

Richard C. Adams, PE  
Vice President, Kimley-Horn and Associates, Inc.

*Education:*

Master of Business Administration, Georgia Institute of Technology, 1994

Master of Science, Civil Engineering, Georgia Institute of Technology, 1994

Bachelor of Science, Civil Engineering, North Carolina State University, 1988

*Registration / Affiliation:*

Registered Professional Engineer in North Carolina, South Carolina and Virginia

Member of the Institute of Transportation Engineers

Member of the Urban Land Institute

Regional Transportation Alliance (NC Research Triangle Region) – Leadership Team

Richard's experience encompasses traffic engineering, transportation planning, parking and access analysis, roadway design and site civil engineering. His expertise includes transportation planning and impact analysis for private development as well as local and state governments. In addition, he has performed construction engineering and inspection services for major transportation projects.

Richard 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 savvy to bring creative solutions to challenging transportation issues.

# Mark P. Ashness, PE, ASLA

CE Group Inc.

## Education:

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

## Community Activities:

Chatham Parks Foundation Board Member

## Registration:

Professional Engineer            NC # 18,894  
Landscape Architect            SC # 534

## Experience:

Mark has over 25 years experience in all aspects of project implementation. His prior work experience includes design and management responsibilities with both local government (Chatham County Public Works Director and Environmental Engineer 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  
Sanford Movie Theatre, Sanford

### 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

15 Million Dollars in Infrastructure Improvements, The Preserve at Jordan Lake

**John Fugo**  
**Vice President, Montgomery**

John Fugo is the Co-owner and Vice President of Montgomery Development Carolina Corp., a national general contractor based in Durham, NC. With 42 years experience in the construction industry and 27 years as Co-owner, Vice President and Director of Construction for Montgomery, he is responsible for all construction activities, Project Managers and Superintendents, and overall project profit. Fugo directs day to day construction operations for retail, office buildings, restaurants, interior fit ups and mix use developments such as Southern Village Town Center in Chapel Hill, NC and Westpoint at 751 in Durham, NC. He has residential experience in various multi-family projects from condominiums, to hotels, to mixed use residential and commercial buildings ranging from New York to Florida. His national retail experience includes but is not limited to: Dick's Sporting Goods, ALDI, BJ's Wholesale Club, K-Mart, Walgreen's, Rite Aid, JCPenney, AutoZone, Valvoline, and many retail mall store chains including Talbots, J.Jill, The Children's Place, New York & Company, Clarks/Clarks Bostonian, Mark Echo, Timberland, The Limited, Pacific Sunwear, Wilsons Leather, Charming Shoppes, Foot Locker, Golf America, Reed's Jewelers, Champs, Barnes & Noble and Lily Pulitzer. Fugo's restaurant experience includes Applebee's, Arby's, Boston Market, Bruegger's Bagel Bakery, Burger King, Denny's, Friendly's, Freshen's Yogurt, Olive Garden, Pizza Hut, Red Lobster, Sbarro's, Taco Bell, and Wendy's and many others.



Lucy Gallo  
 Managing Principal  
 Mid-Atlantic and Southeast  
 Regions  
[lucy.gallo@dpfg.com](mailto:lucy.gallo@dpfg.com)

**Education**

B.S., Accounting, University of South Carolina, 1980  
 Organizational Development Certificate Program,  
 University of North Carolina, 2001

**Affiliations**

Government Finance Officers Association  
 Urban Land Institute  
 American Institute of Certified Public Accountants  
 N.C. Association of Certified Public Accountants  
 Growth and Infrastructure Consortium  
 Visiting Scholar – Winthrop University

**Publications + Technical Papers**

*Municipal Finance Development Tools*  
*After The Great Recession, January 2012*  
*Paying for Public Infrastructure in the Carolinas: Reconsidering*  
*Development Financing Options, co-author, Land Development, 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*  
*Reconsidering School Impact Fees, co-author, GFOA, October 2005*

**Presentations**

Wise Financing for Smarter Growth in Today's Cash Strapped World,  
 New Partner 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  
 Impact Fees: Stepping Up Your Strategies,  
 NAHB State and Local Government Affairs Conference, 2006  
 The Private Side of Redevelopment: Agreements, Partnerships, Politics,  
 Risks & Rewards, Florida Redevelopment Association Annual  
 Conference, 2006

**Professional History**

2011 to Present  
 Development Planning & Financing Group (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  
 Thomas, Knight, Trent, King and Company  
 Executive Vice President and Principal

Lucy is the Managing Principal of the Mid-Atlantic and Southeastern Regions of DPGF, Inc. Lucy 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.

