

Historic Boston Inc.
Board of Directors Member Profiles
October 2023

Michael Durand, President
President and Principal, Back Bay Development Group

Michael Durand is the principal of Bay Back Development Group, a firm that specializes in the development and construction of luxury residential property in downtown Boston and surrounding markets. Michael has been actively developing residential real estate in the area for the past 35 years. With his current focus on downtown Boston and neighboring communities, Michael has developed over \$175 Million of residential property over the past 8 years. Michael's knowledge of the construction market as well as the current financing environment has enabled him to maintain his reputation as one of the leading residential developers in the Boston Area. Michael has a Bachelor of Science degree from the University of Denver in Real Estate Finance and Construction Management. Before joining the Board of Directors, he was a member of HBI's Council of Advisors.

Sammy Nabulsi, Treasurer
Partner, Rose Law Partners

Sammy Nabulsi joined Rose Law Partners in 2018. Prior to joining the firm, Sammy was Assistant Corporation Counsel in the City of Boston Law Department where he represented the city in environmental, land-use and zoning, historical preservation, and municipal taxation litigation. Sammy has also advised the Mayor's Office and served as the primary legal advisor to several city departments, including Environment, Energy & Open Space; Fair Housing & Equity; Immigrant Advancement; Arts & Culture; and the Community Preservation Committee, providing legal advice and representation on government procurement and other matters. Sammy has litigated cases in the Superior Court, Housing Court, and District Court in Massachusetts, as well as in the United States District Court for the District of Massachusetts. Sammy has argued two cases involving zoning and historical preservation before the Massachusetts Appeals Court. Sammy is an Adjunct Professor of Legal Writing at Suffolk University Law School.

James Labeck, Clerk
Founder and CEO, Tend LLC
Special Projects Manager, Pilot House Associates

After serving as the Project Director and Director of Operations for the Isabella Stewart Gardner Museum's \$114 million extension project, Jim founded TEND LLC in 2013 to help organizations manage change with thoughtful planning and strategic vision for staff and governance. TEND LLC helps its clients identify constraints, opportunities, and critical paths early in a building project, providing strategic leadership in crafting project schedules, communication plans, project scope, and budgets. Jim Labeck

has broad experience in planning for and managing organizational change, staff and governance strategic planning processes, supervising design and construction, and managing complex projects. Jim worked for the Boston Landmarks Commission as a planner and for Historic Boston Inc. Jim has lived and worked in Boston for 30 years, and has developed green, super-efficient residential projects in Boston's urban centers. Jim received BA in English and History from the University of Connecticut, and an MBA from Boston University.

Brian Awe

President, The Fallon Company

Brian Awe was named President and partner of The Fallon Company in March 2022. He is responsible for all business operations and plays a pivotal role in creating, communicating and implementing the company's mission and strategic direction. Calling upon his broad experience across the full real estate spectrum, Brian leads The Fallon Company's business units and management team and is responsible for its performance.

Prior to joining the company, Brian was a partner at leading global law firm DLA Piper, where he served as counsel to developers and investors. Brian's honors include being selected to the Globe St. Real Estate Forum's Fifty Under 40 list and as a Law360 Real Estate Rising Star. He serves on the boards of the Downtown Boston Business Improvement District, the Boch Center, Historic Boston Incorporated and Friends of Post Office Square. Brian is a graduate of Boston College Law School and University of California, Santa Barbara.

Emily H. Axelrod

Former Director of the Rudy Bruner Award for Urban Excellence

Emily Axelrod is a former director of the Rudy Bruner Award for Urban Excellence. She holds a master's degree in city planning from the Harvard Graduate School of Design and has worked in urban planning in both the public and private sectors in San Francisco and Boston. Until 2010, Emily was Director of the Rudy Bruner Award (RBA) for Urban Excellence, a national award for urban places. She also co-directed the Bruner Loeb Forum, an ongoing collaboration between the Rudy Bruner Award and the Loeb Fellowship Program at Harvard University. Prior to becoming director of the Rudy Bruner Award, Emily also served as Assistant Project Manager for the TD North Garden in Boston. Earlier in her career, she worked on the City of San Francisco's comprehensive plan, and major land use studies for the Massachusetts Port Authority. She has worked with nationally known architectural firms, including Benjamin Thompson & Associates, and in project management for development of large-scale urban projects. Emily is a graduate of the Harvard Graduate School of design where she received the degree of Master of City Planning.

