



November 12, 2020

City of Farmington
Attn: Kevin Christiansen, Economic and Community Development Director
23600 Liberty Street
Farmington, MI 48335

**Re: Robertson Homes RFQ Response
Former Maxfield Training Center Site**

Kevin,

Robertson is very pleased to present to you our response to the City's RFQ for the former Maxfield Training Center site in downtown Farmington. As you know, we have remained interested in the property for several years, and we believe our creative approach to the potential development of the site will be a win for all stakeholders involved. In the event any clarification is required to our response, please do not hesitate to contact me to discuss. We look forward to the potential of continuing in this process.

Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Tim Loughrin', is written over a light blue horizontal line.

Tim Loughrin | Director of Land Acquisition
Robertson Brothers Homes
6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301
Direct Dial: 248.282.1428 | Mobile: 248.752.7402
tloughrin@robertsonhomes.com

November 11, 2020

To Whom It May Concern,

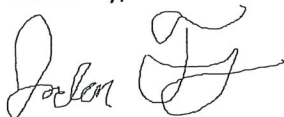
Robertson Brothers Homes is currently completing two residential developments within the City of Ferndale. As part of the process, the developer worked diligently with city staff to ensure that each of the stakeholders, including neighborhood representatives and government entities, were involved and engaged throughout the process. The two sites were purchased by Robertson through an RFP process from the Ferndale School District. During the process of civic engagement, Robertson took input from staff as well as surrounding property owners in order to create developments that are now nearing completion ahead of schedule.

Because Ferndale is a core community, the projects were eligible for non-environmental TIF reimbursements, and Robertson worked together with the City to prepare a plan that was fair and practical to all the parties involved. Ultimately this cooperative process led to viable projects that allowed for new homes within the community that otherwise were not available for home buyers.

Robertson Brothers was willingly collaborative with us when it came to balancing community priorities such as on-street parking, stormwater retention, green space, as well as curb presence, density, and connectivity with the surrounding neighborhoods. The Robertson Brothers team took in community feedback respectfully and with creativity when it came to things we wanted or could not support, and I do not think the project would have been as successful without the willingness to collaborate that they brought to the table.

Please contact me with any questions regarding these projects as it relates to Robertson Brothers Homes' public/private engagement throughout the process.

Sincerely,



Jordan Twardy
Community and Economic Development Director



Community Development Department

1827 N. Squirrel Road - Auburn Hills, MI 48326

Phone: (248) 364-6900

Website: www.auburnhills.org

November 11, 2020

To whom this may concern:

Robertson Brothers Homes is currently completing a residential development named Riverside Townes, consisting of three townhouse-style buildings totaling 14 condominium units within Downtown Auburn Hills.

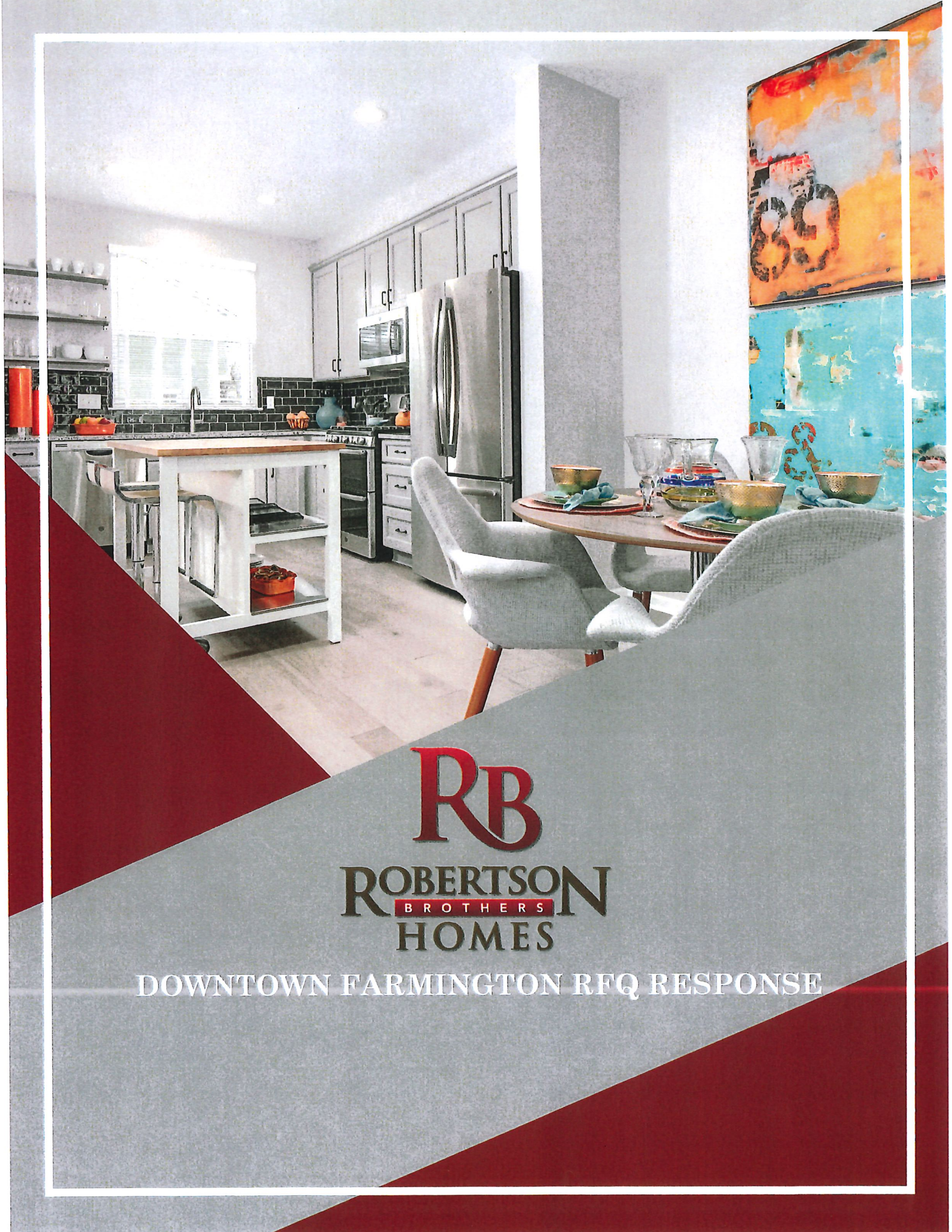
During the approval and development process, Robertson Brothers Homes worked directly with City officials to ensure that their development proposal met the vision and goals of the City's Downtown Master Plan. Ultimately, Robertson worked closely with us to create a successful for-sale residential development that will provide needed patrons for Downtown shops and restaurants.

Robertson Brothers Homes has earned the City's trust with its quality development and continued cooperation. We hope to partner with them again in the future.

If you wish to further discuss our experience with Robertson Brothers Homes, please contact me via phone at (248) 364-6941.

