaces, procuring and negotiating Leases for new Tenants and renewals of existing Tenants through closing documents execution; as well as Lease administration and oversight of tenant refits and maintaining strong Landlord/Tenant relations. Through her proactive management and marketing Debi has successfully negotiated new Leases and renewals with national, regional and local businesses and consistently maintained an average 97% occupancy rate. As a Broker she is a member of BBOR, ICBR, NAR, ICREX, IndyCrew, past president and board member of

Downtown Bloomington, Inc and past president of Park 37 Owners Association. Debi is involved with Habitat for Humanity and contributes to many local charities and fund raising events.

debio@wspropertygroup.com (mailto:debio@wspropertygroup.com)

Pattie McCollum, WSPG – Accounts Administrator



Pattie brings 40 years of experience in office management and bookkeeping. She currently manages accounts payable and receivables for over 58 separate entities as well as gives support to current staff. She has an Associate Accounting degree from Alabama Technical College.

Pattie and her husband have been involved in ministry for more than 45 years and served churches in Alabama and Indiana.

pattiem@wspropertygroup.com (mailto:pattiem@wspropertygroup.com)

Aaron Stolberg, WSPG - Chief Development Officer & WS Manors, Inc. - President



Aaron C. Stolberg is the Chief Development Officer of WS Property Group, Inc. and President of WS Manors, Inc. He has been active in real estate development and construction since 1999. He graduated from Northwestern University in 1998 where he was also a two-year captain and four-year starter for the Northwestern Men's Soccer team.

As CDO at WS Property Group, Aaron is heavily involved in all aspects of site selection, design, feasibility, and entitlements for new projects that WS Property Group takes on. As President of WS Manors, Inc., Aaron oversees all aspects of the company's growing 350+ unit multi-family portfolio in Bloomington Indiana.

Aaron currently serves as President of the Board for the Monroe County Apartment Association, and has served full terms on the board of directors for Habitat for Humanity of Monroe County (2 years as president), and Monroe County Building Association (2 years as president). Aaron's previous company WS Homes, Inc. (2005 – 2014) participated in the Habitat for Humanity Builders Blitz in 2006, 2008, 2010, 2012, and 2014. During the Builders Blitzes, WS Homes built a home in five days for Habitat for Humanity at no cost to Habitat.

aarons@wspropertygroup.com (mailto:aarons@wspropertygroup.com)

Tim Hanson, WSPG – Vice President of Development

As a Vice President of Development, Tim Hanson oversees both residential and commercial site selection and construction. Tim plays an integral role in the overall development process to bring ideas and concepts to design and completion, including zoning and permit approvals, development of site/civil construction documents, overseeing site operations and inspections, and coordination with building trades for final building placement and construction.



Tim graduated from Purdue University with degrees in both Civil Engineering and Land Surveying. Prior to his current position, Tim held positions as Project Engineer, Project Manager, and Partner over his 12-year tenure with Smith Neubecker and Associates.

Tim has also served as a Mayoral appointee to both the Environmental Commission and Redevelopment Commission in Bloomington, Indiana where he lives with his wife of 18 years and their two children.

timh@wspropertygroup.com (<mailto:timh@wspropertygroup.com>)

812.332.9575 (tel:812.332.9575) | debio@wspropertygroup.com (<mailto:debio@wspropertygroup.com>)



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HEALTHCARE

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WS Property Group is currently expanding its healthcare development activities in partnership with CarDon & Associates. Current projects with include Cumberland Trace, a 144-bed senior care campus located in Plainfield, Indiana providing assisted living, skilled nursing, memory care, and rehabilitation services. Open May 2015.

Copper Trace, located in Westfield, Indiana is a 144-bed senior care campus providing assisted living, skilled nursing, memory care, and rehabilitation services. Scheduled opening is October 2015.

Woodscrest Medical office building, located in Bloomington, Indiana is a 15,000 sf professional medical facility anchored by IU Health and Precision Eye Care.

Future healthcare development activities will include independent living apartments which will be developed as a part of the senior care campus properties.

812.332.9575 (tel:812.332.9575) | erics@wspropertygroup.com (mailto:erics@wspropertygroup.com)



(1)

MULTI-FAMILY

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WS Property Group, Inc. is actively developing its Manor brand of student orientated multi-family projects in and around the Indiana University Bloomington campus. Five projects have been completed with two more under construction. Locations include downtown Bloomington as well as the Memorial Stadium area.

Projects have a mixed-use multi-story format with retail space offered on the street level and apartments above. Two of the projects are anchored by a retail branch bank with drive-through facility.

Projects feature strong architecture and high-end finishes including granite tops, full appliance packages with washer/dryer, designer colors, and bathrooms for every bedroom in the apartment. Unit mix includes 1, 2, 3 and 5 bedroom apartments.

Contact Choice Realty at 812.331.7353 (tel:812.331.7353) to learn details about leasing. View property details at [wsmansors.com](http://www.wsmansors.com) (<http://www.wsmansors.com>).

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Asset/Property Management

Our property management services include general lease administration, Tenant relations and rent collections, daily operations and maintenance, on-site property inspections, professional preventive maintenance, and 24/7 emergency response. We assist in capital development plans, renovations, and Tenant refits. We provide budget preparation including CAM reconciliation and full service accounting for cash flow and investment return reporting.

Our full service leasing starts with proactive Tenant relations to promote retention/renewals; for vacancies we conduct extensive market analysis and generate professional marketing materials to best position and promote your property for the maximum interest for new tenant acquisition.

Tenant Representation

We will work with you to establish your requirements and conduct a market analysis exclusively for your brand and advise Tenants on optimal locations to meet their requirements for their business to locate. We will negotiate on the Tenants' behalves and advise on how to best leverage your tenancy in the market place. We will provide complete financial analyses of proposal sites/locations and provide creative approaches to negotiating the best lease value and position in the market so your business can succeed.

Landlord Representation

We will develop detailed marketing materials that include site signage, window signage, location specific demographics, traffic counts, site plans, and photos for advertising your property. Our market studies will assist in identifying specific users to target that will provide you with the optimum tenant mix. We will then direct market to these specific prospects through national database and listing services. Once contact is established we will screen, qualify, and negotiate on your behalf through final lease execution.