**Mid-Atlantic and Southeast Region Office Locations**

**Research Triangle, NC Office**

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

**Charleston, SC Office**

4000 S. Faber Place Drive, Suite 300  
 N. Charleston, South Carolina 29405  
 P: (843) 277-0021



Christopher Huysman  
510 Snow Lane  
Sparta, NC 28675

**Professional Qualifications:**

Founder:

Strategic Natural Resources Group, Inc.  
Wetland and Natural Resource Consultants, Inc.  
Ecosystem and Land Trust Monitoring

Education:

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

Relevant Prior Environmental Consulting Employment:

Robert J. Goldstein and Associates, Inc., Raleigh, NC  
Soil and Environmental Consultants, Inc., Hickory NC

Professional Appointments:

Supervisor, Alleghany County Soil and Water Conservation District  
Legislative Review Committee, Wetland and Stream Mitigation

Peer Review:

US Army Corps of Engineers Wetland Delineation Manual  
Eastern Mountain and Piedmont Supplement

Corporate Qualifications:

NC Department of Transportation, Construction Engineering and Inspection  
NC Department of Transportation, Planning, Natural Environmental Analysis

Relevant Training:

US Army Corps of Engineers Training, Wilmington, NC and Charleston, SC  
Stream identification course, NC DWQ and NC State University  
Riparian Buffer Training, Catawba, Neuse and Tar Basins  
Stream Restoration and Protection Conferences  
Sediment and Erosion Control Conferences  
NC DWQ Benthic Macroinvertebrate Sampling

Relevant Consultation Experience:

Clean Water Act (Federal Water Pollution Control Act)  
Endangered Species Act  
Sediment Pollution Control Act  
State Environmental Policy Act  
National Environmental Policy Act  
Coastal Area Management Act  
Mining Act  
Clean Air Act  
NC Riparian Buffer Rules  
NC Watershed Supply Rules  
NC Trout Buffers  
Duke Power Lake Permitting

References:

Available upon request.

Christopher Huysman  
510 Snow Lane  
Sparta, NC 28675

## **Selected Relevant Professional Experience**

### **Residential Development**

#### Anderson Creek Club, Spring Lake, Harnett County, NC

Secured permit authorization to construct road infrastructure and a 31 acre amenity lake within the 1,800 acre project that has a projected economic impact of one billion dollars. Consultation Services: US Army Corps of Engineers and NC Division of Water Quality wetland and stream permits.

#### Mountain Air Country Club, Burnsville, Yancey County, NC

Conducted field studies and secured permit authorization to construct golf facilities within one of North Carolina's premier mountain golf communities. Consultation Services: US Army Corps and NC Division of Water Quality wetland and stream permits, NC Division of Land Resources erosion control consultation and trout buffer variance.

### **Commercial Development**

#### The Bridges at Mint Hill, Mint Hill, Mecklenburg County, NC

Conducted field studies and secured permit authorization to impact streams to construct retail commercial development within a watershed where endangered mussel species are known to occur. Consultation Services: US Army Corps and NC Division of Water Quality wetland and stream permits, US Fish and Wildlife Service and NC Wildlife Resource Commission endangered species consultation, sediment and erosion control consultation.

### **Aggregates**

#### Henrietta Quarry, Henrietta, Rutherford County, NC

Conducted field studies and secured permit authorization to impact streams, wetlands, and endangered plant species for the placement of a rock quarry, asphalt plant and cement plant. Consultation Services: Wetland and stream permits, Endangered Species Act consultation, NC Watershed Supply rules, Mining Act permit consultation

### **Agricultural**

#### Donald Beaman Irrigation Pond, Snow Hill, Greene County, NC

Conducted field studies and negotiated an agricultural exemption for a 20 acre irrigation lake that was being investigated as a violation site by the US Army Corps of Engineers and the NC Division of Water Quality. Consultation Services: US Army Corps of Engineers, NC Division of Water Quality, Natural Resource Conservation Service.

### **Mitigation**

#### Neu-Con Mitigation Bank, Greene, Lenoir, Johnston and Halifax Counties, NC

Conducted field searches, site studies and monitoring for various mitigation sites within the Neuse and Tar Pamlico River Basins. Consultation Services: US Army Corps of Engineers, NC Division of Water Quality, Natural Resource Conservation Service, NC Ecosystem Enhancement Program.