

Mercidian
GROUP



Miller Landing

Airdrie, Alberta

A development model for building...

more housing

in less time

at a lower cost

with better & more consistent quality

ModEra Manufacturing / Miller Landing Development Overview



ModEra
New Era of Smart Construction

Light Gauge Steel Module
Manufacturing Facility
8 Acres / 6,000 - 100,000 sq. ft.

\$3.0MM

MILLER LANDING DEVELOPMENT - Airdrie, AB

\$33.5MM Total Project 150 Residential Units

Miller Landing 3

Sales Centre (*Office & Show Suites*)

3 Storey Mixed Use Low-Rise / **10 Units**

\$2.6MM

July 2023 - September 2023

Miller Landing 1

Affordable Housing Tower

8 Storey Mixed Use Mid-Rise / **70 Units**

\$16.9MM

August 2023 - June 2024

Miller Landing 2

Seniors Independent Living Tower

8 Storey Mixed Use Mid-Rise / **70 Units**

\$14.0MM

January 2024 - November 2024

Executive Summary

2023/Apr/18

MISSION

Our mission is to provide more housing, more quickly, for less cost by developing and implementing new construction methodologies to improve efficiency and quality in the process of building new mid-rise and high rise residential and mixed use towers in urban locations.

COMPANY AND MANAGEMENT

Mercidian was incorporated in Alberta, Canada in 2000 and has a core management team that has worked together for over 10 years, on projects including ski resort operation, real estate development, real estate brokerage operation, rental property management and strata property management. The CEO of the company, **Fred Johnston** studied Engineering at the University of Calgary and has spent most of his 53 year career involved in software development, business systems analysis, compliance & regulatory management and real estate management and development ([Resume](#)). **Ed Romanowski** has been a shareholder and advisor with the company since 2013 and has spent most of his career involved in real estate development and management ([Resume](#)). **David Craig** has been a shareholder and advisor with the company since 2013 and has spent most of his career in business analysis, manufacturing consulting and finance. He has consulted with a number of major companies including BC Hydro and the City of Kelowna ([Resume](#)). In recent years we have added new members of the management team including a red seal welder/fabricator, a red seal crane operator and an architectural technologist with specific expertise in BIM 3D modeling to prepare for the next evolution of our business.

SERVICES

Mercidian has the expertise and experience and is positioned to provide a holistic, full service approach to providing mid-rise and high-rise housing including design, fabrication, construction, marketing, sales and property management.

MARKET

The market which Mercidian will be able to serve will range from government subsidized housing for the poor/homeless, affordable housing for the missing middle, market housing for the middle class and luxury homes for high wealth individuals. The basic residential tower building design will be the same (standard design) but which can range from 2 stories to 20 stories, sited on a slab on grade, or sitting on top of a retail/commercial podium, with surface parking or with underground parking. The required land site will be approximately ½ acre in size, approximately square in shape, most typically in an urban area with good walkability scores or in close proximity to public transit.

COMPETATIVE ADVANTAGES

The Mercurian standard “light gauge steel modular building” has the advantage of being highly standardized both in terms of the individual module design and the resulting building and mechanical design. The individual modules are designed to minimize the number of unique module configurations in the building mix and also to be TOTALLY SELF CONTAINED including both the over-sized balcony at the exterior end of each suite and the common hallway at the interior end, with efficiently planned and simple service connections for plumbing, hvac and electrical, ALL totally integrated UNDER THE FLOOR. This allows for efficient, repeatable off-site fabrication and efficient on-site assembly - meaning that this building methodology is highly scalable. ([3D Revit Model](#))



FRED JOHNSTON
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CAREER EXPERIENCE:

Commercial Real Estate Development & Sales

1998 to date

President & CEO of **Mercidian Management Group**. Currently researching and developing innovative "proof of concept" mid-rise and high-rise affordable residential projects in Alberta & BC. Designed, developed and managed a number of commercial projects, including three multi-story office buildings for medical, dental and other professionals in Calgary Alberta. Developed two lakefront recreational developments on Kootenay Lake B.C. and Priest Lake, Idaho. Founded CommunityFirst Diagnostic Imaging, acquired College of Physicians and Surgeons accreditation and operated Calgary's first and most advanced "fully digital" radiology clinic, consisting of X-ray, Ultrasound, Bone Densitometry, Mammography and MRI with a totally integrated electronic records system.

Real Estate Brokerage Franchise Development & Management

2018 to 2022

General Manager of **Realty Executives Ultra**. Negotiated the acquisition of the Realty Executives franchise for the Thompson Okanagan interior region of BC from the US border to Kamloops. Applied for licenses and developed systems & procedures for real estate trading, rental property management and strata property management operations, with three offices in Kelowna & Penticton. Developed business & financing plans for and assisted in startup and management of Sutton Hymark Realty with offices on Kelowna and Osoyoos. Set up systems and software and oversaw the property management of over 600 rental and strata properties. Responsible for oversight of 7 BC Real Estate Council audits in 3 years.

Commercial Real Estate Development & Sales

2014 to 2015

President & CEO, **BCC Mountain Resorts Management Inc.** Successfully re-opened and managed Mount Baldy Ski Resort for Receiver, while in bankruptcy. Achieved break even operation in a quick start & short 3 month season from Dec.-Mar.

Exempt Market Securities

2013 to 2014

Chief Compliance Officer for EMGateway Canada Inc. Developed systems to launch a new Canadian Security Exchange.

New Homes Sales

1995 to 1997

Area Manager for residential custom home builders including Grebow Homes Ltd. and Albi Homes Ltd. in Douglasdale Estates and McKenzie Lake areas of Calgary Alberta. Provided sales, and customer support services. Achieved Calgary Home Builders Association "Rookie of the Year" award in 1996 with 2nd highest sales volume in Calgary (approximately \$12M in sales). Sold out the last phase of the golf course and much of "the Ridge" in Douglasdale Estates as well as "The Harbours" and "Legacy Ridge" in McKenzie Lake.

Computer Software Development and Project Management

1970 to 1994

Over a 24 year period progressed from positions of Computer Operator, Computer Programmer, Sr. Systems Analyst & Manager of Information Systems. Designed, programmed, maintained, and managed information systems for companies including TransAlta Utilities Corporation, Cybernetics Computer Systems, Re/Max of Western Canada, DenTell Systems, SunType Products Ltd., B.C. Tree Fruits Ltd., Calgary Power Ltd., and Riley's Datashare International. Designed, programmed, sold, installed, trained and supported numerous business applications including billing, accounting, mine engineering, medical, records management (including microfilm and digital storage) and dental office management throughout Alberta and B.C. Served in numerous professional associations including Systems Committee Chairman for Texas Instruments Business Computers User's Group in Austin, Texas. Managed up to 3 departments of up to 40 staff.

EDUCATION:

University of Calgary, Faculty of Engineering

1967 to 1969

Completed common courses curriculum (first 2 years) in Civil, Mechanical, Electrical, and Chemical Engineering.

PROFESSIONAL ASSOCIATIONS:

Toastmasters International
Rotary International
Chamber of Commerce

PERSONAL AND BUSINESS REFERENCES:

Milo Anderson	Realtor & Past President, EM Gateway, Calgary, AB	(403) 616-6074
Dave Arora	Records Manager, Past Co-worker, TransAlta Utilities, Calgary, AB	(587) 578-0181
Allan Lawrence	Past Co-worker at TransAlta Utilities, Calgary, AB & Lifelong Friend	(403) 903-1159

KEY STRENGTHS:

Innovative and Persistent with Strong Organizational Skills, Good Listener, Good Language Skills.
Broad Based Technical Skills, Very Computer Literate, Advanced Accounting & Financial Modeling Skills
Demonstrated Sales and Marketing Ability, Good Customer Relation Skills (SAM Awards Winner)

Ed Romanowski



Ed Romanowski is a shareholder of and advisor to **Mercidian Group**. He is currently President & COO at Touchstone Holdings/Nunastar Properties, a privately held Canadian corporation focused on investment and asset management in Northern Canada. Prior to joining Touchstone, Ed was Chief Operating Officer at Arlington Street Investments and Senior Vice-President & Director with Albi Homes/Brookfield Residential in Calgary. In 2015, he played an instrumental role in the sale and transition of premier Canadian luxury home builder, Albi Homes, to Brookfield Residential.

Ed founded Bellstar Hotels & Resorts in 2003. As President & CEO, Ed guided and oversaw Bellstar's growth from only one resort property under management in 2003 to 10 in 2014.

