

Bio and Presentation from the Jan 17th 2019 'From Sustainability To Resiliency' Event, hosted by JC Tech Meetup and co-sponsored by SJC – George Vallone, Owner / Hoboken Brownstone Company

George Vallone / President, Hoboken Brownstone Co. – Panelist, Green Real Estate Development

As President of The Hoboken Brownstone Company (HBC) -- a multi-faceted real estate development firm active along New Jersey's Hudson River "Gold Coast" -- George Vallone, along with his friend and Business Partner for over 38 years - Chief Operating Officer Daniel Gans, has compiled extensive experience in urban housing through a socially conscious approach to development. Their mission statement is "Quality real estate development means quality community development."

His firm has been responsible for renovating brownstones, brick row houses and has built mid-rise and hi-rise condominiums in Hoboken and Jersey City. His development companies specialize in large mixed-use Brownfield redevelopment projects. The successful redevelopment of 1.8 MSF of mixed-uses at the Maxwell House Coffee property on the Hoboken waterfront, "Maxwell Place on the Hudson" was voted Best Urban Large-Scale Mixed-Use Development in 2010 by NJ Future and was awarded a Phoenix Award for being the best brownfield redevelopment in Region 2 by the US Environmental Protection Agency.

His general contracting company, Inner City Construction, Inc., (ICCI), has built over 1,000 units of affordable housing for non-profit church-affiliated community-based groups and for-profit housing corporations in Jersey City, Paterson, Newark and Trenton.

HBC is now embarking on its most innovative project yet, the redevelopment of a fifteen-acre Brownfield site in downtown Jersey City into a new mixed-use transit-oriented neighborhood containing over 2,000 apartments. This mixed-use project will transform a contaminated post-industrial wasteland into a vibrant new neighborhood with shopping, dining, entertainment venues. A new Light Rail Station is planned nearby for mass transit access into New York City and all along New Jersey's "Gold Coast". HBC is also redeveloping large formerly industrial sites in, Carlisle, Pa., and Oxford, NJ.

Mr. Vallone is past President of the New Jersey Builder's Association (NJBA) and a founder and first Chairmen of NJBA's Mixed-Use Developers Affiliate ("MXD"). The members of MXD are responsible for the construction of more than 75% of all rental housing built in NJ. For 10 years he served as President and Chairmen of the Board of Our House, Inc. a non-profit group that builds, owns, and operates over 30 group homes and provides job training for 120 developmentally disabled adults and individuals with mental health, substance abuse, and criminal backgrounds. He also has served on the Board of YCS – Youth Counseling Services, Inc. a \$70M non-profit whose mission is to serve children at-risk in New Jersey.

He serves as Co-Chair of the Green Infrastructure Task Force, a partnership between NJBA and NF Future, a non-profit organization that focuses on Smart Growth Principals and Environmental public-policy issues. The result was creation of a “Developers Guide to Green Infrastructure” that has received national attention and has been adopted by the NJ Department of Environmental Protection as their Best Management Practices guide on how to use Green Infrastructure for storm water management.

As Chairmen of the Strategic Planning Committee of the Capital Markets Partnership (CMP), Mr. Vallone helped negotiate a partnership with the US Green Building Council (USGBC) to deploy CMP’s RELi Standard to certify the level of resilient design for buildings, infrastructure, and communities. Mr. Vallone has been named to the USGBC / CMP Steering Committee that will soon launch the RELi program internationally to decrease the risk of damage from extreme climate-change related weather events.

Mr. Vallone possesses a BA in Accounting from Gettysburg College ('76), an MBA in International Finance from Fordham University ('78). He has been a licensed NJ Real Estate Broker ('86 to Present) and he has been admitted as a Counselor of Real Estate. He has guest lectured at NYU, MIT, and taught a Real Estate Finance and Risk Management courses at the Rutgers Graduate School of Business, the NJ Redevelopment Agency’s Edison Institute, the Rutgers Cook College Continuing Education Series, and at the NJ Bar Association’s Institute for Continuing Legal Education. He also lectures extensively around the country on numerous real estate topics involving creative finance, joint venturing with land owners, structured seller financed land development, RE Crowd Funding, TDR’s, risk management in ground-up re-development, green building, green infrastructure, green bond financing, and brownfield re-development topics.

