



# LUNA

## A PROPOSAL BY:

Luna Collective LLC, a Joint Venture of  
BRP Development Partners, and  
Hyperion Group

## IN RESPONSE TO:

The Hunter Tier All-Affordable  
Mixed-Use Development  
by the Village of Mamaroneck, New York

October 23, 2023



October 23, 2023

Village of Mamaroneck  
Planning Department and Village Manager's Office  
123 Mamaroneck Avenue  
Mamaroneck, NY 10543  
Attn: Gregory Cutler, AICP, Director of Planning and Development

Re: RFP: Hunter Tier All-Affordable Housing Development

Dear Mr. Cutler:

BRP Development Partners ("BRP") and Hyperion Group ("Hyperion"), together Luna Collective LLC, are pleased to submit this response to the Village of Mamaroneck's Request for Proposals for the Hunter Tier All-Affordable Housing Development. Luna Collective brings a diverse team of experts with decades of experience in affordable mixed-use housing development in Westchester and other communities in the Northeastern United States and beyond. The firms that comprise Luna Collective LLC specialize in high quality mixed-income development, affordable housing finance, and development in partnership with various government and public agencies. Luna Collective LLC will also contribute in-house construction expertise, responsible property management practices, and conscientious tenant selection procedures.

The design for Luna consists of 187 units of high-quality affordable housing, 187 reserved and public parking spaces, and resident amenities. The affordable housing units provided range from studios to 3-bedrooms and are offered at a range of affordability levels from 30% of AMI to 120% of AMI. This proposal contemplates a significantly more substantial offering than described under the RFP; this is made possible by Luna Collective LLC's exclusive right to develop the lot directly adjacent to the RFP site, known as 136 Palmer Avenue. We believe this combined site provides a unique opportunity to address New York State's housing affordability crisis and contribute to the dynamic, vibrant community that is Mamaroneck.

Luna Collective LLC is fully committed to working collaboratively in partnership with the Village of Mamaroneck on this unique opportunity. We invite your evaluation of the development approach expressed throughout this proposal and await an opportunity to meet with you to discuss further. Thank you for your consideration.

Sincerely,



Meredith Marshall  
Co-Founder and Managing Partner  
BRP Development Partners



Robert Vecsler  
Chief Executive Officer  
Hyperion Group

## Respondent Contact Information

### BRP Development Partners

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### Hyperion Group

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A

SUMMARY



## Project Summary

Luna Collective LLC is pleased to respond to the Village of Mamaroneck's Request for Proposals for the Hunter Tier All-Affordable Housing Development. Comprised of BRP Development Partners ("BRP") and Hyperion Group ("Hyperion"), Luna Collective brings together decades of experience in affordable mixed-use housing development.

### Developer Background

BRP is a full-service, vertically integrated minority-owned firm that manages all stages of the real estate development process from the initial acquisition to financing, design, construction, and building management. Founded in 2003, BRP's dedicated team is committed to building high-quality, mixed-use, mixed-income properties while efficiently managing financial resources to maximize value. Since inception, BRP has developed or preserved more than 3,700 units of affordable, mixed-income housing.

Hyperion is a vertically integrated investor, developer and operator of residential and mixed-use real estate based in South Florida and New York with a demonstrated track record of identifying and delivering value through all market environments. Founded in 2002, the firm has developed over 1 million square feet of residential and mixed-use property.



View of Luna from Prospect Avenue

## Architecture & Design

Luna is a six-story mixed-income, mixed-use multifamily development. Providing 187 affordable rental units across a range of unit sizes and affordability tiers, Luna evokes a modern design while respecting the character and charm of the Village of Mamaroneck. Façade materials will visually connect to the surrounding municipal buildings and thoughtful open spaces will allow the building to breathe and promote recreation and healthy living. A total of 187 spaces of resident and public parking will be provided on-site, as well as a fitness center, resident lounge, children's playroom, bike storage and laundry rooms. Sustainable building principals including use of all electric services and energy-efficient systems will reduce greenhouse gas emissions, reduce the project's burden on municipal systems, lower resident utility bills, and improve resident health and well-being. Flood mitigation measures including rainwater capture, flood vents, flood resistant materials, runoff management, and trench drains will be implemented in and around the building. Luna Collective has assembled a best-in-class project team to support the development of Luna, all of whom have relevant local and programmatic experience and share a commitment to high-quality design.

## Affordability

Luna's 187 residential units will be offered at affordability levels ranging from 30% of AMI up to and including 120% of AMI, creating a true mixed-income community that serves a wide range of incomes and needs. This is made possible with the incorporation of the lot at 136 Palmer Avenue immediately adjacent to the RFP lot; with this combined site, Luna can provide a building 60% larger than was initially contemplated. Luna Collective has entered into a binding agreement for the purchase of 136 Palmer and intends to merge the two lots to execute the vision that is Luna.

## Financing

Luna will be financed through a bifurcated New York State Housing Finance Agency ("HFA") bond structure, as-of-right 4% Federal Low Income Housing Tax Credits, and State subsidy and grant funds pursuant to published term sheets. The project also assumes receipt of County IDA benefits. Luna Collective has a strong track record of successful execution and obtaining top-of-market debt terms and agency subsidies that make complex developments with deep affordability feasible. Together, BRP and Hyperion bring healthy balance sheets and numerous strong relationships with lending partners to obtain competitive financing for the project.



## Management Plan

Luna Collective, together with its property manager GRC Management (“GRC”), who specializes in affordable housing, will utilize an Affirmative Fair Housing Marketing Plan and adhere to the Homes and Community Renewal (“HCR”) marketing requirements for all tenant selection.

## Conclusion

A word play based on the Native American tribe that was once native to the area, ‘Luna’ alludes to an inclusive sense of ‘we.’ It is our vision to create an equitable community where households at a wide range of income levels have access to high-quality, modern, healthy housing. We look forward to the opportunity to collaborate with the Village of Mamaroneck as a partner in our vision for Luna.



Historical Photo of Mamaroneck Town Hall and Kindergarten

B

PROPOSAL

B



## Project Proposal

### Architecture & Design

Luna Collective's proposed design for the Hunter Tier Site in Mamaroneck, New York is a six-story mixed-use, multi family development. The building will provide 187 affordable residential units accommodating a diverse range of income levels, and will be built on the RFP site, Lot 281 fronting Prospect Avenue in addition to Lot 386, fronting Palmer Avenue.

The Hunter Tier design solution connects modern design to the small-town charm of Mamaroneck's Village and downtown Business District. The 216,000 GSF building is designed to visually reduce the overall massing. The massing will be divided into six sections. These sections along with strategic setbacks create an appearance of smaller interconnected buildings, each with its own distinguished roof line. The sections facing Palmer Avenue and Prospect Avenue will have sloped roofs, while the section connecting these two will have a flat roof to accommodate sustainable mechanical systems. The parapets along the middle portion of the building will remain sloped to mimic the roof lines of the surrounding massing. The roof's unique geometry and sloped design blend with existing structures in the Village and provide the building with an instantly recognizable silhouette. Terraces on the lower level and designated open spaces on the lot further break up massing and offer residents outdoor spaces for healthy living.



View of Luna from Prospect Avenue



The building's facade will incorporate materials using warm tones that visually connect to the Mamaroneck Public Library and the Mamaroneck Municipal Building. The combination of double-hung and fixed windows in combination with recesses for balconies and different colored siding create a dynamic and playful facade.

Organization of the building program was planned to promote a sense of community and to be functional and efficient. Building entrances, circulation, elevators, and stairs exist at both Palmer Avenue and Prospect Avenue to ensure accessibility and convenience. Recreational spaces will be located on the ground floor facing both street fronts, promoting a sense of community. Amenities in the recreational spaces will include a resident lounge, children's playroom, and fitness area. Laundry facilities will be provided on each floor.

Local parks and the harbor are within walking distance to the Hunter Tier Site. With that in mind and to maximize the environmental qualities of the proposed design, the building will include outdoor areas with sustainable landscaping. The resilient design of the building will allow for water retention and flood mitigation. Environmentally appropriate flora will delineate the perimeter of the site and add to the green environment of the neighborhood. LED bollards and streetlamps will be used to light entries, walkways, gardens, and parking areas, allowing for reduced illuminance without compromising visibility.



Site Plan of Luna

To alleviate traffic congestion, the project will include two parking levels, one accessible from Prospect Ave, which will include both resident and public parking spaces, and another accessible from Palmer Avenue which will include parking for the residents in the building. The building will be adjacent to the Village of Mamaroneck Fire Department (VMFD) and in fact will integrate with the VMFD structure to provide public safety personnel with direct access to reserved parking spaces. Bicycle racks will be located at both entrances and at a designated area in the parking garage.

The overall design also addresses the streetscape. Sidewalks along Palmer Avenue, Prospect Avenue, and crossroads will incorporate charming details including improved pavers, pedestrian benches, and additional trees. Streetlamps which match in scale those in the Village and Business District will be added throughout the site echoing the character of Mamaroneck.

### **Zoning Compliance**

As conceptualized in the enclosed plans and diagrams by GF55 Architects, our land use counsel Cuddy+Feder LLP has provided a narrative confirming the project's zoning compliance on the following pages.



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October 19, 2023

Jerry Barberio  
Village Manager  
Village of Mamaroneck  
123 Mamaroneck Avenue  
Mamaroneck, NY 10543

Re: Letter of Support on Behalf of Hyperion Acquisitions, LLC & BRP Companies  
Request for Proposals: Hunter Tier All-Affordable Mixed-Use Development  
Premises: Hunter Tier Parking Deck (S.B.L.: 9-7-281)

Dear Mr. Barberio:

This letter is respectfully submitted on behalf of our clients, Hyperion Acquisitions, LLC ("Hyperion") and BRP Companies ("BRP"), in support of their submission in response to the Village of Mamaroneck's Request for Proposals ("RFP") entitled "Hunter Tier All-Affordable Mixed-Use Development". Based on our review of Hyperion and BRP's Schematic Design Drawings prepared by GF55 dated October 19, 2023 (the "Schematic Design Drawings"), the proposed project (the "Proposed Project") not only meets the requirements set forth in the RFP, but also affords the Village of Mamaroneck the best opportunity to revitalize the surrounding neighborhood with a development that will aid underserved Village residents.

We at Cuddy & Feder have been fortunate to provide legal services and obtain entitlements to myriad clients for some of the most significant projects across Westchester County. For over 50 years, we have assisted our clients to strategically improve both the physical and cultural landscape of the County by creating affordable housing opportunities, implementing green building techniques, as well as a host of other techniques in order to ensure Westchester County is at the forefront of smart and sustainable development.

On a more granular level, our involvement within the Village of Mamaroneck has been nothing short of extensive. We regularly appear before the Village's boards, commissions and agencies in varying contexts ranging from commercial projects to single family home and multifamily developments, many challenged with flood plain resiliency and stormwater management mitigation to coordinate constructive and sustainable growth within the community.



October 19, 2023  
Page 2

This experience with the Village coupled with our extensive experience in land use, zoning, and New York State Environmental Quality Review ("SEQR") matters in the Village and across the county and state, gives us unique insight to the Village's needs. To this point, we, as a Firm, believe that Hyperion and BRP's proposal creates the best opportunity for the Hunter Tier project to be developed in a way that will affect the most positive change for the Village.

Based upon our examination of the Schematic Design Drawings: (i) the proposed use of the Property for the development, occupancy and operation of the Project is permitted under the Zoning Code; and (ii) the Proposed Project complies with the Village's Zoning Code absent one waiver that is requested as indicated on the plans of the Proposed Project (Maximum Lot Size). Section, 342-50.F(1) provides that the maximum permitted lot size for residence uses in the C-2 District may be up to 60,000 square feet. The Proposed Project Lot Area is 65,560 square feet. We respectfully submit that this difference from the maximum permitted lot size is negligible yet allows for a more dynamic proposal that will yield the greatest public benefit and provision of affordable housing. To the extent the Village requires strict compliance with the Code, we could dedicate this overage of permitted lot area (approximately 5,650 square feet of land area) to the Village or fire department and then make appropriate adjustments to the Proposed Project's massing.

Should you have any questions or concerns, please feel free to contact me. Thank you in advance for your consideration in this matter.

Very truly yours,

*Anthony B. Gioffre III*

Anthony B. Gioffre III



## Construction Logistics

### Construction Staging Plan

Luna collective and its General Contractor, Skycore Builders Inc., has extensive experience building projects in difficult urban settings where the safety and comfort of adjacent buildings, residents and pedestrians must be considered. Through high levels of communication and respect of municipal regulations and traffic conditions, we strive to complete the project as efficiently as possible all while being good neighbors.

Some of the standard measures employed to limit construction impacts on the surrounding area are as follows:

- Construction fencing along the perimeter of the site with sliding gates and security office at access points to contain construction work
- Roof protection for immediately adjacent neighbors for protection of people and property
- Deliveries shall be scheduled in advance and flag personnel shall be present for delivery of trucks to manage and coordinate smooth traffic flow, especially as pertains to the Public Library, Emelin Theater, Village Police Department/Municipal Building and Fire Department buildings.
- If rock is encountered at the project site, rock chopping will be conducted during working hours and debris will be removed as quickly as possible
- Adherence to local ordinances regarding workdays and work start/stop times
- Noise management: no construction activity shall take place after hours, or on weekends / holidays

Enclosed please find a construction staging plan describing the above elements.

## Logistics Plan

### Logistics Plan – Notes

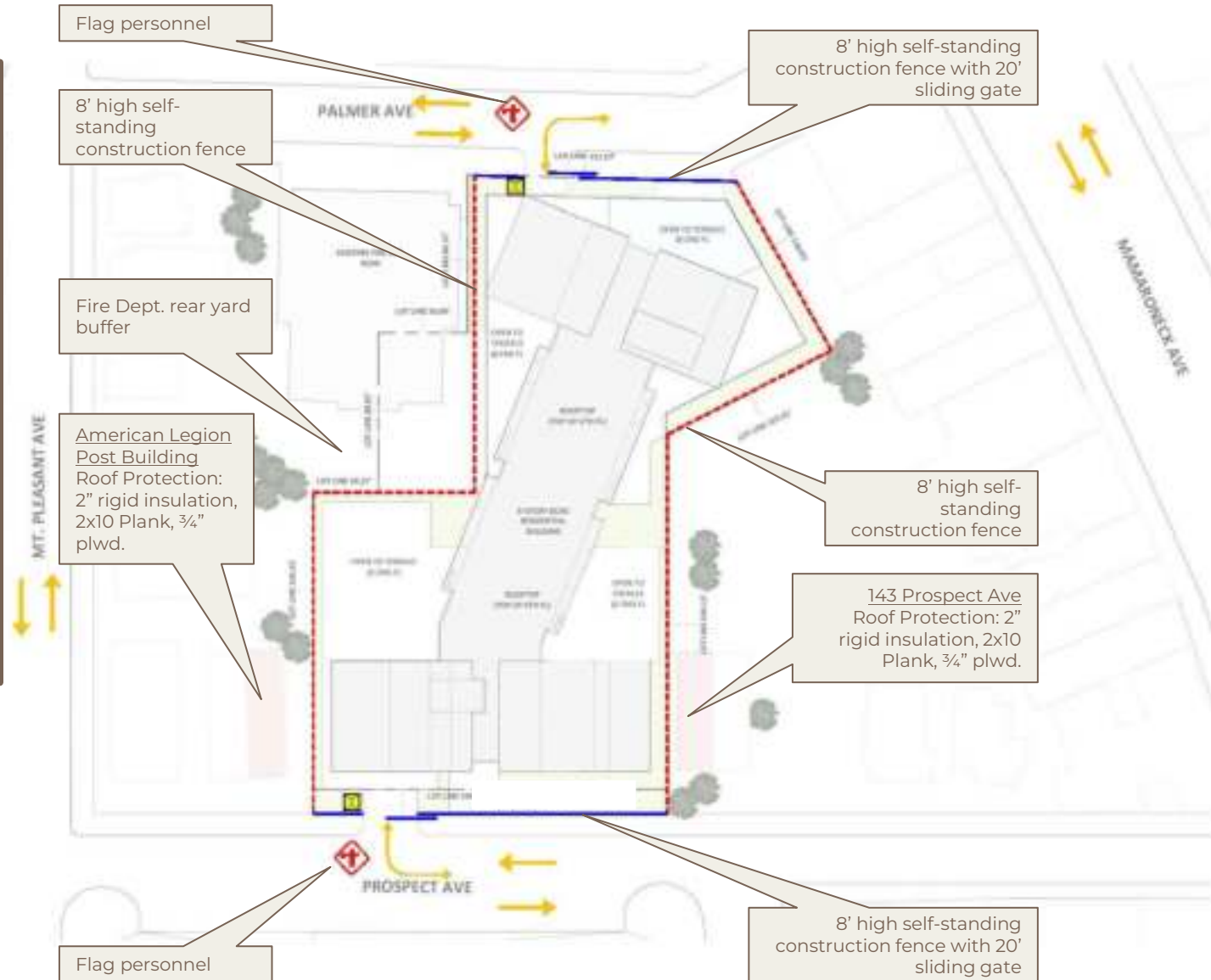
1. Noise Abatement; No construction activity shall take place after hours, or on weekends/ holidays

2. 8' high plywood fencing between area of construction and neighboring properties

3. Deliveries shall be scheduled in advance; flag personnel shall be present for delivery of trucks. Trucks shall enter onto site and shall be permitted to idle on street. All deliveries shall take place on Palmer Avenue.

4. Security office and personnel entrance shall be on Prospect Avenue.

5. Roof Protection for the American Legion Post building and 143 Prospect Ave



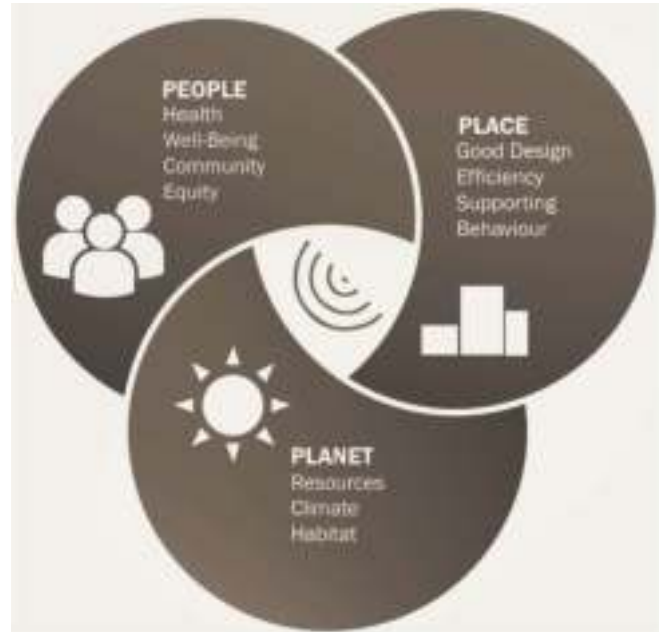


# Sustainability

## Overview

BRP and Hyperion are committed to sustainability and environmental efficiency playing critical roles in the development of Luna. We intend to minimize our environmental impact through sustainable design, efficient building systems, and use of renewable energy.

As New York enters a new year it faces many housing and environmental challenges, including a lack of affordable housing for low-and-extremely low-income households and an acute vulnerability to the effects of climate change. Indeed, the Village of Mamaroneck has recognized that the need to minimize the adverse impacts of climate change on New York is as critical as the need to provide high quality, healthy homes where low-income New Yorkers, including seniors, can thrive. For the Hunter Tier RFP, the development team proposes a housing solution that addresses both 21st century challenges and sets a precedent for future urban development.



We recognize that green building design strategies and high-performance building components present an opportunity to address health, well-being, cost savings, and environmental impacts simultaneously. The proposed building will feature an all-electric system, outdoor spaces with sustainable landscaping throughout the building at roof terraces and ground floor spaces, a fitness room, bicycle parking, a resident lounge, children's playroom, and a laundry room on each floor, among other design features. These components illustrate a tangible representation of these goals, and an example of how we can achieve all these community benefits with innovative design even under challenging financial constraints.

## Green Building Experience

BRP is committed to developing high-performance properties with healthy indoor air quality and efficient energy and water usage. From co-generation and rainwater capture to water-saving plumbing fixtures, systems, and appliances, green building is an enhancement to BRP's tenants who benefit from a healthier living environment and below market energy expenses. BRP has a history of developing properties under the guidelines of the US Green Building Council's LEED standard and has LEED Accredited

Professionals on staff. BRP's current pipeline includes several new construction affordable housing projects that will incorporate sustainable and/or Passive House initiatives including The Motif in New Rochelle (172 units), 500 Main Street in New Rochelle (477 units), 20 Haarlem & 27 Holland in North White Plains (296 units), and La Central Phase II in The Bronx (two buildings, 420 units). Hyperion is committed to creating high quality, healthy, and green communities.

## Green Building Design Strategy

Luna will include LEED Silver design strategies and conform to the New York State Energy Star code. The USGBC program will serve as the framework for the construction of a high-performing building that preserves natural resources, enhances the health, safety, and comfort of occupants, and improves the fabric of the surrounding community. To create a living environment that enables an active and healthy lifestyle, the project team will implement several strategies to reduce indoor pollutants, enhance indoor air quality, and provide individual control over thermal comfort. The building will meet the prerequisites of minimum indoor air quality performance, use low-to-no-emitting VOC materials including adhesives, sealants, paints, coatings, as well as flooring systems, composite wood and agrifiber products. Building materials will contain recycled content where financially possible and the project team will aim to source these materials from local manufacturers. As construction projects generate significant waste and use large quantities of materials, the project team plans to minimize landfill disposal by recycling construction waste. The construction materials will also incorporate regional, recycled, and sustainable material wherever possible.



View of Luna Interior Courtyard

## Overview of Sustainable and Energy Efficiency Strategies

The building will feature holistic energy strategies that include a combination of high efficiency mechanical systems and ultra-tight building envelopes. By being at least 35% more efficient than current ASHRAE guidelines, the buildings will have lower heating and cooling loads even during the most extreme temperatures that are not uncommon in New York.

The building will feature variable refrigerant flow (VRF) systems which utilize air source heat pumps. These systems provide heating and cooling by exchanging energy with ambient air and are among the most efficient options available to multifamily buildings today (they are 30% to 40%+ more efficient than conventional heating and cooling systems). VRFs can also simultaneously provide heating and cooling to different areas of the building, giving residents increased control over temperatures particularly in the shoulder months of the spring and fall seasons. These systems will also eliminate the need for the large openings in the envelopes of the buildings and the associated energy loss that are needed for more typical PTAC and through the wall A/C systems.

Another major component of the project's HVAC strategy is energy recovery ventilators (ERVs). In addition to providing air quality benefits, these units will further reduce the amount of energy needed to operate the buildings by retaining and reusing the energy in exhausted heated and cooled air. The building may utilize an energy management system, enabling the property management team to not only monitor and regulate the HVAC system remotely, but to make sure it is running at the optimal level.

The project will strive to eliminate onsite use of fossil fuels by including a high-efficiency domestic hot water system, including an electric boiler that will be 95% efficient. By using electricity from the local electric grid that is increasingly powered by renewable sources the project team plans to reduce carbon emissions and produce domestic hot water in a more sustainable way by eliminating onsite gas combustion.

Energy Star appliances and lighting will be utilized to reduce resident and owner utility costs. Exterior and common area lighting will utilize ultra-high efficiency LED lighting. The latest in low-flow showerheads, faucet aerators, and low-flush toilets will be featured in order to reduce water usage. The team will use high-efficiency clothes washers and strive to include electric cooking ranges and clothes dryers in an effort to produce an all-electric building and eliminate onsite gas emissions.

## Active Design and Connection to Nature

It is especially important to the project team to design the building with health and wellness in mind. To promote a healthy lifestyle, the buildings will feature stairwells in the lobbies across from the elevators as part of an active design strategy to encourage using the stairs whenever possible. The building will seek to incorporate urban design strategies for creating outdoor spaces that encourage walking, bicycling, and active recreation, including a dedicated fitness room. The building will include bike storage to encourage residents to ride for exercise, leisure, and transportation. The building will

be smoke-free to further promote healthy living and to ensure residents are not exposed to harmful carcinogens.

## **Flood Mitigation Measures**

With climate change and flood resiliency becoming a more important topic, the project has been designed with an eye towards flood mitigation and resiliency. The building design will promote energy and water efficient systems with specific plumbing fixtures, systems, and appliances. Rainwater capture systems will be installed on the roof and terraces. All dwelling units will be elevated above any potential flood elevation and no cellar is included in the design so that the flood elevation will not be penetrated. Spaces on the first floor which are enclosed will be equipped with engineered flood vents. Wall materials on the first floor will be flood resistant. Pervious surfaces on the first floor will allow water to percolate through to the area underneath rather than becoming runoff. Side yards at the grade level through the first floor will have green areas intended to reduce runoff. The parking garage at Palmer Avenue is design to be unenclosed which makes it wet flood proofed. Trench drains will be located at both garage entries and drains will be implemented around the property to mitigate flooding.

## **Conclusion**

By combining the features described above, the design and development teams will be able to design and construct very high performance, all-electric, affordable mixed-use building that provide cutting-edge energy efficiency technologies and programming that fosters ways for residents and their neighbors to live healthy lives.

## Public and Financial Benefits

### Affordability

We believe that mixed income communities contribute to the most socially and economically balanced and stable neighborhoods in the world. Luna Collective's proposal for the Hunter Tier Development Site responds wholeheartedly to the need for affordable and workforce housing by developing a viable housing and income mix that greatly exceeds the requirements under the base RFP. With the inclusion of the lot at 136 Palmer Avenue, Luna can provide over 60% more housing than was initially contemplated. Luna will be developed with a range of unit sizes to accommodate a range of household sizes, offered at affordability levels from 30% of AMI up to and including 120% of AMI. All units are priced per the Westchester County 2023 Income & Rent Program Guidelines and offer a significant discount to market rental rates. A breakdown of units can be found below, with further discussion on pricing located under the Management Plan.

	30% of AMI	50% of AMI	60% of AMI	80% of AMI	100% of AMI	110% of AMI	120% of AMI	Total
<b>Studio</b>	10	10	27	17	-	-	-	<b>64</b>
<b>1BR</b>	8	8	25	17	12	8	-	<b>78</b>
<b>2BR</b>	1	1	3	2	7	-	22	<b>36</b>
<b>3BR</b>	-	-	1	1	-	-	7	<b>9</b>
<b>Total</b>	<b>19</b>	<b>19</b>	<b>56</b>	<b>37</b>	<b>19</b>	<b>8</b>	<b>29</b>	<b>187</b>

Luna Collective is open to modifying the proposed program based on community feedback and adjusting levels of affordability, including adding market rate units to the mix if so desired.

### Public Parking and Transit-Oriented Development

In addition to all-affordable rental housing, Luna provides 154 parking spaces for residents as required by code as well as 33 additional parking spaces for municipal and public use. Self-parking will increase flexibility to users and reduce wait time, . Luna Collective is aware that public parking spaces are in high demand in this area of the Village, given the site's proximity to the Central Business District, Emelin Theater, Public Library, and the Village Municipal Building. Should the Village prefer that more public parking be made available, Luna Collective would be open to applying for a waiver of a portion of zoning-required residential parking. Our leasing and marketing expert believes that based on the building's income mix, 89 spaces reserved for residents (at an effective 47% parking ratio), rather than 154 as required by zoning, could be sufficient given the site's proximity to the Metro-North Train Station, Westchester County Bee-Line, and Central Business District, as well as the building's number of smaller units and discounted units. This would result in an additional 65 spaces for public use, for a total of 98 spaces. The dual parking area entrances from Palmer Ave and Prospect Ave will make it logistically easier to bifurcate the parking area into resident parking and public parking. For residents without automobiles, bike storage areas will be provided on the

hardscape exterior to the building and inside the parking garage area, making the site a true transit-oriented development.

### **Open Space and Sustainable Building Principles**

The sustainable building principles governing the design of Luna will contribute to the improvement of the community as well as building residents. The building will provide thoughtful open space including sustainable landscaping throughout the building at roof terraces and ground floor spaces. The project's commitment to green building practices, including all electric services, will contribute to New York State's clean energy goals of reducing greenhouse gas emissions by not implementing gas-fired appliances and heating / hot water systems. In addition, energy efficient appliances, plumbing fixtures, light fixtures and a tight, well insulated building envelope will reduce the project's burden on municipal power grids and water supply systems. Finally, flood mitigation measures including rainwater capture, flood vents, flood resistant materials, runoff management, and trench drains will be implemented in and around the building.

### **Jobs and Local Hiring**

According to an HR&A Advisors, Inc. report prepared for the New York State Association for Affordable Housing, a typical 50-unit project in New York State generates 46 direct one-time jobs in construction-related sectors. Extrapolating to this project's 187 units, we anticipate the creation of 172 direct one-time jobs in construction-related sectors. The project intends to comply with the County of Westchester Industrial Development Agency Local Hire Labor Policy.

Once complete, the building will be permanently staffed with three full-time building management jobs, including a resident manager and two porters, as well as part-time leasing and management professions and office staff.



