

The following information tracks closely the 2024 RFP requirements.

PROJECT CONTACT INFORMATION

Managing Agent (Document signor)

Shawn Wilson

Manager of Manager

SWilson@BlueSkyCommunities.com

(813) 384-4825

(561) 301-3132

Project Contact:

MJ Kopakin

MIKopakin@blueskycommunities.com

813-766-2859

Address:

180 Fountain Parkway N, Suite 100

St. Petersburg, FL 33716

ORGANIZATION INFORMATION

Legal Name of Organization:

Blue Ft Harrison, LLC

(A newly formed single purpose entity owned by Blue Sky Communities)

Type of Agency

Private for Profit

Tax ID #

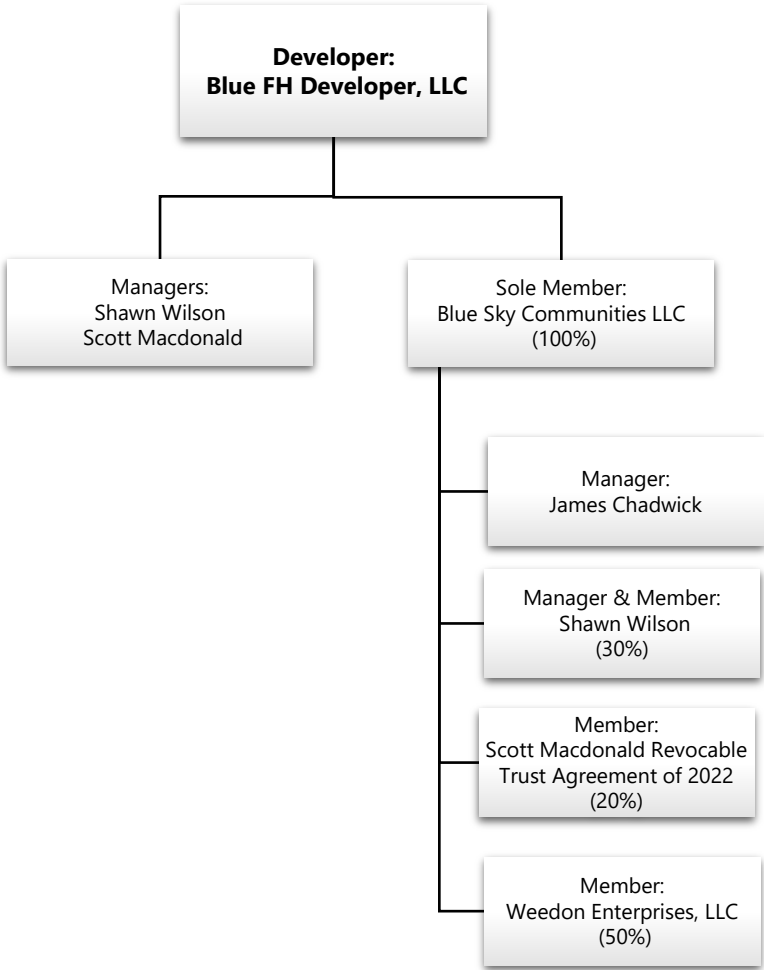
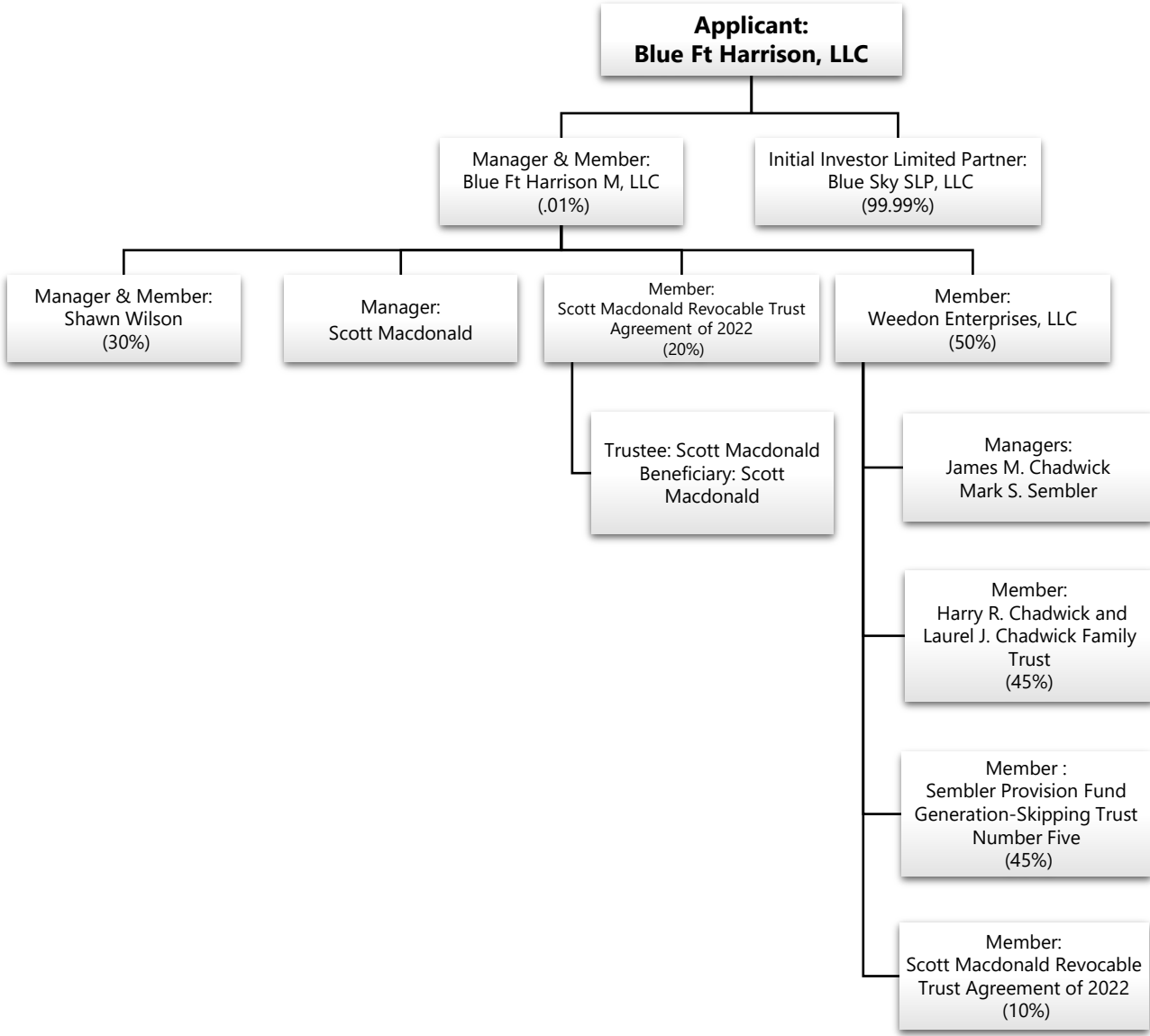
99-2960976