Joint Venture

Joint ventures are the perfect way to accelerate the growth of your property portfolio and WS Property Group will work with you to cost-effectively structure a venture to meet your investment goals. From site acquisition to funding and development we have successfully partnered with many private investors to all parties' satisfaction.

812.332.9575 (tel:812.332.9575) | debio@wspropertygroup.com (mailto:debio@wspropertygroup.com)

© WS PROPERTY GROUP, INC | DESIGNED BY CAIRRIIL.COM DESIGN & MARKETING (<http://www.cairriil.com>)

Stardust Development, LLC, A Bloomington Company.

David L. Ferguson
403 E. Sixth Street
Bloomington, Indiana 47408-4098
812.332.2113 ext. 203

Education:

B.S., Indiana University, 1978 (With Distinction)
Metz Scholar, 1974-78
Honor Societies: Beta Gamma Sigma, Phi Eta Sigma
J.D., Indiana University (Bloomington) 1981

Real Estate Development

David has been involved in real estate development, leasing and management since 1978 and actively involved in the redevelopment of Bloomington's downtown. He has constructed and renovated buildings in Bloomington's downtown worth over \$20 million, adding 189 bedrooms to downtown's housing stock. David developed the \$27 million Regester Place project in 2003, consisting of a 555 space parking garage, 132 bedroom apartment complex (The Mercury), 13,500 s.f. of commercial/retail space and the 166 room Hilton Garden Inn, with a full service restaurant and meeting space. This development won the Indiana Main Street Award for New Development, presented September 29, 2006, at the Indiana Main Street Conference in Wabash, Indiana. He has participated alone and with partnerships in the acquisition, development and management of over \$37 million of commercial and residential real estate. His latest project is the 30 unit Moonburn Building, to be constructed at 526 N. Morton Street.

Historic Renovation

David has been actively involved in the redevelopment of Bloomington's downtown. Since 1986, he has renovated \$4.6 million worth of Bloomington's historic downtown buildings, providing new housing for downtown residents (30 units, 57 bedrooms). Tax credit projects include the Vance Music Building, the Cantolwax Factory and the Redmen/Knights of Pythias Building. The Cantolwax Factory is separately listed on the National Historic Register Buildings, the Vance Music Building and Redmen/Knights of Pythias Building are part of the Courthouse Square historic district. All were renovated to the standards of the Secretary of the Interior.

Investment in Tech Companies

David has participated in the Indiana University BEST competition (Building Entrepreneurs in Software and Technology, www.best.indiana.edu) since its inception. As an investor, David is a part-owner of every company funded by the competition. David currently serves on the board of Menguin (www.menguin.com) an on-line tuxedo rental company, a 2013 winner of the BEST competition.

Property Management

David has experience in the management of real estate beginning in 1978. David started a property management company (Olympus Properties, LLC) which has grown to be responsible for the leasing and management of more than \$28 million worth of commercial and residential properties and was named the Property Management Company of the Year for 2010 by the Indiana Apartment Association. Olympus manages over 136,000 s.f. of commercial space and over 280 individual residential units (430 bedrooms) with annual rents exceeding \$4,000,000. Olympus currently has fourteen employees. David has also served as a director of the Monroe County Apartment Association and served as an instructor for the Certified Apartment Manager course section on Legal Issues.

Public Service

David served on the board of the Monroe County History Center (2006-07). He has been a trustee of the Monroe County Public Library Board for fifteen years, serving as President and later as Treasurer. He has been an appointment of both the Monroe County Council and Commissioners to the Library Board. The Library completed a \$23 million renovation and construction project during David's tenure. He was involved in the creation of a statewide coalition of libraries for health insurance coverage, which led to significant savings and increased benefits for library employees throughout Indiana. He served on the Monroe County Parks and Recreation Board (1996-2011) and as a member of (and past President) the Old Northeast Downtown Neighborhood Association. Through his efforts, the Association, in conjunction with the City of Bloomington, instituted a receivership for an abandoned house at 723 East 10th Street, which resulted in its renovation and the elimination of a long-standing neighborhood eyesore. David currently serves (2014-2017) on the board of the Acacia Fraternity Foundation.

Professional Practice

Since 1981, David has practiced law with the firm of Ferguson & Ferguson. Among other clients, he represents the Richland-Bean Blossom Community School Corporation, which accomplished the \$27 million construction of two new elementary schools and a \$20 million renovation of its Junior High School and High School while David has been its counsel. David is rated AV Preeminent by Martindale-Hubbell.

Personal

David and his wife, Tyler Kate (Caldwell) Ferguson, renovated their historic home on North Washington Street which was built by Fred Seward of Seward & Co. in 1920. Fred Seward was president of Seward and Co. for 50 years, most of which were spent living in the home on Washington Street. Their home was the subject of a tour of homes in the Old Northeast Downtown Neighborhood Association and an article in Bloom magazine on the Historic Homes of Washington Street.



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downtown & campus-wide

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Refer friends who sign a 5 bed lease, get \$500!



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2 Bedrooms
3 Bedrooms
4 Bedrooms
5 Bedrooms

Search by MONTHLY RENT

400-500
601-850
851-1100
1100-2000
2000-2800

Search by LOCATION

Btown Downtown East
Btown Downtown West
Btown Downtown South
Btown Downtown North
Campus East

Search by STYLE

Apartment Flat
Apartment Townhome
Commercial
House

CTRL key selects multiple options

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Cedarview Management

SINCE 1972...

Cedarview Management began over 40 years ago when Dr. George and Sydell Lewis moved their family to Bloomington when two of their sons, Barney and Marshall, were students at Indiana University. In 1972, Sydell and her eldest son, Barney, partnered to create Cedarview Management. The first building constructed was a 12-unit building located at 509 E. 10th street, still known today as "[Cedarview Apartments](#)", and is still a part of the Cedarview Management portfolio.

In 1978, following in the footsteps of his mother and eldest brother, Elliot Lewis purchased "[The Lincoln House](#)" during his senior year of high school with the money he earned from his job at Block's Department Store. During the 1980's and 1990's, Cedarview Management and the Lewis Family continued to invest in their hometown by acquiring and improving additional rental properties.