Under his leadership, Bellstar became one of Western Canada's leading resort developers and operators with development master planning representing over \$600 million in resort, residential, commercial, and tourism development and infrastructure. Through his vision and direction, Ed developed several landmark projects such as Spirit Ridge Vineyard Resort & Spa in Osoyoos, B.C.; Solara Resort & Spa in Canmore, Alberta; and Waterton Lakes Lodge in Waterton Lakes National Park.

Ed was featured on an episode of Undercover Boss Canada that aired in February, 2013 depicting his role as President & CEO of Bellstar Hotels & Resorts.

Other successful business pursuits include the start-up of Alberta Hospitality and Royal Tours in Edmonton, and taking on the responsibility of Canadian Managing Principal at Pannell Kerr Forster Management Consultants (now CBRE Hotels).

Ed was educated in planning, engineering, architecture, valuations and real estate development in both Canada and the U.S. His education includes a Bachelor of Arts Honours from the University of Winnipeg, and a Master of City Planning from the University of Manitoba. He is a Certified Management Consultant (CMC) and a fellow of the Quantum Shift Leadership Program at the Ivey Business School.

Ed is active in his community through various boards and projects. He also teaches senior level courses in Real Estate Development, Finance, Leadership and Policy Development at the University of Calgary's Haskayne School of Business and the Faculty of Environmental Design.

Ed was awarded the Alberta Centennial Medal in 2005 for outstanding service to the community. A few of his community and volunteer efforts include:

- Member, Dean's Advisory Council, Faculty of Business & Economics, University of Winnipeg;
- Project Manager/Leader for the development of the Edge School & Sports Complex and the Calgary French & International School;
- Past Chair & Member of the Board of Canadian Resort Development Association (now Canadian Vacation Ownership Association);
- Past Chair of the Tourism & Hospitality Industry Advisory Committee at the University of Calgary, Haskayne School of Business; and
- Past Board Member: Edge School for Athletes, and the Calgary French & International School.

David Craig, Shareholder/Advisor



- Graduate of University of Toronto
- Bachelor of Applied Science, Industrial Engineering
- Chartered Accountant, CPA, CA
- President, Consolidated Management Consultants
- Consultant, Equifaira Advisors
- Consultant, BC Hydro



ModEra

New Era of Smart Construction

Light Gauge Steel Module
Manufacturing Facility

FOR SALE

6,165 sf on 8.05 acres

805/809 Laut Ave
Crossfield, Alberta



SUMMARY

Main Floor:	± 1,165 sf
2nd Floor Office:	± 1,165 sf
Shop:	± 3,855 sf
Total Area:	± 6,165 sf
Site:	8.05 acres
Zoning:	C - 2
Power:	225A/600 V
Ceiling Height:	16'
Loading:	2 (14'x14') drive in 2 (7'x 8') drive in
Sale Price:	\$2,500,000
Property Tax (2022):	
805 Laut Avenue -	\$TBV
809 Laut Avenue -	\$TBV

COMMENTS

- Crossfield is situated along the QE II Highway, with access to rail spurs and the CPR main line
- 43 kilometers north of Calgary
- Property has sump & trench drain

Mark Harrigan
Senior Associate
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Mark@cypressgroup.ca

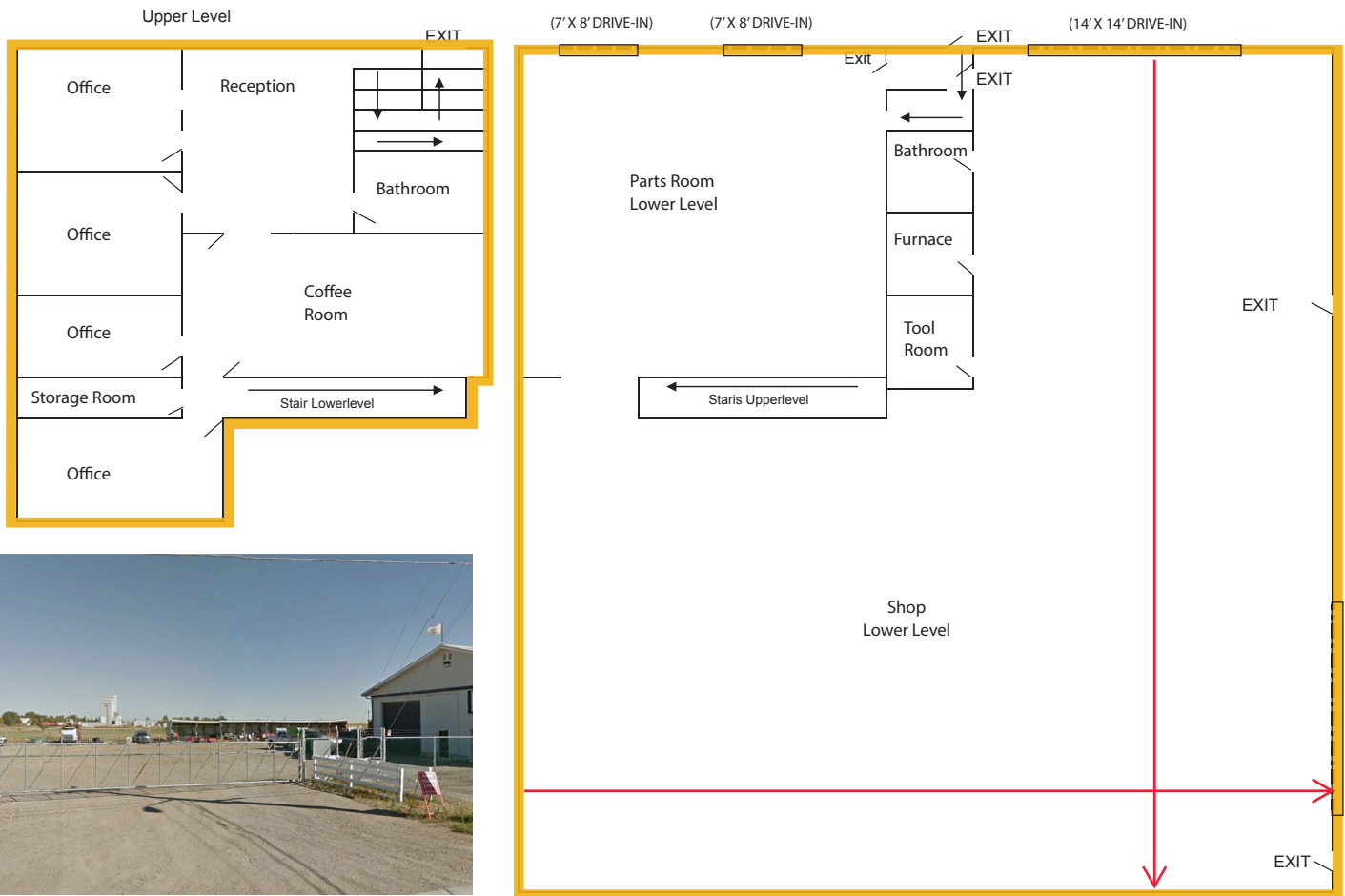
Dave Jorgensen
Partner, Senior Associate
403-648-0824
Dave@cypressgroup.ca



FOR SALE

6,165 sf on 8.05 acres

805/809 Laut Ave
Crossfield, Alberta

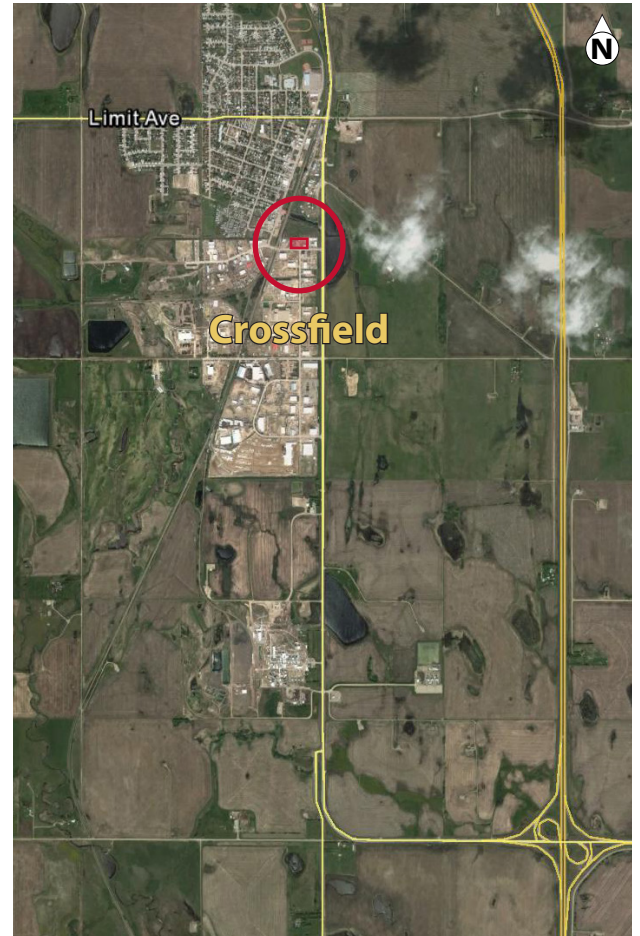


PLAN IS NOT DRAWN TO SCALE, FOR INFORMATIONAL PURPOSES

FOR SALE

6,165 sf on 8.05 acres

805/809 Laut Ave
Crossfield, Alberta



**6,165 SF Free Standing Building
on 8.05 Acres,
right off Highway 2A**

DISTANCE:

