

## **New Granada Theater and Offices Project Team (Partial Listing)**

### **Marimba Milliones President & CEO Hill CDC, Project Developer**



Marimba Milliones is President & CEO of the Hill Community Development Corporation (Hill CDC) in Pittsburgh Pennsylvania's historic Hill District neighborhood. She is a practitioner of and thought leader in equitable development. Her work is focused on assuring equity in urban-core redevelopment involving low-moderate income residents, communities of color and cities. Ms. Milliones advocates for and utilizes intentional planning and development practices that honor people, place, culture and the market. She believes in win-win models. To this end, she led the negotiations of a community benefits agreement with the National Hockey League's Pittsburgh Penguins to assure equitable development for a historic tract of land in the heart of fast-growing Pittsburgh. The establishment of a city-wide affordable housing task force, and the largest tax financing district in the history of the City of Pittsburgh were sealed as a part of the

negotiations.

Ms. Milliones' policy advocacy over the years has resulted in a more equitable approach to development throughout the City. She has designed processes that assure marginalized communities can be self-determinative in real estate development including community-level review and approval of projects requiring public subsidy.

Her organization has pipelined and is preparing over 500 renters for homeownership and recently launched a residential and commercial community land trust. Most notable is her work towards building a Black cultural and commercial neighborhood district anchored by the restoration of the historic New Granada Theater, new office space and storefronts, and 40 units of artist-preference affordable housing. The \$55M+ mixed-use development effort will be an iconic example of how culture is a surefire economic development tool.

Ms. Milliones has received numerous recognitions and has served on numerous boards including the transition team for Pennsylvania Governor Tom Wolf's Department of Community and Economic Development. She is a member of Leadership Pittsburgh Class XXXI and LeadNow Pgh II. She is a Gallup Certified Strengths Coach and brings a strengths-based approach to organizational and community development. She has been recognized by the New Pittsburgh Courier, YMCA, Onyx Woman, Talk Magazine and others. In 2015, she was recognized by Pittsburgh Magazine as one of Pittsburgh's 15 Future Powerbrokers.

Ms. Milliones is a national regarded speaker and panelist on a broad range of community and economic development topics.

**Irvin M. Henderson, Principal  
Henderson & Company  
Owner's Representative**



Irvin M. Henderson is the principal of Henderson and Company, a consulting and development firm specializing in community development finance and capital structure; project design and management; preservation development; and urban infill, residential, and enterprise development.

Mr. Henderson's professional background is varied and has prepared him for the nuances required to implement complex projects. He is the former President and CEO of a financial planning, securities, and insurance full-services company and former President and CEO of Gateway Community Development Corporation. Mr. Henderson is a founding member of the Board of the National Main Street Center and its audit and finance committee chair.

Serving as chair of the National Community Reinvestment Coalition, Mr. Henderson consulted with and presented to communities, neighborhood leaders, presidents, heads of state, cabinet ministers, executives of the private sector, governors, and many state and federal agencies.

He is a trustee emeritus of the National Trust for Historic Preservation, Past Chair of the National Community Reinvestment Coalition, Founding President of the Community Reinvestment Association of North Carolina, Immediate Past Chair of the National Trust Community Investment Corporation, Trustee of Community Capital Trust - an investment company dedicated to community development - Founding Chair of the Banker Community Collaborative Council and Founding Executive Committee Member of the North Carolina Fair Housing Center. He has also served as Chair of the North Carolina Low Income Housing Coalition and is former Vice Chair of the North Carolina Association of Community Development Corporations.

Mr. Henderson is a recipient of the Fannie Mae Maxwell Affordable Housing Award and the National Economic Justice Award. He has authored and/or performed trainings at national and international gatherings including the European Community Reinvestment Annual Meeting, The White House, United States Congress, the French Cabinet, Rainbow Push Wall Street Conference, Neighborhood Reinvestment Corporation Annual Meeting, Enterprise Foundation, NY Funders Alliance, Neighborhood Funders Group, the National Council of Foundations and the National Tax Credit Conference.

