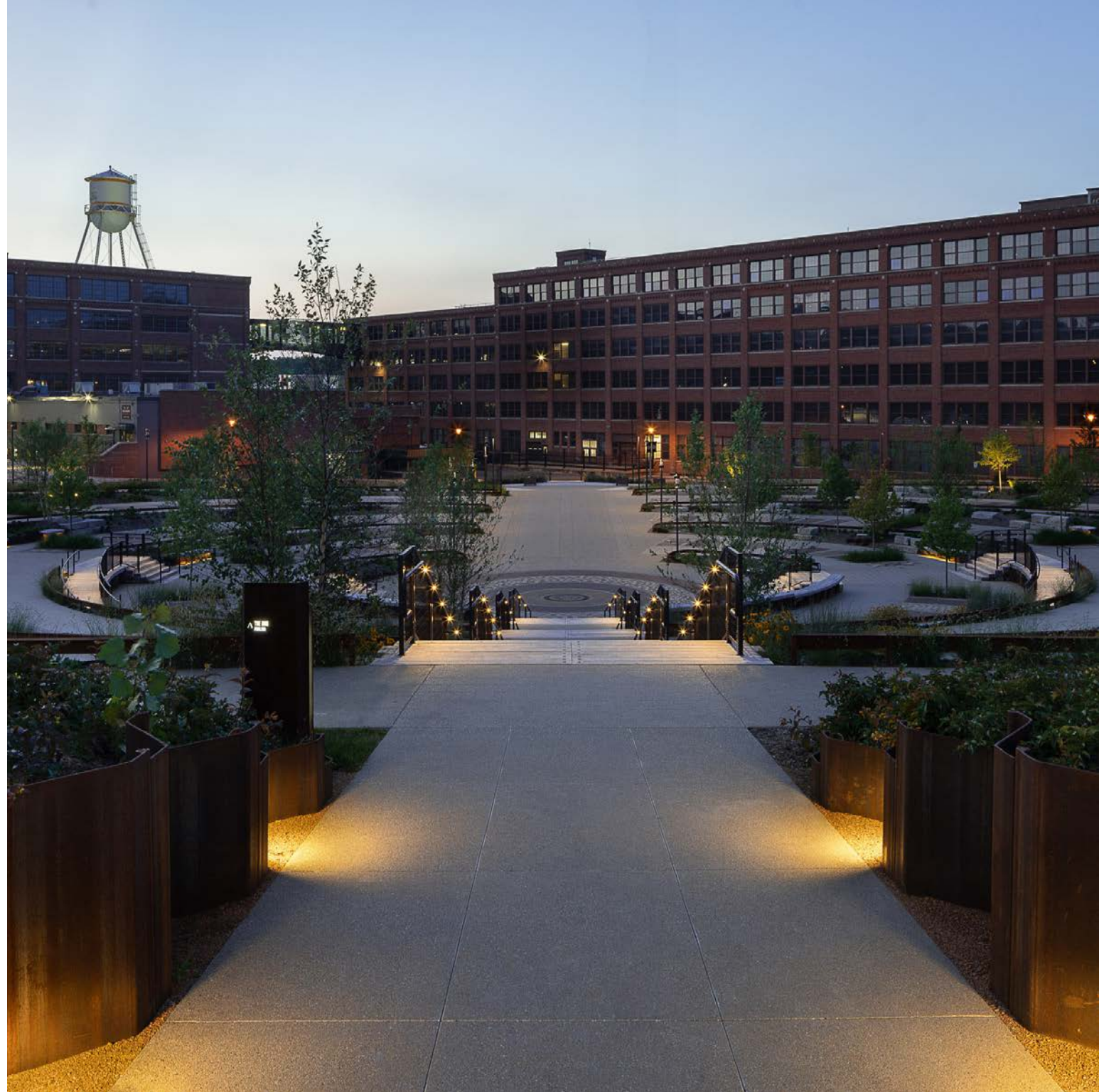


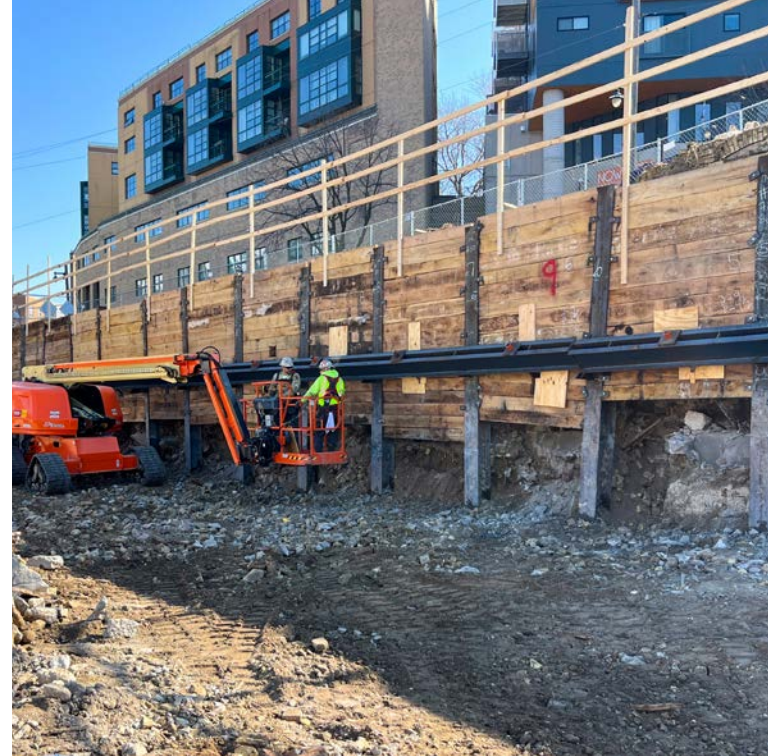
GREENFIRE MANAGEMENT SERVICES

2024 ANNUAL REPORT



GREENFIRE
BUILDERS OF THE FUTURE





2024 GREENFIRE ANNUAL REPORT

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Builders of the FUTURE



LETTER FROM OUR PRESIDENT



2024 was a great success for Greenfire Management Services (Greenfire). Our team remained laser-focused on building the premier team through relationship development, process enhancement, training, and continuing to provide the resources needed to support our teams. The Greenfire team remained humble and hungry to demonstrate their capabilities and executed strong, delivering the quality of service our clients know and expect from us. I am extremely proud of the growth of our team members, as we were able to celebrate many promotions throughout the year.

Consistent results require proven processes and effective habits. Each of our departments focused on documenting and training these proven processes. We are confident that the time and effort taken to document and train on these processes will result in higher performance, continued growth of our team members, and premier client relationships.

A new performance management system was implemented that will continue to enhance the support we are able to provide our team members to reach their goals. We remain committed to building the premier team.

The team's strong execution has strengthened client relationships and opened the door for new opportunities, resulting in continued growth. We remain true to our core of delivering high-quality, innovative solutions to our clients.

Community continues to be a focus of Greenfire and will be for seven generations and beyond. We are grateful for the continued support from the Forest County Potawatomi Community, Potawatomi Ventures, and the Board of Directors. We know we are part of something deeply rooted in generations of trust, integrity, and collaboration. We will continue to strive to build premier teams, relationships, and projects that enhance our community. We are and continue to be Builders of the Future.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeb Meier".

Jeb Meier, President, PE, CPE, LEED AP®
Greenfire Management Services

GREENFIRE is a construction management company with offices based in Milwaukee and Wausau, serving all of Wisconsin. Founded in 2010, Greenfire is owned by Potawatomi Ventures, the investment arm of the Forest County Potawatomi Community.

Mission

BRINGING INNOVATIVE CONSTRUCTION SOLUTIONS TO MAXIMIZE VALUE.

Vision

TO BE A RECOGNIZED LEADER IN OPTIMIZING CONSTRUCTION SOLUTIONS.

