An aerial photograph of a city street, likely in a historic district. The image shows several multi-story buildings with varied architectural styles, including a prominent church with a tall steeple in the center. The street is lined with trees, and the overall scene is captured from a high angle, providing a clear view of the urban layout.

Proposal For City Parking Garage BOT Qualifications

TRG | THE
RIDGE
GROUP

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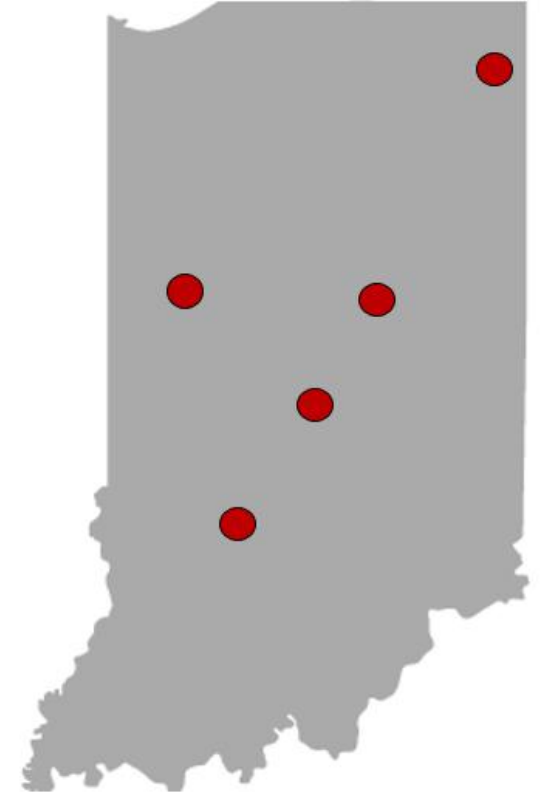
TRG Development & Construction

Founded in 1990, TRG Development and TRG Construction are full-service firms specializing in the planning, development, and construction of high-quality, mixed-use, Class A projects across the Midwest. With a proven track record of success, more than 85% of our work has been completed through public-private partnerships, demonstrating our commitment to collaboration with municipalities and alignment with community goals.

TRG understand the importance of thoughtful development that not only drives economic growth but also enhances the fabric of the communities we serve. Our team brings deep expertise in navigating public processes, securing financing, and delivering projects that reflect the values and vision of our municipal partners in transparent and efficient manners.

TRG truly looks forward to working with the City of Greenfield on this transformative development bringing new energy, opportunity, and long-term value to the community.

Tyler W. Ridge II | **President**
TRG Development, LLC



Org Chart

Developer and GC of Record



BOT/Garage Consultant



Legal Counsel



Civil Engineer of Record



Expect More. Experience Better.

Architect of Record



Structural Engineer of Record



Key Staff Members

Adam Kniola

President - TRG Construction



Construction

Chris Hagan

AIA – LEED AP – Partner – Studio Axis



Architecture

Oversee Structural

Alen Fetahagic

PE – LEED AP – Civil Engineering Lead – Kimley-Horn



Civil Engineer

Ted Nolting

Partner – Kroger Gardis & Regis



Legal Counsel

Spanning multiple years and projects, this team of key staff members has worked together on numerous projects. Historically focused on multifamily and mixed-use developments, each individual member has participated in the design, construction, or legal aspect of private and public parking structures. This same team of design, construction, and legal professionals will work on both the parking garage and the mixed-use development wrapping the parking garage on two sides creating efficiency and mitigating the risk design misses or inefficiencies and miscommunications.

Competence & Experience in BOT

Our team comes with years of experience in the BOT process. Ted Nolting, General Counsel for the team, as well as Greg Martz with GM Development have represented both municipalities and developers through the Build-Operate-Transfer (BOT) process. Combined with the experience of our design team and legal counsel, the team has performed BOTs in the following communities:

- 1. Town of New Palestine – Town Hall Project**
- 2. Washington Township of Hendricks County – Station 145**
- 3. Washington Township of Decatur County – Township Headquarters**
- 4. West Central Fire Protection District – District Headquarters**
- 5. Carmel-Clay Parks Department – Park**
- 6. Monroe County – Monroe County Parking Facility**
- 7. City of Plainfield – Plainfield Parking Facility**

The TRG team will work diligently with the city throughout the BOT process. TRG will ensure the project schedule is met, execute the GMP directly, review drawings, assist design throughout the project lifecycle, hold weekly construction meetings, and deliver on final operational transfer of the garage as outlined in the agreements as to ensure success for the BOT and adjacent public/private partnership on the mixed-use development.

