



REQUEST FOR QUALIFICATIONS

McKinney, Texas



CROSSROAD COMMONS - MANOR, TX



SCHARBAUER FLATS - MIDLAND, TX



TIMBERS AT HICKORY TREE - BALCH SPRINGS, TX



VENTURA AT TRADEWINDS - MIDLAND, TX



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TO THE CITY OF MCKINNEY AND THE MCKINNEY
HOUSING FINANCE CORPORATION,

Thank you for the opportunity to submit this Request for Qualification which provides our vision for a partnership to develop and manage state-of-the-art affordable housing apartments. Dominion knows that such a community is a critical need to supplement the housing stock in McKinney, to assist with the influx of new community members, and provide opportunities to existing residents to remain in the area.

We are excited about the potential to provide residents with access to quality, attractive, amenity-rich homes where they can live with dignity and pride. Living with dignity and pride has been the guiding force for Dominion across our history and we intend to bring that passion to this community.

Like Dominion's recent development in McKinney, Kinwood Apartments, the project team will partner with the City of McKinney to deliver a creative approach to design that will integrate the development in the center of the existing community. Through this opportunity Dominion is hoping to establish a strong presence in McKinney, and the wider Collin County community.

Dominium's experience developing some of the largest and most complex deals in affordable housing and our management of over 38,000 apartment homes all over the country, alongside our purposefully regionalized development activities, makes us best qualified to partner for opportunities such as these. Our local focus, couple with Dominion's 50-year history in affordable housing, and our current focus on new construction of high-quality apartment homes, makes us the perfect partner for McKinney.

Dominium has read and understood this Request for Qualifications and its response is firm and irrevocable for sixty (60) days. If selected as co-developer, Dominion certifies our ability to start work in a timely manner, our commitment to obtain Certificate of Occupancy within twenty-four (24) months of groundbreaking, our ability to timely obtain the required insurance, and our commitment to make efforts to ensure that small and minority-owned businesses, women's business enterprises, labor surplus area business, and individuals or firms located in or owned in substantial part by persons residing in the area of the mixed-finance development are used when possible.

Dominium looks forward to this process and welcomes any input from the city on how to improve our submission. Should you have any questions or require clarification on the items provided, please do not hesitate to contact us at the information provided below.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark S. Moorhouse", written in a cursive style.

MARK S. MOORHOUSE

Managing Partner & Executive Vice President
DEVELOPMENT & ACQUISITIONS



For the purposes of this co-development entity, Dominium intends to establish a single-purpose partnership. The partnership will work in concert with Dominium Texas Management Services and receive guarantees from Dominium Holdings II, which is the responsive entity for the Financial Responsibility section of this RFQ.

NAME: Dominium Texas Management Services, LLC

ADDRESS: 4835 Lyndon B Johnson Fwy Suite 1000
Dallas, TX 75244

TELEPHONE: (214) 960-1162

EMAIL ADDRESS: nroute@dominiuminc.com

WEBSITE: DominiumApartments.com

TYPE OF ENTITY: Limited Liability Corporation

STATE OF ORGANIZATION: Texas



NAME:

Mark Moorhouse

TITLE:

Board Member, Managing Partner & Executive Vice President of Development & Acquisitions

JOINED DOMINIUM:

1996

EDUCATION:

Master of Business Administration
St. Cloud State University

Mark Moorhouse

*Board Member, Managing Partner & Executive Vice President
Development & Acquisitions*

As Board Member, Managing Partner and Executive Vice President of Development and Acquisitions at Dominion, Mark Moorhouse is responsible for the day-to-day business operations for the growing group of 75 professionals in the Development & Acquisitions department who focus on affordable housing.

Moorhouse is experienced working with various federal, state and local housing programs. Since joining Dominion in 1996, he has worked on several significant portfolio acquisitions, new project developments, and the acquisition of existing apartment projects.

Mr. Moorhouse is currently involved in leading the team in all aspects of the development process. In addition, he has been instrumental in completing numerous structured finance transitions at Dominion. He has played an integral role in helping the company grow from managing 6,400 homes in 1996 to nearly 40,000 units in almost 20 states today.

Moorhouse is a graduate of St. Cloud University where he received his Bachelor's degree and his Master of Business Administration (MBA) degree.

Moorhouse is on the Board of the Development Committee and Co-Head of the Financing Committee at Summit Academy, an organization established in 1996 that helps low income individuals obtain the job skills training needed to secure well-paid employment and, ultimately, to lead a more stable and rewarding life. He is also involved with Minnesota Housing Partnership in a fundraising capacity.

Moorhouse is a founding contributor to the Dominion Foundation which contributes to important housing and social service organizations in the communities where Dominion operates.



NAME:
Paul Sween

TITLE:
Board Member &
Senior Managing Partner

JOINED DOMINIUM:
1989

EDUCATION:
Certified Public Accountant,
Pennsylvania State University

Paul Sween

Board Member & Senior Managing Partner

As Board Member and Senior Managing Partner, Paul Sween is responsible for all aspects of Dominion's business. Active in the multi-housing industry since 1981, Sween joined Dominion in 1989. During his involvement, the company has grown from managing 2,700 homes to nearly 40,000 homes and more than 220 properties.

Prior to Dominion, Sween worked for the international accounting firm Ernst & Young. He held the role of principal in a development and property management firm that syndicated existing apartment projects and completed low-income tax credit and historic rehab projects.

Sween is dedicated to serving on boards that share his passion for the stability, dignity and opportunity that housing provides. He is Capital Campaign co-Chair for CommonBond, the Minnesota-based affordable housing nonprofit, and a member of the Council of Large Affordable Housing Owners. Previous board engagements include serving as chair of the Minnesota Housing Partnership.

Sween is a founding donor to the Dominion Foundation which contributes to important housing and social service organizations in the communities where Dominion operates. He also helped spearhead and fund the creation of Opportunity's Front Door, a program that provides up to \$2 million in post-secondary scholarships to Dominion residents, employees and their dependents.

A committed, lifelong learner, Sween is a graduate of Pennsylvania State University and a Certified Public Accountant (CPA).



NAME:
Neal Route

TITLE:
Vice President & Project Partner
of Development & Acquisitions

JOINED DOMINIUM:
2012

EDUCATION:
Bachelor of Business Administration
in Real Estate and Urban Land
Economics from the University
of Wisconsin-Madison

Neal Route

*Vice President & Project Partner
Development & Acquisitions*

As Vice President and Project Partner, Neal Route is responsible for new project development, acquisitions, and financing. Since joining Dominion in 2012, Route has worked on a variety of project types including fee simple acquisitions, portfolio acquisitions, partnership acquisitions, new construction projects, resyndications, and renewable energy developments, including both hydroelectric and solar. During his tenure, Route has been involved in the acquisition and/or development of more than 5,800 units, and placement or assumption of over \$1.0 billion in debt and equity.

