



**NEOO
PARTNERS
INC.**

Background + Experience



About NEOO Partners

NEOO Partners Inc. is a national urban planning and real estate advisory firm serving private, non-profit, and public sector project leaders through human-centered solutions. This approach has delivered generative outcomes that have been both restorative and impactful for residents, businesses, and stakeholder organizations.

The NEOO way of doing business is rooted in empathetic problem-solving, by cultivating sustainable relationships in the community and layering quantitative data with the experiences of residents, businesses, and stakeholder organizations, NEOO ensures value is maximized throughout the ecosystem.

Our team has broad reaching experience in community organizing, real estate development and public finance in a number of important cross-sections of the community including equitable transit-oriented development approaches and balancing affordable and market-rate housing prioritization in fixed land areas.

What sets NEOO apart is not just the firm's practical experience in strategic urban planning or our community development plans, but our ability to take ideas and make them a reality.

We develop new commercial real estate that reflect local neighborhood markets and curate dynamic cultural spaces for diverse communities to see themselves-in. NEOO's strength lies in being strategically practical in helping clients achieve success, the right way, the first time.

We offer the following Real Estate and Public Engagement Services;

NEOO offers the following range of services in our real estate and public engagement practices.

Real Estate, Project Management, and Finance

- Owner's Representation
- Development Management
- Master Planned Development (Long-Range)
- Project Management
- Site Selection
- Lease Negotiation
- Purchase and Sale Negotiation
- Contract Management
- Program Management
- Tenant Build-Out Management
- Project Visioning
- Leasing and Marketing
- State Bonding
- New Market Tax Credits
- Opportunity Fund / Zone Development
- Capital Placement
- Equity Investment

Public Engagement and Digital Engagement

- Public Engagement
- Process Management
- Engagement Strategy Development
- Community Partner Selection
- Engagement Framework Development
- Data Collection and Analysis
- Stakeholder Management
- Communication Strategy and Management
- Public Engagement
- Immersive Engagement Activity
- Stakeholder Meeting Facilitation
- Stakeholder Contact Database Management

Long-Range and Urban Planning

- Small Area Plan
- Neighborhood Revitalization Plan
- Corridor Improvement Plan
- Long Range Plan
- Long Range Planning
- Town Center Redevelopment
- Economic Development Plan
- Economic Competitiveness and Inclusion Plan
- Tech and Innovation District Planning
- Implementation Plan
- Placemaking
- Place keeping
- Business Improvement District
- Comprehensive Plan
- Racial Equity Analysis and Plan Updates



PROPOSED TEAM



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D'Angelos Svenkeson, Principal-In-Charge



As the CEO of NEOO Partners, D'Angelos provides the executive level guidance of NEOO's vision through strategic partnership, market expansion, and client services. He is the strategic voice of the enterprise ensuring that the workplace culture creates positive benefits for clients and the team. In his work, D'Angelos is responsible for delivering executive-level commitment across the organization bevy of projects by leveraging over 15 years of industry experience in real estate development, finance, long-range planning, and client advisory services.

He draws on nearly \$500M of project leadership experience to shepherd a team of over 20 professionals with deep knowledge on human-centered approaches to resilient community development. D'Angelos relishes complex real estate and economic development opportunities where clients are balancing their "ESG" values with their core business needs. Affectionately known at NEOO as the Chief Risk Taker, D'Angelos has been able to grow the scrappy two-person operation into a market leader as a value-based alternative to traditional service providers.

D'Angelos has a Master's Degree in Urban and Regional Planning from Jackson State University, and a Planning and Community Development degree from St. Cloud State University.

Cameran Bailey, Project Director



As NEOO's Director of Development, Cameran leads clients through our resilient community development practice with an intense focus on solutions for projects with a need for ecosystem funding, technical assistance, and macro-alignment across non-profit, philanthropic, and community development agencies. He brings over ten years of managing resiliency, community development and climate resource management programs and initiatives to NEOO. Cameran has deep personal expertise in renewable and restorative practices and brings a diverse climate and natural-resource-informed perspective to the team.