Construction Finance

TRG Construction will not include fees outside of what is customary as a general contractor.

No Developer Fee

No Construction Management Fee (CM Fee)
- Direct savings to the City of Greenfield

The fees associated with the garage project will be fully transparent and include design, construction hard costs, associated permitting and utility fees, and GC construction profit/overhead.

No other fees will be requested as part of the overall garage budget.

It is our understanding the garage project will be funded via TIF provided by the City of Greenfield. During design and construction of the garage, TRG will work closely with the City regarding budget, design, schedule, schedule of values, and payment terms during construction. The finance process is proposed as follows:

1. Monthly pay applications will be sent to the City for review on the 25th of each month. Applications for payment will not be processed without City approval and input.
2. Applications for payment will show the percentage of completion for each portion of the work that is taking place as to avoid any overbilling and assist with risk mitigation.
3. Hold a monthly meeting to discuss construction progress, future pay applications, and any items that may arise during construction.
4. All subcontractor and supplier pay applications, invoices and lien waivers to be provided for full transparency by TRG along with the GC pay application.

Design & Construction Process

Design and Preconstruction Phase

During the design and preconstruction phase of the garage, TRG Construction and the design team will work with the City to identify the goals, design aesthetic, and long-term operating function of the garage. Though separate of the mixed-use development, the two buildings will be intimately connected. The design team of the garage will be the same team designing the mixed-use development. Both the design and legal process of creating shared spaces, access easements, and operational costs will all be considered in the design and partnership with the City of Greenfield. TRG will meet with the City at all major milestones of the garage design, provide updates in pricing via a divisional breakdown budget review, work with the city to vet potential contractors, provide value engineering options if necessary, and ultimately be the primary contact before, during, and after construction. TRG Construction will agree to take all risk associated with the Guaranteed Maximum Price (GMP) signed in partnership with the City of Greenfield.

Construction Phase

Once construction begins, TRG Construction will oversee all aspects of the garage construction. We do not outsource construction management or the general contractor, as TRG is the general contractor. Our construction team is made up of individuals with decades of experience including an estimated \$800M in completed construction work. This includes professional sports stadiums, post-tensioned elevated slabs, sub-grade parking structures and multi-use buildings. Progress meetings will include both the design and construction teams, ensuring quick decision making and responses should issues arise.

Our team is dedicated to regular meetings with the City (OAC Meetings), providing weekly updates, and continued communication from the time of selection through the completion and operational transfer of the garage project.

Post Construction Phase

Once constructed, TRG Construction will hand over operations of the garage to the City. Following the operational transfer, TRG will remain committed to the operational and financial success of the garage, as it will have long term impact on the commercial and multifamily residents to the TRG owned project.