Route holds a Bachelor of Business Administration in Real Estate and Urban Land Economics from the University of Wisconsin-Madison. His professional affiliations include the University of Wisconsin Real Estate Alumni Association and the Urban Land Institute. He serves on the QAP Committee of the Texas Affiliation of Affordable Housing Providers (TAAHP) and on the Advisory Council for the Real Estate Center at the UT Austin.

Route is a contributor to the Dominion Foundation, which contributes to important housing and social service organizations in the communities where Dominion operates.



NAME:

Ryan Lunderby

TITLE:

Senior Vice President &
Central Development Leader
of Development & Acquisitions

JOINED DOMINIUM:

2004

EDUCATION:

Bachelor's in Real Estate Finance
St. Cloud State University

Ryan Lunderby

*Senior Vice President & Central Development Leader
Development & Acquisitions*

As Senior Vice President and Central Development Leader, Ryan Lunderby is responsible for new project development, acquisition and financing for Dominion's Central region. He is also responsible for analyzing new acquisition opportunities, determining project feasibility, overseeing design and construction, working alongside different partnership restructuring, and negotiating with lenders, investors and third party vendors.

Since joining Dominion in 2004, Lunderby has been involved with several acquisition/rehabilitation undertakings, as well as new construction and historic rehabilitation projects. Included in these projects is the re-syndication of Dominion's existing portfolio of original tax credit properties throughout the Midwest. Most recently, Lunderby has played an integral role in Dominion's growth into new markets through acquisitions of Year 15 tax credit properties and acquisitions of general partner interests from various financial institutions.

Since entering a production role with Dominion in 2010, Lunderby has closed on 40 properties totaling more than 5,000 apartment homes.

Lunderby is a graduate of St. Cloud State University where he received a Bachelor's degree in Real Estate Finance. He is a member of the St. Cloud State Real Estate Alumni Association and Tennessee Developers Council.

Lunderby is a founding contributor to the Dominion Foundation which contributes to important housing and social service organizations in the communities where Dominion operates.



NAME:

Chris Lahna

TITLE:

Partner, Chief Property Management and Talent Officer & Executive Vice President

JOINED DOMINIUM:

2021

EDUCATION:

Bachelor's in Organizational Leadership & Human Resources from Miami University in Oxford, OH

MBA from the Krannert School of Management at Purdue University

Chris Lahna

Partner, Chief Property Management and Talent Officer & Executive Vice President

Chris Lahna is a Partner, Chief Property Management and Talent Officer & Executive Vice President for Dominionium. As Chief Talent Officer, Lahna shapes and focuses the company's investment in its people, culture and performance. In his role as Chief Property Management Officer, Lahna leads all aspects of Dominionium's property management organization, including lease-ups, operations, maintenance and day-to-day management.

Lahna has a broad range of experience in delivering proven results across multiple industries throughout his career. His dedication to organizational transformation spans critical areas such as leadership development, succession planning, organizational design, employer brand, change management and employee experience. Lahna is also responsible for overseeing all property management operations staff at Dominionium in addition to the management of marketing, maintenance, purchasing and compliance.

Lahna has a robust background in leadership at American Century Investments and General Electric's Aviation business. Throughout his career, Lahna has helped organizations transform their culture while working across functions in global roles leading talent and leadership development, recruiting, compensation and incentive design, HR business partners and the management of Mergers and Acquisition portfolios.

Lahna earned a bachelor's degree in Organizational Leadership and Human Resources from Miami University in Oxford, Ohio, and an MBA from the Krannert School of Management at Purdue University. Lahna is also a Certified Professional Coach (CPC).



NAME:
Tim Allen

TITLE:
Partner, Chief Financial Officer &
Executive Vice President of Corporate
Services

JOINED DOMINIUM:
2014

EDUCATION:
Bachelor's in Accounting & Master's
in Finance & Strategic Management
University of Minnesota Carlson
School of Management

Tim Allen

*Partner, Chief Financial Officer & Executive Vice President
Corporate Services*

As Partner, Chief Financial Officer and Executive Vice President of Corporate Services at Dominion, Tim Allen is responsible for the leadership and oversight of the accounting, finance and tax functions. In addition, he is responsible for the management of information technology and other administration functions.

Allen brings years of experience in the oversight of finance and information technology. Prior to joining Dominion, he served as the Chief Financial Officer for Quest Education. Previously, he was the Chief Operating Officer and Chief Financial Officer for Pro Staff.

Allen is a graduate of the University of Minnesota where he received a Bachelor's degree in Accounting and a Master of Business Administration in Finance and Strategic Management from the University of Minnesota Carlson School of Management.

Allen is on the state board for the ARC of Minnesota. He is also active in several activities that support youth sports, and does advocacy work for individuals with intellectual and developmental disabilities.

Allen is a founding contributor to the Dominion Foundation which contributes to important housing and social service organizations in the communities where Dominion operates.



NAME:
Scott Ewing

TITLE:
Partner, Chief Construction &
Architectural Officer & Executive
Vice President of Construction
& Architecture

JOINED DOMINIUM:
2012

EDUCATION:
Bachelor of Science in Construction
Science & Management from the
Kansas State University

Scott Ewing

*Partner, Chief Construction & Architectural Officer
& Executive Vice President
Construction & Architectural Services*

As Partner, Chief Construction and Architectural Officer, and Executive Vice President of Construction and Architecture with Dominion, Scott Ewing is responsible for managing all of Dominion's construction projects. Ewing is responsible for over \$500 million of new construction, renovation and major repairs within the portfolio.

Ewing's experience is instrumental in maintaining a positive working relationship with outside consultants to ensure projects are completed with high quality standards, on time and within budget. He also works with numerous Architectural and Engineering partners to ensure timely delivery of accurate project documents.

Ewing has over 30 years of General Contracting experience. Prior to joining Dominion he had the opportunity to build several Dominion projects such as 808 Berry Place, The Bluffs at Nine Mile Creek and The Landings at Silver Lake Village. He is the qualifier for Dominion Construction & Architectural Services general contractors licenses in AZ, GA and TN.

Ewing is a graduate of Kansas State University with a Bachelor of Science degree in Construction Science and Management.



Jennifer Moulton, AIA, NCARB
*Vice President of Architecture
Construction & Architectural Services*

NAME:
Jennifer Moulton

TITLE:
Vice President of Architecture
of Construction & Architectural
Services

JOINED DOMINIUM:
2022

EDUCATION:
Bachelor of Environmental Design
and a Master of Science in Land
Development and Urban Planning
from Texas A&M University

Jennifer Moulton is the Vice President of Architecture. Moulton is responsible for Dominion's strategic technical direction and architectural integrity while also coordinating the design of properties, designing for the Dominion portfolio and leading the architecture support staff.

