

PROPOSED DEVELOPMENT TEAM

- 01 Trek Development Group - Developer/Property Manager
- 02 Housing Authority of the City of Pittsburgh/Allies and Ross Management and Development Corporation - Co-Developer/Owner
- 03 Fulani Development - Development Mentor
- 04 WRT - Architect
- 05 Gateway Engineers - Lead Civil Engineer
- 06 LaQuantra Bonci - Landscape Architect
- 07 Cosmos Engineering - Civil Engineering and Environmental Engineering
- 08 Shefler & Company- Survey
- 09 Mistick Construction- General Contractor





Trek Development Group has been one of the most trusted names in real estate development for more than 25 years, focusing on **CREATING VALUE, ENHANCING LIVES, AND STRENGTHENING COMMUNITIES** throughout the region. Trek has grown to a team of nearly fifty staff members involved in the development, ownership, and management of a real estate portfolio valued in excess of \$500 million.

Relevant experience of Trek Development (lead entity) principle staff members:



William (Bill) Gatti
President and CEO

William Gatti is the President and Chief Executive Officer of TREK Development Group, Inc. Mr. Gatti is directly involved in all aspects of the development process and from conception through design, construction and management. Mr. Gatti has extensive experience working with complex financial structures in the private and public/private partnership development markets. Since founding TREK Development Group and related companies in 1991, Mr. Gatti is responsible for the development of a housing portfolio valued in excess of \$500 million. Mr. Gatti, a native of Western Pennsylvania, received a Bachelor's Degree from Boston College's Wallace E. Carroll School of Management with concentrations in Marketing and Finance. He is a past board chair of the Design Center and is a trustee at Carlow University. He lives in Shadyside with his wife and 4 sons.



John Ginocchi
Executive Vice President

John Ginocchi has 35 years of experience in the community development/planning/RE development fields. With TREK for over 15 years, John has oversight responsibilities for both the development and property management divisions of TREK. John has been responsible for the development of over 50 communities throughout his career (LIHTC, HOPE VI, Mixed-income, Mixed-financed, and Market rate properties) and has an extensive amount of complex affordable housing finance experience. In addition to development experience, John was a senior planning consultant, providing community development and planning service to various municipal and public/private clients in Pennsylvania and West Virginia. Prior to consulting, John served as the Director of Housing for a HUD Entitlement Community (City of Parkersburg WV). John has extensive experience financing and closing large multi-faceted complex developments including mixed-financed, HTC/LIHTC, public housing and Section 8 communities, in both Pennsylvania and West Virginia.

John has a BS in Regional Planning from Indiana University of PA, AICP certification, PA RE Broker License - to be obtained in 2020. John also serves as the Vice Chair of the PA Developer Council



Addy Cullen
Project Manager

Addy is a Project Manager at Trek Development Group since 2021. She is responsible for overseeing the development of multi-family residential communities, managing these projects from feasibility through construction administration and tax credit close out. Prior to joining Trek, Addy has over 15 years of experience as an architect and real estate professional, managing the development and redevelopment of residential, retail, and office projects. Her work includes developing over 5,000 units of low/mixed income and market rate rental units across multiple states. Through her work with affordable, mixed-income, and public housing, she is knowledgeable in mixed finance and HUD development programs such as Low-Income Housing Tax Credit, tax exempt bonds, HUD/FHA lending programs, Federal Home Loan Bank Affordable Housing Program, local CDBG, HOME, Housing Trust Fund, RAD, and other HUD programs to develop, convert, preserve, and redevelop units of former public housing.

Addy earned a Master of Science in Real Estate at Johns Hopkins University and a Bachelor of Arts in Architecture from Washington University in St. Louis



Janelle Kemerer
Project Manager

Janelle is a project manager at Trek Development Group where she oversees the development of multi-family residential communities. Janelle manages the design, finance, construction and overall project development process that moves projects from conception through completion. With a strong interest in the social impact of real estate development, Janelle started with Trek as a social work intern where she was responsible for community network building within two Trek communities. Prior to Trek, Janelle's project management skills emerged during her career in architecture, designing affordable housing and other community development projects. Janelle holds a Master of Social Work degree with a concentration in Communities, Organizations, and Social Action from the University of Pittsburgh and is a Registered Architect.



Bethany Friel
Vice President of Management Operations

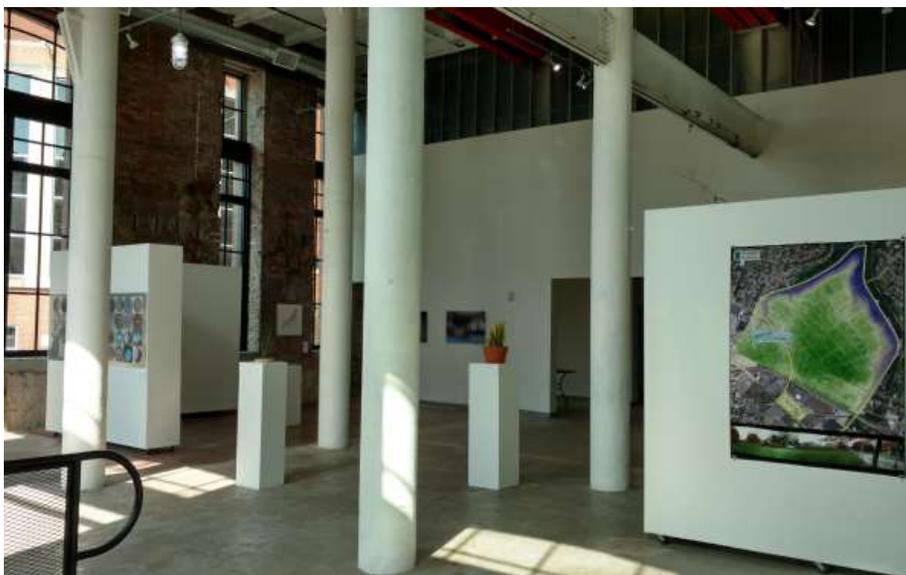
Bethany Friel, MSSA, LSW has a strong foundation in social work that includes 20 years of serving families and individuals in the Greater Pittsburgh region. Bethany has become a leader in housing programs and the delicate circumstances of housing in marginalized communities/neighborhoods. She earned her Masters in Social Science Administration from Case Western Reserve University in Cleveland, Ohio, and has worked in a variety of community agencies including The Pittsburgh Project, Pittsburgh Public Schools, and Glade Run Lutheran Services. Prior to joining TREK Development Group, Bethany served at HEARTH providing both direct services and leadership to transitional and permanent supportive housing programs. Bethany joined TREK Development Group in 2014 as the Supportive Services Coordinator and now serves as the Vice President of Management Operations. Bethany brings her social skill set in the art of empathy and humanism to a field that is largely immersed in logical analytics and numerical data. Her ability to keep empathy & social insight in the same conversations as (income and compliance centric operations), and strategic planning lend to a holistic company approach that sees tangible gains. Through this partnership, TREK has developed a human-centered culture in a Property Management company that meets TREK's mission to Create Value, Enhance Lives and Strengthen Communities.

TREK RELATIVE EXPERIENCE

A trusted name in Real Estate

For over 25 years, we have differentiated ourselves as a mission-minded, for-profit real estate development and property management firm. We specialize in building and maintaining unique, innovative, sustainable and thriving communities.

Trek Development Group's portfolio consists of commercial, market rate, mixed-income, affordable housing tax credit and project-based Section 8. TREK has a proven track record of maintaining occupancy rates at or above 98% and rent collections at 98% by hiring mission-minded and skilled teams, creating operating efficiencies and through building strong, positive relationships with residents. We weave our innovative and collaborative development approach into the Property Management operations. This creates an aspirational, human-centric operating culture that strives to create co-investment of the quality of life in the community among the owners, staff and residents, working towards the triple aim of TREK's mission; to create value, enhance lives, and strength communities. The following sample of urban redevelopment projects are both developed and managed by TREK Development Group.



BREW HOUSE ASSOCIATION GALLERY SOUTHSIDE, PITTSBURGH



BEFORE



AFTER



DINWIDDIE STREET HOUSING, located in the City of Pittsburgh's Hill District, was developed in 4 phases between 2010 and 2016. The redevelopment of the Dinwiddie neighborhood began with the purchase of Reed Roberts (a 70-unit section 8 property adjacent to Dinwiddie Street). Reed Roberts was the greatest barrier to investment in the Dinwiddie neighborhood. It was a severely depressed housing development and known to be a den for criminals. The dissolution of this criminal hideaway paved the way for the Dinwiddie Housing investment.

The demand for quality, affordable family housing in the Hill District is very strong, because much of the city's low-income population is still concentrated in the Hill. Dinwiddie Street Housing not only addresses the undeniable need for quality, affordable family housing in the Hill District, but also furthers the City's commitment to the neighborhood's revitalization by integrating the construction of a new community service facilities and 18 new houses on vacant, underutilized property. The Dinwiddie projects have unleashed tremendous public and private resources stabilizing a specific section of the Hill District. Dinwiddie and large portions of the surrounding blocks will have completely transformed the neighborhood.

Dinwiddie Housing comprises 95 units which target a mix of incomes. There are 28 Project Based Section 8 units, and 67 LIHTC units. There are a mix of

1, 2 and 3 bedroom units (townhouses, walkup and apartment buildings).

