



STATEMENT OF QUALIFICATIONS
for
ENVIRONMENTAL
and
SAFETY SERVICES

DATE: JANUARY, 2022

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CORE VALUES

Ethics

- *We will not compromise our professionalism and will represent our client with the utmost integrity and respect.*

Trust

- *We value long-term client relationships founded on mutual respect for one another's competencies, experience and goals and safeguard our joint successes in alignment with laws and regulatory compliance.*

Advocacy

- *We will adopt a TOTAL "client representing" position when dealing with others in the regulatory community and/or commercial transactions.*

Commitment

- *Demands that we and our client be open, non-judgmental and work as a TEAM toward success of the task at hand.*

COMPANY OVERVIEW

MAKSolve, an Ohio company based in Dayton and serving the tri-state and great lakes region, provides comprehensive technical consulting services to diverse stakeholders in the areas of environmental consulting, environmental sciences and occupational safety and health disciplines.

MAKSolve is nimble in its decision-making capabilities. We expedite response to critical time-sensitive challenges while providing cost-effective solutions. **MAKSolve SOLVES Problems!**

MAKSolve's Managing Partner is a **Navy Veteran**, who has leveraged the training, discipline, leadership skills and business acumen derived from that military experience and deployed the same characteristic traits and philosophy to this highly successful entrepreneurial endeavor.

MAKSolve, in execution of a task, augments our in-house environmental scientists, geologists, biologists and safety professionals with other, as needed, professional service providers such as civil engineers, structural engineers, demolition crews, asbestos abatement organizations, surveyors, and architects, and, as needed, emergency response providers to address a projects' needs. **One point-of-contact. Turn-key solution. Simple.**

MAKSolve appreciates the confidence our clients have placed in us and we look forward to the opportunity to support, others including you, in the coming days, months and years.

Firm Identification Information

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FEIN: 26-2899861

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TESTIMONIALS

MAKSolve considers the full understanding of client requirements and their expectations to be at the heart of our continued success story. Following completion of a project, MAK Solve routinely requests feedback from the client on the overall quality of value derived. We welcome candid commentary to aid in our continual improvement process. We are proud to share these comments with you.

Testimonials



- *"Our firm has used MAKsolve for a number of projects. They provide the deliverables when promised. They provide the simplest solution available to complex environmental issues rather than increase their scope of work (and fee) by making a mountain out of a mole hill. I could not recommend them highly enough."* - **Robert McCann, C.F.O., Oberer Companies, Dayton, OH**
- *"St. Mary Development Corporation has been working with MAKsolve for about three years as they have assisted us with Phase I and Phase II consulting work for our affordable housing projects in Ohio. Their entire staff is always helpful and very professional and they always meet deadlines. Their fees are competitive as well. Overall, I highly recommend MAKsolve for any environmentally related need you may have."* – **Wes Young, Executive Vice President, Dayton, OH**
- *"We completed a major milestone at the CHP site concerning environmental oversight. We are one step closer to fulfilling our requirements of the O&M Plan. **MAKsolve has done a great job reporting, mitigating and remediating the hazards at this location.**"* **Tom Neel, Property Facilities Manager, Dayton Children's, Dayton, OH**
- *"I truly appreciate all the work you guys put into each and every report and meeting deadlines."* - **Denise Blake, MVAH Partners, West Chester, OH**
- *"I have had the opportunity to engage the services of MAKsolve multiple times in the last several years. I have engaged them for Phase I and Phase II environmental services, as well as a number of consulting projects involving the review and evaluation of potential real estate acquisitions. Each and every engagement was completed in a timely, economic, and consummately professional fashion. **Absolute 5 star recommendation for MAKsolve and for my main contact, John Bowen, whose communication and management have been exemplary.**"* - **Sean H. Harmon, StachlerHarmon, Dayton, OH**
- *"Michael knew what had to be done. He was sensitive to our issue, and **guided us** through a very emotional and difficult safety related challenge."* - **Ed Keen, President, Keen & Cross, Cincinnati, OH**
- *"Michael, your strength, and that which separates you from others, as well as making you extremely valuable to people like me is the way you handle the ultimate client. Yesterday was just short of masterful in the way you presented the subject matter, played off your Senior Geologist, and vice versa, and summarized the issues. It couldn't have worked out better."* - **Alan B. Schaeffer, Attorney/Shareholder, Pickrel, Schaeffer and Ebeling, Dayton.**
- *"MAKsolve was the Project Manager on my cleanup project. **Top-notch site control; quality sub-contractors, and great communications.**"* - **Tim Hoffman, Partner & Attorney-at-law, Dinsmore & Shohl, Dayton**
- *"Michael was fair, got to know our people very quickly and allowed me to focus on my business, while he worked with our team to make us better!"* - **Chuck George, President, Interstate Ford, Dayton, OH**
- *"I commend Mr. Kerr on what he did in response to this FIFRA enforcement action. His understanding of the labeling requirements helped to expedite the review process for his client."* - **Tom Luminello, Office of Pesticides Programs, US EPA, Washington, DC.**
- *"Your work was done timely and professionally. Great job!"* - **Stephen Ruhlman, Leasing and Construction Manager, Premier Health**

*E*XPERIENCE AND QUALIFICATION INFORMATION

The professionals at MAK Solve are committed to sustainable economic development and the protection, preservation and restoration of the natural environment. We provide environmental science, consulting and other appropriate expertise to help our clients minimize the environmental, human health and ecological impacts of their projects, while complying with the laws that govern their work. Our safety professionals pursue workforce protection in the occupational setting ensuring the safety and general health of your employees. In the occupational environment, this is seen by MAK Solve as a moral obligation, not just a government mandated requirement. Creating the right balance between regulatory compliance in both the environmental and occupational safety areas is our goal.

MAK Solve provides environmental consulting, environmental science and occupational safety and management services to industrial and commercial sector clients within the tri-state and great lakes region.

