

# Creative Public Private Partnerships

## Next Steps on COAH

Ed Martoglio – President, RPM Development Group

# Who We Are

RPM Development Group is an award-winning, diversified company with over two decades of experience in:

- Development
  - Creative financing with public and private sources
- Construction
  - Green building experts
- Property Management
  - Leasing, compliance, and management for 3,000-unit portfolio



# What We Do

RPM Development Group **builds high quality housing through:**

- Public/Private partnerships with local, state, and federal government
- A broad array of private & public financing sources
- Ground-up neighborhood revitalization in both cities and suburbs
- Downtown revitalization/adaptive reuse, builder's remedy prevention, and environmental remediation



# Downtown Revitalization and Adaptive Reuse

GG Green  
Woodbury, NJ

# GG Green – Before



# GG Green - After



# GG Green



# GG Green



GG Green



# Builder's Remedy Protection

Berry Street Commons  
Franklin Boulevard  
Parkside Village  
Voorhees Station

Franklin Township, NJ

# Berry Street Commons - Before



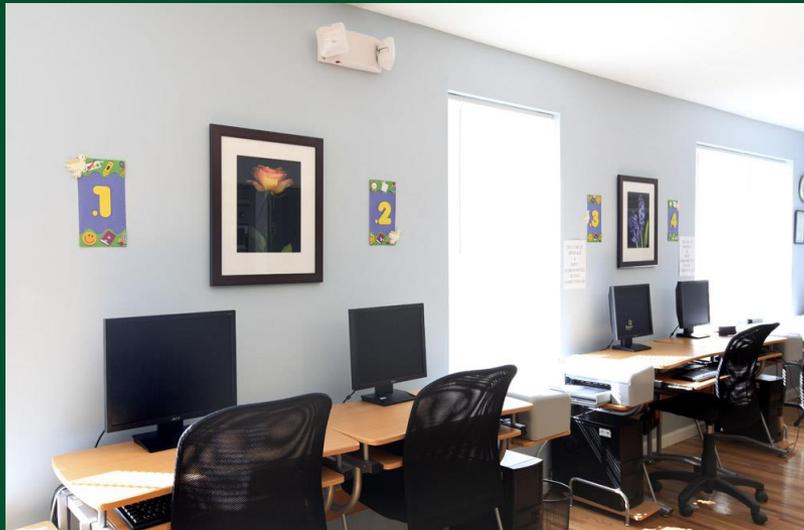
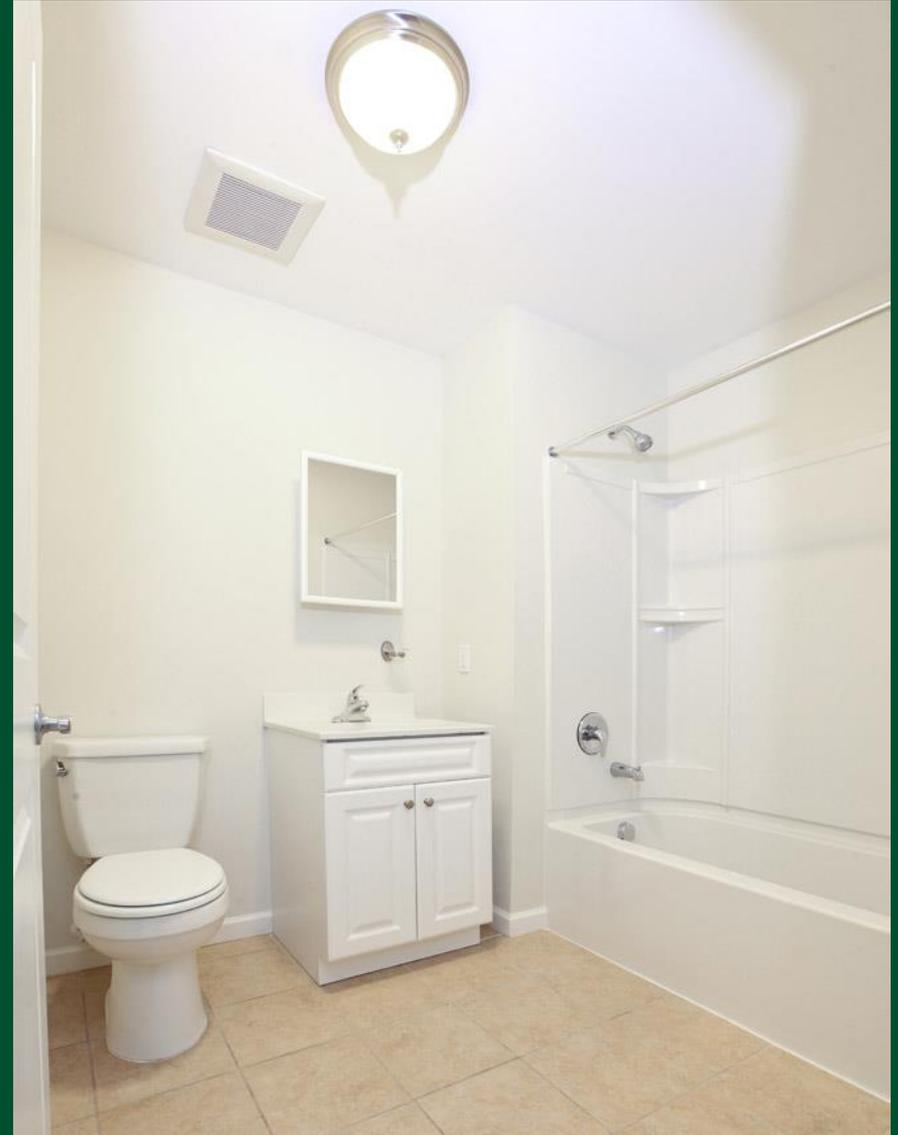
# Berry Street Commons – After



