

KBK

ENTERPRISES



*At KBK Enterprises...
We get it done!*



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Keith B. Key

- Raised in public housing in Pittsburgh, PA
- Former Ohio State University football player
- B.S. in Economics from The Ohio State University
 - Began career at the Huntington National Bank
 - Co-founder of Omni Management Group in 1996
 - Founded KBK Enterprises in 2004



President & CEO



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Who we are...

Keith B. Key Enterprises is a multi-dimensional corporation, uniquely positioned to develop real estate in urban America through strategic alliances.

We employ creative financing, community participation, and public/private partnerships to produce high quality housing, office and mixed use projects.



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Our Mission



CHANGING LIVES™



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Garfield Commons - Pittsburgh, PA



VIEW 4

Garfield Commons Pittsburgh, PA

- 225 units
- Owner and Developer
\$80 Million+
- Multi-Family Market rate, Tax
Credit and Housing Authority
units
- 35 acres



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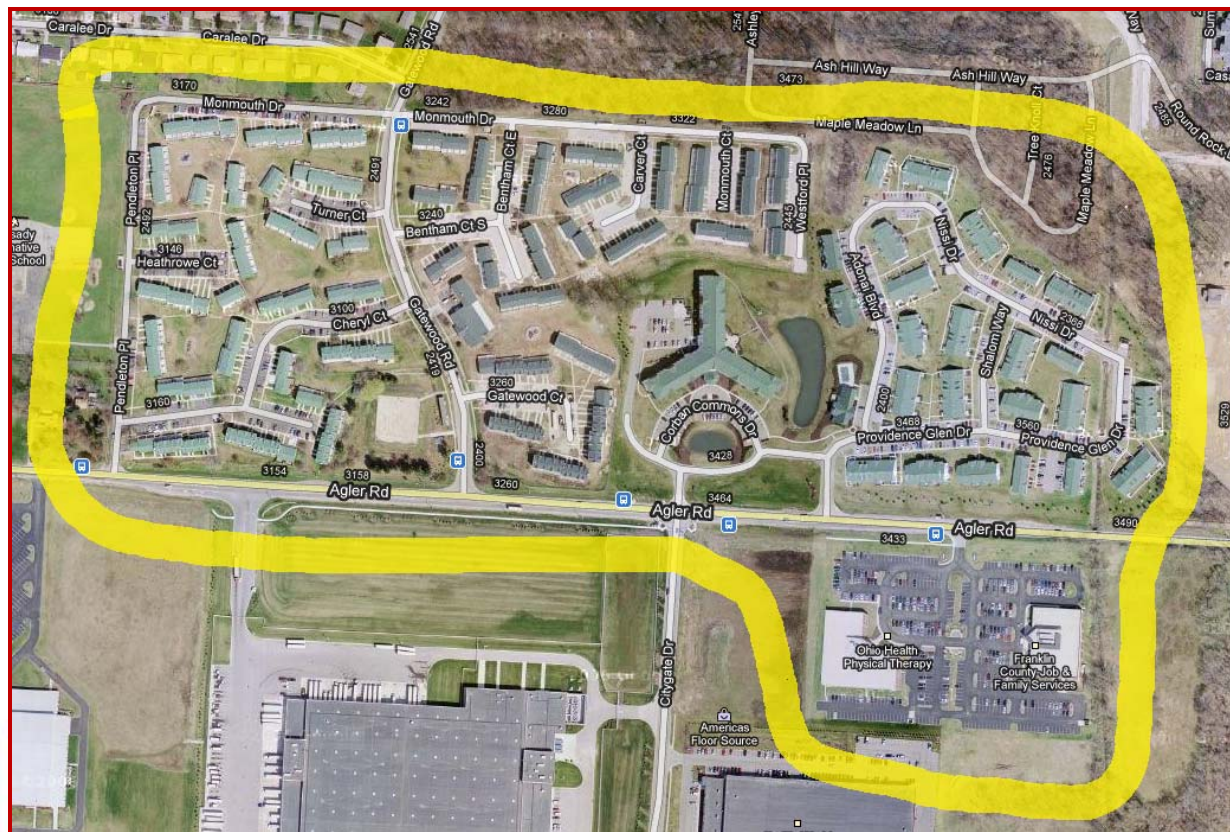
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Northeast Community – Columbus, OH



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Northeast Community – Columbus, OH



Unity Resource Center

Developer \$4.5 M

Commercial Office 43,000 Sq Ft



Unity Health Center

Developer \$7.1 M

Commercial Office 54,000 Sq Ft



Providence Glen

Development Advisor \$10.3M

144 Unit Multi-Family
Affordable Housing



Corban Commons

Development
Advisor \$5.5 M
90 Unit
Senior Housing



The Heritage

Owner and Developer
\$25.5 M
384 Unit Multi-Family
Housing

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Hegemon Crest— Columbus OH



Hegemon Crest Columbus, OH

- 34 lot single family
- Developer - \$6 Million
- Affordable housing



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On the Move

- Naming recognition at OSU – Keith B. Key Center for Student Leadership & Service.
- Awarded 2007 recipient of the National Black Chamber of Commerce’s **“Partner of the Year.”**
- Received largest award for minority owned business in Pittsburgh’s history.
- Received proclamation from Pittsburgh Mayor.
- Received HUD Award: IRP Decoupling through OMHAR.
- Largest MBE/WBE/Section 3 participation in Pittsburgh.
- Illinois Black Chamber of Commerce **“Business of the Year.”**
- Marrero Commons: Model for Section 3 in the nation.
- Only African American firm awarded one of the “Big 4” developments in New - \$250 million project.
- Largest credit award in Western PA from PHFA in 2007.
- Omega Psi Phi **“Business of the Year”** in 2009.
- Champion Enterprises **Willie Stargell MVP Award** in 2008.