We provides a wide range of environmental and safety consulting services required for redevelopment and reuse of industrial properties and protective measures in the work place. These services encompass, but are not limited to:

- Phase I Environmental Site Assessments
- Phase II Environmental Site Assessments
- Underground storage tank compliance: investigation, evaluation, site management and remediation/bioremediation, removal, site closure documentation
- Asbestos and Lead-Based Paint Surveys, preparation of technical specifications for abatement, abatement oversight and clearance monitoring of abatement activities
- Environmental studies in support of HUD/OHFA Grant applications for housing projects
- Occupational safety program design, development and deployment
- Industrial Hygiene assessments
- Identification and implementation of remedies under the Ohio Environmental Protection Agency's Voluntary Action Program (VAP)
- Structural Demolition Services
- ODNR (Ohio Department of Natural Resources) Dam Repair/Modifications
- Wetlands delineation and associated US Army Corps of Engineers/OEPA EPA Permitting and associated studies
- NEPA (EA) and State Historical (Section 106) Surveys
- Environmental regulatory permitting and compliance (CWA, RCRA, CWA, FDA, FAA, TSCA)
- Transportation regulatory support for DOT compliance

Skills of the MAKsolve Team



Environmental Regulatory Compliance

- Audits
- Permitting
- Reporting
- Compliance Support
- RCRA
- CWA
- CAA
- FIFRA
- TSCA
- SWP3
- SPCC
- FDA
- SARA
- CIRCLA



Environmental Sciences

- Phase I ESA
- Phase II ESA
- Underground Storage Tanks (Ohio BUSTR Tier 1 & 2)
- Asbestos
- Lead Based Paint Surveys
- Project Management
- Demolition
- Ohio VAP
- HUD PIESA
- OHFA PIESA



Occupational Safety & Health

- Audits
- Safety Program Development
- Training
- Indoor AirQuality Assessments
- OSHA Enforcement Representation
- DOT

ENVIRONMENTAL REGULATORY COMPLIANCE

MAKSolve offers a wide range of safety services, from preliminary OSHA compliance audits to comprehensive compliance strategies. We can help you evaluate your OSHA compliance status, develop a cost effective, site specific, safety program for your facility, and provide the associated safety training that fits your organization's specific needs.

SITE ASSESSMENT & DUE DILIGENCE SERVICES



Since its founding in 2008, MAKSolve has completed over 1,800 individual projects for over 790 clients. These have included Phase I ESAs, Phase II ESAs, Risk Assessments, Remediation Feasibility Studies and Site Remediation. Our site assessments can be expanded to include asbestos and lead surveys, indoor air quality evaluations, ground water monitoring, contaminant characterization, vapor intrusion and remedial action responses. MAKSolve maintains a strong “insight” into due-diligence revisions and pending regulatory issues by being an active member of the International ASTM E-50 PIESA (E 1527) Task Group.

Site Assessment & Due Diligence Services

- Transaction Screen (ASTM E-1528-14)
- Phase I Environmental Site Assessments (ESA) (ASTM E-1527-13)
- Phase II Environmental Site Assessments (ASTM E-1903-11)
- Site Characteristics, Risk Assessments and Remediation
- Underground Storage Tanks
- Vapor Encroachment (Intrusion) Assessments
- Asbestos Containing Materials Surveys
- Lead-Based Paint Surveys
- Environmental studies in support of HUD/OHFA Grant applications for housing projects

Environmental Site Assessment Clients

MAKSolve conducts ESAs for real estate investment trusts, commercial and industrial businesses, healthcare industry, financial institutions, law firms, municipalities, and individuals involved in the acquisition, liquidation and development of real property. ESAs are conducted on all types of properties including undeveloped property, utility and right-of-way easements, multi-unit residential property, commercial property, and industrial/manufacturing property.

Transaction Screen

MAKSolve performs **Transaction Screens** following ASTM Standard E1528-14 (*Standard Practice for Limited Environmental Site Assessments: Transaction Screen Process*). The purpose of these studies is to identify “recognized environmental **concerns**” where “the possible presence of any hazardous substances or petroleum products on a property under conditions that indicate the **possibility** of an existing release, a past release, or a threat of a future release of any hazardous substances or petroleum products ...” associated with a property as defined in ASTM E1528-14 3.2.35. Transaction Screens are utilized primarily when the client wishes to conduct limited environmental due diligence and doesn’t desire a Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Landowner Liability Protections (LLPs).

Phase I Environmental Site Assessments

MAKSolve performs **Phase I ESAs** following ASTM Standard E1527-21 (*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*). The purpose of these studies is to identify “recognized environmental **conditions**” associated with a property. A “recognized environmental condition” is defined by ASTM as “the **presence or likely presence** of any hazardous substances or petroleum products in, on, or at a property; (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.” Therefore, a Phase I ESA performed in accordance with the industry-standard ASTM guidelines is designed to identify potential environmental contamination.

MAKSolve typically completes and delivers Phase I ESA reports within 10 business days from receipt of Authorization to Proceed. This schedule, as well as our report format, can be modified to meet client-specific requirements. We will provide a project update by telephone prior to issuing the report. In this update we will discuss the report findings with you.

Modified Phase I Environmental Site Assessments

As discussed above, an ASTM-standard Phase I ESA is designed to identify “recognized environmental conditions.” The definition of recognized environmental condition addresses potential environmental contamination at a site but does not address other possible business environmental risk. These possible risks may include asbestos, lead-based paint, wetlands, floodplains, environmental compliance issues, etc., or are required by Agency Rules such as HUD or OHFA.

MAKSolve can customize a Phase I ESA scope of work to address possible business environmental risks that may be present at a site. In order to address these issues, we will

typically ask the client about development at the site and planned site usage prior to developing an agreed-upon scope of work.

Phase II Environmental Site Assessments

A **Phase II ESA** is designed to provide additional information about the environmental condition of a property. Typically, Phase II ESAs include the collection and analysis of samples of environmental media such as soil and groundwater. Sampling is targeted toward areas of the site that are most likely to have been impacted by releases of hazardous substances or petroleum products during past or current operations at the property as identified during a Phase I ESA.