C

CONCEPTUAL DESIGN  
DRAWINGS

c





DESIGN PRESENTATION





1. ZONING MAP (ZONING DISTRICTS C-2 & R-5)



2. EXISTING SITE



3. ASSESSMENT MAP (GIS)









1. PALMER AVE & MAMARONECK AVE.



2. MAMARONECK AVE.



3. MAMARONECK AVE. & PROSPECT AVE.



4. PROSPECT AVE & MT. PLEASANT AVE.



KEY PLAN



5. MT. PLEASANT AVE & PALMER AVE.



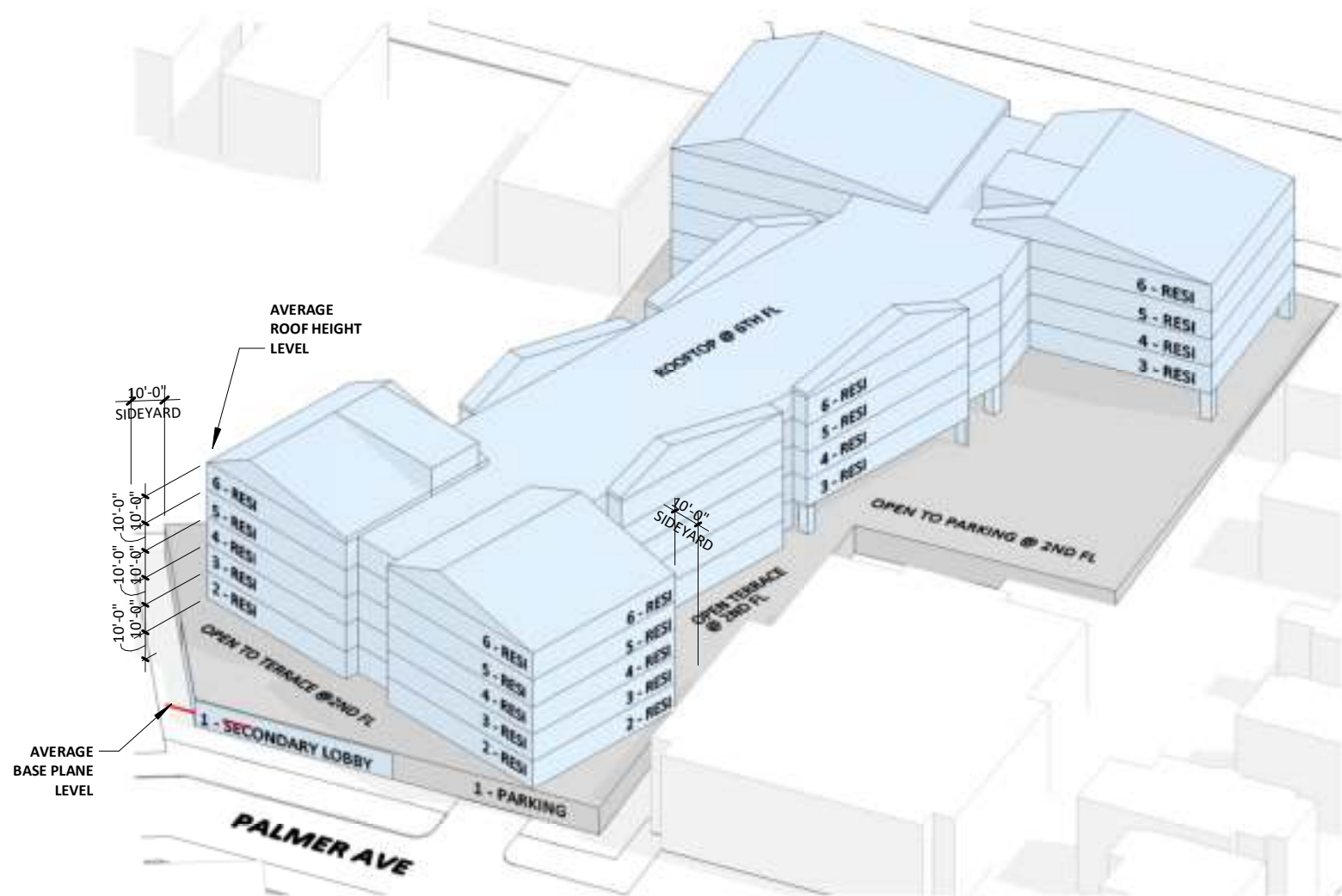
RFP - MAMARONECK -PRELIMINARY ZONING ANALYSIS					
VILLAGE OF MAMARONECK CODE - Chapter 342 Zoning					
THE HUNTER TIER SITE, MAMARONECK, NY 10543					
WESTCHESTER COUNTY					
ZONING DISTRICT: C-2 (CENTRAL COMMERCIAL)					
USE GROUP ALLOWED: COMMERCIAL, RESIDENTIAL (BY SPECIAL PERMIT)					
SITE AREA					
LOT				AREA SF	
TAX LOT #386 - PALMER AVE	-			24,560.00 SF	
TAX LOT # 281 - PROSPECT AVE	-			41,000.00 SF	
TOTAL ZONING LOT AREA:	-			65,560.00 SF	
SITE SIZE	SITE SIZE. THE SITE MUST BE LESS THAN 40,000 SQUARE FEET IN AREA, EXCEPT THAT THE SITE MAY BE UP TO 60,000 SQUARE FEET IN AREA FOR A DEVELOPMENT THAT CONSISTS OF ALL FAIR AND AFFORDABLE RESIDENCES IN ACCORDANCE WITH ARTICLE XV OF THIS CHAPTER.			WAIVER WILL BE REQUESTED AS A PART OF SPECIAL PERMIT TO PROVIDE MUCH NEEDED AFFORDABLE HOSUING	
RESIDENTIAL BULK REGULATIONS IN C-2					
MULTIFAMILY RESIDENTIAL BUILDING WITH PARKING GARAGE					
REQUIREMENTS	PERMITTED			PROPOSED	ZR REFERENCE
FLOOR AREA RATIO					
	FAR		ZFA	PROP. ZFA	FAR
RESIDENTIAL USE	2.50 *		163,900.00 SF	163,850.00 SF	342-103(B)
	BY SPECIAL PERMIT IF 100% OF THE DWELLING UNITS IN A DEVELOPMENT IN C-2 DISTRICT ARE AFFORDABLE RESIDENCES				342-103(B)
OPEN SPACE					
	MIN REQ'D		MIN REQ'D SF	PROP. %	PROP. SF
MIN REQ'D OPEN SPACE	15%		9,834.00 SF	13,143.72 SF	20.0 %
YARDS					
	MIN. REQ. YARDS			PROP. YARDS	
FRONT YARD	NONE REQUIRED			10'-0"	
SIDE YARDS	MIN 10'-0"			MIN 10'-0"	342 ATTACHEMENT 3
REAR YARD	THROUGH LOT	N/A		N/A	
HEIGHT REGULATIONS					
	PEMITTED HEIGHTS			PROP. HEIGHTS	
BUILDING HEIGHT	MAX PERM.		60'-0" (6 STORIES)	60'-0" (6 STORIES)	342-103(B)
SETBACK REGULATIONS					
FRONT SETBACK	PALMER AVE	MIN SETBACK:	10'-0" MIN ABOVE THE HEIGHT OF 40'-0"	10'-0" FROM GRADE LEVEL	342-103
	PROSPECT AVE	MIN SETBACK:	10'-0" MIN ABOVE THE HEIGHT OF 40'-0"	10'-0" FROM GRADE LEVEL	342-103
NUMBER OF DWELLING UNITS					
NUMBER OF DWELLING UNITS	MAX NUMBER OF AFFORDABLE UNITS			PROP. # OF DU'S :	
	N/A			TOTAL: 187 UNITS	
PARKING					
	MIN REQ. PARKING:			PROP. PARKING:	
MULTIFAMILY DWELLING	FAIR AND AFFORDABLE RESIDENCES	3/4 SPACE PER DWELLING UNIT 1/4 SPACE PER BEDROOM IN EXCESS OF1		188 SELF-PARKING SPACES	342-56 (A)
	NUMBER OF UNITS	MIN REQ'D NUMBER OF PARKIGN SPACES			342-56 (A)
	0-BR UNIT	68	51.00		342-56 (A)
	1-BR UNIT	74	55.50		342-56 (A)
	2-BR UNIT	36	36.00		342-56 (A)
	3-BR UNIT	9	11.25		342-56 (A)
	TOTAL	187	153.75		342-56 (A)



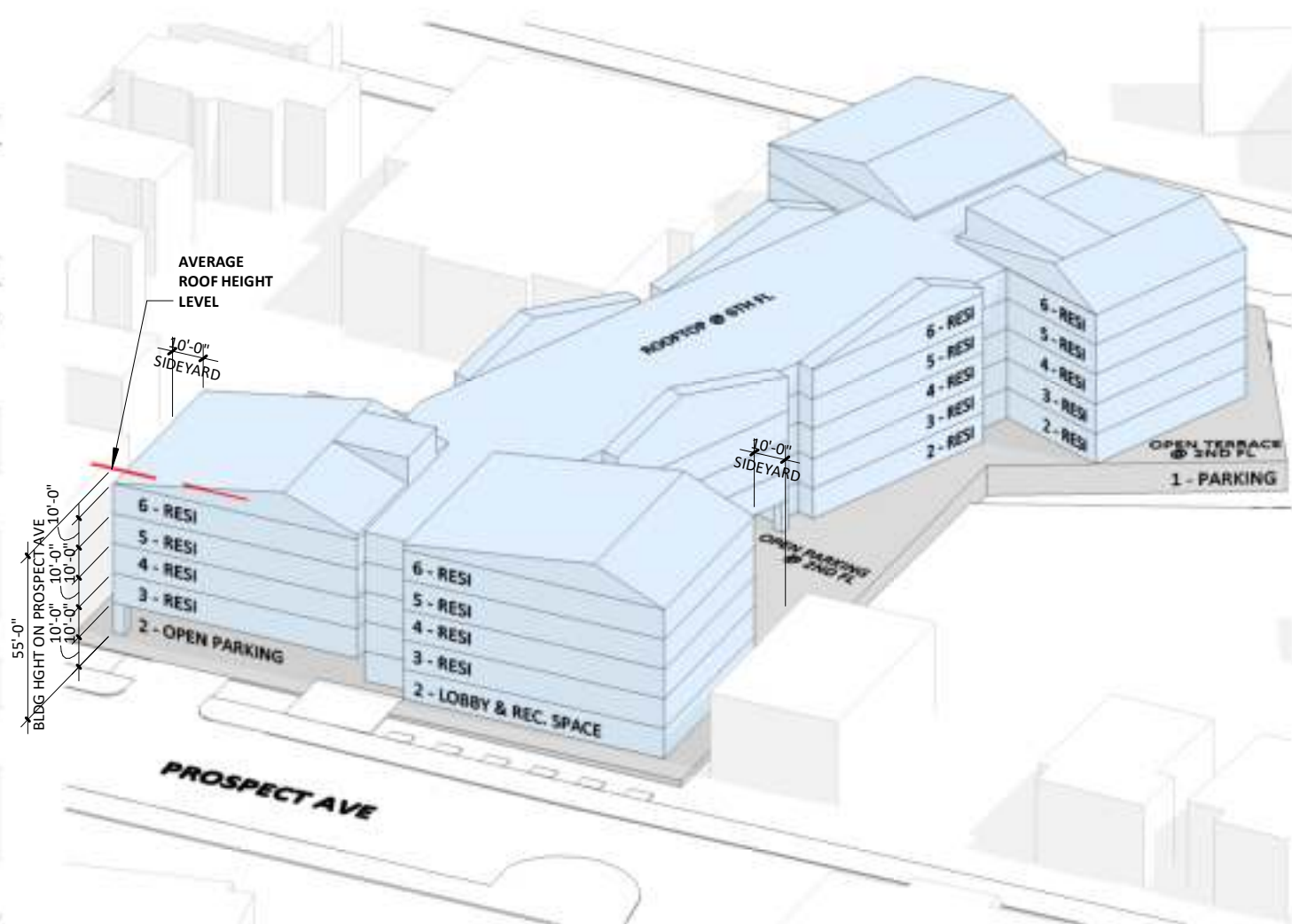
RFP - MAMARONECK - FLOOR AREA SCHEDULE			LOT AREA:		65,560.00 SF
LEVEL	GSF		ZONING FA		FAR
	RESIDENTIAL GSF + UNENCLOSED PARKING	TOTAL GSF + UNENCLOSED PARKING	RESIDENTIAL ZFA	TOTAL ZFA	
1st FL.	57,650.00	57,650.00	4,900.00	4,900.00	0.06
2nd FL.	23,750.00	23,750.00	23,750.00	23,750.00	0.36
3rd FL.	33,800.00	33,800.00	33,800.00	33,800.00	0.52
4th FL.	33,800.00	33,800.00	33,800.00	33,800.00	0.52
5th FL.	33,800.00	33,800.00	33,800.00	33,800.00	0.52
6TH FL	33,800.00	33,800.00	33,800.00	33,800.00	0.52
ROOF FL	0.00	0.00	0.00	0.00	0.00
TOTAL:	216,600.00	216,600.00	163,850.00	163,850.00	2.50

TOTAL FLOOR AREA ANALYSIS:		RESI
PERMITTED	ZFA	163,900.00 SF
	FAR	2.50
PROPOSED	ZFA	163,850.00 SF
	FAR	2.50
STILL AVAILABLE	ZFA	50.00 SF
	FAR	0.00

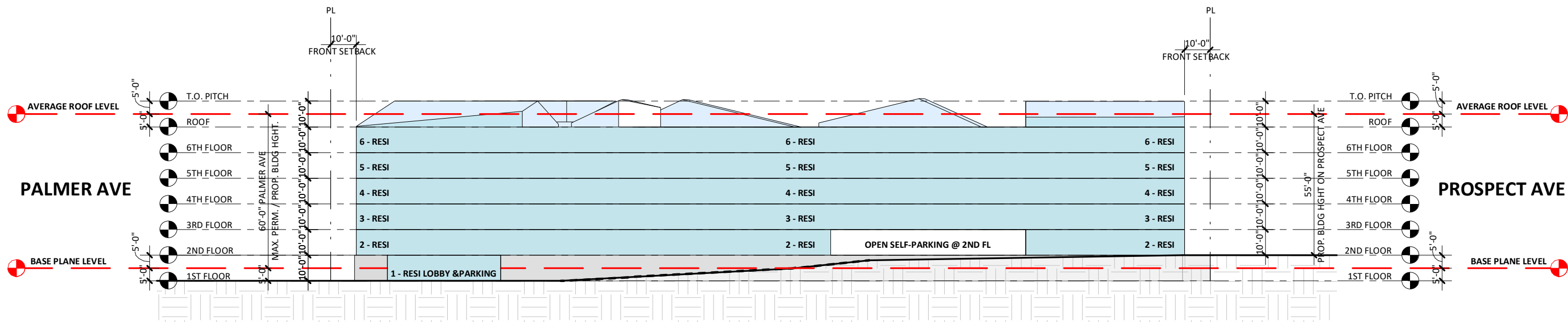
RFP - MAMARONECK - UNIT BREAKDOWN SCHEDULE					
LEVEL	UNIT TYPE				TOTAL
	0-BR	1-BR	2-BR	3-BR	
1ST FLOOR	-	-	-	-	-
2ND FLOOR	8	6	4	1	19
3RD FLOOR	15	17	8	2	42
4TH FLOOR	15	17	8	2	42
5TH FLOOR	15	17	8	2	42
6TH FLOOR	15	17	8	2	42
TOTAL:	68	74	36	9	187
PERCENTAGE:	36.36%	39.57%	19.25%	4.81%	100.00%
MIN REQ'D PARKING SPACES	51	55.5	36	11.25	153.75
AVERAGE UNIT SF	470 SF	650 SF	920 SF	1050 SF	



1 MASSING DIAGRAM - PALMER AVE



2 MASSING DIAGRAM - PROSPECT AVE



3 ZONING SECTBACK DIAGRAM  
1" = 40'-0"

OPEN AREA  
(OPEN TO SKY)  
@ 1ST FLOOR

OPEN AREA  
(OPEN TO SKY)  
@ 2ND FLOOR

OPEN AREA  
(UNDER ROOF)  
@ 2ND FLOOR

OPEN AREA CALCULATIONS:  
TOTAL LOT AREA= 65,560 SF  
MIN. REQ. OPEN AREA = LOT AREA x 15%  
MIN. REQ. OPEN AREA = 65, 560 x 15% = 9,834 SF  
MAX ALLOWED OPEN AREA UNDER ROOF = 9,834 SF \*10%=983 SF

PROPOSED OPEN AREA :  
OPEN TO THE SKY- 1ST FLR: 4,002.10 SF  
OPEN TO THE SKY- 2ND FLR: 8,161.00 SF  
UNDER ROOF- 2ND FLR : 980.62 SF  
TOTAL OPEN AREA = 13,143.72 SF = 20.0%, COMPLIES

PALMER AVE  
(50 FT)

OPEN AREA  
(OPEN TO SKY)  
@ 2ND FLOOR

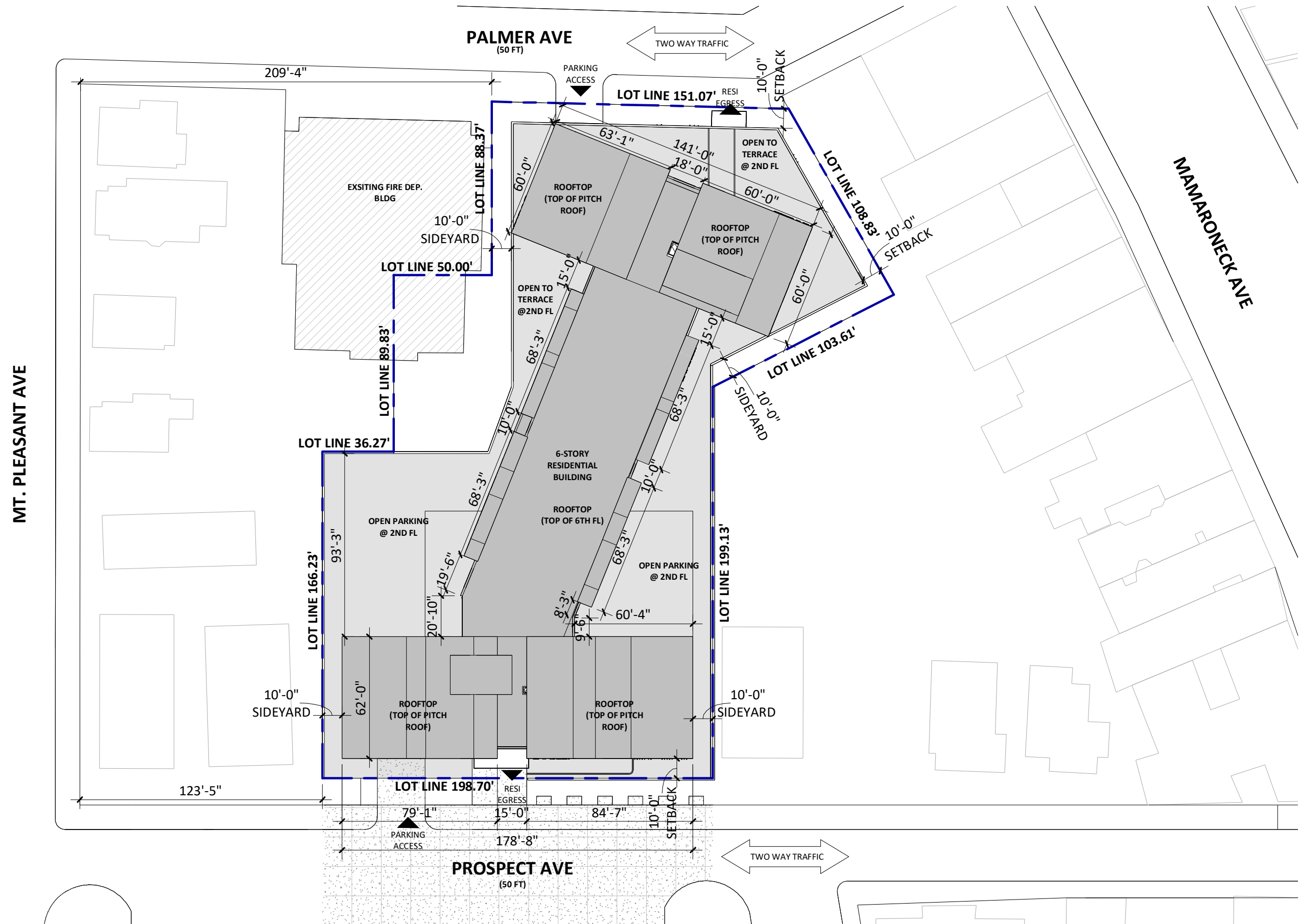
PROSPECT  
AVENUE  
(50 FT)

OPEN AREA  
(OPEN TO SKY)  
@ 1ST FLOOR

PROPOSED  
6-STORY  
RESIDENTIAL  
BUILDING

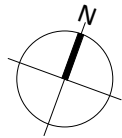
OPEN PARKING  
@ 2ND FL  
(NOT INCLUDED INTO  
OPEN AREA)