TOTAL DEVELOPMENT COST
\$32,919,131

First Mortgage	\$2,852,000
Energy Credit	\$49,722
PA Sunshine Grant	\$30,220
Solar Tax Credit	\$56,970
URA of Pittsburgh	\$2,243,084
CFA Loan	\$273,872
Deferred Dev. Fee	\$41,820
Reinvested Dev. Fee	\$413,337
LIHTC	\$26,958,106

DEVELOPMENT TEAM

DEVELOPER	Trek Development Group
ARCHITECT	Rothschild Doyno Collaborative
CONTRACTOR	Mistick Construction



TREK
DEVELOPMENT GROUP



Sandstone Quarry Apartments is the first of several anticipated phases for the redevelopment of 272 units of Allegheny Dwellings, in partnership with the Housing Authority of the City of Pittsburgh. Located in the Fineview neighborhood of Pittsburgh's Northside, Allegheny Dwellings was originally built in three isolated plateaus: Letche Street, Belleau Drive, and Sandusky Court. The goal of this project was to create a mixed-income community that is better connected to the adjacent Central Northside and Fineview neighborhoods.

The first phase focused on redeveloping the lower section, Sandusky Court, and integrating scattered site parcels along Federal Street. The work included the remediation and demolition of 6 barrack-style buildings totaling 97 units around Sandusky Court. New townhouses were constructed on once vacant and blighted property along Federal Street. The resulting Phase I mixed-income community consists of 65 units in a mix of newly constructed townhomes, walk-up units, duplexes, and a four-story apartment building.

Through enhanced Supportive Service programming, this project aims to invest both in property and people to see lives enhanced and community strengthened for the residents and stakeholders at Sandstone Quarry.

TOTAL DEVELOPMENT COST
\$21,066,397

FUNDING SOURCES

Allies & Ross	\$12,840,528
HACP Site Prep Note	\$642,857
URA RHDIP	\$500,000
Key Bank Note	\$1,440,000
Bond Investment	\$62,118
LIHTC Equity	\$5,580,894

UNIT MIX

- 65 Total Units
- 18 Market Rate Units
- 47 units affordable to 20 - 60% AMI
- 47 PB Section 8 Units

DEVELOPMENT TEAM

DEVELOPER	Trek Development Group
ARCHITECT	Rothschild Doyno Collaborative
CONTRACTOR	Mistick Construction





Beginning construction in July 2019, Mellon's Orchard Housing will provide 47 units of new construction mixed income housing. Currently parking lots on the fringe of the East Liberty business district, the site will provide a mix of affordable and market rate units to the East Liberty community. A wave of high end market rate rental housing developments has resulted in the closing, relocation and demolition of older affordable housing options (Penn Plaza).

Mellon's Orchard Housing will help stem that tide by providing additional affordable options (through LIHTC income restrictions and Project Based Vouchers) and through the provision of an application preference for those relocated from affordable housing options (Penn Plaza). The redevelopment team is working closely with community groups and housing advocates to access those forced to move and notify them of the opportunities at Mellon's Orchard.

Trek is working directly with the City to provide for the reestablishment of the east liberty street grid (lost in 60's due to Urban Renewal and the creation of Penn Circle, a one way loop around the business district). The reconfiguration of Penn Circle to two-way traffic and the reconnection of both Beatty and Harvard Streets will re-establish a connection to the surrounding residential neighborhoods lost decades ago.

PROJECTED DEVELOPMENT COST
\$13,606,293

FUNDING SOURCES

LIHTC Equity	\$10,175,234
PHFA Loan	\$1,500,000
PHARE RTT	\$500,000
URA RHDIP	\$670,000
URA HOF	\$690,000
Reinvested Dev. Fee	\$71,059

UNIT MIX

- 47 Total Units
- 10 Market Rate Units
- 37 units affordable to 50 - 60% AMI
- 8 PB Section 8 Units

DEVELOPMENT TEAM

DEVELOPER	Trek Development Group
ARCHITECT	Perfido Weiskopf Wagstaff +Goettl
CONTRACTOR	Mistick Construction





BEDFORD DWELLINGS PHASE I-

The Bedford Dwellings Phase I is the second development the application to the US Department of Housing and Urban Development (HUD) for a Choice Neighborhoods Implementation Grant. It will allow residents to move from a physically obsolete, isolated and distressed public housing property to a new energy efficient property with modern amenities. Situated at the apex of Reed and Roberts Streets, this project will transform vacant land on a key intersection in the neighborhood. The development utilizes a twinning strategy, using both 9% and 4% LIHTCs from PHFA. The full Reed Roberts development plan includes 123 units. Bedford Dwellings Phase IA, the 9% Phase, will be comprised of the remaining sixty-one (61) one-, two-, and three-bedroom general occupancy units in one (1) elevator served apartment and fifteen (15) townhome and triplex units. Of the 61 residential units, 37 will be project-based voucher replacement housing units and the remaining 24 units will be market rate. Bedford Dwellings Phase IB, the 4% Phase, will be composed of 62 units containing one (1) 55+ senior elevator served apartment building and nine (9) general occupancy three-bedroom rowhome and triplex units. All the subsidized units will be a one-for-one replacement of the existing Somers Drive units and will be subsidized through Project Based Vouchers.) two-bedroom unit and four (4) three-bedroom units on Heldman Street.

TOTAL DEVELOPMENT COST

	\$66,677,335
IA	\$32,228,968
First Mortgage	\$3,540,000
URA	\$1,000,000
PHFA PHARE	\$1,200,000
CDBG	\$2,128,477
State Tax Credit	\$1,050,000
LIHTC Tax Credits	\$13,363,664
Energy Credits	\$482,196
ARMDC Loan	\$9,174,063
Deferred Fee	\$103,577
Dev. Fee Inclusion	\$187,011

IB	\$34,448,367
First Mortgage	\$2,780,000
URA	\$1,000,000
PHFA PHARE	\$1,000,000
CDBG	\$2,871,523
State Tax Credit	\$1,050,000
LIHTC Tax Credits	\$12,618,188
Energy Credits	\$415,380
ARMDC Loan	\$12,713,276

DEVELOPMENT TEAM

DEVELOPER	Trek Development Group
ARCHITECT	WRT
CONTRACTOR	Mistick



TREK MBE/WBE COMMITMENTS AND PLAN

TREK Development Group (TREK) is committed to Diversity, Equity and Inclusion in all development projects as well as property/asset management. On each of our projects we expect to meet and/or exceed any goals set forth by local authorities or funding requirements. TREK has a documented history of achieving these numbers on past projects and anticipates meeting or exceeding these numbers with each future project.

Trek has historically reached out to minority and women-owned businesses for planning and/or professional services and through our selected general contractor for sub-consultants during the construction period. To identify and let contracts to firms related to professional services, TREK has and will continue outreach to areas firms. TREK will continue this practice if ultimately awarded this contract.

One partnership we would like to highlight is our intent to mentor Fulani Development Group. Fulani was founded by Mamadou Balde' in 2019 with a commitment to transform and improve communities through commercial real estate development, residential real estate development, and community development projects. TREK would mentor Fulani during the development process to increase their experience with the LIHTC program to better position them to provide similar services independently.



MWBE COMPLIANCE REPORT EXAMPLE- Mellons Orchard South

Total Opportunity /Contract Amount:	\$12,400,476
Total Amount Spent with MBEs:	\$2,483,276
Total Amount Spent with WBEs:	\$1,338,406

MBE Participation Goal 18%
MBE Actual Participation 20%

WBE Participation Goal 7%
WBE Actual Participation 11%

TREK SUSTAINABILITY

What we have learned is the importance of **assembling the best team of professionals, finding funding sources** to offset premium costs, and even though the payback is long, operating cost reduction **promotes stability in affordable housing.**

For the last 20 years, TREK Development Group has been actively working to incorporate sustainability into the design and development process. This has meant pursuing LEED Certification, Energy Star Certification, experimenting with PV and geothermal systems, or simply striving for the best HERS score possible. “Going Green” has meant stepping outside of our comfort zone to try things that have never been done and to take on risks that we don’t fully understand at the time. This type of innovation can lead to costly lessons or successful efficiencies.

What we have learned is the importance of assembling the best team of professionals, finding funding sources to offset premium costs, and even though the payback is long, operating cost reduction promotes stability in affordable housing.



TREK COMMUNITY ENGAGEMENT

Bedford Connect; a **neighbor networking** initiative comprised of small and large gatherings in a **comfortable and inclusive** format that ultimately led to **authentic communication** and the **building of trust**.

TREK strives to arrive at desired outcomes with our community partners through a collaborative approach. TREK strongly believes that early engagement in planning builds trust and is critical to creating a community poised for success. TREK and its planning partners, including the Housing Authority of the City of Pittsburgh and WRT, are committed to the early engagement of neighborhood groups, local leaders, elected officials and residents to assist in the planning, design and implementation of redevelopment projects. This is evidenced by recent relevant projects such as the Brew House Lofts, Mellon's Orchard South, Allegheny Dwellings (re-branded as Sandstone Quarry) and Bedford Dwellings Choice Neighborhoods Planning Initiatives.

Brew House Lofts required a dignified and well-executed resident relocation strategy in partnership with non-profit artistic group, Brew House Association. At Mellon's Orchard South, our team worked closely with the Penn Plaza Support and Action Coalition, as well as other community stakeholders, to create a housing preference for former Penn Plaza residents who were displaced from East Liberty with the closing of Penn Plaza. At Sandstone Quarry we worked closely with residents, neighbors, and the Housing Authority to develop a master plan for the redevelopment of Allegheny Dwellings which laid the ground work for the Choice Neighborhood planning process currently underway (See next page for more details). Bedford Dwellings Choice Neighborhoods Planning was the most robust community engagement process which led to the creation of Bedford Connect; a neighbor networking initiative comprised of small and large gatherings in a comfortable and inclusive format that ultimately led to authentic communication and the building of trust.



BEDFORD CONNECT VISIONING SESSION



Fulani Development Group appreciates the importance of community. Our mission is to not only become a trusted real estate developer and development partner in the Pittsburgh area but to also transform and improve communities through the properties we develop. Founded in 2019, our vision for the future is to grow as a forward-thinking real estate development company, become a trusted development partner, and, most importantly, transform and improve communities through commercial real estate development, residential real estate development, and community development projects.