Sincerely,

Steven J. Cohen, AICP
Director of Community Development



RB

ROBERTSON
BROTHERS
HOMES

DOWNTOWN FARMINGTON RFQ RESPONSE

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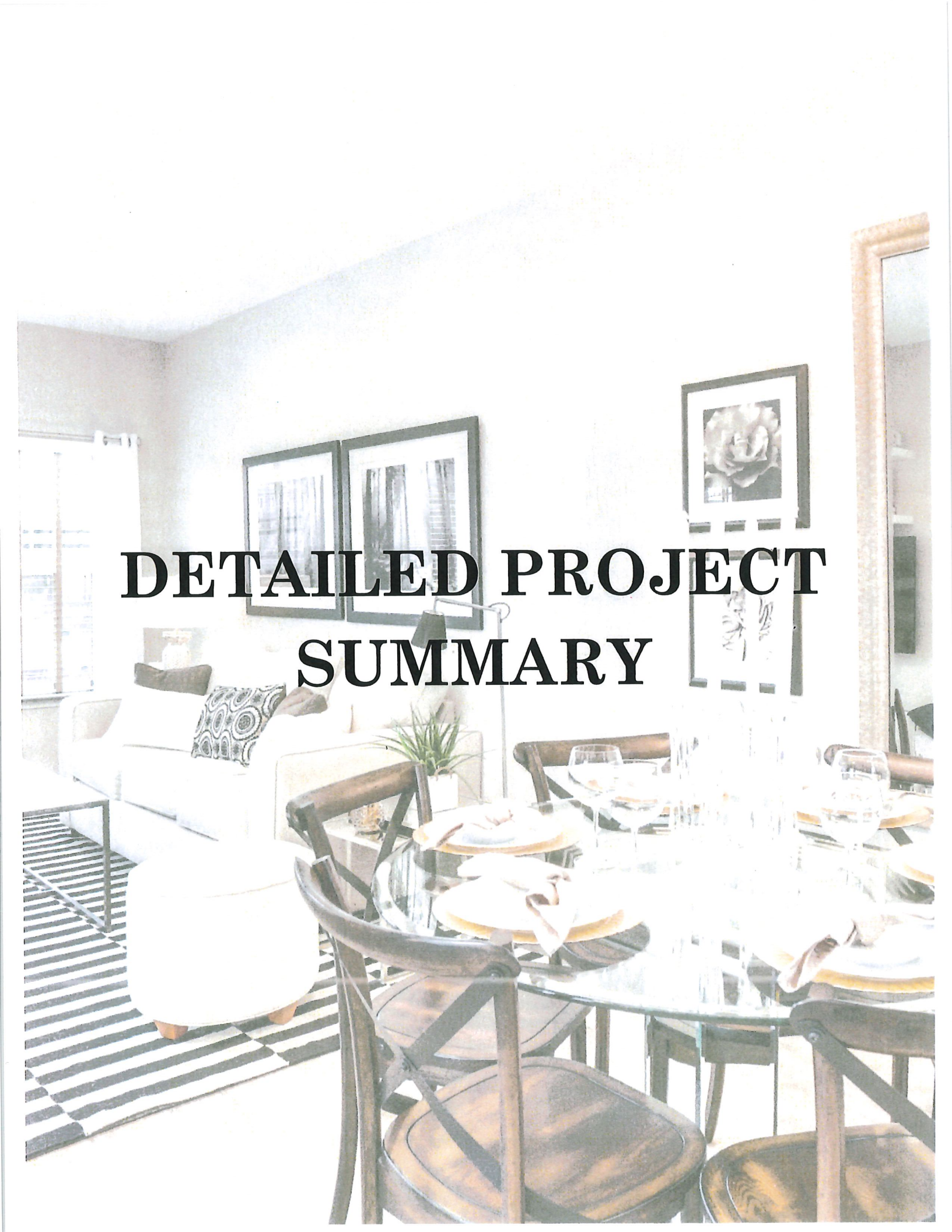
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**DETAILED PROJECT
SUMMARY**



DETAILED PROJECT SUMMARY

NARRATIVE PROJECT DESCRIPTION

Robertson Brothers Homes is pleased to provide this response to the City of Farmington RFQ for redevelopment of the former Maxfield Training Center in downtown Farmington, Michigan. Our vision is to construct a quality for-sale townhome development that would both complement the current fabric of the built environment and drive new patrons to shops, services and dining options in the City's core. Robertson proposes to construct our attached single-family townhome product that we are currently building in similar walkable communities such as Royal Oak, Ferndale, Hazel Park, Brighton and Detroit. The townhomes are "unstacked" in design, meaning no homeowners will live above or below each other, and feature two bedrooms ranging between 1,184 and 1,330 livable square feet. All homes will include an attached single car garage.

Robertson Brothers will be the developer of the property and will contract out professional services and site work consulting to reputable third party entities. Names and resumes of Robertson Brothers staff that will be involved with the project are attached to this RFP. Potential third party professionals include:

Architectural Services:	TK Design; Brian Neeper Associates
Engineering Services:	Nowak & Fraus; PEA Group
Landscape Arch./Planning:	Land Design Studio
Environmental Consultants:	McDowell and Associates, SME, Honigman Miller Schwartz and Cohn, Fausone Bohn, LLP

An aerial architectural rendering of a residential development. The scene shows several large, rectangular houses with gabled roofs, arranged in a cluster. The houses are surrounded by numerous trees of varying sizes, some with dense foliage and others more sparse. The overall style is a detailed line drawing with cross-hatching for shading, giving it a technical yet artistic appearance. The text 'CONCEPT PLAN' is overlaid in the center of the image.

CONCEPT PLAN



CONCEPT PLAN

VISION FOR PROJECT & EXPECTED DENSITY

Provided herein is the conceptual plan as prepared by Land Design Studio illustrating a 59-unit urban walkable townhome community with associated guest parking and open space areas on the grounds of the former Maxfield Training Center. All townhomes will be offered for-sale. This plan will result in a density of approximately 19 dwelling units per acre.

Robertson recognizes the importance of the parcel in relation to its proximity to the Grand River retail corridor and the potential to add much desired downtown residents to the mix. Our understanding is that, in addition to the potential for a Brownfield plan to recoup the costs of demolishing the building and remediating environmental concerns in order to bring the site to residential standards, the City may also be interested in providing for Downtown Development Authority funding in order to assist the successful bidder in developing a highly amenitized project. In response, we have prepared two separate plans with corresponding economic offerings, that are described more fully in the following pages. We also feel there is an opportunity to qualify this development as a 'core' brownfield development thus opening up additional flexibility in financing onsite and offsite improvements desired by the City.

Both plans involve the construction of fifty-nine (59) one-car garage townhomes. This home product (the Aspen) has been successfully built by Robertson in multiple locations, including the downtown areas of Ferndale, Brighton and Auburn Hills, and soon to be constructed in Novi, West Bloomfield, Hazel Park and the Woodbridge and Lafayette Park areas of Detroit.

CONCEPT PLAN

CONTINUED

While we believe the elevations of the homes constructed in many of these communities will fit architecturally within the context of this site's location, we understand that architecture is an iterative process and the images provided serve as precedent images.

Plan option A consists of the 59 townhomes and only onsite improvements to the site, which include guest surface parking and open space pathways through the project. Plan option B enhances the area with several important offsite improvements, such as a pedestrian oriented "Woonerf" that replaces the two City owned lots between Grand River and Thomas Street to provide for shared parking for the project as well as downtown users, and the inclusion of a hillside pedestrian trolley to allow for greater accessibility between Shiawassee Park and the downtown core.

The Woonerf is a European concept where pedestrians take precedence over cars. The small sliver of City-owned land would provide for parking spaces and vehicular access, but the focus is on the human level. This is accomplished by traffic calming techniques, signage and on-grade pavement. Besides providing for additional spaces to alleviate downtown parking concerns, the Woonerf will provide for a walkway directly from Grand River Avenue (and the City center immediately south of Grand River) that will continue through the new development and connect to the existing stairway to Shiawassee Park, located at the northeast corner of the property. Additionally, the Woonerf will serve as a community gathering space that could include tents for art fairs and food truck events. Images of the proposed Woonerf are included as examples within this RFQ response.

The connection to the park will be enhanced, and also include a motorized gondola style hillside trolley system, which will provide for accessibility for all users of both the park and downtown. We believe this system, although requiring future operation and maintenance, is a superior option to the switchback ramp as identified within the RFQ. The switchback will be cost prohibitive due to the engineering challenges of working with the existing grades, and more significantly the total tree loss that would accompany the ramp as well as safety issues that could arise from its use. Further, the hillside trolley allows for a much more accessible and safe solution to the trek down and back up the hillside. Precedent images for the trolley have been included herein.

CONCEPT PLAN

CONTINUED

The enhanced option B plan is contingent on obtaining non-environmental DDA funds and/or classifying this as a 'core' Brownfield TIF development in order to provide future reimbursement for the site improvements. As described in the Purchase Offer section herein, Robertson is prepared to pay a higher amount for the land in the event that DDA funds can be secured for the site improvements. In the event this development is classified as a 'core' Brownfield TIF development that could open up possibilities, depending on the length of the Brownfield TIF plan, to provide for funding to the DDA for future City improvements to its core downtown area.