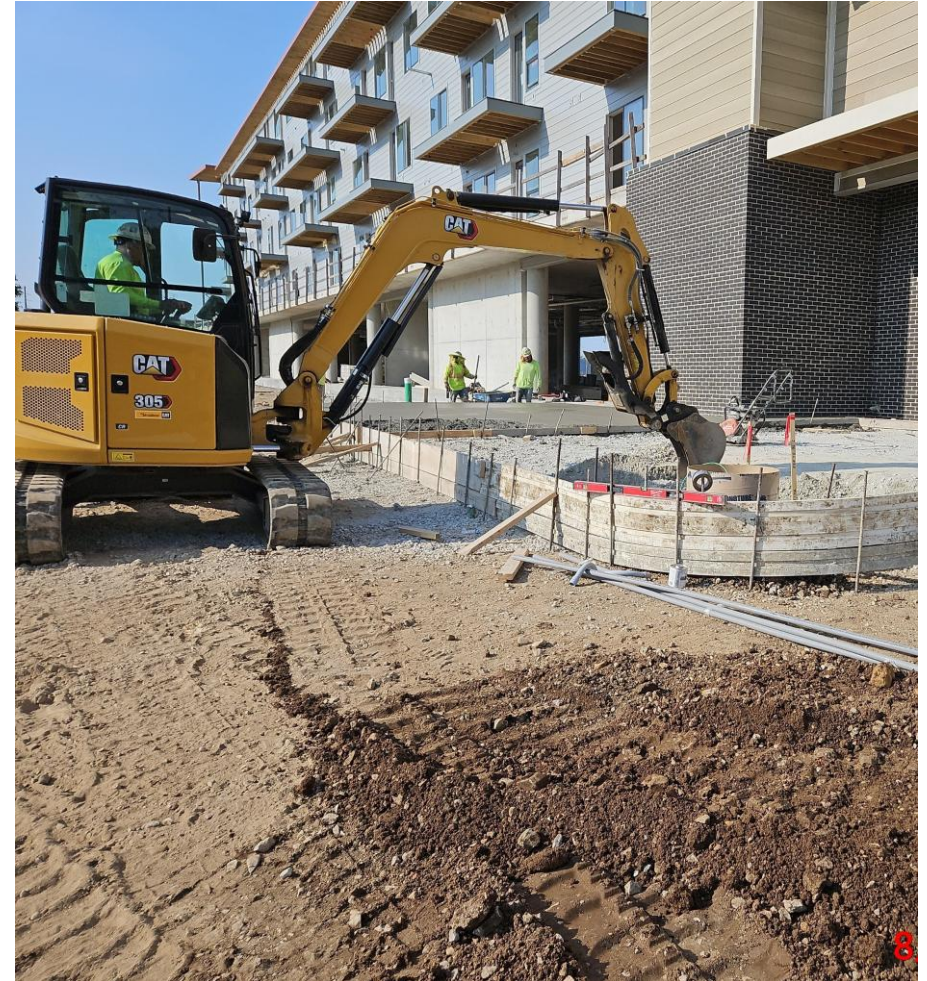
Construction Management Strategy

Construction Management Approach

- TRG Construction takes a hands-on approach to ensure that every aspect of a project is given the proper attention, ensuring our clients' goals and timelines are met. TRG Construction works to make projects exceed expectations.

Contractor Selection

- TRG Construction has an extensive network of local bidders within the greater Indianapolis metro area. TRG will look to leverage relationships with local contractors specializing in the construction of parking garages.
- During the selection process TRG Construction will:
 - Create bid scopes with contractor feedback with RFI items included into the bid packages.
 - Pre-qualify contractors based on financial viability, experience, and safety record.