If subsurface soil, soil gas and/or groundwater sampling is required during a Phase II ESA, MAK Solve utilizes various drilling technologies. However, most projects can be executed using a **Geoprobe® Soil Sampling System** for collection of samples. The Geoprobe® sampling system uses hydraulic pressure to advance a sampling tube to collect soil samples, and may also be used to collect groundwater samples. This system is rapid and much more cost-effective than a traditional drill rig.

Site Characterization, Risk Assessment, and Remediation

If a Phase II ESA identifies environmental contamination at a site, MAK Solve can develop appropriate remedial strategies to eliminate or reduce the associated environmental and business risk. These activities may include one or more of the following:

- Additional investigation to delineate the extent of contamination vertically and horizontally
- Risk assessment to identify human health or ecological exposure risk
- Removal of impacted soils, underground storage tanks, or other environmental concerns
- Remedial system design, installation, operation and maintenance including bioremediation strategies

Underground Storage Tanks (UST)

The greatest potential hazard from a leaking UST is that the petroleum or other hazardous substance can seep into the soil and contaminate groundwater, the source of drinking water for nearly half of all Americans. A leaking UST can present other health and environmental risks, including the potential for fire and explosion. The EPA established financial responsibility requirements for UST owners and operators to cover the cost of taking corrective actions and to compensate third parties for injury and property damage caused

by leaking tanks. When a property is effected by an underground storage tank(s), MAK Solve thoroughly provides the following services:

- Investigation
- Evaluation
- Corrective Action
- Removal
- Compliance

MAK Solve also has a strong practice in **Brownfield projects**. Before Brownfields was a defined term, MAK Solve was helping clients redevelop and manage contaminated real estate. These projects are designed to return environmentally-impaired commercial or industrial property to viability through field investigations, risk assessments, remediation, engineering controls and/or deed restrictions to prevent exposures to residual contamination.

Vapor Encroachment (Intrusion) Assessments

Vapor Intrusion occurs when volatile chemicals migrate from contamination in the soil or groundwater up into a building's interior space. Vapor Intrusion can pose a potential health threat to the occupants of the building, especially to sensitive populations such as children.

An assessment of the risk for Vapor Intrusion and Vapor Encroachment can be an important part of the environmental due diligence process. MAK Solve can perform a risk assessment for vapor concerns within the context of a Phase I Environmental Site Assessment, or as a separate assessment done to the ASTM standard E2600-15 (Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions).

Asbestos Containing Materials

MAK Solve provides a full range of asbestos consulting services. Services include:

- Limited asbestos surveys in conjunction with a Phase I ESA
- Building renovation asbestos surveys
- Full building pre-demolition asbestos surveys
- Development and implementation of asbestos Operation and Maintenance (O&M) plans
- Development of asbestos abatement specifications
- Asbestos abatement oversight, monitoring and final clearance testing

MAK Solve can also provide emergency response-style assessments with same or next day analysis for when a previously unidentified suspect asbestos containing material is encountered

during a renovation or demolition project. Our goal in these situations is to give to our client the data they need to get their project back on schedule as quickly as possible.

Asbestos Compliance

MAKSolve conducts pre-demolition asbestos surveys in accordance with the Ohio Administrative Code Section 3745-20-03.

While preparing for any demolition or renovation in any building, you should be aware that Section 61.145(a) of the November 20, 1990, National Emission Standards for Hazardous Air Pollutants (NESHAP); Asbestos NESHAP Revision, Final Rule issued by the Environmental Protection Agency requires that "...the owner or operator of a demolition or renovation activity, and prior to the commencement of the demolition or renovation activity, thoroughly inspect the affected facility, or part of the facility where renovation or demolition will occur, for the presence of asbestos...".

The first step in this process is the determination of the quantities, types, and exact locations of asbestos-containing materials within the building. MAKSolve can prepare a proposal for providing those services necessary to determine the extent of asbestos-containing building materials, which may be present, and therefore, be affected by the demolition activities.

MAKSolve offers asbestos management and consulting services, including building inspections and hazard assessments, abatement project design, bid specifications and plans, abatement contractor surveillance, air monitoring, sample analysis (air and bulk samples), and operations and maintenance plans. Safety/Environmental Management Services, including review of current OSHA safety and EPA environmental management and compliance systems.

Our goal at MAKSolve is to provide you, our client, with long-term solutions that will protect workers and your organization and simultaneously reduce the costs associated with losses and non-compliance.

Lead Based Paint

Lead-based paint represents a health risk to people exposed to the lead through consumption by oral intake or inhalation of lead paint dust. Typically these scenarios occur in residential settings where children have the opportunity to eat paint chips or suck on window sills or in commercial settings where lead paint is being disturbed by refinishing, remodeling or renovation activities or within industrial settings involving vibrating equipment that releases lead paint particles from aging equipment or wind erosion resulting in the generation of airborne lead dust. Lead in paint can also be a concern during the demolition of older buildings.

MAKSolve's staff hold the State Lead Assessment Certification and have the requisite training and experience to evaluate a site for these and other scenarios, and to conduct quality assessments for the presence of lead in paint on surfaces. We can also develop plans for the management of lead paint either in-place or during renovation or demolition activities, and for the abatement of lead paint prior to renovation or reoccupation of a residential structure.

Environmental studies in support of HUD/OHFA Grant applications for housing projects

HUD Environmental Review consulting services ensures that a project or activity obtains approval for a Release of Funds per 24 CFR Part 50 or Part 58. Conducting a HUD Environmental Review serves to document that a proposed project or action will not negatively impact the surrounding environment or establishes a strategy to mitigate any infringements. Our staff not only examines the effects on the physical environment but also weighs the effects of the project against the geographic and demographic metrics of the surrounding community to ensure compliance with the National Environmental Policy Act (NEPA) as required by HUD.

PROJECT MANAGEMENT

Environmental issues are typically just one aspect of a broader project. MAK Solve has the requisite knowledge and experience to manage your total project – one contact, one invoice. Leveraging trusted specialty trades, disposal organizations, inspection companies and other top-shelf, but cost-conscious contractors, MAK Solve will take on small, medium and large projects.

MAKSolve offers turn-key project management including site assessment, asbestos surveys, asbestos abatement, site demolition, hazardous materials management and disposal and acting as your representative for site management or construction projects.