Cameran has a Master's Degree in Urban and Regional Planning from the University of Minnesota, and a B.S in Civil Engineering from Rutgers University.

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Dionne Gharamu

As a Senior Development Advisor, Dionne has notable experience supporting clients through the design, construction and financing process as an owner's representative and broker. In his over six years of housing and community development experience, Dionne has created, managed, and funded BIPOC Developer Training, and Technical Assistance programs for municipal government leadership. He is also responsible for managing small business and non-profit clients through the entire development process driving down the cost of capital through innovative and alternative financing vehicles in both Minneapolis and St. Paul. Dionne is also a licensed Realtor. He aims to reliably advocate for communities navigating socio-economic inequities and striving for upward economic mobility. Dionne will serve as the project manager for the East Side Development Real Estate Strategy

Dionne has a Master's degree in Public Administration from Hamline University, and a Housing Studies degree from the University of Minnesota.



Mer'Ce Tyler

As a Business Relations Coordinator for NEOO, Mer'Ce has over 15 years of experience in the professional and entrepreneurial development, training and facilitation and peer to peer style coaching. She joins the Real Estate practice area supporting business development, project financing, and site selection. Her strengths lie in mentorship and relationship building and at NEOO they have aligned with her passion for Community Development and Real Estate in order to build a legacy and close generational gaps of ownership within underserved communities. Mer'Ce will lead business outreach to inform the development strategy,

Mer'ce has a Business Administration degree from Purdue University.



Aimirou Sy

As a Community Development Coordinator, Aimirou brings experience managing diverse stakeholders, and data through GIS. He will support the Resilient Community Development Practice area with his technical experience managing data and exposure to international problem solving. He is currently working on the Purple Line project, visualizing and analyzing market data for future station areas.

Aimirou has a Master's degree in Urban and Regional Planning and Planning and Community Development from Minnesota State University - Mankato.

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Christina Berry - Subject Matter Expert - Technical Assistance

As a Sr. Economic Development Advisor with NEOO, Christina brings over 20-years' of nuanced experience in leading brownfield redevelopments, master planning, and small town economic development initiatives. She champions NEOO's expansion efforts in the Deep South (Alabama, Mississippi, Arkansas, Louisiana and Tennessee) with a focus on rural county and small town planning needs. Christina's deep planning experience managing city planning departments and complex planning efforts elevates the support of NEOO's municipal planning support services.

Christina has a Master's in Urban and Regional Planning from Jackson State University, a Master's in Real Estate Development from Auburn University, and an undergraduate degree in Political Science from the University of Southern Mississippi.



Menaka Mohan - Subject Matter Expert - Master Planning

As the Director of Operations for NEOO, Menaka is responsible for leading an operations team of 18 intersectional professionals ensuring the company's delivery of solutions are well-timed, on-budget, and proactively communicated to all clients. In her diverse background, Menaka has had the opportunity to implement \$500M+ master planned communities, develop world-class corporate mixed-use projects, and oversee rent stabilization work in multiple municipalities.

Menaka has a Master's Degree in Urban and Regional Planning and a Master's Degree in Public Health from the University of North Carolina-Chapel Hill, and a B.A. in Environmental Policy and Analysis from Boston University.