As Chair of the National Trust Community Investment Corporation, he has championed the set-aside of \$4 Million in New Market Tax Credits exclusively for Main Street projects and the Former Small Deal Fund is now known, thanks to the wishes of his colleagues, as the Irvin M. Henderson Community Revitalization Fund. Building Community is his passion.

**Kevin Krulewitch, CPA  
Henderson & Company  
Owner's Representative**



Kevin has directed the redevelopment and new construction of over \$35 million dollars of real estate since 1987. A graduate, with honors, from Boston University, he is a non-practicing CPA with over 35 years of public and private accounting experience. Kevin and his development partners have received numerous awards acknowledging their redevelopment efforts ranging from in-fill housing to sensitive historic rehabilitation.

He regularly presents and provides public policy advocacy for Historic Rehabilitation Tax Credits, New Market Tax Credits and Opportunity Zone Tax Credits supporting neighborhood revitalization and job creation. Kevin is the Principal of Real Estate Alternative, LLC.

Kevin supports projects and works with local and national developers on project financing, financial modeling, and real estate development matters. He has served on numerous boards and philanthropic committees including serving as past member of the Board of Directors of the National Trust Community Investment Corporation (2009-2019), Past Audit Committee Chair and Executive Committee member of the Board (2015-2018), Preservation Action, and many other historical and cultural organizations.

**Pittsburgh History & Landmarks  
Foundation  
Preservation Consultants**



The Pittsburgh History & Landmarks Foundation (PHLF), was founded in 1964 by a group of citizens who passionately believed that historic preservation, rather than massive demolition, could be a tool for renewing communities, creating pride among residents, and achieving sustainable economic development. Recognized as one of the nation's most innovative and effective nonprofit historic preservation organizations. PHLF works to: identify and save historically significant places; renew historic neighborhoods, towns, and urban areas; preserve historic farms and historic designed landscapes; and educate people about the Pittsburgh

region's rich architectural heritage. PHLF is chartered to work within a 250-mile radius of Pittsburgh, Pennsylvania, although its primary focus is on the Pittsburgh area. The team is led by President, Michael Sriprasert, and President Emeritus, Arthur Ziegler.

## **Milton Ogot Architecture Historic Preservation Expert**



Milton Ogot, ARCHITECT, was founded in 1996, primarily as a community architectural firm, to provide much needed design and planning services to underserved Neighborhood Groups, Non-Profits, Church Organizations and Community Development Corporations (CDC's.)

Some of these organizations acquired or took possession of abandoned and distressed properties in their communities, but did not have the capability to redevelop them. MOA partnered with neighborhood groups, developers, foundations, the Urban Redevelopment Authority, Pittsburgh History and Landmarks Foundation, and various other entities, to help get these projects developed.

As a result, the majority of MOA's work involves renovations and the adaptive re-use of existing buildings, a number of which are historic restorations. These projects include community centers, medical clinics, childcare centers, housing developments, restaurants, small office buildings, rehabilitation centers, personal care homes and apartment buildings.

MOA uses a holistic approach to maintain strong, lasting relationships with clients. From start to completion, MOA engages the people, processes and technology, to ensure that clients are served efficiently and effectively.

MOA seeks to create environments that reflect the client's vision and goals and our approach to each project is guided by a philosophy of thoroughness, collaboration and sustainability.

Ogot has a diverse background in design, construction and community planning. Previous experience includes five years as a community planner for a University Consortium, two years as a project manager for a construction company and twenty-seven years as an architect, the last twenty-three as owner/principal of Milton Ogot, ARCHITECT, where he oversees all projects handled by the firm. Mr. Ogot has a B. Arch. from the New Jersey Institute of Technology. He is a member of the National Council of Architectural Registration Boards (NCARB) and is licensed in Pennsylvania and Maryland. MOA is a full service architectural firm, certified as a Minority Business Enterprise (MBE) by the Pennsylvania Unified Certification Program, through the County of Allegheny.

