



RICHARD C. ADAMS, P.E. | Vice President

Richard Adams is a vice president and senior project manager with Kimley-Horn—a Triangle-based engineering, planning, and environmental consulting firm. Mr. Adams has 26 years of civil engineering experience working for a wide variety of public and private sector clients. His specialty areas include transportation planning, transit planning, traffic engineering, and parking and access analysis. He also has performed construction engineering and inspection services for major transportation projects, and has provided expert testimony for numerous zoning, permitting, and site plan hearings in municipalities and counties across North and South Carolina. Mr. Adams specializes in leading complex transportation planning and traffic engineering projects and initiatives involving multiple modes and stakeholders, and often competing interests. He balances his technical expertise with public involvement and negotiation experience to bring creative solutions to challenging transportation issues.

Mr. Adams is a registered professional engineer in North Carolina, South Carolina, and Virginia. He received his bachelor of science degree in civil engineering from NC State University and his master's degree in civil engineering and master of business administration from Georgia Tech.

RELEVANT EXPERIENCE

- Apex Downtown Railroad Crossing Study, Apex, NC
- Bainbridge at Six Forks Multifamily Development, Raleigh, NC
- Briar Chapel Off-Site Improvements, Chatham County, NC
- Butner Gateway Small Area Plan, Butner, NC
- Charter Square Mixed-Use Development, Raleigh, NC
- CITRIX Office Complex, Raleigh, NC
- Downtown Underground Parking Facility, Raleigh, NC
- Hillsborough Street Revitalization Project, Phase II, Raleigh, NC
- Mitchell Mill Road Widening (SR 2224), Raleigh, NC
- Moore Square Design and Implementation, Raleigh, NC
- Raleigh Downtown Experience Plan, Raleigh, NC
- Glen Lake (Day Tract Rezoning), Raleigh, NC
- Lenoir Street/South Street Two-Way Conversion, Raleigh, NC
- Lowe's of South Durham, Durham, NC
- Morrisville Comprehensive Transportation Plan, Morrisville, NC
- North Carolina DOA, Green Square Complex Parking Deck, Raleigh, NC
- North Carolina DOT, Capital Boulevard Bridge Replacements (B-5121/B-5317), Raleigh, NC

- North Carolina DOT, Trinity Road Pedestrian Tunnel Feasibility Study, Raleigh, NC
- North Carolina Museum of Art Park Expansion (NCMA), Raleigh, NC
- North Carolina State University, Centennial Campus Traffic Analysis, Raleigh, NC
- North Carolina State University, Talley Student Center Addition and Renovation, Raleigh, NC
- North Carolina State University, West Lot Parking Deck and Varsity Drive Widening, Raleigh, NC
- Oberlin Court Mixed-Use Development, Raleigh, NC
- Palladian Office Park, Durham, NC
- PNC Center (formerly RBC Center), Raleigh, NC
- Raleigh Downtown Development and Future Parking Needs Study, Raleigh, NC
- Raleigh-Cary Rail Crossing Study, Raleigh, NC
- Seaboard Station Parking Analysis, Raleigh, NC
- Soleil Center, Raleigh, NC
- The Edison Parking and Traffic Analysis, Raleigh, NC
- Lufkin Road Realignment (U-5118AB), Apex, NC
- North Harrison Avenue Grade Separation Feasibility Study, Cary, NC
- NC 54 Bypass/McCrimmon Parkway Extension, Morrisville, NC
- UNC Chapel Hill, Transportation and Parking Systems 5-year Plan, Chapel Hill, NC
- UNC-Chapel Hill, Campus Health Services Center, Chapel Hill, NC
- Wadford Drive Extension, Raleigh, NC
- Wake County Government Parking Deck, Raleigh, NC
- Wake County Justice Center, Parking and Traffic Planning and Design, Raleigh, NC
- Wake County Transit Investment Strategy, Wake County, NC
- Hammond Road Detention Center Phase II, Raleigh, NC
- Wake County/Empire Properties, L Building Mixed-Use Development, Raleigh, NC
- Wake Technical Community College, Health Sciences II Building and Parking Deck, Raleigh, NC
- Wake Technical Community College, Northern Wake Campus Parking Deck 1, Raleigh, NC
- Wake Technical Community College, Northern Wake Campus Success Way Extension, Raleigh, NC
- Wakelon Elementary School, Zebulon, NC
- 5401 North (Iberville) Mixed-Use Development, Raleigh, NC