 - Enter into detailed subcontractor agreements that establish all items of scope, schedule, durations, quality standards, warranties and expected level of production.



Construction Management Strategy

Construction Team

TRG Construction was built with efficiency, professionalism, and quality at the forefront to its approach to the construction of projects. TRG Construction has built a reputation of delivering quality projects around the State of Indiana. Our team of construction professionals bring a multifaceted level of experience to each specific project. Our team will consist of:

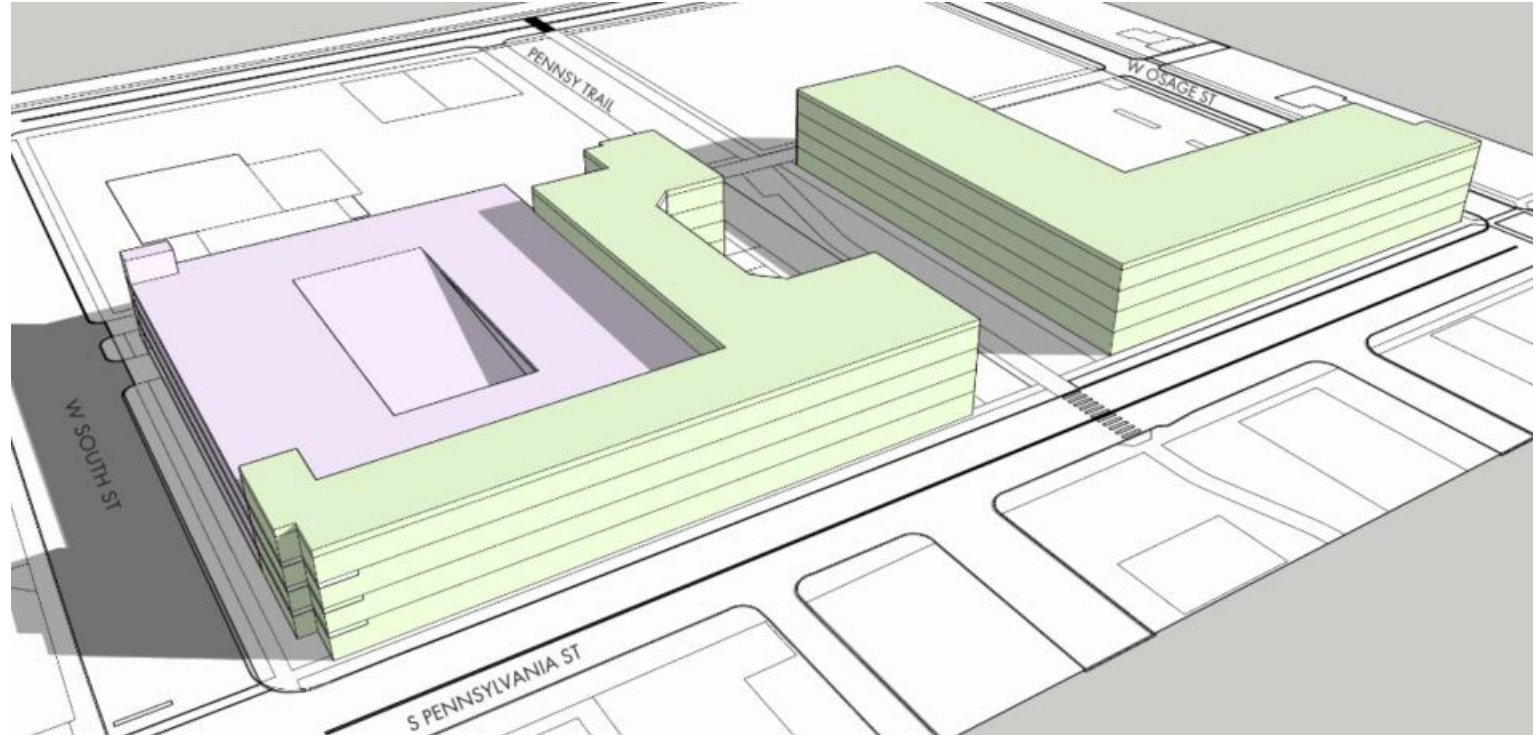
- (1) Full Time Project Manager
- (1) Full-Time Project Engineer
- (2) Full-Time Superintendents
- (1) Safety Consultant