Mamadou Baldé
President

Mamadou has an extensive background in real estate and finance. From obtaining a Finance degree in undergraduate and focusing on a corporate tract in law school, Mamadou's education prepared him for a career in business after graduation. Mamadou has held Associate positions at some of Pittsburgh's mid-size law firms while focusing his practice exclusively on real estate. Due to the oil and gas boom in the Appalachian Basin, Mamadou was able to represent clients with transactional matters in oil and gas and subsurface transactions.

Mamadou then joined the brokerage firm of Colliers International as the In-House Counsel with responsibilities ranging from reviewing contracts, and negotiating the terms of agreements to providing legal advice. then as a member of the Office Brokerage Team. As a member of the Office Brokerage team, Mr. Baldé will be responsible for contract and lease negotiations, acquisitions and dispositions and client relationships.

Most recently, Mamadou worked at ACTION-Housing as a Developer in Residence. There Mamadou was able to learn and participate in multiple Low Income (Historic, 9% LIHTC) and Mixed Income Tax Credit Housing Development Projects. Throughout his two years there, Mamadou saw real estate development projects from conception to delivery by participating in the predevelopment, design, tax credit application, construction and delivery phases of a project, just to name a few. With that experience, Mamadou founded Fulani Development Group, which focuses on community based development and community revitalization efforts.

May 1, 2020

Mamadou B. Balde, JD
Fulani Development Group
611 William Penn Place, Suite 800
Pittsburgh, PA 15219

RE: Response to RFQ's 2020-31 and 2020-32 (TREK/FULANI mentor relationship)

Dear Mamadou,

It is with great pleasure that TREK Development Group agrees to enter into a mentoring relationship with Fulani Development (Mamadou Blade – managing principal of Fulani, an MBE development company). We offer you the opportunity to advance your real estate development skill and capacity from an inside perspective (particularly LIHTC/Mixed Financed development). This opportunity is contingent upon TREK successfully securing an HACP development project (CHOICE implementation or individual mixed-financed project) through one of the current RFQ's (2020-31 or 2020-32), and HACP's acceptance of this agreement.

Our development interests, mission, and values align, and we believe TREK can provide Fulani with a unique training and development experience not otherwise available to a newcomer to the industry.

Our primary goal is to create a hands on learning opportunity to acquire the knowledge/skills to execute the development of a complex project from inception to completion.

To achieve this goal, TREK Roles/Responsibilities would be as follows:

1. Provide Exposure to every aspect of the development process from planning/design, through project completion/close out.
2. Provide an opportunity to work closely with a seasoned project manager and senior management.
3. Provide Exposure to team members, including but not limited to (i.e. HACP, Residents, architects and engineers, HUD, etc.). This would include attendance at critical monthly meetings with HACP and other team members where progress, design, funding and other critical development components are discussed and decided.
4. Provide exposure to and participation in financial analysis/structure conversations, learning HUD mixed-finance safe harbor rules and regulations, LIHTC restrictions/requirements, etc. This would involve time with TREK Staff learning evaluating and developing budgets and other financial related documents.
5. Provide exposure to the closing process including investor negotiations, selection and due diligence. Attendance at and participation in key internal team and legal meetings, etc.
6. Provide an opportunity to attend and participate in job meetings throughout construction.
7. Provide an opportunity to participate in project close out including cost certification and construction loan satisfaction/perm loan closing.

The entire process will include a direct mentor relationship with John M. Ginocchi, EVP, to help Fulani (Mamadou Balde) increase it's amplitude and capacity moving forward.

Fulani Development Roles/responsibilities:

1. Mamadou Balde to work with and under the guidance of the EVP and a seasoned TREK Project Manager and agrees to be available to work throughout the development life cycle: conception, closing, construction and stabilization. We estimate the initial 6-12 month engagement to require an average of 20 hours per week, or as necessary to support the team and to learn critical development function necessary to move a project to a close. Upon closing, hours are estimated at 5/week.

Compensation:

TREK agrees to pay Fulani an hourly rate or monthly retainer to be negotiated based on the size and scope of the work to be provided to be determined when the development project scope is established.

Sincerely,

William Gatti

William J. Gatti
President

By signing below, I agree and acknowledge to this agreement

M. Balde

Mamadou Balde, Fulani Development

5/1/2020

Date

THIS CERTIFIES THAT

Fulani Development Group, LLC
dba Fulani Development Group, LLC



* Nationally certified by the: **EASTERN MINORITY SUPPLIER DEVELOPMENT COUNCIL**

*NAICS Code(s): 541611; 237210; 531311; 531312; 531390; 531110; 531120; 531190; 531210

* Description of their product/services as defined by the North American Industry Classification System (NAICS)

05/30/2019

Issued Date

PT03374

Certificate Number

05/31/2020

Expiration Date

Adrienne C. Trimble
Adrienne Trimble

Valarie J. Cofield

Valarie J. Cofield, President/CEO

By using your password (NMSDC issued only), authorized users may log into NMSDC Central to view the entire profile: <http://nmsdc.org>

Certify, Develop, Connect, Advocate.

* MBEs certified by an Affiliate of the National Minority Supplier Development Council, Inc.®

We create
housing and
neighborhoods
that engage,
empower,
and connect
people.



WRT is a team of
architects, planners,
urban designers,
and landscape architects.





HOUSING AND NEIGHBORHOODS

John C. Anderson Apartments
Philadelphia, PA



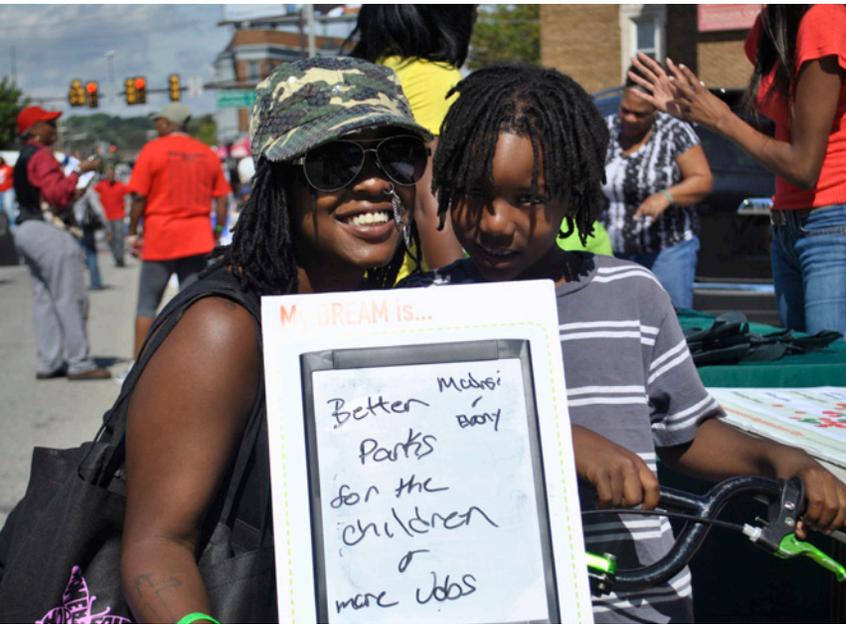
WRT is an
interdisciplinary
practice, we create
inventive solutions
for complex
projects of all
sizes and scales.

Our work is imbued with public purpose, creating healthier, more vibrant environments in which to live, work, learn, and play, while establishing vital frameworks to improve quality of life future generations.

We value the impact of our collective approach to create simple solutions for complex problems across scales. We serve communities and campuses by designing places that enhance the natural and social environment.

With offices in Philadelphia and San Francisco, we seek to initiate, understand, and execute projects that create simple and effective solutions. We embrace our roots of 55 years, and continue the legacy of design that has flowed through the firm for the past five decades.

We apply our design and planning capabilities to the areas of Education, Housing and Neighborhoods, Communities, Parks and Open spaces.



HOUSING AND NEIGHBORHOODS

Logan Comprehensive Neighborhood Plan
Philadelphia, PA

WRT works collaboratively engaging and empowering neighborhoods to build resilient communities.

With offices in Philadelphia and San Francisco, WRT Initiates, understands, and executes simple and effective solutions for complex problems across all scales. We embrace our roots of 55 years and continue the legacy of design that has flowed through the firm for the past five decades.

Our approach is holistic, which frames our understanding and forms the basis for creative and appropriate response.

We work to understand what makes each assignment unique—the political, economic, natural, and administrative realities that enable us to create enduring projects. Our plans and designs are not predicated on a specific form or style, but rather driven by attention to specific local contexts and conditions, backed up by decades of institutional knowledge.





HOUSING AND NEIGHBORHOODS

Obery Court and College Creek Terrace
Annapolis, MD





We believe design is inclusive.

Our iterative design process depends upon, and is responsive to, local community values and aspirations. We see our work as supporting and expressing an alignment of the collective needs and values of a community.

We build consensus across a wide range of perspectives integrating community input into our design process. Our approach is minimally disruptive to residents, and optimal for responding to the needs of the larger community.