## Preconstruction Services Firm

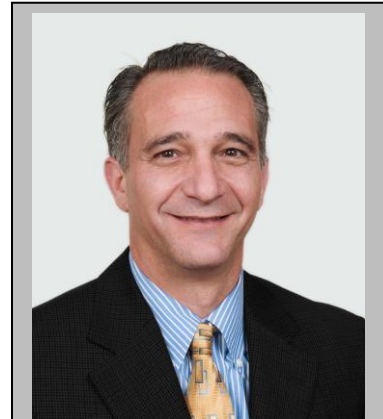
# A. MARTINI & CO

GENERAL CONTRACTORS

*Angelo A. Martini, Jr. – COO/Project Executive for Preconstruction and Construction (A. Martini & Co.)*

Angelo Jr. has been with A. Martini & Co. since 1988 as a Project Manager, and currently holds the position of Chief Operating Officer. His project experience includes the role of Project Executive for the construction of commercial, higher education, medical, and institutional projects, with accountability for labor, materials and subcontractors.

Angelo Jr. oversees all field operations, staffing, expediting, scheduling, etc. He is responsible for the management of the project managers and ensuring project success. He regularly takes on the role of providing Executive Oversight on our projects, bringing Owner participation on site. His participation on the job ensures expedient answers to challenges while ensuring both cost and quality control.



ANGELO A. MARTINI, JR.  
CHIEF OPERATING OFFICER  
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*Alexis Russell, MSL – MWDBE Selection and Community Involvement for Preconstruction (Russell General Contracting)  
Project Engineer – Construction Phase*

Alexis T. Russell, MSL was born and raised in the Eastern Suburbs of Pittsburgh. She attended undergrad at Temple University in Philadelphia and earned her Bachelors of Science Degree from Temple's Tyler School of Art in 2007. She spent a number of years with Meyer Design, Inc, Philadelphia based architectural and interior design firm that specialized in hospitality design with an emphasis on green design, LEED certifications, and adaptive reuse. Following the recession, Alexis relocated back to the Pittsburgh Area in 2009 and served as an Associate Director of Admissions for an international art school. During that time, she earned her Masters of Science in Organizational Leadership and Development. After marrying her high school crush, Montae, the duo formed Russell General Contracting informally in 2014, and went on to build Russell formally in 2015. Alexis serves the organization as Director of Business Development, and oversees preconstruction services such as pre-acquisition analysis, bidding, estimating, architectural consultation, design, and general contracting/building services. Russell GC has since gone on to complete such projects as Wagle Whisky in Ross Park Mall, Wagle's Smallman Street Expansion, Happy Day Dessert Factory on the North Shore, Fudge Farm in the Waterfront, and YouthPlaces newest student site in the David L. Lawrence Convention Center.



ALEXIS RUSSELL, MSL  
MWDBE  
SELECTION/COMMUNITY  
INVOLVEMENT FOR  
PRECONSTRUCTION  
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*Kelly Magill, P.E. – MEP Estimator/Coordinator (A&F Engineering)* Kelly is not new to the engineering profession. She has been working in the profession for over 20 years. **Currently, her firm, A&F Engineering, has WBE Certification in Pennsylvania.**

She is a licensed professional engineer in Pennsylvania, Ohio and West Virginia. Through the last 20 years Kelly has worked on many projects. Multidiscipline designing in house allows for easy coordination and fewer conflicts among the disciplines. Her firm's experience includes both new construction and renovations. Kelly's work includes:

- Car Dealerships
- Educational facilities
- Office buildings
- Restaurants
- Warehouses
- Medical offices
- Medical facilities
- Churches
- Personal care homes
- Hotels
- Apartments

The scope of these projects vary in size and requirements. While some require a complete Electrical, Mechanical, Plumbing and Fire Protection design, others require only one or two of the disciplines. The clients vary from architects, to general contractors, to owners.