Moulton most recently held the role of Vice President of Architecture at the international design firm, Harrison. Prior to that, she held roles such as Market Leader, Director of Architecture and Development, and Manager of Design at companies such as CR Architecture and Design, Fogo de Chao and CEC Entertainment, respectively. She also co-owned the Moulton Hurst Group from 2005 through 2012.

Moulton is a licensed architect in 13 states and holds a Bachelor of Environmental Design (Architecture) and a Master of Science in Land Development and Urban Planning from Texas A&M University in College Station, Texas. She is a member of the American Institute of Architects (AIA) and National Council of Architectural Registration Boards (NCARB).



Dominium has brought together a very experienced and highly qualified project team to execute on the proposed development. To help bring this vision to reality, Dominium will engage BKV Group for their architectural and planning services, LJA for their civil engineering and geotechnical services, and Braun Intertec for their environmental services. These three teams, along with Dominium, will interact to create the architectural design for the project to come to life. We believe each firm will bring a unique and distinct set of skills to the table, and we are confident that this team will be able to deliver a design concept that will be highly appealing to the city.



Neal Route and Ryan Lunderby will service as the project managers on the new development and will direct and coordinate its efforts to completion. Neal Route is a Vice President and Project Partner at Dominium, while Ryan Lunderby is a Senior Vice President and Central Region Development Leader. Their team will regularly interact with the City of McKinney and the McKinney Housing Finance Corporation to further facilitate the development process and will report directly to Neal and Ryan during the project's life cycle.





Dominium will take an approach to developing a Master Plan that focuses on fostering engagement and communication with the city and public early and often in the process. We know from previous projects that successful placemaking cannot be achieved without incorporating the ideas of the larger community.

On our Millberry/Legends at Berry project, the process of master planning began with concept development meetings with the city of St. Paul, Minnesota to solicit feedback on the city's project goals. The key to the success of this stage was providing an avenue for informal feedback at a time when no approvals or formal requests were being made by either party. After multiple meetings with the city and neighborhood association, Dominion gained a valuable understanding of the desires to achieve its placemaking goals at the site by making the site a focal point of the nearby planned light rail station.

From this process, Dominion's original site plan was modified to:

- Developing the site into two separate communities to serve both seniors and families
- Creating a publicly accessible park and roadways
- Re-position garage entrances to remove them from public view
- Add public art to enhance site aesthetics
- Increased pedestrian safety features to light rail connections

All these changes helped achieve the city's goals of creating a community that achieved placemaking and walkability. Further, by addressing these problems informally ahead of the entitlement process, Dominion and the City of Saint Paul ensured an efficient project approval.

The approach Dominion will pursue in partnership with McKinney will follow a similar process to our Saint Paul development. The City of McKinney is a major stakeholder in this project and like the City of Saint Paul, has goals that will need to be met by the development. We understand the city has already spent extensive time and resources to gather feedback of the community and public officials about the development. Given the City's knowledge, we would want to meet with the city shortly after co-developer selection to gain a full understanding of their findings to date

and how they relate to challenges going forward. We would also look to further define the goals of the city in this meeting, so our development team can begin developing master plan's that achieve these goals.

After developing a series of potential master plan options based off the first meeting, Dominion would seek to continue meeting with the City to refine the site plan until it meets the City's standards.

We believe through this process we will be able to achieve a master plan that is both financially feasible and fits the City's goals. This will only be accomplished if both sides are communicating regularly and are willing to seek a common ground on development challenges. Dominion is excited about the opportunity to partner with the City of McKinney and draw on their local expertise to help create an incredible community for the residents of McKinney.

From there, Dominion's position as the second largest owner and manager of affordable housing in the nation will become paramount. Through careful examination over time, studying how residents use each space, which amenities make the most impact, and how properties function sustainably, Dominion brings a perfectionist eye to affordable housing. Careful iteration results in standard unit designs, standard construction practices, and overall quality and cost control, allowing better homes for families.

Believing that quality homes allow for lives with dignity, Dominion sweats the details, making sure that the final product is one that evokes pride in residents. A favorite detail, started years ago, is the specific attention to the school bus stops, hoping to evoke a sense of pride in the neighborhoods our residents call home, rather than embarrassment.

Dominion envisions bringing its 50-years of experience, its penchant for quality and pride-producing developments, and careful concern for the success of residents to a partnership with McKinney. Our vision for the development is one that mirrors any successful community: a diverse collection of residents who, together, create a sense of home and belonging.

For over a quarter century, Dominion has been providing services in both development and management of real estate. Dominion plans to provide exceptional housing while also addressing the overall housing crisis in the McKinney area for low-income individuals and families. Solid working relationships, backed by superior performance and innovative ideas, make the difference in achieving the goals and expectations of a project's stakeholders.



Due to Dominion’s unique ability to finance projects without scarce resources, the promise of affordable homes is made possible, changing the lives of many deserving individuals. Each home will provide residents with a special sense of pride through careful design, amenity rich features, dynamic living spaces, and an overall people-oriented community. By combining Dominion’s affordable housing expertise and McKinney’s dedication to provide quality housing to its hardworking employees, individuals will truly find a new meaning in what they call “HOME.”



If selected as co-developer, Dominion Management Services (DMS) will manage and provide services to the new affordable apartment communities. Dominion, as a long-term owner of apartment housing and owns over 35,000 apartment homes making DMS best-in-industry. The affordable housing management objective is to maximize long-term value. DMS embodies this by supporting our residents, properly investing in the operation and maintenance of a project, and driving the results needed to achieve the development plan. This approach also ensures timely and accurate compliance reporting to state agencies and other important stakeholders. The strong partnership between Dominion’s ownership group, development team, and management company is referred to as “THE DOMINIUM DIFFERENCE.”



PROFESSIONAL TRAINING

Dominium University is a complete in-house “University” in which 25 classes are taught in the Schools of Management, Marketing and Maintenance. Overseen by its own Board of Regents, the goal is to make sure every Dominium employee receives a complete set of educational tools for job competencies and career advancement. “DU” has its own high-tech classrooms and maintenance lab, in which every conceivable maintenance problem can be duplicated. Dominium University increased its use of online training to minimize administration time and increase the benefit of instruction.

OPERATIONS MANUAL

Dominium’s intranet provides site staff with immediate access to all policies, procedures, and forms. Changes to operational procedures and forms are updated as needed, ensuring all sites are operating at optimum efficiency.