The property will be rezoned to a Planned Unit Development (PUD) in order to implement the concept to reality. Initial discussions with city staff indicated that the proposed density is appropriate for the land use designation of the area. The pedestrian connection through the project and internal open space areas in both plan options seek to meet the community benefits requirements of the PUD provisions. Traffic will utilize both School and Thomas Streets, and discussions will commence with the First United Methodist Church in regard to the potential for shared parking and access for the adjacent existing parking lot, which could be expanded as shown on the concept plans. As is the case in all of our developments, Robertson will commit to fully engaging the community in discussions regarding the development of the proposal.

Following the site plan below are conceptual elevations for the housing product type, which has been successfully tested in several recent Robertson communities in nearby markets as described above.

CONCEPT PLAN OPTION A



Site Data:

Proposed Units: 59

Parking:

- Garage Parking: 59 spaces
- Guest Parking: 37 spaces
- Street Parking: 13 spaces
- Parking Distribution: 1.85 spaces / Du

Church Parking:

- Existing Parking: 54 spaces
- Proposed Parking: 54 spaces*

*Modified and added striped emergency vehicle access area

CONCEPT PLAN OPTION A



CONCEPT PLAN OPTION B



Site Data:

Proposed Units: 59

Parking:

- Garage Parking: 59 spaces
- Guest Parking: 37 spaces
- Street Parking: 13 spaces
- Woonerf Parking: 12 spaces
- Parking Distribution: 2.05 spaces / Du

Church Parking:

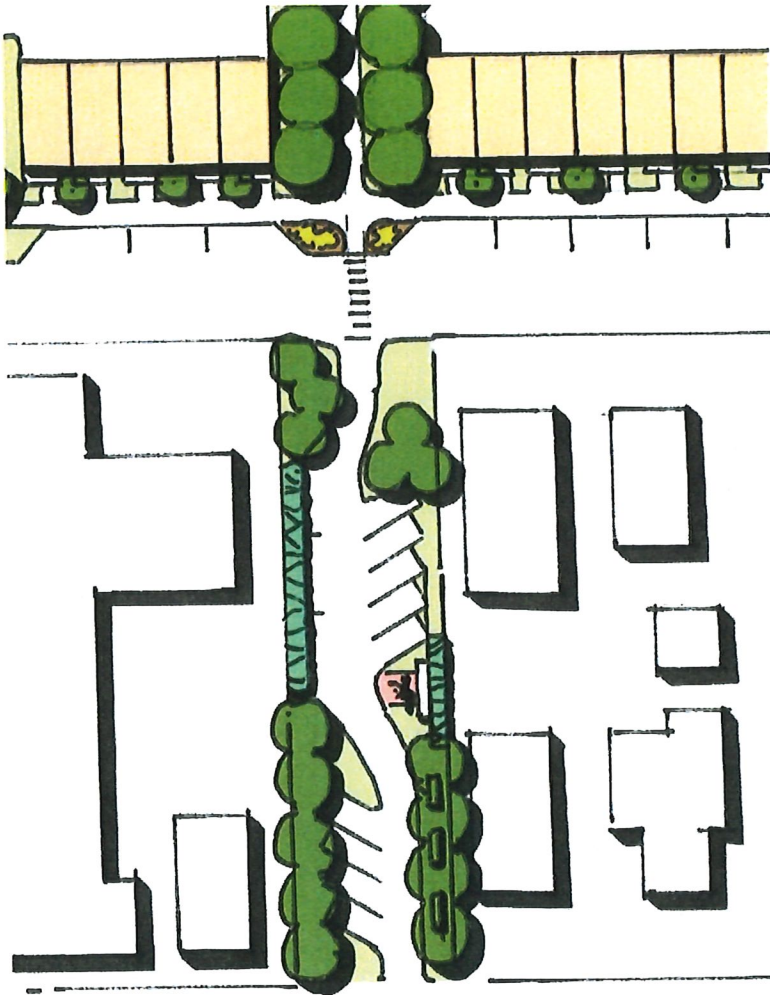
- Existing Parking: 54 spaces
- Proposed Parking: 54 spaces*

*Modified and added striped emergency vehicle access area

CONCEPT PLAN OPTION B



WOONERF CONCEPT

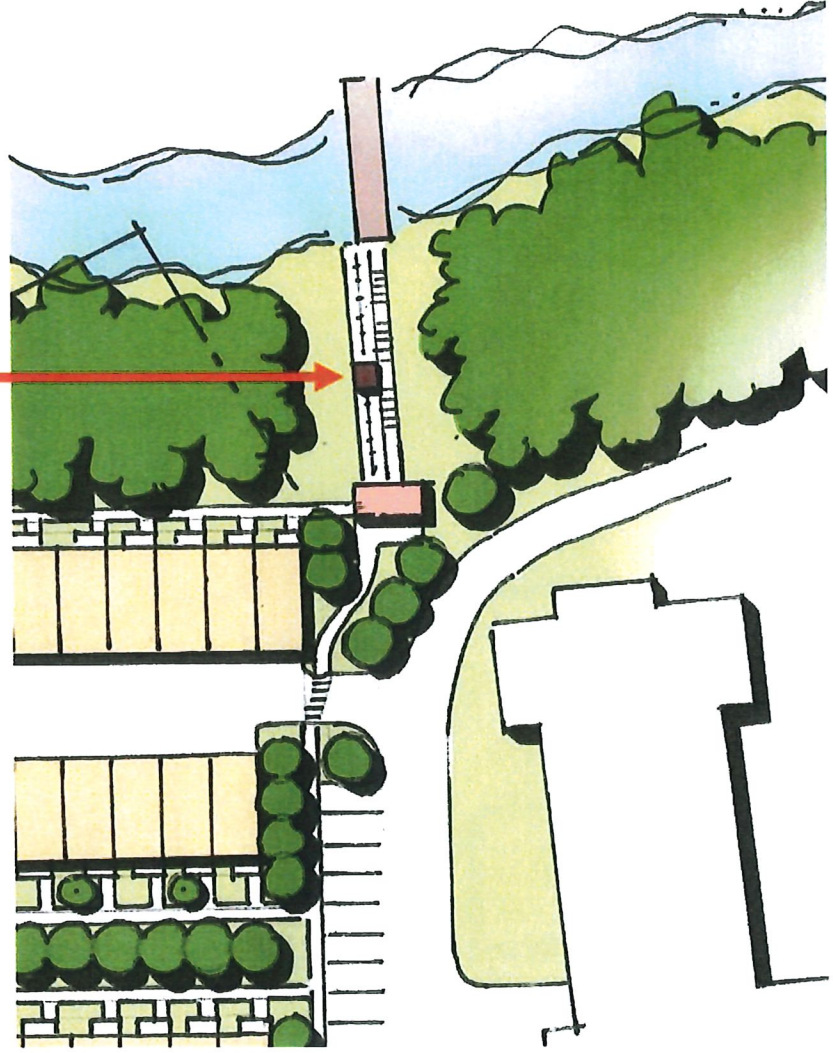


- Bike Racks
- Parking
- Lighting
- Seating Areas
- Seasonal Landscape
- Potential Public Art

A **woonerf** (Dutch pronunciation: ['uo:nɛrf]) is a living street, as originally implemented in the Netherlands and in Flanders, the Dutch-speaking northern portion of Belgium. Techniques include shared space, traffic calming, and low speed limits.



HILL HIKER TRAM



Existing Stairs to Shiawasse Park

SAMPLE ELEVATIONS



SAMPLE ELEVATIONS



SAMPLE ELEVATIONS





DUE DILIGENCE

Robertson will be provided an initial one hundred and twenty (120) day due diligence period to review the property records and to conduct preliminary due diligence work on the site, including but not limited to municipal inquiries, soil investigations, title reviews and environmental investigations. The City agrees to provide Robertson access to the site and Robertson will provide the City with proof of insurance and will commit to restore any damage to the site caused by its actions. The City will provide copies of all property files in its possession within ten days of signing a formal agreement.

Once all approvals are secured so that a pre-construction meeting can be scheduled as described below, Robertson will schedule a closing within sixty (60) days.