± 30 mins from Calgary

± 2.5 hours to Edmonton

Mark Harrigan
Senior Associate
403-828-3171
Mark@cypressgroup.ca

Dave Jorgensen
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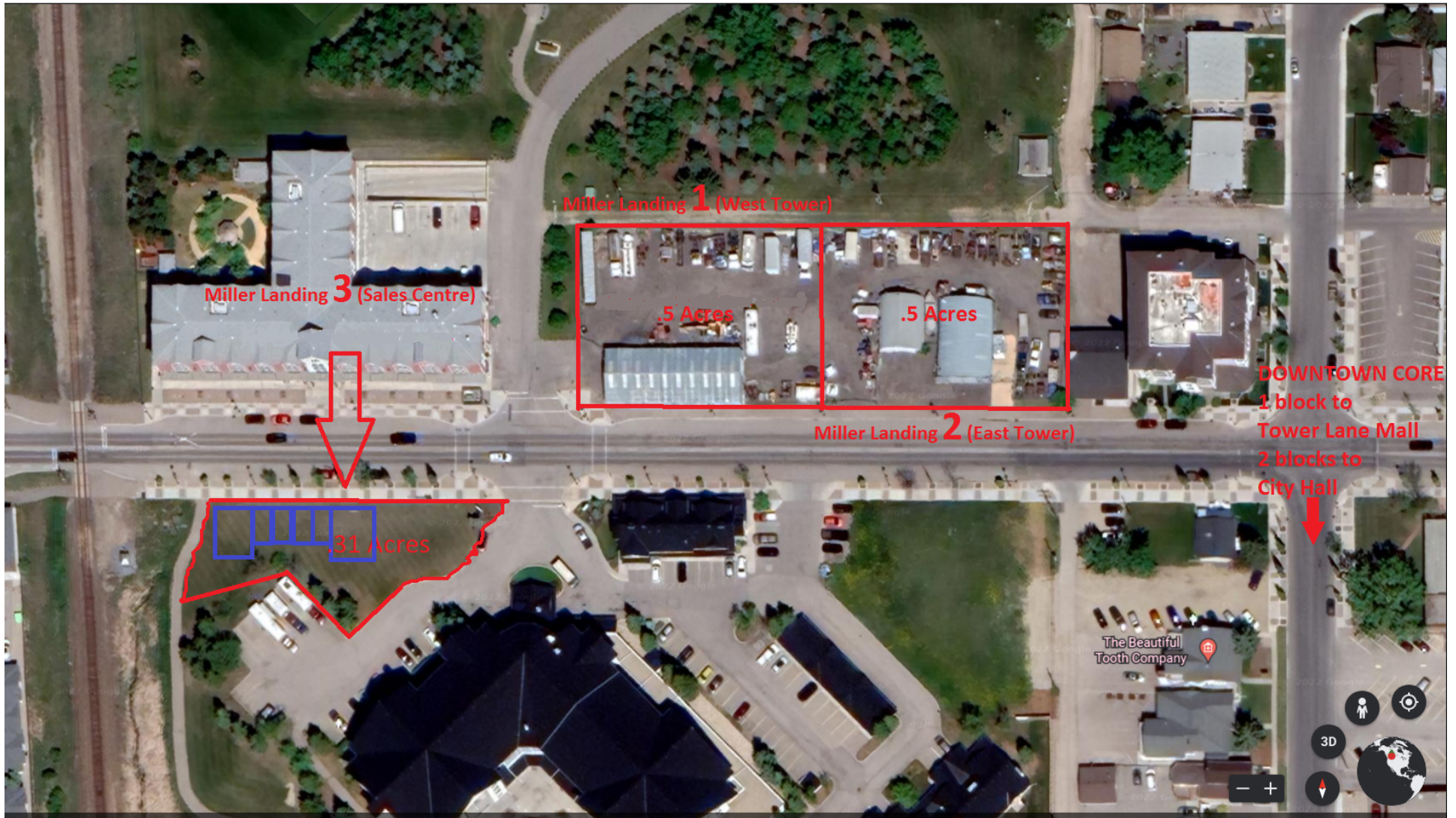
MILLER LANDING

Airdrie, Alberta

Miller Landing 1 - Affordable Housing

Miller Landing 2 - Seniors Independent Living

Miller Landing SC - Sales Centre & Office



Miller Landing **1** (West Tower)

Miller Landing **3** (Sales Centre)

.5 Acres

.5 Acres

Miller Landing **2** (East Tower)

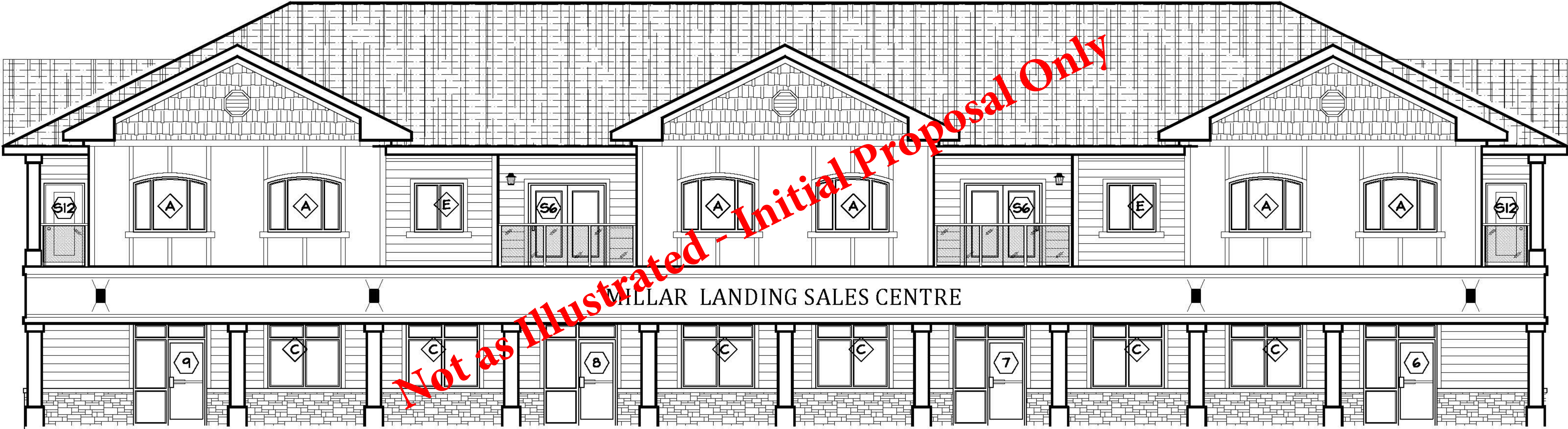
DOWNTOWN CORE
1 block to
Tower Lane Mall
2 blocks to
City Hall