HOUSING AND NEIGHBORHOODS

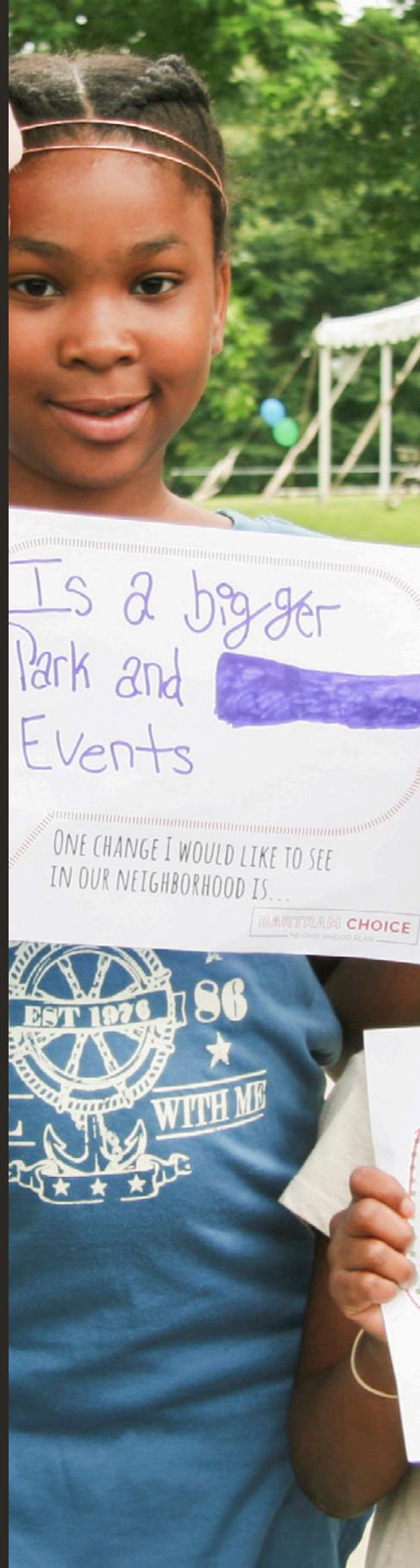
Morris Canal / Lafayette Park
Jersey City, NJ



PROJECT HIGHLIGHT
HOUSING AND NEIGHBORHOODS

Bartram Choice Neighborhoods Initiative

Philadelphia, PA





In February 2018, the Philadelphia Housing Authority (PHA) won a Choice Neighborhoods Initiative (CNI) Grant for the redevelopment of Bartram Village and the surrounding neighborhood in Southwest Philadelphia. The \$1.3 million award includes both Planning and Action. As the Planning Coordinator to PHA, WRT guided residents and stakeholders through the two-year planning process.

The planning process explored ways to reconnect the site to the surrounding neighborhood and build upon the area's many assets while harnessing the vision and vitality of anchor institutions nearby such as Bartram's Garden, PIDC, Pennovation, and University City.

To help develop local capacity, WRT organized a six-session Neighborhood Leadership Series for Bartram Village and neighborhood residents, where local professionals and neighborhood leaders presented on different topics, such as "Planning Philly Style," "Affordable Housing 101," and "The Power of Design and Nature." Community members learned about valuable local resources, how to come together and speak with a unified voice, and ways to shape the Bartram Choice plan.

Through task force meetings, regular community meetings, focus groups, a leadership series, and other special events, the process is striving to find ways for residents to "Blossom at Bartram."

What We Did

Master planning, community engagement, Urban Design

Awards

Blossom at Bartram, APA Pennsylvania Plan of the Year



I want more
Events

ONE CHANGE I WOULD LIKE TO SEE
IN OUR NEIGHBORHOOD IS...

BARTRAM CHOICE
NEIGHBORHOOD PLAN

Is a bigger
Park and
Events

ONE CHANGE I WOULD LIKE TO SEE
IN OUR NEIGHBORHOOD IS...

BARTRAM CHOICE
NEIGHBORHOOD PLAN





PROJECT HIGHLIGHT
HOUSING AND NEIGHBORHOODS

Truman Square

Edison, New Jersey





Truman Square redevelopment located in Edison, New Jersey was a two phase project including a total of 172 units, including 86 units of affordable multi-family housing for formerly homeless and veterans.

Amenities include an inviting community space, fitness room, management suite, and central laundry facilities. We look forward to watching the progress of this overall development that will create 172 units of high-quality, affordable housing.

What We Did
Architecture







We create sustainable, resilient communities.

We design for lasting impact. We believe housing is essential to a thriving neighborhood. We specialize in master planning with a focus on thoughtfully integrated mixed-income and affordable housing. We treat each project as an opportunity to improve the quality of people's lives through design.

HOUSING AND NEIGHBORHOODS

Norris Homes
Philadelphia, PA



PROJECT HIGHLIGHT
HOUSING AND NEIGHBORHOODS

Meriden Commons

Meriden, CT





Downtown Meriden was transformed into a socially and environmentally resilient through this project.

This mixed-use transit-oriented project provides 75 mixed-income units within the downtown and 5,000 sf of ground-floor retail. Designed to overlook the new Meriden Green, residents have direct access to the park with bike trails, amphitheater, and a farmer's markets.

The building design takes a holistic approach to sustainability, meeting passive house standards and influenced a reduced carbon footprint through energy reduction, while providing the occupants with the best indoor air quality and thermal comfort. All three buildings will obtain Passive House certification.

What We Did

Urban design, Planning, Architecture, Landscape Architecture







We design within context.

Every project presents an opportunity to thoughtfully respond to the unique characteristics of a community. We don't impose a particular design aesthetic, but rather design within the context of an existing neighborhood. We thrive when faced with challenges of a complex urban site or a distinctive existing building.

HOUSING AND NEIGHBORHOODS

John C. Anderson Philadelphia, PA



PROJECT HIGHLIGHT
HOUSING AND NEIGHBORHOODS

John C. Anderson Apartments

Philadelphia, PA





GROUND FLOOR

1. NEIGHBORHOOD CAFE
2. ENTRY / LOBBY / MAIL
3. OFFICE / RESIDENT SERVICES
4. LOBBY / COMMUNITY LIVING ROOM
5. ELEVATOR LOBBY
6. COMMUNITY MULTI-PURPOSE ROOM
7. LAUNDRY
8. BUILDING SUPPORT SERVICES

The goal in this project was to provide affordable housing open to all low-income persons 62 years or older, but to do so in an environment that celebrates diversity and creates a setting where elders of the LGBTQ community can feel fully welcome and secure.

The 56-unit, six-story complex is located in the core of Philadelphia's dense and very vibrant Washington Square West neighborhood. Fronting on busy 13th Street where it abuts highrise neighbors, but also extending back to one of Philadelphia's "littlest streets" revered for its charming residential character, the project presented very unique urban design and architectural challenges. The ground floor has 1,800 SF of commercial space, some of which is reserved for communal building purposes.

What We Did

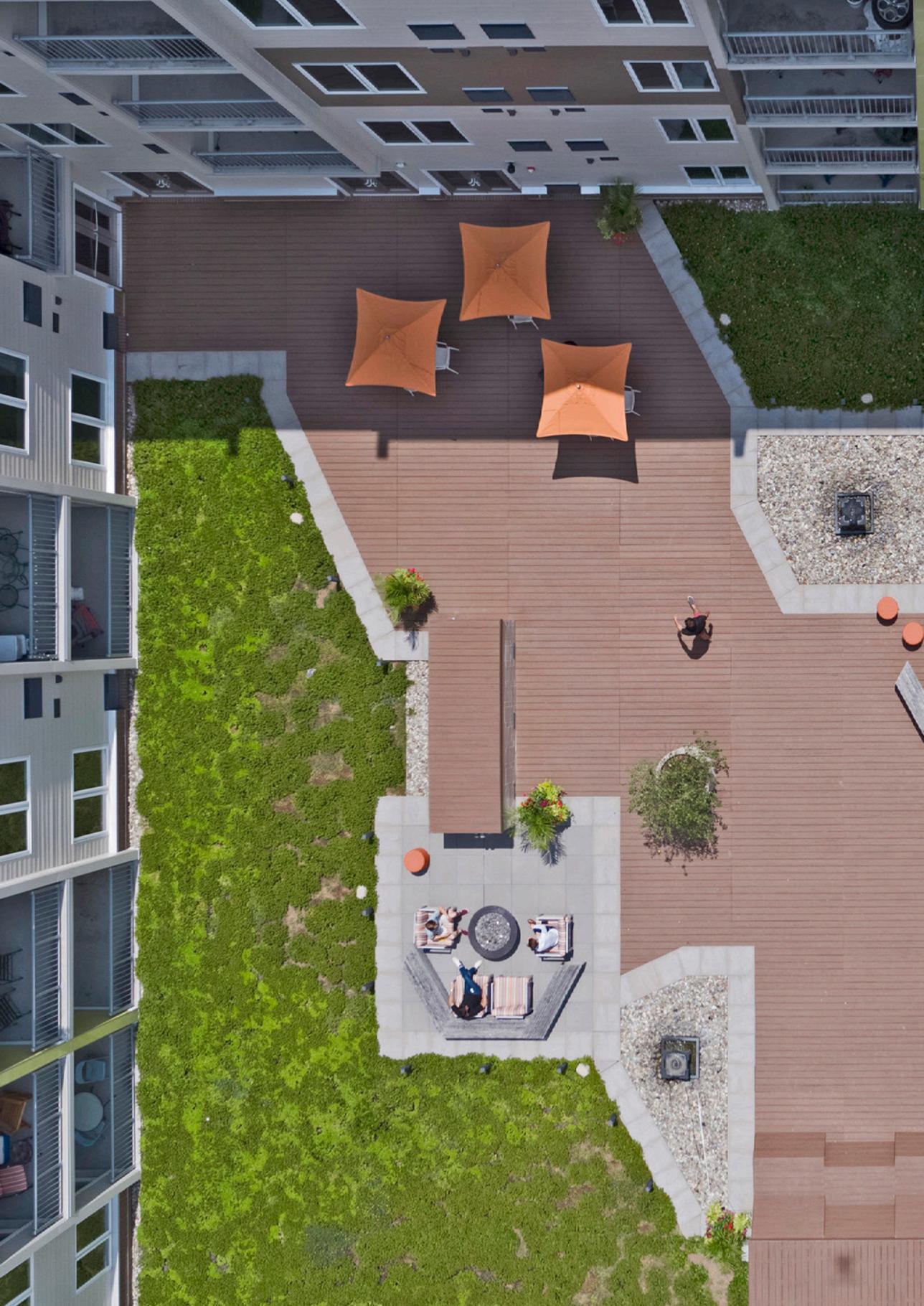
Architecture, Design, Landscape Architecture

Awards

AIA National, National Housing Award

AIA PA, Paul Davidoff Planning Achievement Award







We're committed to sustainability.