HIGH STANDARDS

Regional and Property Managers conduct regular physical inspections to ensure properties are well-maintained. Site inspections include detailed review of:

- Curb appeal
- Building cleanliness
- Ground/building maintenance
- Leasing activities
- Budgets
- Resident relations
- Local competition/market analysis
- Staff
- Preventative maintenance
- Office procedures

CLIENT COMMUNICATIONS

Keeping clients well informed and abreast of property issues and market changes is a priority at Dominium. Client needs are assessed upfront, and the flow of communication and reporting needs are then custom designed to ensure that client needs are continually met.



As an owner, manager, and developer of multifamily properties, we may incur liability based on various conditions at our properties and the buildings thereon, and we also have become and, in the future, may become involved in legal proceedings, including consumer, employment, tort or commercial litigation. Matters which arise out of allegations of bodily injury and property damage are generally covered by insurance. While the resolution of these legal proceedings and claims cannot be predicted with certainty, management believes the outcome of such matters will not have a material adverse effect on our financial statements.

Noteworthy matters, pending or potential litigation:

- Minor child resident at Lakecrest Village had tip of pinky finger amputated after he fell on gym treadmill. DOL 1/14/2022
- Drowning death of 3-year-old child at Villages of Gallatin; child was unsupervised. DOL 9/8/2021
- Resident at Pheasant Ridge sustained 2nd degree burns as a result of plumbing malfunction. DOL 4/30/2021
- Resident at Fusion tripped and fell inside their apartment unit as a result of a HVAC leak. DOL 9/16/2018
- In March 2021, a purported class action lawsuit was filed against Dominion. The suit was brought on behalf of a group of tenants who are aided by a nonprofit tenant advocacy organization. The nonprofit advocacy organization regularly files similar lawsuits as part of their advocacy strategy.

The suit questions the ability to charge for parking. Under the Low-Income Housing Tax Credit Program, if the costs of parking are included in the overall costs of the development and tax credits are awarded on that amount, the facility may not charge a separate fee for parking. If the costs of parking are excluded from the cost basis, fees for parking may be charged. In each of the properties in question in the lawsuit, Dominion charges for underground parking and provides surface parking space free of additional charges.

The costs of constructing underground parking were excluded from cost basis calculations related to the award of tax credits in each of the developments under question in this lawsuit. Dominion follows industry standard and practice on the accounting of underground parking in cost basis calculations by excluding from the cost basis the incremental costs necessary to provide for underground parking.

Furthermore, these costs and their exclusion from cost basis are certified and approved through many steps of analysis by multiple parties involved, including state housing agencies, independent public accounting firms, and lawyers.

This litigation is ongoing.

- In June 2024, purported class action lawsuits were filed against Dominion. The cases involve allegations of bill estimation but use actual submeter data. These two cases are being combined. No financial exposure details are available, and they are not covered by insurance. The class has not been certified and it has not been determined how many Plaintiffs there will be. However, the statute of limitations is six years.
- Final approval of a settlement is expected in October 2024 in a case involving a discrepancy in the Minnesota statute related to use of Fair Market Rents or HUD Exception rents for a small number of units at the single property.



DOMINIUM DEVELOPMENT & ACQUISITIONS

Dominium employs a collaborative approach to all its development projects which draws on people with different skillsets and experiences. Dominium's standard team structure includes two or three development professionals that ensure the project execution and move the project forward efficiently. For McKinney, this team will consist of the following people:

- **NEAL ROUTE, Vice President & Project Partner**
Mr. Route will serve as the project lead on the McKinney team, actively participating and overseeing the underwriting, financing, entitlements, architecture, and construction. He brings 10 years of development experience to the team that includes completing both new construction and historic renovation housing projects. Since 2012, Mr. Route has successfully guided 35 projects to closings.
- **RYAN LUNDERBY, Senior Vice President & Central Region Development Leader**
Mr. Lunderby is responsible for new project development, acquisition, and financing. He is also responsible for analyzing new acquisition opportunities, determining project feasibility, overseeing design and construction, working alongside different partnership restructuring, and negotiating with lenders, investors, and third-party vendors. Mr. Lunderby has closed on over 50 properties since 2010.



This team is further guided by MARK MOORHOUSE, Board Member, Partner, and Executive Vice President. Mr. Moorhouse is responsible for oversight of daily operations of Dominium and draws on 25 years of development experience to help guide his staff on projects and manage external investor, banking, contractor, and public agency relations.



DOMINIUM CONSTRUCTION & ARCHITECTURAL SERVICES (DCAS)

The development team at Dominion is strengthened by its ability to draw its in-house construction and architectural firms' expertise. DCAS can be hired as the contractor or primary architect for this development. Regardless, the development team actively works with DCAS to make sure Dominion's rigorous construction standards are met. The architectural services team provides oversight of the hired architect to minimize errors on project documents. The construction team provides guidance to the development team during the bidding process to keep project costs low and then provides oversight of third-party general contractors during construction.

Dominium's Contracting group is led by Scott Ewing, who brings over 20 years of general contracting experience to Dominion. He manages a team of professionals that has the capacity to have at least one construction representative active in every project. The architecture team is led by Jennifer Moulton, who like Ewing, brings over 20 years of experience in her profession to Dominion. Jennifer's team provides an added layer of oversight to design and construction that helps Dominion achieve consistent results that meet our rigorous standards.

Mr. Route, Mr. Lunderby, Mr. Ewing, and Ms. Moulton's profiles have been provided in the following pages for further information on everyone. Mr. Moorhouse's profile is included.

BROKER

Dominium has not selected a broker at this time. However, we are happy to engage one if selected by the city. The selected broker and financing arrangement would be negotiated and disclosed to the city at that time period.



Dominium expects to partner with the following consultants on the development to create a team that will deliver an exceptional project to the city of McKinney.

BKV GROUP

FIRM: BKV GROUP

ROLE: ARCHITECTURAL & PLANNING SERVICES

BKV is a full-service architecture, engineering, interior design, landscape architecture and construction administration firm. BKV Group has extensive experience planning designing historic building renovations and re-purposing including government, corporate and residential buildings. The staff understands the permanence of historic buildings and works closely with stakeholders to translate technical issues into clear, understandable building options. We have provided BKV's brochure in the coming pages for further information on their company.



BRAUN INTERTEC

FIRM: BRAUN INTERTEC

ROLE: ENVIRONMENTAL SERVICES

Dominium has used the environmental services of James Stephen's team at Braun Interec for over 20 years to conduct project Phase I Environmental Assessments and complete site borings for geotechnical evaluation. Braun Interec was founded in Minnesota in 1957 and has grown to serve developers throughout the Midwest and southern United States.