31 Acres

The Beautiful
Tooth Company

MILLER LANDING SC

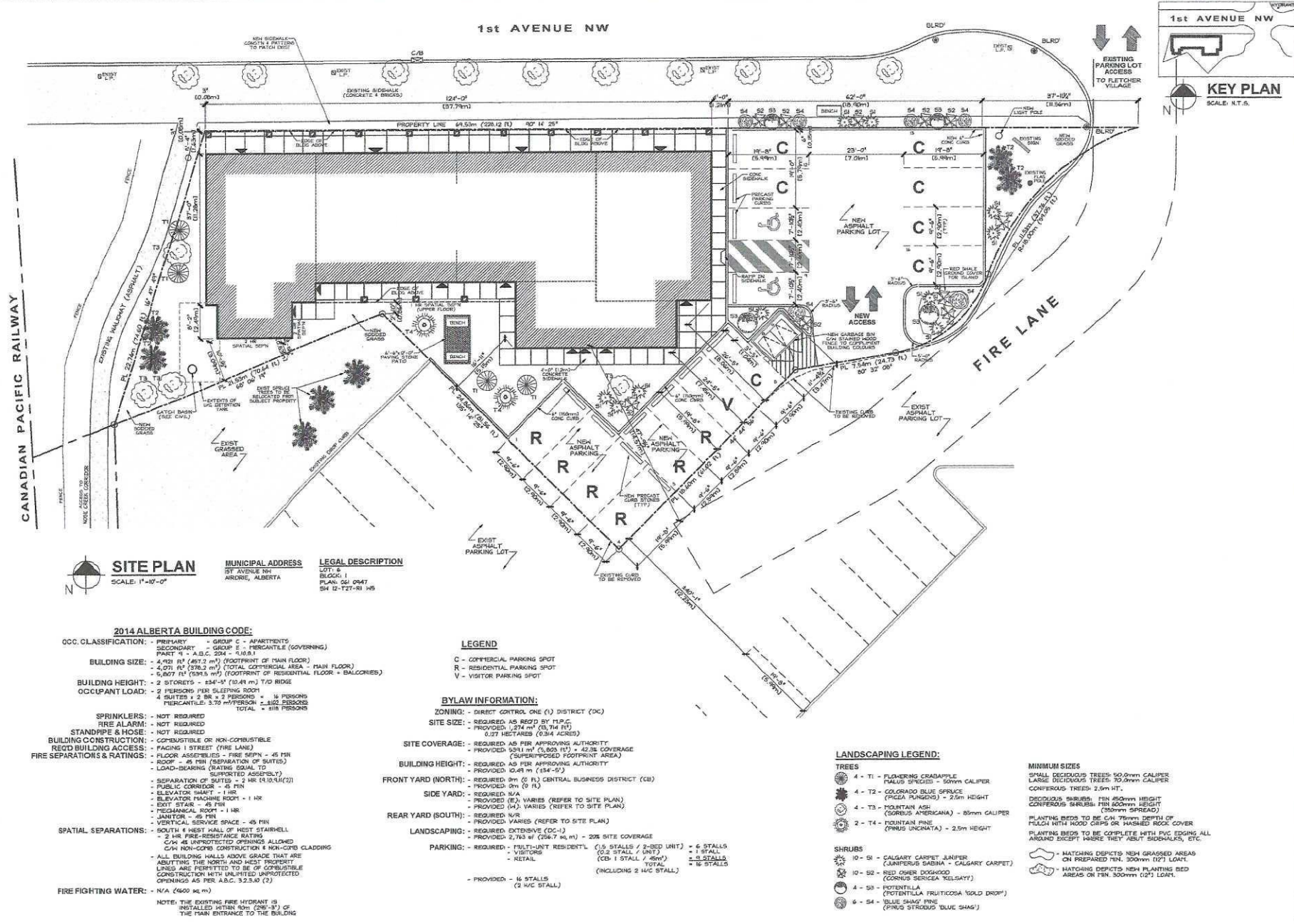
Sales Centre, Office & Show Suites



Not as Illustrated - Initial Proposal Only

MILLAR LANDING SALES CENTRE

Revised Floorplan to fit approximately within this building envelope.



SITE PLAN
SCALE: 1"=10'-0"

MUNICIPAL ADDRESS
1ST AVENUE NW
ARDRE, ALBERTA

LEGAL DESCRIPTION
LOT 6
BLOCK 1
PLAN: 061 0947
S4 12-TT-01-115

2014 ALBERTA BUILDING CODE:

OCC. CLASSIFICATION: PRIMARY - GROUP C - APARTMENTS
SECONDARY - PART 9 - A.S.C. 204 - 1,10.9.1

BUILDING SIZE: 4,191 ft² (487.2 m²) (FOOTPRINT OF MAIN FLOOR)
4,071 ft² (378.2 m²) (TOTAL COFFERED AREA - MAIN FLOOR)
5,607 ft² (519.5 m²) (FOOTPRINT OF RESIDENTIAL FLOOR - BALCONIES)

BUILDING HEIGHT: 2 STOREYS - 23'-5" (7.07 m) T/D RIDGE

OCCUPANT LOAD: 2 PERSONS PER SLEEPING ROOM
4 SUITES x 2 BR x 2 PERSONS = 16 PERSONS
PISCINALE: 3.75 m²/PERSON x 100 PERSONS
TOTAL = 216 PERSONS

SPRINKLERS: NOT REQUIRED
FIRE ALARM: NOT REQUIRED
STANDPIPE & HOSE: NOT REQUIRED

BUILDING CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE
RECD BUILDING ACCESS: FACING 1 STREET (FIRE LANE)
FIRE SEPARATIONS & RATINGS: FLOOR ASSEMBLIES - FIRE SFPN - 45 MIN
ROOF - 45 MIN (SEPARATION OF SUITES)
LOAD-BEARING (RATING EQUAL TO SUPPORTED ASSEMBLY)
SEPARATION OF SUITES - 2 HR (4.0/4.1/2)
PUBLIC CORRIDOR - 45 MIN
ELEVATOR SHAFT - 1 HR
ELEVATOR MACHINE ROOM - 1 HR
EOT STAIR - 45 MIN
MECHANICAL ROOM - 1 HR
JANITOR - 45 MIN
VERTICAL SERVICE SPACE - 45 MIN

SPATIAL SEPARATIONS: SOUTH 4 FEET HALL OF HEST STAIRWELL
2 HR FIRE-RESISTANCE RATING
C/N 45 UNPROTECTED OPENINGS ALLOWED
C/N NON-COMB CONSTRUCTION 4 MIN-CRIB CLADDING
ALL BUILDING WALLS ABOVE GRADE THAT ARE ABUTTING THE NORTH AND WEST PROPERTY LINES ARE PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION WITH UNLIMITED UNPROTECTED OPENINGS AS PER A.B.C. 3.2.5.10 (2)

FIRE FIGHTING WATER: N/A (4600 m³)
NOTE: THE EXISTING FIRE HYDRANT IS INSTALLED WITHIN 300' (91.44 M) OF THE MAIN ENTRANCE TO THE BUILDING

LEGEND

C - COMMERCIAL PARKING SPOT
R - RESIDENTIAL PARKING SPOT
V - VISITOR PARKING SPOT

BYLAW INFORMATION:

ZONING: DIRECT CONTROL ONE (1) DISTRICT (DC)
SITE SIZE: REQUIRED AS REQ'D BY M.P.C.
PROVIDED 1,274 m² (13,74 ft²)
0.27 HECTARES (0.34 ACRES)

SITE COVERAGE: REQUIRED AS PER APPROVING AUTHORITY
PROVIDED 1381 m² (15,001 ft²) = 42.3% COVERAGE (SUPERIMPOSED FOOTPRINT AREA)

BUILDING HEIGHT: REQUIRED AS PER APPROVING AUTHORITY
PROVIDED 12.48 m (40'-9")

FRONT YARD (NORTH): REQUIRED 9m (29' 6") CENTRAL BUSINESS DISTRICT (CB)
PROVIDED 9m (29' 6")

SIDE YARD: REQUIRED N/A
PROVIDED (E); VARIES (REFER TO SITE PLAN)
PROVIDED (W); VARIES (REFER TO SITE PLAN)

REAR YARD (SOUTH): REQUIRED N/A
PROVIDED VARIES (REFER TO SITE PLAN)

LANDSCAPING: REQUIRED EXTENSIVE (DC-1)
PROVIDED 2,783 m² (29,674 ft²) = 20% SITE COVERAGE

PARKING: REQUIRED - MULTI-UNIT RESIDENTIAL - VISITORS - RETAIL
PROVIDED - 16 STALLS (2 1/2C STALL)

(1.5 STALLS / 2-BED UNIT) = 6 STALLS
(0.5 STALL / UNIT) = 3 STALLS
CEB-1 STALL / 45m² = 3 STALLS
TOTAL = 16 STALLS
(INCLUDING 2 1/2C STALL)

LANDSCAPING LEGEND:

TREES

- 4 - T1 - FLOWERING CRABAPPLE (PUNICUS SPICES) - 50mm CALIPER
- 4 - T2 - COLORADO BLUE SPRUCE (PICEA PARSONS) - 2.5m HEIGHT
- 4 - T3 - MOUNTAIN ASH (SORBUS AMERICANA) - 85mm CALIPER
- 2 - T4 - MOUNTAIN PINE (PINUS MURICATA) - 2.5m HEIGHT

SHRUBS

- 10 - S1 - CALGARY CARPET JUNIPER (CARPINUS SABINA - CALGARY CARPET)
- 10 - S2 - RED OBER DOGWOOD (CORNUS SERICEA 'VELSARTY')
- 4 - S3 - POTENTILLA (POTENTILLA FRUITICOSA 'GOLD DROP')
- 6 - S4 - BLUE SHAG PINE (PINUS STROBUS 'BLUE SHAG')