We aim to use a predictive energy use model for 100% of our buildings so we can inform our designs and make sound decisions that maximize their energy efficiency, applying the lessons learned from our highest-performing buildings across our entire portfolio.

We apply energy modeling to our neighborhood and community planning projects because early planning decisions like building orientation, building massing, and even the choice to include porches can have dramatic effects on energy performance over the life of a building.



PROJECT HIGHLIGHT
HOUSING AND NEIGHBORHOODS

Paseo Verde

Philadelphia, Pennsylvania





This transit-oriented development transformed a 2-acre brownfield site into a vibrant mixed-use affordable and market-rate workforce housing. Paseo Verde offers 120 units of sustainable housing for low and moderate income families, approximately 30,000 SF of ground floor retail and community services, commercial office space, and parking.

Situated at the physical dividing line between the APM neighborhood and Temple University, the mixed-use site weaves the two neighborhoods together and leverages the pedestrian-rich environment of the adjoining transit station.

In addition to achieving LEED for Homes Platinum certification, Paseo Verde was the first project in the nation to achieve a LEED for Neighborhood Development Platinum certification, and is now seen as a model for sustainable redevelopment in inner-city neighborhoods.

What We Did

Planning, Architecture, Urban Design

Awards

Congress for the New Urbanism, Merit Award,
Block, Street, and Building category

Urban Land Institute Philadelphia,
Inaugural Awards for Excellence

AIA Pennsylvania, Merit Award, Unbuilt Category





PROJECT HIGHLIGHT
HOUSING AND NEIGHBORHOODS

Mill Creek Gardens

Jersey City, New Jersey





Mill Creek Gardens is a low-rise, 126-unit, mixed-income transit-oriented community located in Jersey City, NJ. The project site was once known as Montgomery Gardens, which featured six mid-century towers on a super block that were disconnected from the surrounding community. Three of the towers were demolished in 2015 when construction began on the first phase of Mill Creek Gardens.

The community is located in a mixed-use area of residential and commercial properties with numerous schools, parks, restaurants, and churches nearby and easy access to the Medical Center as well as the New Jersey Turnpike and PATH rail system. On-site amenities include 2,500 square feet of community space, with a computer learning center, a warming kitchen, offices, and a fitness facility.

Multiple streets were named in commemoration of distinguished residents, including Dr. Johnathan C. Gibbs Jr., a ground-breaking African-American Jersey City physician who served the Jersey City community in the Jersey City Medical Center across the street of Mill Creek Gardens.

What We Did
Planning, Architecture





HOUSING AND NEIGHBORHOODS

Imagine Austin Comprehensive Plan
Austin, Texas

We see ourselves as
an extension of our
clients' team.

We respect the context of each project at every step of the process, understanding that there is no "one-size-fits-all" solution for the work we do. We benefit from the cross-pollination of ideas, perspectives, and techniques by emphasizing integrative learning, critical thinking, and collaborative problem solving.





HOUSING AND NEIGHBORHOODS

Bartram Choice Neighborhoods Initiative
Philadelphia, PA

HOUSING AND NEIGHBORHOODS

John C. Anderson Apartments
Philadelphia, PA





WRT has received more than 350 local and national planning and design awards.

We were one of the first firms to tackle issues of ecological, social, and economic resiliency with large scale interventions and planning—something we remain committed to today.

WRT has received numerous design awards including the ASLA National Firm award and the inaugural PA Excellence Award.

Noteworthy:

Paseo Verde,

Philadelphia, PA

The nation's first LEED Platinum Neighborhood Development certification (second in the world).

John C. Anderson Apartments,

Philadelphia, PA

One of the first LGBTQIA-friendly affordable senior housing developments in the country.

Microsoft Campus,

Silicon Valley, CA

The first Net-Zero Water campus in the nation (also LEED, Living Building Challenge, and Well Building Standard certifications).

GreenPlan Philadelphia,

Philadelphia, PA

The city's first integrated, sustainable city-wide open space planning framework.

We create transformative impact through planning and design. WRT's success is based on our tradition of excellence, innovation, and leadership in planning and design, and our commitment to the firm's guiding principles of designing with nature and reinforcing urbanism.

WRT's pioneering spirit guides our practice, transforming introspection into actionable new ways of serving our communities while remaining true to our collective values.



We design and plan
for education,
housing and neighborhoods,
community developments,
parks and open spaces.



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www.wrtdesign.com



DAVID J. **GAMBA**

SENIOR ASSOCIATE | DESIGNER

PROJECT ROLE: PROFESSIONAL-IN-CHARGE



PROJECT EXPERIENCE

Project Award +

North Central Philadelphia Choice
Neighborhood Implementation -
NC Five, Philadelphia, PA

North Central Philadelphia Choice
Neighborhood Implementation -
Paseo Verde, Philadelphia, PA

Delaware County Fairgrounds +
Chester, PA

St. Luke's Manor +
Cleveland, OH

Dauphin House Senior Residences
Philadelphia, PA

Riverview at New Bridge Landing
Riveredge, NJ

The Residences at Roosevelt Park
Edison, NJ

The Mill at Easton
Easton, PA

Wemrock Residences
Freehold, NJ

Sharswood-Blumberg Choice Neighborhood
Implementation
Philadelphia, PA

Montgomery Gardens
Jersey City, NJ

Princeton Senior Apartments
Princeton, NJ

Torrington Riverfront
Torrington, CT

Bedford Dwellings Phase I Implementation
Pittsburgh, PA

"Blossom at Bartram"
Choice Neighborhood Plan
Philadelphia, PA

800 Vine Senior Affordable Housing
Philadelphia, PA

As Senior Associate, David provides leadership for WRT's Housing and Neighborhood practice, especially nurturing client relationships, staff development, and consistently delivering impactful work. With extensive project management experience, he effectively manages and communicates with clients and teams and is very skilled at building consensus around program, design, and technical issues. David's diverse project portfolio includes extensive work in multi-family housing, low income housing, historic preservation, and adaptive re-use. His attention to detail and collaborative nature have been acknowledged by peers, teammates, and clients as essential tools to the successful completion of projects.

Throughout his more than 20-year career, David has worked on all project phases from conceptual planning through construction administration. Most recently, David is the professional-in-charge on two impactful new low-income housing tax credit projects whose goals include providing increased access to sustainable affordable housing while improving neighborhood connections and amenities in Pittsburgh and Philadelphia. The Bedford Village neighborhood in the Hill district of Pittsburgh and the Bartram Village neighborhood in southwest Philadelphia were recently awarded Choice Neighborhood Implementation Grants from HUD that focus on replacement of distressed affordable housing units with new sustainable mixed-income units while giving existing residents the right to return to these new units once completed.

EDUCATION

Philadelphia University, *Bachelor of Architecture*

ENGAGEMENT

Green Building United Board Member 2019-2021

ULI Philadelphia

Jefferson University Guest Critic and Lecturer 2018-2022

Temple University Guest Lecturer 2022

Auburn University Guest Lecturer 2018-2023



TROY ROG-URMAN



AIA, NCARB
ASSOCIATE | ARCHITECT

PROJECT ROLE: ARCHITECT

PROJECT EXPERIENCE

Project Award +

Bedford Dwellings Phase I Implementation
Pittsburgh, PA

"Blossom at Bartram"
Choice Neighborhood Plan +
Philadelphia, PA

Perry Homes
Buffalo, NY

DCHA Greenleaf Development
Washington, DC

Kinder Park Neighborhood Redevelopment
Woodlyn, PA

The Woods at Warren
Multi-family Affordable Housing
Warren, NJ

Clinton Woods
Multi-family Affordable Housing
Clinton, NJ

Verona Multifamily Residential
Affordable Housing
Verona, NJ

The SOME Conway Center
Washington, DC

Renovation of N Street Village
Washington, DC

Eager Square Apartments
Baltimore, MD

*(Projects in italics were completed
prior to Troy joining WRT)*

Troy Rog-Urman is a licensed architect with over 15 years of experience in design, leadership, and project management across mixed-use and affordable multi-family residential programs. Troy has a broad knowledge of building typologies in diverse environments and scales. As an architect, Troy approaches design challenges through a lens focused on collaboration to find the best solutions for every project. Troy takes pride in his work to transform communities with non-profit organizations, affordable housing developers, and government clients of all types.

A leader in the office, Troy has a deep commitment to making a difference in the community. His passion for excellent design and community-focused clients is contagious. As an alumnus of Cornell University, he is also a strong believer in the importance of education and mentorship. From the outset of his career, he has been a frequent guest lecturer at several universities as well as volunteered with Big Brothers Big Sisters, the Washington Architectural Foundation, and more recently with the ACE Transformative Partnerships pilot program.

EDUCATION

Cornell University, College of Architecture, Art and Planning, Bachelor of Architecture

FIRM OVERVIEW

OFFICE LOCATION

1 Allegheny Square E Suite 402
Pittsburgh, PA 15212

OFFICE CONTACT

Michael W. Takacs, RLA, ASLA
Associate
mtakacs@bohlereng.com
724-638-8500

CORE SERVICES

Due Diligence
Land Surveying
Land Planning
Landscape Architecture
Civil Engineering
Sustainable Design
Entitlement Services
Program Management

MARKETS

Education
Energy
Healthcare
Industrial
Mixed-Use
Office
Public Work
Residential
Retail
Sports and Entertainment

Your Growth. Accelerated.

