

Ms. Mollye Wolahan, Principal of Community Development Resources, draws from over fifteen years of real estate, municipal planning, financial, and business management experience to meet the needs of your organization.

Highlights of her career include:

**Director of Community Development for the Town of Mountain Village, Colorado
2001 to 2005**

In her position as Director, Ms. Wolahan developed the set of consistent processes of the Community Development Department that exist today. Ms. Wolahan managed over \$6 million in municipal budgets with reporting responsibilities to three Boards and the Town Council. Ms. Wolahan was responsible for the management of eight direct reports and an overall staff of approximately 20 people. In her four years in this position, Ms. Wolahan accomplished the following:

Housing:

- ❑ Created and incorporated an affordable housing strategy, operating guidelines and procedures for the Town of Mountain Village Housing Authority.
- ❑ Developed 10 units of affordable, single-family housing by securing an \$800,000 grant from the US Department of Housing and Urban Development.
- ❑ Participated as board member for the San Miguel Regional Housing Authority.
- ❑ Managed 197 unit Housing Authority owned affordable rental apartment complex. Implemented new operating procedures, management structure and marketing plan for this multi-family housing development.
- ❑ Developed plans for project including 30+ unit affordable, condominiums and 5,000 square foot day care facility.

Planning, Zoning and Building:

- ❑ Evaluated and amended the Design Regulations and Land Use Ordinance of the Mountain Village to better respond to the goals of the community within the current real estate development environment.
- ❑ Evaluated and amended the land use application process to create predictable, responsive and streamlined procedures for the public and government officials to follow.
- ❑ Reorganized the staffing of the organization to respond to the changing zoning and design review process.
- ❑ Provided land use, zoning and planning training to the Mountain Village Design Review Board and Town Council.
- ❑ Facilitated planning process and public meetings to determine community needs for \$22 million Mountain Village Community/Entertainment Center to be developed in 2006.
- ❑ Managed Town of Mountain Village Building Department, responsible for over \$100,000,000 in building permit valuations.

Economic Development:

- ❑ Formed the Department of Economic Development within the Department of Community Development.
- ❑ Created the full time positions of Economic Development Manager and Special Events Manager within this department to generate sponsor dollars and

- additional events to stimulate sales and lodging tax revenue and activities for the Mountain Village.
- ❑ Created the full time position of PR and Communications Manager to provide a dedicated resource to respond to issues and the marketing of activities and events of the Mountain Village.
 - ❑ Managed the Telluride Conference Center, an 11,000 square foot municipal owned facility. Reorganized the operation to reduce the overall operating expenses by over \$200,000.
 - ❑ Implemented a process to administer over \$350,000 in economic development grant funding available from the Mountain Village.
 - ❑ Organized, marketed and coordinated the events for the Mountain Village to promote activity for local lodging properties, businesses, residents and guests. Events included: free Wednesday night summer concerts with performers such as Jimmy Vaughn; Bluegrass and Jazz Brunches; Fourth of July Celebration; Jeep King of the Mountain Bike Series; Ride the Rockies Bike Race Celebration; Legends of Telluride dinner and celebration; Telluride Culinary Arts Festival, and Christmas week events and activities.
 - ❑ Participated as board member of Telluride and Mountain Village Convention and Visitor's Bureau and coordinated the process to redesign the organization to create a viable, destination marketing organization for the Telluride region.
 - ❑ Negotiated public-private venture to develop first grocery store in the Town of Mountain Village.

Grant Procurement:

- ❑ Lobbied successfully to the Federal government for grant funding for affordable housing, upgrades to the Town's water system, fuel storage facility and emergency communication system.

**Portfolio Manager for AvalonBay Communities, Boston MA
2000 to 2001**

- ❑ Responsible for the operation, performance and management of 1,500 apartment homes, generating approximately \$2 million per month in NOI, in Massachusetts and Rhode Island.
- ❑ Managed a staff of approximately 60 associates.
- ❑ Lead asset team in \$22 million renovation of Avalon at Prudential Center, a 781-apartment home, high-rise community in downtown Boston.
- ❑ Developed public relation and customer service strategies for Avalon at Prudential Center.
- ❑ Created marketing plans and operating budgets for new development communities in Massachusetts consisting of 600 apartment homes.

**Asset Manager for Corcoran Jennison Companies, Boston MA
1999 to 2000**

- ❑ Asset manager for five Corcoran Jennison mixed income apartment communities located in Massachusetts, Connecticut, Maryland and South Carolina.

- ❑ Responsible for developing the conversion strategy for the Harbor Point apartment community from a rental to cooperative housing ownership structure. Results of the analysis proved that a cooperative housing structure was not prudent for Harbor Point.
- ❑ Partnered with the Harbor Point Community Task Force, owners, consultants and area stakeholders in the development of the Harbor Point cooperative housing analysis.

