



PROJECT MANAGEMENT & CONSULTING

ECONOMIC DEVELOPMENT CONSULTING FOR RETAIL AND HOUSING REDEVELOPMENT

City of Derby, Connecticut

AMS is currently Development Consultant to the City of Derby involved in a range of assignments relative to the Business District Revitalization and a multi-faceted housing development ranging from senior housing to detached single-family homes. We established the national developer solicitation process for a 50-acre parcel, designed the selection process, and assisted the City in final selection and preparation of revitalization strategy. A developer with national credentials has been selected and AMS is currently representing the City with developer negotiations and all aspects of implementation of the designated development scenario. AMS provides expertise in the areas of review and recommendation of development agreements, creation of redevelopment plans, review and recommend developer financing, strategies, and subsidies required for public financing. AMS will advise and council with regards to all aspects of redevelopment activity involving the City.

SEAVIEW AVENUE NEIGHBORHOOD STABILIZATION PROGRAM

East End, Bridgeport , CT

AMS served as project manager for local stakeholders and the City of Bridgeport in developing and implementing a neighborhood stabilization program targeting Seaview Avenue in Bridgeport. The program ultimately identified 20 parcels for inclusion in a clean-up or housing rehab program. AMS secured financing, acquired properties, prepared and coordinated strategy for demolition or rehab, managed construction process, managed tenant recruitment, prepared monthly budget and expense reports, and coordinated on-going maintenance and repair of properties. In addition, AMS worked with the City of Bridgeport in providing off-site improvements on Seaview Avenue including curbs, sidewalks, signage and lighting.

DEVELOPMENT AND PROJECT MANAGEMENT OF 50 UNIT AFFORDABLE HOUSING CONDOMINIUMS

Sterling Group Development

Conceived, coordinated and managed all aspects of a 50 unit, five million dollar affordable homeownership demonstration project which utilized private, city, state and federal funds located in the City of Bridgeport. Families from public housing were able to purchase units. The housing won the HUD Award for Excellence in Public and Private Partnerships. It has been visited twice by the Secretary of HUD and once by the Governor of Connecticut.

ST. LUKE COMMUNITY DEVELOPMENT CORPORATION

Whalley Avenue, New Haven , CT

AMS was retained by Empower New Haven to assist St. Luke CDC in evaluating opportunities for program development and providing project support associated with funding, acquisition and management of targeted properties. Specific duties included real estate analysis; leasing-acquisition negotiations, business plan development, recommendations on program and management options, financial feasibility analysis, and project management. An outgrowth of this assignment was the identification and development of an affordable housing opportunity for seniors in a vacant 15,000 square building adjacent to the St. Luke Church.

SEAVIEW AVENUE BUSINESS ALLIANCE

East End/Mill Hill, Bridgeport, CT

AMS helped create a non-profit organization consisting of stakeholders located in East End/Mill Hill neighborhood of Bridgeport for the purpose of promoting neighborhood stabilization and community involvement. AMS has served as the program manager of Seaview Avenue Business Alliance (SABA) since 1998. Programs initiated by SABA have included neighborhood clean-ups, streetscape improvements, Homeownership programs and scholarships for high school graduates from Central High School.

CORPORATE RELOCATION STUDY AND IMPLEMENTATION**Baldwin Graphic Systems Corporation**

Represented Baldwin Graphics in all phases of a site search for a 72,000 s.f. corporate facility. Successfully reviewed and located numerous sites, conducted comparative analysis of competing sites, and recommended a site. The firm relocated from Stamford to Shelton, Connecticut within a one-year time frame.

SCATTERED SITE HOUSING PROGRAM – MIXED FINANCING**City of Bridgeport, Bridgeport Housing Authority**

AMS was selected by the City of Bridgeport to provide Project Management services for development of 100 public housing units associated with the relocation of Pequonnock Housing project and 500 homeownership units designed to stabilize neighborhoods in the city. AMS duties included program management of a team consisting of the city, BHA and developer, site searches and negotiations, project budgeting and review, evaluations and recommendations of program approach, strategic planning, and market research and financial consulting services.

EAST MAIN STREET REVITALIZATION PROGRAM – PROGRAM MANAGEMENT**EAST MAIN STREET REVITALIZATION ASSOCIATION (EMSRA)**

AMS through funding from CEDF and City of Bridgeport, prepared a strategic action plan for EMSRA, a non-profit community development organization in the city's East Side, seeking to upgrade and expand its East Main Street business corridor. Project management duties included the implementation of key elements of that plan including obtaining designing a program and seeking funding for Façade Program, facilitate implementation of \$1 million streetscape improvements, and providing a process for development of housing and retail on property owned by EMSRA. Working with EMSRA and local legislators, AMS was able to secure \$250,000 from the state for façade program which was matched by \$60,000 from the City of Bridgeport.