Bohler is a land development consulting and site design firm that helps developers, owners and other real estate professionals identify and act on opportunities and, ultimately, move their projects forward faster.

Working across commercial, industrial, institutional, and residential markets, we are especially adept at leveraging industry change and tackling site challenges in service of achieving successful land development projects that grow our clients' businesses and transform communities.

We Move People and Projects Forward

In looking beyond design to focus on our clients' business needs, customer demands, and market challenges, we reach beyond the status quo to find creative solutions to move forward.

We Are Aligned in Our Purpose

Our purpose is to empower the ambitious to become the accomplished. We are driven by the belief that Bohler can help people achieve more together than they could alone. Aligned in this approach, we are committed to moving you forward, toward your vision of success.

Bohler Engineering PA, LLC Partners

Joseph Baran, PE, LEED AP BD+C, Principal
William R. Rearden, PE, Principal, Branch Manager
Mike Jeitner, PE, Principal
Cornelius Brown, PE, Principal, Regional Manager
Adam Benosky, RLA, Divisional Managing Partner

PROJECT TEAM



Michael W. Takacs, RLA, ASLA

Associate

Michael is an Associate at the Bohler Pittsburgh location. His expertise in public projects throughout the state as well as his local knowledge will assist the project team to a successful outcome for this project.

With over 27 years of experience, Michael oversees operations and growth of the Pittsburgh office. With extensive experience in all aspects of site planning, landscape architecture, permitting, subdivision and land development, Michael leads his team in delivering exceptional customer service in the region.

MWTAKACS@BOHLERENG.COM

EDUCATION

B.S. Landscape Architecture
West Virginia University (1993)

PROFESSIONAL LICENSES

PA RLA #LA001694

PROFESSIONAL AFFILIATIONS

NAIOP Pittsburgh Chapter:
Advocacy Committee Board of
Directors

International Council of Shopping
Centers (ICSC)

American Society of Landscape
Architects (ASLA)

Society for College and University
Planning (SCUP)

U.S. Green Building Council
(USGBC)

RELEVANT EXPERIENCE

- + The Haven at Cranberry Woods, Cranberry, PA
- + Ascent 430, Warrendale, PA
- + Luna Ridge - Moon Township, Allegheny County, PA
- + Crossings at Hershey, Hanover Township, PA
- + Burkett Place Apartments -North Strabane Township, PA
- + Chatham University Eden Hall Campus, Pittsburgh, PA
- + Extra Space Storage, 7535 Penn Avenue, Pittsburgh, PA
- + Key Bank, 5542 Penn Avenue, Pittsburgh, PA
- + Phipps Conservatory Garden Center at Mellon Park, Pittsburgh, PA
- + Mt. Lebanon School District Athletic Fields, Pittsburgh, PA
- + North Catholic High School, Cranberry, PA
- + Pine Richland High School, Pine Township, PA
- + Spring Grove High School, Spring Grove, PA
- + Brady's Run Park Educational Center, Beaver Falls, PA
- + Ohiopyle State Park Visitor Center, Ohiopyle, PA
- + The Nature Inn at Bald Eagle State Park, Centre County, PA
- + Tamaqua Area Middle School, Tamaqua, PA
- + Frito-Lay Plant Expansion, York PA
- + Pittsburgh International Logistics Center (Trammell Crow), Findlay Township, PA
- + Cranberry Commerce Center (Sampson Morris), Cranberry Township, PA
- + Site 9 McClaren Road (Allegheny County Airport Authority), Findlay Township, PA
- + Westinghouse Corporate Headquarters, Cranberry Township, PA

PROJECT TEAM



Erin Gogolin, EIT

Project Manager

As a Project Manager in Bohler's Pittsburgh, Pennsylvania office, Erin's experience is in civil engineering and land development. She is responsible for project design, coordination, scheduling, scoping the project deliverables, allocating tasks, and overseeing a team of design engineers to help prepare plans and documents to procure permits from local, state, and federal jurisdictional agencies.

EGOGOLIN@BOHLERENG.COM

EDUCATION

B.S. Civil Engineering
Bucknell University (2010)

PROFESSIONAL LICENSES

PA Engineer-in-Training
LEED Green Associate

Erin has extensive experience in multiple market sectors, including but not limited to, commercial, industrial, institutional, residential apartments and communities, and mixed use land development projects.

Erin is also experienced with the preparation of civil engineering drawings and specifications related to site layout, stormwater management, grading, soil erosion and site stability, drainage, utility coordination, water main and sanitary sewer design, permit expediting and project scheduling.

RELEVANT EXPERIENCE

- + Crossings at Hershey, Hanover Township, PA
- + The Haven at Cranberry Woods, Cranberry, PA
- + Arsenal 201, Lawrenceville, PA
- + Ascent 430, Warrendale, PA
- + Phipps Conservatory at Mellon Park, Pittsburgh, PA
- + Chatham University Eden Hall Campus, Gibsonia, PA
- + Cardinal Wuerl North Catholic High School, Cranberry, PA
- + Saint Kilian Parish, Cranberry Township, PA
- + South Hills Bible Chapel, McMurray, PA
- + Life Time Fitness, Upper St. Clair, PA
- + Bank of America, Various Locations in PA
- + Chase Bank, Various Locations in PA
- + Johnson Controls, Shrewsbury, PA



LaQuatra Bonci
ASSOCIATES
LANDSCAPE ARCHITECTURE

LaQuatra Bonci Associates is a landscape architecture, urban design, and land planning firm based in Pittsburgh, Pennsylvania. We believe in the art of the designed landscape as a powerful and transformative tool to restore and enhance ecology, promote community well-being, and add economic vitality. Drawing on the rich legacy of our profession, we are committed to understanding historic precedents, public constituents, and site intricacies to develop unique and contextual design solutions. It is our passion to create innovative, elegant, and timeless landscapes.

LaQuatra Bonci Associates provides professional landscape architectural, urban design and planning services and pairs regularly with nationally known firms from the allied professions to ensure your project engages the highest level of expertise. From the broadest conceptual visions to the most intricate landscape detail, we want to help you envision and bring your project to reality.

Cosmos Technologies, Inc. (Cosmos) is a small business engineering consulting firm located in Pittsburgh, PA, Harrisburg, PA, Cleveland, OH and Akron, OH. Cosmos was founded by President and Owner, Frederick Douglas. Cosmos is a certified minority business enterprise (MBE) and HUBZone company.



CIVIL SITE DESIGN & LAND DEVELOPMENT

Commercial, institutional, residential subdivision design which includes site grading, geometric design of streets, design of curb & gutters, sidewalks, trails, utility design, quality takeoff, preparation of construction plans, contract documents and technical specifications. In addition, we provide stormwater management with an emphasis on integrating green infrastructure (GI) methods.

ENVIRONMENTAL, HEALTH & SAFETY MANAGEMENT

Permitting, environmental and safety compliance management, Industrial Hygiene assessments (inclusive of asbestos, lead, and mold testing), as well as Phase I/II/III environmental and archaeological assessments. Additionally, Cosmos provides OSHA safety training and certification.

Sheffler & Company is a growing Civil Engineering & Surveying firm located 12 miles north of the City of Pittsburgh in Sewickley, Pennsylvania. The company was founded by Gary A. Sheffler, Sr., PLS in 1970. The company President is Cristina L. Sheffler. Gary A. Sheffler, Jr., PE/PLS is the principal in charge of Engineering & Surveying Services. The company is certified as a Women's Business Enterprise by the Women's Business Enterprise National Council (WBENC).



Sheffler has extensive expertise in providing professional civil engineering and surveying services, focusing on private land development projects. The staff of professionals possesses expertise in the areas of land development, site layout, grading, storm water management, hydrology and hydraulics, soil erosion and sedimentation control, and surveying. Sheffler is technically oriented with over 95% of the work completed by our office in digital format. We have access to a variety of computer software programs which assist us in providing our engineering & surveying consulting services. Our staff consists of registered professional engineers and surveyors who strive to provide quality engineering and an unmatched level of personal service to every project. Sheffler utilizes partnering firms to provide Traffic Engineering, Geotechnical Engineering, and Aquatic Resource Investigation services.



CORE BUSINESS

Mistick Construction Company (Mistick) is a general contractor providing preconstruction and construction services for the commercial, residential, hospitality, health care, and student housing markets. This includes new construction and renovation of existing structures. Our typical clients are private real estate developers and government agencies. Our primary market is residential construction. We have the financial, professional, and personnel resources to deliver major construction projects.

CORPORATE PHILOSOPHY

We recognize that ours is a service business. Our mission is to provide our clients with timely and accurate cost information and expert construction advice for their building projects and then deliver construction with reliable cost and schedule controls. As builders, we believe that our value is maximized if we participate in the preconstruction process. Constant communication and a thorough understanding of the project are key in eliminating cost overruns and maintaining schedules.

EXPERIENCE

The Mistick name has been associated with the construction business for more than 70 years. Since 2004, current ownership has delivered over one billion

dollars' worth of construction. The dollar value of our projects has ranged from \$500,000 to \$53 million. For the past five years, we have averaged \$100 million annually. We have constructed office buildings and medical facilities, but our core building is apartment and residential developments, nursing homes, and assisted living facilities. Our geographic work area is Southwestern Pennsylvania, Northeast Ohio and West Virginia.

MANAGEMENT TEAM

Mistick has over 90 full-time employees. Our professional office staff includes eleven project managers supported by five administrative assistants and two estimators. Our field employees include twelve on-site superintendents plus two general superintendents.

KEY PERSONNEL

M. Robert (Bob) Mistick
Chief Executive Officer

Morton J. (Bud) Wilson
President and Senior Project Executive

Jeff Caldwell
Chief Operating Officer and Senior Estimator



LEADERSHIP

M. Robert (Bob) Mistick

Chief Executive Officer

Bob Mistick has been in the construction business for over 45 years, beginning as a young man working in his father's construction company. He led the company as President of Mistick for 30 years.