PROJECTS & DEVELOPMENTS

In the early 2000's, Elliot took a more active leadership role in Cedarview Management and in 2004 was instrumental in improving the downtown Bloomington district by developing the first downtown luxury apartment complex, "[Tenth & College](#)". Fueled by his passion for design and the desire to transform the downtown area, Elliot continued designing and developing the Tenth & College Campus between College and Morton Streets. The Tenth & College [TC] Campus now includes [Tenth & College](#) (2004), [Tenth & College Village](#) (2009), [Morton Mansions](#) (2010), [Tenth & College Horizons](#) (2012) and most recently, [Morton Grad](#) (2013) and slated for 2014 – Studio 531. The TC Campus offers residents a lifestyle with a heated swimming pool, 24/7 study room, clubhouse and fitness centers.

In 2011 & 2012, [East Bay I & II](#) was built next door to the Indiana Technology Park on 10th and the Bypass. This was a welcome addition to the ongoing transformation of the growing Indiana University campus and is nestled on a park-like parcel with green-space and a large tree canopy.

HISTORIC PROPERTIES

Cedarview Management's portfolio also contains three historic properties, which have been, or are in the process of being renovated, to preserve the rich history of our community. [Stone Mansion](#), with 5 unique apartments, is an elegant limestone J.L. Nichols designed structure built in the early 1900's for the Showers family. In 2012 and 2013, interior renovations updated this historic home with special care taken to retain many of the original historic features. In 2007 the [Oddfellows Building](#), home to 12 one-of-a-kind apartments, was added to our portfolio and immediately underwent much needed major renovation and preservation, with support from the Bloomington Urban Enterprise Association [BUEA], to restore this historic structure. In 2013 the Buskirk-Showers Mansion [formerly The Pinnacle Building] was purchased. This home was re-named to honor two of the home's former families. Immediately after purchasing, the Buskirk-Showers Mansion underwent extensive preservation efforts, also in

cooperation with the BUEA, to maintain its historic façade that was found to be in danger of collapsing.

COMMERCIAL & RETAIL

In 2006, The Lewis building was developed to accommodate the Indiana University Maurer School of Law legal clinics, which utilizes both the second and third floors. The Lewis Building is also home to [Ground Kickboxing](#), [Dagwood's Deli & Sub Shop](#) and [Qdoba Mexican Grill](#).

On the Tenth & College Campus, Cedarview's commercial portfolio is located on the main floor of the Tenth & College building and is currently home to [10 Salon & Spa](#), [Wild Orchid Aerial Fitness](#) and [The 3 Amigos Mexican Restaurant](#).

[Top Ten Video](#) completes the commercial portfolio and is located on South Walnut at the "Big Red" building.

COMMUNITY INVOLVEMENT

Elliot takes an active role in the Bloomington Community by supporting the Boys & Girls Club, Cardinal Stage Company, Habitat for Humanity and funding an annual scholarship at the Indiana University Maurer School of Law in honor of his father, Dr. George Lewis.

FOR EVERY LIFESTYLE & BUDGET

Cedarview Management offers a wide range of residential properties all over Bloomington for "every lifestyle and budget". Cedarview will continue to search for new opportunities in order to enhance and contribute to our community. Let us help you find the right place for your budget & lifestyle today!



GATEWAY
apartments & retail
LEASING AUG 2016



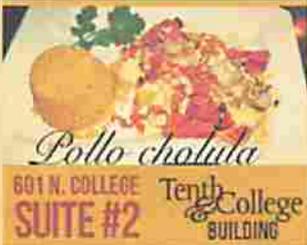
10
SALON & SPA
812-339-1010
10SALON.NET
Tenth & College DOWNTOWN Bloomington



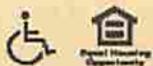
Wild Orchid
AERIAL FITNESS & DANCE
Cultivate Strength, Balance and Your Own Rhythmic Flow
NOW OPEN
SIGN UP TODAY



THE 3 AMIGOS



Pollo cholula
601 N. COLLEGE SUITE #2
Tenth & College BUILDING



[Prefer to Buy a Property?](#)
[ER Lewis Real Estate Investments](#)

OFFICE HOURS

Monday - Friday: 8:30-11:30am, 12:30-5:30pm

Saturday: By Appointment

***Housing to fit every Lifestyle & Budget;
Downtown Bloomington & Campus-wide***

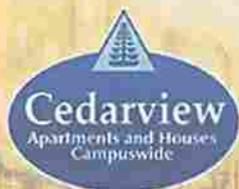
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Cedarview Management 812.339.8777 Fax: 812.334.2507



601 N. College Ave., Suite #1 A • Bloomington, Indiana 47404

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Refer friends who sign a 5 bed lease, get \$500!



Search by BEDROOMS

- Studios
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms
- 5 Bedrooms

Search by MONTHLY RENT

- 400-600
- 601-850
- 851-1100
- 1100-2000
- 2000-2800

Search by LOCATION

- Btown Downtown East
- Btown Downtown West
- Btown Downtown South
- Btown Downtown North
- Campus East

Search by STYLE

- Apartment Flat
- Apartment Townhome
- Commercial
- House

CTRL key selects multiple options

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Downtown Living

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The Gateway



632 N. College - 4 Apts (2, 3, 4 & 5 Beds)



Tenth & College Village



Tenth & College



Tenth & College Horizons



Morton Mansions



Morton Grad



Studio 531



Big Red Apartments



Oddfellows Apartments

Indiana University Campus Apartments

[\(Click To See All In This Category...\)](#)



GATEWAY
apartments & retail
LEASING AUG 2016

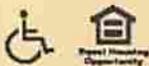
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NOW OPEN SIGN UP TODAY

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601 N. COLLEGE SUITE #2 Tenth & College BUILDING



Prefer to Buy a Property?
ER Lewis Real Estate Investments



Waterview Apartments



East Bay I Apartments



East Bay II Apartments



Woodstone Apartments



Cedarview Apartments



The Grove Apartments



Barneys Place Apartments



Beechwood Manor I Apartments



Beechwood Manor II Apartments



Greystone Apartments

Indiana University Campus Houses

[\(Click To See All In This Category...\)](#)



Red Barn



Red Barn Annex



Stone Mansion



The Lincoln House



Luckys Landing House



Haven on Hunter House



Green Acres House



Haneys Place House



Stones Throw House



The Tailgate House

Retail/Commercial

[\(Click To See All In This Category...\)](#)



Tenth and College Retail

OFFICE HOURS

Monday - Friday: 8:30-11:30am, 12:30-5:30pm

Saturday: By Appointment

***Housing to fit every Lifestyle & Budget;
Downtown Bloomington & Campus-wide***

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BROWNING DAY MULLINS DIERDORF

LEADERSHIP + DESIGN®

FIRM PROFILE



Founded in 1967, Browning Day Mullins Dierdorf is one of the leading architectural, planning and landscape architectural design firms in the state of Indiana. The combined experience of our professionals has enabled us to build a broad practice of projects including academic, commercial, government, healthcare, preservation, landscape design, museum, corporate, residential and sports. Throughout our history, we have become specialists in many of these project areas.

