



THE VILLAGE OF ST. EDWARD SENIOR LIVING FACILITY WADSWORTH, OH



The Village of St. Edward, operating in Fairlawn since 1964, is a Continuing Care Retirement Community (CCRC) providing services and residency for senior citizens. Initially founded by the Diocese of Cleveland and the Sisters of St. Dominic of Akron, the Village is dedicated to meeting patients' and residents' spiritual, physical and psychosocial needs in a faith-based environment.

In partnership with The Village of St. Edward, Signet is developing a new, 106 bed senior living facility in Wadsworth, Ohio. The \$21.6 million project is the first phase of St. Edward's plan to expand their footprint as the demand for quality senior care begins to grow. The project broke ground in September 2017 and is scheduled for completion in late 2018.

Located at 880 Main Street in Wadsworth, the project will offer three levels of senior care: Independent living, assisted living, and memory care. The new facility will feature three distinct wings for independent, assisted and memory care living that all share one common area. Signet acts as the Owner and Developer for the project while St. Edward Operates the project.



Location:
Wadsworth, OH



Project Scope:
110,000 SF



Total Project Cost:
\$21,650,000



Completion Date:
2018



SOUTH RESIDENCE HALL UNIVERSITY OF AKRON



The South Residence Hall represents the third residence hall developed by Signet for the University of Akron. The 139,509 square foot facility stand six stories high and provides quality housing for 531 students. The project is located adjacent to the Exchange Street Housing providing a true residential node on campus.

Students residing in the South Residence Hall have shared accommodations with two unit options including double occupancy rooms with an in-suite, shared bathroom or single suites that offer a private bedroom and an in-suite, shared bathroom for two.

Signet arranged all project structuring, financing, design, development and construction of the facility. A single-purpose entity was created as part of the bond financing structure and ground leases the project site from the University. The University operates the facility as if it were directly owned. The South Residence Hall was completed for the Fall 2012 semester and is fully integrated into its Office of Residence Life and Housing.



Location:
Akron, OH



Project Scope:
139,509 SF



Total Project Cost:
\$32,500,000



Completion Date:
2012



STATESMEN HOUSING DELTA STATE UNIVERSITY



Supporting Delta State University's strategic plan for the growth of the University, Signet delivered the first new on-campus student housing projects in over twenty-six years. The two projects consist of a three-story, 85,000 square foot residence hall which houses 362 students and a two-story, 45,000 square foot faculty and staff apartment building that features 32 units. The projects enhance the student and faculty experience and provide a key platform for additional phases of student housing and campus development.

One of the main objectives of Delta State University's master plan was to replace antiquated student and faculty housing with new modern facilities that will enhance the University's mission and meet the needs of today's students.

Delta State University set forth several objectives for these new facilities including an aggressive construction and delivery schedule, a privatized financing and ownership structure, and a creative design providing modern housing based upon sustainable design that lowers operating costs for the new facilities.



Location:
Cleveland, MS



Project Scope:
85,000 SF



Total Project Cost:
\$17,300,000



Completion Date:
2010



JEAN & MILTON COOPER CANCER CENTER SUMMA HEALTH SYSTEM



In 2006, seeking to advance patient care and consolidate its existing cancer treatment operations, Summa Health System and Signet embarked on a development partnership to create a new, state-of-the-art oncology care center on its main campus in downtown Akron, Ohio. This 72,000-square foot facility was delivered in just under fifteen months and represents one of the hospital's premier Centers of Excellence.

The Jean and Milton Cooper Cancer Center offers outpatient infusion therapy, radiation oncology, full diagnostic suite (CT, MRI), medical office space, hospital administration offices and patient support services.

Signet was selected from a group of six developers to partner with the hospital and provide the best approach for achieving the vision and goals established for the project. Signet issued low-cost, private placement bond financing as capital for the project and entered into a lease-leaseback arrangement with the hospital for the new facility.



Location:
Akron, OH



Project Scope:
72,000 SF



Total Project Cost:
\$29,300,000



Completion Date:
2008



EXCHANGE STREET HOUSING UNIVERSITY OF AKRON



Based upon the success of our delivery of the Honors Residence Hall, Signet Development was invited to develop and construct the Exchange Street Residence Hall, a mixed-use facility for the University of Akron. This gateway development represented the University's largest and most advanced student housing project to date boasting 472 new residential beds in a 200,000 square foot facility.

Coupled with Signet's delivery of the Honors Residence Hall, the delivery of the Exchange Street Housing was able to strengthen its Master Plan by creating a residential quad that heightened the visibility of the University and spurred a dramatic increase in student housing demand and new enrollment.

The Exchange Street Housing and represented an integral element in continuing the University of Akron's vision. As the concept for this project was developed, the Signet team worked closely with the University of Akron to structure a development and financing plan to make the project a reality.



Location:
Akron, OH



Project Scope:
200,000 SF



Total Project Cost:
\$35,000,000



Completion Date:
2007



HONORS STUDENT HOUSING UNIVERSITY OF AKRON



In 2000, the University of Akron embarked on a \$200 million capital investment program known as “Landscape for Learning.” Signet led a team of the best local and national talent to provide the development structure and financing – making the goals for new prominent student housing and administrative space a reality.