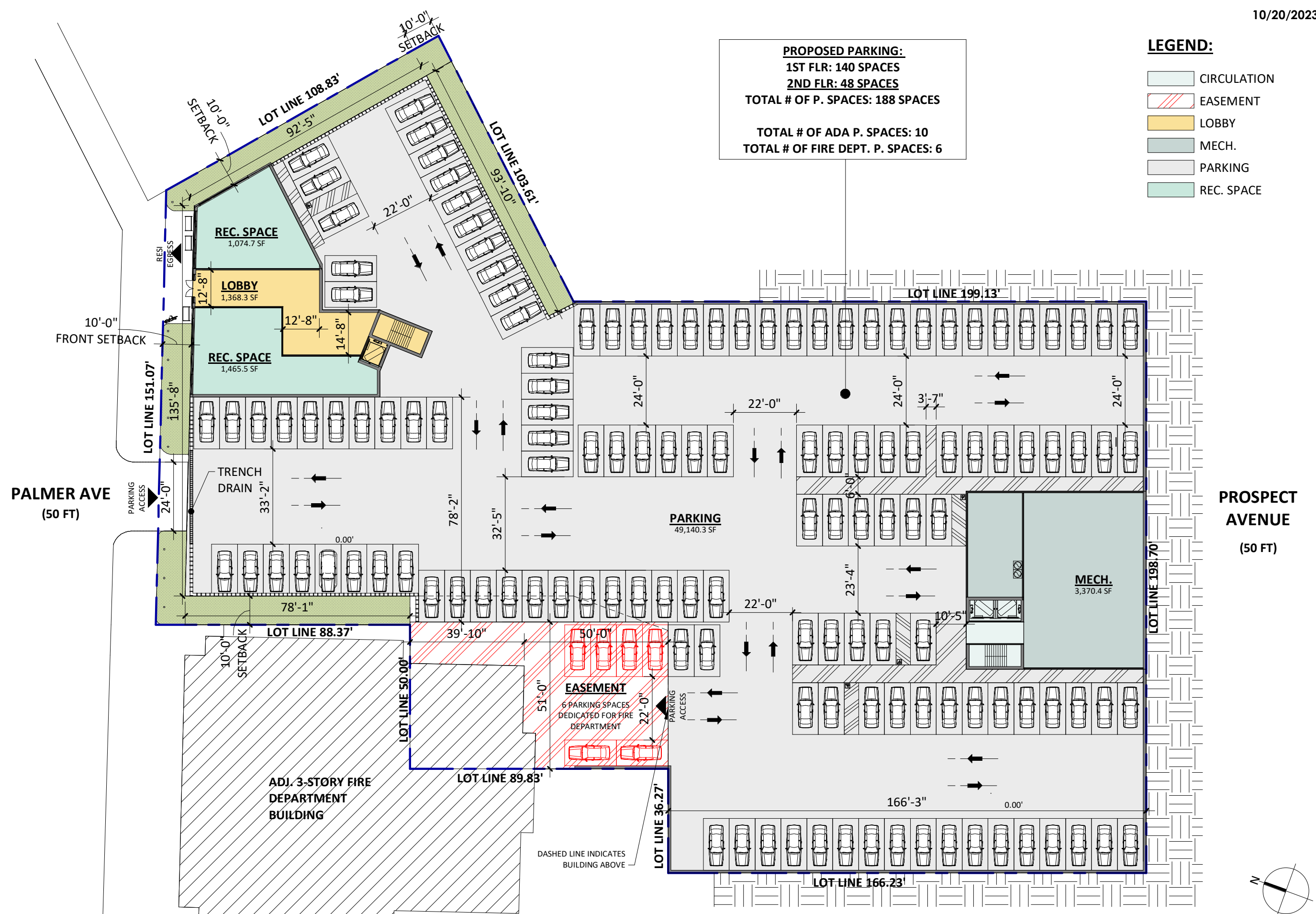


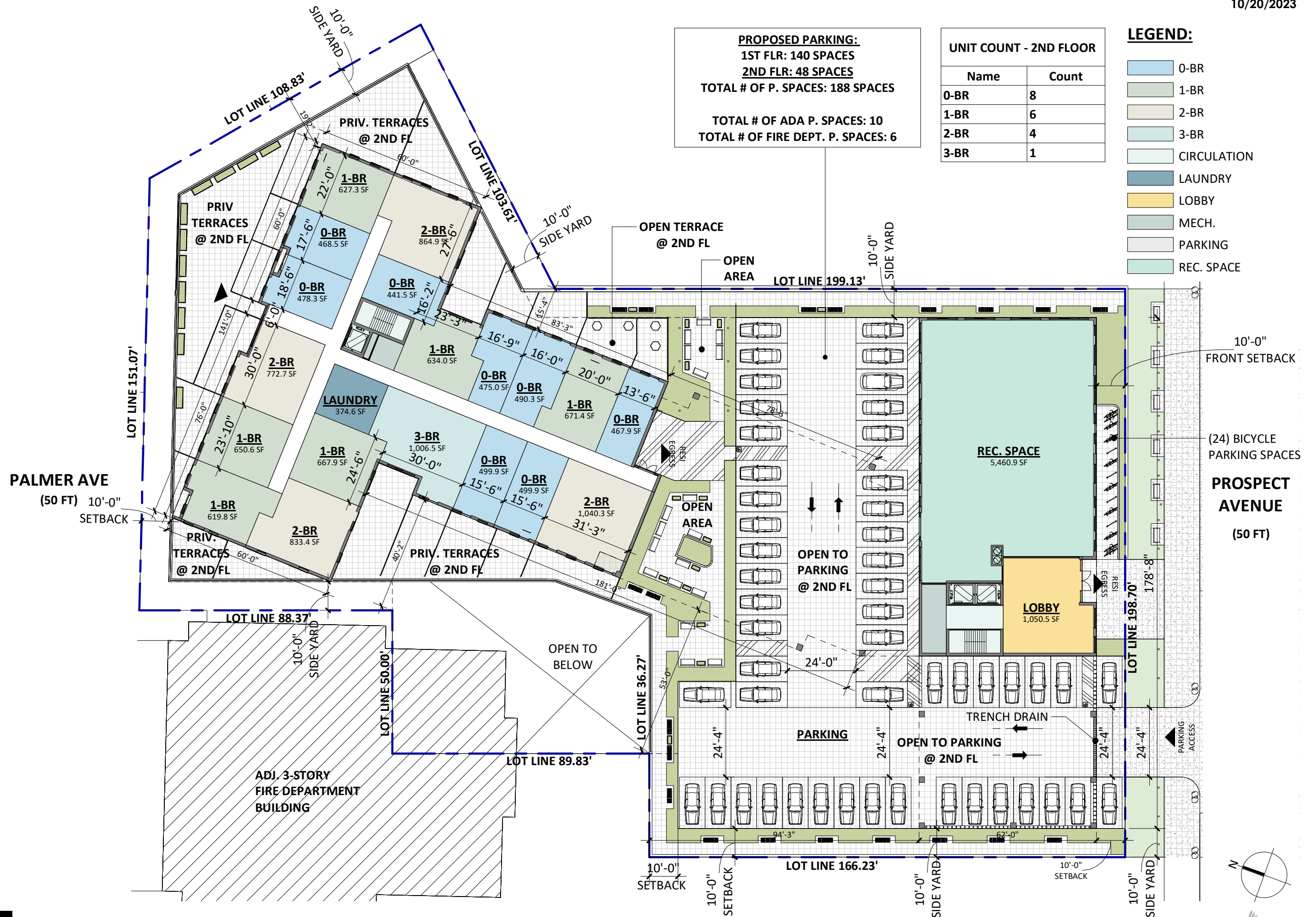






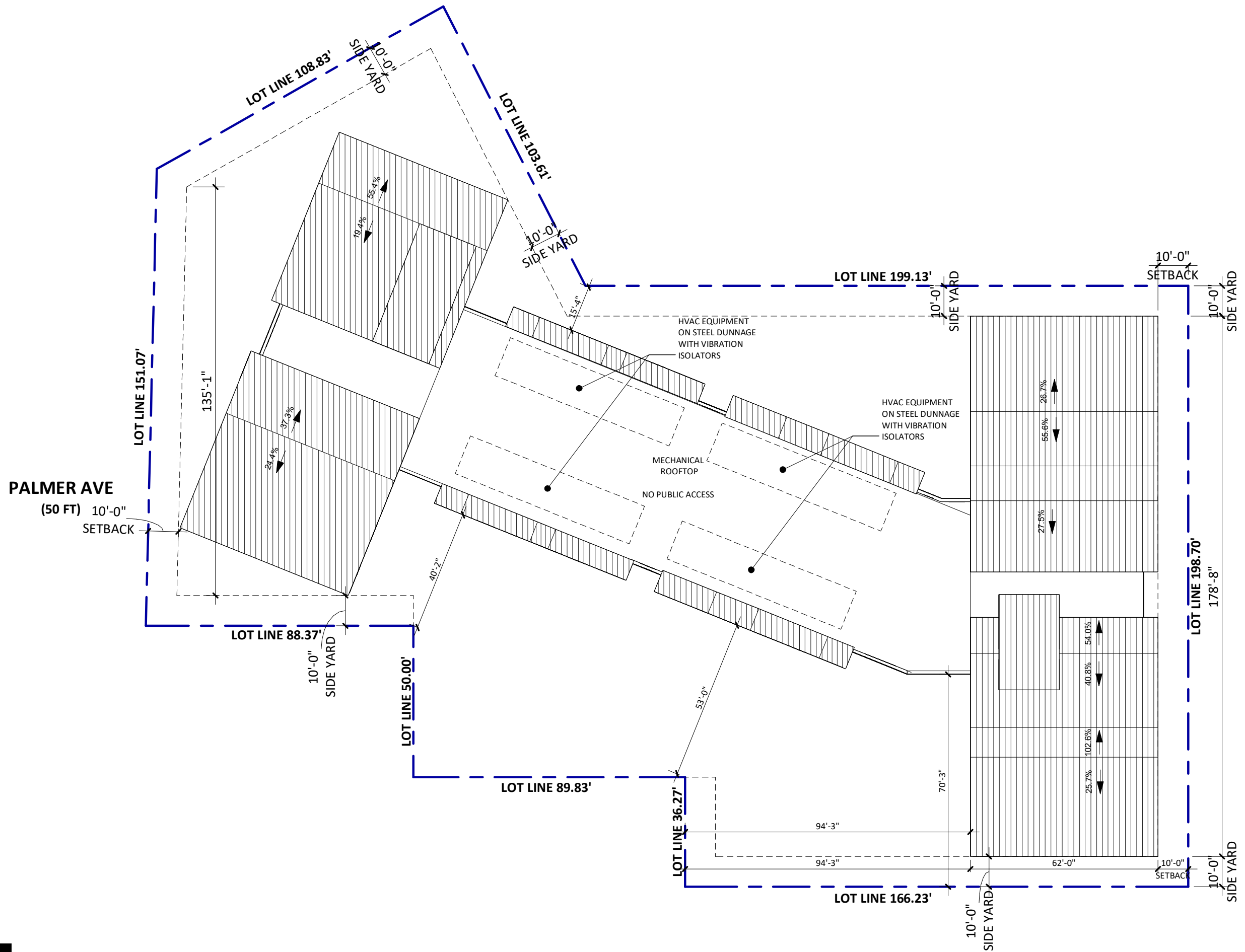




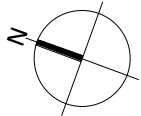


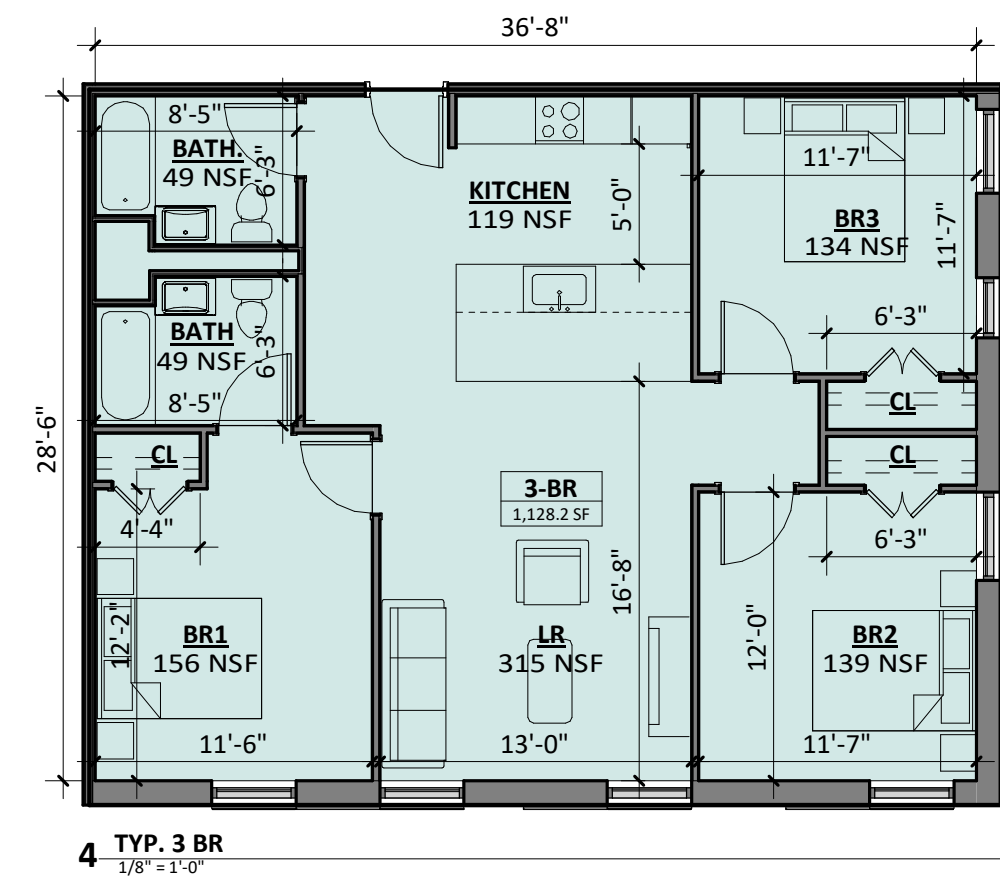
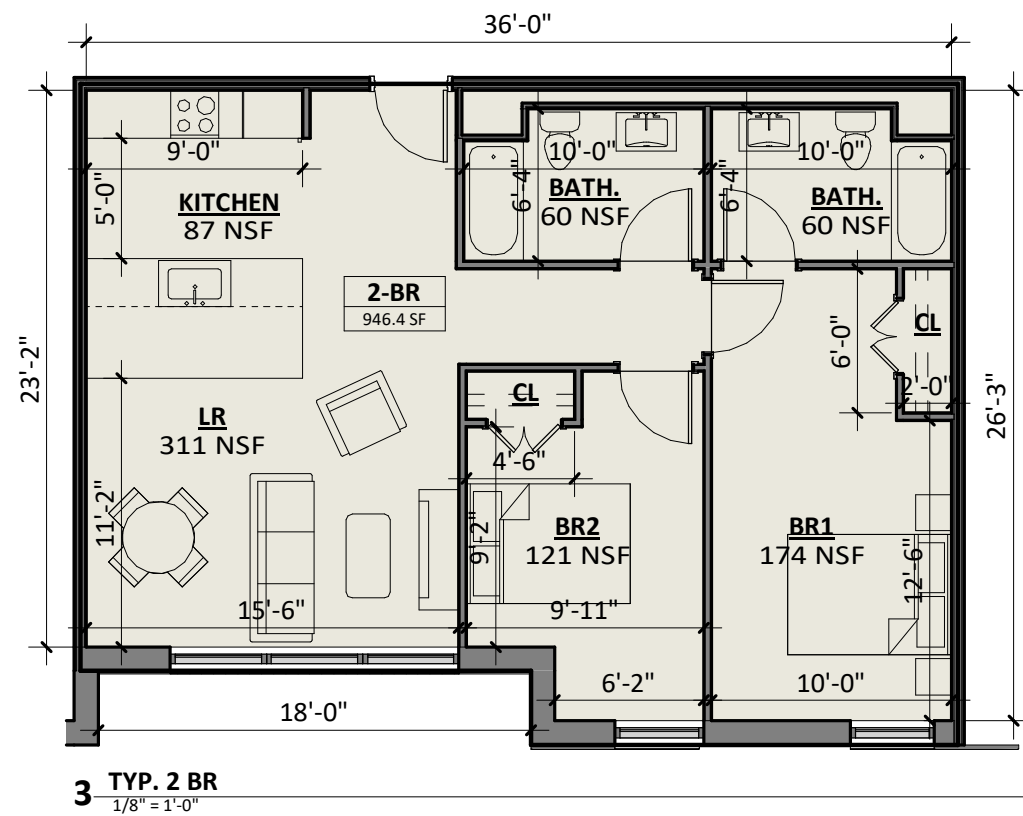
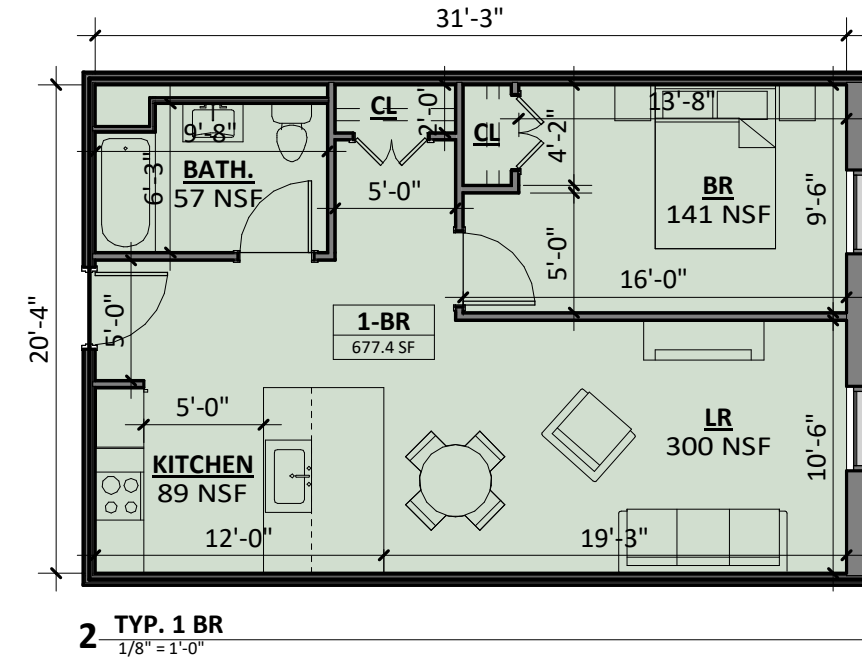
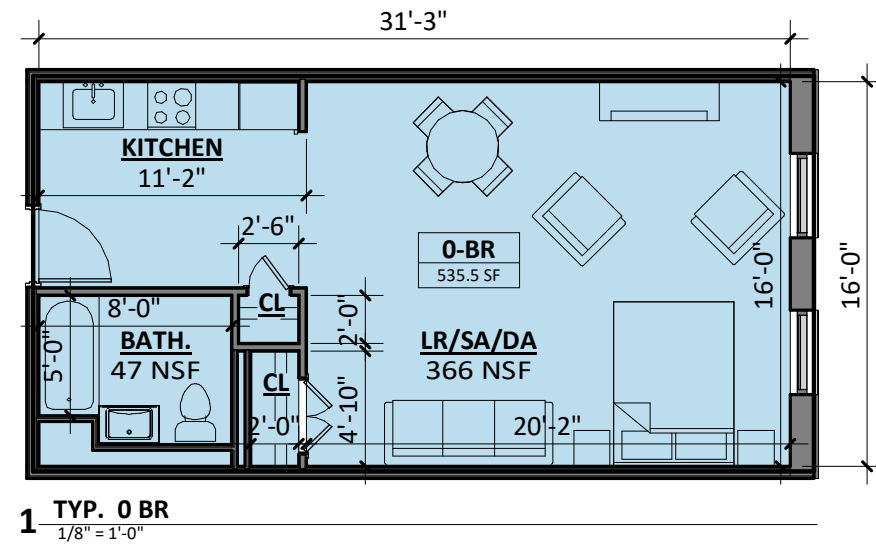






PROSPECT  
AVENUE  
(50 FT)







**1 NORTH ELEVATION - PALMER AVE**  
1" = 20'-0"



**2 SOUTH ELEVATION - PROSPECT AVE**  
1" = 20'-0"





**1 EAST ELEVATION**  
1" = 30'-0"



**2 WEST ELEVATION**  
1" = 30'-0"





















D

PROJECT FINANCING

D



## Project Financing

### Financing Strategy

The following presents our financing approach utilizing a bifurcated NYS HFA bond structure, as of right 4% Federal Low Income Housing Tax Credits, and State subsidy and grant funds pursuant to published term sheets. The project also assumes receipt of County IDA benefits.

During construction, both a floating rate \$29 million draw-down Tax-Exempt bond issuance and a \$35 million draw-down Recycled Tax Exempt or Taxable bond issuance (30 day SOFR + 2.75%, 75% LTC max, 48 months) have been assumed. Letters of interest for construction financing have been provided by Merchants Bank of Indiana, Santander Bank, and Goldman Sachs.

The building is assumed to be permanently financed with a forward commitment Freddie Mac tax exempt loan. Merchants Bank of Indiana has provided preliminary terms for the fixed rate, \$37 million cash mortgage (10-year Treasury + 2.50%, 90% LTV max, 1.15x min DSCR, 40-year amortization, 3.5-year term).

Permanent financing will be supplemented with as-of-right 4% Federal Low-Income Housing Tax Credits. Goldman Sachs has expressed their interest in being the direct purchaser of these tax credits.

An affordable unit subsidy has been assumed from NYS Homes And Community Renewal New Construction Program, with the Middle-Income Housing Program supplement. The program assumes \$140,000 per income restricted unit up to 80% of AMI, and \$200,000 per income restricted unit above 80% of AMI.

The project assumes the award of a \$10 million grant from the ESD Mid-Hudson Momentum Fund. The ESD Fund is a program that invests in mixed-use housing and infrastructure projects throughout the Mid-Hudson Region. The initiative is intended to increase housing supply and help communities meet growing infrastructure needs in light of the recent, region-wide population increase brought on by the COVID-19 pandemic. Applications are accepted on a rolling basis. The grant is assumed to be awarded prior to construction loan closing but funded after receipt of the construction certificate of occupancy and is thus shown as a permanent financing source.

Finally, the project assumes receipt of Westchester County Industrial Development Agency ("IDA") benefits, including a Sales & Use Tax exemption, a Mortgage Recording Tax abatement, and a Payment in Lieu of Taxes ("PILOT") representing a tax abatement in-line with the level of affordability being provided. Luna Collective and their land use counsel, Cuddy Feder LLP, has extensive experience navigating the IDA benefits application process.



A balanced Sources & Uses breakdown is provided below.

Construction Sources	LTC	Amount
First Mortgage	33.87%	\$35,015,631
Volume Cap	28.50%	\$29,461,722
HCR NCP	17.74%	\$18,340,000
HCR MIHP	10.83%	\$11,200,000
Tax Credit Equity	4.05%	\$4,191,628
Deferred Fee	3.57%	\$3,689,369
Deferred Reserves	0.18%	\$188,000
Construction Interest: AFR	1.26%	\$1,299,848
Gap	0.00%	\$0
<b>GRAND TOTAL</b>	<b>100.00%</b>	<b>\$103,386,196</b>
Construction Uses	LTC	Amount
Acquisition	7.25%	\$7,500,000
Hard Costs	65.51%	\$67,729,716
Soft Costs	16.03%	\$16,568,248
Financing Fees	11.21%	\$11,588,233
<b>GRAND TOTAL</b>	<b>100.00%</b>	<b>\$103,386,196</b>
Permanent Sources	LTC	Amount
Freddie Mac Tax Exempt Loan	35.59%	\$36,796,118
HCR NCP	17.74%	\$18,340,000
HCR MIHP	10.83%	\$11,200,000
Tax Credit Equity	20.27%	\$20,958,140
Deferred Fee	3.57%	\$3,689,369
Return of Freddie Fee	1.07%	\$1,102,722
Construction Interest: AFR	1.26%	\$1,299,848
ESD Momentum Fund Grant	9.67%	\$10,000,000
Gap	0.00%	\$0
<b>GRAND TOTAL</b>	<b>100.00%</b>	<b>\$103,386,196</b>

The team will leverage its numerous strong relationships with lending partners to obtain competitive financing for the project. The team has a strong track record of successful execution and obtaining top-of-market debt terms and agency subsidies that make complex developments with deep affordability feasible. Luna Collective has extensive experience raising financing for similarly structured mixed-income rental transactions and has worked with Merchants Bank of Indiana, Goldman Sachs Urban Investment Group, and Santander Bank on multiple large mixed-income transactions in the past. Enclosed please find letters of interest and support from these partners.



Together, BRP and Hyperion bring healthy balance sheets and a strong track record of financing and completing projects. Luna Collective possesses the financial strength to undertake this mixed-use project and ensure the successful delivery of much-needed affordable housing in Westchester. The team also has the resources to provide capital for operational and predevelopment uses, ensuring the project will close in a successful and timely manner.

## Letters of Interest

Goldman Sachs Bank USA | 200 West Street | New York, New York 10282  
Tel: 212-902-1000 | Fax: 212-357-6505



October 20, 2023

Mr. Andrew Cohen  
Director, Development  
BRP Development Corporation  
100 Park Avenue, 36<sup>th</sup> Floor  
New York, NY 10017

Attn: Mr. Andrew Cohen

Re: Village of Mamaroneck – Hunter Tier Request for Proposals

Dear Mr. Cohen:

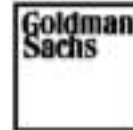
We write in support of BRP Development Corporation's ("BRP") and Hyperion Development Group's ("Hyperion") response to the Request for Proposal ("RFP") issued by the Village of Mamaroneck in connection with the proposed redevelopment of the Hunter Tier Parking Deck located at 169 Mamaroneck Avenue, Mamaroneck, NY 10543 into a mixed-use all-affordable housing development that integrates residential space and publicly accessible parking with the surrounding community (the "Project"). The Project is expected to have a total development cost of approximately \$103.4mm which will be partially financed during construction by approximately \$64.5mm in first mortgage proceeds and approximately \$21.0mm in Low-Income Housing Tax Credits proceeds.

As an impact investing business, the Urban Investment Group ("UIG") within Goldman Sachs ("GS") Asset Management deploys capital to address critical social and civic challenges and catalyze economic opportunity for all. Since its inception in 2001, UIG has committed over \$18 billion in loan and investment capital to revitalize and rebuild the urban fabric in underserved neighborhoods, including through affordable housing, small business lending and quality educational and healthcare facilities. To date, UIG has financed the creation and preservation of over 160,000 housing units – the majority of which are affordable to low-, moderate- and middle-income families – as well as nearly 3 million square feet of community facility space and over 13 million square feet of office, retail and industrial space. We believe that the Project will have a positive impact on the surrounding communities and Westchester County more broadly and is consistent with the objectives of UIG. This letter is being provided to demonstrate the interest of UIG to provide financing to the Project.

BRP is a New York-based real estate firm founded in 1998 that specializes in affordable, mixed-income, and market-rate housing and commercial developments. BRP is one of UIG's longest standing partners, with UIG having invested over \$1 billion of capital across 20 BRP development projects.

Notwithstanding any terms in this letter to the contrary, this letter is not, and shall not be construed as a binding commitment of GS to make an investment, to enter into or continue negotiations with any party, to provide financing or enter into any other transaction. Any investment, financing or other transaction with BRP or Hyperion would be based on GS' investment and financing needs and market conditions at the time of a transaction and would be subject to internal investment committee approval and any necessary regulatory approvals. In addition, any investment or financing provided by GS would be conditioned upon completion of underwriting, due diligence, and definitive legal documentation that includes detailed terms for the transaction.

Goldman Sachs Bank USA | 200 West Street | New York, New York 10282  
Tel: 212-902-1000 | Fax: 212-357-5505



We are providing this letter with the understanding that you shall not, and you are not authorized to, disclose either its existence or any of its terms or substance except to your legal, accounting and financial advisors who are directly involved with this matter and are advised of its confidential nature and agree similarly to maintain it as confidential, except to the extent the same are disclosed by us or as otherwise required by law. Notwithstanding the foregoing, we hereby authorize you to disclose this letter to the Village of Mamaroneck, solely in connection with your response to the RFP.

Please keep me informed about the RFP process and let me know if there is additional information we can provide. I can be reached at 917-343-2048.

Sincerely,

A handwritten signature in dark ink, appearing to read "Scott Maxfield".

Scott Maxfield  
Vice President  
Goldman Sachs Urban Investment Group



Confidential



October 18, 2023

Mr. Steven C. Smith  
Managing Director  
BRP Companies  
100 Park Avenue, 36th Floor  
New York, NY 10017

**RE: Hunter Tier All-Affordable Mixed-Use Development  
Located in the Village of Mamaroneck, NY**

Dear Steve,

It is our pleasure to confirm that BRP is a valued commercial real estate client in excellent standing with Santander Bank, N.A. BRP has been a client of the bank since 2015. Our current banking relationship includes providing BRP a \$91 MM construction loan for a 292-unit apartment project located on Long Island, NY. Santander-Community Development Finance provided \$18 MM of Low-Income Housing Tax Credit ("LIHTC") equity to finance West 125th Street (aka the National Urban League). The Project will be the new construction of 170-affordable units within the Urban League Empowerment Center (the "Building"), a 17-story, mixed-use building located at 125 West 125th Street in the Harlem neighborhood of New York, New York. Once complete, in addition to the residential units, the Building will have non-residential space that will include The National Urban League's new headquarters, New York's first civil rights museum, Class A office space, retail space reserved for the Target Corporation and additional space for local neighborhood nonprofits. The Building will replace an existing parking garage and several small businesses on West 125th Street to revitalize Harlem's historic 125th Street and strengthen central Harlem's critical mass of arts, cultural and entertainment institutions.

Both facilities have been handled as agreed and it has been our pleasure working closely with BRP during the initial loan underwriting, loan closing, during the construction of the projects.

At Santander we have found that BRP, as an organization, has the combination of talent, financial resource, experience and persistence to bring a project from the conceptual stage to a finished product that satisfies the needs of the community and elevates the surrounding area. As an active lender in New York, Santander is strongly interested in considering financing a BRP led project at the Mamaroneck site. Please accept this letter as our expression of interest in further discussing financing for additional construction loans in the future.

Very truly yours,

A handwritten signature in black ink, appearing to read "JGM", written over a light gray rectangular background.

John Gunther-Mohr  
Senior Vice President

October 20, 2020

BRP Companies  
Andy Cohen  
Director  
100 Park Avenue, 36th Floor  
New York, NY 10017

Re: Hunter Tier All-Affordable Mixed-Use Development- Village of Mamaroneck, NY

Dear Mr. Cohen,

We are pleased to offer this letter outlining our intention to seek the opportunity to provide financing for the Hunter Tier Project Mixed-Use Development located in Mamaroneck, NY. Merchants Capital recognizes BRP to be a premiere development company with a tremendous track record of success. We are aware that BRP is committed to redevelopment within underserved neighborhoods to provide affordable and mixed-income properties and to promote local housing opportunities. BRP are leaders in the creation of affordable and Mixed-income housing. BRP serves a wide variety of tenants by taking on complex projects that improve their neighborhoods. BRP specializes in sustainable low-income housing, middle-income rentals, and market-rate rental. Combining development, construction, financial, and architectural expertise, BRP has created thousands of units across the Northeast.

Subject to final design, BRP will construct approximately 188 mixed-income units which will include studios, 1, 2 and 3BR units in a fully-amenitized new construction building, including parking. The project will offer affordability ranging from 30% to 120% of AMI, with 131 units set at 80% AMI or less.

Merchants is pleased to offer this letter of intent to provide a draw down construction loan in the amount of approx. \$65,000,000 for Construction of Hunter Tier. It is further anticipated that, at construction loan closing, Merchants will seek to provide an Agency Fixed-Rate Cash Mortgage Unfunded Forward Commitment to provide a permanent take-out loan for the Project, the terms of which are outlined below:

It is anticipated that the construction loan will be a floating rate, draw-down cash mortgage facility. Preliminary terms are outlined below:

**MSI CONSTRUCTION LOAN**

<b>Lender:</b>	Merchants Bank of Indiana, the "Construction Lender"
<b>Product:</b>	Cash Mortgage
<b>Product Type:</b>	Floating Rate
<b>Proposed Loan Amount:</b>	\$65,000,000 (estimated)
<b>Interest Rate:</b>	<p>Interest rate will consist of a spread floating over 1-month SOFR.</p> <p>Taxable Financing - Based on current market spreads, it is expected that spread will be approximately 250 bps. (Approx Loan Proceeds- 35,000,000)</p> <p>Tax Exempt - Based on current market spreads, it is expected that spread will be approximately 225 bps. (Approx Loan Proceeds- 25,000,000)</p> <p>The actual spread will be locked prior to closing and is subject to market conditions.</p>
<b>SOFR Floor Rate:</b>	75 bps
<b>Max Loan-to-Value:</b>	80%
<b>Term:</b>	42 months
<b>Amortization:</b>	Interest Only
<b>Prepayment:</b>	NA
<b>Financing Fee:</b>	1.00%
<b>Recourse:</b>	The Loan shall be subject to standard recourse terms typically associated with construction loans, including construction completion guarantees.



*It is anticipated that the forward Agency Loan will be a Fixed-Rate Cash Mortgage. Preliminary terms are outlined below:*

**UNFUNDED FORWARD AGENCY LOAN**

<b>LENDER</b>	Merchant Capital, the "Lender"
<b>PROPERTY NAME</b>	Hunter Tier Mamaroneck
<b>PROPERTY ADDRESS</b>	Mamaroneck, NY
<b>NUMBER OF UNITS</b>	188 units
<b>LOAN AMOUNT</b>	\$38,000,000 (estimated)
<b>SECURITY</b>	A first lien mortgage/deed of trust encumbering the project, including the land, improvements, and personal property.
<b>INDICATIVE INTEREST RATE</b>	As of the date of this letter of interest, the estimated interest rate is 7.00%  Please note the above interest rate represents indicative estimates based on current market conditions. The actual interest rate will be determined at the point of underwriting, locked prior to closing, and subject to market conditions at that time.
<b>MAX LOAN-TO-VALUE</b>	Up to 90%
<b>MIN DEBT SERVICE COVERAGE</b>	No less than 1.15x
<b>TERM</b>	Up to 30 years
<b>FORWARD PREMIUM</b>	36-month forward period; plus one 6-month extension
<b>AMORTIZATION</b>	Up to 40 years
<b>PREPAYMENT</b>	Standard Yield Maintenance
<b>ASSUMPTION</b>	Loan is assumable, subject to Lender approval and a transfer fee equal to 1.00%
<b>RATE LOCK</b>	Typically, rate lock occurs after loan commitment is issued; early rate lock option is available within 3-4 weeks of application.
<b>PERSONAL LIABILITY</b>	Non-recourse with standard carve-outs for "bad acts"
<b>SUBORDINATE DEBT</b>	Sources of subordinate debt and the subordinate loan documents are subject to satisfactory review by the Agency and Lender and must be in compliance with Agency requirements.
<b>FINANCING FEE</b>	1.00% of the Loan Amount

Merchants Capital is pleased to have the opportunity to work on this exciting development. Please contact Michael Milazzo at (347)-773-2179 or [mmilazzo@merchantscapital.com](mailto:mmilazzo@merchantscapital.com) with any questions or comments regarding Merchants Capital and the general terms outlined above.

Sincerely,



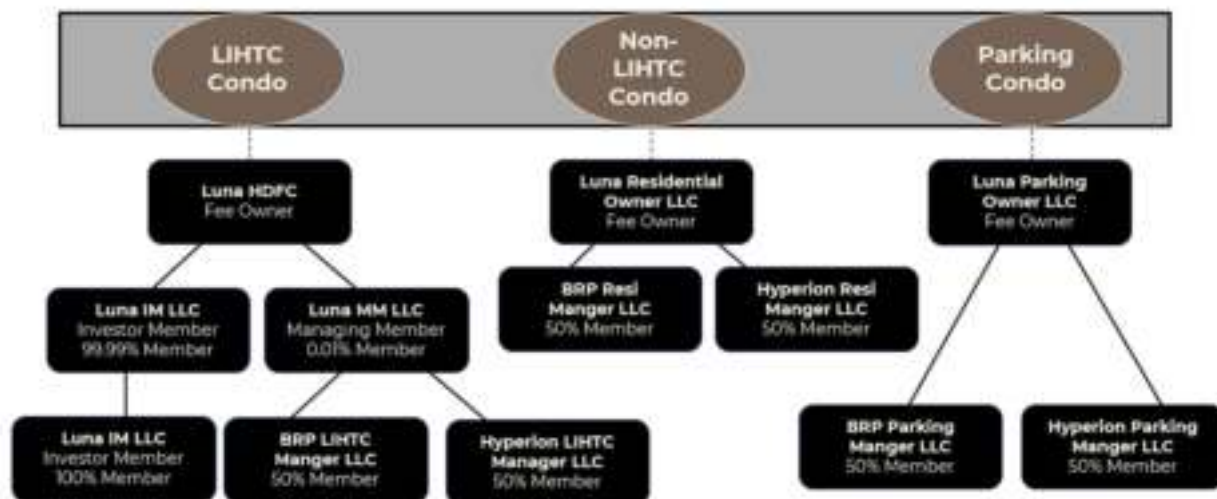
By: \_\_\_\_\_

MICHAEL MILAZZO  
MERCHANTS CAPITAL CORP.  
SENIOR VICE PRESIDENT

## Ownership Structure

The development encompasses not only the RFP parcel, but also incorporates development of an adjacent parcel (136 Palmer Ave), providing additional affordable housing units in the Village of Mamaroneck. The two parcels will be merged into a single parcel at construction closing. Construction closing will involve the fee simple purchase of the two parcels, the privately owned parcel at 136 Palmer Avenue and the RFP parcel. Luna Collective LLC has entered into a binding agreement for the purchase of the adjacent parcel, located at 136 Palmer Avenue for \$7m. Underwriting assumes that the RFP parcel will be purchased in a fee simple transaction for a nominal \$1 fee.

In order to meet all necessary threshold requirements for various funding sources, the project will be divided into three condo units. Given the project utilization of Low Income Housing Tax Credits (LIHTC), the residential portion of the project will have two separate condo units, the LIHTC condo and the non-LIHTC residential condo. The parking lot will also have its own condo unit. As is typical, LIHTC unit will be primarily owned by the LIHTC investor member, with a Luna Collective LLC affiliate acting as managing member. Luna Collective LLC (jointly BRP & Hyperion) will each be 50% members of the non-LIHTC residential condo and the parking condo. An organizational chart is provided to illustrate proposed ownership structure.





E

MANAGEMENT PLAN

E



# Management Plan

## Unit Pricing

All units at Luna are priced per the Westchester County 2023 Income & Rent Program Guidelines and offer a significant discount to market rental rates. It is assumed that tenants will pay for their own utility costs (electric heat pump, electric cooking, electric water heating & other electric) and these allowances have been deducted from each unit's allowable rent. Below please find a detailed unit mix and pricing breakdown for each AMI tier.