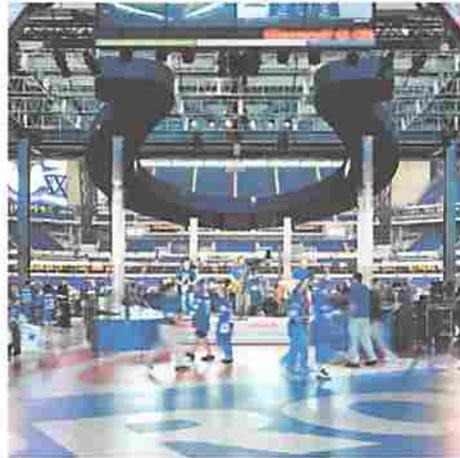
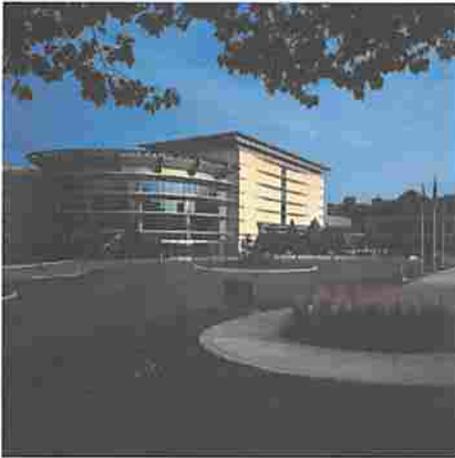
Together with our consultants, Browning Day provides a full range of design services for our clients including structural, civil, environmental, electrical, mechanical, interior design and landscape design. Over the last 48 years we have successfully utilized the process of assembling the appropriate team of consultants for the specific needs of each project. We thrive on these professional associations.



We are a creative class of collaborative professionals who care about each step taken toward a design solution. Client and public participation is embraced so that the design reflects and expands the project vision, it is your project.

A true test for project success is the many long lasting client friendships that have continued beyond this creative adventure and the built solution. Our office is a creative center for design where clients and project leadership are routinely engaged to enjoy a full range of original concepts. The experience is enriching for everyone, with no apologies for having enormous amounts of fun. In the four decades, Browning Day has been recognized and honored with more than 150 design awards.

FIRM SUMMARY



Browning Day Mullins Dierdorf Architects is a Midwestern architectural, landscape architectural and planning firm with national exposure. The firm was founded in 1967 on the same principles that guide us today: Leadership + Design®.

We are proven leaders in the markets we serve, and the quality of our designs is the hallmark of our firm. The combined experience of our professionals has enabled us to build a broad practice of projects including residential, corporate, sports, academic, commercial, government, healthcare, and preservation. Throughout our 48-year history, we have become specialists in many of these project areas. We function as one studio, enabling collaboration between disciplines that make each other better.

CREATIVE ORIGINAL THOUGHT IS WHAT POWERS OUR EXISTENCE AS A FIRM.

We are a creative class of collaborative professionals who care about each step taken toward a design solution. Client and public participation is embraced so that the design reflects and expands the project vision, it is your project.

A true test for project success is the many long lasting client friendships that have continued beyond the built solution. Our office is an innovative center for design where clients and project leadership are routinely engaged to enjoy a full range of original concepts. The experience is enriching for everyone, with no apologies for having enormous amounts of fun. In the 48 years of our firm's existence, Browning Day Mullins Dierdorf Architects has been recognized and honored with more than 150 design awards.

**BROWNING
DAY MULLINS
DIERDORF**

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SENIOR LEADERSHIP



JONATHAN R. HESS AIA
President

Jonathan is in charge of our academic and cultural markets and is recognized for his design work on the International Orangutan Center at the Indianapolis Zoo, the Eiteljorg Museum of American Indians and Western Art, the Indianapolis Museum of Art and additions to the Children's Museum of Indianapolis and the Indianapolis Motor Speedway. His work on many landmarks in the city of Indianapolis are a testament to his ability to translate clients' vision into a one a kind work of art.



JOHN M. DIERDORF AIA
Chief Executive Officer

John is in charge of the athletic market and is recognized for his design work in sports venues across the United States including as Associate Architect on the Lucas Oil Stadium for the Indianapolis Colts. His versatility and creativity has allowed him to work on a variety of projects including hospitality, civic and corporate/commercial architecture. John is a graduate of Ball State University and has been a member of the Browning Day Mullins Dierdorf Architects team since 1974. He became a principal of the firm in 1982 and currently serves as the Chief Executive Officer.