*Mike Yohe – Lead Estimator for Preconstruction and Construction (A. Martini & Co.)*

Mike has worked in the construction industry for 14 years, starting with estimating for a millwork and framing company. He joined A. Martini & Co. in 2011 as an Estimator and now leads our Estimating team in each pursuit. Mike offers the ability to coordinate a large team of subcontractors' in the creation of cost estimation for a client in a timely manner. He provides valuable preconstruction pricing input for each of our clients, no matter what the timeframe is for the preconstruction phase.



**KELLY MAGILL, P.E.  
MEP ESTIMATOR /  
COORDINATOR**

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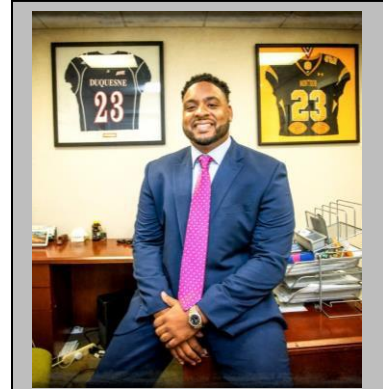
**MICHAEL YOHE  
LEAD ESTIMATOR**

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*Aaron Reed – Supply Chain Education and Integration (REED Building Supply)*

*Project Engineer – Construction Phase*

Aaron Reed started Reed Building Supply in 2014 while he was a junior in college. The company specializes in servicing the commercial sector with products such as drywall, lumber, insulation, concrete accessories, roofing and siding. His company has supplied materials to a number of high-profile projects in the region, including the new Strip District Terminal redevelopment, BetRivers Sportsbook, UPMC Rooney Sports Complex and the David L. Lawrence Convention Center. In 2019, Reed started his install sales division and has done close to \$2 million in installed Sales since. Some of these projects include Kula for PW Campbell/ELDI, Connection at South Side for TWG Development, and also multiple Bank of Americas. Reed has grown the company from \$20,000 in revenue his first year to \$11.2 million in 2020.



AARON REED  
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*George Germany – Subcontractor & Diversity Liaison (A. Martini & Co.)*

*Project Engineer – Construction Phase*

George will support Mike Yohe in preconstruction as the Subcontractor Liaison. He will be responsible for gaining local subcontractor involvement on this project. George has a successful history of coordinating subcontractor and MWBE firms on projects across the Pittsburgh region. ***He will utilize his contacts to connect with contractors in Pittsburgh and get them involved in the project from the very beginning. He will also be involved with soliciting neighborhood participation; he will meet with the Builder's Guild, the African American Chamber of Commerce and the URA, in pursuit of additional staff support.***



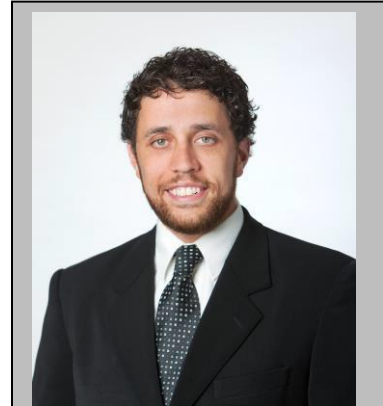
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*Michael Larson-Edwards – Project Manager for Preconstruction & Construction (A. Martini & Co.)*

Mike has been in the construction industry for ten years with experience on both new and renovation projects. He oversees several projects from preconstruction planning through construction. Mike will support the efforts of the Hill District CDC for the New Granada Theater by working closely with Mike Yohe, Lexi, Kelly and Aaron to ensure contract obligations and goals are being met and that the vision for this project is successfully delivered.

As we have stated throughout our proposal response, it is imperative that Operations be involved from the beginning. Once our team is selected for the Construction phase of the New Granada Theater, Mike will be working in conjunction with Lexi, Montae, Kelly, and Aaron in the job trailer, on-site, every week.

He will be responsible for developing and maintaining the project schedule, making regular updates and confirming project schedule. Mike will be watchful of all decisions and activities that could impact the schedule and communicate any variances to the client as the project progresses.



**MIKE LARSON-EDWARDS**  
**PROJECT MANAGER**  
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