

WORK EXPERIENCE

Consultant Projects

Current Projects:

- DeMutis Group - Multistate Solar Project car charging
- DeMutis Group – Brownfield Remediation Steelworks Apartment Development Phoenixville
- United National Student Leadership Association – Low-income scholarship program
- Last Days of Lockdown 2021 visual inventory of 70 American Cities during lockdown

Past Projects:

- Restoration of Passenger Rail from Reading to Philadelphia – Phoenixville PA
- Transit-Oriented Development Infrastructure Improvements, Castle Shannon Pennsylvania
- Flood Plain Revision Project Manager – Castle Shannon, Pennsylvania
- Storm Water Management Plan Borough of Boswell, Pennsylvania
- Brownfield Remediation Forest Hills PA, former Westinghouse Electric Site
- Assist in developing Homeownership Program – Lower North Philadelphia CDC
- Outreach program and grant proposal for Permanent Peace Movement – Beirut, Lebanon
- Refugee Housing grant proposal – Berkowitz Group – Beechview (Pittsburgh)

Consultant – Phoenixville Steel Redevelopment 2010 - 2012

- Direct pre-development activities including public infrastructure, remediation and use planning
- Secure public financing by employing various public finance mechanisms
- Direct real estate out sales to potential developers and end users
- Direct effort to secure a minor league baseball team and financing of the related stadium
- Establishing a market position for the predevelopment activities of the project

Director - Main Street Community Development Corporation – Phoenixville PA - 2003 -2010

- Restored buildings in Phoenixville Historic District; 2 buildings won the Preservation PA commercial building restoration award.
- Strategic Reposition by Implementing Arts and Entertainment Economic Development Strategy
- Leveraged nine million government dollars for historic streetscape improvements, housing, crime prevention and open space preservation
- Restored over 50 buildings through DCED Façade Program
- Over 6 years, added \$150,000,000 in assessed value, providing a growth rate of 20.25%

South Street Headhouse Business District Authority – Philadelphia, Pennsylvania – 2001 to 2003

- Manage Entertainment District, emphasizing “Safe and Clean” program.
- Strategic Market Repositioning of South Street after the 2000 Mardi Gras riots.
- Secured \$1,000,000 streetscape grant, \$50,000 Second and Lombard fountain repair grant, \$15,000 market analysis grant, and over \$35,000 in promotions grants to enhance the district.
- Implemented Arts and Entertainment Economic Development Strategy.
- Developed Community Policing Plan

Main Street Manager – Downingtown, Pennsylvania – 1994 to 2001

- Supervised downtown revitalization, using the Main Street 4-Point approach.
- Managed Historic Façade Program
- Projects included streetscape, joint advertising, economic development, grant writing, and business district management.
- Supervised Brownfield remediation of Superfund site to bring it to the statewide health residential standard
- Secured over \$3,500,000 in grant funding for public works projects

Planning and Development Consultant – Philadelphia, Pennsylvania – 1992 to 1994

- Obtained \$500,000 train station revitalization grant and developed a low-interest loan pool in Coatesville, Pennsylvania.
- Developed Business District Authority plan in Lower Merion Township, Pennsylvania.
- Housing and HOPE II consultant for Philadelphia's Southwest Community Development Corporation (CDC).

Executive Director CDC – Philadelphia, Pennsylvania – 1991 to 1992

- Executive Director of New Kensington CDC.
- Organized and provided home mortgage counseling, leveraged vacant rehabilitation of low-income homeowner housing stock, administered energy assistance program (LIHEAP), and conducted fundraising.
- Packaged over \$1,700,000 in grant funding
- Managed commercial area of Kensington Avenue from Front to Lehigh
- Acted as a pass-through for other organizations to access the CDBG Mortgage Counseling program
- Co-authored and administered a training course for the Delaware Valley Mortgage Plan

Main Street Manager/Director Planning and Development – DuBois, Pennsylvania – 1986 to 1991

- Managed downtown revitalization utilizing the Main Street 4-point approach, including streetscape, tourist development, facade program, and fundraising.
- Secured funding to restore historic train station
- Functioned as the redevelopment authority director and the parking authority director.
- Implemented a housing rehabilitation program for existing homeowners

Main Street Manager – Lock Haven, Pennsylvania – 1985

- Inherited a program on the verge of losing operational funding
- Managed established 4-point program; main issues addressed included facade (design) and promotion.
- One restored building received the commercial restoration award from the Pennsylvania Historical and Museum Commission.

Trade Readjustment Administrator – Charleroi, Pennsylvania – 1981 to 1983

- Determined adjustment amounts in the Commonwealth of Pennsylvania Bureau of Labor and Industry pass-through Federal program to aid those unjustly impacted by steel dumping in the United States.
- Performed tasks to enable clients to open regular Unemployment Compensation Claims

Weatherization Director – Washington, Pennsylvania – 1979 to 1981

- Inherited a program on the verge of losing operational funding
- Administered program to provide free weatherization services to low-income individuals.

Neighborhood Housing Services of Baltimore Investor Coordinator – Baltimore, Maryland – 1977 to 1979

- Provided bond issue first mortgage financing with a second mortgage for rehabilitation to low-income individuals. Converted 40 tenants to homeowners in 8 months
- Developed and managed Community Based Rental Corporation (Neighborhood Rental Corporation)
- Secured financing for large-scale project-based Section 8 (100) for Neighborhood Rental Corporation

County Executive Staff Position – Baltimore County, Maryland – 1975 to 1979

- Managed Baltimore's Bi-Centennial event, focusing on community relations, public speaking, production, fundraising, sales, and advertising. The County Fair featured Cypress Garden's Ski Show, a host of nationally known music acts, high divers, auto thrill show, and circus acts booked through Ringling Brothers.

Union Business Agent – Memphis, Tennessee – 1973 to 1975

- Organized primarily racial minority members of labor unions in Mississippi, Arkansas, and Tennessee for the United Furniture Workers Union.
- Processed grievances through arbitration.
- Organized unions in Mississippi, Texas, Arkansas, and Tennessee factories.
- Implemented change in how exhaust systems were employed to eliminate particle matter from the workplace environment.

AFSCME Council 13 Union Organizer – Harrisburg, Pennsylvania – 1972

- Organized non-profit hospitals in Pennsylvania for the American Federation of State, County, and Municipal Employees.
- Organized the first private nonprofit hospital in Pennsylvania under Act 195

AFL – CIO Industrial Union Department Research Staff – Washington, D.C. – 1971

- Researched Occupational Safety and Health legislation (OSHA).
- Conducted a national education program explaining the initial OSHA implementation