Fields of Specialization

Landscape Architecture
Land Planning
Community Design
Entitlements
Grading Design
Land Development
Golf Course Architecture

Education

B.L.A., Landscape Architecture, Virginia
Polytechnic Institute and State
University

Professional Licensure

Registered Landscape Architect, NC

Mr. Seamster is a noted land planner and site designer with over 21 years of site development experience. He has served as project manager on numerous institutional, civic, commercial, residential and golf course projects. Mr. Seamster has a unique ability to integrate landscape architecture and engineering in order to create a finished product that creates a quality of life that is aesthetically pleasing in form while maintaining overall function and constructability as a priority.

Selected Project Experience

Boulder Point Drive Extension at Briar Chapel, NNP Briar Chapel, LLC, Chapel Hill, NC. Mr. Seamster served as project manager for the extension of Boulder Point Drive in Briar Chapel community in Chatham County, NC. The project consisted of approximately 3,500 LF of roadway in the Briar Chapel development. This road extends from the intersection of Boulder Point and Briar Chapel Parkway westward to terminate in a cul-de-sac located in the latest land plan for Phase 15 North.

Briar Chapel - Phase 11, NNP Briar Chapel, LLC, Chapel Hill, NC. Mr. Seamster was landscape architect for the design of Phase 11, Briar Chapel in Chatham County, NC. Scope of services included preparation of preliminary plat, permitting and agency approval, record plans and final plats, limited construction phase services, dry utility coordination and mapping, dry utility staking and bond preparation.

Briar Chapel Extension of Great Ridge Parkway to Granite Mill Blvd., NNP Briar Chapel, LLC, Chapel Hill, NC. Mr. Seamster performed professional landscape architecture services for the extension of Great Ridge Parkway to Granite Boulevard. The project consisted of approximately 3,200 LF of curb and gutter roadway in the Briar Chapel development in Chatham County, NC. The roadway is classified as a parkway and has a typical section that includes 60-foot right-of-ways and a 35-foot B/B with 15-foot travel lanes. These typical sections are consistent with the approved CUP for the Briar Chapel Community. The roadway was designed to NCDOT standards, utilizing the NCDOT Subdivision Roads Minimum Construction Standards.

Wendell Falls Amenity Center, NASH Wendell Falls, LLC, Wendell, NC. Mr. Seamster served as landscape architect for the Wendell Falls Amenity Center project. Wendell Falls is a master planned community located in Wendell, NC. It is composed of approximately 115 acres of land at the interchange of US 64 Bypass and Wendell Falls Boulevard.

Wendell Falls Master Plan Vision-Prelim Lots & Roads, NASH Wendell Falls, LLC, Wendell, NC. Mr. Seamster served as landscape architect, overseeing the land planning services provided to NASH Wendell Falls, LLC for the Wendell Falls Development located in Wendell, NC. This proposal and agreement were subject to the terms and conditions specified in the Wendell Falls Master Services Agreement MCK13.



Christopher A. Huysman

Chris is a principal and senior project manager of Wetlands and Waters, Inc. He has 25 years of experience in wetland and natural resource mapping, evaluation, protection and consultation through his employment by private consulting firms and the federal government. His project experience includes a wide array of environmental services related to subdivisions, public and private schools, mixed use developments, commercial, institutional, utility infrastructure, and industrial / mining projects of varying size.

Chris was selected to serve on the scientific peer review committee for the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region. Additionally he has served on numerous legislative committees relating to natural resource concerns.