Values

- INTEGRITY** - we act with honesty at all times
- TRUST** - we build relationships based on commitment and a proven track record
- TEAMWORK** - we combine each individual's talents to form one whole team
- TRANSPARENCY** - we have an open-book policy and welcome ongoing dialogue
- COMMUNICATION** - we share with, and listen to, all those engaged in our work
- COMMUNITY** - we only succeed if the community we serve succeeds

2024 BY THE NUMBERS



28
TOTAL PROJECTS
MANAGED



17
PROJECTS
STARTED



14
PROJECTS
COMPLETED



\$136M
TOTAL
REVENUE



18
AWARDS &
RECOGNITIONS



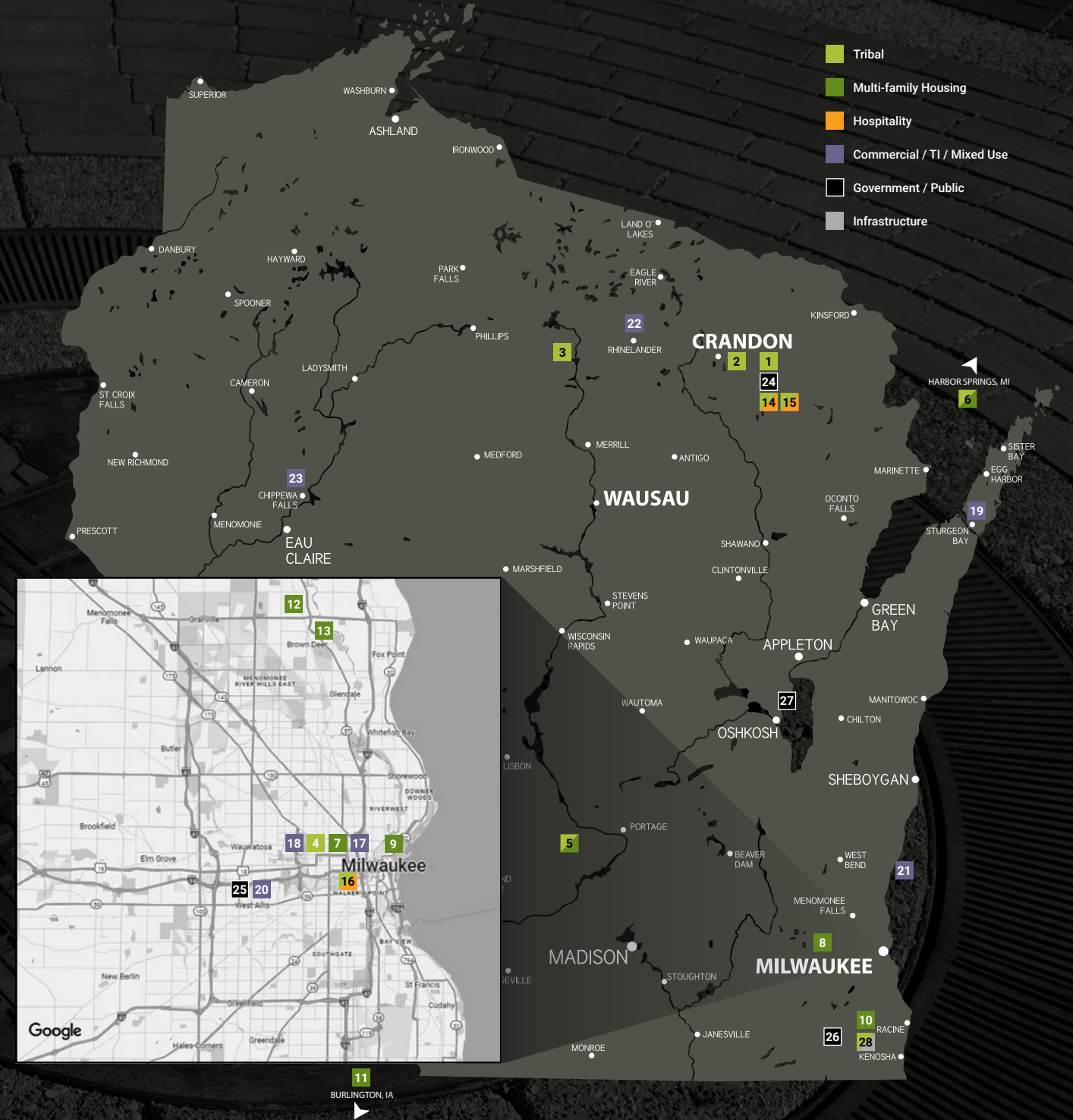
54
TOTAL
EMPLOYEES

2024 GREENFIRE PROJECTS

- 1 FOREST COUNTY POTAWATOMI COMMUNITY AQUAPONICS GREENHOUSE EXPANSION
- 2 FOREST COUNTY POTAWATOMI COMMUNITY HEALTH & WELLNESS CENTER REMODEL
- 3 GREAT LAKES INTER-TRIBAL COUNCIL JUVENILE TREATMENT FACILITY
- 4 WGEMA CAMPUS TTHIGWE GYMNASIUM RENOVATION
- 5 HO-CHUNK NATION VILLAGE WEST
- 6 LITTLE TRAVERSE BAY BANDS OF ODAWA INDIANS 2ND STREET HOUSING
- 7 CORNERSTONE VILLAGE - HIGHLAND
- 8 LOCKLYN AT OLYMPIA FIELDS PHASE II
- 9 RIVER HOUSE PHASE II
- 10 TIVOLI GREEN PHASE II
- 11 URBANE 424
- 12 VILLAGE 43
- 13 WOODALE CROSSING

- 14 POTAWATOMI CASINO | HOTEL CARTER HOTEL RENOVATIONS
- 15 POTAWATOMI CASINO | HOTEL CARTER PROJECT RISE
- 16 POTAWATOMI CASINO | HOTEL SPORTSBOOK
- 17 CONCORDIA 27
- 18 DAVIDSON PARK
- 19 DOOR COUNTY GRANARY PHASE II
- 20 PAN ASIA SUPERMARKET
- 21 PRAIRIE'S EDGE COMMERCIAL LAKESIDE ALLIANCE CHURCH
- 22 RIPCO BRANCH RENOVATION RHINELANDER
- 23 WISCONSIN FARMERS UNION MARKET ON RIVER
- 24 LAONA EMS BUILDING
- 25 STATE OF WISCONSIN CREAM PUFF PAVILION
- 26 STATE OF WISCONSIN UNION GROVE VA KITCHEN ADDITION
- 27 STATE OF WISCONSIN UW OSHKOSH CHILLER REPLACEMENT
- 28 GREENWAY INFRASTRUCTURE

- Tribal
- Multi-family Housing
- Hospitality
- Commercial / T1 / Mixed Use
- Government / Public
- Infrastructure



2024 NOTABLE PROJECTS