**Urban Edge Community Development Corporation, Boston, MA
2001**

- ❑ Provided asset management services for Urban Edge's affordable housing portfolio.

**Boston Financial Group, Boston, MA
1998**

- ❑ Analyzed revenue and expenses of low-income housing tax credit properties in five states to determine the accuracy of Boston Financial projections.

**Community Partners Consultants, Boston, MA
1998**

- ❑ Researched and located sources of funds for a \$1,000,000 building renovation project for a Boston non-profit organization and a national historic landmark site.
- ❑ Facilitated organizational planning meetings for a Boston-based green space organization.

**Director, Product & Service Development, Fidelity Investments, Boston, MA
1996 to 1997**

- ❑ Increased customer base and usage of Fidelity's cash management products and services, utilizing customer focus groups, direct mail campaigns and cross-selling strategies.

**Manager, Performance Reporting & Analysis, Fidelity Investments,
Boston, MA
1994 to 1996**

- ❑ Created new Data Control and Policy business unit, doubling the staff size and scope of responsibility within 1 year.
- ❑ Expanded the distribution of quality and consistent data throughout Fidelity by developing a central database of mutual fund information with related software applications.
- ❑ Enlarged the size and client base of the central mutual fund database by marketing the product throughout Fidelity and soliciting greater client involvement.
- ❑ Streamlined the process of external data distribution, cutting processing and delivery time by more than half.

Assistant Vice President, Acadian Asset Management, Boston, MA

1992 to 1994

- ❑ Managed the accounting and trade settlement for multiple international investment portfolios.

Senior Financial Analyst, Harris Trust and Savings Bank, Chicago, IL

1990 to 1992

- ❑ Analyzed and monitored multiple employee benefit plans, with net assets totaling \$6 billion.

Relevant Research Experience

MIT, Research Assistant, Alliance for Global Sustainability, Cambridge, MA

1998-1999

- ❑ Analyzed the impact of environmental considerations in lending processes by working closely with several US banks to develop case studies on how environmental sustainability principles may be incorporated into routine lending practices.

MIT, Research Assistant, Dept. of Urban Studies and Planning

1998-1999

- ❑ Designed and wrote new case studies in planning and institutional processes through interviews, original research and document analysis for the Department's introductory planning course.

MIT, Research Assistant, Dept. of Urban Studies and Planning,

1997

- ❑ Analyzed program strategies, implementation and results to determine success of a foundation initiative in East Boston and wrote substantial portions of the case study evaluation for the sponsoring foundation – the Pew Charitable Trusts.

Education

Massachusetts Institute of Technology, Cambridge, MA

1997-1999

- ❑ Master of Science in Real Estate Development and Master in City Planning. Coursework in real estate development, finance, housing, community and economic development.

Bowdoin College, Brunswick, ME

1986-1990

- ❑ Bachelor of Arts, Government/Legal Studies, minor in Economics.

Community Development Resource, LLC Select Projects

The Villas at Tristant Residences, Luxury Condominiums, Mountain Village, CO

Contact: Werner Catsman
President, Finbro Construction
PO Box 3251
Telluride, CO 81435
970-519-1379
werner@catsman.com

Representative for area developer for this luxury, thirty-four unit, luxury, town home development. Responsible for remaining entitlements for the development within the Town of Mountain Village, including preparation of all application materials, discussions and negotiations with adjacent property owners, coordination of other consultants, and presentations to Town public entities to obtain development approvals. Assist developer in bank financing, budgeting and construction management services.

The Peaks Hotel & Resort, Mountain Village, CO

Contact: Glenn Alba
Vice President
Blackstone Group
354 Park Avenue
New York, NY 10154
212-583-5898
alba@blackstone.com

Responsible for Town of Mountain Village entitlement process for the remodel of this 177 room hotel and resort and the additional development of two new buildings comprising 36 hotel rooms. Responsible for preparation of all application materials, discussions and negotiations with adjacent property owners, coordination of other consultants, and presentations to Town public entities to obtain development approvals. Local representative for this New York development team.

Rosewood Telluride Luxury Resort Hotel and Residential Community, Mountain Village, CO

Contact: Aaron Honigman
Managing Partner
West Galena Holdings, LLC
PO Box 3225
Telluride, CO 81435
(435) 645-8343
abhonigman@msn.com

Responsible for Town of Mountain Village entitlement process for the development of this 75 room, 56 condominium development luxury resort development. Responsible for preparation of all application materials, discussions and negotiations

with adjacent property owners, coordination of other consultants, and presentations to Town public entities to obtain development approvals.

