

H.M. Karriem van Leesten IV

Acquisition & Pre-Development Analyses

City of Fort Lauderdale Community Redevelopment Agency

As Project Manager for the City of Fort Lauderdale's Community Redevelopment Agency (C.R.A.) I assisted with the creation of the City of Fort Lauderdale's first strategic finance plan for the Community Redevelopment agency totaling \$45 million. Responsibilities included the identification, negotiation, and acquisition of properties located within the commercial corridor on Sistrunk Boulevard. The targeted properties were mainly boarded up, vacant, underutilized residential properties, commercial properties or vacant land. The intent of the acquisitions of properties both on the Boulevard and North and South of the Boulevard was to provide adequate parking for the commercial and retail development underway or planned. I also developed proformas and reviewed and analyzed requests for proposals submitted by prospective developers of properties located within the C.R.A. area.

City of West Palm Beach Community Redevelopment Agency

In my duties as a Consultant, there was a need to complete retail, office, industrial and residential demand analysis for the Community Redevelopment Agency (CRA) of West Palm Beach, Florida which was used for projecting incremental tax revenue growth within the CRA district.

City of Jacksonville Community Redevelopment Agency

As a Consultant, I developed highest and best use analysis for parcels of land owned by the City of Jacksonville and located within the CRA district and downtown corridor. This analysis was used to determine the market value of the City owned parcels.

Collins Center for Public Policy Smart Growth Equity Fund Research

I was responsible for the identification, acquisition and assemblage of potential development sites for retail, commercial, mixed use or residential development to determine the need for a real estate equity fund. I also Performed advanced financial analysis for proposed real estate investment and/or development projects, including the preparation of cost/benefit analyses, income and expense projections, debt financing calculations, and pro forma analyses. Analyzed over \$25 billion of property for \$100 million fund.

Turning Point Project Omni Development Providence, Rhode Island Consultant Acquisition/Pre-Development Services

I provided all predevelopment services including acquisitions and negotiations with former owners, site plan development and management of architects, proforma analysis, and development of finance package submit to banks and other lenders. Development contains 14 residential units consisting of eight 1-bedroom apartments, and six 2-bedroom apartments. The complex also contains 3 small non-residential units: the new headquarters of the RI Veterans Action Center; a community police sub-station; and a community room for use by the tenants. All tenants are Rhode Island veterans who are in need of permanent supportive housing. Turning Point I opened in February 2011.

Total investment: \$3,000,000.00

North Shore Community Development Coalition Salem, Massachusetts

In a span of 9 months, I increased the affordable housing portfolio by 25%. I was responsible for the identification, negotiation, financing, and acquisition of 82 units in 7 buildings. The new apartment units are strategically located within walking distance of North shore CDC's existing portfolio. The units consist of a mix of family sized units ranging in size from 2-4 bedrooms each.

Total Acquisition Cost: \$4,270,000.00

Affordable Housing Development/Financing**State of Rhode Island Office of Housing Community and Development**

As Principal Planner I was responsible for the management, distribution, and tracking of \$19.6mm in Neighborhood Stabilization Funds (NSP) provided to the State of Rhode Island under the Housing and Economic Recovery Act (HERA). I also managed the State of Rhode Island's expenditure goals and federal regulations of NSP funds to 11 cities and towns statewide. Reviewed & approved neighborhood plans and NSP funding applications for the redevelopment of foreclosed, vacant, and abandoned properties.

Lastly, I also reviewed sub-recipient agreements and ensured compliance with the State of Rhode Island's HUD contract; setup and processed all disbursements utilizing the Disaster Recovery Grant Reporting System (DRGR) and submitted activity and Quarterly Performance reports. With my assistance the agency committed nearly all resources (\$19.6mm) allocated to the State of Rhode Island under the Housing and Economic Recovery Act of 2008 within 12 months.

- Committed over \$5.3 million to create 69 units of housing available to persons earning at or below 50% of Area Median Income.
- Assisted a total of 76 households with acquisition financing, promoting homeownership of foreclosed properties in NSP target areas.
- Acquired a total of 129 units through the NSP Land Bank, to be rehabilitated and/or redeveloped, primarily for affordable housing.
- Supported a total of 91 units, including many held in the Land Bank, with Acquisition/Rehabilitation resources.

Site Selection**Bloom Medicinals Consultant/Development Associate**

Performed consulting and advisory services for the identification and selection of sites (vacant land or existing buildings for purchase/or lease) as potential medical marijuana dispensary, cultivation, and/or manufacturing facilities. Worked directly with real estate brokers, city & county planners, and community development officials to ensure the potential site was consistent with state & local zoning requirements. Lastly I developed site maps and wrote the site narratives for the medical marijuana application for the States of Pennsylvania, New Jersey and Missouri.

Redevelopment/Rezoning Services

Opa Locka CDC/Design2Form Architects

Pre Development Services/Rezoning for 32 Residential units

(2145 Lincoln Avenue & 2070 Lincoln Avenue Opa Locka Florida)

STAD acted as liaison between property owner, architect, and city planning/zoning officials to ensure that rezoning activities and site plans were feasible for submission. Staff also engaged Neighbor's and completed neighborhood petition for properties surrounding sites and submitted rezoning applications (changing from existing zoning to Magnolia North Redevelopment Overlay) for properties to Community Development Division for Planning and Zoning approval. Staff from STAD also Attended Planning and Zoning Meeting on behalf of owner and made necessary presentation and representations for P & Z and city commission meetings and zoning changes were finalized per contract.

Redevelopment/Construction Project Management Services

Owners Rep Freedom House (Adaptive Reuse/Redevelopment)

As Owners Representative STAD was responsible for all pre-development facets for the adaptive reuse of a former library into office/community space. STAD was part of the team that responded to the Request for Proposal and submission of documents which resulted in the award of the project to the owner. Per contract STAD attended city meetings, and participated in the selection of the Architect, Engineer, and General Contractor.

STAD was also responsible for the proforma development, and review/submission of existing financial statements which were used to refinance the project.

STAD supervised the preparation and delivery (to owner) the preliminary construction plans, site plans, construction budget, and final plans and specifications for the development and construction of the project. Reviewed requisitions submit by General Contractor and approved payments. Project was completed and opened in June 2017.

Total Development Cost: +/- \$3,200,000.00