Members of TRG Construction that will be dedicate to the garage project have extensive experience working with other members of the design team that will be dedicated to both the garage and mixed-use development.



Design

- Located at the corner of Pennsylvania Street and South Street, the garage will be wrapped on two sides by the mixed-use development.
- Access is proposed in two locations along South Street, allowing for two areas of entry and exit from the parking facility.
- Both the public and residents of the mixed-use development will have access to the garage via elevators and lobby space along Pennsylvania Street.
- Additional pedestrian access is proposed to be located along South Street.

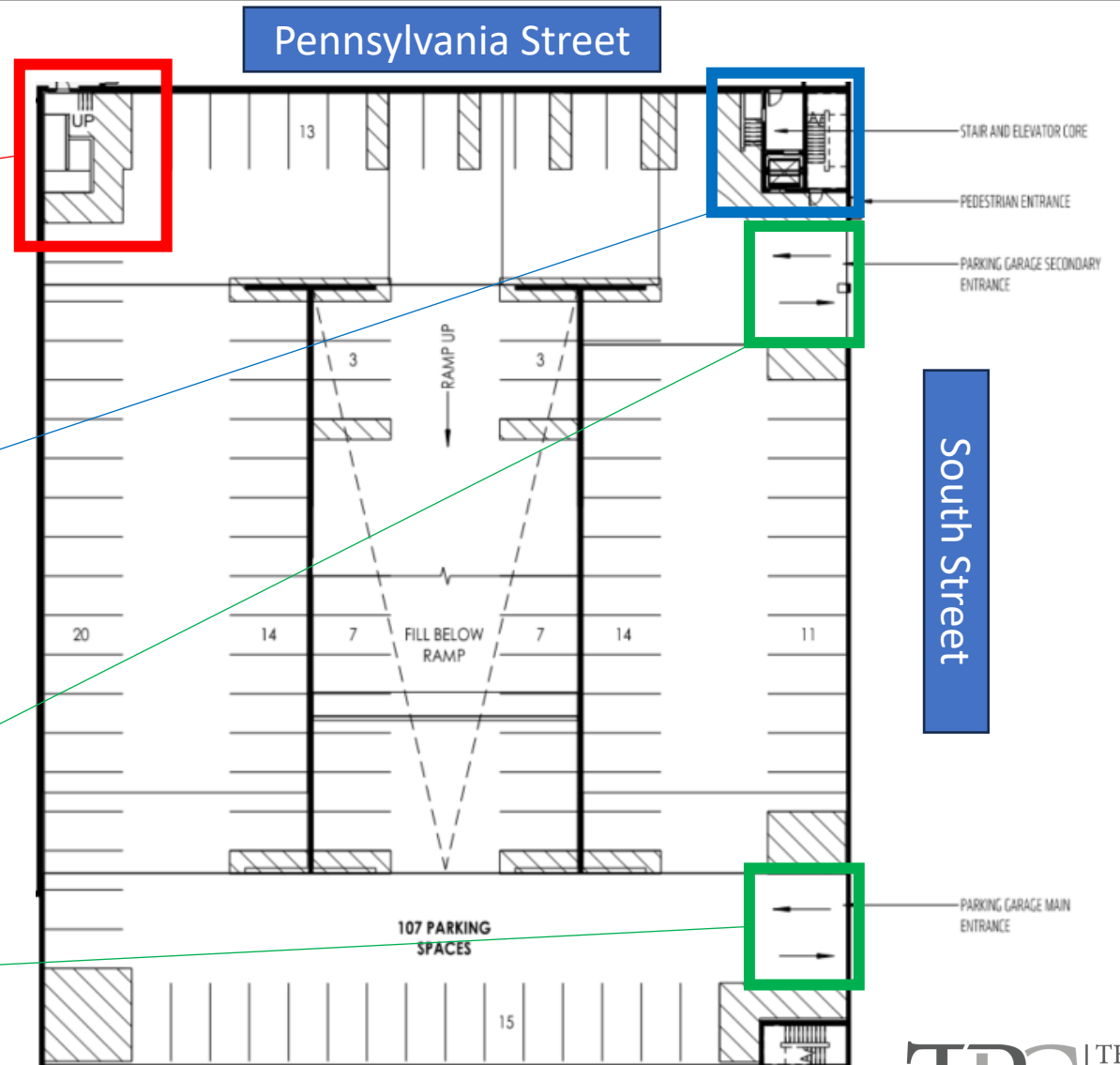


Design

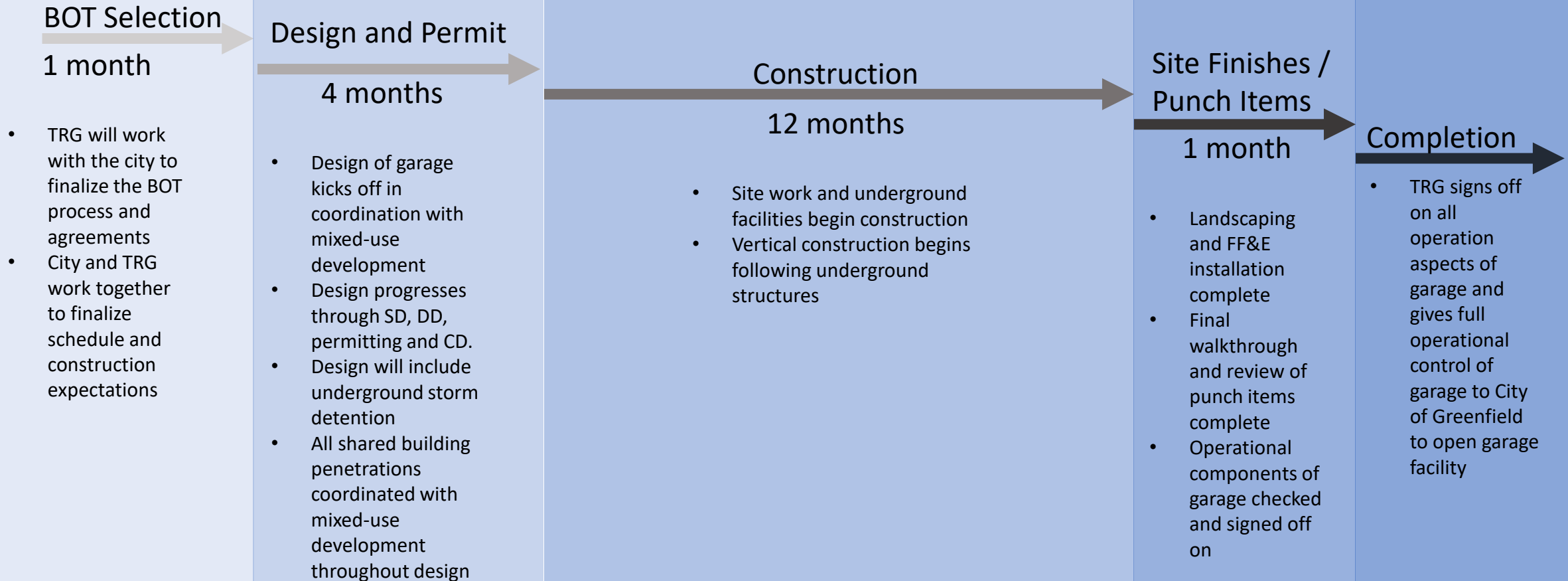
Proposed location of Lobby access allowing public entry to commercial space with building and to Pennsylvania Street

Elevator and stair location for public and resident use within the garage. Each floor has an access-controlled entry for residents granting entry into the mixed-use development.

