

## Attachment I - Development Team



**Fernando Barrera**  
Developer/ Real Estate Investor  
The Barrera Organization LLC

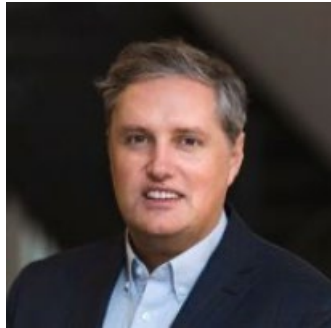
**Acquisition types-**

- Single Family Homes
- Condos
- 2 unit, 3 unit, 4 unit, 6 unit, 9 unit
- 18-unit portfolio Acquisition
- 60-unit apartment complex

Fernando Barrera is an Aurora Native with over 10 years experience in the real estate industry. Fernando holds a Bachelor's degree in Accounting & Finance from Benedictine University. His accounting experience ranges from working in corporate accounting to also working in a publicly traded tax & software firm. Fernando is also an Illinois licensed real estate broker.

After a couple years of being in the Accounting Industry, Fernando started his own real estate business which consisted of buying distressed and value add single-family homes, condos, multifamily homes and apartment complexes. Fernando's portfolio consists of 150 residential units and with his keen negotiating skills & attention to seller details, he has always demonstrated the ability to get to the finish line for each transaction, each and every single time. Whether it's a single transaction or a real estate portfolio acquisition, or a complex multi-million apartment acquisition, Fernando has established a great reputation in getting to the finish line in a market that he knows best. Fernando's strong work ethic, positive attitude and managerial skills help him self manage his real estate portfolio.

Fernando has used his experience in helping first time homebuyers and investors acquire real estate. Fernando enjoys promoting positive community and economic growth in the historic neighborhood he grew up in.



**John Cramer**  
RHC Director  
Ramsey Historic Consultants, Inc.

John Cramer prepares and oversees federal and state historic tax credit applications, National Register nominations, landmark designation reports, and Section 106 reviews for building projects nationwide. John has over 15 years of experience in the architecture and preservation fields working closely and effectively with building owners, developers, architects, contractors and regulators on a variety of for-profit and non-profit preservation projects. Before joining RHC in 2023, John worked as a project manager for preservation architecture firms and advocacy organizations and as an independent design and preservation consultant. From 2013 to 2022, John was with MacRostie Historic Advisors LLC where he was named Midwest Office Director in 2020 and Partner in 2021.

John has consulted on a variety of historic tax credit projects and historic design reviews, bringing his unique experience as an architectural designer to complete creative and successful rehabilitation and adaptive reuse incentive applications. John also regularly gives public tours at historic sites and talks on architecture and architectural history and has been a featured speaker at regional workshops and conferences.

John is a LEED (Leadership in Energy and Environmental Design) Accredited Professional and is a member of the National Trust for Historic Preservation, the American Institute of Architects, Landmarks Illinois, and the Society of Architectural Historians. In 2018, the National Trust for Historic Preservation named John as one of their inaugural “40 Under 40: People Saving Places” honoring professionals across the country making a significant impact in historic preservation and related fields. John holds a Bachelor and Master of Architecture degrees from Tulane University in New Orleans, Louisiana, and a Master of Science in Historic Preservation from the School of the Art Institute of Chicago.

#### Relevant Experience –

- Guyon Hotel – 4000 West Washington Boulevard – Chicago, IL
- 51<sup>st</sup> and King Apartments – 5035 South Martin Luther King Drive – Chicago, IL
- Julia C. Lathrop Homes (South Campus) – 2407 North Hoyne Avenue – Chicago, IL
- Collinsville Township High school - 1203 Vandalia Street – Collinsville, IL
- Parkways Apartments (six courtyard apartment buildings) – 600 Block of East 67<sup>th</sup> Street – Chicago, IL
- Hotel Del Mar – 5046-5048 North Winthrop Avenue – Chicago, IL
- Hotel Regent – 5040-5042 North Winthrop Avenue – Chicago, IL



**Jeff Dowd**  
Partner  
Cohn Reznick,LP.

Jeff Dowd has more than 24 years of experience providing audit, accounting, tax, and management advisory services to the real estate industry, both privately-held and publicly-traded, and to not-for-profit organizations. His clients include developers, real estate funds, mortgage companies, management companies, investors, and government agencies. These clients are involved in operating and developing hotels, multi-family rentals, office and retail buildings, and nursing homes.

Jeff has extensive technical and practical knowledge of Generally Accepted Accounting Principles (GAAP), Generally Accepted Auditing Standards (GAAS), Generally Accepted Government Auditing Standards (GAGAS), and OMB Circular A-133. He assists affordable housing developers in structuring tax-advantaged real estate developments using the federal historic rehabilitation credit, low-income housing tax credit (LIHTC), energy credits, and other federal and state subsidies for multifamily housing.

Jeff's experience includes the development of internal control systems for a wide range of clients including real estate developers, investors, and operators of multifamily, commercial, and retail properties. He has developed compliance manuals for not-for-profit entities receiving large financial assistance from the United States Department of Housing and Urban Development (HUD) and has participated in the initial public offering of what is now the largest residential real estate investment trust in the United States. Jeff is a regularly featured speaker for the Illinois Housing Development Authority, Information Management Network, and CohnReznick-sponsored conferences.

#### Education

- University of Illinois, Champaign-Urbana: Bachelor of Science, Accounting

#### Professional Affiliations

- American Institute of Certified Public Accountants
- Illinois Certified Public Accountants Society



**Jesus Torres**  
Managing Partner  
Torres Construction, LLC.

Jesus has over ten years of experience in the construction industry covering all phases starting from the preliminary stages through final completion. His expertise includes site management, advanced scheduling, project budgeting, trade partner relationships, quality control, as well as liaison with the client.

Jesus has led and executed entire construction projects from possession through final completion. He reviews all subcontractor and supplier scopes of work for completeness and for compliance with plans and specifications. He prepares and issues contracts, purchase orders, and change orders. And evaluates the impact of client issued bulletins, field directives and scheduling changes. In his role, he also develops and monitors project budget costs, billings and change orders working to maintain profitability goals and positive cash flow. Jesus also ensures associates and subcontracts are in compliance with OSHA and company safety standards. He manages multiple projects simultaneously totaling \$8 million every 14-16 weeks.

Current projects includes –

- Jewel Osco Store #3745, Diamond, IL. Ground up construction of a 64,000 sqft building including site utilities, parking lot and future out lot buildouts. Project duration of 12 months, with a current contract value of approximately \$15.4 million.
- Walmart Expansion/Interior/Exterior Remodel Store #1378, Goshen, IN. 7,500 sqft expansion to the existing building including the remodeling of the interior/exterior of the store, which consists of 208,000 sqft. Project duration of 16 weeks with a current contract value of approximately \$4.4 million.

Relevant Experience –

- South Pointe, South Elgin, IL., construction of 166 single-family homesites.
- Park Point, South Elgin, IL., multi-family community.
- Ponds of Stony Creek, Elgin, IL., construction of 106 single-family homesites.
- Country Club Hills, Fox Lake, IL., construction of 36 traditional townhome buildings and 98 homes.
- Nordhaus Apartments, Minneapolis, MN., construction of 20-story high rise attached to a 6-story building consisting of 280 apartments, 12 luxury penthouse homes and over 22,000 sqft of retail/restaurant space.