Experience

- Senior Project Manager/Owner, Wetlands and Waters, Inc., (2015)
- Senior Project Manager/Owner, SNRG, Inc. (dba Wetland and Natural Resource Consultants, 2000 - 2015)
- Office Manager, Soil & Environmental Consultants, Inc., Hickory, NC, 1996 – 2000
- Technician, Robert J. Goldstein and Associates, Raleigh, NC 1993 – 1996
- Biologist, US National Park Service, Fire Island National Seashore, NY 1991-1993

Notable Projects

- Caleb's Creek, Residential Development and Open Space Planning, Forsyth County, NC
- Briar Chapel, Mixed-use Development, Chatham County, NC
- Lissara, Residential Development and Recreational Lake, Forsyth County, NC
- Anderson Creek, Recreational Lake, Conservation Planning and Development, Harnett County, NC
- Pine Mountain Mine, Mine planning, permitting and reclamation, Mitchell County, NC
- Town of Yadkinville, Compensatory Wetland Mitigation Project, Yadkinville, NC

Education

- B.A. Biological Sciences, Ecology and Evolutionary Biology, University of Connecticut, 1991

Additional Training

- NC WAM Certified
- North Carolina Riparian Buffer Training, Catawba, Neuse and Tar Basins,
- US Army Corps of Engineers training conferences in Wilmington and Charleston Districts
- Intermittent and perennial stream identification course, NC DWQ and NC State University,
- Sediment and Erosion Control Conference, March 2002; Participant
- Stormwater Wetland Workshop, September 2000



DEVELOPMENT PLANNING & FINANCING GROUP, INC.



LUCY GALLO, CGMA
MANAGING PRINCIPAL
SOUTHEAST REGION
lucy.gallo@dpfg.com

FOCUS AREAS

- Fiscal Impact Analysis
- Economic Impact Analysis
- Incorporation Feasibility Studies
- Impact Fee Evaluation and Representation
- Governmental Fiscal Affairs Liaison

AFFILIATIONS

- Government Finance Officers Association
- Florida Government Finance Officers Association
- Urban Land Institute
- Visiting Scholar – Winthrop University

PUBLICATIONS + TECHNICAL PAPERS

- Impact Fee Handbook*, NAHB, November 2016
- An Overview of Special Purpose Taxing Districts*, NAHB, September 2014
- Municipal Finance Development Tools*
- After The Great Recession*, NAHB, January 2012
- Paying for Public Infrastructure in the Carolinas: Reconsidering Development Financing Options*, co-author, NAHB, July 2010
- Analyzing the Benefits and Costs of Economic Development Projects*, collaborative review, UNC School of Government, May 2010
- Proportionate Share Impact Fees*, co-author, NAHB, November 2009

PRESENTATIONS

- Wise Financing for Smarter Growth in Today's Cash Strapped World, New Partners for Smart Growth, 2011.
- Impact Fee Methodologies: Protecting Your Community from Controversies, National Impact Fee Roundtable, 2009
- Tools for Economic Development Finance, National Impact Fee Roundtable, 2009

PROFESSIONAL EXPERIENCE

2011 to Present

Development Planning & Financing Group, Inc. (DPFG)
Managing Principal

2009 – 2011

AECOM Economics (Formerly Economics Research Associates)
Associate Vice President

2003 – 2009

Miley, Gallo & Associates, LLC
President and Principal

1986 – 2003

TKTK - Executive Vice President and Principal

EDUCATION AND DESIGNATIONS

B.S., Accounting, University of South Carolina
Organizational Development Certificate Program, UNC
CGMA - Chartered Global Management Accountant

Lucy Gallo is the Managing Principal of the Southeast Region of DPFG and provides fiscal and economic impact analysis, real estate market analysis, benefit/cost modeling and public infrastructure finance (impact fees, tax increment financing, and special assessment districts) advisory services for urban development, redevelopment and comprehensive planning projects. With significant experience in community revitalization initiatives, Lucy has served as a lead fiscal consultant for numerous large-scale economic development and public/private partnership engagements.