Dual ingress/egress points to and from garage. This design helps alleviate traffic during peak hours or during large public events



Schedule



Team Experience



MIDTOWN CARMEL – NORTH PARKING FACILITY

Year Built - 2017

of spaces - 581

This 581-space parking facility is located in Midtown Carmel. Completed in the summer of 2017, it connects to the adjacent Block 3 Office Building and features public restrooms, bicycle parking, and bicycle repair services. The six-level parking facility also includes retail space. The single-helix garage uses pre-cast concrete and brick to create a seamless transition between the parking facility and the Block 3 Office Building.



Reference

Pat Chittenden, Patch Development
(317-507-6067)

Team Experience

MIDTOWN CARMEL – SOUTHPARKING FACILITY

Year Built - 2017

of spaces - 318

This parking facility is part of a mixed-use development connecting the Arts & Design District with City Center. It provides Midtown Carmel with 318 parking spaces, and is located one block south of the North Parking Facility. The four-level parking facility includes bicycle parking and ground-level office and retail space. It also blends modern design with industrial architecture.



Reference

Pat Chittenden, Patch Development
(317-507-6067)

Team Experience



MONROE COUNTY PARKING FACILITY

Year Built - 2017

of spaces - 240

This seven-story parking facility in Bloomington, Indiana, provides parking for Monroe County employees. It is also utilized as a secure evacuation site for county jail inmates. The cast-in-place, post-tensioned structure features 240 spaces. It was completed in 2017 at a cost of \$7.6 million. The parking facility also employs several green elements, including solar panels. A low-maintenance living wall system features a variety of plants and provides a visually appealing element.



Reference

Greg Martz, GM Development
(greg@gm-development.com)

Team Experience



HAMILTON COUNTY GARAGE

Year Built - 2022

of spaces - 480

The JPS team provided structural and Civil design services on the Hamilton County garage. The garage, located in downtown Noblesville, is a five-story, cast-in-place parking structure accommodating over 480 parking spaces to meet the County's parking needs for employees and public use. The project was completed in 2022.



Reference

Jeremy Ayres, FA Wilhelm
(317)946-6951

Team Experience



FISHERS POLICE STATION

Year Built - 2018

of spaces - 240

JPS provided structural design for the Fishers Police Station and Parking garage. The garage offers both secured and unsecured parking for the police department, as well as public parking for uses within downtown Fishers. The 240-space garage was completed in 2018.



Reference

Sanjay Patel, RQAW
(317)294-6156

Team Experience



INDIANAPOLIS AIRPORT – PARKING GARAGE EXPANSION

Year Built - 2024

of spaces – 1,450

JPS participated in the structure design of the 500,000 sf, five-level expansion to the existing airport parking garage. The renovation added 1,400+ parking spaces for rental car customers and passengers. The JPS team combined with Arsee Engineers, provided the structural design services.



Reference

Dan Hammond, CSO Architects
(317)848-7800

Team Experience



Republic Headquarters Garage - Carmel

Year Built - 2024

of spaces – 850

Kimley Horn provided civil engineering services for the construction of a parking structure as part of the Republic Airway campus located in Hamilton Crossing in Carmel, IN. Partners for the project included Republic Airways, Kite Realty and Ratio Architects. The parking structure contains approximately 850 spaces and provides stormwater detention for a large portion of the campus with an underground vault beneath the first level slab. Kimley Horn coordinated with the architect and MEP engineers as well as the City of Carmel for the permitting process.

Kimley»Horn

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Reference

Mike Hollibaugh,
Director of Community Services – Carmel
(317)828-1050
mhollibaugh@carmel.in.gov

Team Experience



Muncie ARC parking Facility
Built 2014
370 Parking stalls



Plainfield Parking Facility – B.O.T
Built 2020
300 Parking stalls



Spark Apartments and Garage
Built 2018
500 Parking stalls



Team Experience



Project Team



Adam Kniola

President - TRG Construction

Adam joined The Ridge Group in 2021 and has since been promoted to President of Construction to oversee pre-construction and construction operations. He has been involved with all phases of Project Management, Design Planning, Financial Oversight and directly managing teams nation-wide. Adam is focused on relationship-oriented production management, best-in-class construction principles, complex organizational needs and quality projects.

In Adam's 17 years of construction experience, his projects have spanned nation-wide from residential, adaptive reuse, affordable housing, historic rehabilitations, commercial/mixed-use, senior living, and skilled nursing.