PREVIOUS EXPERIENCE



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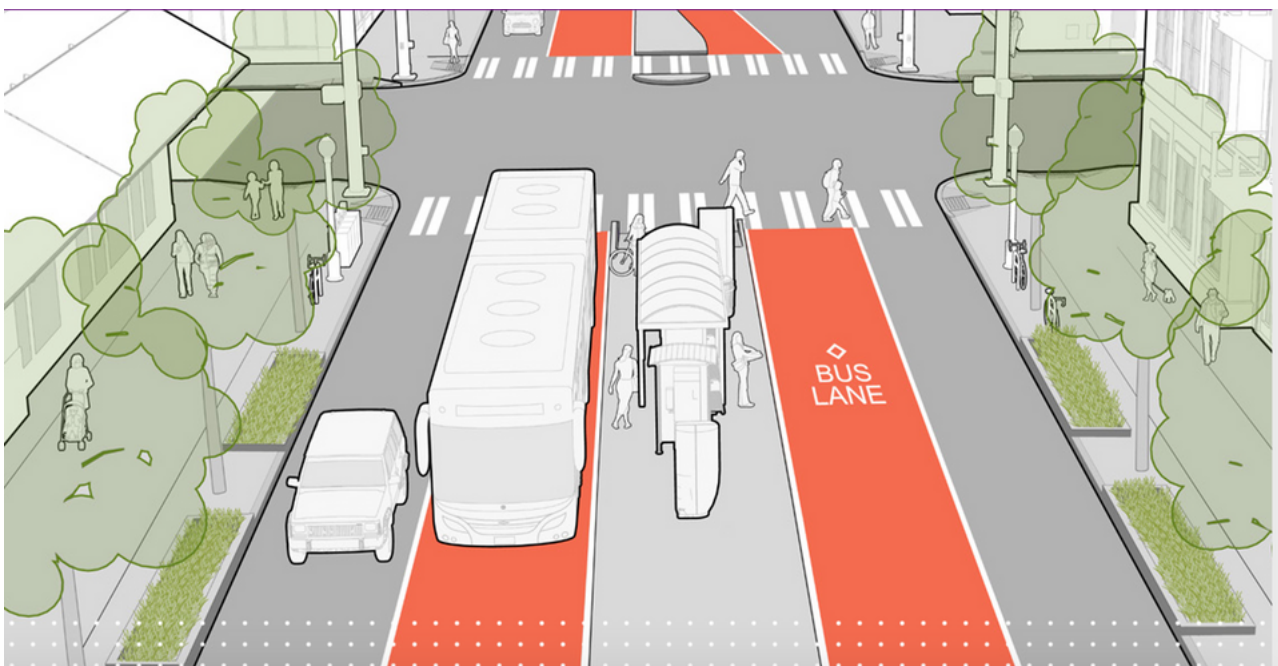
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Project Name: Purple Line Bus Rapid Transit Project
Client Name: Ramsey County Regional Railroad Authority

The Purple Line is a proposed 15-mile bus rapid transit (BRT) line serving the communities of St. Paul, Maplewood, Vadnais Heights, Gem Lake, White Bear Township and White Bear Lake. The line will connect with existing light rail and BRT service of the METRO system while also creating new stops. There will be direct connections to the Green Line, Gold Line, B Line, G Line and H Line, as well as local and express bus routes. The line will increase accessibility to jobs, housing, and goods and services, thus improving the attractiveness and competitiveness of the east metro area.

Services offered: NEOO leads the real estate market analysis. The analysis will examine the data of all 21 station areas in a post-COVID marketplace and determine where the greatest opportunities are for market intervention for public-private partnerships. NEOO also leads the market research for the housing gap analysis at a micro station area level to further define the tools, strategies and programs required to support the station area planning process. We are running focus group interviews with macro market brokers, developers and the local, community-based organizations to garner feedback on the various station area plans.

Project timeline: February 9, 2022 - February 8, 2025
Project partners: Toole Design