Lucy understands that meaningful economic and fiscal impact analyses can successfully bridge the gap between traditional planning and economic reality to forge a cooperative, comprehensive community planning process. Over the years, she has assisted a diverse cross-section of communities, ranging from small towns and rural counties to large urban cities, with fiscal and economic analyses to evaluate important land-use planning initiatives. Regardless of the community's size, the goal of each engagement has been to address pertinent issues and concerns regarding long-term fiscal sustainability.

The ultimate goal of every modeling assignment is to help local governments, and their constituencies, in carrying out fiscal stewardship. Lucy's financial models are designed with utmost transparency; an approach that distinguishes her work in its field. Her studies have been subjected to the highest level of peer review, and those reviews consistently conclude that her approach to impact analysis is both thorough and comprehensive.

Lucy often collaborates with the UNC-Chapel Hill City and Regional Planning Department and the UNC School of Government on fiscal and economic impact related research, projects and publications.

SOUTHEAST REGION OFFICES

ORLANDO, FL

1060 Maitland Center Commons, Suite 340
Maitland, FL 32751
P: (321) 263-0132 ext. 4200 (M) 919-949-1838

RESEARCH TRIANGLE, NC

1340 Environ Way, Suite 328
Chapel Hill, North Carolina 27517
P: (919) 321-0232 (M) 919-949-1838

Tanya T. Matzen

NEWLAND COMMUNITIES, Raleigh

Project Manager

Responsible for strategic project planning, land acquisitions and disposition of land and lots to builders and developers.

- Preparation and execution of annual, quarterly and monthly business planning, relating to revenue generation.
- Preparation, execution and enforcement of builder base purchase contracts and addendums.
- Monitoring builder contract performance, including pre- and post-construction inspections.
- Work with Marketing and Operations teams to inform lot segmentation and development activities to meet builder demand.
- Identify and assess acquisition opportunities and prepare documentation needed for approvals.

EDUCATION: University of California, Los Angeles

Bachelor of Arts, 1997

Major: History Specialization in Business Administration – concentration Finance

ADDITIONAL: North Carolina Real Estate Broker, Active

Home Builders Association (HBA) of Raleigh member

Urban Land Institute (ULI) member

Software proficiency in Microsoft Office Suite (including advanced Excel, Word, Access, and Powerpoint); Proficiency in JD Edwards/AS400

Jeffrey G. Taylor, MAI

Principal, Taylor Valuation and Consulting, LLC
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Raleigh, NC 27612
Work: (919) 916-5560
Jeff@TaylorValuations.com
www.TaylorValuations.com

PROFILE

As a designated member of the Appraisal Institute, Jeffrey G. Taylor, MAI is the principal of Taylor Valuation and Consulting, LLC.

Jeff is a Raleigh native and graduate of North Carolina State University, where he earned his Bachelor of Arts in Accounting concentrating in Finance. He is an experienced Commercial Real Estate Consultant who has appraised a wide variety of commercial real estate throughout North Carolina, South Carolina, Virginia, and other states.

His experience includes valuation of a wide variety of property types including vacant land (commercial, agricultural, and large residential tracts), industrial, retail, office, and multi-family. Jeff has appraised both single and multi-tenant properties ranging from small multi-tenant retail properties to triple net leased credit tenant properties, institutional grade multi-family, manufacturing facilities, and many other property types. He has been qualified as an expert witness, sworn-in, and provided expert testimony as an appraiser.

His background in accounting and thorough knowledge of the area brings an excellent understanding and practical application of accounting procedures, analytical skills, data analysis, budget implementation, and real estate brokerage. The experience with practical building skills, accounting background, ability to appraise real estate, Appraisal Institute education, and knowledge of the local real estate market provide the client with a significant value-added product.

The North Carolina chapter of the Appraisal Institute requested Jeff to serve on the Candidate Advisor Committee and as one of the Triangle Branch Chapter Directors. Jeff is also a Candidate Advisor for the Appraisal Institute and has been requested to serve for the North Carolina Chapter of the Appraisal Institute in Washington DC in 2014 as part of the Leadership Development Advisory Council (LDAC). Additionally, he holds a North Carolina Real Estate Broker License and a North Carolina General Contractor License.