MINIMUM SIZES

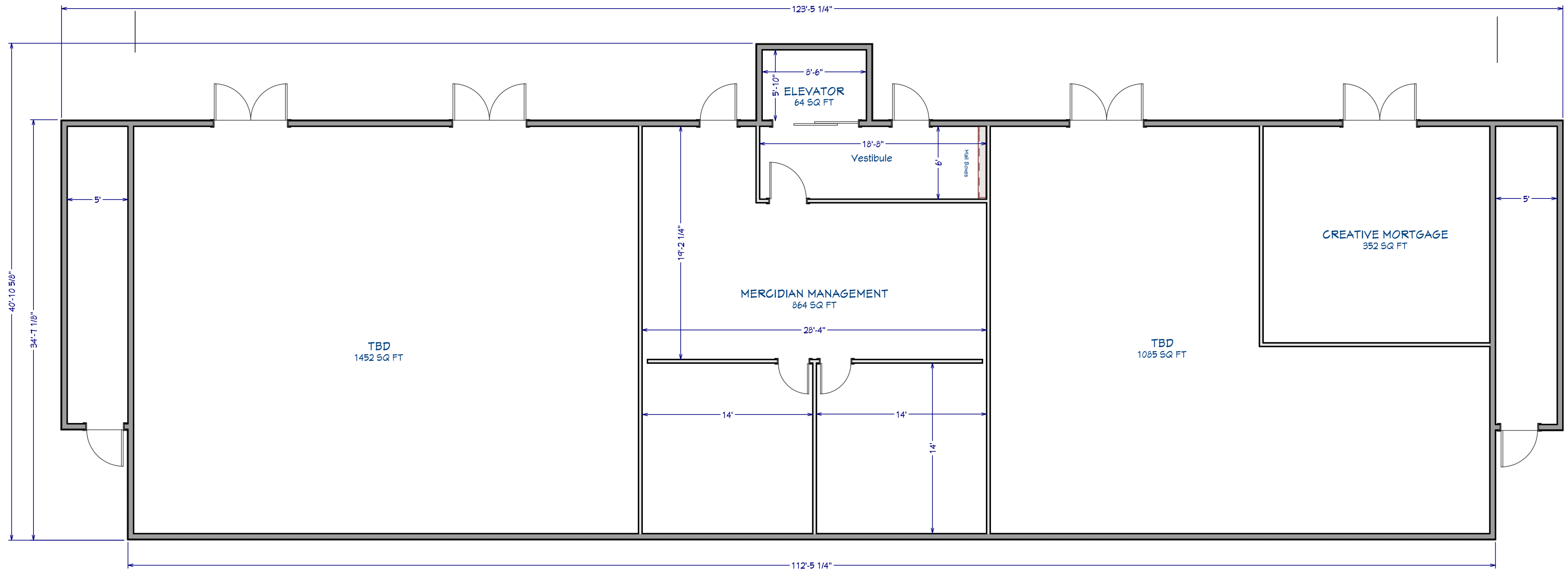
SMALL DECIDUOUS TREES: 50.0mm CALIPER
LARGE DECIDUOUS TREES: 75.0mm CALIPER
CONIFEROUS TREES: 2.5m HT.

DECIDUOUS SHRUBS: FIN 250mm HEIGHT
CONIFEROUS SHRUBS: FIN 600mm HEIGHT
(350mm SPREAD)

PLANTING BEDS TO BE C/N 75mm DEPTH OF MULCH WITH WOOD CHIPS OR WASHED ROCK COVER
PLANTING BEDS TO BE COMPLETE WITH PVC EDGING ALL AROUND EXCEPT LARGE TREE ADULT SIDINGALS, ETC.

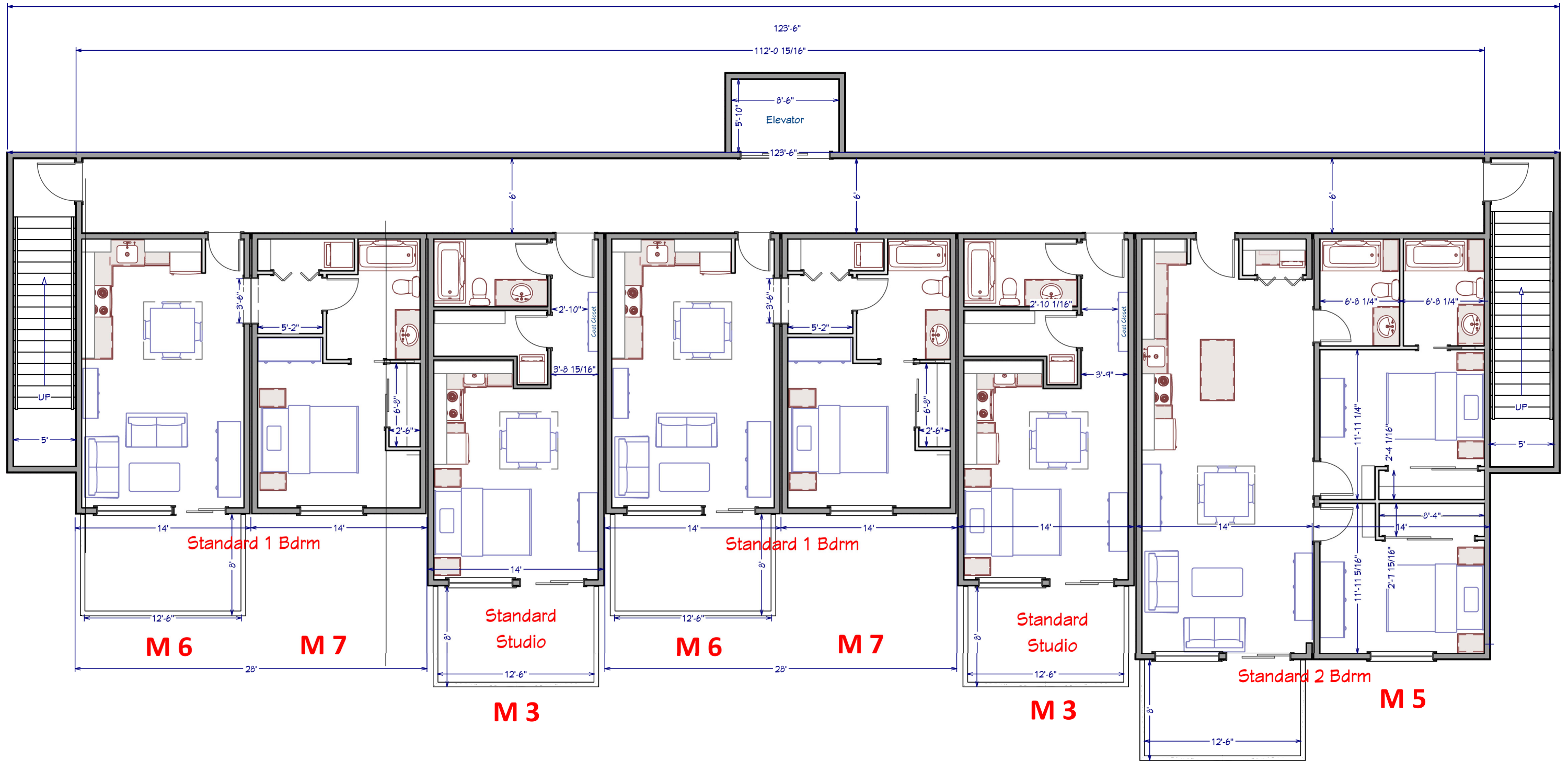
HATCHING DEFECTS: NEW GRASSSED AREAS
ON PREPARED FIN. 200mm (12") LOAM.

HATCHING DEFECTS: NEW PLANTING BED AREAS ON FIN. 300mm (12") LOAM.