30% of AMI	Units	Max Rent	Utility Allow.	Net Rent	SF	Total SF	% of Total
Studio	10	771	128	643	450	4,500	5%
1BR	8	825	151	674	690	5,520	4%
2BR	1	881	197	684	960	960	1%
3BR	0	991	243	748	1,260	0	0%
<b>Total</b>	<b>19</b>					<b>10,980</b>	<b>10%</b>

50% of AMI	Units	Max Rent	Utility Allow.	Net Rent	SF	Total SF	% of Total
Studio	10	1285	128	1157	450	4,500	5%
1BR	8	1376	151	1225	690	5,520	4%
2BR	1	1468	197	1271	960	960	1%
3BR	0	1652	243	1409	1,260	0	0%
<b>Total</b>	<b>19</b>					<b>10,980</b>	<b>10%</b>

60% of AMI	Units	Max Rent	Utility Allow.	Net Rent	SF	Total SF	% of Total
Studio	27	1542	128	1414	450	12,150	14%
1BR	25	1651	151	1500	690	17,250	13%
2BR	3	1762	197	1565	960	2,880	2%
3BR	1	1983	243	1740	1,260	1,260	1%
<b>Total</b>	<b>56</b>					<b>33,540</b>	<b>30%</b>

80% of AMI	Units	Max Rent	Utility Allow.	Net Rent	SF	Total SF	% of Total
Studio	17	2056	128	1928	450	7,650	9%
1BR	17	2202	151	2051	690	11,730	9%
2BR	2	2350	197	2153	960	1,920	1%
3BR	1	2644	243	2401	1,260	1,260	1%
<b>Total</b>	<b>37</b>					<b>22,560</b>	<b>20%</b>

100% of AMI	Units	Max Rent	Utility Allow.	Net Rent	SF	Total SF	% of Total
Studio	0	2570	128	2442	450	0	0%
1BR	12	2752	151	2601	690	8,280	6%
2BR	7	2937	197	2740	960	6,720	4%
3BR	0	3305	243	3062	1,260	0	0%
<b>Total</b>	<b>19</b>					<b>15,000</b>	<b>10%</b>

110% of AMI	Units	Max Rent	Utility Allow.	Net Rent	SF	Total SF	% of Total
Studio	0	2827	128	2699	450	0	0%
1BR	8	3027	151	2876	690	5,520	4%
2BR	0	3231	197	3034	960	0	0%
3BR	0	3635	243	3392	1,260	0	0%
<b>Total</b>	<b>8</b>					<b>5,520</b>	<b>4%</b>

120% of AMI	Units	Max Rent	Utility Allow.	Net Rent	SF	Total SF	% of Total
Studio	0	3084	128	2956	450	0	0%
1BR	0	3303	151	3152	690	0	0%
2BR	22	3525	197	3328	960	21,120	12%
3BR	7	3966	243	3723	1,260	8,820	4%
<b>Total</b>	<b>29</b>					<b>29,940</b>	<b>16%</b>

<b>Total Units</b>	<b>187</b>					<b>128,520</b>	<b>100%</b>
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In compliance with zoning requirements, 10% of the units are fair and deeply affordable at 30% of AMI. LIHTC units (30%-80% of AMI) comply with Income Averaging. Finally, no more than 30% of the units are above 80% of AMI in compliance with HCR's New Construction Program subsidy.

Middle-income AMI levels (100%-120%) were determined in relation to current market rental rates, ensuring that there will still be a significant discount to market rents. Below is a current market survey of comparable properties in Mamaroneck and surrounding areas, as well as a comparison of average market rents per unit type to the highest rent levels proposed at Luna.

Luna Collective is open to modifying the proposed program based on community feedback and adjusting levels of affordability, including adding market rate units to the mix if so desired.

Property Name	Submarket	Year Built	Occupancy	Total Units	Average SF	Average	Avg Rent / SF
Avalon Mamaroneck	Larchmont/Mamaroneck	1999/2018	94%	210	957	\$3,451	\$3.60
Avalon Harrison	Harrison	2021	82%	143	992	\$3,826	\$3.86
The Danforth	Dobbs Ferry	2017	94%	202	1,050	\$3,690	\$3.52
The Mason	Larchmont/Mamaroneck	2019	93%	100	909	\$4,078	\$4.49
Carraway	Rye Brook/Port Chester	2021	94%	421	896	\$3,482	\$3.89
<b>Total / Weighted Average</b>			<b>91%</b>	<b>1,076</b>	<b>951</b>	<b>\$3,616</b>	<b>\$3.80</b>

Property Name	Studio	1 Bed	2 Bed	3 Bed	Average
<b>Avalon Mamaroneck</b>		\$3,010	\$4,314		\$3,451
<b>Avalon Harrison</b>		\$3,042	\$4,642	\$5,891	\$3,826
<b>The Danforth</b>		\$3,218	\$4,162		\$3,690
<b>The Mason</b>	\$2,695	\$3,437	\$4,881		\$4,078
<b>Carraway</b>	\$2,590	\$3,225	\$4,639		\$3,482
<b>AVERAGE</b>	<b>\$2,595</b>	<b>\$3,154</b>	<b>\$4,495</b>	<b>\$5,891</b>	<b>\$3,616</b>

<b>Luna Highest Rent</b>	\$1,928	\$2,876	\$3,328	\$3,723	\$2,872
<b>% Discount to Market</b>	<b>26%</b>	<b>9%</b>	<b>26%</b>	<b>37%</b>	<b>21%</b>

## Management Plan

The property will utilize an Affirmative Fair Housing Marketing Plan to reach least-likely-to-apply candidates. Outreach strategies will include print and online advertisements in accordance with the Fair and Equitable Housing Office. Ads will be sent to community-based groups, non-profits, religious organizations, etc. that will allow for a diverse applicant pool. Given the use of NYSHFA tax credits and NYSHCR soft funds, the project will adhere to HCR marketing requirements for all tenant selection.





Luna Collective LLC plans to work with GRC Management to manage the properties' marketing/lease-up, management, and tax credit/subsidy compliance.

### **GRC Management ("GRC")**

GRC is a full-service property management firm with a portfolio of 75 developments and 7,299 apartments. Operating primarily in the New York Area, GRC provides a full range of real estate management services, from on-site administration, accounting, construction management, purchasing and capital budgeting to resident initiatives and community relations programs. GRC's manages a diverse portfolio of properties. Specializing in affordable housing, GRC is able to navigate complex compliance requirements from Section 8, Section 202, and the Low-Income Housing Tax Credit program. GRC also manages several thousand rent stabilized rentals. At present, GRC manages 8 HPD administered Mitchell-Lama developments containing 2,700 apartments and 28 low-income housing tax credit properties containing over 2,400 units.

GRC currently manages BRP's HCR financed National Urban League property which utilizes Low Income Housing Tax Credits. Accordingly, both the developer and property manager have experience with the entire Low Income Housing Tax process. BRP has significant development experience closing and developing both NYS HFA and NYC Department of Housing Preservation and Development tax credit projects. Throughout its existing portfolio, BRP has previously completed and currently acts as general partner in 1,800 LIHTC units across 8 properties.

GRC has worked extensively with New York city and state agencies. As such, they are well versed in all matters related (but not limited) to fair housing laws, tenant qualifications, tenant criteria/selection, and reporting and certification. Projects may, at the request of the investor member, utilize third party tax credit compliance companies. In past projects, GRC has successfully partnered with companies such as Preferred Compliance.

F

ORGANIZATION BACKGROUND



## Firm Background

### BRP Development Corporation (“BRP”)



BRP is a full service, vertically integrated, NYC-certified MBE firm that manages all stages of the real estate development process from the initial acquisition to financing, design, construction, and building management. Founded in 2003, our dedicated team is committed to building high-quality, mixed-use, mixed-income properties while efficiently managing financial resources to maximize value. By creating affordability across many different economic levels, BRP provides lasting value to the neighborhoods where it invests by improving housing quality and safety, enhancing amenities, and ultimately advancing public services such as schools and basic infrastructure. BRP has competed over 4.3 million SF in residential and commercial transactions and has over 8.6 million SF in pipeline developments.

At BRP, we believe that real estate should always consider the community it serves – and keep them front and center. Since our inception, we’ve delivered on this mission by developing properties that prioritize the people who live, work, and frequent our buildings every day. That means successfully engaging in complex, large-scale public-private partnerships. Designing and constructing sustainable buildings to create a cleaner environment. Constructing multi-family housing that incorporates commercial and retail spaces, thereby providing easier access to grocery stores, pharmacies, banks, and other essential services. Planning mixed-use developments with facilities that support causes like education, healthcare, and childcare. Across all our initiatives, we put real estate to work – using it to empower local communities and improve neighborhoods everywhere.

Recent awards include:

- 2023 The Commercial Observer Power 100 - #69
- The Real Deal NYC's 10 Most Active Developers of 2020 - #3
- One Hundred Black Men Civic/Corporate Partnership Award, 2019
- New York Housing Conference Developer of the Year Award, 2019
- Columbia Business School Alumni Trailblazer Award, 2019



## **Geoff Flournoy (Co-Founder, Managing Partner)**



Mr. Flournoy is responsible for overseeing all aspects of BRP's real estate activities including acquisition, finance, development, construction and property management. Mr. Flournoy's leadership has resulted in the completion of approximately \$1.6 billion in real estate investments with over \$5.1 billion currently in development. Prior to co-founding BRP, Mr. Flournoy was a Vice President in AIG's Global Real Estate Investment Group. During his six year tenure with AIG, Mr. Flournoy was responsible for managing AIG's commercial real estate finance, investments and capital market activities within the Mid-Atlantic region, which included closing more than \$500 million in real estate transactions. Prior to AIG, Mr. Flournoy was a Vice President in the Finance Group at CS First Boston, where he was involved in the Firm's \$3 billion commercial paper financing program and related funding activities. Prior to CS First Boston, Mr. Flournoy held Senior Associate positions in Finance at Goldman Sachs and Salomon Brothers after graduating from business school.

Mr. Flournoy holds a Bachelor of Science degree in Business Administration from Northeastern University and a Master of Business Administration in Finance and Economics from the University of Chicago Graduate School of Business.

## **Meredith Marshall (Co-Founder, Managing Partner)**



Mr. Marshall is responsible for executing BRP's investment strategy including deal origination, acquisition, finance and development. He has also led the firm's strategic partnership initiatives such as the firm's decade long partnership with Goldman Sachs Urban Investment Group and BRP's active relationships with all of the New York City Agencies. Prior to co-founding BRP, Mr. Marshall was a Managing Director at Musa Capital Advisors, an emerging markets private equity and financial advisory firm based in New York City. Musa Capital managed a Separate Account for Kingdom Holding Africa, HRH's Prince Alwaleed Bin Talal's Investment vehicle for Sub-Saharan Africa. At Musa Capital, Mr. Marshall was instrumental in executing cross-border transactions including the \$37 million development of a mixed-use office complex and mall in Harare, Zimbabwe. Mr. Marshall also led successful investments in the Telecommunications and Financial Services sectors. Prior to Musa Capital Advisors, Mr. Marshall was a Senior Associate at Wasserstein Perella & Co., an investment banking firm based in New York City. While at Wasserstein, Mr. Marshall was an integral member of the firm's Telecommunications and Media, Mergers and Acquisitions practice, where he assisted in transactions exceeding \$15 billion.

Mr. Marshall holds a Bachelor of Science degree in Electrical Engineering from Boston University and a Master of Business Administration in Finance and International Business from Columbia Business School.

## Hyperion Group



Hyperion Group is a vertically integrated investor, developer and operator of residential and mixed-use real estate with projects in South Florida and New York. Hyperion has offices in Miami, West Palm Beach and New York.

Since 2020, Hyperion has over 1.5 million square feet including 1,350 residential units in various stages of development across five projects. This includes 2 South Main, a 325-unit residential rental project in Port Chester, NY, where approximately 10% of the units will be set aside for affordable housing, as well as 201 Clearwater, a 457-unit multifamily building in downtown West Palm Beach, Florida currently under construction with lease-up anticipated to begin in the second quarter of 2024.

Hyperion is partnering with best-in-class capital partners such as Winter Properties, Starwood Capital Group and JP Morgan for the acquisition, development and construction of these projects.

Founded in 2002, the firm has developed and completed over 1 million square feet of residential and mixed-use property including 1,000 residences in South Florida. Hyperion has worked through various market cycles and drawn on its financial, legal and development expertise to identify unique opportunities and deliver value.

### Robert Vecsler (Chief Executive Officer)



Hyperion's Principal and CEO Robert Vecsler, prior to relaunching Hyperion in 2020, served for six years as President, Residential Development, Head of Acquisitions and member of the Investment Committee at globally renowned Silverstein Properties in New York. At Silverstein, Rob oversaw the development and acquisition of over 3 million square feet residential and mixed-use real estate, including the Four Seasons Hotel and Private Residences in downtown New York.

## BRP Project Experience

### The Crossing at Jamaica Station

Conveniently located directly across from Jamaica Terminal's major transit hub, the Crossing exemplifies the best of transformative large scale mixed-use developments within emerging neighborhoods. The mixed-use, opportunity zone project is comprised of 773,000 SF, including 669 all affordable rental units, 200 parking spaces, retail, and community facility space. The building's complex infrastructure coordination was a notable success, in part due to the site being wedged between an overhead Long Island Rail Road train track and underground MTA subway. The project is LEED Silver certified.

**Street Address:** 148-10 & 147-40 Archer Avenue, Jamaica, Queens, NY

**Financing Structure:** The project is capitalized by New York City public agency resources, Low Income Housing Tax Credits, and private capital with over 15 different sources of funding

**Total Development Costs:** \$405,000,000

**Development Timeline:** Acquisition – Ground-Breaking 2016 | Completed 2020

**References:** Justin K. Rodgers, Greater Jamaica Development Corporation | (718) 291-0282 | [jrodgers@gjdc.org](mailto:jrodgers@gjdc.org) | 90-04 161st Street, Jamaica, NY 11432





## The Motif, New Rochelle



The Motif at 10 Commerce Drive is a Class A, 172- unit rental property in New Rochelle, Westchester County, NY. The seven-story property will consist of studio, one and two-bedroom units above a two-story parking garage. 10 Commerce will feature luxury amenities including a state-of-the-art fitness center, resident lounge, WiFi and a landscaped courtyard. The property is also walking distance to the

New Rochelle Transit Center, a hub for Metro North, Amtrak and numerous bus routes. On Metro North, riders will arrive in Manhattan's Grand Central Terminal in 34 minutes..

**Street Address:** 10 Commerce Drive, New Rochelle

**Financing Structure:** Conventional debt and private equity sources

**Total Development Costs:** \$76,000,000

**Development Timeline:** Acquisition – Ground-Breaking 2020 | Completed February 2023

**References:** Adam Salgado | City of New Rochelle | (914) 654-2185 | [asalgado@newrochelleny.com](mailto:asalgado@newrochelleny.com)



## Hyperion Project Experience

### 2 South Main Street, Village of Port Chester



Hyperion is completing the assemblage of a prime “Main and Main” site, steps to the Port Chester Metro North Station to develop a transit-oriented 325-unit residential rental project. Approximately 10% of the units will be set aside for affordable housing.

The development involves a complicated assemblage of existing commercial properties, including relocation and support for multiple commercial tenants, as well as a transaction with the Village of Port Chester to acquire a public parking lot.

Hyperion has received site plan approval and a PILOT from the Village of Port Chester and expects to begin construction in Q2 2024.

Street Address: 2 South Main Street, Port Chester, NY

Financing Structure: Equity / Debt

Total Development Costs: Approximately \$155 million

Development Timeline: Construction commencement anticipated Q2 2024

Reference: Stuart Rabin, Manager, Village of Port Chester Salgado | (914) 939-5200

## 201 Clearwater, West Palm Beach



The Hyperion-Winter Partnership is developing a 22-story, 457-unit rental tower with over 40,000 SF of amenities. Starwood Capital is the equity partner and JP Morgan is the construction lender. TCO is expected in Q2 2024.

Street Address: 201 Clearwater Drive, West Palm Beach, FL

Financing Structure: Conventional Equity / Debt

Total Development Costs: Approximately \$157 million

Development Timeline: Under construction, TCO anticipated Q2 2024

Reference: Rick Singer, President, Winter Properties, 9 West 57th Street, 46th Floor, New York, NY 10019, 212.821.1600, [rick.singer@winter.com](mailto:rick.singer@winter.com)



## Developer Capacity

### Financial Resources

With \$2.2 billion currently in development and a total portfolio worth over \$3.6 billion, BRP is adept at successfully deploying institutional and high-net-worth capital. With over 5,700 residential units completed or under construction, including over 3,700 units of affordable and mixed-income housing created or rehabilitated, the firm has proven itself as a best-in-class developer of mixed-use multifamily properties with a superior reputation and demonstrated track record. This track record, even in the challenging 2007-2010 markets, has translated into no losses or defaults and above-market returns for institutional investors. BRP has been a joint-venture partner with Goldman Sachs (Urban Investment Group) since 2007. BRP has extensive experience in similarly sized projects, as well as projects that combine Freddie TEL debt and LIHTC equity. BRP has existing corporate lines of credit that can be utilized for pre-development costs.

Hyperion has approximately \$850 million and over 1,500 units currently in development and is partnering with best-in-class institutional capital partners to bring these to fruition. Founded in 2002, Hyperion has experience in all market cycles and brings deep knowledge of all aspects of project capitalization and financing.

### Local Process & Stakeholders

BRP and Hyperion have extensive experience developing projects in various municipalities around Westchester, including New Rochelle, Port Chester and White Plains. Our architect, GF55, has designed projects in Mount Vernon, Port Chester, New Rochelle. Finally, our land use counsel and zoning expert, Cuddy+Feder LLP, has deep experience working with the Village of Mamaroneck and appearing before the Village's boards, commissions and agencies in varying contexts, including SEQR applications.

## Commitment to Design

Luna Collective is committed to best-in-class design and workmanship. Below please find representative samples of recently completed projects. Additional photos are available on the project websites.

10 Commerce Drive – Motif: [www.livemotifapts.com](http://www.livemotifapts.com)



The Crossing at Jamaica Station: [www.crossingatjs.com](http://www.crossingatjs.com)



Caton Flats: [www.catonflatsbk.com](http://www.catonflatsbk.com)



## Project Team Members

Luna Collective is pleased to have assembled an experienced, world-class team of partners and consultants to support the development of the Hunter Tier RFP. Numerous members of the team have worked together on prior projects and will benefit from a history of partnership and creative collaboration.

Team members are listed below, with firm qualifications following:

BRP Development Partners  
Co-Developer  
[www.brpcompanies.com](http://www.brpcompanies.com)

GF55 Architects  
Architect  
[www.gf55.com](http://www.gf55.com)

GRC Realty  
Property Management  
[www.grcrealty.com](http://www.grcrealty.com)

Kimley Horn  
Civil Engineer  
[www.kimley-horn.com](http://www.kimley-horn.com)

Hyperion Group  
Co-Developer  
[www.hypdev.com](http://www.hypdev.com)

Skycore Builders Inc.  
General Contractor  
[www.skycorebuilders.com](http://www.skycorebuilders.com)

SESI Consulting Engineers  
Environmental Consultant  
[www.sesi.org](http://www.sesi.org)

Cuddy + Feder LLP  
Land Use Counsel  
[www.cuddyfeder.com](http://www.cuddyfeder.com)





CHIPOTLE

THE SHOPS AT  
STATION PLAZA



# *Developers, Owners and Operators of Green, Urban, Transit-Oriented, Mixed-Use Properties*

## *Vertically Integrated Development, Acquisition, Construction and More*

BRP Companies is a New York based, certified MWBE real estate firm at the forefront of mixed-use development and acquisition of urban, multi-family properties. From its modest beginning in 2003 as a local development firm, BRP Companies has successfully evolved into a vertically-integrated organization offering a full range of development, acquisition, construction, property management and New Markets Tax Credits financing.

Today, with over 70 experienced professionals, BRP has a track record of over 4.4 million Square Feet, ("SF") of completed real estate projects, 2.7 million SF currently in construction and 8.7 million SF in pre-development for a total portfolio of 15.7 million SF. With its breadth of projects, BRP is uniquely positioned to meet the demands of urban housing consumers. The firm is an innovator in developing mixed-use, mixed-income, "walkable" urban housing with high-quality, energy-efficient infill properties throughout the city of New York and beyond.

The company's current and planned projects all include the latest in energy saving, green technology including on-site cogeneration plants for electricity, heating and cooling. BRP concentrates on locations in high barrier to entry markets which are in close proximity to public transportation, encouraging pedestrian activity, decreasing reliance on cars and providing convenient places for residents to live, do business, work and raise families.

BRP has been a joint-venture partner with Goldman Sachs since 2007. Since that time, Goldman Sachs Urban Investment Group has invested over \$1.0 billion in capital to BRP developments.

### *Unique to BRP*

- Vertically-integrated real estate firm with subsidiary companies performing development, acquisition, construction, property management and New Markets Tax Credits financing
- \$6.8 billion in completed and current transactions
- Established JV Development Partnership with Goldman Sachs (Urban Investment Group) in 2007
- Award-winning developer recognized by industry groups in Philadelphia and New York City
- Certified NYC M/WBE Firm, 100% Minority Owned
- 83% of workforce Minority and/or Women





*Proven Strategy: BRP has successfully deployed institutional and high-net-worth capital since its inception in 2003, with a total portfolio worth over \$6.8 billion. Accordingly, the firm takes a disciplined investment approach to urban, multi-family markets with a focus on:*

*High-Density, Urban-Infill Locations.* BRP's concentration in markets with high population density and significant barriers to entry allows projects to capitalize on demographic trends driving increased residency in cities. Moreover, due to its reputation in the market as an amicable investment partner with municipalities, non-profits (including faith-based institutions), local community organizations and private landowners, BRP has unique access to off-market transactions and high-quality, proprietary deal flow throughout the New York City area.

*Easy Access to Transportation.* BRP focuses on transit oriented development sites, normally within 1/4 to 1/2 mile radius of a transit stop. Focusing on transit oriented locations, BRP strives to adhere to "smart growth" principals of "development that serves the economy, the community and the environment." Moreover, proximity to transportation has been found to create an 18% to 45% value premium for multifamily condo and rental properties (according to the Center for Transit Oriented Development).



*Ground-up Development and Redevelopment.* BRP heavily targets opportunities through ground-up development, value added improvements and asset repositioning. Through new construction, rehabilitation and occasionally historic preservation, the Company creates healthy, energy efficient, market-rate and affordable housing for rent and sale. Moreover, BRP's mixed use properties provide much needed retail and community spaces including organic green grocers, national pharmacy chains and early learning facilities.



*Energy Efficiency.* BRP is committed to developing high-performance properties with healthy indoor air quality and efficient energy and water usage. This includes green repositioning to enhance the value of acquired assets. For new development, BRP uses the latest in energy saving/green technology including on-site cogeneration (CoGen) plants which capture exhaust heat to convert into usable electricity and transform waste heat into cooling. This process significantly reduces a building's carbon footprint while lowering energy consumption and costs.

From CoGen and rain water capture to water-saving plumbing systems and appliances, green building is an enhancement to BRP's tenants and unit purchasers who benefit from a healthier living environment and below market energy expenses. The Company has a history of developing properties under the guidelines of the US Green Building Council's LEED standard and has LEED Accredited Professionals on staff.





## *The Crossing at Jamaica Station* Jamaica (Queens), NY

This 816,055 SF mixed-used project is conveniently located directly across from Jamaica Terminal, a major transit hub servicing more than 311,000 daily commuters through local commuter rail, subway and bus lines, as well as the AirTrain terminal link to JFK International Airport. The development comprises 669 mixed-income rental units, 45,000 SF of community and retail space, and 200 parking spaces. LEED Silver certification complete with numerous “green” elements such as water saving plumbing systems, energy-efficient boiler and green roofs. Construction began in 2016 and was complete in 2020.

Total Development Cost: \$405,000,000

## *La Central* Melrose Neighborhood, Bronx, NY

This transformative, 1,200,000 SF mixed-used project will be a major commercial hub in the South Bronx. Built on a vacant parcel of city-owned land, the development will be comprised of 992 mixed-income housing units, 35,000 SF of street-level retail space, a 50,000 SF YMCA, 30,000 SF of community facility space, 9,000 SF of active rooftop farm use and parking. BRP Companies partnered with, The Hudson Companies, and The YMCA of New York to round out the development team. On-site co-generation power, solar panels, grey- and black-water recycling will be implemented throughout the site. LEED Silver certification is anticipated. Construction began in 2017. Phase I, including the YMCA, was completed 2021. Phase 2 is expected to complete in 2026.

Total Development Cost: \$610,000,000



## *Caton Flats* 794 Flatbush Avenue, Brooklyn, NY

BRP's Caton Flats development is designed to transform the intersection at Flatbush and Caton Avenues into a vibrant and diverse retail and residential destination. The existing site contains 2 under-improved lots, which currently hold a municipal parking lot and a one-story Caribbean vendors market (which provides affordable retail space to former street vendors and micro-entrepreneurs in the area). BRP's new, 279,000 SF, 14 story, mixed-use development will offer 255 mixed-income residential units, 13,000 SF of retail, 75 below grade parking spaces, and 12,500 SF of community facility space. In addition, the project will include a revitalized market and business incubator totaling 9,000 SF. The building has been designed to LEED specifications. The site is conveniently located with easy access to 6 subway lines and is 3 blocks from the second most prominent public park in New York City. Construction was completed in 2021.

Total Development Cost: \$135,000,000



## *Archer Towers I*

### Jamaica (Queens), NY

Archer Towers I is a 24-story, 605 unit building located blocks from Jamaica Terminal, a major transit hub servicing more than 311,000 daily commuters through local commuter rail, subway and bus lines, as well as the AirTrain terminal link to JFK International Airport. The 542,000 SF development is mixed-use with community and retail space and will provide 224 parking spaces. Construction commenced April 2021, with lease up beginning Fall of 2023.

Total Development Cost: \$291,000,000

## *90NINETY*

### Jamaica (Queens), NY

The 713,000 SF, mixed-use 90NINETY development has been designed to contribute meaningfully to the economic success of Downtown Jamaica. In addition to providing 614 units of mixed-income housing, the property will maximize street level retail and improve the pedestrian experience and public realm. Construction commenced May 2022.

Total Development Cost: \$378,000,000



## *500 Main Street*

### New Rochelle (Westchester County), NY

500 Main Street is a Class A, 26-story tower, which will contain 477 rental units in the heart of Downtown, New Rochelle, NY. The property will consist of studio, one and two-bedroom units above a parking garage. Upon completion, 500 Main will have luxurious amenities including a state-of-the-art fitness center, a resident lounge, a swimming pool and rooftop amenities. Additionally, 500 Main will be walking distance to the New Rochelle Transit Center, where commuters are able to take Metro North and arrive in Manhattan's Grand Central Terminal in 34 minutes. Construction commenced January 2022, with expected completion in 2025.

Total Development Cost: \$294,000,000



10 Commerce

New Rochelle (Westchester County), NY

10 Commerce is a Class A, 172- unit rental property in New Rochelle, Westchester County, NY. The seven-story property will consist of studio, one and two-bedroom units above a two-story parking garage. 10 Commerce will feature luxury amenities including a state-of-the-art fitness center, resident lounge, WiFi and a landscaped courtyard. The property is also walking distance to the New Rochelle Transit Center, a hub for Metro North, Amtrak and numerous bus routes. On Metro North, riders will arrive in Manhattan’s Grand Central Terminal in 34 minutes. Construction completed March 2023.

Total Development Cost: \$76,000,000



Arboretum

Brookhaven (Long Island), NY

The Arboretum is a 62-acre property located in the high barrier-to-entry market of Farmingville, Town of Brookhaven, Suffolk County, Long Island. Located between The Arboretum will offer 292 two and three bedroom flat, loft, townhome and single-family home units. The luxury garden-style community will also have state-of-the-art amenities that will include a resort pool and cabana area, fitness center, yoga room and fitness on demand room. The community will also contain a seven-acre park with walking trails and picnic areas for use by Arboretum and local residents. Construction commenced February 2022, with expected completion in 2024.

Total Development Cost: \$146,000,000

North White Plains

Westchester County, NY

North White Plains is a to-be-developed 296-unit podium-style structure located steps away from Metro North’s North White Plains Station. Upon completion, the Class A community will contain a mix of studio, one- and two-bedroom units, state-of-the-art amenities including a fitness area, resident lounge, a landscaped courtyard and an indoor parking garage. A park area will also be developed directly across the street from the property. Apartment finishes will include wood-like flooring in living, dining, kitchen and bathrooms; stainless steel appliances; solid surface countertops and wood cabinets in the kitchen; cultured marble vanities in bathrooms; and resident controlled-HVAC units. All apartments will have washer-dryers. Many units will have terraces or balconies. Construction is scheduled to commence 4Q 2023.

Total Development Cost: \$157,000,000







## Park Square

### Poppleton Neighborhood, West Baltimore, MD

This 227,000 SF property is part of Baltimore's 32.94 acre, Center\West in Southwest Baltimore. The total 3.2 million SF project will result in 1,700 to 1,800 units of rental and for sale apartments and townhomes through four phases of construction. The project will also involve 100,000-200,000 square feet of hotel, shopping center, and office space with ancillary parking, municipal services, and green space. BRP and its partner, La Cité Development, will build Phase IA of the project. This will comprise two Class A, mixed-use, mid-rise buildings with ground floor retail and 262 EnergyStar graded, market-rate, workforce and affordable housing units. The development will also include landscaping and hardscaping improvements, new water management elements and storm drains, fire-water pumps, electric grid upgrades, new sidewalks, street lighting, a dog park and a public park. Construction was completed in 2019.

Total Development Cost: \$80,000,000

## Dance Theater of Harlem

### 841-847 St. Nicholas Avenue, New York, NY

This 33,900 SF, mixed use building is located at the corner of 152<sup>nd</sup> Street and St Nicolas Avenue in West Harlem. The formerly vacant site was purchased from the storied Dance Theater of Harlem for whom an approximately 700 SF community facility was built as part of the 39-unit, mixed use, residential property. Units are available to residents at the 50% and 60% of AMI level. Construction of this Enterprise Green Communities Certified development began in late 2017 and completed in 2019.

Total Development Cost: \$24,000,000



## L<sup>2</sup> (Livonia Initiative, Phase II)

### Brooklyn, NY

This 271,000 SF transit oriented development is comprised of 4 sustainably designed buildings adjacent to a major subway line. With 299 mixed income rental apartments and 50,000 sq. ft. of community facility/retail space, the project will revitalize the surrounding community with much needed retail, educational and supportive services. The buildings received LEED Homes Silver certification for its cutting-edge environmental design including numerous "green" elements such as, water saving plumbing systems, energy-efficient boiler and green roofs. Construction began in 2016 and was completed in 2019.

Total Development Cost: \$101,000,000



### *The Rennie*

2341-2349 Adam Clayton Powell Blvd, New York, NY

Located in Central Harlem, the development contains 134 mixed-income residential units; 17,500 SF of retail space; a 24,000 SF community facility (including: conference, event, performance, educational and banquet space); and 67 below-grade parking spaces. The building is expected to receive LEED Silver certification for its cutting-edge environmental design. *green elements* include solar panels, water saving plumbing systems, energy-efficient boiler and green roofs incorporated in the building's landscaping. Construction was completed in early 2018.