DEVELOPER FINANCIAL CAPABILITES

Robertson Brothers Homes is a professionally managed home builder that has been developing communities in Southeast Michigan for over 75 years, and is currently active in over ten communities. The company has debt capacity in excess of \$50MM and equity in excess of \$20MM. Robertson works with an established group of internal and external equity investors on all its projects and currently uses Flagstar Bank as the primary acquisition, development and construction lender. The organization is fully capable of funding the development of the subject property. Robertson Brothers will close approximately 150 homes in 2020, and even through the pandemic which had shut off sales for several months, our sales this year will be approximately 135 homes, all further demonstrating the financial stability of the company. Although rare for a privately owned company, our financials are professionally audited, and if selected Robertson will be happy to share its financial results.

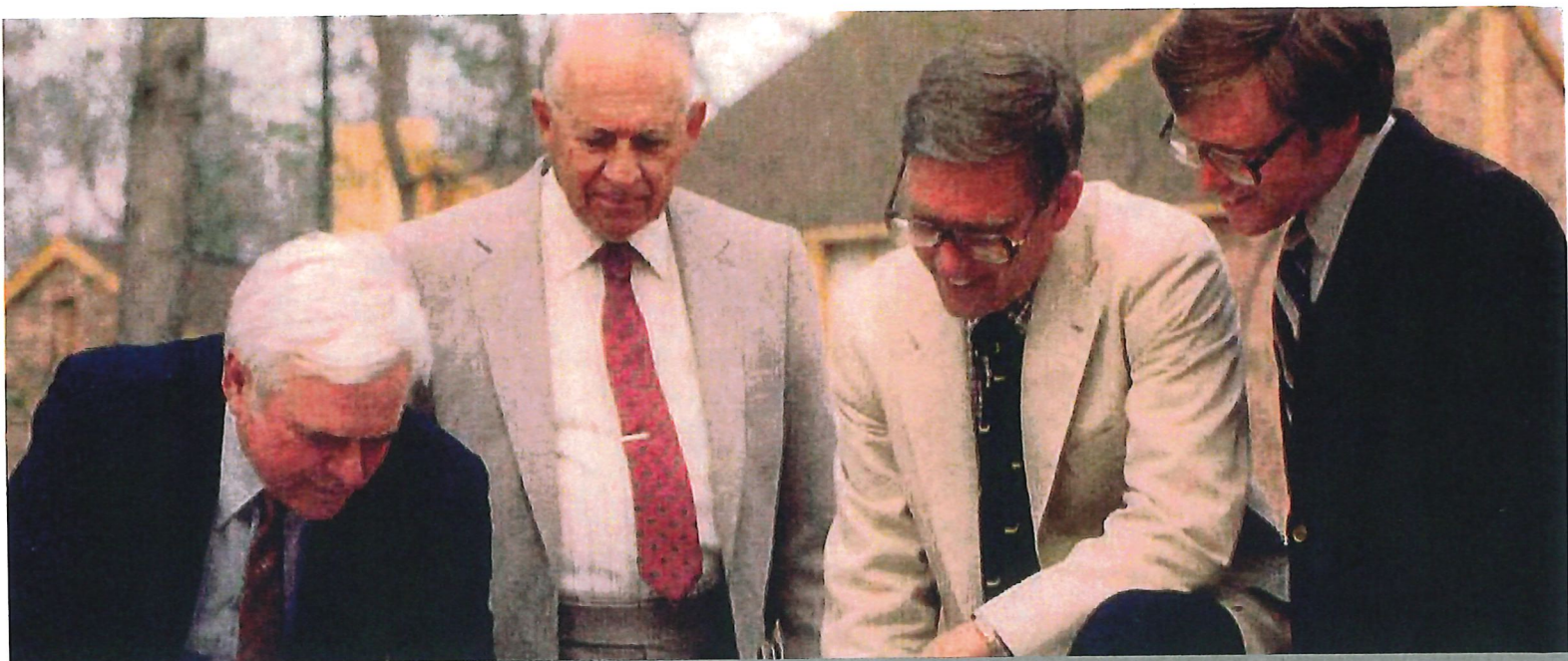
Robertson Brothers is a private company headquartered in Bloomfield Hills, MI.



CONSENTS & APPROVALS FOR CLOSING & TIMING

At the end of the initial due diligence period Robertson will advise the City of its intention to proceed or to terminate the agreement. If Robertson elects to proceed they will be granted a six (6) month approval contingency period. If Robertson diligently pursues municipal plan approvals for the site during the contingency period and is unable to complete the process in six months they will be granted two additional forty-five day extensions as necessary to complete the process.

Robertson Brothers will commit to the demolition of the existing structure and remediate any environmental concerns relating to residential development on the property through a Brownfield TIF reimbursement structure. As such, the offer is contingent on Robertson securing a Brownfield Tax Increment Financing structure from the City of Farmington in order to remove the structure and remediate any environmental concerns relating to residential development on the property. Additionally, the offer is contingent on securing adequate non-environmental DDA funds and/or classifying the development as a 'core' development for Brownfield TIF purposes, in order to move forward with option plan B.



SUPPLEMENTAL INFORMATION

DEVELOPER EXPERIENCE & EXAMPLES OF RELEVANT PROJECTS

Robertson Brothers has been in the new home building business in Southeastern Michigan for the past 75 years, starting by building homes on lots left over from the Great Depression. Projects have included townhome, detached condominium, single family, and mid-rise developments throughout the region. Notable past projects include Adams Woods and the Heathers community in Bloomfield Township, the Willits mixed-use building in Birmingham, Normandy Oaks in Royal Oak, Links at Fellows Creek in Canton Township, Northwyck in Troy, the Links of Northville, and Tribute at Wixom. Included within this RFP response is a list of selected completed projects for the past 75 years. Individual resumes have been attached for primary team members.

Robertson Brothers has built out several comparable developments within the past 5 years. One notable project is the Parkdale community in Ferndale, which is a 72-unit townhome development on approximately 4 acres on the grounds of a functionally obsolete school building. Sales have been robust at this community since opening in 2018, and the project can be seen as a template for the successful development of the property.

SUPPLEMENTAL INFORMATION

CONTINUED

Robertson has a very strong track record of purchasing property from governmental and quasi-governmental agencies and then creating successful communities that have revitalized neglected properties through public private partnerships. Examples of these public private partnerships include the 122-unit Normandy Village development purchased from the City of Royal Oak, the large-scale Tribute at Wixom community in the Wixom Village Center Area purchased from the Wixom DDA, the 28-unit Wilson Park Village and 72-unit Parkdale projects purchased from Ferndale Schools, the 34-unit Townes at the Corner on the grounds of the former Tiger Stadium purchased from the City of Detroit, the 36-unit Lexington on the Park and 18-unit Alexander Place projects purchased from the Royal Oak School District, the 24-unit Union Square purchased from Huron Valley Schools in the Village of Milford, the 41-unit Villas at Bloomfield Grove purchased from Bloomfield Schools, and most recently the 54-unit Park 54 community purchased from the Archdiocese of Detroit in Hazel Park. In each instance, Robertson successfully won a competitive and open public RFP bid process and worked with the municipalities in furthering the goals and vision of their respective Master Plans. All of these projects were created with walkability in mind and added new homeowners within close proximity to core retail business corridors. In the case of both Ferndale and Hazel Park, due to the fact that both of these municipalities are designated as core communities, Robertson was able to receive non-environmental TIF funds in order to be able to price the homes in an attainable way to appropriately meet the market demands. Robertson, in conjunction with Hazel Park, also implemented the first NEZ property tax zone designation in Oakland County to assist future homeowners in our Hazel Park community with the very high property taxes there for a period of eight years. Robertson has also, or has plans to, implement several NEZ zones in our recent Detroit projects. While Robertson at this point does not feel an NEZ designation is warranted in this development, we feel it is important to highlight our past track record at utilizing existing programs to creatively structure developments for success.

In order to demonstrate our recent track record, we have provided reference letters from select recent municipalities, and are happy to provide more if desired.