FIRM: LJA
ROLE: CIVIL ENGINEERING & GEOTECHNICAL SERVICES

LJA provides civil engineering services that include grading, soil corrections, storm sewers, and a myriad of other services that ensure a sound platform for a building's development. Creating the groundwork allows for them to execute the visible site work a project may require and assist with the approvals process. After design and approvals, LJA will partner with the general contractor to assist with the construction process and ensure sustainable and cost-effective design is brought to life.



FIRM: NOVOGRADAC & COMPANY, LLC
ROLE: MARKET RESEARCH

Novogradac will assist Dominion in the construction of a market study to assess the viability of the subject property's ability to reach the projected rents. They have worked with Dominion in the past on historic adaptive-reuse developments and will base their findings of an independent analysis to verify Dominion's underwriting and inform decisions.

DOMINIUM DEAL TEAM

Paul Sween
SENIOR MANAGING
PARTNER



Mark Moorhouse
Development
MANAGING PARTNER
& EXECUTIVE VP



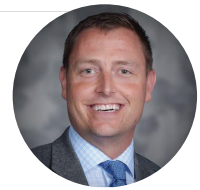
Ryan Lunderby
Development
SENIOR VP &
CENTRAL REGION
DEVELOPMENT LEADER



Scott Ewing
Construction &
Architectural Services
PARTNER, CHIEF
CONSTRUCTION &
ARCHITECTURE OFFICER
& EXECUTIVE VP



Tim Allen
Corporate Services
CHIEF FINANCIAL
OFFICER & EXECUTIVE VP



Chris Lahna
Property Management
PARTNER, CHIEF PROPERTY
MANAGEMENT AND
TALENT OFFICER &
EXECUTIVE VP



Neal Route
Development
VP & PROJECT
PARTNER



Jennifer Moulton
Construction &
Architectural Services
VP OF ARCHITECTURE



VENTURA

- AT TRADEWINDS -

Ventura at Tradewinds Apartments, Dominion's first new construction project in the state of Texas, is a development located in Midland. The project includes 204 homes, a clubhouse with a children's play area, community room with kitchen, fitness center, library, and supportive services area. In addition, exterior amenities include a pool, playground, grilling area, and an on-site dog park. In-home features include a full kitchen, 9' ceilings, walk-in closet(s), washer/dryer, and a balcony/patio.

This community provides affordable housing to people of different income levels through the election of income averaging. On average, residents of Ventura at Tradewinds earn 60% or less of the area median income. Spread across 7 residential buildings, the unit mix consists of 36 one-bedrooms, 84 two-bedrooms, and 84 three-bedroom homes. The site contains 410 surface parking spaces, which are no additional charge to the residents.

Texas Housing Foundation purchased the 9-acre parcel of land where the development is located on January 7, 2019 from Grace Partnership, LLC, and concurrently entered into a 99-year ground lease with THF Midland Leased Housing Associates I, Limited Partnership. Dominion serves as the Class B Limited Partner in the Partnership, and the General Partner is an affiliate of Texas Housing Foundation.

Ventura at Tradewinds is financed through the combination of Tax-Exempt bonds issued by Texas State Affordable Housing Corporation (TSAHC), 4% Low Income Housing Tax Credits allocated by the Texas Department of Housing and Community Affairs (TDHCA), a Freddie Mac Forward Tax Exempt Loan serviced by JLL, a construction and equity bridge loan provided by Associated Bank, and an equity investment in the 4% tax credits from WNC & Associates. Dominion also partnered with the Texas Housing Finance Corporation to secure a full tax abatement on the site. Dominion has a proven track record of being successful with this complicated financing execution. Ventura at Tradewinds is a project that all deal participants can be proud of, and will serve the community for years to come.

NAME: Ventura at Tradewinds
Midland, TX

TYPE OF PROJECT:
204 Apartments
Section 42

ARCHITECT:
Cross Architects, PLLC

GENERAL CONTRACTOR:
THF Housing Development Corporation

PRIME SUBCONTRACTOR:
Pavilion Construction

CONSTRUCTION MANAGER:
Dominium Construction
& Architectural Services

DOMINIUM'S RESPONSIBILITY:
Real Estate Development
Project Financing
Legal & Environmental Services
Design & Construction Management
Property Management

FINANCIAL PARTNERS:
TSAHC
TDHCA
Freddie Mac
JLL
Associated Bank
WNC & Associates

TOTAL DEVELOPMENT COST:
\$50,000,000

SIZE: 9.1 Acres (Site)
222,723 Square Feet (Building)

COMPLETION DATE:
Spring 2021



DOMINIUM



KINWOOD

APARTMENTS

NAME:
Kinwood Apartments
McKinney, TX

TYPE OF PROJECT:
200 Apartment Homes
100% Affordable (60% AMI)

ARCHITECT:
Ebersoldt + Associates

GENERAL CONTRACTOR:
Dominium Construction & Architectural
Services, LLC

PRIME SUBCONTRACTOR:
J4 Development, Inc.

DOMINIUM'S RESPONSIBILITY:
Real Estate Development
Project Financing
Legal & Environmental Services
Design & Construction Management
Property Management
Section 42 Compliance

FINANCIAL PARTNERS:
Freddie Mac
Merchants Bank
Great Southern Bank
Stratford Capital
TDHCA
McKinney Housing Finance Corporation

TOTAL DEVELOPMENT COST:
\$42,000,000

SIZE:
14.35 Acres (Site)
188,630 Square Feet (Building)

COMPLETION DATE:
November 2021

Kinwood Apartments (formerly known as Creek Point) was constructed in 2002, and initially financed through the 4% low-income housing tax credit program. Dominium acquired the property in January 2020, and operated the property while preparing for the resyndication, which closed in July 2020. This closing kicked off the \$5.2 million rehabilitation of the property, at approximately \$26,000 per home.

Kinwood offers a variety of spacious one, two and three bedroom apartment homes to its residents. All homes come equipped with a breakfast bar & pantry, walk-in closets, and vaulted ceilings. The renovations featured an extensive remodel of the existing clubhouse, the construction of a new bus stop, as well as a new playground area with a pavilion and grills. In home features include granite countertops, updated door hardware, low-flow plumbing fixtures, energy efficient light fixtures, washers, and dryers.

The financing of Kinwood included a Freddie Mac Forward Tax Exempt Loan originated and serviced by Merchants Bank, a construction loan and equity bridge loan from Great Southern, and an equity investment from Stratford Capital in the 4% Federal Low Income Housing Tax Credits. TDHCA provided the determination of Tax Credits and the McKinney Housing Finance Corporation issued the Tax-Exempt Bonds.