Miller Landing 3 (Sales Centre)
 315 1st Avenue NW
 (Ground Floor Commercial/Retail)

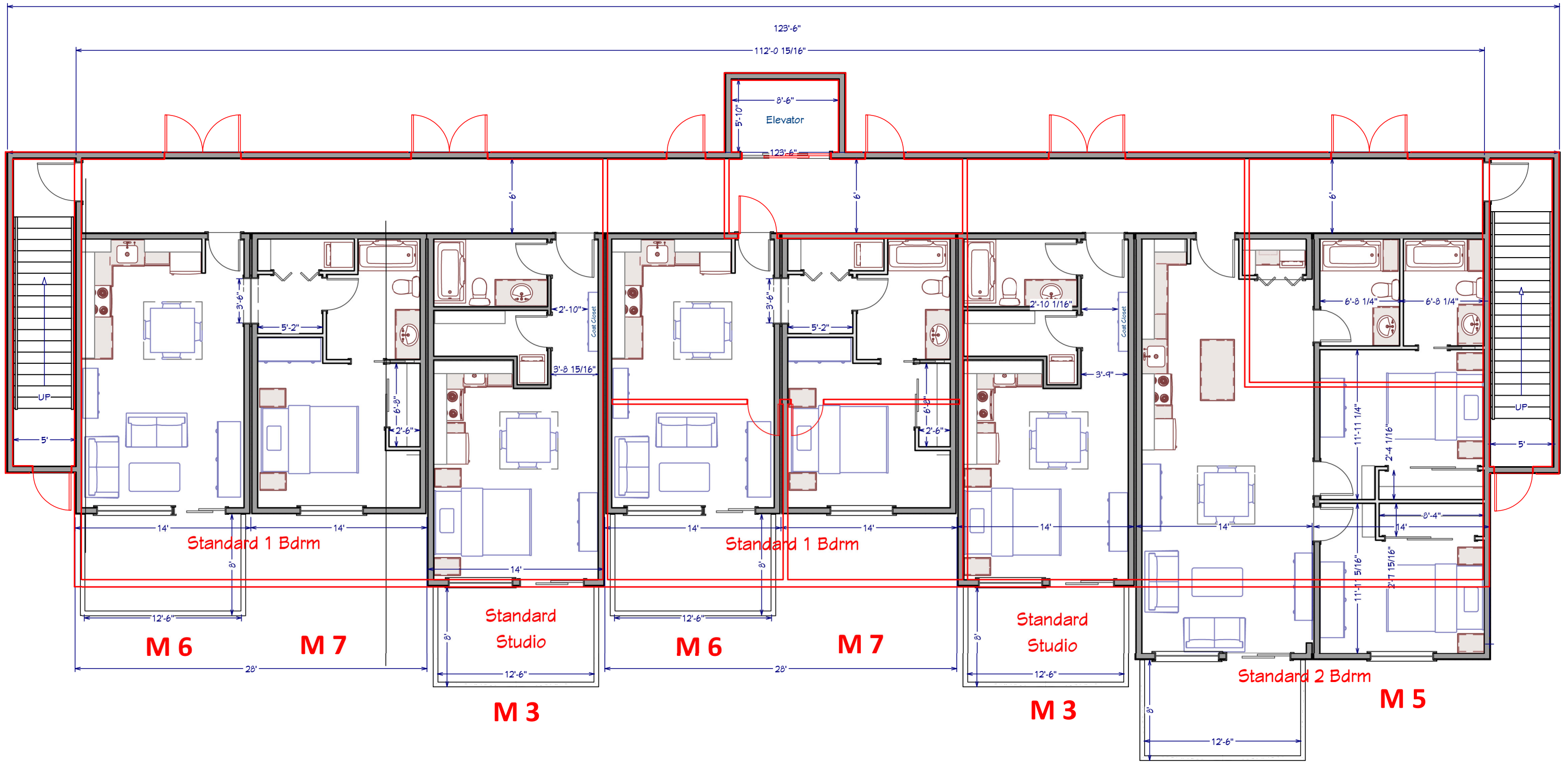
LIVING AREA
 4236 SQ FT



Miller Landing 3 (Sales Centre)

315 1st Avenue NW

2nd & 3rd Floor Layout



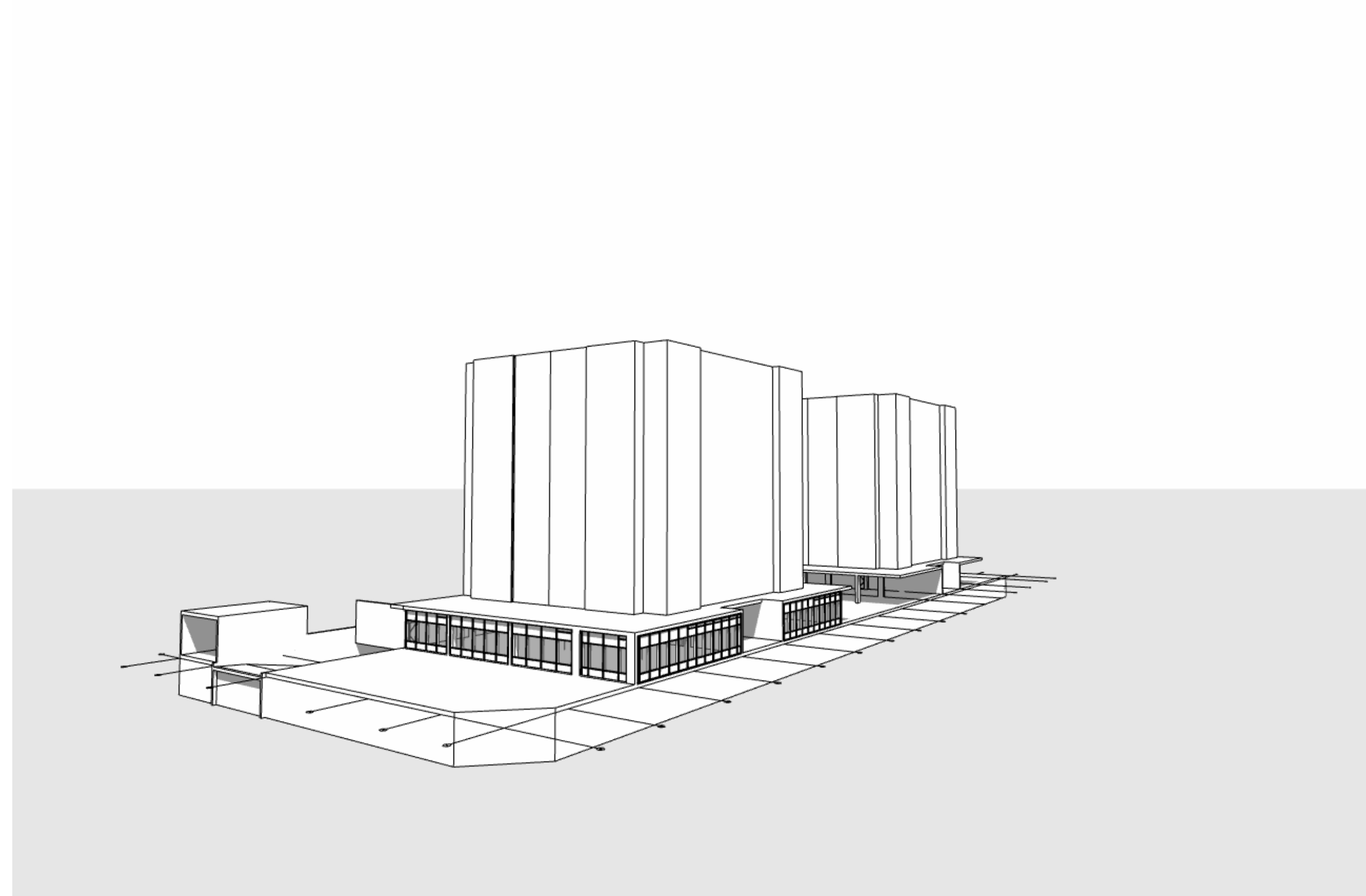
Miller Landing 3 (Sales Centre)

