



Program

8:00 AM Check in, Networking

8:30 AM Introductions

Suzette Munley, *President, Munley Associates; President, CCPA*

Damien Ghee, *SVP/Regional Vice President Greater Philadelphia Lending Group at TD Bank*

Susanne Spinell Shuster, *CPA, MST Director-in-Charge, Accounting Services, Friedman LLP; CCPA Board Member, Treasurer*

Panel Presentation, Q&A

10:00 AM Closing, Networking

Kevin Towey, *Senior Project Manager, D2 Groups*

Reminders

- **Happy Hour Breakfast** with Wharton Alumni Club December 14, 8:00 AM - Online
- Interested in sponsorship? Contact us.
- Not a member? Join today.



Brian Berson



Anthony Fullard



Craig Grossman



Vince Myers



Maria Nixa Gonzalez



Anne Fadullon

Wednesday, December 8, 2021



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Anne Fadullon

Director of Planning & Development

City of Philadelphia

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Anne Fadullon is the Director of Planning and Development for the City of Philadelphia. She also chairs the Philadelphia City Planning Commission and the Philadelphia Redevelopment Authority board.

Her cabinet-level department has a broad purview. It plans the City's land use, promotes affordable housing, preserves historic resources, and supports public art. It assists for-profit and nonprofit developers as they move their projects through the approval process. The Department helps develop and implement the City's zoning code. Most importantly, it engages Philadelphia's residents.

The Department's mission is to promote well-planned neighborhoods with affordable housing options, protected historic resources and public art.

As Director, Anne has overseen the completion of Philadelphia's first Comprehensive Plan since 1960. Her department produced and is implementing a Housing Action Plan to create or preserve 100,000 homes over ten years. Anne worked with the Mayor's office, City Council and advocates to identify \$100 million in new funding for affordable housing. She has led the consolidation of three quasi-public agencies to create a full-service community development organization.

Anne has 30 years of development experience in both the private and public sectors. She has developed affordable, mixed-income, market-rate and mixed-use projects. While in the private sector she was president of the Building Industry Association of Philadelphia.

Anne has a bachelor's degree in urban studies and economics from Lehigh University. She has a master's degree in city planning from the University of Pennsylvania. When not promoting strong communities, Anne is looking for new places to kayak or wandering through the woods.



Meet the Developers

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Brian Berson

President

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Mr. Berson joined Parkway Corporation in 2018 and serves as President of Parkway Commercial Properties, a role in which he oversees Parkway's office, hospitality, residential, and retail portfolio as well as new site acquisition and development across a national and growing land bank. In Philadelphia alone, Parkway can develop over four million square feet by right on its properties. Prior to Parkway, Brian worked at Brandywine Realty Trust and served as Vice President of Development overseeing development work in New Jersey and Washington DC before which he was Vice President of Leasing and Development at Liberty Property Trust, where he held responsibility for the firm's leasing, development, and asset management at the Philadelphia Navy Yard. He has 25 years of experience in the industry and has developed almost two billion dollars' worth of real estate.

His previous experience also includes development positions in Washington, D.C. at LCOR – where he served as Development Manager for the 2.4 million square foot United States Patent and Trademark Office and at Hines – where he served as Construction Manager for the Gannet/USA TODAY Headquarters. Mr. Berson received his Master of Architecture from Columbia University's Graduate School of Architecture, Planning, and Preservation and his Bachelor of Arts from the Washington University in St. Louis School of Architecture.

He holds a Pennsylvania architecture license and National Council for Architectural Registration Board certificate and is a licensed Pennsylvania real estate salesperson. Mr. Berson sits on the Board of Trustees at NAIOP and currently chairs the American Heart Association's Hard Hats with Heart. He has been featured prominently as a guest lecturer, panelist, and instructor at many of the region's universities.



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Anthony Fullard

President

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Anthony Fullard is the President of West Powelton Development Company, Inc. The firm brings new developed housing into undeveloped areas in urban cities, such as market rate housing, affordable housing, and Workforce housing. WPDC believes in working closely with district council leaders throughout the city to understand their vision and community needs for their constituents. WPD has completed 40 residential market rate properties and a project value of \$12 million, with an additional 19 market rate houses and 2 senior housing projects in the pipeline.



Meet the Developers

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Craig Grossman

General Partner

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Craig has over twenty years of experience in transformational "creative class" place-making and neighborhood revitalization. Craig spearheads the leadership, operations, management and development of mixed use / commercial real estate assets and ignites the creation of innovative communities with a focus on the entrepreneur, meticulously curating local and independently owned businesses. His expertise is in differentiating assets and neighborhoods through innovative marketing, targeted leasing efforts, hands on management and specialized development of his properties. Craig focuses at Arts + Crafts Holdings in leading its long-term strategic vision, community development and leasing and operational initiatives.