Robertson has consistently scored high customer satisfaction ratings and has been a solid contributing member of the local home building industry. Recently, Robertson Homes was named the Builder of the Year by the Southeastern Michigan Home Builder Association and currently has a customer satisfaction of nearly 97%. We feel this should be an important consideration because happy customers create happy homeowners in your community. Please refer to the attached sheet of current and past projects from Robertson Brothers Homes for additional information.



SUPPLEMENTAL INFORMATION
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Normandy Oaks at the corner of Delemere and Normandy Road in Royal Oak



Parkdale Townes at the corner of Allen and Fielding in Ferndale



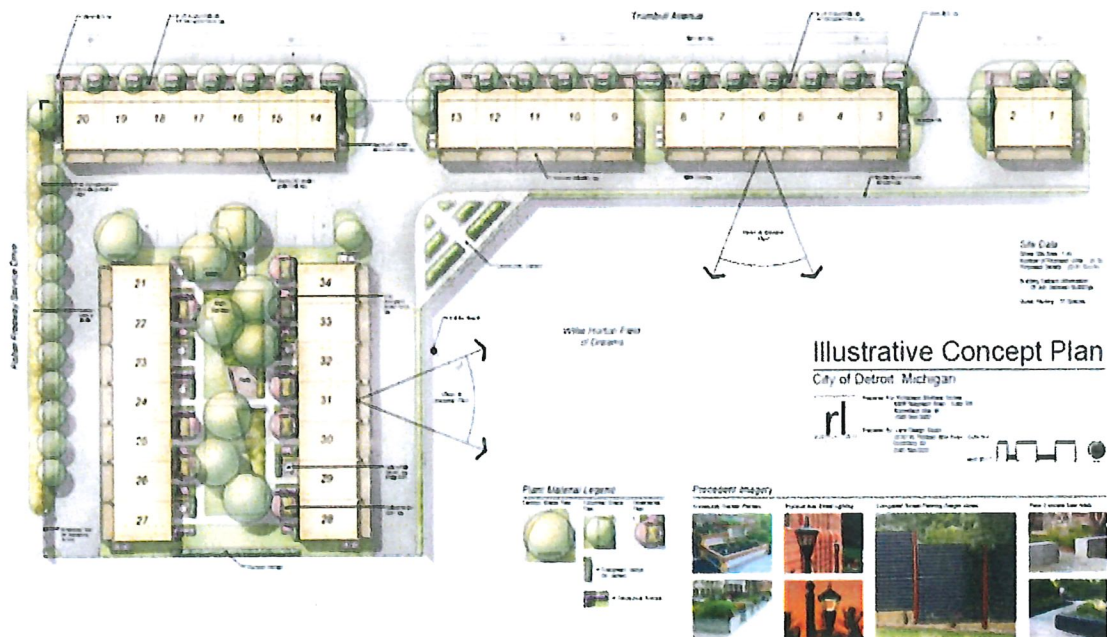
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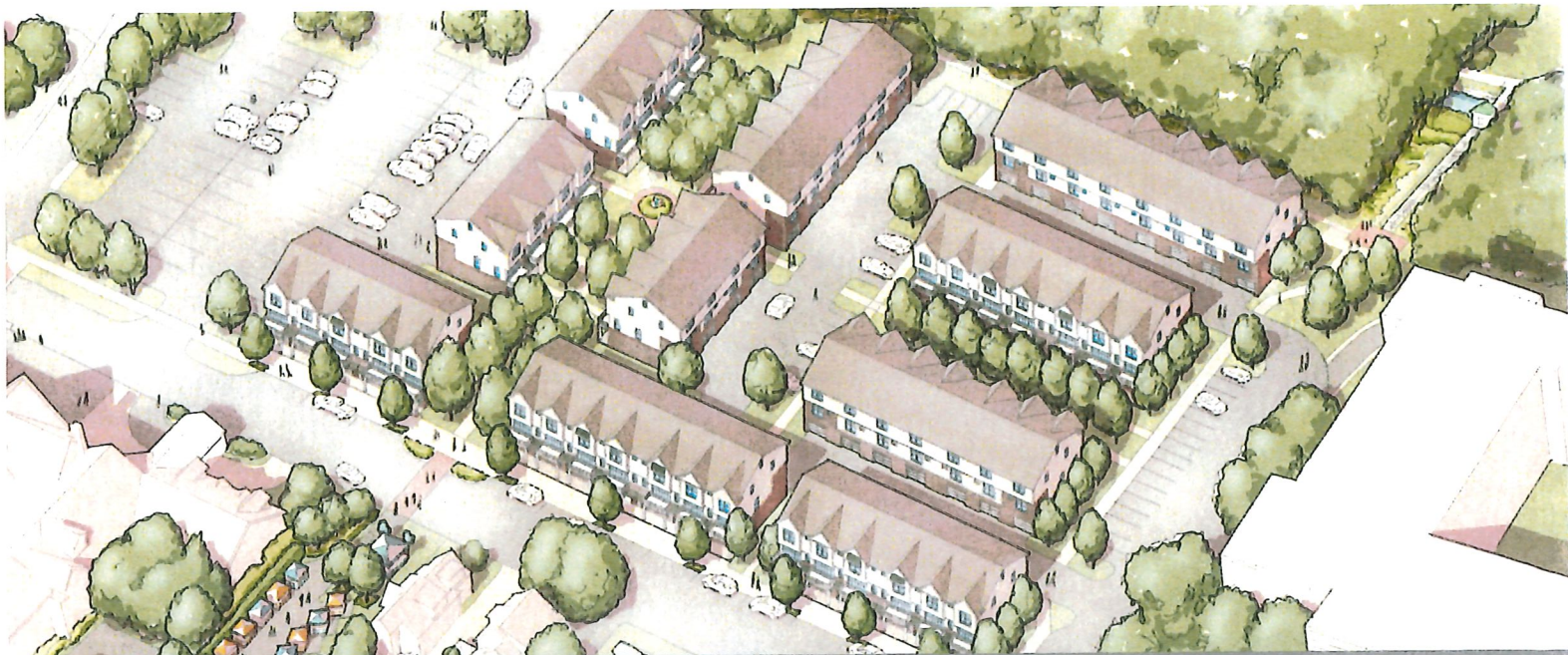
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Tribute at Wixom community



Townes @ the Corner community located on the grounds of former Tiger Stadium in Corktown





PRICING OFFER

EARNEST MONEY, CONTINGENCIES & CLOSING TIMING

Robertson proposes to purchase the site for an overall price of \$750,000 for option A, and \$1,250,000 for option B, provided approvals can be secured for a 59-unit townhome community. The offer is contingent on receiving entitlement approvals to permit the housing product proposed for the development. The terms in regard to timing for the entitlement approval contingency period is described above.

As mentioned previously, option A consists of the development of the townhomes and the onsite improvements, including open space tracts and the pedestrian pathways through the project connecting Thomas Street to the existing pedestrian stairway that is maintained by the City at the northeast corner of the property. Option B significantly furthers this plan with the inclusion of the Woonerf-style promenade that provides a pedestrian connection from Grand River through the project to the existing stairway to the park. Additionally, the connection to the park will be enhanced with the proposed hillside trolley system to provide access for all members of the public to and from downtown and Shiawassee Park. The costs to construct both the Woonerf and the trolley system will be included as part of the private development, with operations and future maintenance of the improvements to be provided by the City. In order to assist with the costs of these improvements, the offer is contingent on securing adequate DDA funding and/or classification of the development as a 'core' Brownfield TIF development for all site improvements in alignment with what would normally be covered within a core Brownfield TIF community. If DDA funds are not adequate or desired by the City to cover all of the infrastructure costs, Robertson would consider alternative types of funding such as involvement from the MEDC to provide ownership of the property to allow for core Brownfield TIF community status, or similar scenarios. We are open to discussing specific options with the City as we move forward in the process. As described above, in addition to providing for the additional offsite enhancements and improvements, Robertson proposes to increase the offer to \$1,250,000.