Total Development Cost: \$78,000,000

### *Aurum Condominiums*

2225 Adam Clayton Powell Blvd, New York, NY

Located in Central Harlem, the development contains 115 mixed-income residential units; 13,604 SF of retail space; 19,342 SF of community facility space; and 58 below-grade parking spaces. The building received LEED Silver certification for its cutting-edge environmental design. *Green Elements* on-site include cogeneration plant, water saving plumbing systems, energy-efficient boiler and equipment. Construction commenced in 2013 and was completed in 2016.

Total Development Cost: \$54,000,000



### *Macedonia Plaza*

37-08 Union Street, Flushing (Queens), NY

For this 143 residential unit, rental project with 9,000 SF of commercial/community facility space, BRP effectively utilized tax credits from the NYC Department of Housing Preservation and Development. The building is LEED Gold Certified and features an on-site cogeneration plant along with numerous sustainable "green" elements. Construction commenced summer of 2012, and was completed in 2014.

Total Development Cost: \$50,000,000



## *East New York Rental Portfolio* Brooklyn, NY



The East New York Rental Portfolio project consists of 63 buildings comprising 468 units in the East New York neighborhood of Brooklyn. Initially developed in the 1990s under various New York City Department of Housing Preservation and Development (HPD) rehabilitation programs, the portfolio suffered from years of deferred maintenance. For this acquisition, BRP devised a value-added strategy which included rehabilitation and financial restructuring to address the poor physical and financial state of the properties. Construction began in January of 2014 (with tenants in place) and was completed in December of 2015.

Total Development Cost: \$96,000,000

## *The Bradford* 1560 Fulton Street, Brooklyn, NY

BRP completed this 105-unit rental building in 2012 with 9,700 SF of commercial space and 29 below-grade parking spaces. The project is LEED Gold Certified and features the neighborhood's first on-site cogeneration plant. BRP worked with the NYC Housing Development Corporation (HDC) and the NYC Department of Housing Preservation and Development (HPD) to create an innovative structure which allowed HDC financing to be used in conjunction with New Markets Tax Credits for the first time in New York City.

Total Development Cost: \$45,000,000



## *Vendors Market* 27 Albany Avenue - Brooklyn, NY

This project is located at the corner of Albany Avenue and Fulton Street, directly across from BRP's Acacia development. The 50 unit residential rental building includes 18,000 SF of commercial/community facility space and 25 below-grade parking spaces. Construction of this anticipated LEED Certified, 80/20 mixed-income development began in Fall 2013 and began lease up in Summer 2017.

Total Development Cost: \$25,000,000



## Selected Projects



1320 Fulton Street, Brooklyn, NY  
New Development , LEED Certified  
Completed 2017: \$24,000,000



1600 Fulton Street - Brooklyn, NY  
New Development , LEED Certified  
Completed 2011: \$24,000,000



2110 Frederick Douglass Blvd., New York, NY  
New Development  
Completed 2010: \$25,000,000



150 Clermont Avenue, Brooklyn, NY  
New Development  
Completed 2008: \$33,000,000



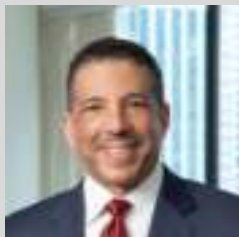
20 – 30 North Front Street , Philadelphia, PA  
Historic Preservation  
Completed 2009: \$18,000,000



320 Washington Avenue, Brooklyn, NY  
Historic Preservation  
Completed 2002: \$8,000,000

## *Uniquely Qualified Management Team*

BRP's senior professionals have over 100 years of combined real estate and management experience. The team has been involved in more than \$5.0 billion in real estate investments and over \$25 billion in other financial transactions during their professional careers.



### *Geoff Flournoy (Co-Founder, Managing Partner)*

Mr. Flournoy is responsible for overseeing all aspects of BRP's real estate activities including acquisition, finance, development, construction and property management. Mr. Flournoy's leadership has resulted in the completion of approximately \$1.6 billion in real estate investments with over \$5.1 billion currently in development. Prior to co-founding BRP, Mr. Flournoy was a Vice President in AIG's Global Real Estate Investment Group. During his six year tenure with AIG, Mr. Flournoy was responsible for managing AIG's commercial real estate finance, investments and capital market activities within the Mid-Atlantic region, which included closing more than \$500 million in real estate transactions. Prior to AIG, Mr. Flournoy was a Vice President in the Finance Group at CS First Boston, where he was involved in the Firm's \$3 billion commercial paper financing program and related funding activities. Prior to CS First Boston, Mr. Flournoy held Senior Associate positions in Finance at Goldman Sachs and Salomon Brothers after graduating from business school.

Mr. Flournoy holds a Bachelor of Science degree in Business Administration from Northeastern University and a Master of Business Administration in Finance and Economics from the University of Chicago Graduate School of Business.



### *Meredith Marshall (Co-Founder, Managing Partner)*

Mr. Marshall is responsible for executing BRP's investment strategy including deal origination, acquisition, finance and development. He has also led the firm's strategic partnership initiatives such as the firm's decade long partnership with Goldman Sachs Urban Investment Group and BRP's active relationships with all of the New York City Agencies. Prior to co-founding BRP, Mr. Marshall was a Managing Director at Musa Capital Advisors, an emerging markets private equity and financial advisory firm based in New York City. Musa Capital managed a Separate Account for Kingdom Holding Africa, HRH's Prince Alwaleed Bin Talal's Investment vehicle for Sub-Saharan Africa. At Musa Capital, Mr. Marshall was instrumental in executing cross-border transactions including the \$37 million development of a mixed-use office complex and mall in Harare, Zimbabwe. Mr. Marshall also led successful investments in the Telecommunications and Financial Services sectors. Prior to Musa Capital Advisors, Mr. Marshall was a Senior Associate at Wasserstein Perella & Co., an investment banking firm based in New York City. While at Wasserstein, Mr. Marshall was an integral member of the firm's Telecommunications and Media, Mergers and Acquisitions practice, where he assisted in transactions exceeding \$15 billion.

Mr. Marshall holds a Bachelor of Science degree in Electrical Engineering from Boston University and a Master of Business Administration in Finance and International Business from Columbia Business School.



#### Steven C. Smith (*Partner*)

Mr. Smith is responsible for overseeing BRP's underwriting, financial structuring and investment related activities. Also as Chief Financial Officer of BRP CDE, LLC, an affiliate of BRP Companies, Mr. Smith is responsible for the oversight of BRP's New Markets Tax Credit program. Prior to joining BRP Development, Mr. Smith was a Director at RAK Group, LLC, a private real estate owner of office and multi-family properties. During his five year tenure with RAK Group, Mr. Smith was a Partner in the purchase and disposition of over \$250 million of multi-family condo conversion projects throughout Florida. His responsibilities included deal underwriting, managing the due diligence process and overseeing the conversion of 1,800 rental units into condominium units. Mr. Smith was also responsible for asset management of the firm's residential rental portfolio and office properties located in New York, Boston and Dallas. Prior to RAK Group, Mr. Smith held various positions during his six year tenure with AIG's Research and Development Department and Global Real Estate Investment Group. While at AIG's Global Real Estate Investment Group, Mr. Smith underwrote and valued domestic multi-family developments, resulting in the firm's investment of over \$100 million in projects.

Mr. Smith holds a Bachelor of Arts degree in Sociology from Hunter College of the City University of New York. Mr. Smith also holds a Master of Science in Social Research from Hunter College of the City University of New York and a Master of Business Administration in Finance from New York University's Stern School of Business.



#### Andy Cohen (*Managing Director, Development*)

Mr. Cohen is responsible for managing BRP Development's new construction and acquisition rehab transactions. Since 2013, Mr. Cohen has been responsible for over \$2.5 billion in development comprising over 4,600 units of mixed-income affordable rental housing and over 200,000 SF of commercial space. Mr. Cohen previously held various positions at the New York City Department of Housing Preservation and Development (HPD). Most recently, Mr. Cohen served as the Director of Low Income Housing Tax Credit (LIHTC) Preservation where he oversaw the legal and financial restructuring of over 5,000 residential dwelling units, comprised of over 50 separate transactions. In this role, Mr. Cohen originated over \$50M in construction and permanent debt and leveraged over \$100M in bond financing, over \$80M in equity, \$17M in conventional debt, and refinanced over \$150M in existing debt.

Mr. Cohen holds a Bachelor of Arts degree in Urban Development from Trinity College and a Master of Arts degree in Urban and Environmental Policy and Planning from Tufts University.



#### Mary Serafy, LEED AP (*Managing Director, Design & Construction*)

Ms. Serafy is responsible for leading BRP's development activities including planning, zoning analysis, design, coordination, construction administration and LEED Certification. Prior to joining BRP Development, Ms. Serafy was a Project Manager at Danois Architects PC. Ms. Serafy was responsible for the design, oversight and management of projects including the preparation of construction documents and interfacing with clients and consultants. During her nine-year tenure with Danois Architects, Ms. Serafy designed, managed and coordinated the construction of more than 5,700 residential units and 7.0M SF of commercial and residential projects throughout New York City.

Ms. Serafy holds a Bachelor of Architecture degree from Pratt Institute.





#### *Nicholas Maloney (Managing Director of Asset Management)*

Mr. Maloney is responsible for leading BRP Development's asset and portfolio management of mixed-income, mixed-use properties. Mr. Maloney will oversee leasing, marketing, property management, capital improvements, and financing to optimize long-term ownership. Prior to joining BRP Development, Mr. Maloney served as Director of Asset Management for Jonathan Rose Companies where he was responsible for the oversight of a nationwide portfolio of mixed-income, mixed-use projects totaling over \$800M in value. In this role, Mr. Maloney was able to refinance \$75M in existing debt and transact on over \$100M in real estate acquisitions and dispositions. Prior to his time at Jonathan Rose Companies, Mr. Maloney held a senior asset management role at The Richman Group. Mr. Maloney is a licensed Real Estate Broker in the State of New York and Connecticut.

Mr. Maloney holds a Bachelor of Science degree in Business Management from The University of Tampa.



#### *Zulekha Inayat (Director, Development)*

Ms. Inayat is responsible for new deal acquisitions and financing as well as project management for ground up construction. Recent projects include a 600-unit mixed-income residential apartment building in Jamaica, Queens, and predevelopment for a 300-unit transit-oriented residential building in White Plains, Westchester. Prior to BRP, Ms. Inayat was the Senior Vice President of Development at DDG Partners where she was responsible for executing high-end residential ground-up and gut renovation projects in New York City. Ms. Inayat began her career at Bovis Lend Lease where she managed complex healthcare construction projects in New York City and Westchester.

Ms. Inayat holds a Bachelor of Science degree in Civil Engineering from Columbia University. Ms. Inayat also holds a Master of Science in Construction Engineering and Management from Columbia University and a Master of Business Administration in Finance from Columbia Business School.



#### *Darlington Brown (Senior Project Manager, Design & Construction)*

Mr. Brown holds an extensive design background with over 16 years of experience in the field of architecture, and having worked on a variety of projects, both small and large scale, including but not limited to residential mixed use, commercial, hospitality, retail and high-rise office buildings globally. His role at BRP seeks to fine tune and to help mend the traditional divide between development and construction by being active in the coordination process with the multitude of consultants, including architects, structural and Mechanical engineers during preconstruction and project design while simultaneously co-managing cost estimates, trade buyouts and contracts. Mr. Brown's position also focuses on the most cost-effective approach and constructability of various building components

Mr. Brown holds a Bachelor of Architecture degree from Pratt Institute.



#### *Samantha Richens (Project Manager, Development)*

Ms. Richens is responsible for the financing and development of multifamily housing. Prior to joining BRP, Ms. Richens served as a Project Manager for Real Estate Development at The NHP Foundation, primarily utilizing FHA financing, 4% LIHTC, bond transactions for substantial rehabilitation projects. She has also served in disaster recovery in New Orleans, LA, working with for low-income homeowners affected by hurricanes Katrina and Rita. She spent time working for the State of Louisiana's Disaster Recovery Unit as part of the Hazard Mitigation Grant Program and New Orleans Area Habitat for Humanity.

Ms. Richens earned a Master of Science in Real Estate Development from Columbia University and a Bachelor of Arts degree from Colby College.



BRP COMPANIES  
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36<sup>th</sup> Floor  
New York, NY 10017  
[www.brpcompanies.com](http://www.brpcompanies.com)

# About Hyperion

- Hyperion Group is a vertically integrated investor, developer and operator of residential and mixed-use real estate with projects in South Florida and New York. Hyperion has offices in Miami, West Palm Beach and New York.
- Since 2020, Hyperion has over 1.5 million square feet including 1,350 residential units in various stages of development across five projects. This includes 201 Clearwater, a 457-unit multifamily building in downtown West Palm Beach, Florida currently under construction with lease-up anticipated to begin in the second quarter of 2024.
- Hyperion is partnering with best-in-class capital partners such as Winter Properties, Starwood Capital Group and JP Morgan for the acquisition, development and construction of these projects.
- Founded in 2002, the firm has developed and completed over 1 million square feet of residential and mixed-use property including 1,000 residences in South Florida. Hyperion has worked through various market cycles and drawn on its financial, legal and development expertise to identify unique opportunities and deliver value.
- Hyperion's Principal and CEO Robert Vecsler, prior to relaunching Hyperion in 2020, served for six years as President, Residential Development, Head of Acquisitions and member of the Investment Committee at globally renowned Silverstein Properties in New York. At Silverstein, Rob oversaw the development and acquisition of over 3 million square feet residential and mixed-use real estate, including the Four Seasons Hotel and Private Residences in downtown New York.





# Proven Real Estate Development Expertise

The Hyperion team has decades of experience working together in different capacities.

Jordan Thaler worked with CEO Rob Vecsler during his time at Silverstein Properties while Dean Loisel, Brian Bartczak and Lisa Tompkins were part of the original Hyperion team from 2002-2012.

350 S. Australian  
W. Palm Beach, FL  
(Hyperion Group)



Residential / Retail  
700,000 SF (22  
Stories, 457 Units)  
Under Construction

30 Park Place  
Four Seasons Hotel  
New York, NY  
(R. Vecsler @ Silverstein)



Condo / Hotel  
710,000 SF (82 Stories,  
157 Condo Units + 189  
Hotel Rooms) Completed  
2016

One West End  
New York, NY  
(R. Vecsler @ Silverstein)



Condo / Retail /  
Student and  
Affordable Housing  
957,000 SF  
Completed 2018

Marinablue  
Condominium  
Miami, FL  
(Hyperion Group)



Condo / Retail  
(60 Stories, 516  
Units)  
Completed 2007

Blue Condominium  
Miami, FL  
(Hyperion Group)



Condo / Office  
(40 Stories, 330 Units)  
Completed 2005

# Hyperion Team

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## CEO

Rob has led the acquisition and development of over 5 million square feet of residential and mixed-use real estate in New York and South Florida including over 1,500 residential units.

Rob was part of the leadership team at globally renowned Silverstein Properties in New York, where he served as President of Residential Development, Head of Acquisitions and member of the of the firm's Investment Committee. At Silverstein, Rob oversaw billions of dollars in acquisitions and development including the 82-story Four Seasons Hotel and Private Residences in TriBeCa and One West End. Rob also launched and led Silverstein's Opportunity Zone Fund.



## Investments and Development

Jordan works with Hyperion's executive team to lead its sourcing, investment and development activities. He has played key investment roles in over \$6 billion in real estate transactions at world renowned real estate institutions such as Silverstein Properties and SL Green Realty (NYSE: SLG).

Jordan has a wide range of experience across asset classes including being the lead analyst of One Vanderbilt, a \$3.5 billion development project in New York City.



## CFO

Dean has over 18 years experience overseeing financing operations, transactions and development with complex real estate projects. Prior to his re-joining Hyperion, he was a lead executive at Zephyr Partners, a development and investment firm based in southern California where he led over \$1 billion in acquisitions and development of residential and commercial real estate.



## Construction

Brian is responsible for construction for Hyperion projects. He has been associated with Hyperion since 2003 and led the construction of Hyperion's luxury high-rise projects MarinaBlue and Blue Condominiums in Miami.

Brian is a licensed general contractor with 30 years of experience, and he provides technical insight and hands-on management from pre-development through completion. His wide range of experience includes the past five years building mid-rise hotels across South Florida.



## Asset Management

Lisa is a 25-year real estate professional with a broad and diverse skill set. As a licensed real estate broker with a keen understanding of Florida markets, Lisa is active in development site identification and review.

Lisa also plays key roles in value enhancement functions, leading the lease-up of Hyperion properties while also overseeing the maintenance and operations of Hyperion's rental properties and our proprietary residence management platform.



## Current Development: 201 Clearwater, West Palm Beach

- The Hyperion-Winter Partnership is developing a 22 story, 457-unit rental tower with over 40,000 sf of amenities.
- Starwood Capital is the equity partner and JP Morgan is the construction lender.
- TCO is expected in Q2 2024.





## Current Development: 2 South Main Street, Port Chester, NY

- Hyperion is completing the assemblage of a prime “Main and Main” site, steps to the Port Chester Metro North Station to develop a transit-oriented 325-unit residential rental project. Approximately 10% of the units will be set aside for affordable housing.
- The development involves a complicated assemblage of existing commercial properties, including relocation and support for multiple commercial tenants, as well as a transaction with the Village of Port Chester to acquire a public parking lot.
- Hyperion has received site plan approval and a PILOT from the Village of Port Chester and expects to begin construction in Q2 2024.





# The Firm

GF55 Architects is dedicated to the practice of architecture and the realization of concepts into reality. We have a genuine love of being architects and bring a joyfulness that is fundamental to the creative process. The anonymity of the individual in GF55's name represents our collaborative approach in the creation of architecture. We seek excellence through an integrated effort with our clients and expert consultants. Embracing modern technology and work practices, GF55 is hands-on and results-oriented without prejudice to project type or scale.

# The Approach

Recognizing that each project is unique, GF55 Architects allows context and program to inspire our creativity. Projects are individually led by firm partners David E. Gross AIA, Leonard Fusco AIA, or Shay Alster AIA and supported by diverse teams of project managers, architects, and designers. Our dedication to the craft of architecture is based upon the understanding that design solutions are influenced from all sectors of society, that we must consider the realistic parameters of timelines, budgets, constructability, historic context, social impacts, and the environment at large.

# Areas of Practice

Urban Development  
Mixed-Use Multi-Family  
Education  
Hotels Commercial  
Private Residential  
Interior Design

**Learn more at [GF55.com](http://GF55.com)**





## Westchester Projects

- Center: 115 South Macquesten, Mount Vernon
- Right: La Porte, Mount Vernon
- Left: 229 Willett Ave, Port Chester

## Mixed-Use Multi Family Development / GF55



### 116 Guion / New Rochelle, NY

- Center: Le Renaissance: 11-Story, 154,478 GSF Multi-Family Building with 179 Workforce Units
- Right: The Remington Boys & Girls Club
- Left: 116 Guion, Downtown Revitalization Initiative in New Rochelle





## Harlem Projects

- Center: Harlem River Point
- Right: One Morningside Park
- Left: The Rennie





## Queens Projects

- Center: Alvista Rise & Alvista Towers, Downtown Jamaica Queens
- Right: The Pointe, Rego Park Queens
- Left: The Kira, Downtown Jamaica Queens



## Bronx Projects

- Center: 1331 Jerome
- Right: Park & Elton Ave Apartments
- Left: 980 Westchester





## Long Island City Projects

- Center: The Dutch
- Right: 46-09 Eleventh
- Left: The Harrison





## Educational Facilities

- Center: Solomon Schechter Day School
- Right: Zeta Bronx Mount Eden Elementary School
- Left: Democracy Prep Endurance & Bronx Preparatory Elementary

## Multi-Family & Mixed-Use Buildings / GF55

### **115 South Maquesten** / Mount Vernon, NY

- 13 Story & 8 Story / 315 Units / 833,000 SF
- Residential, Commercial, and Community Facility

### **The Harrison** / Long Island City, NY

- 27 Story / 120 Units / 144,000 SF

### **1921 Atlantic** / Brooklyn, NY

- 14 Story / 235 Units
- Residential, Fresh Food Market, Aquaponics Farm and other Community Facilities

### **116 Guion** / New Rochelle, NY

- 11 Story / 179 Units / 154,478 SF
- Residential, Commercial, and Boys & Girls Club

### **Mount Vernon** / Mount Vernon, NY

- Gramatan: 14 Story / 159 Units / 218,000 SF
- 30 Oakley: 11 Story / 140 Units / 136,600 SF
- 144 Cray: 9 Story / 59 Units / 55,400 SF

### **75 Greene** / Brooklyn, NY

- Historic Renovation & Restoration of Chancery & Bishop's House flanked by new Townhouses
- 9 Story / 38 Units/35,000 SF
- Four 3-story Family Townhouses

### **The Kira** / Queens, NY

- 21 Story / 139 Units / 104,245 SF
- 5,680 SF Commercial
- 10,012 SF Community Facilities

### **East 33rd** / Kips Bay, NY

- 23 Story / 173 Units / 150,000 SF
- Re-zoned Residential and Commercial

### **8 Palmetto** / Brooklyn, NY

- Mixed-use Residential featuring Community Facilities and a Fresh Food Market
- 88 Units / 103,378 SF

### **Harlem River Point** / Harlem, NY

- 3 Buildings / 8-13 Story / 313 Units / 220,000 SF
- LEED

### **+Art** / Chelsea, NY

- 13 Story / 91 Units / 125,000 SF
- Bronze Brick in Architecture Award

### **46-09 Eleventh** / Long Island City, NY

- 6 Story / 59 Units / 47,800 SF
- Best in Class - Brick in Architecture Award

### **3041 Webster Ave** / Bronx, NY

- 11 Story / 136 Units / 70,000 SF

### **980 Westchester** / Bronx, NY

- 7 Story / 151 Units / 150,349 SF
- 30 Community Facility Units
- 25,055 SF Commercial

### **1325 Jerome** / Bronx, NY

- 15 Story / 225 Units / 214,939 SF
- Residential, Commercial, and Community Facilities

### **1986-1998 Second Avenue** / East Harlem, NY

- 12 Story / 178 Units / 144,733 SF
- Market-rate rentals and commercial

### **Alvista Towers** / Queens, NY

- 25 Story / 380 Units / 362,600 SF
- 2019 Excellence in Design Award

### **The Dutch** / Long Island City, NY

- 9 Story / 86 Units / 90,000 SF
- Market Rate Multi-Family Residential

### **Alvista Rise** / Queens, NY

- 23 Story / 543 Units / 545,500 SF
- Mixed-Use Commercial and Affordable Housing

### **111 Willoughby** / Brooklyn, NY

- 40 Story / 227 Units / 194,000 SF
- Residential, Commercial, and Community Facilities

### **31 Lispenard** / Tribeca, NY

- Luxury Condos and Ground Floor Retail
- 4 Full-Floor Units and a Crowning Duplex Penthouse

### **Chelsea Park** / Chelsea, NY

- 12 Story / 204 Units / 215,000 SF
- LEED Silver Certified
- Big Apple Brownfield Award for Green Building
- Silver Brick in Architecture Award

### **Jupiter 21** / Bowery, NY

- 12 Story / 65 Units / 70,000 SF

### **138 Chrystie Street** / Bowery, NY

- 17 Story / 57 Units/63,000 SF

### **126th Street and Park** / Harlem NY

- 19 Story / 160 Units / 175,951 SF

### **1333 Broadway** / Brooklyn, NY

- 6 Story / 54,480 SF
- Residential, Commercial, and Community Facilities

### **Willet Avenue Apartments** / Portchester, NY

- 6 Story / 80 Units

### **GF55 Architects LLP**

**New York** | 225 W 39th Street | New York NY 10018 | 212 352 3099

**Miami** | 153 E Flagler Street, #1500 | Miami FL 33131 | 305 316 224

## Multi-Family & Mixed-Use Buildings / GF55

**The Pearl** / Staten Island, NY  
• 12 Story / 270 Units / 269,000 SF

**260 W 26th Street** / New York, NY  
• 12 Story / 204 Units / 220,000 SF  
• LEED

**267 Pacific** / Brooklyn, NY  
• 7 Story / 60 Units / 68,000SF  
• 3,000 SF Commercial

**One Morningside Park** / New York, NY  
• 24 Story / 69 Units / 98,000 SF

**2351 Walton Ave** / Bronx, NY  
• 12 Story / 62 Units / 40,000 SF

**1016 Fox Street** / Bronx, NY  
• 15 Story / 278 Units

**The Pointe** / Queens, NY  
• 7 Story / 45 Units / 56,000 SF

**11-17 Second Avenue** / Midtown East, NY  
• 12 Story / 51 Units / 59,600 SF

**The Emerson** / Chelsea, NY  
• 10 Story / 8 Units / 25,000 SF  
• Market-Rate Multi-Family Residential

**149 Kent Street** / Brooklyn, NY  
• 7 Story / 164 Units / 144,000 SF

**New Foundations** / Bronx, NY  
• 5 Buildings / 53 Units / 65,000 SF

**Promesa 120th Street** / Harlem, NY  
• 12 Story / 179 Units / 216,400 SF

**The Andrew** / Flushing, NY  
• NYSEDA Multi-Family Building Program  
• Green Bldg / 6 Story / 50 Units / 38,800 SF

**117/121 Edgecombe Avenue** / Harlem, NY  
• 2 Buildings / 7 Story / 12 Units / 21,000 SF

**The Niko** / East Village, NY  
• 12 Story / 110 Units / 114,500 SF

**Dafina** / Harlem, NY  
• 7 Story / 46 Units / 87,000 SF

**The Washington** / Bronx, NY  
• 8 Story / 135 Units / 145,000 SF

**14 Ralph Ave** / Brooklyn, NY  
• 5 Story / 38 Units / 56,000 SF

**311 Bergen Street** / Brooklyn, NY  
• 7 Story / 104 Units / 214,000 SF

**1986 2nd Ave** / East Harlem, NY  
• 12 Story / 164 Units / 356,000 SF

**380 4th Ave** / Brooklyn, NY  
• 17 Story / 197 Units / 211,000 SF

**285 Schermerhorn** / Brooklyn, NY  
• 14 Story / 84 Units / 116,700 SF

**Concourse** / Bronx, NY  
• 12 Story / 253,198SF  
• Multi-Family Residential, Community Facility, and Charter School on Ground Floor

**269 East Burnside** / Bronx, NY  
• 12 Story / 14 Units / 72,500 SF

**Park Ave Apartments** / Bronx, NY  
• 5 Story / 76 Units / 15,500 SF

**Elton Ave Apartments** / Bronx, NY  
• 5 Story / 24 Units / 18,000 SF

**30 Elm Place** / Rye, NY  
• 4 Story Mixed-Use Building

**5602 Broadway** / Bronx, NY  
• 13 Story Multi-Family Residential building

**88 Morningside** / New York, NY  
• 12 Story / 74 Units / 83,400 SF  
• Queens and Bronze Building Association for Excellence in Design & Construction

**Elliott Chelsea** / Chelsea, NY  
• 22 Story / 168 Units / 182,000 SF

**Cogswell** / Harlem, NY  
• 7 Story / 46 Units / 70,000 SF  
• Residential, Commercial, and Community Facilities

**271 W 122** / Harlem, NY  
• 6 Story / 4 Units / 7,900 SF

**48 Bond** / Noho, NY  
• Luxury Condos  
• 4 Stories / 17 Units / 75,000 SF

**539 W 54th Street** / Hell's Kitchen, NY  
• 21 Story Market Rate Condominium

**95 Rockwell Place** / Brooklyn, NY  
• 33 Story / 84 Units / 155,000 SF

### GF55 Architects LLP

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**Miami** | 153 E Flagler Street, #1500 | Miami FL 33131 | 305 316 224



## Mixed-Use Urban Development / GF55

### **115 South Maquesten** / Mount Vernon, NY

- Multi-Residential Buildings
  - 13 Story / 214 Units
  - 8 Story / 101 Units
- Community Facility
  - 42,800 SF amenities area, gymnasium, offices

### **South Harlem Urban Design** / Harlem, NY

- Soha118
  - 14 Story / 93 Units / 185,000 SF
- Brownstone Lane
  - 54 Units / 83,700 SF
  - 6-8 Story / 54 Units / 76,300 SF
- Brownstone Lane II
  - 8 Story / 128 Units / 122,000 SF
- Manhattan Court
  - 8 Story / 120 Units / 130,500 SF
- Susan's Court
  - 3 Story Building with Mezzanine / 12,000 SF
- Morija SDA Church

### **The Kalahari** / Harlem, NY

- Two 12 story Residential Buildings
- 249 Units / 430,000 SF
- 53,000 SF of Commercial and Community Space
- LEED Rated and Green Building

### **Columbia Hicks** / Brooklyn, NY

- Rezoning of two city blocks on 3 separate sites
- 75 Columbia
    - High-End Condos / 15 Loft Units / 22,000 SF
  - 100 Congress
    - High-End Condo Building / 42 Units / 46,000 SF
  - Columbia Commons
    - 95 Affordable Units / 140,000 SF Building
    - 48 Market Rate Condominiums

### **116 Guion** / New Rochelle, NY

- Multi-Residential Buildings
  - 179 Units / 154,478 SF
- Boys & Girls Club
  - 23,888 SF gymnasium, art & digital studio, offices

### **Mount Vernon** / Mount Vernon, NY

- Gramatan: 14 Story / 159 Units / 218,000 SF
- 30 Oakley: 11 Story / 140 Units / 136,600 SF
- 144 Crary: 9 Story / 59 Units / 55,400 SF

### **Greater Jamaica Development Corp** / Queens, NY

- Alvista Towers: 25 Story, 380 Affordable Units
- Alvista Rise: 23-Story Mixed-Use, 543 Units
- Hilton Garden Inn: 28 Story, 125,000 SF, 241 Rooms

### **Harlem River Point** / Harlem, NY

- 3 Buildings / 8-13 Story / 313 Units / 220,000 SF
- LEED

### **Madison Court** / Harlem, NY

Full City Block between Madison and Park Avenue

- Madison Court Apartments
  - 8 Story / 103 Units / 140,000 SF
- Madison Court Townhouses
  - 18 Four Story, Three Family, Townhouses

### **The Grand** / Bronx, NY

- Three 12 Story Buildings
- 52 Units / 43,291 SF
- 37 Units / 33,602 SF
- 49 Units / 52,005 SF