POTAWATOMI CASINO | HOTEL SPORTSBOOK

The latest renovation at Potawatomi Casino | Hotel is one of the nation's most impressive sportsbooks. In a joint venture with Gilbane, Greenfire managed the inclusion of a 2,000 SF screen, stadium style seating and VIP level, broadcast booth, and the return of poker with a 14-table dedicated room.



CONCORDIA 27

Concordia 27 is the transformation of a once vacant historic building into a community and wellness hub. In addition to 30 affordable apartments, Concordia 27 provides community resources for entrepreneurs, retail and café spaces, meeting spaces, as well as the home of other local organizations.



DOOR COUNTY GRANARY PHASE II

This historic renovation of one of two remaining Great Lakes granaries originally built in 1901, now serves as a cultural center and event space. Phase II of construction focused on the restoration of the structure, the first floor space and facilities, and install of the exterior patinaed paneling.



LAKESIDE ALLIANCE CHURCH AT PRAIRIE'S EDGE

Greenfire constructed a 7,500 SF core and shell building that is home to Lakeside Alliance Church within the Prairie's Edge development. Alongside the shores of Lake Michigan in Port Washington, the main worship space offers stunning sunrises. Spaces include a kitchen and educational areas.



GREENWAY DEVELOPMENT

This infrastructure construction project laid the groundwork for future development of the 240-acre site just off the freeway in Kenosha. The site is the former Dairyland Greyhound Park that was purchased by the Forest County Potawatomi Community in 2017.



FCPC HEALTH & WELLNESS CENTER REMODEL

This project included improvements to the registration area, a new clinic entry and drop off location, as well as an enlarged canopy for the lobby space. The existing retail pharmacy was renovated and vehicle drive-thru service was added. Existing exam rooms were renovated as well.