GREG JACOBY AIA
Chief Operating Officer

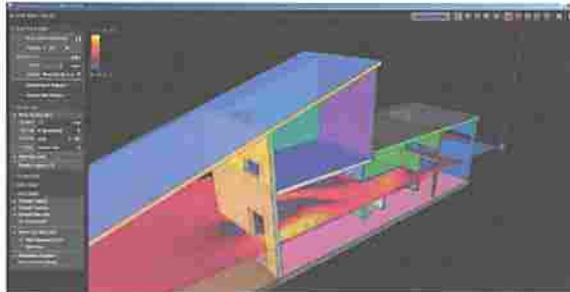
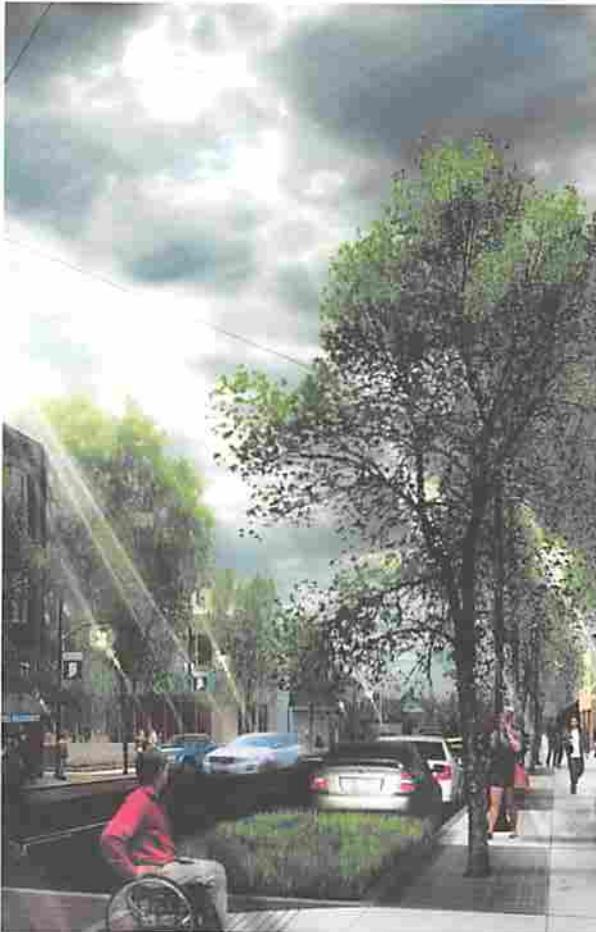
Greg leads our residential and healthcare practice and is recognized for his work with the St. Vincent Oncology Center, Circle Centre Mall, Westview Hospital Healthplex, and Conrad Hotel and Condominiums. Greg has built a solid reputation for delivering difficult projects on time and within budget. His leadership and problem solving skills are a great asset to owners and developers. He is a Ball State University graduate and joined Browning Day Mullins Dierdorf Architects in 1983, and is currently the Chief Operating Officer.



BARTH HENDRICKSON PLA, ASLA
Executive Vice President

Barth is a firm principal whose passion resides in rethinking design solutions that make physical sense of the human experience through planning and design. Barth is a Vice President at Browning Day and leads the landscape architectural projects for the firm. His solutions add value by stewarding the health and well-being of the environment. Many of the firm's landscape and site design awards are the result of his encouraging a studio focus on the design and management of natural resources and well-being of all life in purposefully programmed spaces.

PROFESSIONAL SERVICES



Browning Day offers design services in architecture, preservation, interior design, landscape architecture, open space planning, and sustainable design. With the clarity of the client's vision, we bring the strength of our collective multidisciplinary intellect together to find the art within the need. The combined experience of our professionals has enabled us to build a broad practice of projects including residential, corporate, sports, academic, commercial, government, healthcare, landscape design and preservation.

Our goal for each project type is simple – to design projects that offer simplicity with meaning and that display elemental grace, yet timeless style.

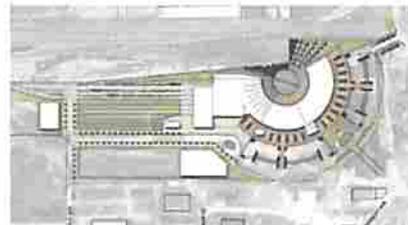
EXISTING BUILDING RENOVATION/REUSE EXPERIENCE



Architects' and planners' efforts to preserve and revitalize existing structures while ensuring new construction is designed with sustainability in mind, put them at the forefront of the fight to sustain the environment. The architects and planners of Browning Day are respectful stewards of the resources we are given by putting a strong emphasis on environmentally conscious design solutions.

Our architects are national leaders in sustainable design practices and understand the need for all successful building projects to balance considerations of design aesthetics and functionality with economic viability and resource conservation.

Some of the results we have achieved include the reduction of building operations costs, the design of healthier and more productive interior environments, delivering higher asset value, conservation of natural resources, and reduction of construction waste streams.





626 N. Illinois Street

BROWNING DAY MULLINS DIERDORF
Indianapolis, Indiana

Purchased in late 2003, the Thornton & Levi Building was transformed into the office of Browning Day Mullins Dierdorf. The historic north portion of the building was built in 1924 to house a printing company, and it served in that capacity for more than 75 years. In 1986, the building was expanded to a total of 50,000 square feet with the addition of a reinforced concrete structure to house high-speed presses.

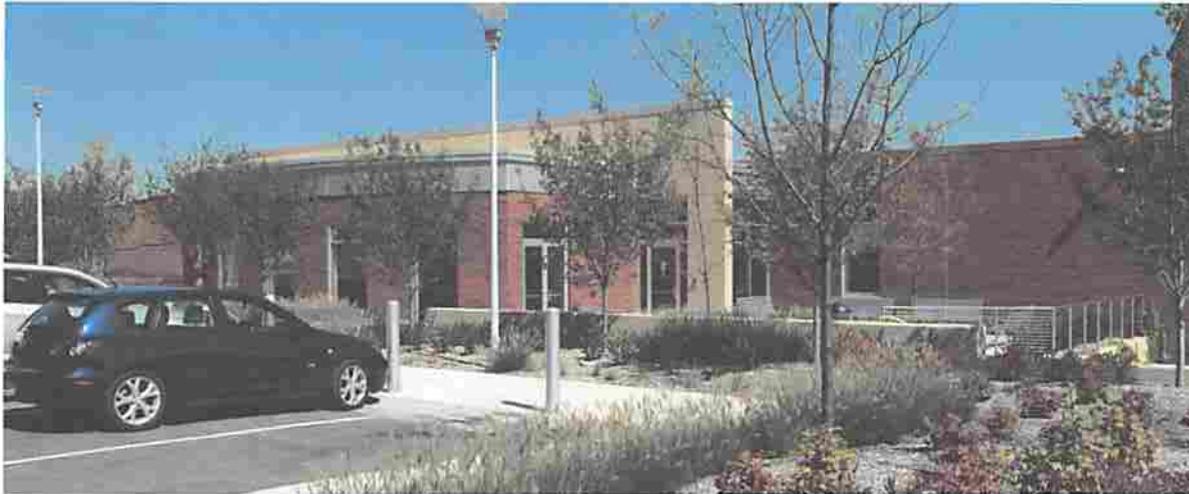
The Browning Day transformation is dramatic—its interior design emphasizing the 1986 expansion's strong structural components while retaining historic elements and the German Rustic Revival character of the 1924 building. Emphasis is placed on the 14-foot ceilings, giving a loft feel to the studio space the major of the work stations are located. This was the third downtown structure purchased and creatively adapted to house the offices of Browning Day Mullins Dierdorf in its 48 year history.

