

Downtown YMCA Project **MEDIA KIT**

FOR A BETTER DOWNTOWN

FOR A BETTER US

the



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Our **MISSION**

The YMCA's mission is to put Christian principles into practice through programs that build healthy spirit, mind and body for all.

Our **VALUES**

The Y's core values are caring, honesty, respect and responsibility.

Our **AREAS OF FOCUS**

We measure the success of our cause in three areas of focus: youth development, healthy living and social responsibility.

Key BIOGRAPHIES



BOYD WILLIAMS – President & CEO, YMCA of the Pikes Peak Region

A 25-year veteran of the YMCA, Boyd provides and oversees the vision and leadership for more than 1,200 staff and volunteers at nine YMCA Family Centers, 31 before-and-after school sites, four outdoor aquatic centers, Senior Center, three metro district recreation centers and a year-round resident camp and conference center, serving more than 125,000 people annually throughout the Pikes Peak Region.

Boyd began his YMCA career in 1994 and has served in five other associations prior to coming to Colorado Springs. His passion for community and service extends beyond the YMCA, serving on several local boards, Honorary Commander of the United States Air Force Academy, Chair of the Southwest Alliance of YMCAs and as Chair of the YMCA Mid Major CEO Network.

Prior to joining the YMCA, Boyd served in the U.S. Army from 1986–1989. He holds a Bachelor's degree in Sports Management from Kennesaw State University in Georgia.



ARUN AGARWAL – CEO, White Lotus Group

Arun is a former Wall Street investment banker at Prudential Securities who has primarily focused on healthcare and real estate initiatives. Arun began his own private equity firm in 2002, returning to Omaha, Nebraska to set up a home base for White Lotus Group.

White Lotus Group, under the management of Arun, continues to facilitate projects within the real estate and healthcare markets. The team also completed a hotel acquisition and development in Winter Park, Colorado, in 2003; a hotel acquisition and renovation in Omaha, Nebraska, in 2011; and a variety of other projects including condominiums, self-storage facilities, office space, retail space, and multi-family housing.

Arun is a graduate from the Wharton School of Finance at the University of Pennsylvania of 1998, where he was awarded the Wharton Award for Academic Achievement. He serves on Metro Community College's Foundation Board as well as the Library Foundation board, and he chairs the Greater Omaha YMCA board.



BRIAN RISLEY – Chair, YMCA Metropolitan Board of Directors, President & CEO, CRP Architects

Brian is passionate about combining his professional expertise with targeted volunteer opportunities to positively impact community and drive measurable results. He has been directly involved in numerous issues facing our region over the past years through service on the Colorado Springs Citizen's Transportation Advisory Board (currently serving as the Chair), and the PPRTA Citizen's Advisory Committee.

Brian has served on bond election campaign teams for numerous clients recently including Lewis-Palmer School District 38, Kit Carson School District, Cheyenne Mountain School District 12, Douglas County Schools, and Cherry Creek School District. Through his work with these bond election teams, hundreds of millions of dollars have been successfully funded for local school and municipal construction.

Brian Risley joined the CRP Architects team after graduating from the Rhode Island School of Design in 1998. Brian has successfully directed the design and construction of hundreds of millions of dollars worth of complex projects for a variety of clients across Colorado, including Municipal, Corporate, K-12 Educational, Nonprofit, and faith-based organizations.

Key BIOGRAPHIES



SCOTT HENRY – Executive Vice President of Development, White Lotus Group

Scott earned a Professional Degree in Architecture at the Illinois Institute of Technology, and quickly started working with a number of firms developing commercial real estate. In 2000, he joined JPMorgan's Low-Income Housing Tax Credit (LIHTC) investment group where he earned a CCIM designation and expertise in multi-family finance. Scott was promoted to Executive Director and was part of the Senior Management team that helped grow the line of business into a \$4 billion portfolio with more than 800 properties accounting for 75,000 apartment units across the country. In 2008, Scott formed Celadon Holdings, an affordable housing developer. Scott has been designated as a pre-qualified developer through the NSP program, the Cook County Housing Authority, and the Chicago Housing Authority, and has completed affordable housing redevelopments and Low Income Housing Tax Credit (LIHTC) syndications within and outside Illinois totaling over 1500 units.

As the EVP of Development at White Lotus Group, Scott is responsible for the identification, financing, and development of all of the firm's multifamily development activities.



THERESA MCDONOUGH – Senior Vice President/Chief Development and Marketing Officer, YMCA of the Pikes Peak Region

Theresa began her career with the Y in 2012 and has managed and led initiatives in membership, corporate health and wellness, marketing, communication and development, including the Y's largest capital campaign.