R. David Black, Co-Chair, Project Review Committee

Transportation Planner/Engineer (Retired)

David is a seasoned professional with 45 years of experience in transportation planning and engineering. He recently retired from his position as an Associate and Senior Project Manager at Vanasse Hangen Brustlin Inc. (VHB), having previously held a position as an Associate at TAMS Consultants Inc. in Boston. David commenced his career in the UK and subsequently relocated to the US where he has specialized for over 30 years in multimodal, urban projects for both public and private sector clients. He has been involved in land use and transportation planning at local, district, and regional levels with projects ranging from individual development projects and campus development to neighborhood studies and system-wide transportation needs. David was licensed as a Chartered Engineer (UK) in 1988. He received a BS Honors Degree in Civil Engineering from the University of Edinburgh (UK) and a MS Degree in Transport from Imperial College of Science and Technology, University of London (UK). David was a member of the Mayor's task force for the development of Complete Streets Guidelines for the City of Boston and served for 10 years on the Board of WalkBoston, where he still provides an advisory role. David is also a Facilitator for high school students participating in the Urban Land Institute's (ULI) UrbanPlan Program.

Dr. Karilyn Crockett

Assistant Professor, Massachusetts Institute of Technology

Dr. Karilyn Crockett's research focuses on large-scale land use changes in twentieth century American cities and examines the social and geographic implications of structural poverty and race. Karilyn's book *People before Highways: Boston Activists, Urban Planners, and a New Movement for City Making* (UMASS Press 2018) investigates a 1960s era grassroots movement to halt urban extension of the U.S. interstate highway system and the geographic and political changes in Boston that resulted. Karilyn also co-founded Multicultural Youth Tour of What's Now (MYTOWN), an award winning, Boston-based, educational non-profit organization. She holds a PhD from the American Studies program at Yale University, a Master of Science in Geography from the London School of Economics, and a Master of Arts and Religion from Yale Divinity School. Karilyn served for four years as Director of Economic Policy & Research and the Director of Small Business Development for the City of Boston. She recently completed her service as the City of Boston's first Chief of Equity, a Cabinet-level position Mayor Walsh established to embed equity and racial justice into all City planning, operations, and work moving forward. She holds a faculty appointment as professor of urban history, public policy and planning in MIT's Department of Urban Studies & Planning. Karilyn's career mission is to continue to work at the nexus of education, economic development policy and urban revitalization.

Felicia Jacques

Vice President of Development, Maloney Properties

Felicia has more than 20 years of experience in mixed use, mixed income real estate development and project leadership. Prior to joining Maloney Properties as the Vice President of Development in 2011, Felicia was the director of real estate development for the Northeast Region for the Community Builders, Inc. Felicia has also held public and private partnership roles with Tishman Urban Development Corporation in New York City and the San Antonio Housing Authority. Felicia received undergraduate

and graduate degrees from the University of Texas at Austin and Columbia University. Presently she serves on the Chair of Boston Community Preservation Committee, Boston Landmarks Commission, Haley House, Inc., and as a Director of Citizens Housing and Planning Association (CHAPA). She is a member of the Urban Land Institute (ULI) and the Boston Chamber of Commerce.

Dakota Jones, Co-Chair, Project Review Committee

Director of Operations and Senior Diversity Consultant, In Order Business Development Solutions

As Senior Diversity Consultant and Director of Operations at In Order Business Development Solutions, Dakota Jones helps construction, development and real estate companies set and reach aggressive diversity, equity and inclusion goals in their project delivery. He is also the company's Director of Operations, managing day-to-day operations and staff, and as facilitating strategic initiatives and partnerships that contribute to organizational growth. A native of Jamaica Plain and graduate of Amherst College, Dakota has spent years working in the construction industry, including coordination of the Boston-based internship program CREST (Commercial Real Estate Success Training), and as a carpenter on various preservation projects in the region. Keenly interested in the preservation trades, Dakota first learned about HBI when he worked as a carpenter on the organization's restoration of the Alvah Kittredge House in Roxbury.