### **GF55 Architects LLP**

**New York** | 225 W 39th Street | New York NY 10018 | 212 352 3099

**Miami** | 153 E Flagler Street, #1500 | Miami FL 33131 | 305 316 224

### **Zeta Bronx Mount Eden**

#### **Early Childhood School** / Bronx, NY

- 19,000 SF New Charter School
- Pre-K through 1st Grade, 300 Students
- Core Classrooms, Science Room, Music/Art/Innovation Space, Cafeteria, Gymnasium, Admin Offices, Amphitheater, and Exterior Playground

### **Zeta Bronx Mount Eden**

#### **Elementary School** / Bronx, NY

- 8 Story / 74,326 SF New Charter School
- 2nd through 8th Grades
- Core Classrooms, Specialty classrooms, Science Labs, Innovation Space, Cafeteria and Kitchen, Gymnasium, Athletic Space

#### **Concourse Concept Charter** / Bronx, NY

- 253,198 SF Charter School
- Core Classrooms, Science labs, Art/Woodshop Innovation Spaces, Cafeteria, Gymnasium, Outdoor rear yard, 2nd Floor Terrace

### **Zeta Inwood Elementary &**

#### **Zeta Manhattan Middle School** / Inwood, NY

- 8 Story / 123,611 SF Charter School
- Pre-K, Lower and Middle Schools with classrooms, art rooms, science labs, z-labs/workshops, music rooms, gymnasium, support offices

#### **Tree of Life** / Queens, NY

- 174 Residential Units and Community Facilities
- Passive House Certified
- NYSEDA Building of Excellence Award

#### **Writer's Place** / Kansas City, MO

- Literary and Community Center
- Building Renovation

#### **Pamona Jewish Center** / Pamona, NY

- Project Design
- Social Hall, Library and Sanctuary Addition
- School Wing Renovation

#### **Educational Alliance Art School** / New York, NY

- Building Renovation

### **Democracy Prep Endurance &**

#### **Bronx Preparatory Elementary** / Bronx, NY

- 119,890 SF New Charter School and Retail
- Classrooms, Library, Cafeteria, Physical Education, Admin Offices, Lobby and Student Support Offices

#### **Brooklyn Prospect Charter School** / Brooklyn, NY

- 8 Story / 34,056 SF New Charter School
- Core Classrooms, Dedicated Science, Art and Music Rooms, Library, Cafeteria, Rooftop Playground
- 7,018 Park Slope Volunteer Ambulance Corps

#### **Girls Prep II Elementary** / Bronx, NY

- 6 Story New Charter School
- Kindergarten through 8th with classrooms, study rooms, library, gym, and student dining

#### **Seton Brilla Charter Schools** / Bronx, NY

- 8 Story / 74,500 SF Charter School
- Lower school and a middle school with designated separate entries. Program includes classrooms, music rooms, art rooms, science labs, gymnasium, support offices

#### **Abyssinian Church** / Harlem, NY

- 5 Story Building
- Fellowship Hall, Offices, Multipurpose Classroom, and Commercial Kitchen

#### **B'Nai Jeshurun** / Pepper Pike, OH

- New School Wing, New Offices
- Building Renovation and Repair

#### **Solomon Schechter Day School** / Pepper Pike, OH

- Athletic Fields and Track for Middle School

#### **Bramson ORT Institute** / Forest Hills, NY

- Project Design
- Main Campus Addition & Building Renovation

#### **JCCS of Bridgeport** / Bridgeport, CT

- Complete Auditorium and Lobby
- Renovation and Addition

### **GF55 Architects LLP**

**New York** | 225 W 39th Street | New York NY 10018 | 212 352 3099

**Miami** | 153 E Flagler Street, #1500 | Miami FL 33131 | 305 316 224

## Awards and Publications / GF55

*Building Awards for Sustainable Design of Mixed-Use Multi-Family Building*

**2023 Queens Chamber of Commerce Building Awards**

Alvista Rise / Queens, NY  
October, 2023

*Terminal Logistics Center Honored with 2022 Big Apple Brownfield Awards*

**Big Apple Brownfield Award for Economic Development**

Terminal Logistics Center / Queens, NY  
July, 2022

*GF55 Architects is Awarded 2022 ENR New York's Design Firm of the Year*

**Engineering News-Record**  
May, 2022

*GF55 Architects is a 2021 Top 100 NY Design Firm*

**Engineering News-Record**  
May, 2021

*GF55 Architects recognized as a New York Top*

*Design Firm*

**ENR 2020 Top 500 Design Firms**  
May, 2020

*Recognizing that a LOW CARBON FUTURE is smart,*

*inspiring, sustainable, livable, and 100% possible*

**NYSERDA Buildings of Excellence Winners**

The Tree of Life / Queens, NY  
October, 2019

*The first building to alter the Jamaica skyline and*

*signify changes coming to the Queens neighborhood*

**Queens Chamber of Commerce for Excellence in Design**

Alvista Towers / Queens, NY  
September, 2019

*Designed for the elements*

**Red Diamond Achiever Award**

Sound Beach House / Sound Beach, NY  
October, 2017

*"Some assembly required"*

**Cadillac Magazine**

Feature Article on Firm Partner David E. Gross  
August, 2017

*LI Archi Award Highlights*

**Newsday**

December, 2016

*Designed to honor Long Island's industrial roots*

**The New York Times**

The Harrison / Long Island City, NY  
September, 2016

*Brick in Architecture Awards Competition*

**Best in Class**

46-09 Eleventh Street / Long Island City, NY  
August, 2016

*Brick in Architecture Awards Competition*

**Gold Award**

Harlem River Point / New York, NY  
July, 2015

*Big Apple Brownfield Award*

**2015 Big Apple Brownfield Award for Green Building**

Chelsea Park / New York, NY  
April, 2015

*Brick in Architecture Awards Competition*

**Silver Award**

Chelsea Park / New York, NY  
July, 2014

*Brick in Architecture Awards Competition*

**Bronze Award**

+Art / New York, NY  
July, 2012

*Brick in Architecture Awards Competition*

**Silver Award**

The Kalahari / New York, NY  
July, 2012

*Society of American Registered Architects NY Council*

**Award of Excellence**

48 Bond Street / New York, NY  
May, 2012

*50+ Housing Awards Program at the 2012 National*

*Association of Home Builders Convention*

**Silver Finalists Award Market Rate Rentals**

Carrington Court / Salon, OH  
February, 2012

*Queens & Bronx Building Association*

**2011 Building Award**

88 Morningside / New York, NY  
December, 2011

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**Miami** | 153 E Flagler Street, #1500 | Miami FL 33131 | 305 316 224



## Awards and Publications / GF55

*"ULI honors mixed-income Cobble Hill Development"*

**Real Estate Weekly**

October, 2011

*"Mastering Mixed-Income Housing"*

**The Wall Street Journal**

Columbia Hicks / Brooklyn, NY

September, 2011

*Urban Land Institute*

**Jack Kemp Model of Excellence Award**

Columbia Hicks / Brooklyn, NY

September, 2011

*Queens & Bronx Building Association*

**2010 Building Award for Excellence in Design and Construction**

The Andrew / Queens, NY

December, 2010

*New York City Chapter of AIA*

**Andrew J. Thomas "Pioneer in Housing" Award**

The Andrew / Queens, NY

June, 2010

*"Harlem Renaissance"*

**DDC Journal / Avenir Publishing Inc.**

The Andrew / Queens, NY

Fall, 2010

*Forging Partnerships: GF55 Partners, Company Profile*

**North American Design Magazine**

Firm Profile

Winter, 2009

*Green Matters Magazine*

**Hottest Green Project for 2008**

The Kalahari / New York, NY

Winter, 2009

*Urban Land Institute*

**J. Ronald Terwilliger Workforce Housing Models of Excellence Awards**

The Kalahari / New York, NY

October, 2009

*"Troutbrook tops out BK's first Marriott/Fairfield"*

**Real Estate Weekly**

September, 2009

*"GF55 Completes Ice Job at Flushing Meadow Rink"*

**Real Estate Weekly**

May, 2009

*New York State Association for Affordable Housing*

**Project of the Year 2009**

SoHa 118 / New York, NY

April, 2009

*"Living Green at the Kalahari"*

**New York Living**

The Kalahari / New York, NY

April, 2009

*"New Jersey's First Affordable Green Project Now Complete"*

**Multi-Housing News**

March, 2009

*"GF55 Completes Jersey's First Affordable Green Building"*

**Real Estate Weekly**

March, 2009

*"Q&A with David Gross: The Biggest Challenge to Green Development is Fear of the Unknown"*

**Multi Housing News**

November, 2008

*City of Jersey City*

**Green Building Award**

Webb Apartments / Jersey City, NY

June, 2008

*New Jersey ReDevelopment Authority*

**Urban Redevelopment Award**

Webb Apartments / Jersey City, NY

November, 2007

*Multi-Housing News*

**Design Excellence Award - Green Category**

The Kalahari / New York, NY

September, 2007

*Development NY - Residential Magazine*

**Top Green Building in 2007**

The Kalahari / New York, NY

April, 2007

*"22 years on, GF55 Partners finds overnight success"*

**Real Estate Weekly**

August, 2006

*New York State Association for Affordable Housing*

**Project of the Year 2006**

444 Manhattan Avenue & Brownstone Lane / New York, NY

May, 2006

**GF55 Architects LLP**

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**Miami** | 153 E Flagler Street, #1500 | Miami FL 33131 | 305 316 224

## Awards and Publications / GF55

*"High Shine"*

**Robb Report Luxury Home**

Tyler Apartment / New York, NY

Summer, 2005

*"From Bauhaus to Now House"*

**Westchester Magazine's HOME**

Rye House / Rye, NY

Summer, 2004

*Modern Architecture House Tour*

**Rye Historical Society**

Rye House / Rye, NY

November, 2003

*First Place Great Room & First Place Kitchen*

**Westchester Magazine's HOME Awards / Cover**

Lange House / Rye, NY

October, 2003

*School Planning and Management*

**Planning and Management Outstanding**

**Architecture and Design in Education**

Solomon Schechter Day School / Pepper Pike, OH

June, 2003

*American School & University Magazine*

**Educational Design Excellence**

Solomon Schechter Day School / Pepper Pike, OH

June, 2003

*NAHB National Council on Seniors' Housing*

**The Best of Senior Housing Design Award**

Arbor Glen / Twinsburgh, OH

February, 2002

*Modernism Reborn: Mid Century American Houses*

**Universe, Michael Webb**

Rye House / Rye, NY

July, 2001

*"A Modern Renaissance"*

**Architectural Digest Magazine**

Rye House / Rye, NY

April, 2001

*Architect's in their Homes*

**HGTV Television Program**

August, 1998

*"Artistry in Residence" / Joseph House, Long Island, NY*

**House & Garden Magazine**

Joseph House / Long Island, NY

August, 1998

*"Modernist Dialogue in New York"*

**Architectural Digest Magazine**

Rye House / Rye, NY

February, 1998

*National Association of Store Fixture Manufacturers*

**Outstanding Shop in a Store**

Greg Norman Collection / Marshal Fields, Chicago, IL

February, 1997

*"Manhattan Deco"*

**Architectural Digest Magazine / Cover**

*"Manhattan Deco"*

NYC Penthouse / New York, NY

March, 1996

*"A Standing Invitation to Writers", Currents Column*

**New York Times**

January, 1993

*"Architecture and Morality"*

**Peak Magazine**

September, 1992

*"The Courtyards of Woodbury Townhouses"*

**Builder Magazine**

July, 1992

*"NYC Profile of Architects"*

**Oculus Magazine**

March, 1991

*Professional Builder & Remodeler Magazine*

**Grand Award Winner Best in American Design**

November, 1990

*"Meeting the Challenges"*

**Sun Coast Magazine**

January, 1990

*"How to Respond to NY's Changing Market"*

**New York Real Estate Journal**

March, 1990

*Young Architects Drawing Exhibition*

**Home Theatre, New York City**

April, 1989

*"Expanding the Limits of Space"*

**New York Newsday**

August, 1988

**GF55 Architects LLP**

**New York** | 225 W 39th Street | New York NY 10018 | 212 352 3099

**Miami** | 153 E Flagler Street, #1500 | Miami FL 33131 | 305 316 224

# SKYCORE BUILDERS INC.



44 S Broadway, 11<sup>th</sup> Floor  
White Plains, New York 10601

Phone: (914) 579-9450

Email: [info@skycorebuilders.com](mailto:info@skycorebuilders.com)



# Mission and Core Values

## Our Mission

**To Build Better** – Build Better Teams to Build Better Buildings, to Better our Communities.

## Our Core Values

**Integrity** - Uphold the highest standards of integrity in all that we do.

**Execution** - Do what it takes to get things done.

**Accountability** - Deliver on our commitments.

**Good Citizenship** - Seek to be good citizens in our communities.

**Respect** - Encourage development and reward performance.

**Excellence** - Strive for it!

**Safety** - Establish and maintain a safe environment for our employees, contractors, visitors and the public.

**Quality** - Our buildings are or legacy.



# Background

Skycore Builders Inc., an affiliate of BRP Companies, was established as a successor to BRP Construction Group LLC, founded in 2007, to enhance BRP's construction capacity to meet the firm's growth initiatives. As the scale and number of projects increased, the appropriate response was to build a construction organization that has the requisite staff, resources, and capabilities to satisfy the demands of BRP's and select 3<sup>rd</sup> party owner-developer's general contracting and construction management requirements.

With New York Tri-State residential construction as our core competency, Skycore Builders doesn't seek to be the builder of just any project, for any owner. Rather, we focus on partnering with select owners on projects that we are best suited to execute and deliver what is expected: a quality project, on-time, on-budget, with integrity and without excuses.

Boasting a full range of construction professionals who will own every facet of the building process from start to finish, Skycore is led by its principals and executives who are boots on the ground construction leaders, overseeing the many details of every building project. Together the Skycore executive team has overseen the construction of an extensive portfolio including:

- Over \$8 Billion in completed construction work
- 18 Million Square Feet of residential and associated space
- Over 15,000 residential units ranging from affordable to market-rate rentals and condominiums





# Project Portfolio

Skycore is currently engaged in construction or pre-construction phases on nearly a dozen new buildings ranging from mid-rise to 20+ story towers, together totaling over \$850 million of construction, 3,000 residential units and over 2.7 million SF spanning NYC, Westchester County and Long Island.

The following are select profiles of projects that were directly managed and built by Skycore Builders, members of Skycore's executive management team while with prior firms or BRP Construction.





# ARCHER TOWERS I JAMAICA, NY (QUEENS)

**Square Footage: 541,589 SF**

**Unit Count: 605 Rental**

**Cost: \$190,000,000**

**IN CONSTRUCTION**



Archer Towers is a 24-story, 605 unit building located blocks from Jamaica Terminal, a major transit hub servicing more than 250,000 daily commuters through local commuter rail, subway and bus lines, as well as the AirTrain terminal link to JFK International Airport. The 541,589 SF development is mixed-use with community and retail space, and will provide 220 parking spaces.

**Completion scheduled for Q1 2025.**



# 90 NINETY JAMAICA (QUEENS), NY

**Square Footage: 660,000 SF**  
**Unit Count: 600 Rental**  
**Cost: \$223,500,000**

IN CONSTRUCTION



This 624,000 SF, mixed-use development has been designed to contribute meaningfully to the economic success of Downtown Jamaica. In addition to providing approximately 600 units of mixed-income housing, the property will maximize street level retail and improve the pedestrian experience and public realm, while supporting the robust, Jamaica arts community. The project will feature housing, retail, parking and an arts-based community facility.

**Completion Scheduled for Q2 2025.**





# FARMINGVILLE LONG ISLAND, NY

**Square Footage: 624,000 SF**

**Acres: 65+**

**Unit Count: 292 Rental**

**Cost: \$93,000,000**

**IN CONSTRUCTION**



The Arboretum is a 62-acre development of 75 Buildings, consisting of 292 two- and three-bedroom flat, loft, townhome and single-family home units. Formerly a horse farm, the project requires new roads, utilities, a dedicated sewage treatment plant and a new seven acre "Arboretum", or botanical tree garden, with walking/jogging trails and picnic areas. The luxury garden-style community includes state-of-the-art amenities such as a resort pool and cabana area, fitness center, yoga room and fitness on demand room.

Completion scheduled for Q3 2025.





# 500 MAIN STREET NEW ROCHELLE , NY (WESTCHESTER COUNTY)

Square Footage: 585,000 SF  
Unit Count: 477 Rental  
Cost: \$170,000,000



IN CONSTRUCTION



500 Main Street is a Class A, 26-story tower containing 477 rental units in the heart of Downtown, New Rochelle, New York. The property will consist of studio, one and two-bedroom units above a five-story parking garage. Upon completion, 500 main will have luxurious amenities including a state-of-the-art fitness center, a resident lounge, and a swimming pool among other rooftop amenities. The property is also walking distance to the New Rochelle Transit Center, a hub for Metro North, Amtrak, and numerous bus routes. Metro North riders will arrive in Manhattan's Grand Central Terminal in 34 minutes.

Completion scheduled for Q3 2025





# 10 COMMERCE NEW ROCHELLE, NY (WESTCHESTER COUNTY)

Square Footage: 211,000 SF  
Unit Count: 172  
Rental Cost: \$42,200,000

COMPLETED PROJECT



10 Commerce is a Class A, 172-unit rental property in New Rochelle, Westchester County, New York. The seven-story property consists of studio, one and two-bedroom units above a two-story parking garage. 10 Commerce features luxury amenities including a state-of-the-art fitness center, resident lounge, full coverage Wi-Fi and a landscaped courtyard. The property is also walking distance to the New Rochelle Transit Center, a hub for Metro North, Amtrak, and numerous bus routes. Metro North riders will arrive in Manhattan's Grand Central Terminal in 34 minutes.

Completed Q1-2023



# THE CROSSING AT JAMAICA STATION (MIDRISE) JAMAICA, NY (QUEENS)

Square Footage: 182,200 SF  
Unit Count: 130 Rental  
Cost: \$51,370,000

COMPLETED PROJECT



This 182,200 SF building is part of a larger 773,00 SF mixed-use project across from Jamaica Terminal, a major transit hub servicing more than 250,000 daily commuters through local commuter rail, subway and bus lines, as well as the AirTrain terminal link to JFK International Airport. The development comprises 130 rental units and 20,000 SF of community and retail space. LEED Silver certification is anticipated with numerous "green" elements such as water saving plumbing systems, energy-efficient boiler and green roofs.

Completed Q1 2021.



Designed to LEED  
Silver Certification



# **DANCE THEATER OF HARLEM ST. NICHOLAS AVE., NEW YORK, NY**

**Square Footage: 33,900 SF  
Unit Count: 39 Rental  
Cost: \$10,750,000**



**COMPLETED PROJECT**

This 33,900 SF, mixed use building is located at the corner of 152nd Street and St Nicolas Avenue in West Harlem, and is a Enterprise Green Communities Certified development. The formerly vacant site was purchased from the storied Dance Theater of Harlem for whom an approximately 700 SF community facility was built as part of the 39-unit, mixed use, residential property. Units are available to residents at the 50% and 60% of AMI level.

Completed Q4 2019.



**Designed to  
Enterprise Green  
Communities  
Certification**

## LIVONIA INITIATIVE, PHASE II BROOKLYN, NY

**Square Footage: 271,000 SF**  
**Unit Count: 242**  
**Rental Cost: \$71,000,000**

This 271,000 SF transit oriented development is comprised of 4 sustainably designed buildings adjacent to a major subway line. With 242 rental apartments and 25,000 sq. ft. of community facility/retail space, the project will revitalize the surrounding community with much needed retail, educational and supportive services. LEED for Homes certification is anticipated with numerous "green" elements such as solar panels, water saving plumbing systems, energy-efficient boiler and green roofs.

Completed Q3 2019.

### COMPLETED PROJECT



**Designed to LEED for  
Homes Certification**

# MACEDONIA PLAZA FLUSHING, NY (QUEENS)

Square Footage: 162,744 SF  
Unit Count: 143  
Rental Cost: \$34,800,000

For this 143 residential unit, rental project with 9,000 SF of commercial/community facility space, tax credits were utilized from the NYC Department of Housing Preservation and Development. The building is LEED Gold Certified and features an on-site cogeneration plant along with numerous sustainable "green" elements.

Completed Q4 2014.

COMPLETED PROJECT



Designed to LEED  
Gold Certification



# EXECUTIVE MANAGEMENT TEAM

## **Richard Santosky (President)**

Mr. Santosky is responsible for developing and executing all of Skycore's business objectives. He brings over 28 years of construction experience overseeing all aspects of design & construction for institutional clients and private developers in the New York City - Tri-State Region. Early in Mr. Santosky's career, he was employed at York Hunter Construction Services where he managed field work as an on-site Superintendent. During his five years with the firm he quickly moved through the ranks, advancing to Project Manager and later became Chief of Staff reporting to the COO. After York Hunter, Mr. Santosky's construction and management career continued at Hudson Meridian Construction Group, one of the region's largest construction services firms where, as the firm's first employee, he guided the growth of the company from inception. Starting with the firm as a Vice President and Project Executive, his responsibilities included business development & marketing, establishing and implementing company policies and procedures, as well as hiring, training and mentoring staff. In addition, Mr. Santosky was responsible for project oversight where he managed Design/Preconstruction and Construction teams which were responsible for developments from the conceptual phase through final punch-list and closeout. During his 11-year tenure with Hudson Meridian, he advanced to Executive Vice President and Principal at which point he oversaw company-wide project management and accounting. Following Hudson Meridian, Mr. Santosky teamed with private developers to guide them through all phases of project development and construction, leading ultimately to starting Skycore Builders in early 2019.

Mr. Santosky's construction expertise includes residential buildings, waterfront/marine/transportation related projects, landmark/historic renovations, commercial spaces, schools and emergency/disaster response in addition to his 18 years in the Army Reserve where he was an Engineer Company Commander and an Engineer Branch Chief. In all, the work that he has managed has totaled over \$4.1 billion in design & construction, 3.7 million+ SF of new & renovated space including more than 2,000 residential units ranging from high-end condos to market rate rentals. As a leader, Mr. Santosky has a history of success in delivering safe, high quality, on-time and on-budget projects. Known for a gritty determination and a winning spirit, Mr. Santosky has a record of setting realistic, achievable yet demanding goals. Through close monitoring, candid communication, attention to detail, good instincts, intense drive, strict adherence to deadlines and a refusal to fail, he has consistently achieved or exceeded these goals. As a former military commander, he is an effective collaborator and team player with the highest commitment to ethics.

Mr. Santosky earned a Bachelor of Science degree in Civil and Environmental Engineering from Clarkson University and is a graduate of the U.S. Army School of Engineering.

## **Richard Woolley (VP - Pre-Construction)**

Mr. Woolley began his career in the New York - Tri-State Area over 25 years ago. His experiences include pre-construction and procurement for some of the area's largest developers and projects where his focus has been on budgeting, bid leveling, contract negotiation and claim mitigation. He also has vast experience in managing field construction as well as project management on over 7,000 residential units. Notably he was responsible for the preconstruction/buyout through completion of the LEED-ND, \$850 million Harbor Point, Stamford, CT transit oriented, mixed-use development which included 13 building, over 4,500 residential units with associated roadways, infrastructure, parks, elevated parking structures, retail spaces and a school. Prior to joining Skycore, Mr. Woolley worked for some of the area's most notable general contracting and construction management firms including LRC Construction, Building & Land Technology, Hudson Meridian Construction Group, HRH Construction and York Hunter Construction Services.

Mr. Woolley holds a B.S. degree in Construction Management from Wentworth Institute of Technology and an A.A.S. degree in Civil Engineering Technology from SUNY Westchester.



# EXECUTIVE MANAGEMENT TEAM

## **Geoff Flournoy (Co-Chairman)**

Mr. Flournoy is responsible for overseeing all aspects of BRP's real estate activities including acquisition, finance, development, construction and property management. Mr. Flournoy's leadership has resulted in the completion of approximately \$1.1 Billion in real estate investments with over \$2.8 billion currently in development. Prior to co-founding BRP, Mr. Flournoy was a Vice President in AIG's Global Real Estate Investment Group. During his six year tenure with AIG, Mr. Flournoy was responsible for managing AIG's commercial real estate finance, investments and capital market activities within the Mid-Atlantic region, which included closing more than \$500 million in real estate transactions. Prior to AIG, Mr. Flournoy was a Vice President in the Finance Group at CS First Boston, where he was involved in the Firm's \$3 billion commercial paper financing program and related funding activities. Prior to CS First Boston, Mr. Flournoy held Senior Associate positions in Finance at Goldman Sachs and Salomon Brothers after graduating from business school.

Mr. Flournoy holds a Bachelor of Science degree in Business Administration from Northeastern University and a Master of Business Administration in Finance and Economics from the University of Chicago Graduate School of Business.

## **Meredith Marshall (Co-Chairman)**

Mr. Marshall is responsible for executing BRP's investment strategy including deal origination, acquisition, finance and development. He has also led the firm's strategic partnership initiatives such as the firm's decade long partnership with Goldman Sachs Urban Investment Group and BRP's active relationships with all of the New York City Agencies. Prior to co-founding BRP, Mr. Marshall was a Managing Director at Musa Capital Advisors, an emerging markets private equity and financial advisory firm based in New York City. Musa Capital managed a Separate Account for Kingdom Holding Africa, HRH's Prince Alwaleed Bin Talal's Investment vehicle for Sub-Saharan Africa. At Musa Capital, Mr. Marshall was instrumental in executing cross-border transactions including the \$37 million development of a mixed-use office complex and mall in Harare, Zimbabwe. Mr. Marshall also led successful investments in the Telecommunications and Financial Services sectors. Prior to Musa Capital Advisors, Mr. Marshall was a Senior Associate at Wasserstein Perella & Co., an investment banking firm based in New York City. While at Wasserstein, Mr. Marshall was an integral member of the firm's Telecommunications and Media, Mergers and Acquisitions practice, where he assisted in transactions exceeding \$15 billion.

Mr. Marshall holds a Bachelor of Science degree in Electrical Engineering from Boston University and a Master of Business Administration in Finance and International Business from Columbia Business School.

# 1881 STARR STREET QUEENS, NY \*

**Square Footage: 140,000 SF**  
**Unit Count: 130 Rental**  
**Cost: \$33,000,000**



1881 Starr Street is a 5-story, 140,000 SF, 138-unit high-end rental project located in the western Ridgewood neighborhood of Queens and five blocks from the Jefferson Street L-Train station. The building amenities include two roof top terraces, a state of the art gym, business center, a resident lounge and parking.



COMPLETED PROJECT

\* Performed by Executive Management Team prior to Skycore



# TRUMP PLAZA NEW ROCHELLE, NY \*

**Square Footage: 353,000 SF**  
**Unit Count: 196 Rental**  
**Cost: \$130,000,000**



The 353,600-square-foot Trump Plaza consists of 138,000 square feet of retail space on two levels at the base, topped with a 30-story luxury residential condominium tower. There are 187 residences with private parking for the residents provided on-site. In addition, the retail portion of the project is linked to New Roc City and its new modern parking garage by an enclosed pedestrian bridge.



COMPLETED PROJECT

\* Performed by Executive Management Team prior to Skycore

# THE CONTINUUM PHASE I & II WHITE PLAINS, NY \*

**Square Footage: 760,000 SF**  
**Unit Count: 561 Rental**  
**Cost: \$233,000,000**



The Continuum has a footprint of nearly 100,000 square feet with parking for hundreds of cars below ground and two residential towers above. The towers share a luxurious main lobby. Amenities include a pool, terrace, clubroom, fitness center, a sports simulator facility, and is within walking distance to Metro North railroad.



COMPLETED PROJECT

\* Performed by Executive Management Team prior to Skycore



# BANK STREET COMMONS, WHITE PLAINS, NY \*

**Square Footage: 495,000 SF**

**Unit Count: 501 Rental**

**Cost: \$100,000,000**

The Bank Street Commons project includes two, 20- story apartment buildings consisting of 501 total rental apartments. An amenities building which houses a pool and fitness room connects the two towers.



COMPLETED PROJECT

\* Performed by Executive Management Team prior to Skycore



# ATLANTIC STATION STAMFORD, CT\*

**Square Footage: 500,000 SF**

**Unit Count: 650 Rental**

**Cost: \$98,000,000**

Atlantic Station is a mixed use development featuring two 26-story towers with spectacular views of both the Long Island Sound and Manhattan. The center contains 40,000 SF of retail and restaurants, 650 apartments and parking for more than 800 cars. The center is conveniently located within walking distance to the Stamford Transportation Center and Interstate-95.



**COMPLETED PROJECT**

\* Performed by Executive Management Team prior to Skycore

# HARBOR POINT DEVELOPMENTS STAMFORD, CT

**Square Footage: 1,208,000 SF**  
**Unit Count: 1,078 Rental**  
**Cost: \$745,000,000**

Harbor Point is a redevelopment district located in the South End section of Stamford, Connecticut, and is currently one of the largest redevelopment projects in the nation. Several projects in the development include the Key, Beacon, Postmark, and Lockworks projects which comprise of 1,208,000 GSF with a total of 1,078 apartment units.



**The Key**  
**148,000 SF**  
**107 Rental Apartments**



**Postmark**  
**420,000 SF**  
**402 Rental Apartments**



**The Beacon**  
**270,000 SF**  
**240 Rental Apartments**



**The Lockworks**  
**370,000 SF**  
**329 Rental Apartments**

**COMPLETED PROJECT**

\* Performed by Executive Management Team prior to Skycore



# PUBLIC WORKS

Our team has successfully completed projects in partnership with many New York City/State and Federal public agencies which include prevailing wage jobs and substantial reporting. Those agencies include:

- New York City Housing Authority
- New York City Department of Housing Preservation and Development
- New York City Housing Development Corporation
- New York City Department of Homeless Services
- New York City Department of Design & Construction
- New York City Department of Parks & Recreation
- New York City Police Department
- Hugh L. Carey (New York State) Battery Park City Authority
- FEMA Federal Emergency Management Agency
- United States Army Corps of Engineers



# In The News

# THE REAL DEAL

REAL ESTATE NEWS

**D  
D  
C** design  
develop  
construct  
JOURNAL



## Building Better for a Better Community.

## Delivering Across New York

### Building Better for a Better Community

Residential construction company launches a series of mixed-use developments in New York



#### Skycore Builders

PRESIDENT  
Richard Scorsby

LOCATION  
New York, New York

Skycore Builders is building in New York with its latest construction project, Archer Towers I. The project is just one in a pipeline of many that Skycore has planned for this year.