Browning Day set the example at the time by certifying their own offices using LEED for existing buildings.



BROWNING
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DIERDORF

LEADERSHIP + DESIGN®



Building & Site Adaptive Reuse

IVY TECH COMMUNITY COLLEGE
Frankfort, Indiana

Browning Day was retained by the City of Frankfort to transform a former newspaper office into classrooms and offices for Ivy Tech Community College. The interiors of the street level and basement level were demolished and new mechanical, electrical, and plumbing systems were installed along with new walls, ceilings, and finishes. The project was completed in a very short time frame – less than 6 months from beginning of design to occupancy by the college. A new entry was created on the west side to relate to the new site improvements.

Parking lots and pedestrian plaza spaces were also designed to complement the newly renovated building and provided sustainable solutions to stormwater management. The design provided irrigated landscape planting areas in the asphalt parking lots in addition to lighting for safety and beauty.



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EXISTING BUILDING RENOVATION/REUSE EXPERIENCE

RESIDENTIAL & MIXED-USE

Penn Street Tower
Pulliam Square
Indianapolis Athletic Club Condos
Meridian Lofts
Meridian Arch Condominiums
Buckingham/Balmoral Apartments
Martens Apartments
Turnverein Apartments
Lockerbie Court Apartments
Raleigh Apartments
The Athena Center
Columbus Armory
Lebanon Senior Housing
Five and Dime Store (Dickason Building)

OFFICE & CIVIC

626 North Illinois Street
Business First Building
Emelie Building
Faris Building, Phase I
Stewart Center
Station Place
Indiana State Library and Historical Building
Circle Center Mall
State Fair Coliseum
Nickel Plate Roundhouse

Bradford Woods Manor House Restoration
Beth-El Temple Restoration
United States Courthouse, Hammond, Indiana
Hamilton County Courthouse Historic Site & Interior Renovation
Hilbert Circle Theatre
Princeton Theatre Renovation
Indiana State Library

HOTEL

Homewood Suites
Le Meridien (former Canterbury Hotel)
Home 2 Suites (Consolidated Building)
Crowne Plaza (Historic Union Station)
The Kendall Inn, Fort Benjamin Harrison
The Hampton Inn (Historic Chesapeake Building)
Bradford Woods Manor House Restoration

ACADEMIC

Ivy Tech Community College (Frankfort Campus)
Ball Gymnasium, Ball State University
Fine Arts Building, Ball State University
Sidney and Lois Eskenazi Hall at Herron School of Art & Design, IUPUI
Union Station Charter School
Lilly Library, Wabash College
Broad Ripple High School Auditorium
Foster Hall, Park Tudor School

FACADE PRESERVATION

Indiana State Fair Coliseum
Darmody Building Facade
Vajen Block Building Facade
Griffith Building Facade
Rink Building Facade
House of Crane Facade
Rost Jewellers Building Facade
P.W. Jackson Facade
Rothschild Building Facade

OFFICE & CORPORATE



In today's society, people spent most of their time at work or on the go, so it is important to strike a balance between social space and work place—whether it be Fortune 500 companies or retail stores and restaurants.

The development of a new corporate or retail facility, as well as the renovation of an existing one, requires a high level of design sensitivity and a practical knowledge of operations issues. Our project leaders and designers are students of best practices related to comfort and performance for the corporate and commercial environment and know how to reflect to the customer the brand of the business or retail group.



**BROWNING
DAY MULLINS
DIERDORF**

LEADERSHIP + DESIGN®

OFFICE & CORPORATE EXPERIENCE

OFFICE

River Ridge Commerce Center Master Plan,
Jeffersonville, IN
The Heritage Group, Indianapolis, IN
MacAllister Machinery, Indianapolis, IN
Elanco Global Headquarters and Expansion
Aces Power Marketing
Capital Center
Knauf Insulation Engineering Building
101 West Ohio Street
Delaware Township Trustees Office and Community
Center
Eli Lilly and Company Corporate Headquarters
Eli Lilly and Company Global Headquarters of
Manufacturing & Quality - Landscape Architecture
Faris Campuses, Phase I and Phase II Office Building
FORUM Credit Union Headquarters
Girls, Inc.
Grundfos Peerless Pump Office
Landmark Center
Meridian Mark 1 & II
Meridian Tower
One Call
Purdue Technology Center
Penn Mark Towers
Navient (Formally Sallie Mae) Wing E, Fishers
USTA Midwest Section Office
Zeta Tau Alpha Sorority Headquarters
626 N. Illinois (Browning Day Office)

RETAIL

Circle Centre Mall
Blakley's Showroom and Warehouse
Hollywood (Argosy) Casino
Wabash Landing Apartments
Eiteljorg Museum of Americans and Western Art Store
The Children's Museum of Indianapolis Retail Store
McNamara Florist
Meridian North Commercial Center

FINANCIAL INSTITUTIONS

Forum Credit Union: Headquarters and Expansion,
Carmel, Fishers, Lawrence, Noblesville, Park 100,
Southport, Broad Ripple and Avon Branches
Chase (Bank One): College Park, 56th and Georgetown
Chase Tower Branch & Nora
IU Credit Union
Irwin Union Bank

PARKING STRUCTURES

Bank One Parking Structure
Indianapolis International Airport Parking Structure
Indiana Live! Casino Garage
World of Wonders, Circle Centre Mall
Eli Lilly and Company
Indianapolis Museum of Art Underground Parking &
Green Roof

RESTAURANTS

Bella Vita at Geist Lake
Rick's Boatyard Cafe
Scotty's Brewhouse, West Lafayette, Indiana
St. Elmo Steakhouse



Global Headquarters

ELANCO

Greenfield, Indiana

Elanco is a global competitor in the field of Animal Health and a division of Eli Lilly. Elanco initiated the process of developing a new global headquarters campus that would represent both an autonomous aesthetic as well as an advance in workplace functionality. Using the principles of Integrated Workplace design, Browning Day endeavored to create an open, modern office conducive to collaboration and innovation, while providing the concentrative areas required in a market-leading, research-based company.