The following are attached.

- Organizational Chart
- Articles of Incorporation
- Certificate of Good Standing with the State of Florida.
- IRS Certification – EIN Letter



Blue Ft Harrison– Org Chart



**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L23000510244
FILED 8:00 AM
November 09, 2023
Sec. Of State
adjohnson**

Article I

The name of the Limited Liability Company is:

BLUE FT HARRISON, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

180 FOUNTAIN PARKWAY N
SUITE 100
ST. PETERSBURG, FL. US 33716

The mailing address of the Limited Liability Company is:

180 FOUNTAIN PARKWAY N
SUITE 100
ST. PETERSBURG, FL. US 33716

Article III

The name and Florida street address of the registered agent is:

SHAWN WILSON
180 FOUNTAIN PARKWAY N
SUITE 100
ST PETERSBURG, FL. 33716

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: SHAWN WILSON

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
BLUE FT HARRISON M, LLC
180 FOUNTAIN PARKWAY N, SUITE 100
ST PETERSBURG, FL. 33716 US

L23000510244
FILED 8:00 AM
November 09, 2023
Sec. Of State
adjohnson

Article V

The effective date for this Limited Liability Company shall be:

11/09/2023

Signature of member or an authorized representative

Electronic Signature: SHAWN WILSON

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

State of Florida

Department of State

I certify from the records of this office that BLUE FT HARRISON, LLC is a limited liability company organized under the laws of the State of Florida, filed on November 9, 2023, effective November 9, 2023.

The document number of this limited liability company is L23000510244.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on February 20, 2025, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Nineteenth day of June, 2025*




Secretary of State

Tracking Number: 3526755739CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

Date of this notice: 05-10-2024

Employer Identification Number:
99-2960976

Form: SS-4

Number of this notice: CP 575 B

BLUE FT HARRISON LLC
SHAWN WILSON MBR
180 FOUNTAIN PKWY N STE 100
ST PETERSBURG, FL 33716

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 99-2960976. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1065

05/10/2024

After our review of your information, we have determined that you have not filed tax returns for the above-mentioned tax period(s) dating as far back as 2024. Please file your return(s) by 05/25/2024. If there is a balance due on the return(s), penalties and interest will continue to accumulate from the due date of the return(s) until it is filed and paid. If you were not in business or did not hire any employees for the tax period(s) in question, please file the return(s) showing you have no liabilities.