The mixed-use Archer Towers I development will offer 300 apartments for households of various incomes as well as 331 below-grade parking spots and retail space on the ground floor. The first of two planned towers on the site will be 342,000 square feet with a height of 23 stories. The development is within walking distance to Jamaica Terminal, one of New York's busiest transit hubs.

### Delivering Across New York

New York is building from the ground up. Skycore Builders is building across New York.



#### Skycore Builders

PRESIDENT  
Richard Scorsby

REGIONAL ADMINISTRATION  
Charlotte, North Carolina

VICE PRESIDENT/OPERATIONS  
Rob Whitley

LOCATION  
New York, New York

Leveraging its expertise in New York Tri-State residential construction, local contracting firm Skycore Builders is underway on just under \$1 billion worth of construction projects. The company broke ground on four large-scale developments in the past year and a half, each of which is bringing much-needed housing and high-quality amenities to New York.

The explosion in Skycore's portfolio is enormous, propelling the company's growth and solidifying its relationship with partner S&P Companies, which is developing all of Skycore's current projects. As they navigate industry challenges with the goal of producing



[www.skycorebuilders.com](http://www.skycorebuilders.com)

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Grenadier Realty Corp. ("GRC Management") is a full-service property management firm with a portfolio of 75 developments and 7,299 apartments. Operating primarily in the New York Metropolitan Area, GRC provides a full range of real estate management services, from on-site administration, accounting, construction management, purchasing and capital budgeting to resident initiatives and community relations programs. Our portfolio is quite diverse from affordable housing (Section 8, Section 202, Low-Income Housing Tax Credit) to several thousand rent stabilized rentals. At the present, GRC manages 8 HPD administered Mitchell-Lama developments containing 2,700 apartments and 28 low-income housing tax credit properties containing over 2,400 units.

Our client base is equally diverse. We manage properties for private owners, institutional clients, governmental agencies, as well as those owned by not-for-profit groups. Some of our clients include Blackstone, SKA Marin, Settlement Housing Fund and BRP Development.

Since our inception, many developments have been added to our management portfolio by owners who have selected us specifically to improve their bottom line, restore value to their properties and provide an enhanced quality of life for their residents. Our success, continued growth and long-term client base are the direct result of our creative foresight and our ability to improve the cash flow and physical condition of the properties we manage.

Our management approach is bottom-line oriented. We work with property owners to establish goals and priorities and develop appropriate budgets for each property. We then work to stay within each property's budget, controlling costs in such areas as apartment vacancies, staffing and overtime. Maintenance staff is supervised to ensure that the properties and public areas are meticulously maintained. Our Collections Department is proactive in seeking payment of monthly rents from tenants before costly legal fees are incurred. Rents are collected through a bank lockbox and our central office processes lease renewals and all vendor invoices and payments.

We bid competitively, often using requirements contracts, and we negotiate the best prices for goods and contractual services. We have a proven record in overseeing hundreds of millions of dollars in major capital improvements, including such work as facade repairs, window, roof and boiler replacements, elevator upgrades, apartment, lobby and hallway renovations, new playgrounds and landscaping.



We rely on the wide range of technical knowledge, skill and expertise of our employees, many who have been with us since our inception. Our staff of housing professionals is particularly expert in working with Federal, State, and local government regulations and requirements. Working with owners, our technical staff performs pre-REAC inspections and identifies specific areas to be corrected to ensure the highest passing grades.

Our 100+ professionals are organized into specialty departments that include property managers, financial accountants, computer personnel, sales and leasing agents, rent collections, voucher and recertification staff, resident relations/community affairs specialists, maintenance and technical staff, purchasing personnel and risk management experts.

### Our Management Team

Key personnel include:

- **Ryan E. Moorehead**, President & CEO, a multifaceted executive known for his leadership of teams and facilitating change within an organization from affordable housing to large scale development projects in urban and suburban markets.
- **Warren Harr**, Director of Operations a seasoned professional with over 30 years of experience oversees Property Management and supervises a team of Property Managers and District Managers.
- **Carl Leung**, CPA, Chief Financial Officer oversees accounting, finance and risk management and has over 20 years of experience in affordable housing, residential and condominiums, commercial and industrial real estate.
- **Pat Lorusso**, Director, Construction and Technical Services, has been with GRC for 25 years and has overseen more than \$1 billion in construction projects over his career, consistently manages multiple projects, and runs transparent bid processes.

Working together with owners and site personnel, our:

- Marketing, Rental/Recertification and Voucher Departments perform tenant income and occupancy certifications for all applicable Federal and State programs including Section 8, Section 202, RAP, RAD and Low-Income Housing Tax Credits and process RAP and Section 8 vouchers to insure timely subsidy payments from government agencies.

- Property and District Managers perform building inspections particularly as they relate to condition assessments, staffing, building wide systems replacements and apartment renovations.
- Construction and Technical Services prepares all bid specification documents (including requirements contracts) and solicits bids for contractors, vendor services and supplies to provide the best possible product at the lowest cost, oversees capital budgets, and manages capital projects.
- A Billing Department processes rent stabilization lease renewals, major capital improvement (MCI) rent increases and annual rent registrations for thousands of rent stabilized units.
- Risk Management Department reviews and places insurance coverage, handles claims administration and provides training and recommendations for loss prevention.
- Human Resources/Labor Relations Department undertakes union negotiations and assists in evaluating on site employee performance and determining appropriate staffing levels.

### **Our Management Approach**

Upon assuming management of a property, GRC utilizes each of its departments to undertake systematic reviews of existing staffing levels, operations and procedures with the objectives of maximizing collections, identifying cost reductions to improve the property's bottom line and enhancing the quality of life for residents. Our comprehensive review focuses on:

- The duties, responsibilities, staffing level, productivity and compensation of the property's maintenance staff.
- The structure, staffing level and productivity of the administrative support staff.
- Labor contracts.
- Collection procedures and attorneys' fees; review of all accounts in arrears and appropriate actions to be taken.
- Compliance with all governmental programs, regulations and requirements.
- Existing vendor contracts and vendor performance, including contracts covering Elevator Maintenance, Exterminating, Laundry Room Equipment, Cable TV, etc.
- Insurance coverage and premiums.
- Energy efficiency of existing building systems.

## Asset Management

GRC brings an owner's perspective to each of our properties, which we call ACTIVE PROPERTY MANAGEMENT. We constantly strive to maximize asset value and performance. GRC offers a pro-active approach to satisfy the immediate and long-term goals of our clients and create a better quality of life for residents.

## Energy Consulting

GRC has been an industry leader in managing fuel costs and obtaining government grant funds for energy-saving improvements. We have experience managing large mixed-use developments that have their own energy plants and we were among the first to implement co-generation systems in our properties.

- GRC Management is the largest recipient of New York State Energy Research and Development Authority (NYSERDA) energy grants, securing more than \$30 million in energy improvements and enhancements for our properties.
- As the first management firm to secure funds from NYS Weatherization Assistance Program (WAP) for government-assisted housing, a dozen of our properties have received several million dollars in grant funds for energy conservation improvements (new windows, burners/boilers) and heat distribution control systems.
- Working with Citizens Energy/Citgo's Oil Grant Program, we were successful in obtaining almost \$2.5 million in oil grants for twelve of our properties that met the program's low-income guidelines. About two-thirds of these grant funds were provided directly to individual residents as rent credits; the balance was used for the installation of energy efficient lighting, Energy Star refrigerators, cogeneration equipment upgrades, energy management systems and heating system upgrades.
- Eighteen GRC developments have been enrolled in the Independent System Operator (ISO) Electricity Curtailment Program receiving close to \$1,000,000 in payments for their participation.
- And finally, we have saved owners millions of dollars through the bulk purchasing of fuel. Additional savings have also been generated by buying natural gas competitively from the market instead of relying on standard fuel sources and paying regular utility rates.



### Construction Management and Technical Services

GRC's Technical Services Department, comprised of a team of experts, have over the past ten years overseen and supervised hundreds of millions of dollars in major capital improvement projects for:

- Brickwork and facade repairs
- Roof replacements
- Window replacements
- Lobby and hallway renovations
- Individual apartment renovations
- Elevator upgrades
- Electric riser upgrades
- Heat and hot water riser upgrades
- Power plant upgrades

GRC's experience in the field of affordable housing is unparalleled. GRC Management is built on a tradition of continued innovation and excellence. Whether market rentals or condominium associations, we create a better quality of life in all our properties. We set the standard for real estate management every day.

# COMPANY OVERVIEW

## Overview Summary

A specialty civil engineering firm of Licensed Professional Engineers and LSRPs, SESI Consulting Engineers provides value-driven engineering for owners, developers and the construction industry. Through execution of a comprehensive, coordinated approach, SESI manages projects from concept through completion. Our staff maintains close, continuous contact with clients while utilizing project-specific, construction-focused techniques to provide functional and economical solutions.

## Background

Established in 1976, SESI has earned an excellent reputation for providing comprehensive Geotechnical, Environmental, and Land Development Civil engineering services. Headquartered in Parsippany, New Jersey, SESI offers a broad spectrum of civil engineering services. Our facility includes complete CADD services and computer modeling capabilities. The firm serves commercial, industrial, manufacturing and chemical companies, developers and government agencies throughout the Northeast region of the United States.

We are currently licensed in many states including Connecticut, Florida, Indiana, Maryland, Massachusetts, Missouri, New Jersey, New York, Pennsylvania, and Virginia.

## Representative Clients

- Cappelli Enterprises, Inc.
- CSR Group
- FedEx
- George A. Fuller, Inc.
- Ginsburg Development Companies, LLC
- The Hartz Group, Inc.
- KTR Capital Partners
- Lennar
- The Morris Companies
- National Resources
- Panattoni Development Company
- Ports America
- Roseland Properties
- Toll Brothers
- Viridian Partners

## Mission

SESI's mission is to advance the success of our clients by approaching every project as a partnership. We aim to encourage a culture that values solutions, excellence, service, and integrity.

# SERVICES OVERVIEW

## Geotechnical

- Dewatering Systems
- Pavement Failure Evaluations
- Tidal Marsh Construction
- Subsurface Investigation and Analysis
- Foundation Design
- Specialized Instrumentation
- Field Quality Control Testing
- Laboratory Soil Testing
- Slope and Rock Stabilization Engineering
- Pavement Design
- Conventional Deep Foundations
- Surcharging
- Soil Stabilization/Modification
- Expert Services
- Retaining Walls
- Forensic Engineering & Expert Witness Testimony
- Dynamic Compaction Engineering
- Alternative Deep Foundations—Geopiers, Rigid Inclusion
- Alternative Soil Improvement Techniques

## Environmental

- Licensed Site Remediation Professionals (LSRPs)
- Fill Source Sampling & Evaluation
- Property Transfer – Phase 1, PAR Reports, & N.J. ISRA
- Environmental Site Assessment & Due Diligence
- Remedial Design & Engineering
- Site Remediation Oversight
- Groundwater Investigations & Remediation
- Brownfield Site Redevelopment
- Landfill Engineering & Closure
- Environmental Compliance
- Regulatory Permitting & Compliance
- Geologic and Hydrogeological Studies
- Wastewater Management Planning
- Subsurface Disposal Investigations & Design
- Disposal Investigations & Design
- Construction Dewatering & Seepage Studies
- Forensic Investigations & Expert Witness Testimony
- Treatability Studies
- Sediment Stabilization

## Site-Civil

- Stormwater Management
- Watershed Management
- Special Hydraulic Modeling
- Dam Design & Rehabilitation
- Wetland Delineation
- Landscaping Design
- Groundwater Mounding Analysis
- Site Assessments & Evaluations
- Feasibility Studies
- Site Designs, Plans & Specifications
- Regulatory Approvals & Land Use Entitlement



# Geotechnical

Dewatering Systems  
Pavement Failure Evaluations  
Tidal Marsh Construction  
Subsurface Investigation and Analysis  
Foundation Design  
Specialized Instrumentation  
Field Quality Control Testing  
Laboratory Soil Testing  
Slope and Rock Stabilization Engineering  
Pavement Design  
Conventional Deep Foundations  
Surcharging  
Soil Stabilization/Modification  
Expert Services  
Retaining Walls  
Forensic Engineering & Expert Witness Testimony  
Dynamic Compaction Engineering  
Alternative Deep Foundations—Geopiers, Rigid Inclusion  
Alternative Soil Improvement Techniques

## NJDEP UST & DBC Certified

Since its inception in 1976, SESI has provided value engineering redesign for a multitude of construction projects – getting projects back on track and saving clients millions of dollars.

SESI's recommendations for foundation design and subsurface work are practical, economical, and sound. SESI believes that state-of-the-art technology and creative thinking can provide innovative, workable solutions both in project planning stages and during construction.

Staff members of SESI hold graduate degrees in civil engineering, with specialties encompassing all facets of earth science. SESI's experience covers a wide range of projects from cofferdams, deep excavations, and dewatering systems to pavement failure

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Soils Engineering Services, Inc. (New Jersey and all other states).

evaluations and tidal march construction. Over the years, SESI's engineers have successfully applied techniques such as:

- **Design of Shallow Foundations Over Soft Soils**
- **Excavation & Controlled Fill Using Unconventional Fill Materials**
- **Dynamic Compaction of Uncontrolled Fills & Sanitary Landfills**
- **Surcharge Preloads for Reduction of Post-Construction Settlement**
- **Ground Freezing for Control of Unstable Soils**
- **Deep Foundation Applications\***

## Initial Studies

At all levels of complexity, from initial planning to troubleshooting construction problems, SESI begins with a thorough review of existing data. If necessary, SESI collects additional subsurface information to fill in the gaps.

## Custom Tailored Scope of Study

Recommendations based on field information and laboratory analyses are thoughtfully developed and formulated with the specific project in mind. SESI findings are then reported in a format most appropriate for the project.

SESI participation often continues through planning project direction, preparing cost estimates, and coordinating the bidding process.

## Construction

Whether retained by owner, architect, or contractor, SESI has a track record of providing technically sound and economical foundation solutions through:

### REVIEW OF CONTRACT AND DESIGN DOCUMENTS

Often, SESI can suggest changes in procedure or design when a different approach would be more effective.

### FULL AND PART-TIME FIELD SUPERVISION

Some of the greatest cost / time savings experienced by clients has come from their choice to have SESI provide field supervision during construction.

Subsurface conditions are frequently far from uniform. Unexpected conditions can generate unexpected construction problems. In some cases, the nature of the changed condition permits quick, in-the-field solutions; but, in other cases, additional study and design modifications are necessary. Although no one wants a problem, discovering and dealing with unexpected problems early in the project always minimizes time delays and cost increases.

Even when conditions are exactly as anticipated, engineered quality control of methods and materials is essential to obtaining a first-rate finished product.

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\* Steel and timber piles, pre-cast and cast-in-place concrete piles, caissons, drilled piers, pressure-injected footings, dynamic compaction.

# Environmental Engineering

SESI offers a comprehensive list of environmental engineering and geohydrological services designed to meet your needs whether you have one specific soil or groundwater concerns or seek a comprehensive, coordinated analysis and remediation of a problem with more extensive ecological impact.

SESI provides a complete team of professional engineers, geologists and hydrologists experienced in a full range of services including:

- Licensed Site Remediation Professionals (LSRPs)
- Fill Source Sampling & Evaluation
- Property Transfer – Phase 1, PAR Reports, & N.J. ISRA
- Environmental Site Assessment & Due Diligence
- Remedial Investigation
- Remedial Design & Engineering
- Site Remediation Oversight
- Groundwater Investigations & Remediation
- Brownfield Site Redevelopment
- Landfill Engineering & Closure
- Environmental Compliance
- Regulatory Permitting & Compliance
- Geologic and Hydrogeological Studies
- Wastewater Management Planning
- Subsurface Disposal Investigations & Design
- Disposal Investigations & Design
- Construction Dewatering & Seepage Studies
- Forensic Investigations & Expert Witness Testimony
- Treatability Studies
- Sediment Stabilization

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# Site-Civil

**Site Assessments & Evaluations**  
**Feasibility Studies**  
**Site Designs, Plans & Specifications**  
**Stormwater Management**  
**Watershed Management**  
**Special Hydraulic Modeling**  
**Dam Design & Rehabilitation**  
**Wetland Delineation**  
**Landscape Design**  
**Groundwater Mounding Analysis**  
**Regulatory Approvals & Land Use Entitlement**

SESI Consulting Engineers offers a diversity of civil engineering and land planning services designed to meet the needs both of clients who have one specific planning concern and clients seeking a total, coordinated approach from project inception to project completion.

We at SESI believe that close and continued client contact is integral to successful, expeditious project completion. Our construction-focused use of established and innovative design techniques can produce functional, economical, and attractive results.

## Site Assessments & Evaluations / Feasibility Studies

An initial site evaluation defines the advantages and limitations of a site in terms of the proposed construction. Often this study uncovers potential site-specific problems before they become items of major expense down the road.

Normally included in the study are:

- **Review of Zoning Requirements**
- **Analysis of Storm Drainage Conditions / Grading Requirements**
- **Topographic, Geologic, Wetlands & Subsurface Review**

SESI's initial evaluation emphasizes those aspects that have the greatest impact on time and cost. Factors having a limited effect on feasibility and cost are studied only after it is reasonably certain the project is a "go."

## Site Designs, Plans & Specifications

A good site design includes an intelligent evaluation of existing conditions, a knowledge of construction procedures, and an ability to implement new products, techniques, and technologies.

Each SESI design team includes a Professional Engineer. As a result, SESI's designs are attractive and functional.

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## Site Designs: Technically Correct, Economically Feasible

Regulatory approvals have become increasingly more complex. SESI provides the specific studies (such as storm drainage and traffic) needed to meet the requirements of individual agencies. And, because time is money, SESI uses its technical expertise and familiarity with agency policy and procedure to assist in securing timely approvals.

## Environmental Impact Studies / Wetlands Applications

The need for environmental reviews and permits must be assessed and incorporated in early project design stages if positive aspects are to be enhanced and adverse aspects are to be minimized.

When SESI prepares a wetlands or environmental application (or study), it incorporates not only a knowledge of environmental requirements, but also experience and expertise in engineering and imaginative, cost-effective design.

## Water Resources Engineering

SESI professionals recognize the water management requirements necessitated by the increasing population density and land development. SESI offers expert technical assistance in evaluating individual site requirements and in systematically planning both structural and non-structural measures to ensure that these requirements are met.

At SESI, we combine innovative experience and practical application of watershed-based planning techniques in order to produce comprehensive solutions for water resource projects.

Our team of licensed Professional Engineers provides efficient, cost-effective solutions including:

### Stormwater Management

- Detention / Retention Pond System Design
- Soil Erosion & Sediment Control
- Urban / Suburban Runoff Hydrology
- Stormwater Treatment
- Green Infrastructure
- Groundwater Mounding Analysis

### Special Hydraulic Modeling

- Dam Hazard Classification
- Dam Breach Analysis
- Flood Plain Delineation
- River Restoration
- Scour Analysis
- Dam Design
- Dam Rehabilitation

### Watershed Management

- Drainage Basin Master Plan
- Non-Point Source Management
- Watershed & River System Modeling

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**PROJECT:**

# Harbor Square at Ossining

**LOCATION:**

Ossining, NY

**DEVELOPER:**

Ginsburg Development  
Companies LLC

**SERVICES:**

Geotechnical,  
Environmental, Water  
Resources

**PROJECT SUMMARY:**

SESI's work on the Hudson River Waterfront, developed by Ginsburg Development Companies LLC (GDC), won a Metro BCA award for the engineering design of a brownfield redevelopment for a mixed use project. Along the riverside in the village of Ossining, SESI collaborated with GDC on the design of a new public park which includes an outdoor theater area with space for entertainment, and a large grassed lawn area for seating. An accessible playground area was built with several seating areas, all secured with a stone wall and decorative fencing. A kiosk for serving light snacks and a public rest room were also incorporated.

The redevelopment includes a publicly accessible riverfront promenade, public park, and playground providing spectacular views of the Hudson River, the Palisades, and the monumental sculptures that have been installed. The park has a small beach area, kayak launch, and a newly constructed paver walk providing access from the train station to the ferry dock. This waterfront development also included the stabilization of the shoreline with an armor stone rock revetment.

The project site is in the New York State Brownfield Cleanup Program (BCP) and was originally a petroleum tank farm which required extensive remediation including source removal (UST's), soil excavation and removal, pumping of groundwater and installation of a site-wide capping system. A passive vapor extraction system was designed and installed in the structures. A floodplain development assessment was completed that included a no-adverse-impact analysis. To help with stormwater management, catch basins and Contech Vortechs devices were used to capture and treat runoff from the roof and parking areas. The residential building was constructed on piles and the restaurant on spread footings following surcharge. Site Design and Permitting, Geotechnical, and Environmental design services were performed by SESI Consulting Engineers, DPC. SESI also provided full-time construction observation during the environmental cleanup and building/site construction.







PROJECT:

# Residential

## PROJECT SUMMARY:

### LOCATION:

Peekskill, NY

### SERVICES:

Geotechnical

Environmental

Site Civil

The Brownfield Cleanup Agreement was signed in mid-2019 for this 1.5-acre property referred to as the Charcoal Tablet Mill Site. In 2022 it received an unrestricted Certificate of Completion. The finished property will be affordable housing residential units, currently surrounded by commercial properties, woods, and a brook on its south border.

It was a combined effort among SESI's environmental, geotechnical, geo-structural, and site civil departments to make the remediation of this challenging project a success. The SESI team encountered every possible roadblock in completing an unrestricted Tack 1 clean-up for this property.

Between the 1830s and the 1950s, the property uses included a facing mill, charcoal tablet manufacturing, and a plaster mill. After its discontinuation in the '50s the buildings were demolished, and the site has sat unused since.

Site history, proximity to the brook, and the topography were a few of the challenges encountered to complete the remediation. The SESI environmental and geo-structural teams worked together to develop the Remedial Action Work Plan (RAWP) to safely remove the contaminated soils at the property, which had elevation changes of more than 60 feet over a span of 100 feet within the northeastern corner of the site. A combination of permanent and temporary support of excavation (SOE) systems were designed to remove all the contaminated soils within the property border, support Main Street on the higher northern side of the site, permanently support the cut slope behind the future building, and support the building loads. In addition, retaining walls and SOE were designed for a nearby building used for the local community activities.

The stormwater pollution prevention measures and inspections were of special importance because of the historically protected brook that runs just at the property border. Archeological surveys were conducted prior to any ground intrusive work to protect any possible historic artifacts from the Site historic uses.

Plans were created with Green Remediation in mind. Defined in NYSDEC DER-31, Green remediation is "the practice of considering all environmental effects of remedy implementation and incorporating options to minimize the environmental footprint of cleanup actions." The approach is intended to improve the overall sustainability of the remediation by promoting the use of more sustainable practices and technologies. Green Remediation practices and technologies are less disruptive to the environment, generate less waste, increase reuse and recycling, and emit fewer pollutants, including greenhouse gases, to the atmosphere. This plan included:

- Eliminated idling vehicles and equipment when possible; reducing emission of greenhouse gases contributing to climate change
- Operation of particulate detectors to monitor and minimize dust export of contaminants
- Operation of VOC detectors to monitor and minimize VOC exposures
- Use of silt fencing and screening to prevent water export of contaminants
- Excavation of soils in coordination with the property redevelopment efforts; integration of the remedy with the end use, and
- Conducting planned sampling events simultaneously to maximize level of efforts while traveling to/from the Site (economy of scale implementing multiple sampling events)



**PROJECT:**

# Former A.C. Dutton

**LOCATION:**

Poughkeepsie , NY

**DEVELOPER:**

The O'Neill Group

**SERVICES:**

Environmental

Geotechnical

**PROJECT SUMMARY:**

This project is in the Brownfield Clean-Up Program (BCP) of the New York State Department Environmental Conservation (NYSDEC). It consists of remediating a previous industrial property in order to make it safe for residential development. Five buildings are planned for this site in addition to a greenway park area that runs along the Hudson River at the edge of the property.

SESI was the consulting environmental engineer for the site. SESI designed the dynamic compaction and the surcharge settlement of the Site. We completed the environmental clean-up, managed the sampling, and observed the importation of approximately 120,000 cubic yards of clean fill to the site. The site was remediated in three stages: the main site with the buildings and two greenway parks. SESI successfully completed the remediation of all three sites. SESI filed the final engineering report and site management plan for all three sites in a timely manner to receive a certificate of completion (COC) from the NYSDEC for the main site, which allowed the client to receive tax rebates on time.





PROJECT:

# Centre Ave

LOCATION:

New Rochelle, NY

SERVICES:

Geotechnical

Environmental

PROJECT SUMMARY:

Just blocks away from the New Rochelle train station, this property offers luxurious amenities for the 530+ apartments. The two 28-story towers replace an electroplating/metal finishing business that was in operation between 1971 and 2018. Due the impacts of this type of work, the property entered into a Brownfield Cleanup Agreement mid-2019 for a conditional Track 1 clean-up.

SESI's geotechnical and environmental services worked efficiently as the property was undergoing remediation and Support of Excavation (SOE) work. This synergy also helped in developing the groundwater remedy. Borehole geophysics and a geotechnical investigation were used to identify the fractures and water/contaminant bearing zones within the rock strata.

The groundwater (GW) remediation involved the treatment of dense non-aqueous phase liquid (DNAPL) in fractured gneiss bedrock in addition to a mix of contaminants (per- and polyfluoroalkyl substances [PFAS], petroleum hydrocarbons, metals and 1,4 dioxane) within limited space. SESI conducted the injection remediation while the building foundations were being constructed. The historic discharges included chlorinated solvents (1,1,1 Trichloroethane), petroleum hydrocarbons, PFAS, 1,4 dioxane, and metals, which all resulted in GW levels that exceeded the NYS GW standards by several orders of magnitude in certain cases. The property consisted of a 100x200 foot lot, and the treatment area was limited to 100x100 foot with a shallow bedrock at 10-15 foot below existing grade.

SESI evaluated several different remedial options and determined in situ chemical oxidation (ISCO) followed by the injection of a permeable reactive barrier (PRB) to be the most effective and economical for treating the site contamination. The approach involved applying PersulfOx® as ISCO to reduce the high concentration of organic contaminant mass at the bedrock source zone, followed by injection of PlumeStop® as a PRB to treat PFAS and prevent residual contaminant migration beyond the site boundary.

The applied remedy reduced groundwater contaminant concentrations by more than 95 percent and substantially reduced the mass flux at the property boundary. The successful remedial effort earned the site a Certificate of Completion (COC) through New York State's Brownfield Cleanup Program, facilitating the new development in this commercially valuable area.

Engineering controls to mitigate the potential for vapor intrusion were also prescribed for the building.

SESI is proud to be part of the cleanup efforts across New York State. In 2022 SESI Consulting Engineers was responsible for 14% of all COCs in the New York State Brownfield Cleanup Program.







**PROJECT:**

# 1510 Broadway

**LOCATION:**

Brooklyn, NY

**DEVELOPER:**

Macquesten

**SERVICES:**

Geotechnical  
Environmental

**PROJECT SUMMARY:**

Remediation completion of the 1510 Broadway Dry Cleaner site (the “Site”) paved the way for development of a new, transit-based affordable housing development in the Bedford-Stuyvesant area of Brooklyn. Owned by the city of New York, the property had sat vacant since approximately 1987. At one time, it was home to a dry cleaner, and an initial investigation identified historic fill at the Site. During the remedial investigation contaminants including pesticides and polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs) and metals were identified above the New York Restricted Residential Soil Cleanup Objectives (RRSCOs). In addition, hazardous lead levels were found in soils with underlying hazardous compounds. Chlorinated volatile organic compounds (CVOCs) (e.g. PCE and chloroform) and metals were identified in groundwater. The aquifer consists of ≥100-foot-thick sandy layer overlain with 10-15 ft of historic fill. CVOCs<sup>1</sup> were also identified in the Site’s soil vapor.

During the remedial action, two underground storage tanks were identified. The tanks were cut open, cleaned, removed, and investigation of the soil beneath them revealed PAHs, metals, pesticides, and VOCs. The soil remedy consisted of excavation and off-site disposal of all contaminated soils to achieve a NY Track 1 clean-up to unrestricted soil cleanup objectives. A support of excavation system in the form of king piles and lagging was installed along the sidewalls for structural stability of the excavation and to prevent impact to off-Site structures.

To remediate the groundwater, a permeable reactive barrier (PRB) consisting of in-situ chemical reduction process was installed. To address PCE and chloroform impacts migrating onto the site from the northeast and leaving the site from the southwest, SESI drilled borings, injected a solution of S-MicroZVI to form a PRB along the upgradient and downgradient boundaries of the Site to destroy contaminants entering and leaving the Site. Post-injection testing identified a decrease in groundwater concentrations of PCE and chloroform, demonstrating the positive impact of the treatment. Groundwater monitoring activities to assess the effectiveness of the S-MicroZVI will continue until residual groundwater concentrations are consistently below the Ambient Water Quality Standards. In addition, SESI designed a sub-slab depressurization system that was installed under the building foundations.

April 2023, the project site was awarded the 2023 Big Apple Brownfield Award for Innovative Remediation. This award acknowledges a brownfield project that has had the most significant improvement in public health and environmental protection and used or developed innovative means in conducting a brownfield remediation by utilizing creative remedial technology, project financing and/or project marketing techniques.

<sup>1</sup> 1,3-butadiene, acetone, benzene, carbon disulfide, chloroform, chloromethane, cyclohexane, methyl ethyl ketone, n-heptane, n-hexane, tetrachloroethylene, toluene, trichloroethene, and trichlorofluoromethane



**PROJECT:**

# River's Edge

**LOCATION:**

Sleepy Hollow, NY

**DEVELOPER:**

National Resources

**SERVICES:**

Site Civil



**PROJECT SUMMARY:**

This location in Sleepy Hollow, NY included a 56-unit luxury residential building with an attached restaurant overlooking the Hudson River. The overall site layout and building construction exemplifies the quality craftsmanship and progressive design practices inherent to Hudson Harbor.

For decades prior to redevelopment of the property, the site was the location of the Castle Oil Terminal facility that housed above-ground fuel tanks and distribution pipelines.