PROFESSIONAL LICENSES AND CERTIFICATIONS

General Certified Appraiser: North Carolina (A7434), Virginia (4001016053)

Licensed General Contractor: North Carolina

EDUCATION

BS, North Carolina State University: Accounting; Concentration in Financial Analysis.

PROFESSIONAL ORGANIZATIONS

Appraisal Institute: MAI designation

Appraisal Institute: Triangle Chapter Director

Appraisal Institute: 2014 Leadership Development and Advisory Council (LDAC)
North Carolina Professional Appraisers Coalition (NCPAC)
National Association of Realtors (NAR) Member

ADDITIONAL EXPERIENCE AND EDUCATION

Proficient with ARGUS Valuation and Asset Management Software

OTHER ORGANIZATIONS

VIII Oaks (Fundraising Organization for the benefit of The Miracle League of the Triangle)
Ducks Unlimited (Committee Member)

Education:

Understanding Conservation Easements (ASFMRA)

Appraisal Institute Education:

2017 REVAL Conference

2016-2017 USPAP

Timber Property Valuation Seminar: Appraisal Institute (AI) and ASFMRA

Golf Course Valuation Webinar: (AI)

Evaluation Appraisal Seminar

Condemnation Appraising: Principles & Applications

2014-2015 Uniform Standards of Professional Appraisal Practice (USPAP)

Real Estate Valuation Conference: Economic Insights for 2014 and Beyond

Business Practices and Ethics

Appraisal Review

Practical Regression Using Microsoft Excel

Appraisal Institute Requirements for MAI designation

Appraisal Institute Specialized Experience Requirement and Review

Appraisal Institute General Demonstration Report

Appraisal Institute General Comprehensive Exam

Advanced Income Capitalization

Advanced Applications

Advanced Sales Comparison and Cost Approach

Site Valuation and Cost Approach

Income Approach I

Income Approach II

Sales Comparison

General Market Analysis and Highest and Best Use

Real Estate Finance, Statistics, and Valuation Modeling

General Demonstration Report Writing

Education:

North Carolina State University
BS, Civil Engineering, December 1988
BED, Landscape Architecture, December 1984

Community Activities:

Wake Technical College, Advisory Board Member

Registration:

Professional Engineer NC # 18,894

Experience:

Mark has over 28 years' experience in all aspects of project implementation. His prior work experience includes design and management responsibilities with both local government (Chatham County and with Wake County) as well as management roles with private consulting firms.

Sample Project Experience:

Wastewater Re-Use / Spray Application

Briar Chapel Mixed Use Community, Chapel Hill
Louisiana Pacific Industrial Plant, Roxboro
Novartis Tech Campus, Holly Springs
Hasentree Golf Community, Wake County
The Preserve at Jordan Lake, Chatham County

Planned Unit Developments / Golf Course Communities

Lonnie Poole Golf Course at NC State University, Raleigh
Governors Club, Chatham County
River Landing, Wallace
Old Chatham Golf Club, Chatham County

Dam Safety Impoundments

Spillway Modification and Repairs for Reservoir Park Dam, Southern Pines
Governors Club Phase 16 Lakes in Series
Hasentree Irrigation Lake
Numerous Offline Irrigation Storage Ponds requiring Dam Safety approval

Commercial / Industrial

Wal-mart, Mebane
ALDI, Bonefish, Hyatt Place Hotel, Durham
Chatham Park Commercial-Mixed Use, Pittsboro

Municipal

Multi- Lift Station Projects, Fort Bragg
Wastewater Modeling and Pump Station Upgrades, New Hanover County
1 MG Elevated Water Storage Tank, Chatham County
Russell Chapel Road 16" Water Transmission Line, Pittsboro

Construction Management

Over 100 Million Dollars in Infrastructure Improvements

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