Theresa has a bachelor's degree in Psychology from Austin Peay State University and a master's degree in Human Relations from the University of Oklahoma.

Prior to coming to work at the Y she was with USA Cycling, Inc. for 11 ½ years where she was Vice President of Membership and Programming overseeing membership and event sanctioning for the sport along with various marketing and sponsorship initiatives.

Theresa currently lives in Downtown Colorado Springs with her husband Pat, two sons, Nicholas and Benjamin, and daughter, Addison.



DELANEY NELSON – Public Relations/Marketing, White Lotus Group

Delaney joined the White Lotus team in November 2017, but began her marketing and public relations career at an advertising agency in Omaha, NE as an Account Manager.

After her time there, she was a brand marketing specialist at Hayneedle where she established the brand both locally and nationally through key brand partnerships and strategic public relations efforts.

She is a graduate of the University of South Dakota where she earned a B.A. in strategic communications with an emphasis in public relations and advertising. She was also a member of the women's swim team. Delaney is a Big Sister mentor and board member of the Greater Omaha YMCA Armbrust branch.

She is married to Jay Nelson and they have two dogs together - Mylee and Maverick.

Company OVERVIEWS



**FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

YMCA of the USA

The Y: We're for youth development, healthy living, and social responsibility.

YMCA of the USA is the national resource office for the Y, one of the nation's leading nonprofits committed to strengthening community by connecting all people to their potential, purpose, and each other.

Working locally, we focus on empowering young people, improving health and well-being, and inspiring action in and across communities. By bringing together people from different backgrounds, perspectives, and generations, we ensure that we all have access to the opportunities, relationships and resources necessary to learn, grow, and thrive.



**YMCA OF THE
PIKES PEAK REGION**

YMCA of the PIKES PEAK REGION

Since 1878, the YMCA of the Pikes Peak Region has grown to include branch locations throughout the region and offsite locations at schools and neighborhood centers to reach over 125,000 people each year.

Through partnerships and community involvement, the YMCA is reaching out in new ways to build strong kids, strong families and strong communities.

We believe that lasting personal and social change can only come about when we all work together to invest in our kids, our health and our neighbors.



WHITE LOTUS GROUP

White Lotus Group is a vertically integrated real estate development firm with offices in Chicago and Omaha. We specialize in turn-key projects from concept to delivery through a creative management process.

Press RELEASE

YMCA of the Pikes Peak Region Announces Plans for Downtown YMCA



A conceptual rendering of what the new Downtown YMCA block may look like.

Colorado Springs – The YMCA of the Pikes Peak Region is proud to announce that they have selected a developer and are moving forward with a plan to renovate and revitalize the block of Downtown Colorado Springs where the current YMCA sits.

The project, which will be carried out in three phases, will include a new YMCA, mixed-use space and affordable housing units.

"This project will affect our regional economy in a number of different ways," said Dirk Draper, President & CEO of the Colorado Springs Chamber and EDC. "First off, it's going

to expand the reach of Downtown by activating this block more fully than is being done right now. The services that will be offered by an expanded YMCA, the affordable and attainable housing that will be done there, the additional services for healthcare and other business and personal services that will be offered are really just going to enrich our Downtown landscape."

The first and largest phase will include the new, 75,000 square foot YMCA and 400,000 square feet of mixed-income multi-family units.

"We think, as the Y, it takes us back to where the Y was 100 years ago, when there were YMCA hotels all across the country," said Boyd Williams, President & CEO of the YMCA of the Pikes Peak Region. "If they were moving and weren't established yet, they could find a local YMCA to stay at and this is kind of a new interpretation of that."

Phases two and three of the project will include commercial office use and mixed-use space with a rooftop amenity. The developer for the project, Omaha-based White Lotus Group, believes this could be a minimum of a \$150 million project.

"After significant due diligence and a formal RFP process, it became very clear that there could be a mutual win for all, that would include the Y, the community and White Lotus Group in the redevelopment of this entire block," said Arun Agarwal, President & CEO of White Lotus Group. "It was evident this partnership would meet the initial goals of the Y that remains strong today and address the concern of lack of affordable housing for the downtown Colorado Springs community."

While the new YMCA is being constructed, there are no planned interruptions to membership and programs of the current Downtown YMCA. The new building will include all the amenities of a state-of-the-art YMCA: a healthy living center, an aquatics center, group exercise space, child watch, and more.