Kinwood is Dominium's first resyndication in Collin County, and exemplifies the continued commitment and partnership with TDHCA to provide quality affordable housing and to help keep existing affordable assets in the Section 42 program.






CROSSROAD COMMONS

Crossroad Commons is Dominion’s third new construction project in Texas and its first in the state capitol. Located in the growing community of northeast Austin, the property will provide affordable housing for the next 30+ years to 216 families making 60% or less of the area median income.

The property features 7 residential buildings ranging between 24-36 homes in each, and contains 48 one-bedrooms, 84 two-bedrooms, and 84 three-bedroom layouts. Each home includes granite countertops, resilient flooring, and laundry equipment. The community features a clubhouse containing a resident services area, fitness center and yoga studio, café lounge, and children’s play room along with the younger residents enjoying several outdoor playgrounds. 22 of the property’s 32 acres have been preserved for the surrounding watershed with walking trails for residents to enjoy.

Dominium partnered with Austin Affordable Housing Corporation (AAHC), a subsidiary of the Housing Authority of the City of Austin (HACA) to develop the property. An affiliate of HACA issued the tax-exempt bonds for the project, and the Texas Department of Housing and Community Affairs (TDHCA) issued the Housing Tax Credits. Construction period financing was provided through a construction loan originated by Citibank and an equity bridge loan from Great Southern Bank. Permanent financing will be provided through a Freddie Mac Forward Tax-Exempt Loan serviced by Citibank, and Alliant Capital has made an equity investment in the 4% Housing Tax Credits.



NAME: Crossroad Commons
Austin, TX

TYPE OF PROJECT:
216 Affordable Apartments

ARCHITECT:
Smith Gee Studio

CIVIL ENGINEER:
Kimley Horn

GENERAL CONTRACTOR:
Austin Affordable Housing Corporation

PRIME SUBCONTRACTOR:
Weis Builders

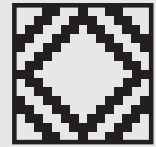
DOMINIUM’S RESPONSIBILITY:
Real Estate Development
Project Financing
Legal and Environmental Services
Architectural Consulting
Construction Management
Property Management
Section 42 Compliance

FINANCIAL PARTNERS:
Citibank
Great Southern Bank
Alliant Capital
Freddie Mac
TDHCA
Housing Authority of the City of Austin
Austin Affordable Housing Corporation
Austin Affordable PFC, Inc
Commercial Partners Title
Dougherty & Company, LLC
Bridgewater Bank

TOTAL DEVELOPMENT COST:
\$65,000,000

SIZE: 32 Acres

COMPLETION DATE:
Spring 2022



MILLBERRY

APARTMENTS

Millberry Apartments consists of 121 apartment homes in an affordable community of workforce housing, providing one, two and three bedroom apartment layouts. The building is just a block away from the Light Rail Green Line at Westgate Station. Dominion acquired the land from Weyerhaeuser Company in 2016. Dominion worked closely with the City of St. Paul and closed on the financing in June of 2018 to complete the envisioned development.

This community provides workforce housing apartments to residents who income qualify, earning no more than 60% of the Area Median Income (AMI). Due to the use of Low-Income Housing Tax Credits as a portion of the financing, rents are restricted at 60% AMI for 100% of the apartment homes.

Millberry Apartments was constructed to complement its sister property, The Legends at Berry, which is an independent senior apartment community that was built directly across Berry Street. Millberry Apartments is four stories tall with one floor of subsurface parking. Common area amenities include a courtyard with a grilling area, community room and kitchen, fitness center, interior and exterior play areas, and more. Additionally, the City of St. Paul will be constructing a park directly to the south of the property which will include green space and bike trails connecting to other trails in St. Paul.

This project was financed through tax-exempt bonds, 4% Low Income Housing Tax Credits, and a HUD Insured 1st Mortgage provided by Dougherty Mortgage. Additionally, US Bank provided the direct LIHTC equity investment. Millberry Apartments is a project that the City of St. Paul can be proud of due to the appropriate use of space and need for affordable housing. This project is a valuable asset to the immediate neighborhood and will continue to serve the community for years to come.

NAME:

Millberry Apartments
St. Paul, MN

TYPE OF PROJECT:

121 workforce apartments
100% of units affordable (60% AMI)

ARCHITECT:

Boarman Kroos Vogel Group, Inc.

GENERAL CONTRACTOR

Weis Builders

DOMINIUM'S RESPONSIBILITY:

Real Estate Development
Project Financing
Legal & Environmental Services
Design & Construction Management
Property Management

FINANCIAL PARTNERS:

HUD
US Bank
City of St. Paul
Dougherty Mortgage

TOTAL DEVELOPMENT COST:

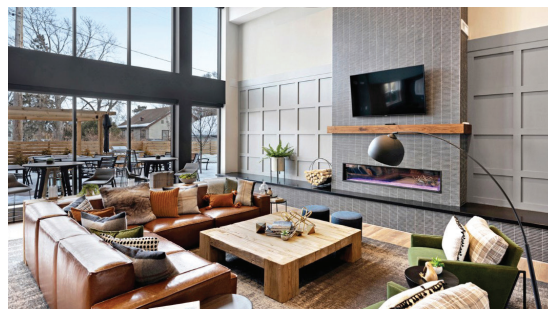
\$40,000,000

SIZE:

2 Acres (Site)
130,000 Square Feet (Building)

COMPLETION DATE:

October 2019





THE LEGENDS

— at Berry —

62+ SENIOR LIVING

The Legends at Berry is an affordable senior (62+) apartment community with 241 homes consisting of one, two, and three bedroom layouts. The buildings are located just steps away from the Light Rail Green Line at the Westgate Station and are adjacent to an existing Dominion apartment community, 808 Berry Place. Dominion acquired the land from Weyerhaeuser Lumber in June of 2016, and started construction on the project in June of 2018.

The buildings are paired with a sister project, Millberry Apartments, which is directly across the street. The overall site includes a park, three public roads, a regional bike trail, and a future parcel to be developed in a few years. The immediate vicinity includes a climbing gym and prominent office buildings, including Sunrise Bank’s headquarters and a co-working office environment. The community buildings themselves include ample amenities for residents with a salon, library, clubroom, fitness center, and more.

The Legends at Berry was financed through a combination of tax-exempt bonds, 4% Low Income Housing Tax Credits, a HUD insured 1st Mortgage provided by Dougherty Mortgage, and a Letter of Credit from Sunrise Banks. US Bank Community Development Corporation provided the equity for the transaction.