Structural Demolition Services

Some demolition projects have environmental components, from asbestos assessment and removal, hazardous waste disposal even underground storage tank removal and soil remediation. Proper disposal of materials and job safety are paramount. Partnering with MAK Solve's Environmental & Safety staff on demolition projects assures all environmental concerns and permitting is done thoroughly and expeditiously. Overseeing the demolition activity and ensuring safety compliance, offers our clients significant peace of mind. One point of contact. Turn-key solution.

ODNR Dam Repair/Modifications

Whenever a body of water is disturbed, whether a lake, dam, river or stream, regulations pertaining to Waters of the United States (WOTUS) enforced by the US Army Corps of Engineers, or the Ohio Department of Natural Resources/Ohio EPA must be complied

with. MAK Solve's Environmental & Safety staff are available to field questions surrounding any project that may fall into this category. More importantly, having an environmental professional overseeing projects involving repairs and/or modifications to natural resources involving water, provides permitting administration and the expertise necessary to achieve a successful result.

OCCUPATIONAL SAFETY & HEALTH



MAK Solve's owner is a National Safety Council Certified Safety Specialist and has conducted several hundred occupational safety inspections and investigated numerous fatalities and near-miss incidents. This experience, coupled with a significant background representing clients in cases where OSHA is involved, lays the foundation for the provision of professional safety consulting services to a diverse client population across

Occupational Safety and Health Services

MAK Solve offers a wide range of safety services, from preliminary OSHA compliance audits to comprehensive compliance strategies. We can help you evaluate your OSHA compliance status, develop a cost effective, site specific, safety program for your facility and provide the associated safety training that fits your organization's specific needs. Our goal at MAK Solve is to provide you, our client, with long-term solutions that will protect workers and your organization and simultaneously reduce the costs associated with losses and non-compliance. These activities may include one or more of the following:

- Safety Audits
- Safety Program Development/Deployment
- Safety Training
- Support in OSHA inspections and representation @ "Informal Conference."
- Industrial Hygiene Services

Safety Audits

Our Team of certified safety experts have conducted hundreds of audits of the occupational environment across numerous manufacturing and other commercial enterprises and governmental sectors. Our Audit process encompasses both OSHA Standards (General Industry and Construction sectors) and typical state additional requirements.

Safety Program Development/Deployment

Effective safety training programs result in more productive employees, improved quality control, the potential for a decline in workers' compensation rates, and improved morale - it changes behavior! MAKsolve provides a full range of training programs to enable your organization to meet its compliance objectives and instill the confidence and knowledge in your employees that is so critical to having an effective safety culture.

Safety Training

Our staff conducts training sessions on topics ranging from general health and safety to specific issues such as hazard communication, forklift operations, Lockout/Tagout, confined space entry and blood borne pathogens. All training can be tailored to meet the specific needs of your organization. Training can be conducted at your site or at an appropriate off-site venue.

OSHA Inspection

MAKsolve offers a wide range of safety services from preliminary OSHA compliance audits to comprehensive compliance strategies. We can help you evaluate your OSHA compliance status, develop a cost effective, site specific, safety program for your facility, and provide the associated safety training that fits your organization's specific needs. Our goal at MAKsolve is to provide you, our client, with long-term solutions that will protect workers and your organization and simultaneously reduce the costs associated with losses and non-compliance. Should OSHA inspect your facility, call us; we can help minimize OSHA's inspection outcome.

Industrial Hygiene Services

Our industrial hygienists specialize in the recognition, evaluation, control and management of physical, biological and chemical hazards in the workplace. We provide expert advice on risk control options and help with the selection of solutions to prevent or control exposure to hazards in the occupational environment. Comprehensive industrial hygiene services include workplace exposure monitoring surveys for chemical contaminants and physical agents, occupational safety and health audits, indoor air quality investigations, hazard communication programs and OSHA compliance consultations.



KEY PERSONNEL



Michael Kerr, CHMM
Senior Environmental
Engineer, President



John Bowen
Senior Project
Manager
Vice-President



Kerry Paul, P.G.
Project Manager
Geologist



Clara Tiffany
Geologist



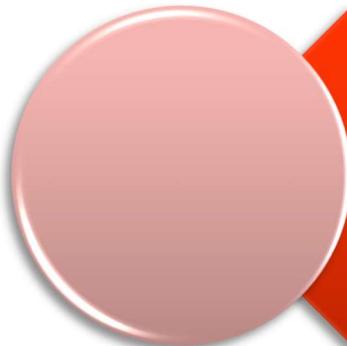
David Kearns
Senior Environmental
Regulatory Specialist



Larry Bunts
Project Manager
Environmental
Scientist



Rebecca Sinopoli, P.E.
Technical Services
Manager



Cindy Fischer
Administrative
Assistant

CONTACT INFORMATION

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RESUMES

MICHAEL KERR

SENIOR ENVIRONMENTAL ENGINEER/PRESIDENT

PROFESSIONAL EXPERIENCE

Mr. Kerr has over 41 years of project management, environmental engineering, and safety engineering experience in various government and private industry roles in the United States, Far East, Europe, SE Asia and Australasia. After graduation as an Electrical Mechanic from the Royal Naval Electrical Engineering College, his naval career encompassed research and development, deployment and the maintenance of several ship-borne conventional and strategic weapon systems. His assignment to the Royal Australian Navy's "IKARA" missile system expanded his involvement in surface and sub-surface systems.

As a naturalized U.S. citizen, Kerr's career path was set. He has been called upon on numerous occasions to present a small business perspective to myriad government agencies and the U.S. Congress. In 1997, he testified on the utilization of "science and cost benefit analysis" in future statutory and regulatory deliberations. He has been called upon by the **USEPA** to participate as an "industry expert" on several Agency initiatives that had the potential to impact small business. He recently completed an appointment to a Small Business Regulatory and Enforcement Fairness Act (**SBREFA**) Outreach Panel reviewing **hazardous waste regulation**. This effort resulted in regulatory change governing F006 hazardous waste in the plating and printed circuit board industries. Other appointments include vice-chairman of the Ohio EPA's **Quality Improvement Council**, and **US EPA's** Common Sense Initiative in which he received the U. S. Government's Hammer Award.

