

**Lower Cape Fear Stewardship Development Coalition  
Infill and Adaptive Reuse Educational Session  
Thursday, February 19, 2015  
Presenter Bios**

**Clark Henry, MURP, Owner, CIII Associates**

Clark Henry is the owner of the CIII Associates, specializing in reversing the negative impacts of brownfields and converting them into redevelopment opportunities. Clark turns liabilities into assets and leverages financial and technical resources to achieve a common vision.

Clark uses an urban planning and community development perspective, integrating the mutual advancement of economic development, social equity, and environmental protection, when approaching tasks.

For over 12 years, Clark has specialized in:

- brownfields revitalization,
- parks and open space,
- stakeholder engagement,
- resource development,
- implementation planning,
- environmental justice

Clark has managed a multitude of initiatives required for brownfield redevelopment such as:

- financing, grant writing and management,
- interagency collaboration,
- contractor management,
- internal policy and political processes,
- community involvement,
- redevelopment plans,
- property disposition

Clark also led smart growth redevelopment initiatives in many states, including North Carolina for the U.S. EPA. He has a Masters of Urban and Regional Planning degree from Portland State University, founded and supported revitalization and social equity non-profit organizations. He lives in Wilmington, NC with his wife, son, and their two dogs.

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## **Alan Steinbeck, AICP – Project Manager** **Renaissance Planning Group**

Alan has served 5 years as project manager for Renaissance Planning Group which is a planning, design, and policy analysis consulting firm dedicated to creating cities that work. Renaissance specializes in the integration of transportation, land use, urban design, and technology for communities to create thoughtful, lasting plans and policies.

Alan has over 14 years of professional planning experience:

- working as a consultant, he leveraged his background in transportation planning and urban design to complete numerous transportation systems and corridor plans, land use studies, scenario planning processes and sustainability plans.
- managed a number of sustainability projects at the district, community-wide and countywide scales.
- managed complex projects that involve both technical details and high profile decision-making elements.
- building consensus around issues among technical staff, the public and elected officials.
- worked at the federal, state and local levels and in North Carolina, Florida, Georgia, New York, Texas, Virginia and Washington DC.

As a consultant to the Lower Cape Fear Sustainable Communities Consortium, Alan has contributed to the FOCUS planning initiative in a number of ways. These include managing the development of economic forecasts for the region and creating alternative future scenarios. He is also assisting the Consortium in preparing the regional Framework Plan, which includes a strategic action plan for coordinated growth, economic development and community development initiatives.

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**Phil Prete, R.E.P., Senior Planner**  
**Long Range, Environmental and Special Projects –**  
**City of Wilmington Planning, Development and Transportation**

Philip Prete is the City of Wilmington's Senior Environmental Planner and co-leads Wilmington's Long Range, Environmental, and Special Projects Unit. Phil supervises environmental and geospatial planning.

Prior to his work in local government, he worked in environmental program enforcement for state agencies in North Carolina and Texas and as an environmental consultant to government and private sector clients. Phil has an M.S. in Ecology from North Texas State University with a focus on ecology and an M.S.P.H. in Environmental Science and Engineering with a concentration in environmental management and policy from the University of North Carolina at Chapel Hill.

He has more than 30 years of experience in the environmental field and was first certified as a Registered Environmental Professional (R.E.P.) in 1992 by the National Registry of Environmental Professionals.

Since becoming Wilmington's first environmental planner in 2003, he has focused on a variety of projects, including updating the City's Coastal Area Management Act Plan in 2006; conducting conservation planning with the Cape Fear Arch Conservation Collaborative and the Eagles Island Coalition; one of the founding members of the Lower Cape Fear Stewardship Coalition; working on climate change mitigation planning, including a greenhouse gas emissions inventory and reduction target; and developing scenarios to assess the vulnerability of the region's infrastructure to sea-level rise and storm surge.

He also led the team that developed Wilmington's Phase II stormwater ordinance, was the city's lead in developing a Low Impact Development Guidance Manual, and was one of the lead team members on developing a tidal creek watershed restoration plan. Prete currently is the program manager for the city's second three-year EPA Brownfields grant.

May 28, 2014, the EPA awarded the City of Wilmington two assessment grants. Under Mr. Prete's lead, the Brownfields Program empowers local governments and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfield sites. The city's grant is being used to inventory potential public and private brownfield properties and perform Phase I and Phase II Environmental Site Assessments (ESAs) on selected priority sites. This information will aid prospective developers in understanding the costs and liabilities associated with purchasing and redeveloping brownfield sites thereby improving their ability to secure financing.