# Berry Street Commons



# Berry Street Commons





# Franklin Boulevard Commons – Before



# Franklin Boulevard Commons - After



# Franklin Boulevard Commons - After



# Franklin Boulevard Commons - After





# Parkside Village - Before



# Parkside Village - After



# Parkside Village - After





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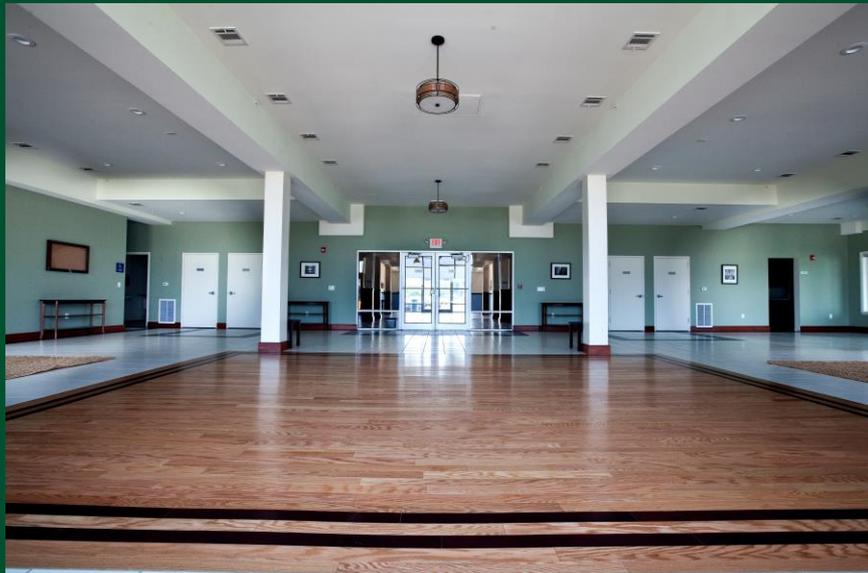
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FRANKLIN TOWNSHIP  
HOUSING AUTHORITY  
ADMINISTRATION OFFICES

# Parkside Village - After



# Voorhees Station – Before



# Voorhees Station - After



# Voorhees Station - After





# Voorhees Station - After



## Voorhees Station - After



# Environmental Remediation

Aberdeen, NJ

# Aberdeen – Before



# Aberdeen – Planned

## RPM Aberdeen Landscape Plan Exhibit



# Aberdeen—Planned



# Aberdeen—Planned



# Aberdeen—Planned



# Conclusions

## Benefits of Taking Action Now

- Selection of preferred site(s)
- Selection of quality developer
- Development program input
- Design input
- Ahead of the curve for scarce funding

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