WGEMA CAMPUS TTHIGWE GYMNASIUM RENOVATION

This project was the revitalization of a historic gymnasium. Selective demolition of an adjacent unused pool building was completed, which gained space for EV parking. Upgrades also include modern mechanical systems, windows, doors, security and brand new fitness centers.



LAONA EMS

This new construction of an EMS building was for the Laona Rescue Unit. The building includes a three bay apparatus service garage, a storage room, a training and classroom, an office, and living quarters. It also includes the construction of a 10,000 SF asphalt helipad.



PAN ASIA SUPERMARKET

This 36,000 SF renovation in West Allis will bring the first Pan Asia Supermarket to Wisconsin. Among the Asian specialty groceries, the market will feature a dine-in café. Updates to the building include a new entryway with decorative metal and wood, as well as an expanded sidewalk and cart corral.



RIVER HOUSE PHASE II

The second phase of the River House development is two more four-story buildings on a complex and compact urban infill site along the Milwaukee River. This phase adds 205 additional units to the development, including underground parking and amenity spaces.



TIVOLI GREEN APARTMENTS PHASE II

This is the second phase of construction for the Tivoli Green Apartment development that was Racine County's first multi-family development in over 20 years. Phase II includes two story walk-up apartment buildings and townhomes, with private two-car attached garages.



VILLAGE 43

Located in the corridor of North Green Bay Road and Brown Deer Road is a new 156-unit apartment development near the heart of Brown Deer. The walk-up townhome style community features eight buildings, including a stylish community clubhouse and green spaces.



HO-CHUNK NATION VILLAGE WEST

Village West is an affordable housing project in Baraboo, WI. This Ho-Chunk Nation project will be a mix of one, two and three bedroom units with underground and surface parking. The project features a large sustainability component to fulfill Green Built Homes® standards.



STATE OF WISCONSIN - CREAM PUFF PAVILION

The home of one of the most iconic Wisconsin Summer staples is currently undergoing an extensive renovation to bring it into the future. The 23,000 SF renovation of the historic venue will bring modern HVAC, mechanicals and facilities, making the space much more efficient.



WISCONSIN FARMERS UNION

This 120-year old brick building is a catalyst of rejuvenation for downtown Chippewa Falls. The first floor is a food hall with locally sourced ingredients and community space. The second floor houses the state headquarters for Wisconsin Farmers Union. The third floor has renovated apartments.



WOODALE CROSSING

Woodale Crossing is the new construction of an additional 56 units of senior and supportive housing for Jewish Family Services' campus in Brown Deer, WI. The project uses LIHTC credits to provide new housing units for those in need of assisted living.



PROJECT SPOTLIGHT: DAVIDSON PARK

The new 4.8-acre Davidson Park at Harley-Davidson's Milwaukee headquarters that was once an under-utilized parking lot, is now a vibrant public space. The project is the result of a three-year collaboration between Harley-Davidson, the Harley-Davidson Foundation, the Forest County Potawatomi Community, Near West Side Partners, and the surrounding neighborhood.

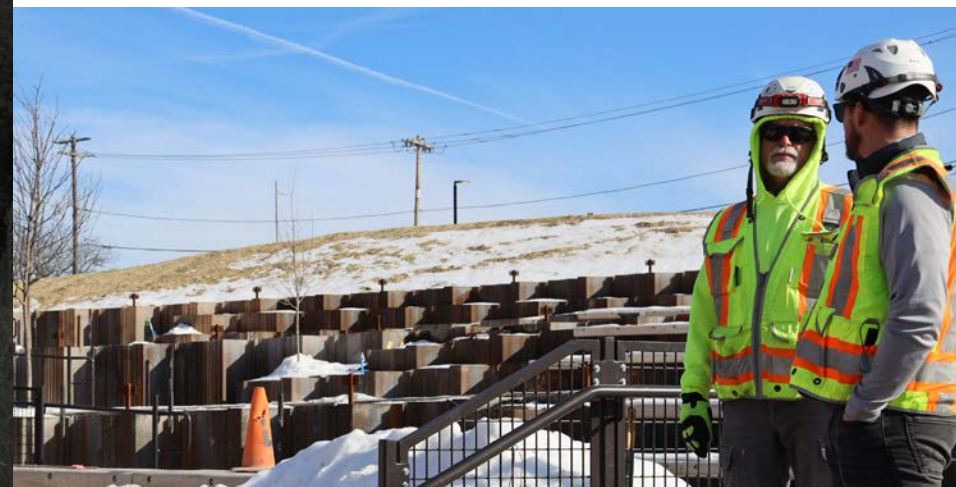
Designed by the UK-based Heatherwick Studio with HGA as the local architect and engineer, the park features a sunken, circular amphitheater called "The Hub," centered around a 600-pound steel medallion designed by a local MIAD student. A dedicated Serenity Garden, created in collaboration with the Forest County Potawatomi Community, incorporates a symbolic "healing wheel," offers a quiet space of reflection.