In both development options, the offer is contingent on Robertson securing a Brownfield TIF reimbursement schedule in order to demolish the building and bring the site to environmental conformance for residential development

PRICING OFFER

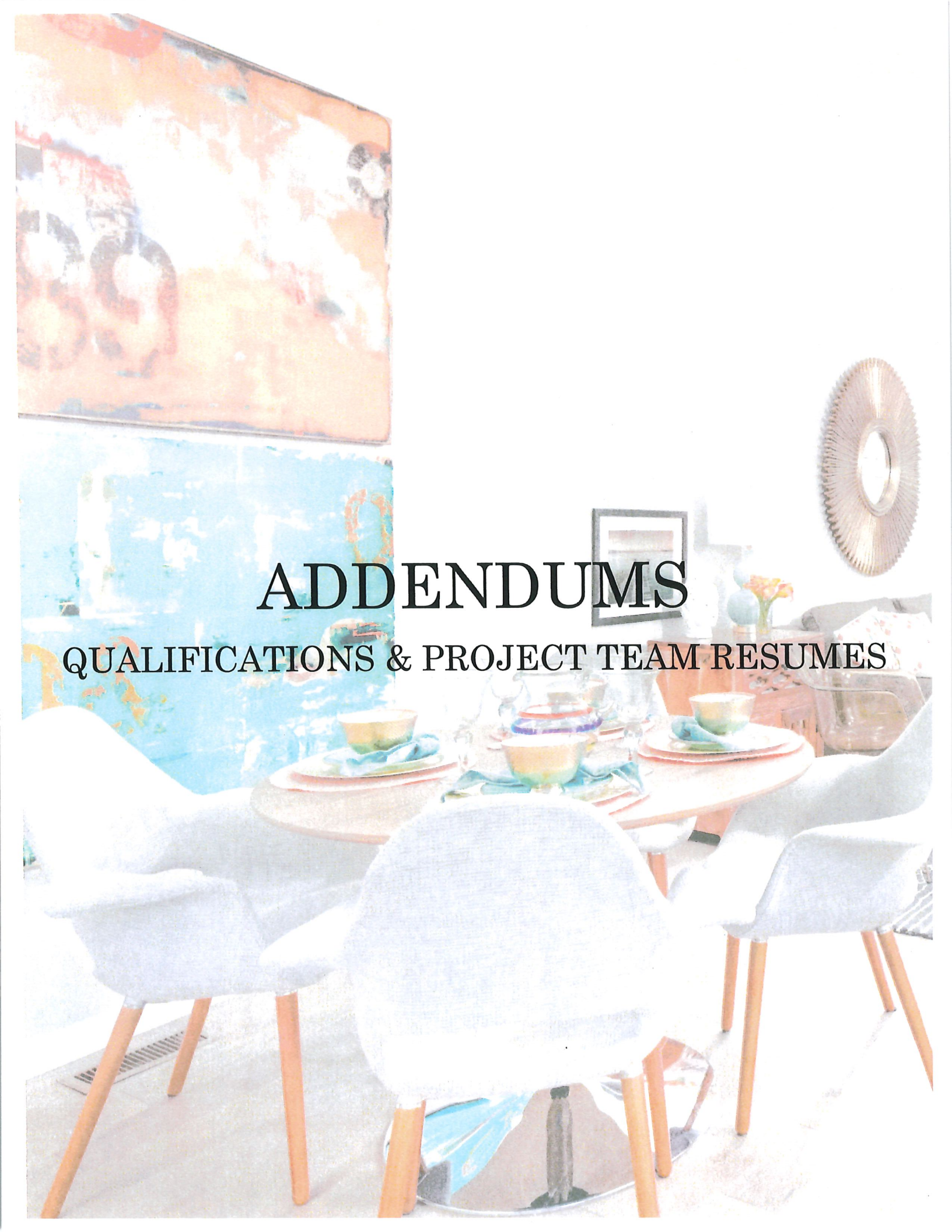
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Robertson will escrow a \$25,000 refundable deposit with First American Title once a formal agreement of purchase is entered into between the parties. The deposit will remain refundable through the due diligence period. If Robertson elects to proceed after the due diligence period the initial deposit will be increased by \$25,000 to a total of \$50,000. At that time the entire deposit will become non-refundable unless rezoning and site plan approval is not granted for the agreed upon number of residential units, in addition to approval of the requisite Brownfield and site improvement reimbursement contingencies.

Robertson Brothers is pleased to submit this response to the RFQ for the former Maxfield Training Center in downtown Farmington, Michigan. It is our intent to develop a high-quality, walkable urban infill development that capitalizes on the positive attributes that the City of Farmington has to offer, and develop in a cohesive and complimentary manner to the core business and retail corridor. Robertson has been active in the region for several decades and is poised to continue this pattern of success with the redevelopment of this site.

Respectfully Submitted,

James V. Clarke, President
Robertson Brothers Homes



ADDENDUMS

QUALIFICATIONS & PROJECT TEAM RESUMES

COMMUNITIES IN APPROVAL PROCESS

Name/Location	No. of Units	Product Type	Features	Status
Hills of Franklin Farmington Hills, MI	8	Luxury Condominium Units	High-end age targeted community in Franklin area	Site Plan Approval
Edmund Place Detroit, MI	15	Midrise Building	For-Sale Brush Park Midrise	Site Plan Approval
Sakura Novi Novi, MI	118	Townhome Rentals	Part of Exclusive Asian Themed Village Concept	Site Plan Approval
Margate Plymouth Township, MI	30	Single Family Residential	Near Downtown Plymouth with Plymouth-Canton School District	Site Plan Review
Park 54 Hazel Park, MI	54	Townhome Units	Popular Hazel Park Location	Site Plan Approval
Ann Arbor Pontiac Trail Ann Arbor, MI	500	Single Family Townhome and Apartment Units	Master Planned Community in highly desirable Ann Arbor Market	Under Contract
Water Townes Pittsfield Township, MI	69	Townhome Units	Convenient location with Ann Arbor schools	Under Contract
Square Lake School Troy, MI	31	Luxury Condominium Units	Desirable Troy Location for High-end Age Targeted Community	Under Contract
Pullman Parc Detroit, MI	52	Townhome Units	New Townhome Community in the Lafayette Parc area near Downtown Detroit	Under Contract
1727 Merrick Detroit, MI	23	Townhome Units	New Townhome Community in Solid Woodbridge Area	Under Contract
3700 Trumbull Detroit, MI	46	Townhome Units	Unique Townhome Community across from Scripps Park in Woodbridge	Under Contract
The Corners West Bloomfield, MI	114	Townhome Apartment Units	Apartment Homes with Attached Garages in the Birmingham School District	Under Contract

COMMUNITIES UNDER CONSTRUCTION

Name/Location	No. of Units	Product Type	Features	Status
Brewster Village Rochester Hills, MI	30	Luxury Condominium Units	Desirable Rochester lo- cation for high-end age targeted community	Under Construction
Encore at Tribute Wixom, MI	70	30 Single Family Homes 40 Townhomes	Walking distance to downtown Wixom	Model Open
Normandy Oaks Royal Oak, MI	122	49 Single Family Homes 83 Townhomes	Future redevelopment of a former municipal golf	Closeout
750 Forest Birmingham, MI	22	Luxury Condominium Units	Downtown Birmingham mid-rise building	Closeout
Mill Ridge of Northville Northville Twp,	77	Luxury Condominiums	Desirable Northville Location	Model Open
Parkdale Towns Ferndale, MI	72	Townhome Units	Walking distance to downtown Ferndale	Model Open
The Villas at Bloomfield Grove Bloomfield Twp,	40	Luxury Detached Condominium Units	Desirable Bloomfield lo- cation for high-end age targeted community	Model Open
Towns @ The Corner Detroit, MI	34	Townhome Units	Corktown location on the site of the former Tiger Stadium	Closeout
Conely Square Brighton, MI	85	Townhome Units	Close Proximity to Downtown Brighton	Model Open
Long Lake Square Troy, MI	27	Townhome Units	Desirable Troy Schools and market price point	Under Construction
Lakeview Novi, MI	20	Single Family Homes	Novi Schools with views of Walled Lake	Under Construction
Riverside Townes Auburn Hills, MI	14	Townhome Units	Downtown Auburn Hills location on Clinton River	Model Open