- NAME:
The Legends at Berry
St. Paul, MN
- TYPE OF PROJECT:
241 senior (62+) apartments
100% affordable units
- ARCHITECT:
Boarman Kroos Vogel Group, Inc.
- CONSTRUCTION MANAGEMENT:
Weis Builders
- DOMINIUM’S RESPONSIBILITY:
Real Estate Development
Project Financing
Legal & Environmental Services
Design & Construction Management
Property Management
Section 42 Compliance
- FINANCIAL PARTNERS:
HUD
Dougherty Mortgage/Funding
US Bank
Ramsey County
City of St. Paul
Sunrise Banks
- TOTAL DEVELOPMENT COST:
\$80,000,000
- SIZE: 3.3 Acres (Site)
260,000 Square Feet (Building)
- COMPLETION DATE:
May 2020





A-Mill Artist Lofts, located on the banks of the Mississippi River across from downtown Minneapolis, represents an extraordinary historic preservation undertaking. The complex, whose oldest buildings were built in the 1880s to house Pillsbury's growing milling business, was located specifically to take advantage of the St. Anthony Falls. The mill, designated a National Historic Landmark, was the world's largest flour mill for over 40 years. After sitting vacant since 2003, Dominion's renovation has transformed the Pillsbury A-Mill into affordable artist live/work lofts. The \$175 million renovation included significant structural repairs to the failing exterior facade, uncovering portions of the historic railroad tracks that used to serve the mill, creation of dramatic performance and gallery spaces, studios for artists of all types (paint, clay, sound, dance), and state of the art tenant amenities including a fitness center, a clubroom with kitchen, and a 7th-floor rooftop deck with panoramic views of downtown Minneapolis.

For the 251 unique studio, one, two and three bedroom lofts, A-Mill Artist Lofts provides in-home amenities like stainless steel appliances, stone countertops, and in-home washer and dryers. All of the lofts have rent and income limits at 60% of the Area Median Income (AMI). Dominion also re-purposed the existing 1800s-era infrastructure that used the Mississippi River to power the mill during its previous life to include a modern hydroelectric system that currently powers over 70% of the building's electricity use.

Rehabilitating the long-vacant Pillsbury A-Mill, one of Minneapolis' most prized historic treasures, into a sustainably-powered affordable housing complex has proven a great success for the City of Minneapolis, adding to the socioeconomic diversity of Mill & Main area and adding to the vibrancy of the downtown and Northeast neighborhoods.

This redevelopment was made possible by Tax-Exempt Bonds, Low-Income Housing Tax Credits, Federal and State Historic Tax Credits, and grants from the Metropolitan Council and Minnesota DEED. Construction and permanent financing sources included US Bank, Cornerstone Real Estate Advisors, and an equity investment from Affordable Housing Partners.

NAME: A-Mill Artist Lofts
Minneapolis, MN

TYPE OF PROJECT:
Historic Adaptive Reuse
251 Loft Apartments
100% of Units Affordable

ARCHITECT: BKV Group

CONSTRUCTION MANAGEMENT:
WEIS Builders

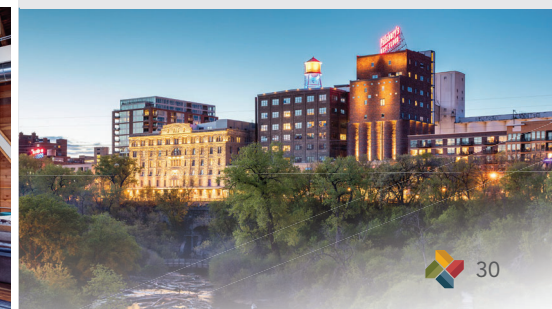
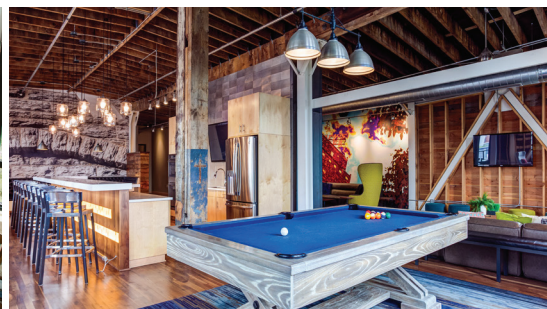
DOMINIUM'S RESPONSIBILITY:
Real Estate Development
Project Financing
Design & Construction Management
Property Management
Section 42 Compliance

FINANCIAL PARTNERS:
Hennepin County
City of Minneapolis
Minnesota Housing Finance Agency
Minnesota DEED
Metropolitan Council
US Bank
Cornerstone Real Estate Advisors
Affordable Housing Partners

TOTAL DEVELOPMENT COST:
\$175,000,000

SIZE: 4.0 Acres (Site)

COMPLETION DATE:
December 2015



PROJECT SPECIFIC EXPERIENCE

	PROJECT 1	PROJECT 2	PROJECT 3	PROJECT 4	PROJECT 5
REAL ESTATE					
Development Feasibility Studies	X	X	X	X	X
Sale of Real Estate	X	X	X	X	X
Real Estate Redevelopment					X
Zoning Approval	X		X	X	X
Subdivision Approval	X		X	X	X
Site Preparation Work	X		X	X	X
Environmental Work	X		X	X	X
Dedicated Infrastructure			X		X
Master Planning			X		
FINANCING					
Financial Feasibility Studies	X	X	X	X	
LIHTC	X	X	X	X	
HOPE VI					
HOME					
CDBG					
Historic Tax Credits					X
Fannie Mae					
Federal Home Loan Bank			X		
Affordable Housing Program	X	X	X	X	X
Bank Financing	X	X	X	X	X
Bond Financing	X	X	X	X	X
Bond Underwriting	X	X	X	X	X
Tax Credit Syndicator	X	X	X	X	X
Personal Guarantees					
Corporate Guarantees	X	X	X	X	X
CONSTRUCTION					
General Contractor	X	X	X	X	X
Construction Manager	X	X	X	X	X
Infrastructure Construction			X		X
Design Services	X	X	X	X	X
PROPERTY MANAGEMENT					
Marketing Plans/Lease Up	X	X	X	X	X
Property Manager	X	X	X	X	X
Site Maintenance	X	X	X	X	X
Site Security	X	X	X	X	X
Public Housing Units	X	X	X	X	X
MISCELLANEOUS					
Regulatory Compliance	X	X	X	X	X
Supportive Services	X	X		X	



Each of the previous projects were financed with a similar deal structure, and we would propose a similar execution for the McKinney new construction. On the debt side of the transaction, Dominion works with a local issuer to provide a conduit issuance of tax-exempt bonds. For the McKinney new construction, we would propose to work with McKinney Housing. Ultimately, the bonds are sold to an investor, often times an agency like Freddie Mac, Fannie Mae, or HUD, who will make a loan to the project based on an underwritten supportable mortgage that is determined at closing.