The second phase of the Headquarters project consisted of the addition of two new buildings to the campus and the renovation of office space in the existing three-building complex. Amenities in the new two-story 64,000 sq. ft. building include a mix of conference spaces, enclosed offices, open workstations, social hubs with full kitchenettes, a cafeteria and a full service commercial kitchen, a fitness center with a group exercise room, and shower facilities with lockers. An enclosed structure connects the new facility to an adjacent existing office building.



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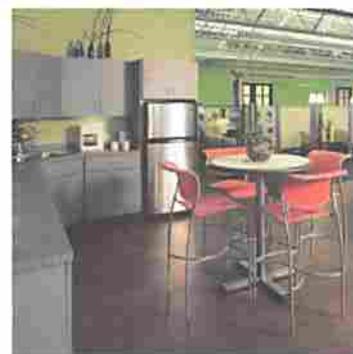
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Office Renovation

I. D. O. INCORPORATED
Indianapolis, Indiana

When i.d.o. Incorporated, (Innovative Design Offerings), decided to move its headquarters to downtown Indianapolis, they decided pursuing a LEED Certified Commercial Interior (LEED-CI) was as important to their new facility as it was to the future of the firm. i.d.o. engaged Browning Day not only as the architect for the project but also as the LEED program manager. It was in this role that Browning Day was able to help focus the sustainable goals of the project, partner with and be informed by the team what possibilities were available.



Over 58% of construction debris was diverted from landfills and 21% percent of the materials used on the project were salvaged or reused. Sixty-nine percent of all the furniture used in the project was salvaged, refurbished or reused. Additionally, the use of materials with a low Volatile Organic Compounds (VOCs), including adhesives, paints, carpet systems, composite wood systems and systems furniture and seating, all contributed to the positive indoor air quality that was achieved in the new space.

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Office Building

GRUNDFOS PUMPS CORPORATION
Indianapolis, Indiana

This project consists of the addition of a 10,800 square foot office building to the Grundfos Pumps Corporation complex in Indianapolis. The new building is adjacent to the north exterior wall of the vertical pump division and adjacent to the east wall of the main facility. The first floor of the building has two conference rooms, 2 ADA accessible restrooms and 22 workstations.

Four private offices are located on the second floor as well as an employee break room, 2 additional ADA accessible restrooms and 32 more workstations. The design provides a connection from the new building to the vertical pump division facility. The existing site was modified to fit the parameters of the new building while maintaining access to the adjacent loading docks. Additional parking spaces were added on the east portion of the site. The building was designed to LEED Gold standards.



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Headquarters Expansion

FORUM CREDIT UNION
Fishers, Indiana

This \$25-million expansion is the cornerstone of FORUM's growth plans for the next 20 years. The expansion adds 110,000 square feet of office space and results in a 155,000-square-foot building. Modifications made to the existing building integrate seamlessly with the new construction.

The headquarters expansion included a 600-person conference facility that is also available to the public for rental.

The expansion allows FORUM to both meet its business needs and provide a venue that will be a community asset.

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Center for Innovation & Laboratories

PRIVATE CLIENT
Indianapolis, Indiana

An Indianapolis corporation commissioned Browning Day to design a new Center for Innovation, with a mix of offices and laboratories.

Space design in the Innovation Center is driven by the intended use. The needs of the end-user take center-stage and spaces respond accordingly to provide flexibility and choice in the daily work environment. The goal is to create an environment that spawns new ideas and encourages new working patterns centered on efficiency, casual interaction and collaboration. Because the client is widely spread regionally and globally, this new space needs to project a strong and cohesive image that will capture their essence and the markets they serve, but most importantly, showcase the values and capabilities of all their divisions.

The building will only occupy 100,000 square feet of the 50-acre campus, allowing the majority of the site to remain wooded and landscaped. This provides flexibility and opportunities to create niche areas on the site.



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SITE PLANNING

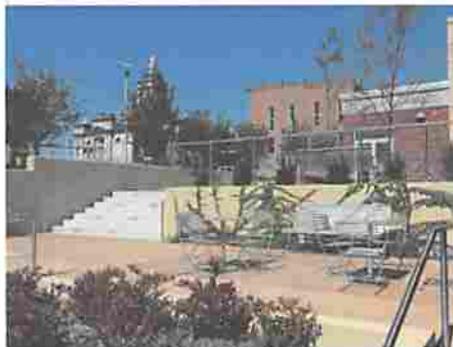


Site Planning and Landscape Design

IVY TECH COMMUNITY COLLEGE
Frankfort, Indiana

Browning Day was retained by the City of Frankfort to design parking lots and pedestrian plaza spaces to complement a renovated building that will be transformed into classrooms for Ivy Tech Community College. The project's challenges include working around newly relocated site utilities including gas, fiber, telephone, electric and cable.