Mr. Kerr's most recent experience has been with the US Printed Circuit Board and Electronics Manufacturing Industry sectors. In the capacity of Chairman of the PWB Industry Trade Associations Environmental Committee, he spearheaded the industry partnering activity with the **USEPA** Office of Pollution Prevention and Toxics on the Design for the Environment (**DfE**) PWB Project. He served as Core Group Chair and co-chair of both the Communications and Implementation work groups, and has contributed extensively to the success of this unique partnering process between government, industry, and non-government organizations. Several publications that have resulted from this project have called for **risk analysis, performance assessment, and cost alternatives** evaluation of several technologies for the (environmentally responsible) manufacture of printed circuit boards using plating technology.

Mr. Kerr specializes in industrial wastewater permitting, RCRA, CWA and EPCRA regulatory compliance, statistical analysis, safety compliance auditing, ISO 14000, systems management, and as a strategist in criminal and civil proceedings. He has been invited by the US environmental Protection Agency to provide the Taiwan plating and printed circuit board industry sectors with common sense initiatives to reduce pollution, and has spoken on the subject matter in Taiwan, to Industry and Government personnel.

Education

*M.S., Environmental Management,
University of Findlay*

*B.S., Environmental Engineering,
Kennedy Western University*

Registrations

*Certified Hazardous Materials
Manager, Master Level (No. 5855)*

*HAZWOPER Certified (40 and 8
Hour)*

ISO 14000 Auditor

*OSHA 30 Hour General Industry
Certificate*

Expert Witness (Machine Guarding)

Advanced Safety Certificate,

National Safety Council

Certified Mine Foreman

Affiliations

- *South Metro Safety Council, Past Chairman*
- *Adjunct Faculty, Antioch University Midwest*
- *Society of American Military Engineers, Kitty Hawk Post, WPAFB.*
- *Tri-State Regional Board Member, Junior Achievement of OKI Partners, Inc.*
- *Junior Achievement, Dayton Chapter, Past Chairman of Board*
- *Kitty Hawk Chapter, American Society of Safety Engineers, Past President*
- *Dayton Chapter, American Red Cross, Past Board Member*
- *The Institute of Hazardous Materials Management*
- *The Muse Machine, Trustee*
- *Leadership Dayton Association (Alumni Class of 1994)*
- *NAIOP, Member*
- *170/75 Development Association, Member*

JOHN BOWEN

SENIOR PROJECT MANAGER/VICE-PRESIDENT

PROFESSIONAL EXPERIENCE

Mr. Bowen has conducted hundreds of Phase I environmental site assessments at various locations in the states of Indiana, Ohio, Michigan, Kentucky, Missouri, Illinois, Iowa and New Jersey. Mr. Bowen has Initiated and completed NEPA evaluations for numerous sites. The NEPA evaluations consist of consultation with appropriate state and local agencies, including state department of natural resources, the federal US Fish and Wildlife Service and appropriate state historic preservation offices. He has also managed on-going subsurface soil and groundwater investigations dealing with dry cleaning activities and leaking USTs. In addition, Mr. Bowen has performed subsurface investigation to determine soil and groundwater impact from current and past UST operations; directed the removal and closure of diesel and gasoline USTs and performed all soil sampling activities. He has conducted Site Closure under various state UST Rules.

PROJECT EXPERIENCE

UST Sites – Southwestern Ohio

Managed the assessment of multiple active and former UST sites with reported releases for a regional petroleum distribution company. Projects included conducting UST closure assessments, Tier 1 assessments and BUSTR Tier 2 assessments in accordance with the State Fire Marshals Bureau of Underground Storage Tank Regulations (BUSTR). Several of the sites had languished for years under other consultants, and have now been issued No Further Action (NFA) letters. The others are still in the assessment or remediation process.

Daleville Indy Corp.

Phase III remediation - assisted in groundwater remediation equipment construction, land treatment cells maintenance and sampling and quarterly groundwater sampling in Daleville, Indiana

Ed Martin Olds-Cadillac

Participated in UST closure. Managed LUST investigation including a subsurface investigation and monitoring well installation in Indianapolis, Indiana

Williams Realty

Managed on-going subsurface soil and groundwater investigation dealing with dry cleaning activities and USTs in Indianapolis, Indiana

Phase Is - Service Station Portfolio

Completed on-site inspections, regulatory compliance and due diligence requirements for a service station portfolio in the northwestern United States. Ensured compliance with statewide UST operational and testing guidelines for numerous states.

Confidential Dry Cleaner Southwestern Ohio

Designed and completed a comprehensive subsurface investigation of a dry cleaning establishment to determine the nature and extent of soil and groundwater contamination, to delineate its extent and to evaluate the potential receptors to the contamination.

Apartment Complex Radon Inspection

Designed and completed a comprehensive radon testing project of two multi-family apartment complexes in northern and southern Ohio per ANSI-AARST 2012 MAMF 2012 standards.

Education

*B.S., Environmental Science,
Purdue University*

Certifications

*Certified Asbestos Building
Inspector
OSHA 40-Hour HAZWOPER
OSHA 8-Hour Refresher
Ohio Radon Tester
Environmental Professional*

Work History

*Senior Project Manager,
MAKSolve; 2014-Present*

*Project Manager,
Property Solutions, Inc.;
2011-2014*

*Project Manager, MAKSolve; 2008-
2011*

*Owner/Project Manager, PES, Inc.;
2002 – 2008*

*Project Manager, Sagamore
Environmental Service, Inc.;
1999-2002*

Automotive Related Manufacturing Facility – Ohio

Performed ASTM Phase I ESA and accompanying subsurface investigation on manufacturing facility in southwestern Ohio. ESA included interviews, file reviews, and database evaluation for site and adjacent properties. Subsurface investigation included the installation of 7 soil borings to groundwater throughout the property.

