

## B. Development Team Experience

(1) Developers: Development is a calling that requires ability, experience, capacity and passion. Our development team of Amani Christian Community Development Corporation, Macedonia Development Corporation and Bridging The Gap Development, LLC each have a proven housing development track record. We have developed housing from concept to completion. Below is a summary of the each organization and its senior management.

### Amani Christian Community Development Corporation (ACCDC)

Amani Christian Community Development Corporation (ACCDC) is a tax-exempt 501 (c) (3) faith-based community and economic development organization. The focus of the organization is to maximize the human capital of the Greater Hill District Community. Understanding the need for a shared vision and responsibility for the uplifting of the Hill District community, its residents and its youth, the outreach of ACCDC is:

*“To facilitate healthy and safe communities by creating programs that educate the Hill District community residents and nurture youth, encourage community and economic development and promote a livable quality of life.”*

The importance of our community strategy is that it empowers and coalesces community partnerships in addressing our community housing needs and restoring viable house structures for rehabilitation. Additionally, providing community wealth building opportunities for low and moderate income residents.

ACCDC began the revitalization of the Schenley Heights community in 1998 with planning and implementing of The Milwaukee-Clarissa Street Project. This project continues and will provide 5 units of single family homes and 3 three bedroom rentals (construction to begin in Spring 2015) in the Upper Hill District.

In addition, a new project was implemented in 2014 named “Fix It First” to reclaim abandoned homes that can be rehabilitated and resold to a market of potential homebuyers seeking homes less than \$100,000.00. We have completed an initial unit and 3 units are presently under construction.

To date AACDC has constructed and/or rehabbed 15 units of housing for community residents. The Milwaukee-Clarissa Street Project is an opportunity for continuing the revitalization of the Hill District community and improving the quality of life for its residents. Thus the relevance of the Scatter Sites project is in direct correlation with our mission and implements our strategic plan that will ensure the successful outcomes of stimulating the economy of the Hill District community and creating a higher standard of quality of life for residents of the Hill District and Schenley Heights. ACCDC has completed several community development projects to date with several projects to be initiated and developed in 2015-16.

Reverend Lee Walls, Executive Director, ACCDC

Reverend Walls is a longtime resident of Pittsburgh's Hill District. Reverend Walls was educated in the Pittsburgh Public School system. Reverend Walls' post-secondary education began at Point Park University and eventually led to Hampton Institute (currently Hampton University). After completing the requirements for a Bachelor of Arts in Biology with minors in Chemistry and Psychology Reverend Walls returned to Pittsburgh. Continuing to pursue educational opportunities Reverend Walls enrolled in various graduate courses in science and business at Robert Morris College and the University of Pittsburgh. While working in the University of Pittsburgh Health System (now UPMC), Reverend Walls responded to God's call to the ministry in the late 1986. Reverend Walls' education continued with his studies at Pittsburgh Theological Seminary and finally at Virginia Union University School of Theology.

For the next several years, having been ordained as a Baptist minister, Reverend Walls began working in community service in various capacities and for several Hill District youth serving organizations including: Open Doors, Hill District Ministries, Breachmenders and eventually serving as Operations/Program Director for The Center That C.A.R.E.S. As an active participant in the community and with a focus on his ministerial duties at Macedonia Baptist Church of Pittsburgh, Reverend Walls continue to serve his Church and the Greater Hill District.

In 1992, Reverend Walls was selected to attend Harvard University's Community Development Program for pastors. A nationally recognized program that provided an intensive academic learning experience for learning community and economic development from national experts in both areas.

In 1998, Reverend Walls founded Amani Christian Community Development Corporation. Reverend Walls serves as Executive Director of Amani Christian Community Development Corp. In addition, Reverend Walls is a charter member of the Hill District Education Council, Hill District Consensus Group, Clean Green Hill and the Schenley Heights Collaborative.

Macedonia Development Corporation (MDC)

In 2002, Pastor Jason Barr, Emeritus, Macedonia Baptist Church of Pittsburgh had a vision to create a faith-based development corporation that would operate under a biblical directive. Macedonia Development Corporation was created and its Mission and Vision are based on *Scriptural Foundation: Acts 2: 42-47*

*MDC's Mission:* Social, economic, and physical revitalization of the Middle Hill District

*MDC's Vision:* Macedonia Church will be positioned at the center of a safe, vibrant, and economically revitalizing community

MDC's development goals are to assist in the revitalization of the Middle Hill District by partnering with various organizations. To date, MDC has conceived, designed and completed the construction of 9 single-family homes located in the Middle Hill District (Wylie Avenue Homes). Participating in the development of scatter sites project will allow MDC to continue its Mission and Vision of revitalizing the Middle Hill District.