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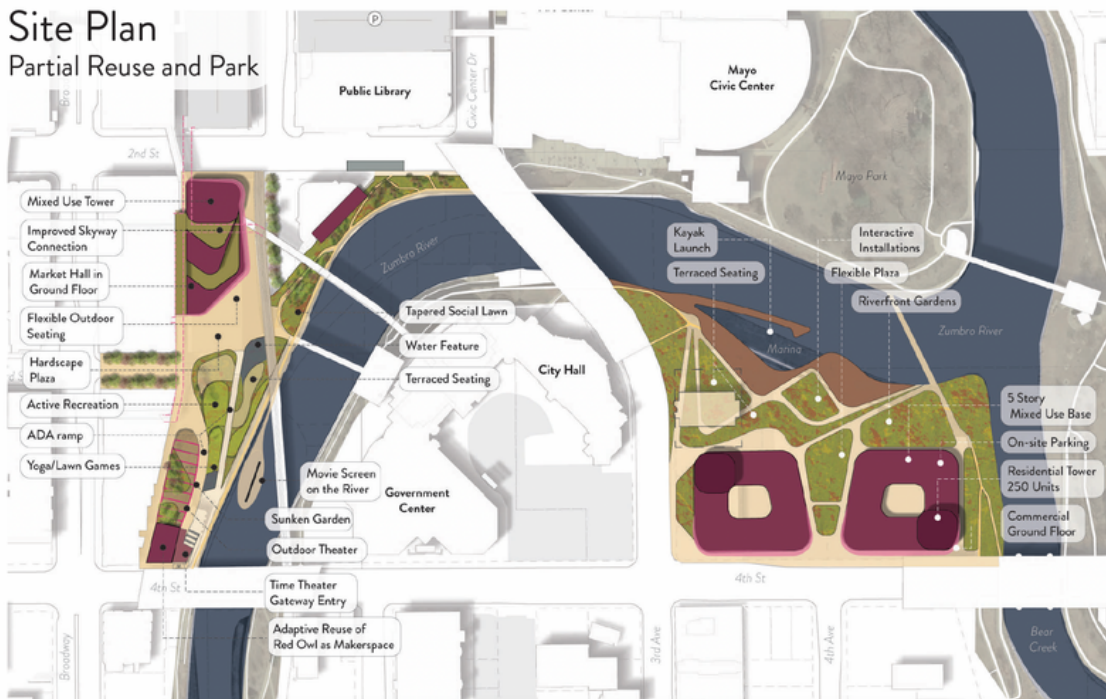
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Zumbro Riverfront MasterPlan and Economic Analysis 2022 2022-2023 award winning, Boston Society of Architects Rochester, MN - 5.5 acre downtown redevelopment of riverfront



Project Name: Rochester Riverfront Small Area Plan Client Name: City of Rochester

In 2021, The City of Rochester retained NEOO Partners to develop the Riverfront Area Small Area Plan in Rochester. NEOO led the community engagement for the Area Plan, using a variety of engagement techniques, including a five part series called “Riverfront talks,” which were virtual and in person. The talks were based on themes such as available open space, accessibility and access, equity and economy, sustainability, and urban design. The team also met key stakeholders where they were by having one on one conversations with local businesses, elementary school students, senior housing residents, and local organizations such as the Diversity Council. The engagement culminated in an ice cream social and walking tour. Additionally, NEOO conducted an economic market analysis of retail, housing and office in the area. At the end of the project, NEOO reached out to over 300 participants and developed long lasting relationships in the community.

Status: Completed

Project Partners: Gamble & Associates

Award: Boston Design Society: Award of Excellence

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Ramsey County Economic Competitive Vision Plan – Community Engagement Client: Ramsey County

From January 2020 – March 2021, NEOO Partners was retained by Ramsey County and the Center of Economic Inclusion to provide holistic Community Engagement strategies, activities, data collection, and reporting in support of the Ramsey County Economic Competitiveness and Inclusion Vision Plan. NEOO Partners was responsible for drafting the Community Engagement Plan for the Vision Plan and coordinating efforts with Ramsey County’s consultants for the Fiscal Health Analysis and the Economic Competitiveness Study. NEOO also played a crucial role in the equitable development framework for transit-oriented-development, community wealth building and small business support systems.

Status: Completed March 2021

Project Partners: Center for Economic Inclusion

Award Won: Internation Economic Development Association - Silver National Award

Ramsey County Economic Competitiveness and Inclusion Plan

Place-based Inclusion - Housing Strategy Exploration



Place-based Inclusion - Housing Strategy Exploration

Review the following presentation focused on Place-based Inclusion through housing strategies and provide feedback using the comment box provided.

[Join The Discussion](#)

Ramsey County Economic Competitiveness and Inclusion Plan

Economic Competitiveness - Jobs Strategy Exploration



Economic Competitiveness - Jobs Strategy Exploration

Review the following presentation focused on Economic Competitiveness through jobs strategies and provide feedback using the comment box provided.

[Join The Discussion](#)