Hospital Property – New Jersey

Completed a New Jersey Department of Environmental Protection (NJDEP) Preliminary Assessment (PA) at a closed hospital in Newark, New Jersey. The PA was completed to eliminate the property as a source of tetrachloroethylene contamination in the surrounding groundwater.

Unregulated Heating Oil Tank Closures – New Jersey

Completed four New Jersey Department of Environmental Protection (NJDEP) Unregulated Heating Oil Tank (UHOT) closures at a closed hospital in Newark, New Jersey. The UHOT closures were completed as part of due diligence activities associated with the hospital re-development.

Superior Fibers- Ohio & West Virginia

Completed portfolio wide due diligence activities for a fiber manufacturer in the Midwest as part of a re-finance. Activities included the performance of ASTM Phase I Environmental Site Assessments at four facilities, followed by an extensive regulatory file review and subsurface investigations.

Wireless Carrier – Due Diligence

Performed FCC required due diligence activities at 100s of current and future cellular tower facilities throughout the Midwest including Michigan, Indiana, Ohio, Pennsylvania, Iowa, Missouri and Kentucky. Activities included Phase I Environmental Site Assessments and National Environmental Protection Act (NEPA) evaluations for historic and archaeological impacts, endangered species and sensitive areas.

Indoor Air Quality – Mold and Asbestos – Illinois

Performed multiple indoor air quality assessments at properties in pre-foreclosure for specific financial institution clients. The assessments included pre-renovation asbestos surveys and comprehensive mold surveys. The mold surveys were comprised of visual inspections, combined indoor air quality readings, moisture content readings of surface materials, viable and non-viable air samples collection.

Regulatory Compliance

Completed yearly Superfund Amendments and Reauthorization Act, Emergency Planning Community Right to Know (EPCRA) Tier II Chemical Inventory Reports for two metal recycling facilities in southwestern Ohio. Chemical inventory reporting includes compiling a list of all chemicals stored in bulk quantities (over 10,000 pounds), their storage containers, volume, conditions and spatial location and reporting to local and state emergency response commissions and local fire departments.

Former Retail Facility – Southwestern Ohio

Oversaw and managed a Phase II subsurface investigation of a vacant retail facility which formerly operated a vehicle maintenance garage. Additionally, managed the removal and confirmatory soil sampling of eight hydraulic underground lift systems from the same property.

KERRY PAUL, PG

PROJECT MANAGER

PROFESSIONAL EXPERIENCE

Ms. Paul is a registered professional geologist with more than 10 years of experience in environmental geology and geoscience projects. Kerry has most recently worked in private industry in the mining sector on projects from the southwestern U.S. to geotechnical projects in Sub-Saharan West Africa. Kerry also has experience as an environmental regulator with the Oklahoma Department of Environmental Quality. She is currently assigned responsibilities as a Project Manager developing budgets, assigning staff and resources on PIESA's, PIIESA's, BUSTR site assessments/closures, and other geotechnical/geological projects.

PROJECT EXPERIENCE

Groundwater, metals impacted: Pinal Creek, Globe-Miami, AZ

The Pinal Creek Water Quality Assurance Revolving Fund is a BHP Corp. legacy mining site at which metals-impacted contaminated groundwater has migrated and is now in the floodplain sediments of Pinal Creek and aquifers underlying local communities. Kerry, as part of a Team, performed investigative activities per the consent decree from the Arizona Department of Environmental Quality (AZDEQ). Activities include, well drilling, installation, and sampling; rock core and chiplogging; piezometer installation, data download and processing; and a concurrent hydrogeological investigation with the goal of a calibrated groundwater model. Kerry worked in the field drilling and installing wells, sampling wells, sampling storm runoff, performing aquifer tests, and installing and collecting data from instrumentation and in the office performing data compilations and fact gathering for groundwater modeling.

Permitting: Aquifer Protection Permit (APP) modification, Pinto Valley Mine, Miami, AZ

The Pinto Valley mine is nearing the end of operations as all future waste rock types are known, have been geochemically studied, and are treated as potentially low pH solution generating. Kerry was instrumental in conducting geochemical characterization of waste rock for low pH solution generation, as a result Pinto Valley Mine has reduced human and fiscal resources on redundant waste rock sampling, collection, testing, and reporting.

Soil Remediation: Resolution Copper Mine, Superior, AZ DEQ VRP.

Kerry was the field scientist assigned to conduct soil removal oversight, soil sampling and analyses at this 600 acre site. Resulting in remediation to site specific levels for soils affected by metals from historical smelter operations.

Construction Quality Assurance at Atascocita Landfill, Texas

The Atascocita Recycling and Disposal Facility, a solid waste landfill operated by Waste Management of Texas, Inc required "Third party" Construction Quality Assurance regarding landfill gas system improvements. Kerry supervised drilling vertical gas collection wells and their installation using typical 8-inch Schedule 80 PVC well pipe; gravel pack, and backfill/seal components.

Education

M.S., Geology, University of Oklahoma

B.S., Geosciences, Mississippi State University

Registrations

Registered Professional Geologist, Arizona (No. 69133)

HAZWOPER Certified (40 and 8 Hour)

MSHA Experienced Surface Miner

Work History

Project Manager, MAKsolve; 2022-Present

Environmental and Permitting Consultant; SRK Consulting, Inc.; 2018-2020

Hydrogeologist, Golder Associates, Inc.; 2012 – 2018

Environmental Programs Specialist, Oklahoma Department of Environmental Quality; 2008 – 2009

Technical Intern; 2007 – 2008

Graduate Assistant - Teaching and Research; University of Oklahoma; 2004 - 2008

CLARA TIFFANY

GEOLOGIST

PROFESSIONAL EXPERIENCE

Ms. Tiffany has been with MAKsolve since 2017. She has previous experience in landfill oversight to ensure compliance with state and local inspections. Additionally, Ms. Tiffany has experience in completing field activities and reporting for Phase I ESA's, Phase II ESA's, and BUSTR Tier I and Tier II investigations. She has participated in various sub-surface investigations to include soil sampling/classifying, vapor and groundwater sampling, slug-test procedures and explosive gas monitoring. She has been successful in filing claims on behalf of clients with the Petroleum Underground Storage Tank Release Compensation Board and Environmental Covenants with the Bureau of Underground Storage Tank Regulations.

