

News & Views

SUMMER 2000

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BRISTOL PLACE TOWNHOMES, ST. LOUIS

St. Louis, MO - Kohner Properties, Inc. completed renovation of a market rate urban apartment community in Downtown St. Lois, Missouri, called *Bristol Place Town homes*.

The new \$3-million dollar renovation located off US Highway 70 and Madison features 30 three bedroom and 70 two bedroom town homes on three fenced City blocks. Rents range from \$550.00 for the 952 sq. ft. two bedroom unit to \$650.00 for the larger 1,195 sq. ft. three bedroom unit.

Interior featured include new kitchens, dishwashers, disposals, large walk-in closets, washer and dryer hook-ups and state-of-the-art cable TV and high speed internet access. Residents enjoy the convenience of private fenced parking a few steps from their door and easy access to bus transportation and Downtown attractions.

Originally developed in 1970, the project, formerly known as Murphy Blair Townhomes, received HUD subsidized rent for almost thirty years. When the loan defaulted, Kohner Properties bought the property at a foreclosure sale for \$640,000. "Half of the units were boarded up," said Kohner President, Jon Pyzyk. "Few, if any, of the existing residents were paying rent." Other than ten year tax abatements for the City, the project is privately financed. Kohner completely rebuilt the property with new exterior siding, roofs, windows, signage, parking and landscaping. The new Leasing Center and model apartment were added.



The density was reduced by converting the original 30 four bedroom and 70 three bedroom units to 30 three bedroom and 70 two bedroom units.

"our vision for Bristol is to make it the Benchmark by which other Downtown Apartment Communities are judged," said Marcia Oris, Vice President. "residents receive more than simply a place to live. They are part of a new community. A professionally managed community with a divers group of carefully screened residents who choose to line and work in an urban setting."

Residents enjoy three City blocks of beautiful landscaped grounds, complete perimeter fencing and mail delivered to their door. Towne playgrounds, new exterior lighting and a new Leasing Center were included in the redevelopment. "the apartments are filling as we complete them, with demand for the three bedroom units particularly strong," said Resident manager Regina Delaney. "We are gratified with the response to date-and we are delighted that so many wonderful people are deciding to make Bristol Place part he their future."

The Project Architect is Donna Boxx & Associates. Interior Design Consultant is Rober Payne Newton & Associates, Inc. E&S Marketing Resources of Indianapolis coordinated signage and graphics. Construction financing was provided by Southwest Bank.

KAREN WETZEL, EMPLOYEE OF THE QUARTER - NOMINATED 9/27/99

The Executive Committee recognized Karen Wetzel for her hard work, dedicating and enthusiasm and named her Employee of the Quarter. After spending four years with several different Managers at Oakbrook Gardens, she has developed into one the companies most effective Assistant Managers. According to Oakbrook Manager Robin Boyer, "She has been my rock and my sounding board. She can handle anything." She has had the responsibility of "Acting Manger" numerous times. "No one has a better control over collections," said Company President Jon Pyzyk. "We're lucky to have her as part of our team!"



BRIAN ZAK, EMPLOYEE OF THE QUARTER - NOMINATED 1/10/00

As Director of Information Technology, Brian Zak has one of the most important and challenging positions in the Company. He single handedly coordinated the installation and implementation of the new MNSI software and the Kronos Time and Attendance System. "It wouldn't have been possible without Brian's hard work and technological expertise," said President Jon Pyzyk. "We owe him a lot." As many of you know, Brian is also putting the finishing touches an a new company wide e-mail system which, coupled with the other new software, required the purchase and installation of almost 100 new personal computers! Congratulations to Brian and thanks for everything you do!



SOMETHING FOR THE COMMUNITY

Dawn Kleinschrodt, Controller, organized the second Annual Holiday Party for abused and neglected children at Our Little Haven Home in St. Louis. Kohner employees sponsored individual children, bought gifts, served doughnuts, juice and told stories. Santa (Brian Zak) and his elf (Michelle Fisher) arrived by truck to deliver the gifts to the party which was held in midtown at the Drake Plaza. "It was a great part," according to Dawn. "The kids were in heaven."



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KOHNER TECH GRADUATION

Nine graduates of the Kohner Center for Technical Training (KCTT) received a Certified Maintenance Technician (CMT) Certificate at a recent graduation ceremony. Jon M Pyzyk, President presented the awards. "By earning the CMT Designation, you have demonstrated to your instructors, to your supervisors and to your fellow employees you have what it takes to be a top notch maintenance technician," said Pyzyk. "For Kohner to prosper, we need to perpetuate the philosophy, the policy, and procedures that got us where we are today." He continued, "All of you are now prepared for that responsibility."



The twelve session KCTT program is available to employees of Kohner Properties free of charge. Since the class size is limited, candidates are selected based on supervisors recommendation. Course instructors are selected from Kohner senior maintenance and supervisory personnel.

The curriculum includes Fair Housing, electrical, plumbing, carpentry, HVAC, resident relations and safety.

NEW ORLEANS TRIP

A group of Kohner Executives attended the National Apartment Association Convention in New Orleans, Louisiana early this summer.



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