Greenfire's scope included the use of locally sourced natural timbers, weathered steel, and 120 native plantings. Unique elements include brick mosaic motorcycle parking, some designed by local students, and seating made from reclaimed Black Locust wood. Sustainability efforts include bioretention systems, pervious pavers, and an underground cistern that captures over 225,000 gallons of stormwater.

The park will evolve over with time, as the plantings mature, and its usage develops. The park can serve as a playground, event space, music venue, and gathering place. Davidson Park is a catalyst for growth on Milwaukee's Near West Side and a model for transforming underutilized infrastructure into thriving community spaces.



Our value
is our
PEOPLE



GREENFIRE LEADERSHIP



Jeb Meier
President



Brian Kraus
Chief Financial Officer



Pepi Randolph *
VP of Business Development



Chris Kyte
VP of Project Development



Tom Heinrich
VP of Preconstruction



Paul Hackbarth
VP of Construction



Rebecca Sadler
Director of Administration



Simmi Urbanek
Director of Marketing & Business Development

* Retired in 2024

GREENFIRE TEAM

ADMINISTRATIVE TEAM

John Aperi
Robert Boelter
Cheryl Bousquet
Maureen Carlson
Sherrie Harenda
Daylanne Mendoza
Michael Moe

INTERN

Tristan Farber

PRECONSTRUCTION TEAM

Seth Coronado
Jessica Henning
Josh Johnson
Joe Kolavo
Ed Person

CONSTRUCTION TEAM

Alan Augustynowicz
Craig Bailey
Zach Barrow
Mitch Berti
Nate Brown
Josh Bruesewitz
John Chinault
Jamie Clough
Marty Cole
Rudy Cure
Scott Earley *
John Fleischman
Daniel Grams
Michael Hankins
Ryan Hermes
Alex Hoffman
Mike Holl

Paul Kaare
Tim Koch
Dave Kwiatkowski
Brandon Lehrer
Mark McCloskey
Randal Navis
Rob Norris
Devin Proctor
Angelo Rodriguez
Mike Smith
Jeff Stanisch
Kevin Stockinger
Dan Thomsen
Chuck Whelan
Gene Widenski
Connor Wierschem



COMMITMENT TO COMMUNITY

Community is at the core of Greenfire's values – Being **#BuildersOfTheFuture** not only refers to the projects we work on, but the building-up of others in the communities we call home.

Following our parent company Potawatomi Ventures - it is our belief that we must be good corporate citizens in the communities we serve. We actively engage in the betterment of others – from career advising and fairs, service days, volunteering, fundraising and charity drives.

Here are just a few notable community organizations and events we collectively gave our support.

MILWAUKEE CHRISTIAN CENTER WINTER WARMTH DRIVE & MEAL SERVICE

Greenfire collected and donated over 250 items of winter clothing and apparel which in turn is used by the organization's members. Members of Team Greenfire also volunteered for a day to prepare and cook meals for their guests. We also donated a check for \$1,250 to the MCC's Adult Meal Program.

FIRST NATIONS STUDIES & STOCKBRIDGE-MUNSEE COMMUNITY BACK -TO-SCHOOL DRIVE

Greenfire held a company-wide collection and fundraiser for our Back-to-School Drive for the First Nations Studies Program - MPS. We are excited to share that with the help from our friends at Potawatomi Ventures and Data Holdings Data Center, together we raised \$2,500.00 in donations and school supplies along with 19 filled backpacks and 4 boxes of supplies. This program services over 1,600 students.