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, estate, trust, EPMF, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

STAFF CAPACITY

Blue Sky specializes in developing Tax Credit housing. We have the resources and capacity to produce. Blue Sky's principals have been developing and managing affordable housing for 50 years in Florida. Blue Sky understands the importance of development funding being spent locally for the benefit of local businesses and residents. We align with multiple professional experts to ensure we put together the best team for delivery of quality housing. Blue Sky has a staff of 19 employees.

ORGANIZATIONAL SUCCESS AT HOUSING DEVELOPMENT

Formed in 2012, Blue Sky has developed 3,361 units of affordable housing units. Additionally, we have 354 units currently under construction and 567 units scheduled to close and start construction in 2025-2026. These units include communities for Families, Elderly, Veterans, and Special Needs.

ORGANIZATION'S HISTORY AND EXPERIENCE IN DEVELOPING AFFORDABLE HOUSING IDENTIFY YOUR EXPERIENCE IN WORKING WITH CITY PROGRAMS, INCLUDING THE CDBG OR HOME PROGRAMS

Since completing our first development in 2015, we have started and completed between 2 and 6 developments every year. Unfortunately, none of these have been in the City of Clearwater. However, we have several HOME /CDBG loans for example: Duval Park (Pinellas County HOME), Ashley Square (City of Jacksonville HOME), Cypress Village (Lee County HOME), Blue Sky Landing (FHFC CDBG).

PLEASE SEE ATTACHED COMPANY PROFILE.





Inspiring Affordable Housing!



180 Fountain Parkway N, Suite 100, St. Petersburg, FL 33716

About Us

Inspiring Affordable Housing

Since 2012, Blue Sky has been inspiring positive change in communities across Florida through high-quality workforce housing development.

As a developer and owner of multifamily affordable housing using the Federal Housing Credits program, Blue Sky is a leading advocate for helping nonprofit groups and local governments reach their affordable housing goals by developing state of the art, environmentally sound affordable housing units.

Through partnerships, Blue Sky helps these groups by developing neighborhood assets that stakeholders can be proud of for decades.

Mission and Vision

Our Mission

To partner with governments and non-profits to develop housing that is affordable for all

Our Vision

Creating a Florida where every family and senior citizen is housing-secure



Core Values



QUALITY

Build it to live there



INTEGRITY

Do the right thing



TEAMWORK

Work together to achieve our goals



RELATIONSHIPS

Do unto others



TRANSPARENCY

Communicate openly and clearly



CONTINUOUS IMPROVEMENT

Never stop learning



LEADERSHIP

Take ownership of everything you do



STEWARDSHIP

Manage public resources responsibly

LEADERSHIP

Blue Sky's principals, Shawn Wilson and Scott Macdonald, have a highly-regarded history of responsibly stewarding public funds.

With more than 40 years of combined experience in workforce housing, the Blue Sky executives are innovators in the industry, participating in statewide panels and offering insights to key players in community planning. Our mission is to find the highest quality and most efficient solutions to workforce housing—to create lasting places that families can call home.



Shawn Wilson

President and Founder

A 30+-year affordable housing veteran with experience in several for-profit and non-profit organizations, Mr. Wilson founded and serves as President of Blue Sky Communities. He is responsible for identifying new opportunities, interacting with key stakeholders and guiding the development process.



Scott Macdonald

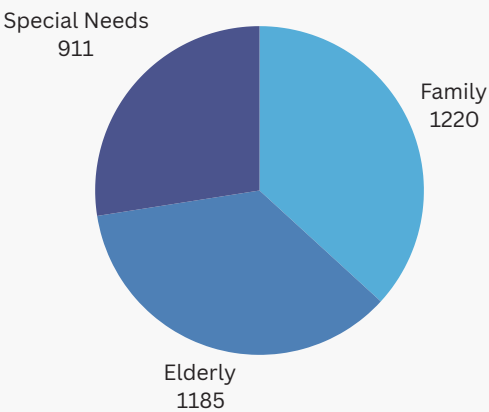
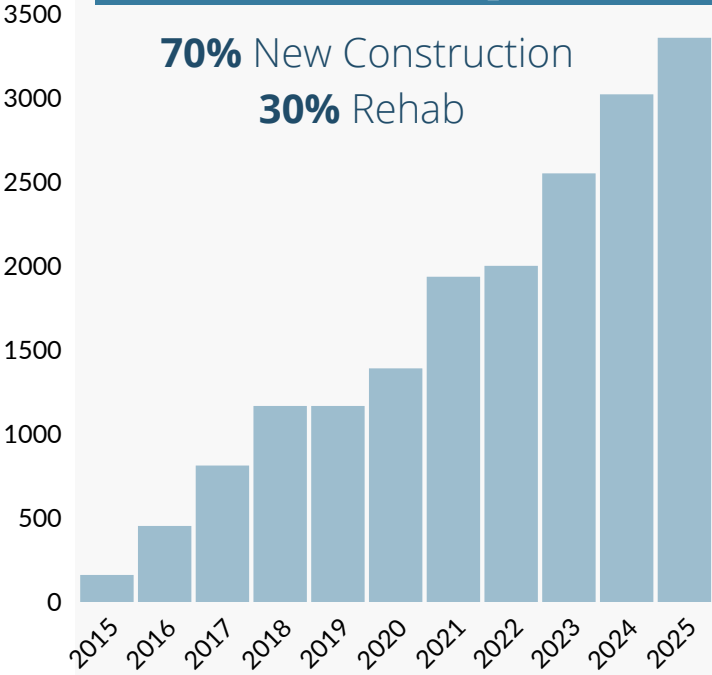
Executive Vice President and CFO