Education

Indiana State University - B.S. Degree - Construction Management

Project Experience

Multi-Family and Other Construction

- Kensington Gardens, McCordsville, IN - 128 Units - \$27,410,000 New Construction
- The Jacob, Southport, IN - 93 Units - \$20,009,000 New Construction
- West Commons, Angola, IN - 90 Units - \$15,000,000 New Construction
- THE DOMINO, Indianapolis, IN - 223 Units - \$46,900,000 New Construction
- Wabash Lofts, West Lafayette, IN - 240 Units - \$42,500,000 New Construction
- The Flats on 46, Bloomington, IN - 168 Units - \$23,200,000 New Construction
- Project experience from previous employers totaled \$303,875,000 throughout various construction types including Historic Rehab, Senior Living, Skilled Nursing, and New Construction. These past developments are located across Arizona, Indiana, Iowa, Louisiana, Michigan, and Missouri.

Project Team



Tyler Ridge

President - TRG Development

As part of the Ridge family, Tyler has been involved with The Ridge Group from a very young age. He understands the values set forth by The Ridge Group and works hard every day to ensure they are maintained and that our clients are treated with the respect they deserve. His success is attributed to his comprehensive project management and development experiences within the multi-family industry along with his track record of ensuring projects are delivered to the highest quality and within budget by effectively organizing, managing, and utilizing all resources.

Education

Purdue University, West Lafayette - B.S. Degree

Project Experience

Multi-Family and Other Construction

- Kensington Gardens, McCordsville, IN - 128 Units - \$27,410,000 New Construction
- The Jacob, Southport, IN - 93 Units - \$20,009,000 New Construction
- West Commons, Angola, IN - 90 Units - \$15,000,000 New Construction
- THE DOMINO, Indianapolis, IN - 223 Units - \$46,900,000 New Construction
- Wabash Lofts, West Lafayette, IN - 240 Units - \$42,500,000 New Construction
- The Flats on 46, Bloomington, IN - 168 Units - \$23,200,000 New Construction
- Two-30-One Flats, West Lafayette, IN - 60 Units - \$8,200,000 New Construction
- element @ The Mill, Bloomington, IN - 130 Units - \$15,500,000 New Construction
- Project experience from previous employers has totaled \$116,045,000 throughout various construction types including Renovation and New Construction. These past developments are located across Indiana and Iowa.

Project Team



Tyler Bowers

Vice President - TRG Development

Tyler Joined TRG Development in 2023 as Vice President of Development. Prior to joining TRG, Tyler worked for Indianapolis-based developers sourcing and overseeing the development process of multifamily developments across multiple states.

Since beginning Development in 2018, Tyler has worked on new construction and adaptive reuse projects in multiple states and partnered with municipalities across the country to secure project incentives to ensure thoughtful and well executed developments.

Education

Indiana-Purdue Fort Wayne - B.A. Degree - History

Project Experience

Multi-Family and Other Construction

- The Michelle, Yorktown, IN - 90 units - \$18,930,000 New Construction
- Kensington Gardens, McCordsville, IN - 128 Units - \$27,410,000 New Construction
- The Jacob, Southport, IN - 93 Units - \$20,009,000 New Construction
- Project experience from previous employers totaled \$257,000,000 throughout various construction types including Historic Rehab and New Construction. These past developments are located across Alabama, Indiana, Louisiana, Pennsylvania, and Missouri.

Project Team



Chris Hagan

AIA – LEED AP – Partner – Studio Axis

Chris Hagan bring over twenty years of architectural experience in commercial design to his role as partner and project manager. His work spans across numerous building typologies including public-safety, k-12 schools, mixed-use, multifamily housing and parking facilities just to name a few. At prior firms, Chris has completed retail, corporate office, and laboratory projects across the Midwest and South.

Garage Design Experience

Kokomo Conference Center Garage – Kokomo, IN – 185 cars

Kokomo Downtown Parking facility – Kokomo, IN – 400 cars

Midtown Carmel – North Parking Facility – Carmel, IN – 580 cars

Midtown Carmel – South Parking Facility – Carmel, IN – 318 cars

Monroe County Parking Facility – Bloomington, IN – 240 Cars

Muncie ARC Parking Facility – Muncie, IN – 370 Cars

Plainfield Parking Facility – Plainfield, IN – 300 Cars

STUDIO**AXIS**

Project Team



Kimley»Horn
Expect More. Experience Better.

Alen Fetahagic

PE – LEED AP – Civil Engineering Lead – Kimley-Horn

For 30 years, Alen has specialized in civil/site design, entitlements and permitting, and project management. His diverse local experience includes civil engineering services for numerous mixed-use, commercial, retail, sports, healthcare, municipal, residential, and industrial projects throughout Indiana. His success is due to his ability to deliver innovative results while also achieving the objectives of both the development and the client.