One of the primary objectives of the Landscape for Learning Initiative included the development of prominent on-campus student housing – including a new Honors Facility. The Honors residence hall was established as the anchor residential project located in the heart of the campus.

The Signet team assessed the goals and vision of the University and delivered the new Honors Residence Hall through a creative financing structure. Representing the University’s first new student housing program in almost three decades, the new Honors facility was constructed in the heart of the campus which served as the catalyst for additional development in the years to come.



Location:
Akron, OH



Project Scope:
306 Student Beds



Total Project Cost:
\$24,000,000



Completion Date:
2004



CANAL PARK STADIUM AKRON RUBBER DUCKS



After learning of the plans to potentially move the AA affiliate of the Cleveland Indians, Signet structured a deal with owners of the Akron Rubber Ducks (Akron Aeros at the time) franchise to bring the team to Akron and provide it with a new state-of-the-art facility.

Under a tight development time frame, Signet delivered Canal Park in just over 12 months, using many innovative construction methods. Hosting nearly 500,000 fans in its inaugural season, this project has boosted further redevelopment of the surrounding downtown area. Aside from hosting the Akron Rubber Ducks, the stadium boasts 25 corporate luxury suites, a restaurant and sports bar, generous retail space and one of the largest free standing score boards in Minor League Baseball.

After securing the team's move to Akron, Signet worked with the City of Akron to develop a funding plan for the new stadium that included federal, state and local components, as well as private capital investment in the project. Signet was also responsible for leading the team that structured the lease for the stadium between the team owner and the City.



Location:
Akron, OH



Project Scope:
9,097 Seat Stadium



Total Project Cost:
\$31,000,000



Completion Date:
1997



ARENA & SPORTS COMPLEX PARKING FACILITIES CITY OF JACKSONVILLE



In 2004, the City of Jacksonville created a new Sports District, which included the construction of a new 15,000 seat, state-of-the-art arena. After the construction of the arena, the City was faced with insufficient parking in the district and selected Signet as a private development partner to provide the construction, financing, ownership and management of two new integrated parking facilities.

The Arena Parking Facility combines a 163,386 SF, 480-space parking garage with loading dock facilities for the arena. The Sports Complex Parking Facility is a 335,386 SF, 1,000-space garage serving EverBank Field, Veteran's Memorial Arena and the Jacksonville Baseball Grounds stadium. The project required a design to complement the new sporting venues. Careful coordination with the construction team minimized the impact on functioning arena and loading dock operations.

The selected financing alternative was a private ownership approach using Tax-Exempt Enterprise Zone Bonds. This structure provided the lowest cost financing with a high degree of sponsor control. Working through a collaborative process, Signet provided a development approach and several private financing options which achieved or exceeded all of the City's outlined goals. Signet continues to manage the facilities and parking operations for the City of Jacksonville.



Location:
Jacksonville, FL



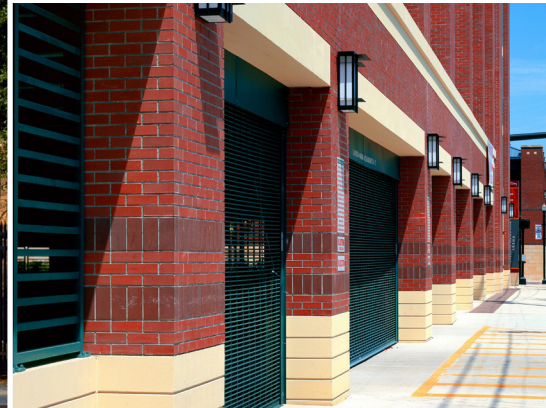
Project Scope:
499,000 SF



Total Project Cost:
\$50,000,000



Completion Date:
2004



JACKSONVILLE COURTHOUSE PARKING FACILITY

CITY OF JACKSONVILLE



In 2002, the City of Jacksonville embarked upon a \$2.25 billion Better Jacksonville Plan bond issue for public facility and infrastructure improvements. Downtown projects in this initiative included a new 900,000 square foot Duval County Courthouse.

The Courthouse Parking Facility was designed to serve the urban core and the new Duval County Courthouse planned for construction. Based upon its location in the City's downtown core, the project incorporates retail at all street levels and was designed with plazas to create a pedestrian thoroughfare.

The Courthouse Parking Facility consisted of the development of a 1,376-space garage to service the new courthouse and surrounding offices. The garage includes over 18,000 square feet of integrated retail and office space as well as extensive pedestrian amenities and enhanced streetscape.

Working through a collaborative process, Signet provided a development approach and several private financing options that achieved or exceeded all of the City's outlined goals for a public private development. The selected financing alternative was a private ownership approach using Tax-Exempt Enterprise Zone Bonds. This structure provided the lowest cost financing with a high degree of sponsor control. Signet continues to manage the facilities and parking operations for the City of Jacksonville.



Location:
Jacksonville, FL



Project Scope:
18,000 SF



Total Project Cost:
\$27,000,000



Completion Date:
2004