



# Former M&I HQ Project Timeline

- July 2017: Current M&I HQ ownership closed on the building and surface lot off Broadway (BMO Tower is a separate ownership group with dozens of distinct investors)
- BMO Harris Bank leased the M&I HQ building until BMO Tower was completed
- July 2017 – August 2018: M&I HQ ownership worked on redevelopment plans- primarily an office concept assuming removing the fins and replacing the enclosure (not HTC eligible)
- February 2018: BMO Tower completed the parking structure demolition
- August 2018 – July 2019: M&I HQ ownership worked on redevelopment plans- primarily a split concept with either multifamily and hotel or hotel and office



# Former M&I HQ Project Timeline

- September 2018: The Project engaged MacRostie Historic Advisors to assist in listing the building as historic
- October 2018: The Project submitted a National Register Questionnaire (NRQ) to the Wisconsin State Historic Preservation Office (SHPO)
- November 2018: SHPO requested additional information as to why the building alone qualifies without the parking structure
- February 2019: SHPO approved the NRQ that the building appears to be eligible to be listed on the National Register (NR) (without the parking structure)
- April 2019: The National Park Service approves Part I Evaluation of Significance that the building appears to be eligible to be listed on the NR (without the parking structure)





# Former M&I HQ Project Timeline

- July 2020: BMO Harris Bank vacated the building
- August 2020 – Current: After Covid's impact on the office and hotel market, the Project began to assume 100% multifamily with first floor retail and brought in Dick Lincoln as a consultant
- August 2020 – Current- The Project plans to redevelop the building as historic. Engaged architect to plan apartments, maintain the exterior design and interior historic first floor, lower level and sixth floor
- March 2021 – The Project applied to list the building on the National Register of Historic Places



770 North Apartments





Retail Plaza- N. Water St. & E. Mason St.