PROJECT EXPERIENCE

Large Industrial Site - Downtown Dayton

Assisted with large scale sampling efforts on industrial building historically used to manufacture automotive parts. Performed sampling of pulverized concrete and dust swipe sampling to analyze for naphthalene heavily utilized for decades within the complex. Completed vapor, soil and groundwater investigation to determine impact of historic operations. Future remediation efforts to include sub-slab depressurization system.

Non-Profit Housing Development Corporation – Piqua

Conducted Phase I ESA on property. Noted several Recognized Environmental Conditions (RECs) among which were that the property had historically operated as a railroad depot/coal yard with above ground storage tanks of petroleum product located nearby. This led to a Phase II ESA encompassing soil, groundwater, and vapor sampling to ensure the safety and welfare of vulnerable populations to be housed on-site.

Shopping Center – Huber Heights

Manage on-going Voluntary Action Program (VAP) Operation and Maintenance Plan for shopping center with current and historic dry-cleaning facilities. Property is currently undergoing quarterly sampling of groundwater and sub-slab/indoor air sampling to ensure there are no vapor intrusion issues for neighboring units and groundwater affected by tetrachloroethene does not migrate beyond property boundaries or invade a deeper aquifer. Annual reports are filed with the Ohio EPA.

Non-Profit Organization – Dayton

Conducted Phase I ESA on property adjoining National Priorities List property as well as undocumented historic landfill. Resulting Phase II ESA activities included soil, groundwater and vapor sampling to ensure employees, animals and customers frequenting the site are unharmed by historic operations with potential environmental impact.

Education

*B.S. Environmental Geology –
Water Resources, University of
North Dakota, 1997*

Work History

*Hazardous Materials and Solid
Waste Specialist; CH2MHill, 2002-
2004*

Geologist, MAKsolve; 2017-Present

DAVID KEARNS

SR. ENVIRONMENTAL REGULATORY SPECIALIST

PROFESSIONAL EXPERIENCE

Mr. Kearns has over 30 years of Environmental Consulting and Remediation experience. His experience includes strategic planning, decision analysis, proposal planning, remedial program development and implementation. Extensive background in strategic planning, decision analysis, site assessment (RFI/RI), remedial program development (CMS/FS), remedial program execution and construction management (CMI/ROD), regulatory review and client/regulatory interface. Throughout his career, Mr. Kearns has served as project manager on over 200 projects for industrial, municipal and regulatory clients. Mr. Kearns has been involved with expert witness testimony, remedial investigation/feasibility studies, Corrective Measures Studies (CMS), waste characterization, implementation of corrective action plans, design of aquifer restoration systems and hydrocarbon recovery systems, landfill investigations, preparation of closure plans and delisting petitions, and environmental assessments for property transactions.

PROJECT EXPERIENCE

Stormwater Pollution Prevention Plans (SWPPP) – Southwestern Ohio

Prepared and/or updated both General and Individual SWPPPs for various industrial facilities in southern and Central Ohio.

Spill Prevention Control and Countermeasure (SPCC) Plan Preparation – Ohio

Prepared and updated SPCC plans for various manufacturing facilities.

Landfill Management – Central Ohio

Responsible for management of a closed solid waste landfill. Activities include performing quarterly inspections, quarterly explosive gas monitoring, semi-annual groundwater sampling and reporting.

Oil & Gas Client – Various U.S. Locations

Coordinated environmental assessments at 18 surplus properties across the United States. Served as the field Construction Manager for soils and groundwater remediation using technologies including: enhanced reductive dichlorination, in-situ chemical oxidation (ISCO), in-situ chemical reduction (ISCR) and excavation.

Project Manager/Senior Technical Consultant; RI/FS Behr Dayton Thermal System VOC Plume Site; U.S. EPA Region 5, Superfund Site, Dayton, OH

Responsible for the design and implementation of a RI/FS performed by the U.S. EPA Region 5 to evaluate chlorinated volatile organic compound impacts on the buried valley aquifer.

Project Manager, USACE-Louisville District. Assessments and Removal Actions, Various U.S. Locations.

Project locations included Warren Army Depot, Jefferson Proving Grounds, former Ravenna Arsenal. Chemicals of Concern included VOCs, PCBs, mercury, UXO and DU.

Evaluation of Potential Well Field, Clark County, Ohio, Project Manager

Provided project management for a rapid response hydrogeological investigation in Clark County, Ohio, for the City of Dayton, Ohio, to evaluate a property for potential development as a well field. The site consisted of approximately 1,000 acres located over a buried valley aquifer.

Corrective Measure Implementation (CMI): Soils Remedy – former Chevron Refinery, Cincinnati

Responsible for all activities associated with Corrective Measures Implementation for contaminated soils and

Education

B.A Environmental Studies and Geology, Wright State University

Training

*OSHA 40-Hour HAZWOPER
OHSA 10-Hour Construction
First Aid-CPR
Behavior Based Learning (Safety)
Root Cause Analysis
Strategic Planning and Quality
Decision Making*

Work History

*Senior Environmental Regulatory
Specialist, MAKsolve;
2018-Present*

*Project Manager Geologist, CH2M
2002-2017*

*Project Manager/On-site
Construction Manager, URS
Corporation
2003-2008*

*Senior Principal Scientist/Office
Manager, Vice President, Mactec
Inc.
1988-2003*

sludge, in accordance with the Selected Remedy established by U.S. EPA Region 5; and a Performance Agreement between U.S. EPA and Chevron Environmental Management Company for the Chevron Cincinnati facility. Project consisted of the stabilization, excavation, loading, transportation and offsite disposal of 687,000 tons of hazardous and non-hazardous wastes from 14 Solid Waste Management Units and Areas of Concern.

USACE Louisville District. Defense National Stockpile Center, Voluntary Action Program (VAP) - Warren, Ohio.