SELECT COMPLETED COMMUNITIES

Name / Location	No. of Units	Features	Year Completed
Adams Woods Bloomfield Township	359	Attached condominiums. Property includes a clubhouse, pool, tennis, heavily treed site.	1978
Hidden Woods Bloomfield Township, MI	24	Attached condominiums, gated community.	1980
Bingham Woods Bingham Farms	191	Attached condominium community including clubhouse, pool, tennis, nature trails, located on the Franklin River.	1986
Bingham Pointe Bingham Farms	29	Attached condominiums. Joint venture with office building developer.	1987
Hidden Ravines Birmingham, MI	20	Attached condominium community. In fill location, extraordinary topography.	1987
Hickory Glen Bloomfield Hills, MI	43	Attached condominium community. In fill location, unusual topography.	1988
Village Pines Beverly Hills	51	Attached and detached condominiums. Central location.	1988
The Heathers Bloomfield Hills, MI	433	Attached condominium community featuring private 9 hole golf course, clubhouse with dining room & bar, pool and tennis courts.	1994
TPC Dearborn, MI	20	Detached condominiums on Ford Motor Land's TPC golf course.	1994
Huron Chase Ann Arbor, MI	50	Attached condominiums. In town location, wooded site with a creek on three sides.	1995

SELECT COMPLETED COMMUNITIES

Name / Location	No. of Units	Features	Year Completed
The Links of Pheasant Run Canton Township, MI (RBC selected via	218	An attached condominium, golf course community adjacent to Community Civic Center.	2000
Hancock Square Detroit, MI	12	Two 6 unit attached townhome buildings surrounding a private courtyard within the heart of midtown Detroit.	2001
Chatfield Commons Troy, MI	20	Luxury detached condominiums featuring first floor master bedrooms, European architecture and traditional neighborhood elements.	2002
Links of Northville Northville, MI (RBC selected via RFQ/RFP by Wayne	133	Attached condominiums. Arnold Palmer Golf Course Community. Pool Club and commons area within condominium site.	2003
Cressbrook Fourteen Mile Road Franklin, MI	22	Luxury detached condominiums overlooking the Franklin River and adjacent to the Village.	2003
Links West Canton Twp., MI	129	Attached condominiums. A continuation of our original Links project involving a cooperative effort with the municipality. A golf community with protected open space and clubhouse with pool.	2003
Northville Hollow Northville Twp., MI	24	Luxury detached condominiums located along a beautiful ravine	2004
The Ravines Joy Road Canton Twp., MI	60	Luxury detached condominiums surrounded by acres of preserved natural beauty, minutes from downtown Plymouth.	2005
The Brownstones at the Park Gross Pointe Park, MI	22	An infill project containing three building and 22 units clustered around a central park.	2005

SELECT COMPLETED COMMUNITIES

Name / Location	No. of Units	Features	Year Completed
The Willits Willits and Bates Birmingham, MI	58	Luxury mid-rise in downtown Birmingham with underground parking.	2006
Northwick Rochester Rd. between South Blvd & Sq. Lake	170	An empty-nester community nestled alongside a beautiful wooded wetland in the heart of Troy.	2007
Links at Fellows Creek Lotz & Palmer	300	Attached condominiums adjacent to Fellows Creek Golf Course within the Plymouth/ Canton school system.	2008
Saddlebrook Plymouth, MI	28	An enclave of detached condominiums nestled around a central park commons located minutes from downtown Plymouth	2010
Robertson In-Town Birmingham, MI	30	In-Town single family homes built throughout the greater downtown Birmingham area	2011
Lexington Place South Lyon, MI	38	Ranch & 1 ½ Story detached condominiums minutes from I-96 and close to charming downtown South Lyon	2012
The Links of Independence Independence, MI	138	Detached & attached condominiums. A golf course community minutes from downtown Clarkston and I-75 featuring a community clubhouse and pool.	2013
The Villas at Maple Creek Canton Twp, MI	44	Attached, four plex, slab ranch, age restricted condominium community	2014
Alexander Place Royal Oak, MI	21	Small lot, single family urban redevelopment just east of downtown Royal Oak	2014
Kilmer Place Troy, MI	16	Urban in-town development off Big Beaver Road Townhome Condominiums	2015

SELECT COMPLETED COMMUNITIES

Name / Location	No. of Units	Features	Year Completed
Lexington on the Park Royal Oak, MI	36	Adjacent to Royal Oak High School & the City's park complex	2017
Bradley Square Troy, MI	30	Desirable Rochester Road location with Troy Schools	2018
The Townes at 3506 Royal Oak, MI	28	Desirable Royal Oak Infill location	2018
Spring Meadows Lyon Twp, MI	29	Excellent freeway access in the Village of New Hudson	2018
The Garden Villas at Cherry Hill Canton, MI	34	Enclave of detached condominiums in prestigious Cherry Hill Village	2018
Union Square Village of Milford, MI	24	Walking distance to downtown Milford	2018
Hills of Oxford Oxford, MI	52	One level living condos within walking distance of downtown Lake Orion	2018
Orion Village Lake Orion, MI	33	Existing mixed use development just off of I-75	2018
Anthem at Tribute Wixom Village Wixom, MI	120	Walking distance to downtown Wixom	2019
Wilson Park Village Ferndale, MI	28	Walking distance to downtown Ferndale	2019
Liberty at Tribute Wixom, MI	86	Walking distance to downtown Wixom	Closeout

SELECT COMPLETED COMMUNITIES

Adams Castle
Bloomfield
Bloomfield
Township, MI

The Crossings
Oakland Town-
ship, MI

Maple Crest
Royal Oak, MI

Pinewood
Canton, MI

Charnwood
Forest
Troy, MI

The Glens of
Carlson Park
Troy, MI

Northpointe I, II
& III
Troy, MI

The Shores of
Long Lake
Lake Orion, MI

Charneth Fen
Novi, MI

Cherry Knoll
Canton Town-
ship, MI

Hickory Heights
Bloomfield
Township, MI

Oak River
Troy, MI

Strawberry Hill
Troy, MI

Oakhurst
Clarkston, MI

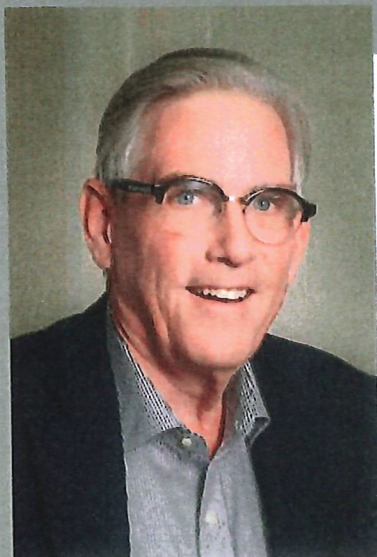
Colony Parks
Farmington
Hills, MI

Hickory Heights
Woods
Troy, MI

Pine Hill
Troy, MI

Whisperwood
Bloomfield
Township, MI

Paul C. Robertson Jr. | Chairman & CEO



EDUCATION

Registered Professional Engineer (Civil Engineering) October, 1968
University of Michigan: 1964 Graduate B.S. (Civil Engineering)
Treasurer, Inter Fraternity Council (IFC)
Member, Chi Epsilon (Civil Engineering, Scholastic Honorary)

Seaholm High School, 1960 Graduate - Class President

EXPERIENCE

Robertson Brothers Company, Bloomfield Hills, MI
Chairman 2004 – Present;
President, 1981 – 2004; Executive Vice President, 1976 – 1981;
Project Manager, Adams Woods Development, 1972 – 1976;
Estimator, 1969 – 1972