River House is an exciting addition to the riverfront communities of Sleepy Hollow and Tarrytown. The riverfront promenade extension along the Hudson River shoreline provides an important link connection from Kingsland County Park to the Hudson Harbor Riverwalk. This waterfront development also included the stabilization of 200 feet of shoreline with an armor stone rock revetment, the reconstruction of a pier, and a kayak launch with spectacular views of the Hudson River and the Palisades.

The site's redevelopment plan included a Vortechs mechanical treatment device to clean surface runoff from paved surface parking lots. Also, a Tideflex backflow preventer device was installed to prevent tidal surges from the Hudson River backing through the storm pipes into the development.

The Site Engineering Design, State Agency Permitting, and Geotechnical design services were all performed by SESI Consulting Engineers. In addition, SESI provided full construction observation during the building and site construction. Structural Workshops assisted in the design of the reconstructed public pier.



## FUAD DAHAN, PhD, PE, LSRP

### Principal



#### EDUCATION

2002 - Ph.D. Environmental Engineering; Purdue University, W. Lafayette IN  
1997 - M.S. Chemical Engineering; Drexel University, Philadelphia PA  
1994 - B.S. Chemistry; American University of Beirut, Beirut Lebanon

#### PROFESSIONAL REGISTRATIONS

Professional Engineer - State of New Jersey (# 24GE05012100)  
Professional Engineer - State of New York (# 090531)  
Licensed Site Remediation Professional (# 629363)  
Member of the American Society of Civil Engineers  
Member of the Green and Sustainable Remediation Committee of the Interstate Technology & Regulatory Council

#### EXPERIENCE

Dr. Fuad Dahan joined SESI in 2013 as a Senior Project Engineer. He has over 18 years of environmental engineering expertise and diverse experience including environmental treatment system applications, design, research and monitoring. He has worked on federal, state, and private projects. He managed multi-million-dollar projects and programs for large corporations including Fortune 500 companies.

While at SESI, Dr. Dahan has managed several New York Brownfield Clean-up projects from initial site characterization through obtaining a Certificate of Completion (COC). He also managed New Jersey brownfield and landfill development projects.

Prior to joining SESI, Dr. Dahan worked at Leidos (previously SAIC) where he was the company lead in green remediation. He was the lead environmental engineer on federal and private superfund sites where several in-situ remediation technologies were implemented. He also managed a multi-million-dollar program to treat industrial wastewater at federal facilities.

Prior to SAIC, Dr. Dahan worked at URS Corp on the multiphase implementation of remedial action for a multi-million-dollar project, that included the construction of several remedial systems.

Dr. Dahan received his Bachelor's degree from American University of Beirut, his Masters in Chemical Engineering from Drexel University and his Ph.D. in Environmental Engineering from Purdue University. He is a Licensed Professional Engineer in New Jersey and New York, as well as a Licensed Site Remediation Professional in New Jersey.

#### REPRESENTATIVE PROJECTS

**Concord Hotel and Resort - Sullivan County, NY:** Completed the remediation of a 25-acre Brownfield site. The remediation work included the design of the cap, treatment of DNAPL and LANPL plumes in the groundwater. The project was completed including the NYSDEC required documentation to receive a Certificate of Completion (COC).

**Runnells Landfill - Berkeley Heights, NJ:** Led the environmental clean-up of the 6-acre construction and debris landfill, to develop the landfill into a hotel. The work included the removal and the disposal of the landfill material to bring the site to grade. It involved the design of a venting system that will underlie the hotel building and the design of the new capping system in accordance with the NJDEP requirements.

**AC Dutton Lumber Yard - Poughkeepsie, NY:** Completed the remediation of an 11-acre Brownfield site that will be developed for residential/commercial and recreational use. The work included the design of the cap and the completion of the NYSDEC required documentation to receive a Certificate of Completion (COC).



**Joint Base - McGuire Dix Lakehurst, NJ:** Instrumental in the remediation of three Operable Units at the Joint Base. The work included investigation of the three operable units to determine the nature and extent of remediation. It also included the design of remedial strategies that included in-situ remediation technologies, excavation, and ex-situ remediation.

**Science Applications International Corp (SAIC or Leidos) - Fairfield NJ:** Led the remedial design for RCRA sites—which are part of an Air Force Base—that were impacted with chlorinated and petroleum VOCs, Metals, and SVOCs. Conducted the Feasibility Study that developed the remediation strategy for impacted soils, groundwater, and sediments. Conducted treatability study examining in situ chemical oxidation (ISCO) as treatment technology for soils and groundwater. The treatability study developed mass balances for the contaminants in the solid, water and gas phases to track the oxidation by-products. Conducted bench scale and pilot scale studies for industrial water treatment system. Scaled up the treatment system from a pilot to full-scale application. Developed a treatment strategy of benzene and chlorinated VOC co-mingled plumes.

**Holston Army Base - Kingsport, TN:** Project manager for the implementation of three innovative technologies to treat the industrial wastewater. Coordinated with researchers at the Stevens Institute of Technology to design bench and pilot scale tests to test the treatment technologies. Led the design of the full-scale implementation of the technologies.

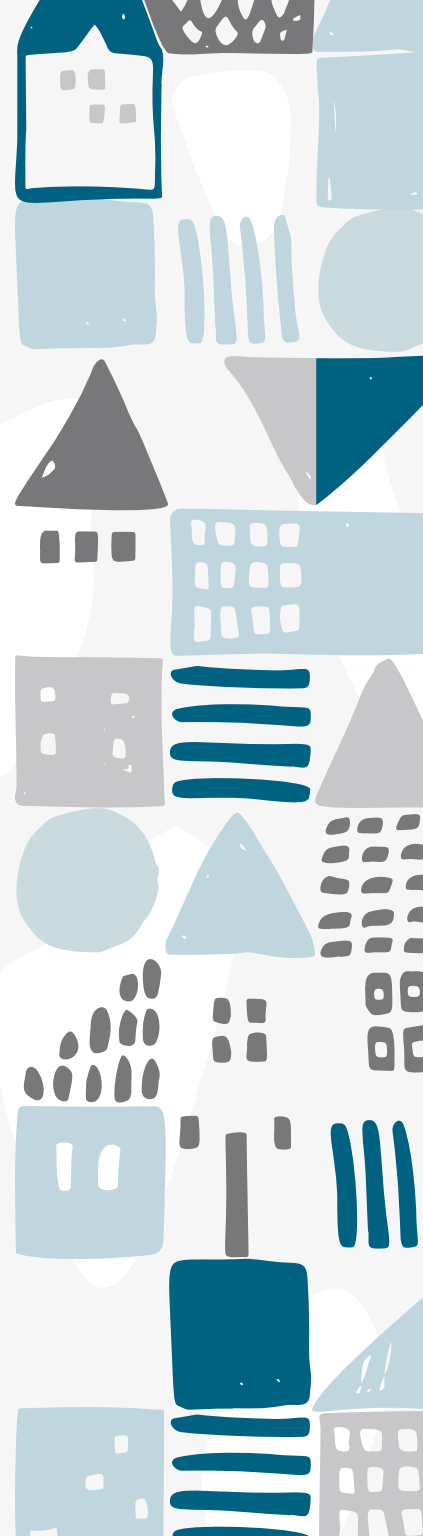
**Brown & Caldwell - Allendale NJ:** Designed remedial action for an actively occupied facility and conducted efforts to generate feasibility studies to remediate tetrachloroethylene (PCE) impacted groundwater for ISRA regulated site. Technologies studied included in-situ enhanced bioremediation, in-situ chemical oxidation, pump-and-treat and soil vapor extraction. Following RCRA guidelines, evaluated remediation technologies for mercury impacted soils including in-situ solidification stabilization, in-situ vitrification, and excavation and ex-situ treatment.

## **TRAINING/CERTIFICATION**

Advanced Tools for In-Situ Remediation  
NJ DEP Soil Remediation Standards: Applications and Implications  
Phytotechnologies - ITRC Internet-Based Training Course  
Green Remediation: Environmental-Energy-Economics  
OSHA Safety Training  
OSHA Supervisor Safety Training

Kimley»»Horn

*Your  
Development  
Partner*



# Kimley»»Horn

Founded in 1967, Kimley-Horn is a full-service, employee-owned, multidisciplinary consulting firm with more than 7,500 staff in 100+ offices nationwide. We offer a broad range of engineering, planning, landscape architecture, and transportation services to clients in both the private and public sectors. Kimley-Horn is a recognized leader in planning and design and has decades of experience on more than 6,700 residential projects. With countless on-site and off-site specific services, we can support your project from concept planning through construction support with a single point of contact for nearly everything outside the building footprint. With offices across the U.S. and countless projects of all product types completed, we have local knowledge of the process and relationships with the entities that can help create a road map for successful development. Kimley-Horn can bring you the resources of a large national firm combined with the understanding of a small local organization.

**50+**  
**Affordable  
Housing  
Projects  
Nationwide**

## What we offer



Due Diligence



Survey



Landscape  
Architecture



Parking Planning  
and Garage Design



EVCS Design  
and Consulting





Multi-Unit  
Residential

2023 Engineering News-Record Rankings



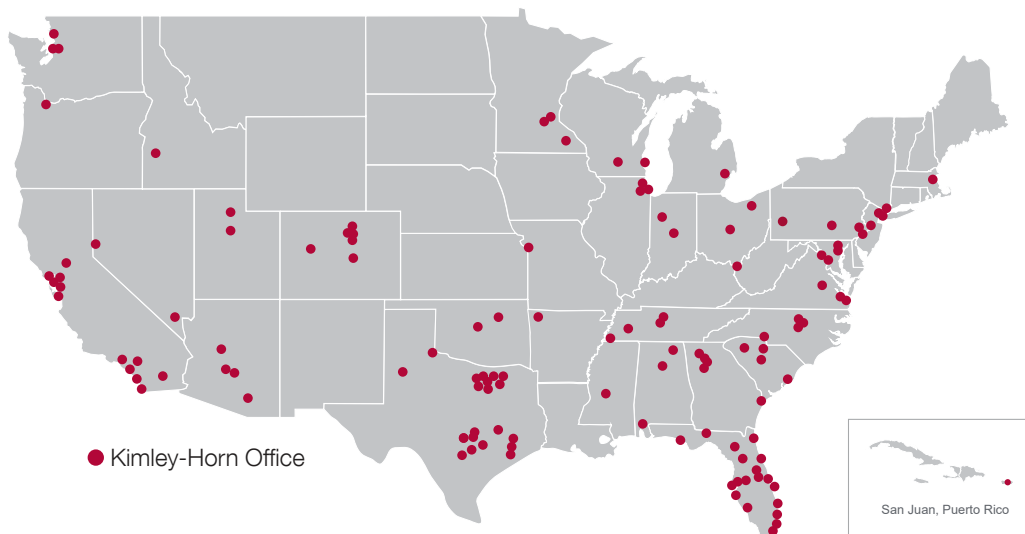
General  
Building



of Top 500 US  
Design Firms



of Top 500 US  
Design Firms



**100+**  
Offices  
Nationwide

**7,500+**  
Staff  
Nationwide

*one stop shop*



Environmental and  
Wetlands



Traffic Engineering  
and Mobility Planning



Site Civil Design



Zoning/Site Planning/  
Permitting Approvals

# Eagle Market Place

*Asheville, NC*

Kimley-Horn served as the representative for the City of Asheville to coordinate with private developers and contractors during the design and development, bidding, and construction phases of Eagle Market Place. Eagle Market Place is a redevelopment of existing properties located in downtown Asheville involving the partial demolition and rehabilitation of existing buildings and new construction to develop 62 units of affordable housing and additional business/retail square footage.



# Granite City Green Communities

*Granite City, IL*

Kimley-Horn provided site civil, landscape architecture, and LEED design services for Phase 2 of this affordable housing development in Granite City. The project was a Green Job Initiative funded by the federal government and included permeable pavers, solar panels, and rain gardens.





# Hermitage Flats

*Nashville, TN*

Kimley-Horn served as lead engineer and landscape architect during the land planning, preliminary design, final design, and construction administration phases of the Hermitage Flats development in Nashville, Tennessee. The project created a 267-unit multifamily residential complex across seven buildings and 10.7 acres. All units are rendered affordable to households earning below 60% area median income. Kimley-Horn developed creative designs to manage challenging topography, provide low-impact stormwater treatment measures, and install substantial public pedestrian and transportation infrastructure. Now open, Hermitage Flats is effectively supplying highly demanded affordable housing for the vital workforce community in one of Nashville's fastest growing suburbs.



# The Residences at Benning Road

## *Washington, DC*

As a subconsultant to e4h Architecture, Kimley-Horn of DC is providing landscape architecture, parking, and traffic consulting services for the development of an assisted living facility. This transit-oriented development will create 156 new affordable units for households at 60% AMI within one block of the Benning Road Metro Station, and the project is a recipient of Amazon's \$147 million funding for affordable housing in and around Washington, DC. The development will include below grade parking and ground level retail. Landscape architectural services will consist of planting plans, amenity plans, green roof design assistance, and Green Area Ratio (GAR) compliance. The team will provide the final construction documents for DDOT public space approval. The team will also develop a traffic impact memorandum for DDOT review and approval.



# The Reservoir Specific Plan

*Nashville, TN*

Kimley-Horn partnered with a private development group to create a site-specific master plan for 23 acres surrounding the Nashville City Reservoir. The master plan included seven different development zones that transitioned density down from 11 stories of mixed-use to single-family units. This project included multiple zoning and entitlement changes and showcased Kimley-Horn's ability to create a product that balanced the needs of a private developer with the desires of city staff and community members. Kimley-Horn also provided all associated transportation plans, including traffic impact studies for all impacted streets. Following the rezoning effort, Kimley-Horn continued working on the project by providing full civil design, roadway/transportation coordination, and landscape architecture/design.





# Carraway

*Harrison, NY*

Kimley-Horn provided site planning, civil engineering, traffic impact analysis, SEQR, zoning, land-use permitting, construction permitting, ROW and encroachment services, and site plan approvals for this multifamily mixed-use development with 421 units in Harrison, NY.



# Diagonal Crossing

*Boulder, CO*

Kimley-Horn provided civil engineering, traffic, parking, and landscape architecture services for the Diagonal Crossing Development. The Development consists of 85 affordable apartment units and 20 affordable townhouse units in seven separate buildings. The Diagonal Crossing Development also provides for a central pedestrian spine with a B-cycle station, several public gathering spaces, and a bikeway system that creates the final connection to miles of pedestrian and cycling amenities throughout Boulder.



# community

## Kimley-Horn Invests in Our Community



Kimley-Horn is committed to investing in our employees and our surrounding communities. We want our employees to feel connected and empowered, both in their careers and in service to our clients and communities. That is why we are so proud of The Kimley-Horn Foundation. The Kimley-Horn Foundation was established in 2000 to foster volunteerism amongst our staff. The primary goal of the Foundation is to give back to our communities where we live and work, and to support and encourage our employees to be active volunteers. Foundation grants are awarded annually, and Kimley-Horn staff are encouraged to request funding for organizations in which they actively participate.



### **THE KIMLEY-HORN FOUNDATION**

*Over the years Foundation has  
reached out to numerous programs  
to provide the following services:*

- Housing
- Healthcare
- Food
- Children's services
- Disaster relief
- Drug and alcohol rehabilitation
- Special event programming





## Your Team



*John Canning, P.E.*

Transportation Planning and Traffic Operations  
John.Canning@kimley-horn.com  
914-368-9188



*Bonnie Van Ohlsen, PLA, AICP, LEED GA*

Planning  
Bonnie.VanOhlsen@kimley-horn.com  
914-368-9196



*Tyler Webb, P.E.*

Development Services  
Tyler.Webb@kimley-horn.com  
914-904-7161

## **John Canning, P.E.**

*Project Manager*

John is skilled and experienced in the management of traffic and transportation studies for Lower Hudson Valley real estate, institutional, and government clients. He is a proven manager of complex transportation studies requiring multidisciplinary input, client/stakeholder coordination, and community outreach. John has served or continues to serve as traffic consultant to many New York municipalities.

### **Special Qualifications**

- Brings 25 years of experience with traffic and transportation studies, corridor studies, and bridge replacements
- Skilled and experienced in the management of traffic and transportation studies for Lower Hudson Valley
- Manages complex transportation studies requiring multidisciplinary input, client/stakeholder coordination, and community outreach

### **Professional Credentials**

- Bachelor of Engineering, Civil Engineering, National University of Ireland, Dublin, 1986
- Professional Engineer in Connecticut, New York, and Pennsylvania

### **Professional Organizations**

Institute of Transportation Engineers

### **Relevant Experience**

**Edge-On-Hudson Riverfront Redevelopment, Sleepy Hollow, NY** — Project Engineer. Edge-on-Hudson transit-oriented redevelopment is transforming 97 riverfront acres along the Hudson River, formerly the General Motors Assembly Plant, into a vibrant urban community with three contemporary residential districts, a waterfront promenade, two walkable Metro-North train stations and dramatic views from the new Tappan Zee Bridge to the city skyline. To date Kimley-Horn has prepared traffic circle grading modifications, striping and signage plans for the project's Phase 1 traffic circle at Beekman Avenue and River Street, re-striping, and signage plans for portions of US 9 and Beekman Avenue to provide dedicated left turn lanes in accordance with requirements set forth by the Village's SEQR findings. We are continuously reviewing and updating cut/fill calculations for the full development of the site and each phase and submissions of documents to various agencies in support of Phase 2.

***John worked on the following projects prior to joining Kimley-Horn:***

**Municipal Traffic Consultant, Lower Hudson Valley, NY** — Project Manager. John has served and continues to serve as an on-call traffic and transportation consultant to the Towns of Bedford, Goshen, Cortlandt, and Woodbury, as well as the Villages of Elmsford, Irvington, Tarrytown, Port Chester, and Nyack in the Lower Hudson Valley. In this role, John has reviewed applications to develop properties and provided guidance to the various municipalities relative to the potential transportation impacts of these developments and how they might be mitigated. John has also completed a Safety Appurtenance (SAFETAP) analysis required for 1R resurfacing projects funded through the American Recovery and Reinvestment Act (ARRA).

**NYSDOT Region 8 Traffic Safety Engineering, NY** — Project Manager. John provided traffic safety engineering services to help reduce the number and severity of accidents and decrease the potential for accidents on New York State highways. Each study involved the collection and analysis of accident data, representing the most recent three-year period available, and the development of collision diagrams using CAD software. John was responsible for supervising safety investigations and developing reports to identify deficiencies and recommend appropriate countermeasures for these Priority Investigation Locations.

**NYSDOT Bundled Bridges Design-Build, Orange County, NY** — Project Manager. John provided design, design supervision, and field oversight of Work Zone Traffic Control plans for the Bundled Bridges Program in Orange County, NY. As part of a \$22 million program to rehabilitate bridges in Orange County, seven bridges were designated for replacement. John developed designs to provide a safe construction site for workers while facilitating the safe and organized flow of motorized and nonmotorized travelers. He also maximized the use of existing right-of-way while sequencing construction to minimize effects on vehicular traffic operations.

**Cornell University Transportation Feasibility Study, Ithaca, NY** — Project Manager. In the Spring of 2018, Cornell University engaged Kimley-Horn to prepare a transportation feasibility study of the existing North Campus transportation system. The purpose of the study was to evaluate current and future transportation constraints and to develop solutions for mobility challenges facing vehicular, pedestrian, bicycle, and Tompkins Consolidated Area Transit (TCAT) modes in anticipation of the University's plan to add approximately 2,000 beds to its North Campus. Within 13 weeks, Kimley-Horn had completed these tasks and submitted its final report detailing the extensive analysis of the existing transportation infrastructure, consideration of the expected increases in car, truck, transit, pedestrian, and cyclist activity associated with the North Campus expansion project, and the development of a series of recommendations and conceptual improvement plans to address issues of capacity, safety, wayfinding, circulation and accessibility. John's role in this project pivotal. As project manager, he was responsible, for communications with the client, public outreach, budget and schedule management, as well as ensuring that all of the respective tasks were completed and reviewed for accuracy. In addition to his project management responsibilities, John led the work efforts to evaluate existing conditions and develop concepts and recommendations for presentation to the Client.

**Various New York Transportation Projects, NY** — Project Manager. John supervised and worked with a team of engineers and drafters on environmental impact assessments, transportation planning studies, highway and traffic signal designs, and traffic impact studies for a variety of projects in downstate New York prior to joining VHB. Projects included the following: developing roadway improvements at 20 locations along U.S. Route 9 in Fishkill to increase capacity and reduce accidents by 27 percent; developing and securing federal CMAQ funding for corridor improvements at three locations along U.S. Route 9 in Tarrytown; designing traffic signal plans for 30 intersections on New York Route 211, New York Route 25A, and New York Route 9A, including the preparation of signal coordination studies, detailed specifications, and quantity estimates; supervising the development and optimization of a Synchro network for 120 locally-owned traffic signals in the City of Mount Vernon; preparing an interchange reconfiguration study, including traffic forecasts, conceptual plans, cost estimates, environmental impacts, and a project schedule for the Throgs Neck Bridge terminus at the Cross Island Parkway; and designing roadway plans for the extension of Court Street from Main Street to Hamilton Avenue in White Plains.



## **Bonita Von Ohlsen, PLA, AICP, LEED GA**

Bonnie has 39 years of professional experience in site analysis, planning and design, feasibility studies, environmental review, and approvals for private land development and municipal clients. Her areas of expertise include New York State Environmental Quality Review (SEQR) processing and the preparation of environmental documentation including environmental assessment forms, draft and final environmental impact statements (EIS), environmental findings, and State Environmental Quality Act (SEQR) notices. She brings valuable experience managing interdisciplinary project teams on complex development projects

### **Special Qualifications**

- Site analysis, planning, and design including land planning, site feasibility, and zoning studies
- Expertise in NY State Environmental Quality Review (SEQR) processing and the preparation of environmental documentation including environmental assessment forms, draft and final environmental impact statements, environmental findings, and SEQR notices
- Management of interdisciplinary project teams on complex development projects

### **Professional Credentials**

- Bachelor of Landscape Architecture, , State University of New York (SUNY) College of ESF, 1984
- Prof Landscape Architect, 0000566, CT, Earned 11/01/1987, Expires 07/31/2025
- Prof Landscape Architect, 001391-1, NY, Earned 09/01/1993, Expires 05/31/2025
- LEED Green Associate, 10669259, US, Earned 03/01/2011, Expires 03/27/2025
- Prof Landscape Architect, 21AS00112500, NJ, Earned 04/05/2011, Expires 05/31/2024
- Amer Instit Cert Planners, 028373, US, Earned 12/03/2015, Expires 06/30/2025
- Urban Land Institute, American Planning Association (APA)
- American Society of Landscape Architects (ASLA)

### **Relevant Experience**

**Edge-On-Hudson Riverfront Redevelopment, Sleepy Hollow, NY** — Project Planner. Edge-on-Hudson transit-oriented redevelopment is transforming 97 riverfront acres along the Hudson River, formerly the General Motors Assembly Plant, at the foot of the Village of Sleepy Hollow's downtown into a vibrant urban community with three contemporary residential districts, a waterfront promenade, two walkable Metro-North train stations and dramatic views from the new Tappan Zee Bridge to the city skyline. To date Kimley-Horn has prepared traffic circle grading modifications, striping and signage plans for the project's Phase 1 traffic circle at Beekman Avenue and River Street, re-striping, and signage plans for portions of US 9 and Beekman Avenue to provide dedicated left-turn lanes in accordance with requirements set forth by the Village's SEQR findings. We have continuously reviewed and updated cut/fill calculations for the full development of the site and for each phase. We also prepared site development plans for the project's second phase, and submissions of documents to various agencies in support of Phase 2.

**Medline Industries, Distribution Center, Montgomery, NY** — Project Manager. is coordinating the SEQR documentation on this project (DEIS, FEIS, Findings), as well as coordinating the Site Plan and entitlement process on this proposed ±1.29 million SF warehouse distribution center on 103 acres in Orange County, NY.

**Town of New Castle, Form-Based Code and SEQR Services for the Chappaqua Hamlet, New Castle, NY** — For the Town of New Castle, Bonnie is leading a team to produce a Form Based

Zoning Code, build-out analysis and a Generic Environmental Impact Statement (GEIS) for Chappaqua. The new code will be designed to replace the current business districts in the Chappaqua Hamlet and seeks to address the need to revitalize the hamlet as a more modern, mixed-use community. Goals include designing to encourage a variety of residential types, economic development, programming and enhancing public open spaces and more efficient use of the Metro North train station and commuter parking.

**Sunshine Children's Home, New Castle, NY — Project Planner.** Sunshine Home proposed a 120,000-square-foot expansion to increase resident beds from 54 to 122 and add additional support and educational facilities. To support the expansion, additional parking, wetland mitigation, lighting, landscaping, stormwater management, and entrance road widening were needed. Kimley-Horn provided services to prepare the application to the Town of New Castle Planning Board for the expansion and related site improvements. Bonnie provided SEQR processing, entitlements and project coordination for expansion of children's nursing facility.

**Elk Homes LLC, Village of Larchmont Mixed-Use Redevelopment, Larchmont, NY — Project Manager.** Kimley-Horn is providing predevelopment services to identify potential issues relative to zoning, public policies, parking, infrastructure systems and other factors related to the potential redevelopment of the proposed property. Services include planning, zoning, land use analysis, and traffic and parking analysis. Based on discussions with the project team defining project goals and objectives, Kimley-Horn also will provide conceptual site design and infrastructure feasibility analysis.

**BRH Land LLC, LaGrange Town Center Planning and State Environmental Quality Review (SEQR), LaGrange, NY — Project Manager.** The draft environmental impact statement for this "new urbanism" mixed-use project on 194 acres on Route 55 in Dutchess County prepared in 2010 consisted of 608 residential units of varying types in addition to retail, office, civic space, a hotel, as well as parks and natural open space. This project is now being modified to address the current market conditions, with a similar number of residential uses and some new program elements. Kimley Horn is providing SEQR services to implement the new project program and continue with the completion of a Final Environmental Impact Statement for the project. **ROLE:** Bonnie prepared the draft environmental impact statement for a "new urbanism" mixed-use project on 194 acres on Route 55 in Dutchess County. The proposed plan in 2010 consisted of 608 residential units of varying types in addition to retail, office, civic and recreation space, and a hotel as well as parks and natural open space. This project is now (2019) being modified to address the current market conditions, and to still provide the implementation of the previously approved concept plan that had a generic impact statement prepared by the town.

**500 Main Street, New Rochelle, NY — Project Planner.** For BRP Development, Bonnie prepared the SEQR documentation, planning and zoning services for a proposed 26-story residential building with a new church and retail at street level with the City's Downtown Design Overlay Zone.

An architectural rendering of a modern building complex with large glass windows and stone accents, surrounded by trees and a paved walkway with people.

## Land Use, Zoning + Development

**For 50 years, Cuddy & Feder's Land Use, Zoning & Development Practice has been instrumental in obtaining the regulatory approvals and permits that have transformed the landscape of the New York metropolitan area, including Westchester County, the Hudson Valley and Connecticut.**

We know zoning, land use, environmental and municipal law. But more importantly, our clients rely on us for the depth of knowledge we offer and our unique ability to translate the legal insights we have into innovative yet practical solutions on their behalf – a characteristic of Cuddy & Feder that is simply unrivaled.

Our Land Use, Zoning & Development attorneys take great pride in remaining on the cutting edge of new legal developments to assure effective representation of our clients in an increasingly regulated environment. We are especially adept at harmonizing the various federal, state, county and local regulatory schemes to effectively streamline the land use process and save our clients the valuable capital, time and resources typically associated with the development of retail, commercial, residential, institutional, not-for-profit and utility projects.

Over the years, our Land Use attorneys have successfully advised and assisted our clients in developing shopping centers, office complexes, residential housing, assisted-living and nursing homes, schools, religious centers, museums, continuing-care retirement communities, public utility infrastructure and a host of other land use endeavors designed to improve the communities we serve.



Cuddy & Feder has worked for 15 years to help Pace University craft, revise and implement its evolving master plan.



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**Maximillian Mahalek**  
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**Alexander Lamonica**  
alamonica@cuddyfeder.com

## Land Use, Zoning & Development Services

- Commercial, Residential and Mixed Use Development
- Environmental Review (SEQRA/NEPA) and Development (Coastal Zone/Waterfront, Adaptive Reuse/Brownfields)
- Wetlands/NYDEC and NYDEP Permitting
- Specialty Land Use (Religious, Non-Profit, Public Utilities and Wireless)
- Green Building/LEED Certification Elements
- Urban Renewal





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## Anthony B. Gioffre III

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### Practice Groups

Land Use, Zoning + Development  
Telecommunications

**Tony is Managing Partner at the firm and was a member of the firm's Management Committee for over ten years. He practices in real estate development, zoning, environmental law and related litigation. Tony regularly represents national developers, retailers, religious institutions, individuals and the telecommunications industry before municipal and state land use, zoning and environmental agencies. Tony assists clients with all aspects of the land use permitting and regulatory compliance process, including compliance with New York's State Environmental Quality Review Act (SEQRA).**

Tony regularly publishes articles and lectures across the country at Continuing Legal Education Seminars on current land use and zoning issues. He is also a New York State approved real estate instructor.

### Education

- Pace University School of Law, J.D.; 1994
- Boston College, B.A.; 1991

### Admissions/Courts

- New York
- Connecticut
- U.S. Court of Appeals for the Second Circuit
- U.S. District Court for the Southern District of New York
- U.S. District Court for the District of Connecticut
- City & State Westchester Power 100 list; 2022, 2023
- SuperLawyers® New York Metro Edition, 2020-2023



## **Professional Associations**

- Westchester County Association Affordable Housing, Task Force Member
- Westchester County Association, Real Estate Task Force Member
- Hudson Valley Economic Development Corporation, Executive Committee and Board Member
- Port Chester/Rye Bar Association, President; 2000-2012
- New York State Wireless Association, Regulatory Committee Chairman, Board of Directors 2010-2017
- New York State Bar Association, Member
- Connecticut Bar Association, Member

## **Community Service**

- Burke Rehabilitation Hospital, Board of Directors; 2006-2019
- Burke Foundation, Board of Directors; 2017-present
- Burke Neurological Institute, Board of Directors; 2017-present
- Pace University School of Law, Alumni, Board of Directors; 2005-2011
- Newtown Youth Wrestling Association, Past President