



## **EDWARD J. WALSH PRESIDENT**

### **EDUCATION**

BS, Chemistry, Bates College, 1982

MS, Energy Engineering, UMass-Lowell, 1987 (Thesis – Cost/Benefit Analysis of Passive Solar Design in the Northeast)

Dual Certificates – Real Estate Development & Real Estate Finance, Boston University (Center for Real Estate)

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### **SPECIAL QUALIFICATIONS**

- ▶ 15+ years of Senior/Executive Level Real Estate Management experience on projects ranging in size from \$10 K to \$200 MM that includes entitlement, financing, construction and lease up.
- ▶ 23+ years of project management experience that includes heavy civil/highway, environmental remediation and full service real estate development projects.
- ▶ Served as one of the Development Managers for the Kendall Square MGP Brownfield site (Cambridge, MA), which was the conversion of a former MGP site (10 acres) into 1.3 MM square feet of mixed used development. The project was awarded the 2006 Region 1 and National Phoenix Award for excellence in brownfield development. Total project cost exceeds \$300 MM.
- ▶ Served as Co-Development Manager for the Center for Life Science project (Boston, MA), which is the development of a 725 K square foot life science/R&D center coupled with a 750 space subsurface parking garage. Total project costs exceed \$400 MM with an anticipated completion date of Spring, 2008.

### **EXPERIENCE**

#### **President and Co-Founder, Mira Development, LLC, Wilmington, MA, 03/06 – Present.**

Edward brings over 23 years of experience in Real Estate development (commercial, multi-family residential and mixed use), construction management, and environmental remediation to Mira. Ed provides executive level management for day to day operations, to include site evaluation, acquisition, financing, design and development. In addition, he is a member of the Executive Management group that evaluates all sites for go/no-go decisions.

### **CURRENT PROJECT ASSIGNMENTS**

**Project Executive, Perkins Place Mill Conversion, Lowell, MA, 04/07 - Present.** The project consists of the redevelopment of approximately 210,000 square feet of mill buildings, which date from circa 1900, located in Lowell, MA, into 183 market rate apartments. Project specifics for Phase I include building interior demolition and stabilization, asbestos abatement, A&E design and full entitlement. Phase II consists full interior build-out. The total development costs, exclusive of development fees, is approximately \$34 MM and is being financed, in part, with State and Federal historic tax credits. The anticipated completion date and start of occupancy is Spring, 2009.

**Project Executive, Perkins Ames Lot, Lowell, MA, 08/07 – Present.** The multi-phased project consists of the redevelopment of a vacant lot (~ 71,000 square feet in area) into a multi-level parking facility to accommodate up to 600 vehicles combined with a detached, multi-story, mixed use building (uses and gross area TBD). The first phase will consist of at-grade and structured for up to 366 vehicles to provide parking for the Perkins Place mill conversion, which is located directly adjacent to the site. Total cost for Phase I is approximately \$4 million with an anticipated completion date of the Fall, 2008.



**Project Executive, 33 Mt. Auburn Street Conversion, Watertown, MA, 08/07-Present.** The project consists of the redevelopment of a former fuel oil terminal situated, which is situated on a 13,600 square foot parcel, into a high density, mixed use project consisting of below grade parking, ground floor retail and four levels of multi-family residential. The project is currently in the design and permitting phase.

**Program Manager, Linskey Way DNAPL Stabilization, Kendall Square Site, Cambridge, MA, 03/06-Present.** The project consists of the in-situ stabilization of DNAPL impacted soils located in Linskey Way (beneath the water table and existing utilities) in Cambridge, MA, using jet grouting with a soil/cement admixture. The project is associated with the Kendall Site MGP Brownfield Re-development. The anticipated project completion date is May, 2008.

### **Development Executive, Lyme Properties, LLC, Cambridge, MA, 2000-2006.**

Provided Executive Level Program Management on various life science based, mixed use developments located in MA and CT to include several brownfield sites. Scope of responsibilities included development of project budgets and financial projections, management of entitlement process, management of full A&E team, procurement of and management of the general contractor/CM during development and coordination of leasing activities. The following are project summaries of three of the significant brownfield sites:

**Kendall Square, Cambridge, MA.** The re-development of a former MGP site located on a 10-acre parcel in Cambridge, MA into 1.3 MM square feet of life science anchored, mixed use development, including the Genzyme World Headquarters (a Platinum level, LEED rated building). The total costs of the site remediation and infrastructure improvements were approximately \$25 MM and included the excavation and off-site recycling/disposal of over 500K tons of NAPL impacted soils; the in-situ stabilization of over 100K cubic yards of NAPL impacted soils with a soil/cement admixture; and the installation of over 1,500 lft of soil/cement slurry wall for temporary excavation support. The project received the 2006 Region I and National Phoenix Award for excellence in brownfield development. Total development costs for the project will exceed \$300 MM, with an estimated completion date of 2010.