The project site is used by the Army to stockpile strategic metals, including various metal ores and mercury. Primary potential chemicals of concern were metals and PCBs. Under the Ohio EPA VAP, a notice of entry, Phase I and Phase II were performed. The site is unique in that it's atop 10 and 30 feet of steel mill slag. Following completion of the Phase II a fast track focused removal action was performed at one of the Identified Areas. During the course of this project, CH2M had significant interaction with Ohio EPA. This interaction resulted in Ohio EPA waiving the preparation of a work plan for the focused removal action.

Construction Task Lead, Dowell Enid, Oklahoma

EVO injection and bioaugmentation. Chemicals of concern CVOCs. Managed the preparation of work plans and regulatory approvals for the injection of 25,000 pounds of EVO SRS®-SD mixed with 70,000 gallons of water into 13 injection wells. Prior to the injections, repaired and modified the injection trailer to address potential safety concerns and ensure that the dosatron, pressure gauges and flow meters were functioning correctly.

LARRY BUNTS

PROJECT MANAGER/ENVIRONMENTAL SCIENTIST

PROFESSIONAL EXPERIENCE

Mr. Bunts has over 15 years of experience providing environmental site assessments in accordance with ASTM E-1527, the USEPA All Appropriate Inquiry rules, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines, HUD and OHFA guidelines, and other client specific scopes of work. His environmental background includes a detailed understanding of the risks associated with hazardous and regulated materials storage, use generation and disposal, above ground and underground storage tanks, polychlorinated biphenyls (PCBs), asbestos-containing materials (ACM), lead-based paint (LBP), mold and radon.

PROJECT EXPERIENCE

Sub Slab Vapor Sampling-Various, OH

Conducted multiple sub-slab vapor samplings at various locations throughout the state. Including restaurants, medical facilities, auto repair shops, and retail establishments.

HUD, OHFA and HOME Phase I ESAs-Various, OH

Conducted multiple HOME, HUD 811 phase I ESAs at various locations throughout the state.

Service Station- Van Wert, OH

Completed on-site inspections, regulatory compliance and due diligence requirements for a service station portfolio in northwestern Ohio. Completed a Phase I and Limited sub-surface investigation on the property.

Large Automotive Industrial Complex-Dayton, OH

Performed and assisted conducting a Phase I ESA, sub-slab vapor sampling, and limited subsurface investigation at a 5.32 acre former industrial complex consisting of an 8-story 544,945 square foot automobile electronics manufacturing building constructed in 1915.

Small Engine repair shop- Beaver creek, OH

Performed a Phase I ESA, sub-slab vapor sampling, and limited subsurface investigation at a small engine repair shop and retail building and two residential structures.

Former Government Testing Facility- Ashton, WV

Completed a Phase I site assessment on a 280-acre government testing facility used to develop and test electromagnetic rail guns and cannons using lightweight gases as a propellant.

Education

B.S., Biology and Environmental Science, Ohio Northern University

Registrations

*OSHA 40-Hour HAZWOPER
Environmental Professional*

Work History

Project Manager/Environmental Scientist; MAKsolve; 2018-Present

Project Manager; CSE Engineering & Consulting, LLC; 2014-2018

Environmental Scientist; PSI, Inc; 2002-2010

REBECCA A. SINOPOLI, P.E.

TECHNICAL SERVICES MANAGER

PROFESSIONAL EXPERIENCE

Ms. Sinopoli is the most fun addition to the MAKsolve team. Her specific focus is to expand MAKsolve's client services throughout MAKsolve's service area and apply engineering competencies to all new and ongoing projects. As a former small business owner Ms. Sinopoli understands the many challenges small businesses face and can scale resources to accommodate businesses of all sizes. Adept at coordinating project logistics and resolving sensitive matters, she excels in communicating with diverse stakeholders and readily brokers partnerships between municipal and business interests to form and prosper mutually beneficial professional relationships.

PROJECT EXPERIENCE

Cherry Creek Bikeway, Denver CO

Re-engineered heavily trafficked bike path to improve safety and performance while preserving environmental aesthetics and greatly reducing outyear maintenance. Performed design, prepared cost estimates, coordinated with municipal agencies, consulted with bike enthusiasts and delivered \$2M project on schedule on budget.

Monaco and Evans Intersection, Denver CO

Performed preliminary and final design to reconstruct high density intersection of two major thoroughfares. Consulted with retail store owners to minimize impacts, coordinated with agencies within and outside Denver municipality, researched right-of-ways implemented greatly improved traffic control within tightly-bound corridor.

56th Avenue Design, Denver CO

Established lane striping and signage plan of a new rural thoroughfare in compliance with ASSHTO Design and Safety Standards to assure safe rural highway travel to Denver International Airport.

32nd Avenue Reconstruction, Denver CO

Performed preliminary and final design to resurface a major thoroughfare through the Highlands business district. Implemented ADA-compliant curb & gutter replacement, new street lighting and tree-lined beautification. Consulted with retail store owners and residents to generate community support and coordinated inter-agency construction phasing, which mitigated impacts and assured timely project completion.

BF50 Officer Housing, Hickam AFB HI

Standardized process and workflow between Civil Engineering Office, Base Housing Office and housing occupants. Consulted with occupants, researched statutory regulations, met with base senior leadership and responsible officials to develop highly-effective transition plan that achieved programmatic housing renovations/upgrades. Plan innovatively used fully-equipped transition housing to temporarily displace families during renovation of permanent housing.

SCS Hardscape Survey, Hickam AFB HI Conducted in-depth hardscape survey of base housing units to prioritize areas of concern for timely institutional resolution of safety concerns and exterior beautification through occupant focus groups.

Education

Bachelor of Science, Civil Engineering, University of Colorado 1993

Licensure

*Professional Engineer, 1997
Real Estate Agent, Ohio, 2020*

Work History

Technical Services Manager, MAKsolve; 2020-present

Business owner, Dayton OH, 2012-2021

Engineering Consultant, 15th Civil Engineering Squadron, Honolulu HI, 2002-2003

Staff Engineer, City and County of Denver, Denver CO, 1993-1997

Affiliations

- *NAIOP, Member*
- *I70/75 Development Association, Member*
- *South Metro Chamber, Member*