Relevant Experience

Republic Airways Corporate Campus and Parking Structure (850 spaces)

AT&T Mixed-Use Development, Noblesville, IN

IU Health Goodman Hall and NCOE Garage, Indianapolis, IN

Eddy Street Phase II, South Bend, IN

Rise On Meridian Apartments, Indianapolis, IN

Project Team



Ted Nolting

Partner – Kroger Gardis & Regis

Our corporate counsel, Ted Nolting represents both public and private clients in complex real estate, business, and municipal transactions, municipal finance, utility, regulatory, and environmental matters. He serves as general or special counsel to dozens of municipality boards and business entities throughout Indiana. He has acted as lead counsel for numerous public and economic development projects ranging from small facilities to major convention centers and public-private utility projects.

Ted has advised and guided a number of public entities through the build-operate-transfer (BOT) process, including Town of New Palestine, Washington Township of Hendricks County, Washington Township of Decatur County, the West Central Fire Protection District, and the Carmel-Clay Parks Department.



Project Team



Bangalore A. Prakash

PE – Principal – President – JPS Engineers, LLC

Prakash brings 25+ years of experience in structural engineering and design. Focusing primarily on municipal buildings, hospital design, Earthquake engineering, parking structures, and high-rise structures. Prakash has practiced engineering in the United States for over 20 years and has over six projects internationally. While practicing in California, Prakash was involved in the “Design of Base-isolation System for Los Angeles City Hall”, which to date is the tallest base isolated structure in the world. Prakash provides extensive experience in structural analysis and design.



Project Team



Greg Martz

President – GM Development

Greg's sole focus is to develop municipal projects. Over the past 12 years, GM Development has developed over 180 municipal projects throughout Indiana. Projects have included some of the most unique, complex, and challenging types of public projects, including projects that have required 24-month permitting processes from all levels of government (including the Federal Government), simultaneously projects requiring precise schedule sequencing, and fully guaranteed budgets with a myriad of unknown risks. Despite these challenges, every municipal project has been completed within budget.

Relevant Experience

Monroe County Parking Garage

Plainfield Retail and Parking Garage

Fishers Police Station and Parking Garage

Brownsburg Parking Garage



Bonding and Insurance



April 21, 2025

Re: The Ridge Group's Surety Capability

To Whom it May Concern,

EPIC Insurance Midwest provides surety bonds including performance and payment bonds to The Ridge Group. The Ridge Group currently uses multiple sureties to meet their bonding obligations. These include Capital Specialty Group, Nationwide Surety, and CNA Surety for various bonds.

The Ridge Group is currently in good standing with above mentioned sureties and our experience with this contractor has been most satisfactory. The Ridge Group is favorably considered for bonds up to \$15,000,000 per project and a backlog of \$40,000,000.

This letter is not an assumption of liability or an authorization to issue a bond on any particular bond. Sureties must underwrite the specifics of any project prior to approving and issuing a subsequent bond. We have issued this letter only as a bonding reference requested by our client.

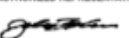
EPIC Insurance is proud to recommend this fine organization to you. Should you require additional information regarding The Ridge Group's bond program, please feel free to contact our office.

Best Regards,

A handwritten signature in black ink, appearing to read 'Jim Phillips'.

Jim Phillips, CRIS, ARM, AAI
Commercial Lines Leader/Attorney-in-fact
jim.phillips@epicbrokers.com

Bonding and Insurance

Client#: 308306		TRGCONST		DATE (MM/DD/YYYY) 4/21/2025																																				
ACORD - CERTIFICATE OF LIABILITY INSURANCE																																								
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.																																								
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).																																								
PRODUCER EPIC Insurance Midwest P.O. Box 80159 Indianapolis, IN 46280		CONTACT NAME: Tammy Shaw PHONE: (A/C, H/L, Ext): FAX: (A/C, H/L): E-MAIL ADDRESS: Tammy.Shaw@epicbrokers.com INSURER(S) AFFORDING COVERAGE INSURER A: The Cincinnati Insurance Company NAIC # 10677 INSURER B: The Cincinnati Casualty Company 26665 INSURER C: INSURER D: INSURER E: INSURER F:																																						
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IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).																																															
PRODUCER EPIC Insurance Midwest P.O. Box 80159 Indianapolis, IN 46280		CONTACT NAME: Tammy Shaw PHONE: (A/C, H/L, Ext): FAX: (A/C, H/L): E-MAIL ADDRESS: Tammy.Shaw@epicbrokers.com INSURER(S) AFFORDING COVERAGE INSURER A: Bnols Union Insurance Company NAIC # 27960 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:																																													
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