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## **Laura L. Miller, AIA, LEED AP**

LS3P Principal | Studio Leader

An Architect with extensive experience in a diverse portfolio of project types, Laura Miller leads LS3P's Exploration Studio and serves as the Operations and Finance Manager for the Wilmington office. Her favorite part of any project is developing the relationship with clients and building users, as this allows her to understand how each person might experience the design from all aspects.

A graduate of the School of Architecture and Environmental Design at Kent State University, Laura is "tried and true" LS3P. She started as an intern in 2000, served as design team member and project manager for a wide variety of projects, and was made a Principal in 2010. Notable recent projects of Laura's include the Live Oak Bank Headquarters, the Wilmington Convention Center, Cape Fear Community College Union Station Building, and RiverLights Development. Ms. Miller's work has been recognized in recent years with AIANC Design Awards and Lower Cape Fear Stewardship Awards, for exceptional design and commitment to sustainable building practices.

Laura is active in the professional community, serving as a member of the AIA Wilmington Executive Committee for five years and as President in 2010. She has also served on the AIA North Carolina Board of Directors, and is currently Continuing Education Director and a member of the Awards Committee.

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## **Dave Spetrino, President, CEO – Plantation Building Corp.**

Dave Spetrino is President and CEO of Plantation Building Corp, a local full-service builder and developer.

His diverse experience includes owning several successful businesses, financing and managing real estate acquisitions, creating and managing commercial and residential rental properties.

Spetrino started Plantation Building Corp in 1997, a multi-million dollar, award winning corporation focused on residential custom homes, renovations and downtown re-development.

Dave received his BA in business administration from Radford University and later earned his North Carolina General Contractors Unlimited License in 1997.

He currently resides in Wrightsville Beach with his wife, Kathy, and two sons, Nic and Lane. As a private pilot, he enjoys flying and traveling with his family.

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**Paul D'Angelo, MPA, Planning Manager**  
**Wilmington Housing Authority, Choice Neighborhoods**

Paul D'Angelo is the Planning Manager for the Wilmington Housing Authority and heads the Choice Neighborhoods Initiative, which transforms distressed communities with public and assisted housing into viable and sustainable mixed-income neighborhoods of opportunity. Choice Neighborhoods requires an organized holistic effort to include local and regional leaders, stakeholders, government officials, non-profits and residents.

Areas of importance in the revitalization effort include job training and employment, economic development, investment, affordable housing, infrastructure, parks & recreation, income opportunity, access to healthy foods, and place-making.

In addition, Paul is the WHA representative for the Tri-County Homeless Interagency Council (TRI-HIC), the Cape Fear Housing Coalition (CFHC), the Lower Cape Fear Regional Sustainable Communities Consortium (FOCUS), City of Wilmington Comprehensive Plan, New Hanover County Comprehensive Plan, Cape Fear Commutes 2040, 10 Year Plan to End Homelessness, City Council and the Hillcrest Community.

At the WHA, Paul has also gained experience and expertise in the daily operations of a Public Housing Authority, as well as experience in Section 8, resident relocation, tax credit development, mixed financing, Rental Assistance Demonstration (RAD), and grant writing.

Paul received his Bachelor of Science in Finance from the University of Delaware with a minor in Management Information Systems (MIS), a Bachelor of Arts in Film & Video with a minor in Journalism from Georgia State University, and his Masters in Public Administration from the University of North Carolina Wilmington with a focus on Urban Planning & Preservation. He has been a resident of Wilmington, NC, for over 10 years.

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**Robert Bishop, CPM**  
**Executive Managing Director of Tribute Properties**

Robert joined Tribute Companies in 2013 as the Executive Managing Director of Tribute Properties, Inc. His primary responsibilities include formulating and implementing profit-driven strategic plans, providing overall direction for the management team, and guiding senior staff in the daily operations of the property management division.

Robert brings a wealth of executive-level expertise to Tribute Companies, including more than 30 years of progressive property management experience with regional and national management companies, including Riverstone Residential Group, Colonial Properties Trust, and Summit Properties, Inc. Robert has been involved in virtually every aspect of property development and management including: construction, operations, asset management, ancillary services, energy management, capital improvements and corporate operations.

Robert has held multiple relevant industry accreditations, including:

- Certified Property Manager® (CPM), Institute of Real Estate Management (IREM),
  - Executive CPM, Accredited Management Organization®,
  - Instructor for Certified Apartment Manager (CAM) designation, National Apartment Association
- Robert received his B.A. from Phillips University in Enid, Oklahoma.

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