Because of the risk factors associated with the construction process, the permanent lender will withhold their first mortgage funding until construction is completed, and the project is stabilized. With that said, a separate construction loan is required to finance the new development.

Dominium has a longstanding relationship with many of the industry leaders who provide construction financing for affordable housing development. Dominion worked closely with Associated Bank, Merchants Bank, Citibank, Bridgewater Bank, and U.S. Bank to secure construction financing on the aforementioned five projects.



On the equity side, Dominion's new construction developments have been financed with an allocation of low-income housing tax credits. In exchange for an allocation of tax credits, an investor will enter into a partnership agreement with Dominion to provide equity financing to the project.

On the aforementioned five projects, Dominion has worked with a variety of investors and syndicators, including WNC & Associates, Inc., Stratford Capital Group, Alliant Capital, U.S. Bancorp Community Development Corporation, and Affordable Housing Partners, Inc. (a Berkshire Hathaway company). Additionally, Dominion has an in-house syndicator affiliate, Polaris Capital, that allows for greater efficiencies and execution in this process.



FINANCING STRATEGY

The primary objective of the development is to be financed without utilizing any scarce resources. Dominion projects do not rely on 9% housing credits or other traditionally competitive financing such as CDBG, HOME, or National Housing Trust Fund.

- **TAX CREDITS:** 4% tax credits which are non-competitive
- **PRIVATE ACTIVITY BONDS:** allocated from McKinney Housing Finance Corporation and subject to bond volume cap
- **HOUSING TAX CREDIT EQUITY:** either through a 3rd party syndicator or via Polaris Capital, an affiliate tax credit syndicator of the development entity. Having the ability to syndicate tax credits in-house allows for both increased flexibility and efficiency
- **PERMANENT FINANCING:** proposed to be a forward committed Freddie-Mac Tax-Exempt Loan
- **CONSTRUCTION FINANCING:** to be determined, and will vary depending on the housing tax credit equity execution
- **DEFERRED DEVELOPER FEE:** Dominion developments generally defer substantial portions of the overall developer fee to help close financing "gaps"

FINANCING STRUCTURE

All pre-development costs, including architecture, legal, and acquisition costs, will be covered by a Dominion affiliate, the co-developer. Therefore, McKinney Housing Finance Corporation will not have any risk in the pursuit of this project. The co-developer (Dominium affiliate) will be responsible for identifying project debt and equity to maximize profitability to the partnership. Similarly, affiliates of co-developer will be responsible for all project related guarantees as required by lenders / investors. MHFC will have the right to review and approve any term sheets and loan documents. MHFC will be entitled to 25% of the project developer fee, 25% of the cash flow throughout the compliance period, and 10% of any residual or refinance proceeds of the project. These splits are in accordance with co-developer's past experience with HFC / PFCs, and reflect the co-developer's increased risk of providing pre-development funding, and ongoing project guarantees.

REFERENCES



HOUSING FINANCE CORPORATION

MINDY COCHRAN

Arlington Housing Finance Corporation

(817) 276-6790

mindy.cochran@arlingtontx.gov

COMMUNITY PARTNER

ELLIE M.C. FANNING

Portfolio Resident Services

(214) 442-1680

efanning@prspurpose.org



TAX CREDIT INVESTOR

VIHAR SHETH

US Bank

(314) 335-2616

vihar.sheth@usbank.com

ARCHITECT

MIKE KRYCH

BKV Group

(612) 373-9134

mkrych@bkvgroup.com



FINANCIAL INSTITUTION

FRANK HOGAN

Colliers

(612) 376-4042

fhogan@doughertymarkets.com




EXHIBIT B
CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND
OTHER RESPONSIBILITY MATTERS

By the submission of this response, Dominium certifies to the best of its knowledge and belief, that it and its principals:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) Have not within a three-year period preceding this response been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1) (b) of this certification; and
- (d) Have not within a three-year period preceding this response had one or more public transactions (Federal, State or local) terminated for cause or default.

Name of Organization: Dominium

Signature: 

Name: Neal M. Route

Title: Vice President

Date: 10.9.2024

EXHIBIT C
CERTIFICATION REGARDING LOBBYING

I, Neal M. Route, hereby certify on behalf of Dominium
(insert name of respondent) and its key principals that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, or any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclosure accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



Signature of Key Principal of Respondent

ADDENDUM NO. 1

FOR

**REAL ESTATE DEVELOPMENT SERVICES (MHFC)
25-04RFQ**

ISSUED

OCTOBER 2, 2024



CITY OF MCKINNEY CONTACT

Mindy Smith, NIGP-CPP, CPPB
Assistant Procurement Services Manager
1550 D South College Street
McKinney, Texas 75069
msmith8@mckinneytexas.org

The City of McKinney exclusively uses IonWave Technologies, Inc. ([McKinney eBid](#)) for the notification and dissemination of all solicitations. The receipt of solicitations through any other means may result in your receipt of incomplete specifications and/or addendums which could ultimately render your bid/proposal non-compliant. The City of McKinney accepts no responsibility for the receipt and/or notification of solicitations through any other means.

RECEIPT OF ADDENDUM NO. 1 MUST BE ACKNOWLEDGED IN SUBMITTAL

ADDENDUM NO. 2

FOR

**REAL ESTATE DEVELOPMENT SERVICES (MHFC)
25-04RFQ**

ISSUED

OCTOBER 4, 2024



CITY OF MCKINNEY CONTACT

Mindy Smith, NIGP-CPP, CPPB
Assistant Procurement Services Manager
1550 D South College Street
McKinney, Texas 75069
msmith8@mckinneytexas.org

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RECEIPT OF ADDENDUM NO. 2 MUST BE ACKNOWLEDGED IN SUBMITTAL

ADDENDUM NO. 2

**REAL ESTATE DEVELOPMENT SERVICES (MHFC)
25-04RFQ**

This Addendum is hereby made a part of the Request for Qualifications documents to the same extent as if it were originally included therein. The following clarifications shall be made to the Request for Qualifications and shall become a part of, and attached to, the Request for Qualifications documents.

This addendum is issued in response to questions received from prospective Respondents.

Questions and Answers:

1. Could you please clarify the Section 3/MBE/WBE portion of the project chart? Does this apply only to the owner/developer or to any entity that was involved in the development process of the project?

Answer: This aims to encompass the entire development, thereby including all entities involved.

END OF ADDENDUM NO. 2

Acknowledgment of Addenda:

Addendum No. 2: NR 10/10/24
Initial Date Received



NEAL ROUTE
nroute@dominiuminc.com
(214) 960-1162

Atlanta | Dallas | Minneapolis | Phoenix

DOMINIUMAPARTMENTS.COM 

What we do hits H O M E.