Currently, Bob serves as Chief Executive Officer providing senior leadership for the company while he remains actively involved in oversight of current projects. He is a very hands-on professional with experience as a developer, builder and manager. He is active in all preconstruction efforts of the company and takes a personal interest in not only the design, cost and schedule of a project, but also the specific site plans and unit layouts as they relate to the safe harbor of the tenant.

Bob has positioned Mistick as a builder organization capable of serving the residential market at a very detailed level of planning and design. He has an avid appetite for details that include all components of the building process including: sound control, exterior skin and moisture control, HVAC systems and technical details. He also has a keen sense of the spatial layout that identifies unit designs to enhance the living experience of the residents.

Morton J. (Bud) Wilson

President and Senior Project Executive

Mistick Construction Company President, Bud Wilson, brings more than 39 years of construction industry experience to the table as well as a strength for management of people and projects. He joined Mistick in 2003 and has served as a senior level project manager and executive for 20 years. After successfully leading Mistick's expansion into the Cleveland market and serving as the head of the Cleveland office since 2014, Bud was tapped to serve as President of the Company in late 2016. He provides executive oversight for project managers, office staff and field employees. Bud is a hands-on executive with relevant field experience at all levels of project development, from conceptual schematics to full construction documentation and final occupancy.

Bud continues his role as a Senior Project Executive with responsibility for direct oversight of the Cleveland office as well as maintaining oversight of all Mistick's work.



Jeff Caldwell

Chief Operating Officer and Senior Estimator

Jeff Caldwell has been an employee of Mistick for 43 years. As a direct result of his unsurpassed work ethic, proficiency at estimating, knowledge of building systems, and managerial skills, Jeff was promoted to Chief Operating Officer in 2016, in addition to his role as Senior Estimator.

Jeff was initially hired as a roofer/carpenter during a series of major historic renovation projects in Pittsburgh's Northside. His leadership capacity was evident, and he was promoted to superintendent, specializing in roofing installations.

In 1987, Jeff began working in Mistick's estimating department. His hands-on experience in the field is invaluable in the estimating of all projects. His promotion to senior estimator coincided with Mistick's growth. Jeff has been very successful in the hard-bid setting of the industry and provides detailed line-item estimates during the design and development stage. Jeff's experience is extremely valuable throughout the preconstruction phase during which he provides accurate estimates based on conceptual documents. Jeff has the ability to envision elements not shown in conceptual documents in order to provide a complete project estimate. Jeff constantly stays current with pricing and cost data. He consults and communicates with the engineers, architects, owners, contractors, and subcontractors to prepare economic feasibility studies on changes and adjustments to cost estimates as well as coordinating the competitive bidding for all projects.

Timothy Fisher

Senior Project Manager and Preconstruction Coordinator

Tim is a 33 year employee of Mistick, during which he has managed projects to include commercial, retail, medical and mostly residential construction. Tim has extensive experience on complex urban sites delivering projects in and around existing communities. He is highly skilled at managing these sites and working with community organizations, as well as the project team. Tim is also very experienced with the nuances of wood frame construction, Enterprise Green Communities, Energy Star, and all manner of interior and exterior finishes. He is very organized and efficient and has the ability to simplify even the most complicated tasks.



Jacob Rosenberger

Project Manager

Jake is a Certified Project Management Professional with over 18 years experience in the industry. He spent 6 years as a field superintendent, overseeing various projects and teams while managing to keep things running on schedule and within budget. He was then promoted to project manager where he planned, executed and finalized projects, negotiated agreements and coordinated to meet and exceed HUD and regulatory requirements. Jake has extensive experience with in-place renovations, ADA modifications and new construction.

Since joining the Mistick team, Jake has put his experience to work as project manager. In his time here, he has worked on multi-family housing projects, high-rise affordable housing, and senior living facilities. He has proven himself a valuable asset to the Mistick team with his determination and ability to visualize each project from top to bottom from the onset.

Brian Tarquinio

General Superintendent

Brian Tarquinio has been an employee of Mistick Construction since 1993. He was hired as a carpenter, working on such diverse projects as Children's Hospital North, St. Clair Village, Crawford Square, and Longwood at Oakmont. Brian's attention to detail led to his promotion to superintendent for the Heinz Architectural Center project, Robert Morris University Student Housing project, Forest Green, Groveton Village, Clairton Housing, and Meyers Ridge Phase 2.

Through hard work and continuing education, Brian has steadily seen his responsibilities at Mistick Construction increase. He is now General Superintendent, overseeing all of Mistick's projects in the Pittsburgh area, coordinating manpower, job start-up, site utilities and earthwork, and reviewing scopes. Brian is well versed in all handicap requirements (UFAS, ANSI). His excellent communication skills, combined with his understanding of the trades, have enabled him to effectively coordinate multiple trades and tasks. His ability to solve complex problems and his strong work ethic are valuable additions to the project team.



WHAT OUR CLIENTS SAY

“

It is a rare occasion...[that I provide] a glowing recommendation for a... General Contractor...Everyone on the Mistick Team...treated...my team with professionalism and collegiality as partners and colleagues with something to offer...They were brought into the construction team as problem solvers and advisors... I have been doing community development for 30 years and can attest to this relationship as being truly unique.

- **Linda Warren**, *Senior Vice President of Placemaking*
Cleveland, Neighborhood Progress

Their dedication to teamwork and perfection of product, in our opinion, has no equal in the Pittsburgh area.

- **Ralph A. Falbo**, *CEO*
Ralph A. Falbo, Inc.

All of Mistick's staff has proven to be knowledgeable and forthright, able, and willing to offer valued opinions in the pursuit of meeting and exceeding expectations. Their contributions to each project from concept to completion add value to all levels of their involvement.

- **William J. Gatti**, *President*
TREK Development

I would summarize in saying the work was excellent with very minor punch lists... Mistick has done an excellent job of pre-punch list work and have produced an excellent product. Mistick's subs also have provided excellent quality of work. I was extremely impressed with the quality of work, the professionalism, and attention to detail. One of the best and smallest punchlists I have generated.

- **Barry Beatty**, *Senior Project Coordinator*
Upstreet Architects

”



AWARDS AND RECOGNITION

- 2016** | Agency Award of Excellence in Program Innovation - Resident and Client Services to the Allegheny County Housing Authority by the National Association of Housing and Redevelopment Officials.

- 2015** | Certification of Appreciation from the Allegheny Housing Authority to Roxanne Thomas; "In honor of your exceptional dedication and determination for the Section 3 Employment Program."

- 2014** | "Community Builders Award" by the Community Empowerment Association in recognition of "...significant contributions to the people and communities that we serve..."

- 2012** | National Trust/HUD Secretary's Award for Excellence in Historic Preservation - for the Saint Luke's Manor project. This project was also the Reader's Choice Winner for Historic Rehab in *Affordable Finance* magazine.

- 2011** | Recognition by the City of Pittsburgh Equal Opportunity Review Commission "For Outstanding Effort for Meeting the City of Pittsburgh's Minority and Women Business Enterprise Goals."

- 2010** | "Section 3 Training Company of the Year" given by the Housing Authority City of Pittsburgh.

- 2010** | *Pittsburgh Business Times*, Top 100 Fastest growing companies.

- 2010** | MWDBE Governmental Committee recognized Mistick Construction Company: "In Recognition of Your Continued Support in Advancing MWDBE Businesses, 2010."



PROJECT HISTORY

Mistick Construction Company is an innovative builder and restorer with over 70 years of experience completing complex construction projects. Our reputation for consistent, cost-effective construction and restoration has resulted in decades of repeat business from satisfied clients.

Since 2004, Mistick's current ownership has delivered over \$1 billion worth of construction. The dollar value of our projects has ranged from \$500,000 to \$53 million. For the past five years, we have averaged \$116 million annually. We have constructed office buildings and medical facilities, but our core building is apartment and residential developments, nursing homes, and assisted living facilities.

A large part of our portfolio involves multifamily developments financed with LIHTC awarded through the Pennsylvania Housing Finance Agency (PHFA). In this highly competitive process, Mistick is frequently listed as the general contractor on applications as a member of the developer's team. Since 2005 Mistick has completed over 85 LIHTC projects with a total 5438 units and a value over \$860 million while also delivering another 2600 units of market rate developments.

Attached is a list of multifamily and LIHTC projects we have completed since 2005.