Townsend & Bottom, Ann Arbor, MI
Cost Engineer, 1964 - 1969

AFFILIATIONS

Republican State Central Committee Member, 1966 – 1968	St. Joseph Mercy Hospital – Oakland Finance Committee, 1997 – Present
Home Builders Association of SE Michigan Board of Directors, 1975 – Present President, 1985	Birmingham YMCA Board of Directors, 1999 – Present
Urban Land Institute, Member, 1985 – Present Residential Development Council Chair, 2000 – 2003 Detroit Dist. Council Exec. Committee, 2000 – Present	St. Joseph Mercy Hospital – Oakland Board of Directors, 2001 – Present
The Community House, Birmingham, MI Board of Directors, 1986 – 1992	St. Joseph Mercy Hospital – Oakland Conference Committee, 2002 – Present
Birmingham Athletic Club Board of Directors, 1988 – 1990 President, 1990	
Sacred Heart Rehabilitation Center Board of Directors, 1990 – 1995 The Heathers Club (Golf Club) Owner, 1988 – 1997 Member, 1988 – 2000	
Pine Lake Country Club Membership Chairman, 1995 – 1997	

RB
ROBERTSON
BROTHERS
HOMES

James V. Clarke | President



EDUCATION

Registered Michigan Builders License
Registered Real Estate Broker License
Michigan State University 1980 Graduate
Bachelor of Science, Building Construction Management
Member Sigma Lambda Chi (Honor Society)

EXPERIENCE

Robertson Brothers Company, Bloomfield Hills, MI
President: 2004 – Present;
Vice President: 1997- 2004;
Project Manager & Land Acquisition Director: 1993-1997
Land Acquisition Director: 1990-1993

The Dietz Organization, Birmingham, MI
Investment, Analyst and Income Property Broker: 1983-1990

Hayman Company, Southfield, MI
Leasing Specialist: 1983

Turner Construction Company, Detroit, MI
Field Engineer: 1981-1983

AFFILIATIONS

Home Builders Association of SE Michigan
President 2016
Board of Directors
Secretary
Executive Committee Member
Sales & Marketing Council Member

Urban Land Institute
Residential Blue Council Member

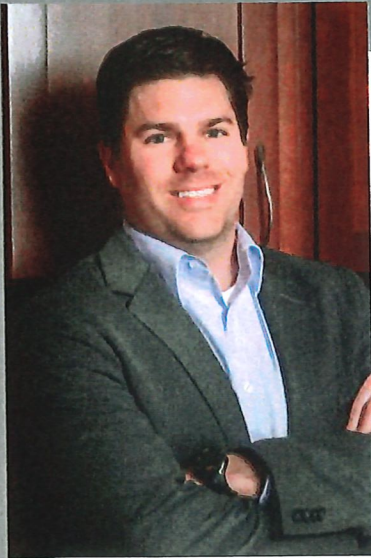
Real Estate Roundtable
Builder 20 Group

Christ Church Cranbrook
Vestry Member
Building & Grounds Committee Member

National Association of Home Builders
Lighthouse of Pontiac
Path Board Member

RB
ROBERTSON
BROTHERS
HOMES

Robert Doil | V.P. of Production



EDUCATION

University of Michigan Dearborn
Masters of Business Administration 2011

Michigan State University
Bachelor of Science, Building Construction Management 1999

EXPERIENCE

Robertson Brothers Company, Bloomfield Hills, MI
V.P of Production 2016– Present
General Manager of Production 2013-2015
Purchasing Manager 2011-2013
Estimator/Purchasing Agent 2004-2007
Superintendent 2004-2006
Assistant Superintendent 2002-2004
Warranty Representative 2000-2002
Summer Intern 1999

Boomsstone Commercial Contracting
Project Manager 2011-2013

AFFILIATIONS

Home Builders Association of SE Michigan

Urban Land Institute

Michigan State University Alumni Association

University of Michigan Dearborn Alumni Association



Tim M. Loughrin | Land Acquisition Director



EDUCATION

Arizona State University

Masters of Business Administration and Bachelor of Science, Urban Planning

Licensed Michigan Real Estate Broker

Registered Michigan Builders License

EXPERIENCE

Robertson Brothers Company, Bloomfield Hills, MI

Land Acquisition Manager: 2014 – Present;

Plante Moran PLLC, Southfield, MI

Consulting Manager (Construction Clients): 2011-2014

Richmond American Homes, Scottsdale, AZ

Land Acquisition and Purchasing Specialist: 2010-2011

ReSEED Advisors, Phoenix, AZ

Principal: 2009-2010

Pulte Homes, Scottsdale, AZ

Land Project Manager: 2004-2009

City of Peoria, Peoria, AZ

City Planner: 1999-2004

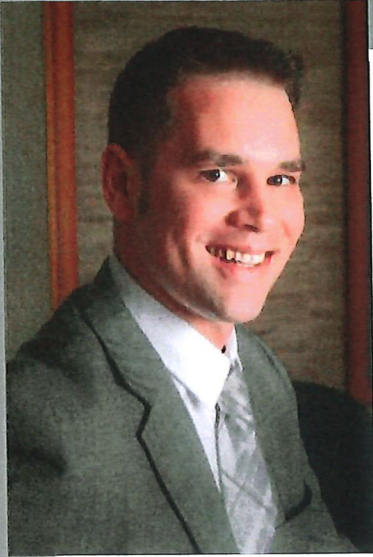
AFFILIATIONS

Home Builders Association of SE Michigan

Urban Land Institute, Membership Chairperson for the
Housing and Community Development Local Product
Council



Darian L. Neubecker | Senior Vice President



EDUCATION

Central Michigan University 2005
Masters, Business Administration (Finance and Accounting)
Bachelor of Science, Business Administration (Accounting)
Member, Beta Alpha Psi (Accounting Honor Society)

EXPERIENCE

Robertson Brothers Company, Bloomfield Hills, MI
Senior Vice President 2019 - Present
Vice President of Finance and Administration: 2015 – 2019;
Controller: 2007– 2015

Plante Moran PLLC, Auburn Hills, MI
Tax Staff: 2005-2007

PricewaterhouseCoopers LLP, Detroit, MI
Audit Staff: 2005

AFFILIATIONS

Michigan Association of Certified Public Accountants
Member

American Institute of Certified Public Accountants
Member

Urban Land Institute Member

Licensed Broker in State of Michigan

Vice Chair of MICPA Construction Industry Task Force



Russ Nuffer | Land Development Manager



EDUCATION

Michigan State University 1992
Bachelor of Science, Building and Construction Management

EXPERIENCE

Robertson Brothers Company, Bloomfield Hills, MI
Land Development Manager 2018 - Present
Purchasing Manager: 2013 – 2017

Singh Homes, West Bloomfield, MI
Director of Purchasing and Production: 1997-2012

Burton Katzman Homes / Abbey Homes, Bingham Farms, MI
Construction Site Superintendent: 1994 - 1997

Selective Group, Farmington Hills, MI
Construction Site Superintendent: 1993 - 1994

Carl Nuffer Builder, Bay City MI
Carpenter / Job Foreman: 1992 - 1993
Intern: 1985 - 1991

AFFILIATIONS

Licensed Builder
State of Michigan

Certified Storm Water Management Operator
State of Michigan



Ebon Petty | V.P. of Sales & Marketing



EDUCATION

Registered Real Estate Broker License
Michigan State University
Bachelor of Science, Communication 1989

EXPERIENCE

Robertson Brothers Company, Bloomfield Hills, MI
V.P. of Sales & Marketing: 2015– Present;
Director of Sales: 2013– 2015

Pulte Group / Centex Homes, Detroit MI & Eden Prairie, MN
V.P. of Sales 2006– 2012
Area Sales Manager 2003– 2006
Sales Consultant 2000 –2003

AFFILIATIONS

Home Builders Association of SE Michigan

Greater Metropolitan Association of Realtors



Brandon Stone | Controller



EDUCATION

Michigan State University - Eli Broad College of Business
Bachelor of Arts, Accounting - 2012

EXPERIENCE

Robertson Brothers Company, Bloomfield Hills, MI
Controller: 2017– Present;

Plante Moran PLLC, Auburn Hills, MI
Assurance Senior 2014-2017
Assurance / Tax Intern 2013-2013

Doeren Mayhew, Troy, MI
Assurance Intern 2012 - 2012

Spartan Decks and Power Wash, Clarkston, MI
Owner/Founder 2011– 2014

AFFILIATIONS

Michigan Association of Certified Public Accountants
Member

Home Builders Association of SE Michigan
Member