"We've looked at this building in a number of different ways in terms of its utilization and its functionality," said Brian Risley, Chair of the YMCA Metropolitan Board of Directors. "The reality is that

it was built for a need that existed 40, 50 years ago, and the need is different now. The facility needs to respond in a different way."

Through their agreement with White Lotus Group, the YMCA will not incur any long-term debt for the project.

"The investment that the YMCA is making is the land, and obviously the developer is bringing the capital to construct the facility," said Risley.

"We believe the YMCA is doing its social responsibility by not bringing on longer term debt," said Williams. "We believe, after looking in so many different directions, that this is the right direction for us. A strong city starts with a strong downtown, and the new Downtown YMCA will serve as the thread that ties the downtown community together."

Key QUOTES

"We didn't want to settle. This developer came to us and they were interested and clearly saw this as their number-one project in this scope of work, and they see this as a great opportunity for the Y as well as addressing the needs in the Downtown community."

"Our YMCA is considered one of the more progressive, pioneering YMCAs in the country, so our Y is strong. The Downtown YMCA building is over 45 years old, and there's a need for us to offer our Downtown community a better product, for us to stay relevant. The brick and mortar is nothing more than a conduit to allow us to serve the community."

- **BOYD WILLIAMS**, President & CEO, YMCA of the Pikes Peak Region

"This will be a three-phase project that will continue to strengthen the economics of Colorado Springs by providing employment opportunities for hundreds of local contractors and subcontractors. The multi-use space and a new Y will allow community members a place to live, work, play and be healthy."

- **ARUN AGARWAL**, CEO, White Lotus Group

"This project has been a long time in the making. It's been at least a decade that this has been on the community's calendar and in community conversations. This project has been identified as a need, a chance to maximize and optimized that space. It's a complex deal to put projects like this together. Community development projects like this, that have a strong economic development bent to them, it takes sophisticated partners, it takes understanding the incentives and the tax breaks that are available...look at the long string of philanthropic projects we've had in our community, from the City for Champions project, that has made strong demands on our strong donor community we have here, to the summit house, all of these have come to fruition and have added to the complexity of the landscape of community development projects. This is just another one that fits in that suite of development activities that are happening in our community right now that will change the face of Colorado Springs. This is a big deal."

- **DIRK DRAPER**, President & CEO, Colorado Springs Chamber and EDC

"We're working very closely with the city right now to work through zoning and height-related issues, of course they're conceptually very supportive of what we're talking about doing but most importantly, we've been in discussions with them about designing something that's very contextually sensitive and that reflects the historic nature of Downtown."

- **BRIAN RISLEY**, Chair of the YMCA Metropolitan Board of Directors

Project TIMELINE

This will be a three-phase project that will continue to strengthen the economics of Colorado Springs by providing employment opportunities for hundreds of local contractors and subcontractors. The multi-use space and a new Y will allow community members a place to live, work, play and be healthy. This project will also address the affordable housing shortage that exists in Colorado Springs.

This could be a minimum of a \$150 million three-phased project – with many aspects of phase II and III to be determined.

Phase I

Phase 1 will be the largest phase, including a brand-new, 75,000 square foot YMCA and 400,000 square feet of mixed-income multi-family units (200 units with a mix of one-, two-, and three-bedrooms).

**Construction set to start in the 4th quarter of 2020 –
18 months until completion**

Phase II

The current Y will then move to the new location and the previous Y will be razed to accommodate for phase II.

Phase II is targeted to include 37,000+ class-a commercial office use.

Phase III

Phase III is targeted to include 82,000 square feet of mixed-use space with a rooftop amenity.

To sign up to receive email updates on this project, please visit ppymca.org/betterdowntown.

Important **LINKS**

YMCA OF THE PIKES PEAK REGION

Website

ppymca.org

For project updates

ppymca.org/betterdowntown

Social Media



Pikes Peak YMCA



@ppymca



ppymca

WHITE LOTUS GROUP

Website

whitelotusgroup.com

For project updates

whitelotusgroup.com/pikespeak

Social Media



White Lotus Group



@WhiteLotusGroup

Recent **AWARDS**



6th Consecutive Year



Who to **CONTACT**

YMCA OF THE PIKES PEAK REGION

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WHITE LOTUS GROUP

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PHOTOS & Captions



Boyd Williams address the crowd at a rooftop event at the Downtown YMCA.



Summer day campers enjoy arts and crafts during day camp at the Downtown Y.



A swim coach signs instructions to a deaf student.



An exterior shot of the current Downtown YMCA building.

To access digital copies of these photos, please visit ppymca.org/betterdowntown



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