MISTICK CONSTRUCTION | LIHTC PROJECT HISTORY

6/30/2023

PROJECT	DEVELOPER	FINANCING	# OF UNITS	COMPLETION DATE	VALUE
Letsche School	Beacon Communities	LIHTC	46	In Progress	\$ 16,262,508
Cedarwood Homes	Tyrko Partners	LIHTC	46	In Progress	\$ 15,069,360
Boardwalk/Glenville	Boardwalk Glenville L.P.	FHA/LIHTC	123	In Progress	\$ 14,575,873
Prestigious Hills	Telesis Corporation	LIHTC	117	In Progress	\$ 10,571,182
Blairsville Housing II	TREK Development Group	LIHTC	28	In Progress	\$ 8,069,072
Hawkins Village Phase I	Penrose, LLC	LIHTC	54	In Progress	\$ 20,209,768
Hawkins Village Phase II	Penrose, LLC	LIHTC	51	In Progress	\$ 17,623,592
Sheptytsky Arms	Sheptytsky Arms Apartments Penn LP.	LIHTC	50	In Progress	\$ 3,638,382
Richford Arms	Beacon Communities	LIHTC	106	Apr-23	\$ 10,115,467
Larimer East Liberty Phase 3	McCormack Baron Salazar	LIHTC	42	Feb-23	\$ 10,204,000
North Negley Residences	Catalyst Communities, LLC	LIHTC	45	Feb-23	\$ 12,669,207
Harvard Beatty	TREK Development Group	LIHTC	42	Jan-23	\$ 14,300,000
Glade Run / Jeremiah Village	TREK Development Group	LIHTC	44	Dec-22	\$ 9,011,752
New Granada Square Apartments	CHN Housing Partners	LIHTC	40	Dec-22	\$ 10,091,923
Northside Properties Residences IV	Northside Associates	LIHTC	42	Nov-22	\$ 11,909,748
McKean Street Housing	TREK Development Group	LIHTC	36	Sep-22	\$ 9,136,284
Clairton Inn	Mon Valley Initiative	LIHTC	49	Aug-22	\$ 12,447,317
Canonsburg Apts.	MVAH Partners	LIHTC	50	Jul-22	\$ 10,517,109
Larimer East Liberty Phase IV	McCormack Baron Salazar	LIHTC	57	Jun-22	\$ 22,462,168
Highpoint Tower	Highpoint Towers Associates c/o Beacon Communities	LIHTC	132	Apr-22	\$ 13,997,633
Northside Residences Phase 2	Northside Associates	LIHTC	122	Apr-21	\$ 25,272,629
Mellon's Orchard South	TREK Development	LIHTC	47	Dec-20	\$ 9,644,721
Pioneer Apartments/Office	Aspire Properties/Commercial Properties	LIHTC	36	Dec-20	\$ 13,214,174
Odin View-South Greengate Commons	Westmoreland County Housing Authority	LIHTC	47	Oct-20	\$ 6,622,683
Riverview Towers	Riverview Towers Preservation, LP	LIHTC	191	Aug-20	\$ 14,893,976
Riverside Manor	Salus-Joyce Development, LLC	LIHTC	61	Aug-19	\$ 2,085,019
Larimer E Liberty Ph 2/Cornerstone Village	McCormack Baron Salazar	LIHTC	150	May-19	\$ 34,146,000
Northside Residences Phase 1	Northside Associates	LIHTC	75	Apr-19	\$ 11,689,405
Washington Trust	TREK Development Group	LIHTC	24	Apr-19	\$ 7,613,458
Allegheny Dwellings	TREK Development & HACP	LIHTC	65	Mar-19	\$ 16,643,135
Hamilton Kelly/Addison Phase 4	KBK Enterprises	LIHTC	58	Mar-19	\$ 15,841,821
Roxbury Place Apartments	Buckeye Community Hope Foundation	LIHTC	43	Feb-19	\$ 6,987,396
Westerly II Renovations	Westerly II LP	LIHTC	154	Dec-18	\$ 9,043,775
Emerald Alliance X	Eden Alliance & CHN Partners, Inc.	LIHTC	60	Sep-18	\$ 7,735,786
Wheeling Heights 2	TREK Development	LIHTC	18	Mar-18	\$ 3,485,000
Parkview Knoll	Ralph A. Falbo	LIHTC	75	Feb-18	\$ 2,900,011
Addison Terrace Phase 3	KBK Enterprises	LIHTC	36	Oct-17	\$ 15,803,000
Brownsville Senior Housing	TREK Development	LIHTC	24	Sep-17	\$ 5,500,030
Susquehanna Homes Homewood	Oxford & S & A Homes	LIHTC	36	Aug-17	\$ 9,516,354
Cedar Extension Phase I (Sankofa Village)	Falbo-Penrose/CMHA	LIHTC	60	Feb-17	\$ 12,444,705
Dinwiddie Phase 4	Dinwiddie Housing Limited Partnership IV	LIHTC	23	Jan-17	\$ 5,275,000
Garfield Glen Phase 2	Garfield Glen Housing II, LP	LIHTC	19	Jan-17	\$ 4,386,397
Addison Phase II	KBK Enterprises	LIHTC	90	Dec-16	\$ 19,011,348
Heritage View IV	Falbo-Penrose/CMHA	LIHTC	60	Dec-16	\$ 9,095,655
Cedar Extension Phase II (Sankofa)	Falbo-Penrose/CMHA	LIHTC	50	Dec-16	\$ 9,555,279

MISTICK CONSTRUCTION | LIHTC PROJECT HISTORY

6/30/2023

PROJECT	DEVELOPER	FINANCING	# OF UNITS	COMPLETION DATE	VALUE
Emerald Alliance VIII	Cleveland Housing Network	LIHTC	66	Nov-16	\$ 8,896,373
Larimer East Liberty Phase 1	McCormack Baron Salazar Development, Inc.	LIHTC	85	Oct-16	\$ 24,857,464
Westerly I Renovations	Westerly I, L.P.	LIHTC	122	Oct-16	\$ 8,424,196
Brew House Lofts	Brewhouse Housing Limited Partnership	LIHTC	76	Jul-16	\$ 16,690,001
Mt. Nazareth Commons	Presbyterian SeniorCare & Presbyterian Senior Living	LIHTC	42	May-16	\$ 7,427,584
Larimer	KBK Enterprises	LIHTC	40	Aug-15	\$ 9,350,000
Addison Terrace Phase 1	KBK Enterprises	LIHTC	186	Jul-15	\$ 54,459,427
Orchard Park	Orchard Park Housing Initiative	LIHTC	44	Jul-15	\$ 11,841,398
Thomas Village	Thomas Village Housing, L.P. c/o TREK Development	LIHTC	66	Dec-13	\$ 5,580,234
Braddock Overlook	Braddock Housing, L.P. c/o TREK Development	LIHTC	24	Nov-13	\$ 6,484,601
Dinwiddie Phase III	TREK Development	LIHTC	46	Nov-13	\$ 6,340,226
South Greengate Commons	South Greengate Commons Housing, L.P.	LIHTC	45	Oct-13	\$ 7,903,770
Beechtree Commons II	National Church Residences	LIHTC	40	Sep-13	\$ 4,279,297
Shanahan Apartments	Shanahan Housing Associates, L.P. c/o Action Housing, Inc.	LIHTC	43	May-13	\$ 7,719,608
Hearth/Zoar	TREK Development	LIHTC	23	May-13	\$ 4,321,531
Garfield Heights Phase IV	KBK Enterprises	LIHTC	50	Mar-13	\$ 13,145,396
Saint Luke's Phase II	Saint Luke's Housing Partnership II, LLC c/o Pennrose Properties, LLC	LIHTC	65	Oct-12	\$ 12,224,487
Liberty Park Phase II	Liberty Park Phase II, L.P. c/o McCormack Baron Salazar, Inc.	LIHTC	71	Aug-12	\$ 9,410,465
Dinwiddie Phase II	Dinwiddie Limited Partnership c/o TREK Development Group	LIHTC	23	Jun-12	\$ 5,051,576
Grace Place	Punxsutawney Housing Limited Partnership	LIHTC	24	Feb-12	\$ 4,229,570
Saint Luke's Phase I	Saint Luke's Housing Partnership, LLC c/o Pennrose Properties, LLC	LIHTC	72	Jan-12	\$ 15,749,793
Garfield Heights Phase III	KBK Enterprises	LIHTC	40	Jan-12	\$ 8,101,681
Kittanning Cottages	TREK Development	LIHTC	24	Oct-11	\$ 4,193,021
Dinwiddie	Dinwiddie Limited Partnership c/o TREK Development Group	LIHTC	23	May-11	\$ 5,789,207
North Hills Highlands Ph II	North Hills Housing II, L.P.	LIHTC	37	Mar-11	\$ 6,117,156
North Hills Highlands Ph I	North Hills Housing, L.P.	LIHTC	60	Dec-10	\$ 10,197,868
York Commons	York Lambeth LP	LIHTC	102	Nov-10	\$ 12,279,859
Jacob Street	South Wheeling Housing LLC c/o TREK Development Group	LIHTC	18	Nov-10	\$ 2,834,542
Garfield Heights Housing Ph II	Garfield Heights Phase 2, LLC	LIHTC	45	Oct-10	\$ 8,868,103
Braddock Avenue Apartments	Braddock Senior Housing Initiative	LIHTC	53	Mar-10	\$ 9,412,744
Sr. St. Joseph	Sisters of St. Joseph Housing, L.P.	LIHTC	28	Mar-10	\$ 4,321,638
Garfield Heights Housing Ph I	Garfield Heights, LLC	LIHTC	90	Dec-09	\$ 16,400,000
Bedford Hill Apartments Ph III	MBA Development Corp. c/o McCormack Baron Salazar	LIHTC	88	Feb-09	\$ 12,463,793
Laurel Estates	Laurel Estates Infrastructure, Inc.	LIHTC	56	Dec-08	\$ 9,839,826
Bedford Hill Apartments Ph II	MBA Development Corp. c/o McCormack Baron Salazar	LIHTC	116	Jul-08	\$ 14,909,844
Northside Coalition	North Side Coalition Senior Housing	HUD	25	Feb-08	\$ 2,781,131
Fairfield Apartments/Liberty Park	McCormack Baron Salazar	LIHTC	124	Nov-07	\$ 13,900,000
Dumplin Hall	Dumplin Hall Housing PTR, LP	LIHTC	46	Dec-06	\$ 4,699,993
Penn Manor	Negley Corner LLP, PH IV	LIHTC	55	Dec-06	\$ 5,100,000
Fairmont Apartments	Affirmative/Presbeterian SeniorCare	LIHTC	60	Aug-06	\$ 8,256,024
Ohioview Acres/Pleasant View	OVA Partnership, LP	LIHTC	196	May-06	\$ 22,330,253
Clairton Housing	Ralph A. Falbo	LIHTC	23	Aug-05	\$ 3,725,000
Meyers Ridge Phase II	The Community Builders	LIHTC	52	Apr-05	\$ 7,613,276