**Rogers Street, Cambridge, MA.** The re-development of the former Thypin Steel facility located between Binney and Bent Streets in Cambridge, MA, into a mixed-use development consisting of approximately 620K RSF of life science space, 41K SF of multi-family residential rentals and sub-surface parking for up to 503 vehicles. The site contamination was essentially upper level soils (0-20') impacted with total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs) and some limited heavy metals, all derived from past steel fabrication operations. Remediation consisted for the decontamination (asbestos)/demolition of the former Thypin structures followed by the mass excavation and off-site disposal of all impacted soils. Total development costs exceeded \$184 MM. All base building structures were completed by Spring, 2008.

**Science Park @ Yale, New Haven, CT.** The re-development of the former Winchester Arms Facility located on approximately 80 acres in New Haven, CT into approximately 1 MM square feet of life science anchored, mixed use development. The subsurface environment (groundwater and soil) is impacted with LNAPL, chlorinated VOCs and heavy metals at varying concentration levels. In addition, there are approximately 800,000 square feet of former industrial buildings situated through-out the site that are impacted with asbestos and lead paint. Overall, the total development costs are anticipated to exceed \$200 MM, with an estimated completion date of 2015.



**Principal, CDM/Jessberger, Cambridge, MA, 1998-2000.**

Program Director for the Brownfield Redevelopment initiative as well as Director of Business Development for the Geotechnical and Geo-environmental Programs.

**Vice President/Co-Director of National Remediation Group, McLaren/Hart, Inc., Rancho Cordova, CA (located in Mansfield, MA office) 1994-1997.**

A full service, national remediation practice operating from 17 offices located throughout the country. Responsible for annual budgets, over-see estimating and business development activities, provide executive management of project managers and ensure proper implementation of all QA/QC and H&S protocols. Scope of services included landfill closures, in-situ stabilization, slurry walls, reactive walls, thermal treatment, groundwater collection/treatment systems and property re-development, with project values ranging from \$50 K to \$10 MM.

**Regional Operations Manager, Remediation Services Group, Laidlaw Environmental, Inc. Columbia, SC (located in Easton, MA office) 1990-1994.**

Full-service, national remediation practice operating from three regional offices located in TX, NC and MA. Scope of services included landfill closures, in-situ stabilization, lagoon closures with sediment dredging and dewatering, slurry walls, reactive walls, thermal treatment and groundwater water collection and treatment systems with project values ranging from \$100 K to \$15 MM.

**Senior Project Manager/General Manager, City Environmental, Inc., Detroit, MI, 1989-1990.** Full-service, national remediation practice operating from three regional offices located in MI, NJ and FL. Scope of services included landfill closures, in-situ stabilization, lagoon closures with sediment dredging and dewatering, slurry walls, treatment facilities and groundwater water collection and treatment systems with project values ranging from \$500 K to \$20 MM.

**President, 129 Development, Lowell, MA, 1984-1989.**

Founder and Chief Executive of a regional, full service real estate development firm focusing on multi-family (condominiums and for-rent apartments) and light commercial uses, with project values ranging from \$100 K to \$5 MM.

**James Walsh Sons, Inc., Lowell, MA, 1978-1984.**

Various roles at a family owned asphalt paving, civil/site construction and manufacturing (bituminous concrete and crushed aggregate) company to include field labor, equipment operator, site engineer, project manager and eventually VP/General Manager.

**LICENSES / CERTIFICATES**

OSHA 40 Hr and various 8 Hr Refreshers  
Confined Space Entry Training

**PROFESSIONAL AFFILIATIONS**

NAIOP – MA Chapter (Member of the 21E Executive Committee)  
National Brownfield Association – MA/CT Chapter (Member of Executive Committee)  
Urban Land Institute