

RICHARD J. DEROSAS

info@paramountdevelopmentgroup.com
(617) 548-8333
www.paramountdevelopmentgroup.com

SKILLS SUMMARY

Skilled executive with extensive background in developing complex financing for affordable housing projects, community facilities, and major landmark projects, using City and State HOME Funds, Low Income Housing Tax Credits, State and Federal Historic Tax Credits, Affordable Housing Trust Funds, Community Based Housing funds, HUD 221 d(4) financing and Federal Lead Abatement Grants.

Thorough knowledge of real-estate development, project management and construction budgets. Recently developed a \$14.8 million dollar affordable housing project, the largest construction project in the City of Lawrence's downtown in the last 30 years.

Expertise in writing pro forma and conducting feasibility analysis to raise capital from lenders, funders, and investors. Exceptional organizational, analytical, and managerial skills. Have worked with national and local nonprofit organizations to create sustainable community development.

EXPERIENCE

President, Paramount Development Group LLC, Chelmsford, MA 2001- Present

- Procure all funds from local, state, federal, and private lenders for pre-development and construction financing
- Plan and budget all developmental phases
- Locate, secure, and analyze all potential acquisitions
- Assemble, monitor and direct the development team

Projects: September 2001-current

Blakeley Building in Lawrence, MA:

- Developed \$14.8 million project consisting of 46 affordable units and 4 new storefronts.
- This is the largest construction project in the downtown for the last 30 years.
- Designed and secured complex funding matrix that included City and State HOME Funds, LIHTC's, Federal and State Historic Tax Credits, Affordable Housing Trust Funds, CBH funds, and Federal Lead Abatement Grant.
- The project was completed in December 2008

Sacred Heart 55+ Affordable Housing Project in Lawrence MA

- Developed \$12 million mixed use affordable housing project
- Secured complex funding matrix that included City and State HOME Funds, LIHTC's, Federal and State Historic Tax Credits, and Affordable Housing Trust Funds.
- Project Completed December 2011

Saint Ann's Performance and Multi-Use Cultural Center in Lawrence, MA

Phase 1 consisted of rehabilitating the school and convent buildings for Lawrence Family Development Charter School. Phase 2 is the conversion of St Ann's Church and Church Hall into 890 and 366 seat performance centers respectively using State and Federal Historic Credits, Massachusetts Cultural Alliance Grant, fund raising, and utilizing Federal Renewal Community incentives

Charles Hayes Building in Haverhill MA

- \$18 million mixed use project contains 58 affordable apartments with four new retail stores directly across from the commuter rail.
- Secured complex funding matrix that included City and State HOME Funds, LIHTC's, Federal and State Historic Tax Credits, and Affordable Housing Trust Funds.
- Completed November 2010

Savage Arms Mills in Utica NY

- \$52 million mixed use project will provide 100 market rate apartments and 100 55+ affordable units with over 100,000 sq. ft. of retail and commercial space
- Project is presently under going \$12 million dollar environmental remediation

Foster Brothers Mills in Utica NY

- Rehabilitated vacant and abandoned 208,000 sq. ft. mill has been placed back in service after extensive renovations. Six new tenants now occupy over 40,000 sq. ft.
- Completion renovation is anticipated by July 2014

307 Genesee Street in Utica NY:

This landmark building was previously the location of The Utica Chapter of The Knights of Columbus until a fire rendered the building a total loss in September 2006. The property is currently being evaluated for redevelopment with multiple prospective tenants showing interest

President, Paramount Construction Inc., Chelmsford, MA 1999-2004

- President and founder of company
- General Contracting Company specializing historical renovation

Sample Projects:

Beacon Rock Mansion, Newport, RI from

- 20,000 sq. ft. mansion was built by Edward Morgan in 1888 and is Newport Rhode Island's premier harbor estate.
- Completed three year renovation 1998

1900 Victorian farmhouse in Vineyard Haven, MA

- Transformed from dilapidated Victorian townhouse into one of the most recognizable cottages in Vineyard Haven , Completed rehabilitation of 1999-2000
- Converted large Victorian home and brick carriage house in Dorchester, MA into eight condominiums, completed 2004

Paramount Painting Inc. March 1994-1999

- President and founder of company.
- Commercial painting company with a focus on new construction and office building renovation.

- Painted new construction luxury condominiums for Toll Brothers, Northland Development,
- Painted over 5,000,000 sq. ft. of office space for Intel, Alcatel, Museum of Fine Arts, etc.
- Performed all estimating and secured all contracts.

Free-lance Corporate Pilot May 1994-Sept 2001

- Assisted captain in pre-flight inspections, fueling, and flight planning.
- Co-piloted twin piston and turbo prop aircraft: Cessna 401 Golden Eagle, Mitsubishi MU-2K and Swearingen Merlin IIIB.
- Supervised cleaning and light maintenance of aircraft.
- Performed post flight duties including return of aircraft to hangar, cleaning, and lock-up.

EDUCATION

Bridgewater State College

May 1993 | Aviation Management and Flight Training

University of Massachusetts at Lowell

December 1989 | Liberal Arts

U.S. Navy Nuclear Power School

- Attended Machinist Mate “A” School Great Lakes, Illinois.
- Attended Nuclear Power School Orlando, Florida.
- Attended Nuclear Prototype Training Idaho Falls, Idaho.
- Finished training on USS South Carolina, Norfolk Va. July 1982-Sept. 1988
- Chelmsford High School, High School Diploma Sept. 1978-June 1982