Mr. Macdonald is responsible for overseeing development underwriting, managing debt and equity relationships, closing the company's transactions, and overseeing development management after closing. Additionally, he handles the corporate finance responsibilities for the company. Prior to joining Blue Sky, he worked in commercial real estate lending and equity investments.

OUR COMMUNITIES

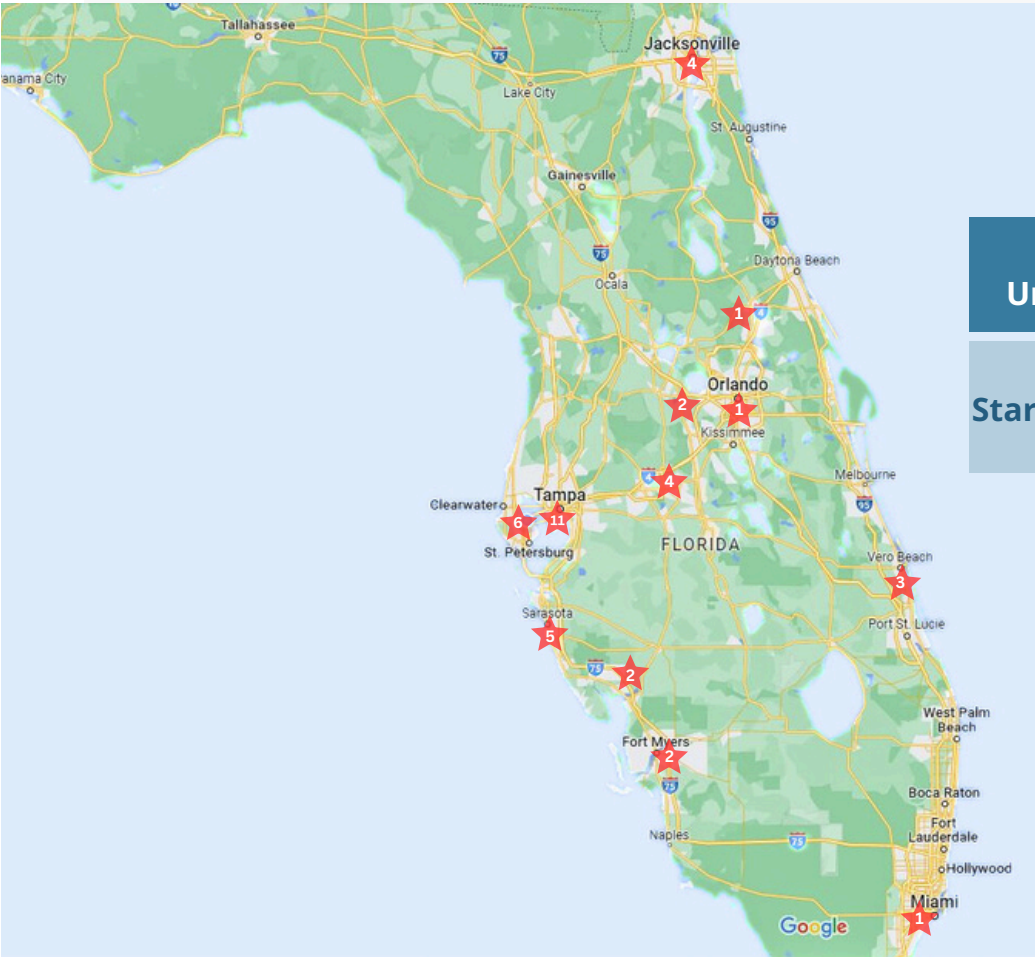
Total Units Completed:

3,361



19 Joint Ventures with Non-profits

STEADY GROWTH BY THE NUMBERS



354 Units Under Construction

567 Units Starting Construction in 2025-26

Awards and Recognition



2025 Pride of Florida Award
Annual Pre-Session Luncheon



2024 Planning and Design Award
for SabalPlace & Preserve at Sabal Park,
from Plan Hillsborough



2024 Best Real Estate Development of the Year
presented by Tampa Bay Business Journal



2023 Community Development Person of the Year
(Shawn Wilson), presented by the Florida Community
Development Association



2023 Audrey Nelson Community Development Achievement
for Fairlawn Village
presented by the National Community Development Association