CENTER FOR VETERAN'S ISSUES HEROES MARKET DRIVE

Greenfire hosted a drive for the CVI this year and with support of the Wgema Campus, we were proud to collect non-perishable food and winter clothing items along with a donation of \$1,500 for the Heroes Market.



2024 AWARDS & RECOGNITION

AIA WISCONSIN

2024 Design Awards

- Adventure Rock - Honor Award
- Wgema Campus - Outstanding Achievement in Campus Renovation

CREAM OF THE CREAM CITY AWARDS

- Wgema Campus

THE DAILY REPORTER

Top Projects of 2023

- **BEST IN SHOW:** Potawatomi Casino | Hotel Third Floor Renovation
- The Residences at Zuelke
- Tribute Apartments at R1VER
- Wgema Campus: Tthigwe Gymnasium

INDIGENOUS BUSINESS GROUP

Tribally-Owned Business of the Year

MILWAUKEE BUSINESS JOURNAL

Largest Minority-Owned Business - #6

Largest City of Milwaukee Building Permits

- Potawatomi Casino | Hotel: Third Floor Renovation
- River House Phase II: Building III & Building IV

Real Estate Awards

- Potawatomi Casino | Hotel: Third Floor Renovation
- SoftwareONE Milwaukee Office

MILWAUKEE MAYOR'S DESIGN AWARD

- Wgema Campus

SOCIETY FOR MARKETING PROFESSIONAL SERVICES

Red Granite Marketing Award of Excellence

- Holiday Piece
- Best In Show

STATE OF WISCONSIN HIGHEST CERTIFIED SPEND

In Construction Projects as a Minority-Owned Enterprise

WISCONSIN READY-MIXED CONCRETE ASSOCIATION

Design Award

- Davidson Park

A GLIMPSE AHEAD

2024 GROUND BREAKINGS

Cornerstone Village - Highland

FCPC Aquaponic Greenhouse Expansion

fireside MARKET - Slinger

Ho-Chunk Nation Village West

The Landing at Hub City

Pan Asia Supermarket

Shoppes at the Corridor

State of Wisconsin Projects

- Cream Puff Pavilion
- Union Grove VA Kitchen Addition
- UW Oshkosh Harrington Hall HVAC Replacement