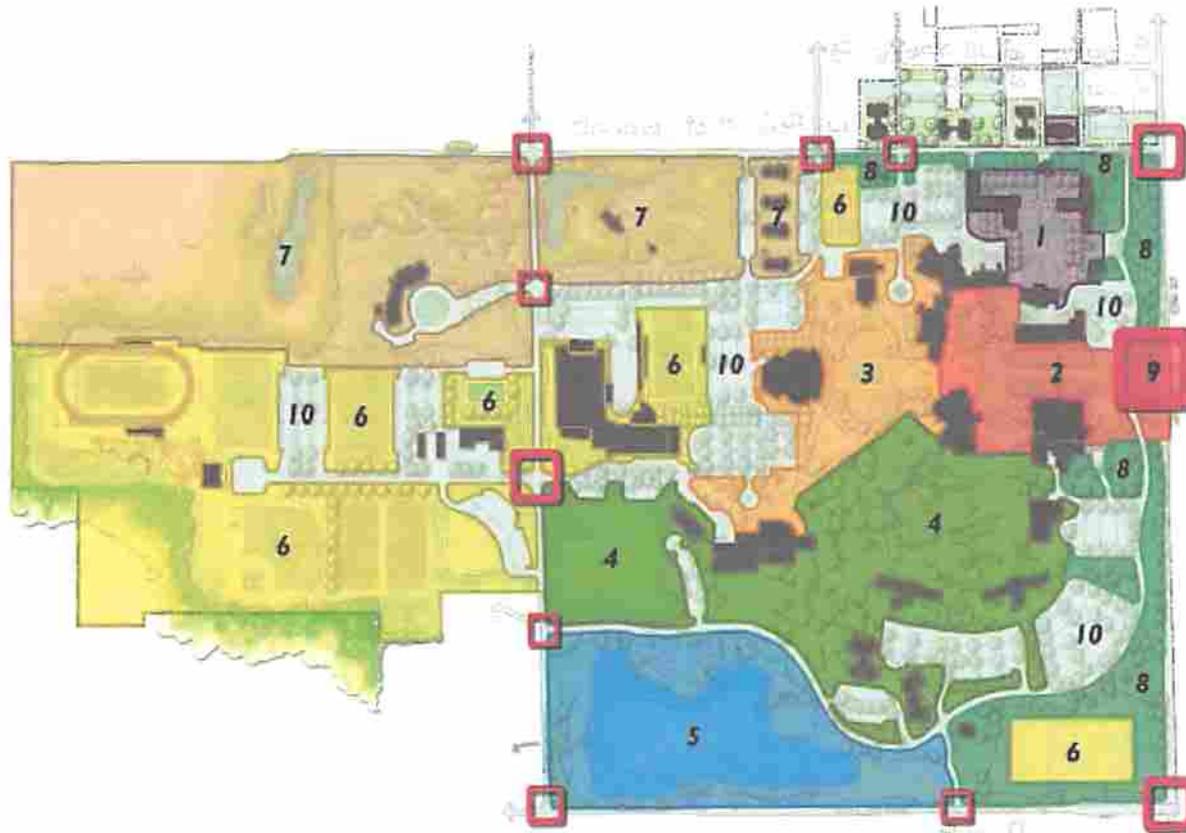
The design provided irrigated landscape planting areas in the asphalt parking lots in addition to lighting for safety and beauty. Both lots are located above fill from past building demolition. Storm water is managed through a combination of pervious concrete, permeable pavers, vegetated swales and drain pipes. These best management practices help reduce the environmental impact on the adjacent Prairie Creek.



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SITE PLANNING



Campus Landscape Architecture Master Plan

TAYLOR UNIVERSITY
Upland, Indiana

The Browning Day team developed comprehensive campus design standards adopted by the university in June of 2008, refined conceptual design and provided an opinion of capital needs of several campus spaces including a Central Campus Zone with a heritage quad, new entry commons, woodlands commons, and sensitive environmental areas. One outcome of planning that has resulted in the first built work after 12 months is the design and construction of a campus stream that accepts and filters stormwater on campus. Current design work continues on the central campus zone that will reestablish how students, faculty, staff, visitors and donors approach and enter all academic buildings of the core campus area. The focus of the campus design is to use the latest thoughts about green infrastructure to create engaging, interactive and sustainable spaces for Taylor University.

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LANDSCAPE ARCHITECTURE



Anderson Streetscape

DEPAUW UNIVERSITY
Greencastle, Indiana

DePauw University commissioned Browning Day to redesign Anderson Street to remove on-street parking and convert it to two-way traffic flow. The street serves as a major entrance to the heart of campus, especially with the addition of a monumental gateway and signage component featuring masonry consisting of brick, limestone and lannon stone. The new street also features brick paver walks, limestone block retaining walls, traditionally-designed street lights with current technology, and street trees. Due to the historic architecture of the existing houses along the street, careful consideration was given to the design of the gateway and the streetscape features to integrate well with the context as if the new street has always existed in its new form.

Triumph Elms provide a stately elegance while new lighting, brick walks and limestone set a tone to compliment the historic fabric of the homes and neighborhood.

The project was delivered as a part of the Stellar Communities program of the State of Indiana.

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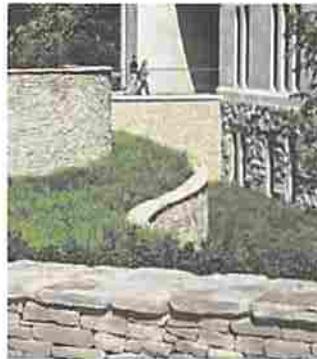
Jacobs School of Music

INDIANA UNIVERSITY
Bloomington, Indiana

Browning Day's landscape architects provided leadership on master plan and coordinated the utility relocation planning for the East Studio Building. Responsibilities included the site and landscape design for a 5.25-acre site with a 20-foot grade change. Great care was taken to embrace existing campus structures and merge the design with its surrounding. To that end, the campus walk connections align with features on the opposite side of Jordan Avenue, located on the west side of the site.

The design created a corner plaza that serves both as a campus space and an arts district gateway at a major entrance to campus, while effectively dealing with accessibility issues from one corner of the site to the main level of the new building.

A west patio space that relates to daily student ingress and egress was provided at the building proper, in addition to areas that can be used for new student orientation. On the south end, a terraced landscape area exposes the lower level studios to daylight and provides great "subterranean" views.



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LANDSCAPE ARCHITECTURE



Plaza Design

TAYLOR UNIVERSITY
Upland, Indiana

Following a campus landscape master plan by Browning Day Mullins Dierdorf in 2007, Taylor has begun implementation of significant places on campus that foster gathering and interaction, that beautify and that create new traditions for students, faculty, and staff.

The Science Quad and main Campus Lawn was constructed in the summer of 2013. It's main feature is that the space knits the library and new Euler Science Center together via a bosque of Honey locust trees organized in a terraced crushed stone plinth and lawn which offers many sitting options; on dimensional stone, boulders, and moveable tables and chairs. Flowering cherry trees line sidewalks that connect the buildings and the main north south pedestrian axis on campus connecting the residential zones to the campus academic core. Circulation and entry plazas were redesigned at the entrances of existing buildings. The geo-thermal outfall for the science center was designed into a water feature that illustrates the rate at which the system is running. The water feature overflows into a new naturalized stream corridor on campus that cleanses the water prior to entering the campus lake.

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