Awards and Recognition



**2022 Planning and Design Award
for Uptown Sky**
from Plan Hillsborough



**2021 Community Impact Award - Corporate
Changemaker**
from University Area Community

**2021 Florida Housing Coalition Award
for creating SabalPlace**



2021 Best Real Estate Development of the Year,
presented by Tampa Bay Business Journal



**2019 Florida Housing Coalition Statewide Home
Matters Conference** Woodwinds was awarded for
Excellence



Development List



Completed Developments

Development Name/ Location	Total Units	Demographic	Rehab/ New Const.	Financing Program	Year Built
Duval Park St. Petersburg, FL	88	Family/ Veterans	New	9% Tax Credits, SAIL, ELI, Pinellas HOME	2015
Silver Lake Tampa, FL	72	Family	Rehab	9% Tax Credits Hills Co. SHIP	2015
Peterborough St. Petersburg, FL	150	Elderly	Rehab	4% Tax Credits, SAIL, ELI, HUD Transfer (HAP)	2016
Brookside Square St. Petersburg, FL	142	Family	Rehab	4% Tax Credits, SAIL, ELI, HUD Transfer (HAP)	2016
Cathedral Terrace Jacksonville, FL	240	Elderly	Rehab	4% Tax Credits, City SHIP, SAIL, ELI, HUD, Transfer (HAP)	2017
Blue Sky Brandon Brandon, FL	120	Family	New	9% Tax Credits Hills County SHIP	2017
Sweetwater Villas Tampa, FL	56	Family	New	4% Tax Credits Hills County HOME	2018
Woodwinds Clermont, FL	96	Family/ Homeless	New	9% Tax Credits, SAIL, County SHIP	2018
Cathedral Towers Jacksonville, FL	203	Elderly	Rehab	9% Tax Credits, HUD Transfer (HAP)	2018
Arbor Village Sarasota, FL	80	Family/ Homeless	New	9% Tax Credits, SAIL, NHTF	2020
Preserve at Sabal Park Seffner, FL	144	Family	New	9% Tax Credits, County SHIP & HOPE, HFA, FHFC Viability	2020
SabalPlace Seffner, FL	112	Family/ Homeless	New	9% Tax Credits, SAIL, ELI, County SHIP/LHF	2021
Cathedral Townhouse Jacksonville, FL	177	Elderly	Rehab	9% Tax Credits, HUD Transfer (HAP)	2021
Clermont Ridge Clermont, FL	70	Elderly	New	9% Tax Credits, Lake County SHIP	2021
Cypress Village Ft. Myers, FL	95	Family/ Homeless	New	9% Tax Credits, SAIL, ELI, Lee County HOME	2021
Sandpiper Place Bradenton, FL	92	Family	New	9% Tax Credits, Manatee County SHIP	2021
SkyWay Lofts St. Petersburg, FL	65	Family	New	9% Tax Credits, City SHIP, Penny for Pinellas	2022
Fairlawn Village Orlando, FL	116	Family/PSH	New	4% Tax Credits, SAIL, ELI, NHTF, City HOME	2023
Ashley Square Jacksonville, FL	120	Elderly	New	4% Tax Credits, SAIL, ELI, NHTF, Jax HFA, HOME	2023
Swan Lake Village Lakeland, FL	84	Family Disabling Condition	New	9% Tax Credits, SAIL, ELI, City HOME	2023
Blue Sky Landing Fort Pierce, FL	82	Family	New	4% Tax Credits, CDBG	2023
Uptown Sky Tampa, FL	61	Family	New	4% Tax Credits, County SHIP, HOPE, Tax Exempt Bonds	2023
Jacaranda Place Port Charlotte, FL	88	Family Disabling Condition	New	9% Tax Credits, SAIL	2023

Development List



Completed Developments Continued

Development Name/ Location	Total Units	Demographic	Rehab/ New Const.	Financing Program	Completion
Blue Sky Landing II Fort Pierce, FL	82	Family	New	9% Tax Credits	2024
Swan Landing Lakeland, FL	88	Family	New	9% Tax Credits, City LGAO Grant	2024
Florence Place Winter Haven, FL	88	Family	New	9% Tax Credits, Polk County HOME/ARP	2024
The Adderley Tampa, FL	128	Family	New	9% Tax Credits, City of Tampa	2024
Bear Creek Commons St. Petersburg, FL	85	Elderly	New	4% Tax Credits, SAIL, ELI, City LGC & Penny	2024
Alto Tower Miami, FL	84	Family Homeless	New	9% Tax Credits, SAIL, ELI, NHTF	Q1 2025
Casa di Francesco Seffner, FL	140	Elderly	New	4% Tax Credits, SAIL, ELI, HFA Bonds and LGC	Q1 2025
Jersey Commons Winter Haven, FL	68	Family/Special Needs	New	9% Tax Credits, HOME-ARP, NHTF	Q1 2025