Element 52 Luxury Ski in and Ski out Condominiums, Telluride, CO

Contact: Steve Finger
PO Box 65
Telluride, CO 81435
970-708-1401
snfinger@yahoo.com

Responsible for Town of Telluride entitlement process for the development of this 46 unit luxury condominium development. Responsible for preparation of all application materials, discussions and negotiations with adjacent property owners, coordination of other consultants, and presentations to Town public entities to obtain development approvals. Assist area developers in marketing, PR and development strategy.

Lot 1A, San Juan Village, Telluride, CO

Contact: Steve Finger
PO Box 65
Telluride, CO 81435
970-708-1401
snfinger@yahoo.com

Responsible for the Town of Telluride entitlement process for this four unit condominium development. Responsible for preparation of all application materials, discussions and negotiations with adjacent property owners, coordination of other consultants, and presentations to Town public entities to obtain development approvals. Assist developer in negotiating purchase, sales and design.

San Miguel County Colorado Revision to Land Use Code and Master Plan

Contact: Lynn Black
County Administrator
San Miguel County
333 West Colorado Ave
Telluride, CO 81435
970-728-3844
lynnb@sanmiguelcounty.org

Revision to San Miguel County Land Use Code and Master Plan to incorporate Employee Housing Impact Fee based on County adopted fee analysis. Conduct community meetings to explain the changes to the Code and to solicit public feedback. Draft new Code and Master Plan language and present these revisions to the County Planning Commission and Board of County Commissioners for approval.

Sunnyside Employee Housing Parcel, San Miguel County, CO

Contact: Lynn Black
County Administrator
San Miguel County
333 West Colorado Ave
Telluride, CO 81435
970-728-3844

lynnb@sanmiguelcounty.org

Responsible for San Miguel County entitlement process for the development of this multi unit Employee Housing Deed Restricted development. Responsible for preparation of all application materials, discussions and negotiations with adjacent property owners, coordination of other consultants, and presentations to County public entities to obtain development approvals.

Town of Mountain Village US Department of Housing and Urban Development (HUD) Grant Administration

Contact: Kathy Mahoney
Former Town Manager
Town of Mountain Village
456 Mountain Village Blvd
PMB 122
Mountain Village, CO 81435
970-729-1870
kmahoney@mvcable.net

Responsible for reporting to HUD on behalf of the Town of Mountain Village Housing Authority on progress of grant spending dedicated to Town of Mountain Village affordable housing developments.

S.U.N.R.R.I..S.E. LLC, Telluride, CO

Contact: Jonathan Greenspan
President
PO Box 83
Telluride, CO 81435
970-728-0134
sunrisellc@mvcable.net

Development business plan for this recreational and forest management company to obtain financing for new property to operate its business. Assist owner in assessing other development opportunities for this new property through financial analysis, land use analysis, and sales strategies.

Lot 109R Hotel and Condominiums, Mountain Village, CO

Contact: Mr. Robert Harper
Unity Hunt, Inc.
Real Estate Investment Manager and Development Manager
1601 Elm Street, Suite 4000
Dallas, TX 75201
(214) 720-1631
rob@unityhunt.com

Responsible for Town of Mountain Village entitlement process for the development of this 114 room, 9 condominium development luxury, hotel, resort development. Responsible for preparation of all application materials, discussions and negotiations with adjacent property owners, coordination of other consultants, and presentations to Town public entities to obtain development approvals.

Stonegate Sub Division, Mountain Village, CO

Contact: Randy Edwards
Managing Partner
Monarch Development, LLC
112 East 15th Street
Plano, TX 75074
(214) 914-9920
randy@monarchdp.com

Representative to developer for this twenty three unit sub division. Responsible for remaining entitlements for the development within the Town of Mountain Village, including preparation of all application materials, discussions and negotiations with adjacent property owners, coordination of other consultants, and presentations to Town public entities to obtain development approvals.

Cortina Sub Division, Mountain Village, CO

Contact: Randy Edwards
Managing Partner
Monarch Development, LLC
112 East 15th Street
Plano, TX 75074
(214) 914-9920
randy@monarchdp.com

Representative to developer for this luxury, ski-in/ski-out sub division. Responsible for remaining entitlements for the development within the Town of Mountain Village, including preparation of all application materials, discussions and negotiations with adjacent property owners, coordination of other consultants, and presentations to Town public entities to obtain development approvals.

Cassidy Ridge, Luxury Condominium Development, Mountain Village, CO

Contact: James Gaspard
Vice President
Behringer Harvard
15601 Dallas Parkway
Suite 600
Addison, TX 75001-6026
(469) 341-2444
jgaspard@behringerharvard.com

Representative to developer for this luxury, residential sub division and associated amenities such as a private ski lift. Responsible for all entitlements for the development within the Town of Mountain Village, including preparation of all application materials, discussions and negotiations with adjacent property owners, coordination of other consultants, and presentations to Town public entities to obtain development approvals.