315 1st Avenue NW

2nd & 3rd Floor Layout

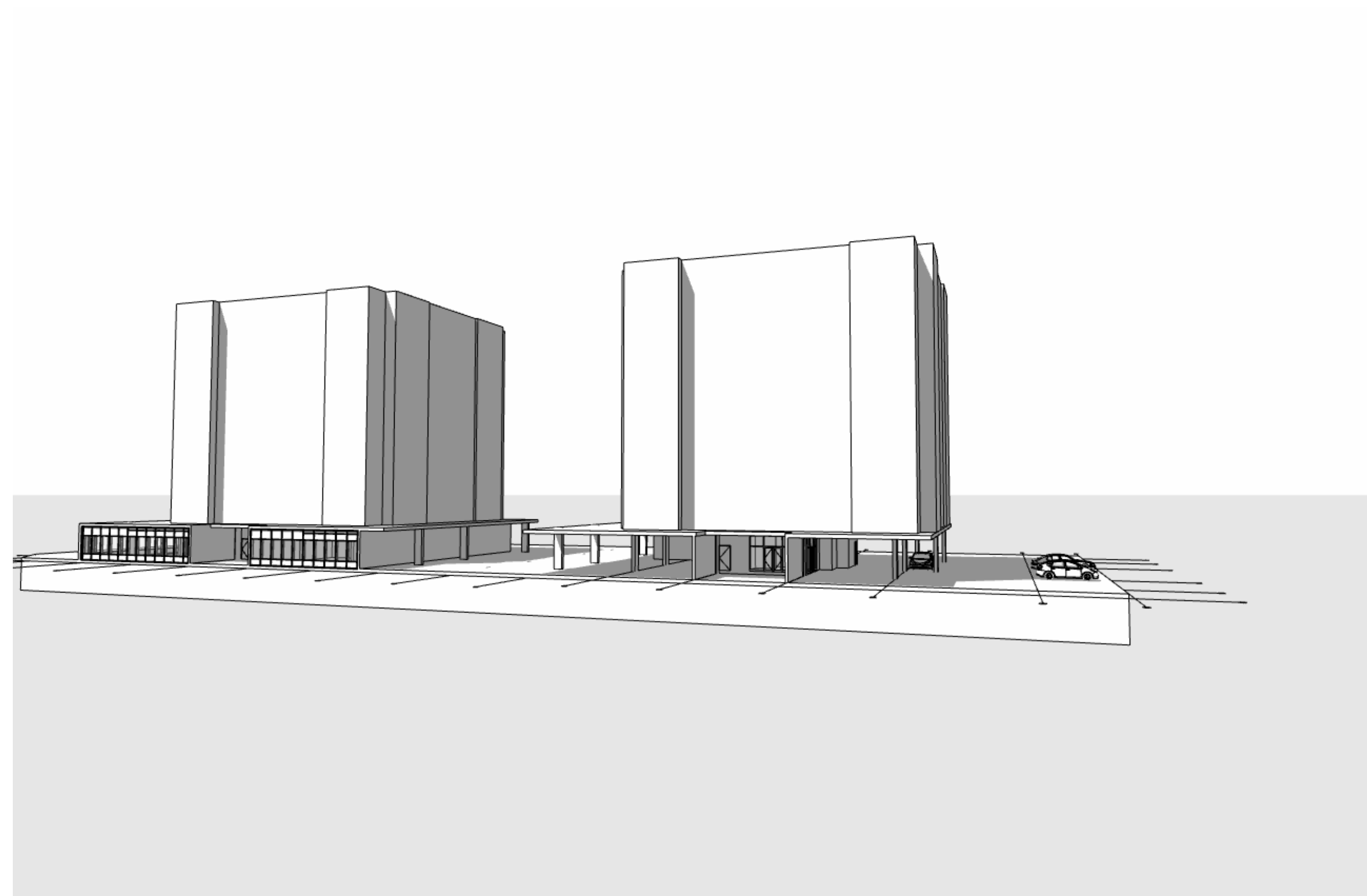
MILLER LANDING 1 & 2

Affordable Housing Tower
&
Seniors Independent Living Tower



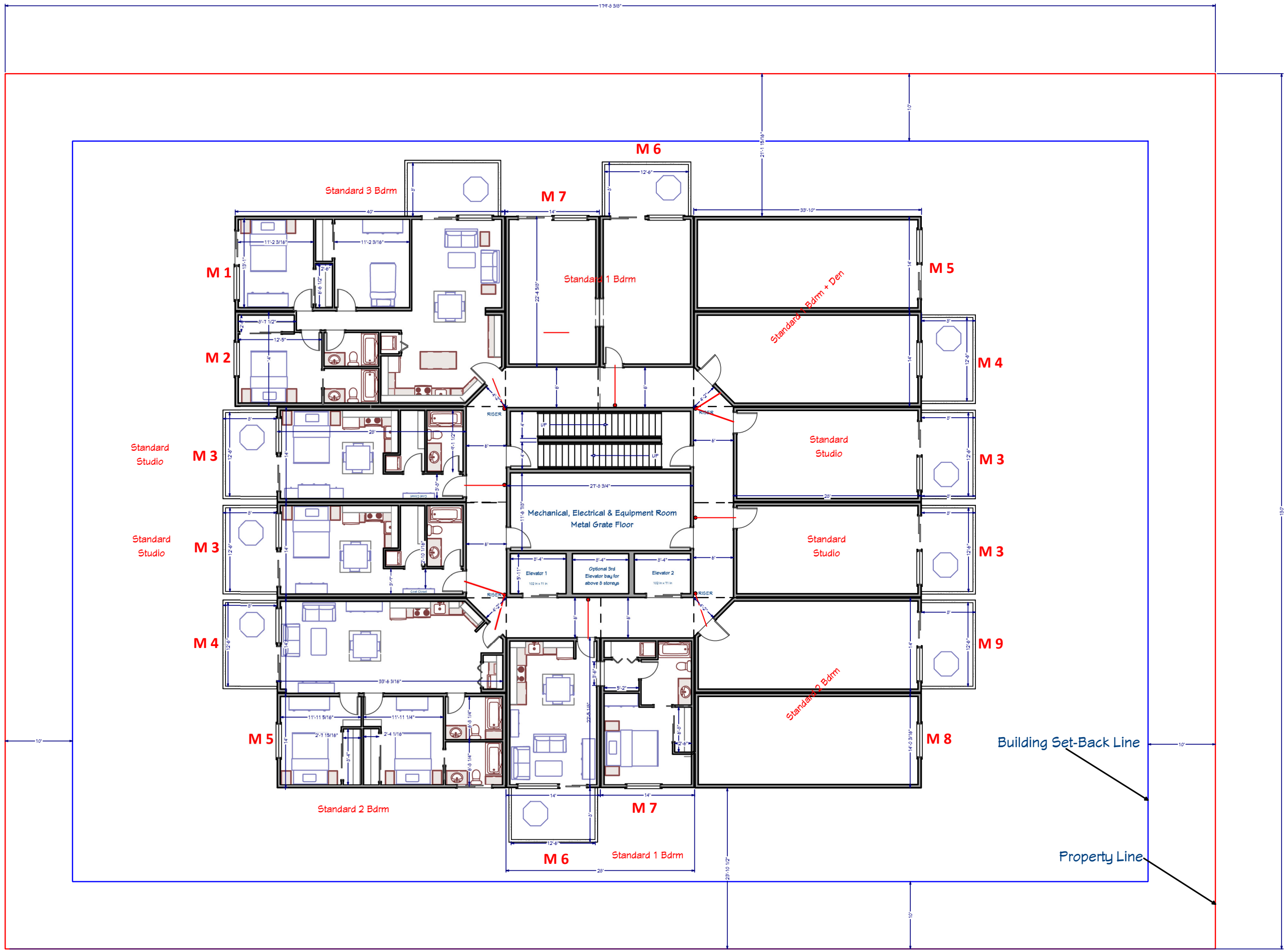
1 Perspective7

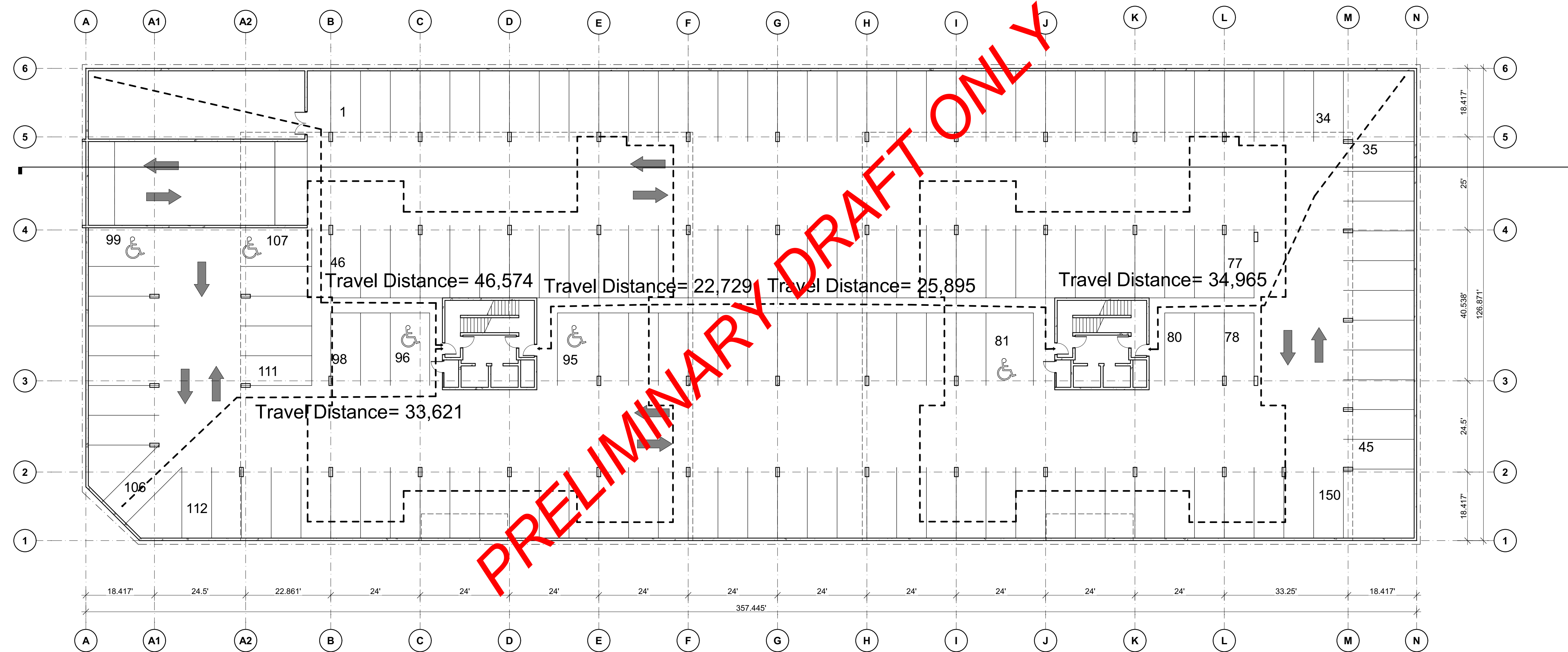
SCALE: 1:0.80



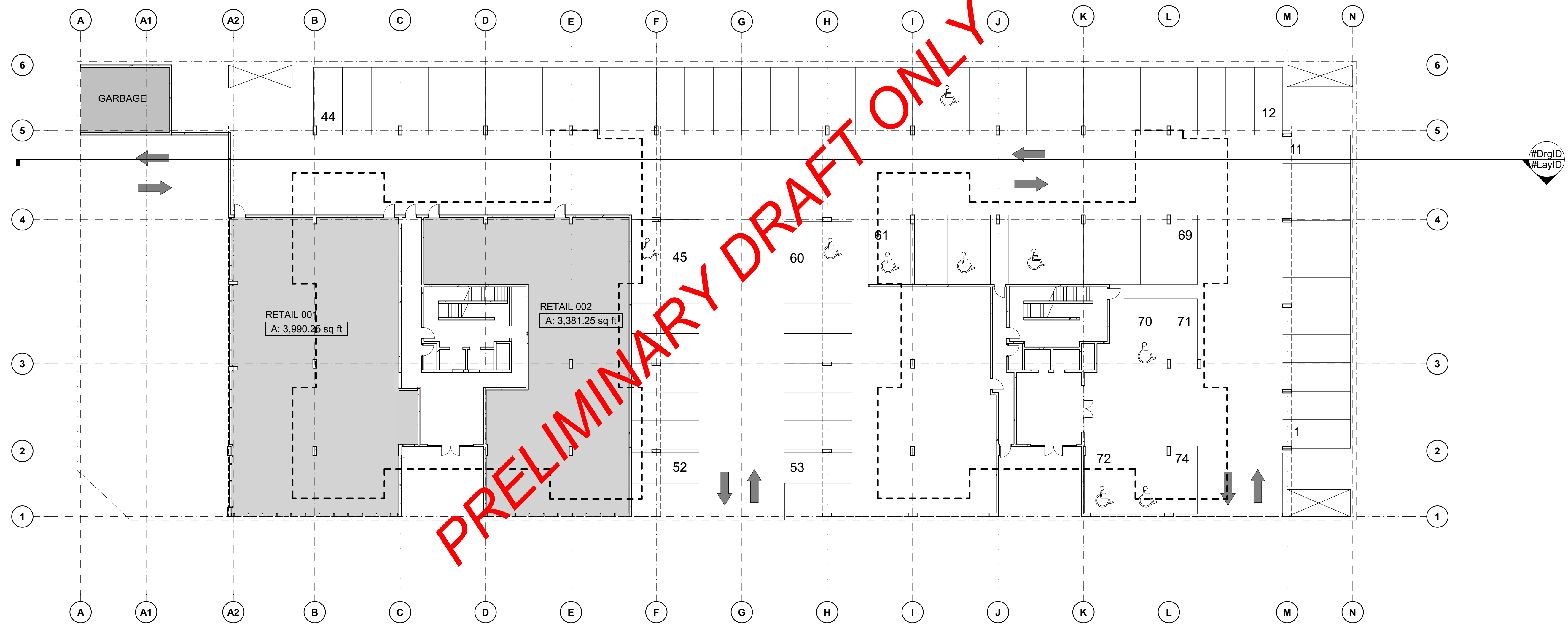
2 Perspective8

SCALE: 1:0.80

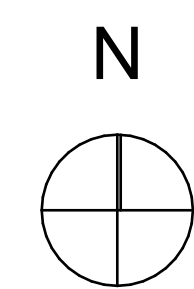