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FOUNDATION





A. Fulton Meachem, Jr.

**Executive Director, Housing Authority of the
City of Pittsburgh**

**President & CEO, Allies & Ross Management
& Development Corporation**



www.hacp.org

Your Housing of Choice.



Allies & Ross Management & Development Corporation

ARMDC'S MISSION

- Allies & Ross Management and Development Corporation (“ARMDC”) is the development affiliate of the Housing Authority of the City of Pittsburgh (“HACP”). Since its establishment in 2007, ARMDC has vigorously pursued its mission to assist HACP ***To be the flagship agency providing property management and real estate development services in the City of Pittsburgh, thereby creating environments that improve the quality of life for HACP customers.***



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Your Housing of Choice.



Allies & Ross Management & Development Corporation

ARMDC'S EXPERIENCE

- ARMDC is the Co-Developer partner for the redevelopment of Garfield Commons (See photos to the right of completed Phases of Garfield Commons & Community Center). Garfield Commons is a four-phased redevelopment project with Phase IV currently under construction. The total investment for Garfield Commons development is **\$77 Million** with \$26 Million spent with MBE/WBE firms plus the employment of more than 50 Section 3/local individuals.
- In furtherance of ARMDC's mission, it is also the co-developer partner for the **400-unit \$160 Million** redevelopment of Addison with Phase I tax credit allocation already approved by PHFA.



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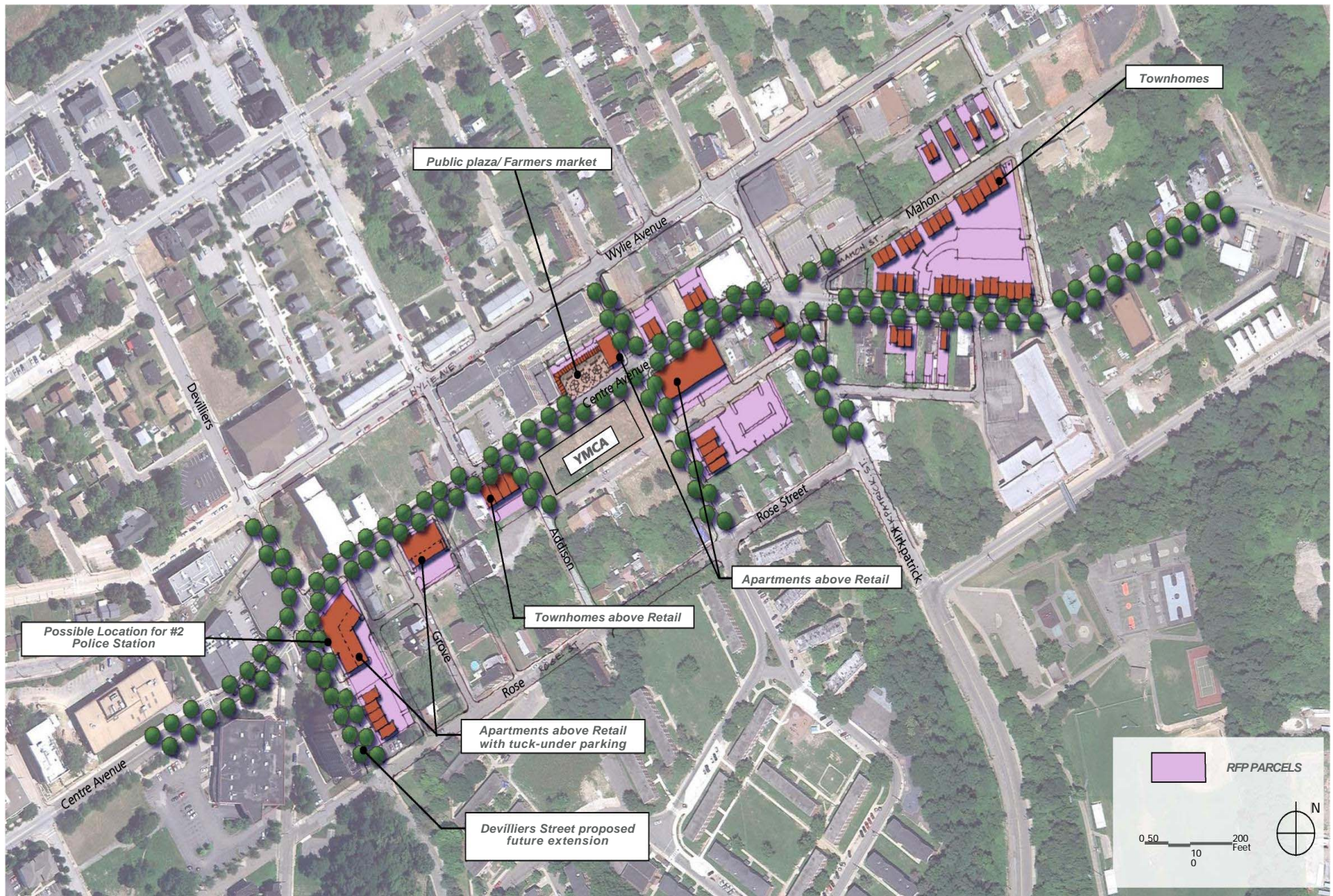
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- **Center Avenue Corridor**

- Mix of townhomes, apartments and commercial
- Total of a possible 105 units of residential
- Over 25,000 square feet of commercial
- Parking accessible to both commercial and residential
 - GOALS:
 - Activate Center Avenue
 - Create an design that both uses historical references as well as a modern appeal
 - Create employment and entrepreneurship opportunities for Hill District Residents.





PROPOSED VISION

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