Paul F. McDonough, Jr., President Emeritus

Counsel, Goulston & Storrs

Paul McDonough served as HBI's President for 25 years. His legal practice is a broad-based real estate financing and development work involving multi-use real estate development projects, extensive historic preservation and rehabilitation projects, and joint ventures representing foreign and domestic investors, pension funds, REITs, and developers. He is on the Board of Trustees and serves as Secretary of the USS Constitution Museum and has served as a board member of the Dimock Community Health Center, the North Bennet Street School, Zoo New England, Inc., Preservation Action, Inc., Friends of Boston's Homeless, and the Charlestown Boys and Girls Club. He served on the Executive Committee of the Trust for City Hall Plaza, and is a council member of the National Trust for Historic Preservation. Paul is the past president of the Society for the Preservation of New England Antiquities (now Historic New England) and the National Center for Preservation Law. He is a Lecturer at the MIT Center for Real Estate development. He graduated cum laude with a BA from Northeastern University and cum laude from Boston College Law School.

Henry Moss

Architect, Bruner/Cott & Associates, Inc.

Henry Moss is a principal at Bruner/Cott, specializing in planning and design for adaptive reuse and restoration of historic structures. He worked extensively in historic preservation and public housing renovation in England for 18 years before joining Bruner/Cott. Henry also worked for three years at Historic Boston on a variety of projects. He has organized intensive technical workshops for architects

and contractors on historic building subjects through the Boston Society of Architects since 1986 and is chair of the BSA's Historic Resources Committee. Since 1997, he has been a regional spokesperson for the preservation issues associated with Post World War II buildings and landscapes. Henry graduated cum laude from Harvard University with a BA, and from Harvard Graduate School of Design with a Masters of Architecture.

Julie Paul Brown, AIA, LEED AP

Principal, North Bay Company, Inc.

Julie is a registered architect in MA, CT, NH and VT and a LEED Accredited Professional. She manages the day to day operations of North Bay and provides construction consulting for both owners and design firms. This includes construction cost estimating, constructability and peer reviews of design documents as well as design consulting for high performance building envelopes and historic structures. Additionally, Julie provides services as an Owner's Representative for both private and public clients. Julie holds the MA Certification for School Project Designers & Owner's Project Managers (MCPPO) Certification and has been qualified by the State of Connecticut Commission on Culture + Tourism as a Certified Historic Architect in accordance with the US Secretary of the Interior. Julie received a BArch with University Honors at Carnegie Mellon University where she was awarded the Vira I. Heinz Travel Endowment to study at the Technical University in Vienna. She earned a Master in Design Studies (with Distinction) in Critical Conservation from the Harvard Graduate School of Design. Her thesis (Re)Considering Energy and Existing Multi-wythe Brick critically analyzed the prevailing approaches to energy retrofits of existing mass brick buildings and explored alternative strategies to use energy more effectively, while promoting the endurance of buildings. Julie serves as a guest architecture critic at local universities and is active with several industry organizations.

Christopher Scoville

Senior Vice President, Eastern Bank

As Senior Vice President of Commercial Lending at Eastern Bank, Chris brings an extensive background in finance and a longstanding commitment to historic preservation to Historic Boston's work. A native of northwest Connecticut, Chris' association with banking began as a teller for Webster Bank, and after college as a small business credit analyst for Valley Bank (now part of M&T). Chris came to Boston to join the commercial lending division of Wainwright Bank, which has since become part of Eastern Bank. Until recently, Chris was HBI's chief relationship manager at Eastern Bank, facilitating loans for HBI's various development projects. His interest in historic preservation extends well beyond finance and banking. He chaired the board of directors of the Boston Preservation Alliance until 2023, and more personally, he and his wife, Pam, and his son Andrew, 13, divide their time between Boston and their beautifully restored 19th-century house in eastern New York State, which showcases their personal commitment to preserving historic properties. Chris is a graduate of Fairfield University and spent a year in Moscow 2001. He holds a degree in Economics and International Studies with minor in Russian and Eastern European studies. He is fluent in Russian and is conversational in Spanish.