Richard W. Taylor, Esquire, Board Member, Macedonia Development Corporation

Richard W. Taylor is a native of Baton Rouge, Louisiana. Mr. Taylor received his undergraduate business degree, *cum laude*, from Georgetown University, and his Juris Doctorate degree, *cum laude*, from Tulane Law School, with a certificate in environmental law. Mr. Taylor was actively involved in national political affairs for a number of years, and served as a campaign advisor to several Congressional candidates across the country, as well as to President Bill Clinton. After receiving his law degree, Mr. Taylor served as a law clerk to the Honorable James L. Dennis on the United States Fifth Circuit Court of Appeals.

Mr. Taylor also worked as a federal and state governmental affairs representative for Pittsburgh-based Consolidated Natural Gas Company (CNG), and subsequently served as corporate legal counsel and Director of Knowledge Management. Mr. Taylor later served as CEO of Macedonia Development Corporation, an affiliate of the Macedonia Baptist Church of Pittsburgh, where he led housing development and other revitalization efforts in Pittsburgh's Hill District community. Currently, he is CEO of Pittsburgh-based Imbue Technology Solutions, Inc. (ImbuTec), which provides energy-efficient lighting solutions, electrical and general contracting services and electrical products and services to commercial, industrial, and municipal customers.

Mr. Taylor is active in service to the community as he currently serves on the boards of Macedonia Development Corporation, the Power of 32, and the University of Pittsburgh's Institute of Politics, for which he co-chairs the Economic Development Committee. Previously, he served on the boards of the Port Authority of Allegheny County, the Pennsylvania Environmental Council, as a member and secretary of the board for the Urban League of Greater Pittsburgh, treasurer of the Homer S. Brown Law Association, as a member of the Board of Elders for Macedonia Baptist Church of Pittsburgh, and as a member of the Shale Gas Roundtable. In 2012, Mr. Taylor was elected as a delegate for President Barack Obama to the Democratic National Convention representing Pennsylvania's 14<sup>th</sup> Congressional District. Most importantly, he is the proud father of two dynamic sons, Gentry H. Taylor and Richard W. Taylor, II.

Bridging the Gap Development, LLC

Bridging the Gap Development, LLC ("BTG"), founded in 2006, is a diversified real estate development firm based in Pittsburgh, PA. Mr. Derrick L. Tillman, Founder and President of BTG, leads the company's mission to rebuild healthy, sustainable communities through residential & commercial development by "bridging the [real estate and opportunity] gap[s]" in a community.

In order to achieve this goal, BTG develops a variety of projects including multifamily affordable housing, mixed-income and market rate rental and homeownership properties, community and cultural space as well as commercial real estate. BTG also has about 60 new units slated for new construction in 2018-2019. As a board member of the Housing Alliance of Pennsylvania, Tillman continues to work to ensure all Pennsylvanians, especially the most vulnerable, have access to a home within reach. We remain dedicated to tackling blight, homeownership, energy efficiency, affordable housing, and homelessness. The Housing Alliance of PA supports all of our efforts, including education, coalition building, research, and advocacy with the goal to make a safe and decent home available for all Pennsylvanians. BTG has also been able to use its business acumen to innovatively train many unemployed and underemployed individuals with construction and/or weatherization skills. BTG, itself a Minority Business Enterprise, is committed to providing opportunities to other M/W/DBE and/or Section 3 companies.

## HISTORY

To date, BTG has redeveloped over 85 units which include multi-family, commercial and single-family properties. Additionally, we previously were a partner in a weatherization business that weatherized over 900 homes throughout seven counties in Pennsylvania within a three year period. This multi-million dollar weatherization business had contracts with Gas and Electric utility companies, Housing Authorities and County Action agencies to perform services for homeowners and tenants to make their homes more energy efficient. We performed services for residents in Pittsburgh, Allegheny, Armstrong, Butler, Washington, Greene and Franklin Counties prior to selling our interests to focus on Development.

Overall, Tillman believes his unique combination of brokering commercial and residential deals as well as owning and operating several successful companies gives him a great advantage in business and serving his clients. A product of the environment he is providing for, Tillman knows what it is like to be unable to obtain employment and is very familiar with the communities he is developing. Tillman identifies mentorship as a key component and as a way to assisting people to get on track to reaching their potential.

Expertise: Real estate Development, Real estate Sales and acquisition, Real estate Negotiation, Real-estate Rehabbing, Commercial Brokerage & Leasing, Property Management, Sustainable Design/Construction and Weatherization, Union Negotiation, Networking, Restaurant Management & Operations, Marketing.

## COMPANY VISION

At the age of 37 Tillman looks forward to a bright future. A strong man of faith and definite visionary, he views BTG as becoming one of the top developers within the area in a matter of years. "Everything happens in GOD's time," he says. In preparation to moving to the next level, he has been able to harness the lessons learned from being in the Realestate Industry for the last 15 years. He quotes, "I've learned to be patient and i'm cognizant that GOD is in control and has used my successes and failures to strengthen my faith."