Craig was the driving force behind the successful development of Midtown Village in Center City Philadelphia, which originally comprised of 24 properties and just over 400,000 square feet of commercial, residential and mixed-use space. Upon taking title to the properties, Craig managed the master planning, architectural and design process, and rehabilitation and construction initiatives. Focusing on luring Philadelphia-based entrepreneurs, start-ups, unique boutiques and food and beverage operators to the properties, Craig led the transformation of a two block blighted area of Center City Philadelphia on and around South 13th Street, once a "red light district," into one of the most exciting and popular live/work destinations in Philadelphia.

Craig graduated from Brandeis University with a Bachelor of Arts in Philosophy in 1990 and received his Masters in Business Administration from Baruch College in 1998. Craig lives with his family in Center City Philadelphia.



Meet the Developers

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Vince Myers

President & Chief Financial Officer

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Vincent Myers is President and a co-founding member of DIGroup Architecture – an award-winning minority-owned planning and design firm located in Philadelphia. He believes in “Architecture for Change” – a philosophy and commitment to transformative designs that unite people, enhance well-being, and enrich communities. His passion lies in strengthening our urban centers through redevelopment, adaptive reuse and new construction.

He has helped grow the firm to include a rich, diverse portfolio of projects for senior living, nationally, and healthcare, civic and education clients throughout Philadelphia, New Jersey, and New York. Recent projects include: Budd Bioworks, Navy Yard Admiral’s Quarters, renovations at Drexel and Cheyney universities, as well as renovations under the City’s Rebuild program, Parks and Recreation and Streets Departments.

Vince is a recognized leader in educating clients in designing spaces to fit the complex needs of the new aging generation, from independent living residents to those requiring skilled nursing and memory care services. Recently his efforts have focused on preparing for the design of the next generation of senior facilities within urban areas. He serves as a guest speaker, sharing insights with leading developers and operators of senior living communities. His work and influence are featured across the country. He is also a Board Member of Springpoint Senior Living and the Mary Owen Borden Foundation. He also mentors high school students through ACE, a national program focusing on architecture, construction, and engineering.

Vince was named a ‘Difference Maker’ by *ROI-NJ* in their ‘ROI Influencers: People of Color 2021’ segment and was a recent guest on *Health Professional Radio* podcast in the segment, “Architecture for Senior Living.”

Through his leadership, DIGroup Architecture was awarded the ‘2021 Leaders in Real Estate, Construction, and Design’ in the Architecture category by *NJBIZ*, and the firm ranks among the top tier of Minority Businesses and Architectural firms by both the *Philadelphia Business Journal* and *NJBIZ*.



Meet the Developers

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Maria Nixa Gonzalez

President and CEO

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As President for HACE, **Maria Nixa Gonzalez** heads HACE's development team managing over \$100M of commercial and housing development projects that have contributed to the stabilization and revitalization of the Fairhill and St. Hugh Neighborhoods. Since 1996, she has been responsible for raising development capital from a broad base of private and public foundations and governmental bodies.

Mrs. Gonzalez' most notable achievement is the creation of a supportive community for elders through the development of affordable rental housing and the construction of a Life Center that provides frail elders with social and health services so that they can remain living at home for as long as possible.

Under her leadership HACE has developed its Housing Counseling Program to serve as a one-stop-shop for housing related services, which is certified by the US Department of Housing and Urban Development and the National Industry Standards for Homeownership Education and Counseling. Her approach to managing the Housing Counseling Program is to capitalize on the individual skills of each counselor by tapping into their individual talents to engage them in the operation of the program to provide quality housing counseling services in a fiscally responsible manner.

Mrs. Gonzalez received her Bachelor's degree with honors from St. Joseph's University. She won the Ernest C. Olivares Leadership Award in 1999 from the Bank of America Leadership Academy, was named most Influential Latinos by Impacto Newspaper in 2013, 2014, and 2015 and was named by the Philadelphia Business Journal as a Woman to Watch in 2016.

Mrs. Gonzalez was appointed by Mayor James Kenney to the Philadelphia Planning Commission, serves as Chair of the Community Trust Board for the American Street Empowerment Zone, is Chair of the Oversight Board of the Mayor's Office of Community Empowerment and Opportunity, serves in the Philadelphia Housing Trust Fund and is Secretary of the Board of the Philadelphia Association of Community Development Corporations.



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on time and on budget by engaging the owner and architect early in the process. By working diligently to understand the customer's needs and learning the challenges presented by each project, we become an invaluable team partner. For more information contact Scott Zuckerman at szuckerman@domusinc.net (215) 849-4444 ext. 42.

Domus is a Philadelphia-area general contractor established in 1976 on the foundation of impeccable business ethics and a willingness to solve problems for customers. That foundation has helped us grow to a firm with expertise in multi-unit residential, hospitality, historic, retail/commercial and academic construction projects with over \$175 million dollars of work in progress. Domus consistently delivers jobs



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Don Goldberg and Bill Zoino founded GZA in 1964 on the values of integrity, professionalism and loyalty. Since then, the company has grown from a small consulting partnership to a major multi-disciplinary, employee-owned firm that focuses on environmental, geotechnical, ecological, water, and construction management services. With a staff of more than 675 people in 30 offices in the New England, Mid-Atlantic and Great Lakes regions of the United States,

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