Developments Under Construction

Development Name/ Location	Total Units	Demographic	Rehab/ New Const.	Financing Program	Est. Completion
SkyWay Lofts II St. Petersburg, FL	66	Family	New	4% Tax Credits, Pinellas HFA, Penny, City Funds	Q4 2025
Lake Bluetail Hillsborough County, FL	120	Family	New	4% Tax Credits, County Tax Exempt Bonds	Q4 2025
New Trail Plaza Sarasota, FL	96	Family	New	9% Tax Credits, Hillsborough County	Q1 2026
Blue Coral Cape Coral, FL	72	Family/Special Needs	New	9% Tax Credits, County ARPA, NHTF	Q1 2026

Developments Starting Construction in 2025-2026

Development Name/ Location	Total Units	Demographic	Rehab/ New Const.	Financing Program	Est. Const. Start
The Loop Brandon, FL	77	Family/Special Needs	New	4% Tax Credits, County Tax Exempt Bonds	2025
New York Avenue Apt DeLand, FL	84	Family	New	4% Tax Credits (RRLP)	2025
Blue Deep Creek Port Charlotte, FL	70	Family	New	9% Tax Credits, County HOME	2025
Cedar Cove Bradenton, FL	80	Family/ Homeless	New	9% Tax Credits, County HOME ARP, SW/TIF	2025
Legacy Village Sarasota, FL	60	Family/ Developmental Disabilities	New	9% Tax Credits, NHTF, Grant, County Loan	2026
Rio Palma Tampa, FL	90	Family	New	9% Tax Credits, County HOME	2026
Sunrise Village Fort Pierce, FL	106	Family	New	9% Tax Credits, City Loan	2026



Alto Tower

2291, 2277, 2267 NW 36 ST. &
3618 NW 22 CT., MIAMI

Family & Homeless Housing

Number of Units: 84

Completed: 2025

Construction Type: New Construction

Total Development Cost: \$32.7 Million

Funding: 9% Tax Credits, SAIL, ELI, NHTF, City
Impact Fee Waivers, County HOME-ARP

Alto Tower, located in Miami, Florida, is a newly constructed mid-rise community featuring 84 apartment homes—10 studio units, 54 one-bedrooms, and 20 two-bedrooms.

With resident support in mind, Alto Tower includes a fitness room, business center, meeting space, two case management offices, a property manager's office, and an on-site leasing office. This well-rounded community is built to support both daily living and long-term stability in the heart of Miami.



180 Fountain Pkwy., Ste. 100, St. Petersburg FL
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The Adderley

9300 NORTH NEBRASKA AVENUE
TAMPA, FL

Family Housing

Number of Units: 128

Completed: 2024

Construction Type: New Construction

Total Development Cost: \$26 Million

Funding: FHFC 9% Tax Credits, Raymond James Tax Credit Funds, City of Tampa and Truist Bank.

The Adderley is a new construction development located in the City of Tampa. The 5-story one building housing community consisting of 67 one-bedroom, 47 two-bedroom, and 14 three-bedroom units totaling 128 units. It is the first of two phases. All apartments are equipped with multiple energy efficient features. The community has large clubhouse area with activity and meeting rooms, on-site laundry, a beautiful pool, and ample parking



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Bear Creek Commons

635 64TH STREET SOUTH, ST.
PETERSBURG, FL 33707

Elderly Housing

Number of Units: 85

Completed: 2024

Construction Type: New Construction

Total Development Cost: \$21 Million

Funding: FHFC 4% Tax Credits, SAIL, ELI, NCHTF, Raymond James Tax Credit Funds, City of St. Petersburg

Bear Creek Commons is a new apartment development conveniently located in St. Petersburg, Florida. This mid-rise housing community consists of 46 one-bedroom and 39 two-bedroom units totaling 85 units.

All apartments are be equipped with multiple energy efficient features. Amenities include a fitness room, game/art room, large furnished back porch, pool, outdoor recreation (such as shuffleboard, horseshoes, or bocce), quiet shaded Creekside benches and a gazebo.



180 Fountain Pkwy., Ste. 100, St. Petersburg FL
blueskycommunities.com



Blue Sky Landing

100 BLUE SKY CIRCLE
FORT PIERCE, FL

Family Housing

Number of Units: 164

Completed: Ph 1 2023/ Ph 2 2024

Construction Type: New Construction

Total Development Cost: \$47 Million

Funding: FHFC 4% Tax Credits, CBDG, Raymond James Tax Credit Funds, Chase Bank and City of Fort Pierce

Blue Sky Landing is a newly constructed residential community in Fort Pierce, developed in two phases. The community consists of four buildings with a total of 154 apartments, including 4 studios, 36 one-bedroom units, 96 two-bedroom units, and 18 three-bedroom units. Each apartment features energy-efficient amenities.

