

## **2. Project Team Information**

Lower Hill Developer LLC is an affiliate of The Buccini/Pollin Group, Inc. (“Buccini/Pollin” or “BPG”), a privately-held, full-service real estate acquisition, development, and management company with offices in Washington, DC, Wilmington, DE, Philadelphia, PA and Baltimore, MD. Formed in 1993, Buccini/Pollin develops and acquires hotel, office, residential, retail and parking properties. Buccini/Pollin is headquartered and established in the Mid-Atlantic and Northeast region and continues to grow into other parts of the United States.

On behalf of its principals, investors and financial partners, Buccini/Pollin has acquired or developed real estate assets having a value in excess of \$5.0 billion, including 40 hotels, 6 million square feet of office and retail space, 15 major residential communities, and multiple entertainment venues, including PPL Park, home of the Philadelphia Union Major League Soccer team and the 76ers Fieldhouse, home of the Philadelphia 76ers minor league affiliate Delaware Blue Coats.

Through a group of affiliated companies, including PM Hotel Group (hotel operating company), BPG360 (office property management), Virtus Realty Advisors (commercial leasing), BPG Residential Services LLC (residential property management and leasing), and BPGS Construction LLC (construction management), the principals of BPG oversee all aspects of project acquisitions, finance, development, construction, leasing, operations and disposition for its portfolio properties.

**Key Employees:**

**Christopher F. Buccini**

Mr. Buccini is co-President of Buccini/Pollin Group, Inc. ("BPG") a privately-held, real estate investment, development and management company. Mr. Buccini lead's the firm's investment management platform, Corten Capital, and is a director of PM Hotel Group, Inc, a hotel management company with over 3,500 rooms under management. In addition, Chris co-founded and is co-owner of Major League Soccer's Philadelphia Union.

**H. Wesley Schwandt**

Mr. Schwandt is President of BPGS Construction, a full-service Construction & Development Management company with offices in Wilmington, Delaware and Washington, D.C. The primary function of BPGS is to oversee all construction and development related activities for Buccini/Pollin, Buccini/Pollin Real Estate Services, and select third party clients. Mr. Schwandt brings his individual focus to each project undertaken, bringing a leadership role throughout the process with ownership, designers, and the end user.

**Boris Kaplan**

Mr. Kaplan is Vice President for Development Management, focusing on acquisitions, pre-development services, approvals and asset management. Mr. Kaplan has development management responsibilities for Buccini/Pollin's mixed-use projects in Philadelphia and Pittsburgh. He has overseen BPG's for-sale residential communities as well as mixed-use projects along the Market Street commercial corridor in Wilmington, Delaware and the sports-anchored redevelopment of the riverfront in Chester, Pennsylvania.

**Sarah Lamb**

Ms. Lamb is the Vice President of Design and Marketing at Buccini/Pollin Group. Her responsibilities cover a wide range of tasks, including designing and overseeing building upgrades across BPG's portfolio of properties, conceptualizing floor plans for potential tenants, tenant fit-out design, working with

architects and construction teams on various construction projects, as well as the design and implementation of marketing materials for BPG and its subsidiaries.

**Karl Wagner**

Mr. Wagner is a Partner of Corten Real Estate where he leads the investment process for all non-hospitality investments. Since joining the Organization in 1999, Mr. Wagner has focused on sourcing, structuring and capitalizing new acquisition, development and debt investments. In addition, Mr. Wagner manages recapitalizations and dispositions within the Organization's existing portfolio working closely with the asset management team. He has been responsible for over \$2B of capitalizations including equity, debt, mezzanine and tax credit financings for over 5 million square feet of commercial space and 1,500 residential units.

**Michael J. Hare**

Mr. Hare joined Buccini/Pollin Group in March 2008 as Executive Vice President for Development. His responsibilities include development management, public investment, government relations, multi-jurisdictional entitlement and external communications. Prior to joining the Buccini/Pollin Group, Mr. Hare served as the Deputy Director of the Riverfront Development Corporation of Delaware (RDC), where he helped lead the \$1 billion transformation of the Wilmington Riverfront from 1995-2008. Mr. Hare was employed by the Delaware Economic Development Office starting in 1989 serving as a Senior Development Specialist prior to being assigned to the RDC by Governor Thomas R. Carper in September, 1995. Mr. Hare served on the Wilmington City Council as an At-Large Member where he served on the Finance, Housing, and Licenses and Inspection Committees.

**Matt Corace**

Mr. Corace is Senior Project Development Manager for BPGS Construction and has over 15 years of experience managing the design and construction of complex mixed-use projects. A native of Pittsburgh, he received his undergraduate degree from the University of Pittsburgh and will lead initial community engagement and inclusive procurement efforts during pre-development. Mr. Corace is a fourth-generation builder who grew up in around the construction industry. Mr. Corace has extensive hands on experience across a spectrum of trades, having worked as a carpenter, mason and operator for a land construction company.