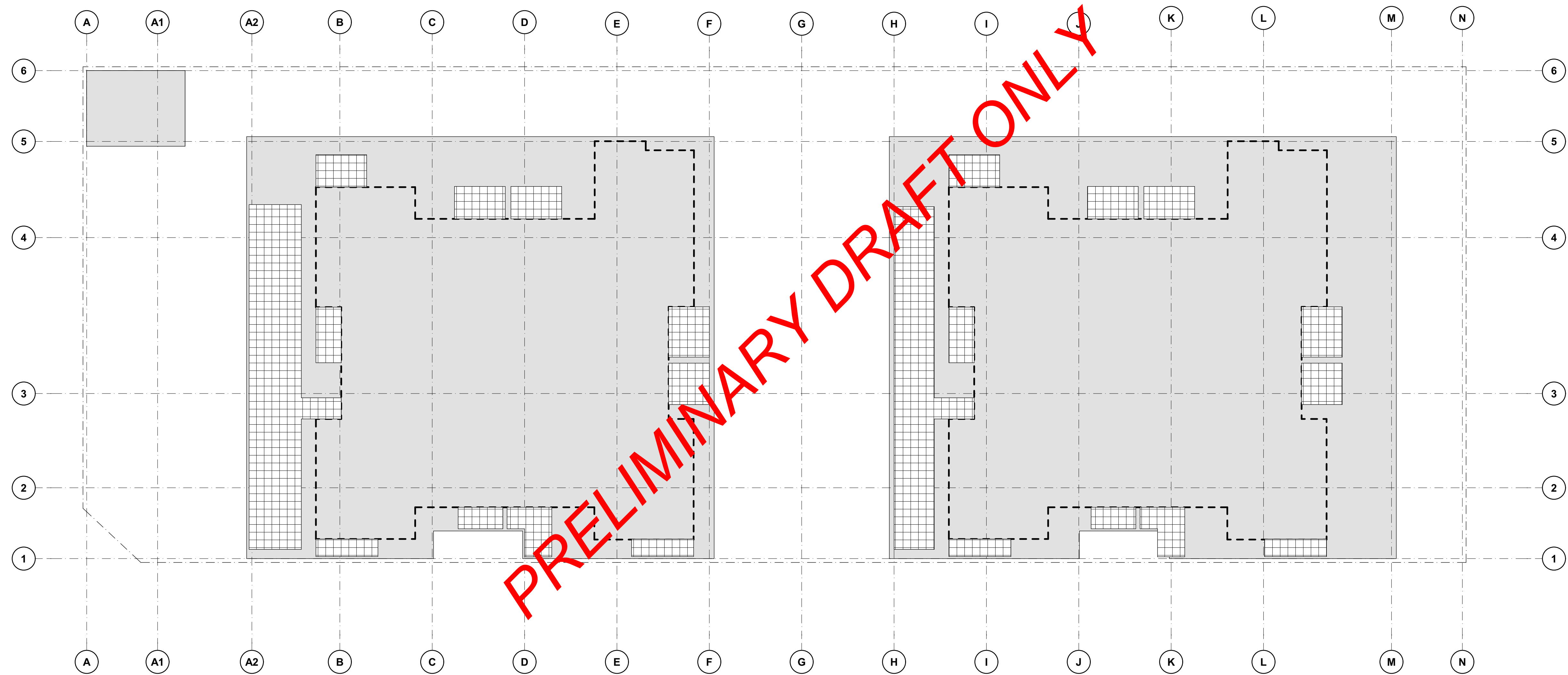




N
 PRELIMINARY PARKING LAYOUT - AIRDRIE
 150 +/- STALLS
 1/16" = 1'-0"

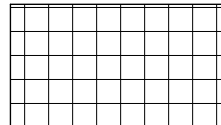



N
 PRELIMINARY MAIN LEVEL LAYOUT - AIRDRIE
 74 PARKING STALLS
 1/16" = 1'-0"



PRELIMINARY SECOND LEVEL PATIO LAYOUT - AIRDRIE

1/16" = 1'-0"

-  HATCHING INDICATES OUTDOOR PATIO/ DECK AT SECOND LEVEL
-  INDICATES EXTENT OF SECOND LEVEL PODIUM SLAB