A separate building houses shared amenities, including a clubhouse, pool, and fitness center. Many units also offer scenic lake views, adding to the community's charm.



180 Fountain Pkwy., Ste. 100, St. Petersburg FL
blueskycommunities.com



SkyWay Lofts

3900 34TH STREET SOUTH
ST. PETERSBURG FL

Family Housing

Number of Units: 65

Completed: 2022

Construction Type: New Construction

Total Development Cost: \$16.8 Million

Funding: FHFC 9% Tax Credits, City of St. Petersburg, TIAA Bank and Raymond James Bank

SkyWay Lofts is 65 apartments on just over 1 acre, situated on the main street in the SkyWay Marina District, at 3900-34th Street South (US 19). It is a two building, Mid-Rise housing community consisting of 16 one-bedroom and 49 two-bedroom units totaling 65 units. All apartments are equipped with multiple energy efficient features. Amenities include a clubhouse, on-site laundry and free parking. There is a phase 2 that is estimated to be completed in early 2025.



180 Fountain Pkwy., Ste. 100, St. Petersburg FL
blueskycommunities.com



Uptown Sky

13635 N 12TH ST.
TAMPA, FL 33613

Family Housing

Number of Units: 61

Completed: 2022

Construction Type: New Construction

Total Development Cost: \$18.5 Million

Funding: FHFC 4% Tax Credits, HFA of Hillsborough County Tax-Exempt Bonds, Hillsborough County SHIP, HOPE, Raymond James Tax Credit Funds and Truist Bank

Uptown Sky is a four-story, new construction property. The 61-unit community consists of 2 and 3 bedroom floor plans, and caters to working families and individuals.

Amenities include a playground, pool, food truck area and University Area CDC programs and services offered directly on site. These affordable apartment homes benefit low and moderate-income families by improving the quality of their homes, eliminating the cost burden, increasing access to transit and increasing access to services.



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Ashley Square

127 E. ASHLEY STREET
JACKSONVILLE, FL

Elderly Housing

Number of Units: 120

Completed: 2022

Construction Type: New Construction

Total Development Cost: \$31 Million

Funding: FHFC 4% Tax Credits, SAIL, ELI, Florida Housing Finance Corporation, Raymond James Tax Credit Funds, City of Jacksonville, Jacksonville Housing Authority, TD Bank

Ashley Square is the capstone on our impactful makeover of the Cathedral District.

It is a new senior living (62+) construction development in Jacksonville. Ashley Square is a six story building, with two floors of parking, an amenities area located on the ground level, and four floors consisting of 96 one-bedroom and 24 two-bedroom units totaling 120 units. All apartments are equipped with multiple energy efficient features, including a kitchen, bathroom(s), and storage closets. Amenities include a clubhouse, on-site laundry, fitness center and free parking.

Supportive services by Aging True



180 Fountain Pkwy., Ste. 100, St. Petersburg FL
blueskycommunities.com

TEAM

Property Management

Carteret Management Corporation

Carteret Management Corporation is a service-oriented, privately held and family operated corporation with 50 years of experience in managing apartment communities throughout Florida. The company specializes in the management of affordable housing with over 2,800 units. Carteret is the designated approved management organization by Florida Housing Finance Corporation for all Blue Sky properties. Additionally, Carteret is registered as a Real Estate Company through the Florida Department of Business and Professional Regulation.

The Carteret approach to property management is one that promotes accountability and oversight to ensure adherence to stringent standards and compliance with all program regulations and guidelines. Carteret takes a proactive, hands-on approach to achieve a common objective with its profit and nonprofit organizations: to provide safe, comfortable, and attractive residential communities that meet the continuing needs of residents. Property management services include the oversight of all day-to-day duties and responsibilities necessary for the professional management of a property, including, but not limited to, 24-hour emergency services, building systems maintenance, marketing and leasing, comprehensive accounting services, staff management and training, insurance analysis and maintenance, and building and grounds maintenance, and supervision of renovations and repairs to buildings.

Carteret's first four decades were focused on developing expertise in various HUD programs, including Sections 202, 236 and 8 of the National Housing Act. To this resume, Carteret has added extensive work in the Low Income Housing Tax Credit (LIHTC) program and other often-related programs like SAIL, HOME, SHIP, state and local Bond programs, NHTF, and others. Carteret is fully equipped to handle the responsibilities of tax credit management, from lease up of new construction to oversight of acquisition/rehab projects, as well as the ongoing compliance burdens associated with tax credits. Carteret currently manages 5,129 units, in 45 communities in Florida.