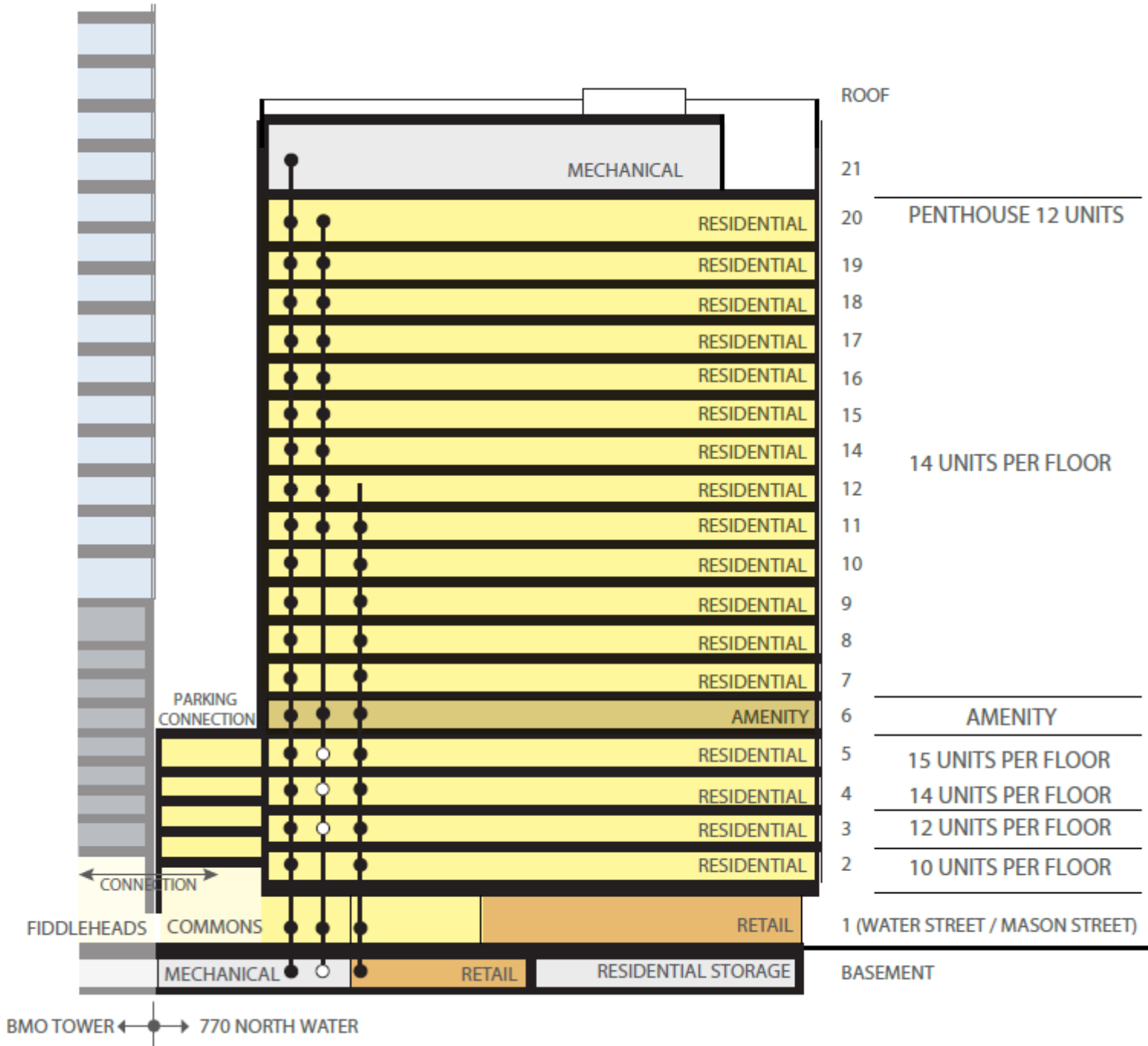


Parking Structure (Broadway) – 2 Levels

TOTAL UNIT COUNT

STUDIO	64 UNITS (29%)
1BR-1BA	95 UNITS (41%)
2BR-2BA	72 UNITS (30%)
TOTAL	231 UNITS

- EXISTING / NEEDED ELEVATOR STOP
- POTENTIAL ELEVATOR STOP







4<sup>th</sup> Floor Common Terrace



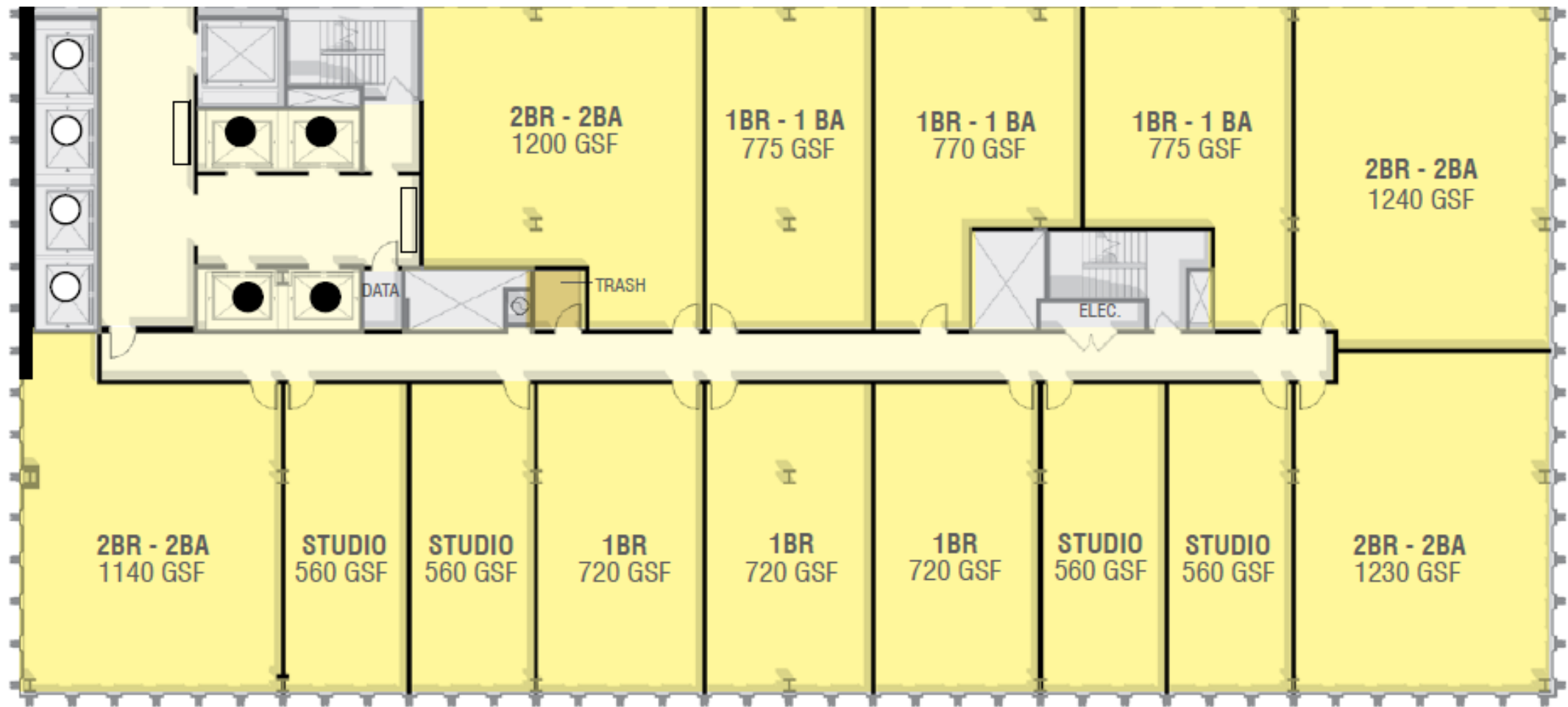


Amenity Floor – Lounge



Amenity Floor – Pub Room





Typical Floor



Typical Corner Unit