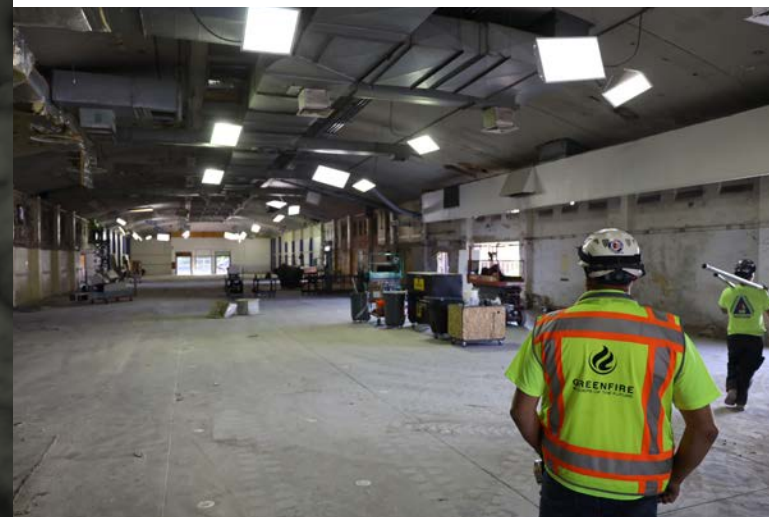
Village 43

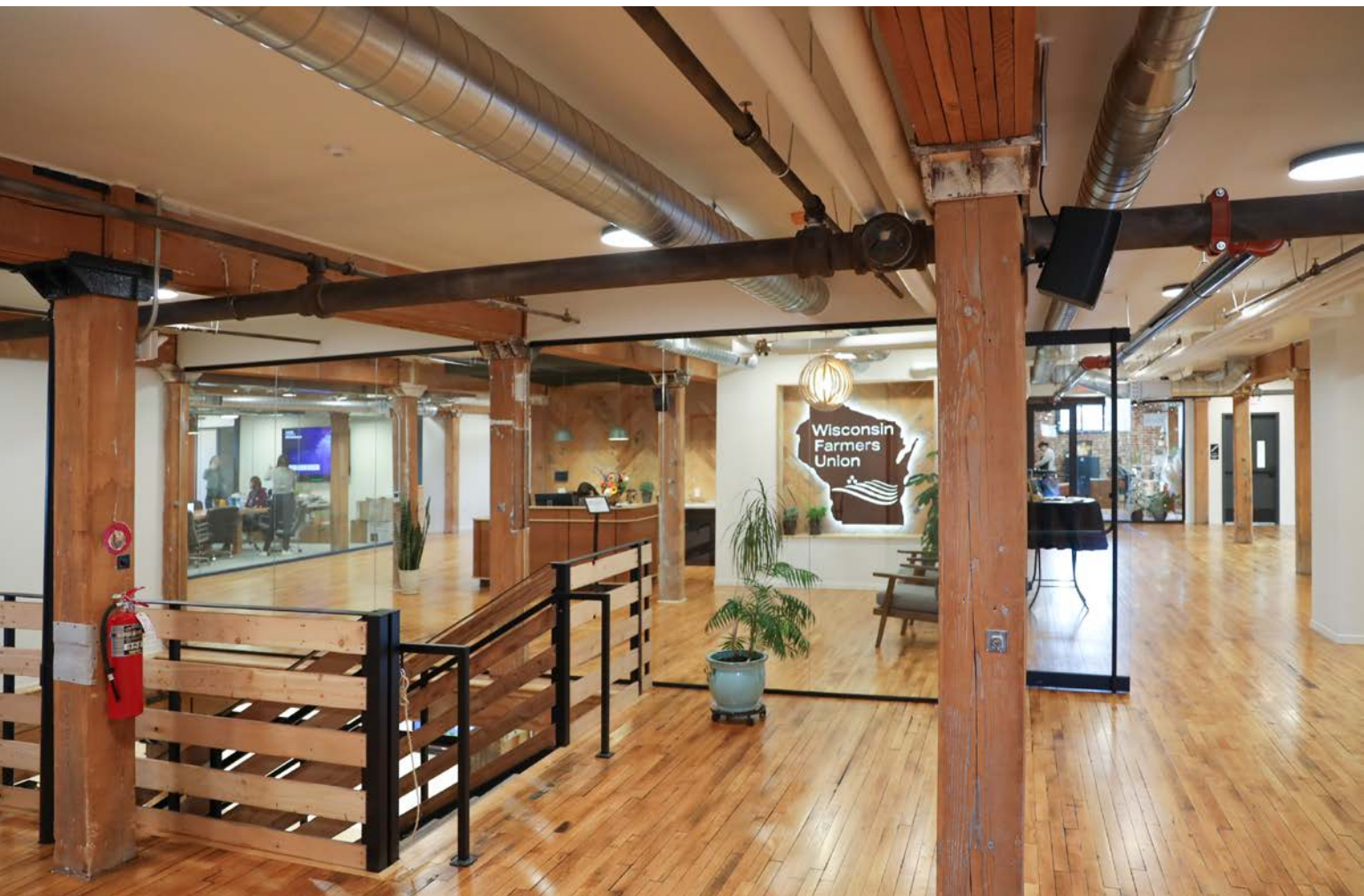
Woodale Crossing

2025 marks Greenfire's 15 Year Anniversary – Our growth over the past 15 years is a testament to the quality of work that we do for our clients, and the means in which we achieve it. Exponential growth doesn't come easy – it comes from earning trust every single day.

The team we've built of dedicated construction professionals allowed us to reach this milestone – Abiding by our guiding principles and upholding The Greenfire Way, we are able to continuously provide innovative construction solutions to our clients that build our communities.

Throughout 2025, we'll be reflecting on our past, appreciating our present and celebrating our future.





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