General Contractors

BSC P&E, LLC

BSC P&E, LLC was formed on October 14, 2020 between Park & Eleazer, LLC (P&E) and BSC GC, LLC, a Blue Sky Communities special purpose entity. Through this joint venture they have completed or are working on 9 similar Tax Credit developments.

The general contractor construction experience of Park & Eleazer Construction, its principals, and its upper management is extensive. Attached are resumes of key staff. Andrew Park Construction, LLC was originally formed in April 2010 and later changed its name to Park & Eleazer Construction in August 2017 to reflect Forrest Eleazer's ownership in August 2017.

Park & Eleazer Construction's team has a successful track record of producing excellent homes, commercials projects, apartments, townhomes, and assisted living facilities with the highest level of quality. They use all available resources including their relationships, talent, technology, and leadership to excel in their processes and final products. P&E believes that not only should final products be of the highest quality, but the process that gets them there should also be one that people can enjoy. True quality and excellence are achieved when their clients can say that it was a great experience and they would hire them again. Their experience and talented professionals manage and successfully complete projects of this type and scale year after year. P&E offers Owners and Developers a fast-paced, client-oriented, first-class quality approach to any type of construction need. In the past eight years, they have grown rapidly from a small custom home builder to a regionally recognized, well-respected commercial and residential contracting company.



Architect

Place Architecture

With over 35 years of architectural experience, Tim Clemmons has established expertise in urban mixed-use, cultural facilities, and multi-family residential projects. Recognized throughout Tampa Bay for his modern designs promoting urban, sustainable lifestyles, Tim has been a principal at Place Architecture (formerly Mesh Architecture) since 2011. The firm's offices are in downtown St. Petersburg, Florida.

Alongside his partners, Tim is committed to architecture that functions at all levels – from detailed design to community vision. As executive director, he leads all major projects, ensuring his involvement from conceptual design to construction administration.

His strong interest in urban issues is reflected in his civic involvement and extensive experience in public participation. He taught master's level architecture and urban design at the University of South Florida for ten years. Additionally, he has developed several multi-family residential projects in downtown St. Petersburg and is a key figure in the city's recent renaissance.

Civil Engineer

High Point Engineering

Braulio Grajales has extensive experience in civil engineering design, permitting and site construction administration for all types of development projects including retail/shopping centers, stand-alone restaurants, office parks, medical clinics, hotels, educational and industrial facilities. He is known for providing his full attention to clients and delivering first-class solutions that exceed client expectations. He is a licensed Professional Engineer in Florida, New York, and Puerto Rico with specialized training in civil and geotechnical engineering. Prior to founding High Point Engineering in 2007, he had a distinguished tenure with a multidisciplinary consulting firm serving public and private sector clients internationally.

Landscape Architect

Dark Moss

Richard Peterika has over 15 years of experience in landscape architecture, land use planning, and urban forestry. He has been appointed by the Hillsborough County Board of County Commissioners, former Mayor Bob Buckhorn, and Tampa City Council to serve on public boards hearing land use appeals and variance requests. Richard has been the arborist or landscape architect of record for 15 multi-family housing developments in Central Florida since 2011; on several projects he provided both scopes. He has assessed over 5,000 trees in Hillsborough County since 2019. Richard was responsible for all tree-related tasks, landscape, design, and construction administration for Preserve at Sabal Park, a Blue Sky Communities Development. Richard is a board certified master arborist, certified planner, and LEED Accredited Professional.



STAFF POSITIONS AND QUALIFICATIONS

President & Principal

Shawn Wilson

Shawn Wilson is the President and Principle of Blue Sky Communities. He is responsible for identifying new opportunities, determining financial feasibility, and interacting with land sellers and other key stakeholders. He creates the financial plan for each development and obtains all necessary funding. He guides the design, permitting, loan closing, and construction administration of all developments.

Executive Vice President and Principal

Scott Macdonald

As Executive Vice President and CFO of Blue Sky, Mr. Macdonald is responsible for overseeing development underwriting, managing debt and equity relationships, closing the company's transactions, and overseeing development management after closing. Additionally, he handles the corporate finance responsibilities for the company.

Senior Vice President of Development & Construction

Greg Giakoumis

Greg Giakoumis leads the Project Development and Construction divisional teams of Blue Sky. Greg oversees the Blue Sky development pipeline, sets goals, and monitors company portfolio for all active jobs. He develops and implements organizational policies, procedures and best practice guidelines. Additionally, he builds relationships with consultants, architects and contractors and negotiates contracts.

Construction Project Manager

Mathilde Jarrett

Mathilde Jarrett will serve as the Project Manager. She has been with Blue Sky Communities for 4 years and she has a total of 7 Years of experience. She will coordinate all design and permitting activities. Within her department there are 5 other individuals that will provide supervision and support as required.

