

Eco CP Partners LLC

Kirk J. Bradley and John Fugo, Managers
P.O. Drawer 9
Sanford, NC 27331

Eco CP Partners LLC (ECP) will be developing the first phase of commercial property at Chatham Park in Pittsboro, NC. ECP is an affiliate of the Eco Group.



The Eco Group was formed in 2009 by **John Fugo** and **Kirk Bradley** to formalize their development projects. Both John and Kirk have kept their respective companies active doing projects outside of the Eco Group, but invested considerable time conceiving and executing projects in the Western Triangle.

The most visible of these has been **Westpoint at 751**, a mixed-use project near Southpoint Mall in Durham. Westpoint is located on 17.5 Acres of property near I-40 and consists of 33,000 square feet of retail/restaurant, over 90,000 square feet of office and 167 Key Hyatt Place hotel. Individually, the two companies have done several other projects. John and Kirk are both members of the Urban Land Institute (ULI) and the International Council of Shopping Centers (ICSC).



Montgomery Development Carolina Corp. (MDCC) is a National General Contractor owned by **John Fugo** and his wife, **Christine Edwards**. There are two distinct entities under the Montgomery umbrella: Montgomery Development Carolina Corp. and Montgomery Carolina LLC. MDCC is a national general

contracting company that has built projects in 38 states, specializing in mixed-use projects with a focus in retail and office uses. Montgomery Carolina LLC is a full-service real estate brokerage company that leases and manages commercial properties, primarily properties it has developed with its equity partners.

Montgomery has worked with a number of prominent clients including UNC Healthcare, Duke University, NC State University and Syracuse University's Upstate Medical Center. Retailers include BJ's Wholesale Club, Wal-Mart, Dick's Sporting Goods, Field & Stream, Aldi, Harris Teeter, Walgreens, CVS and many others. Montgomery has also developed and built multiplex theaters and outdoor performing arts venues. Most recently, Montgomery has been working on the initial commercial development project of **Briar Chapel** along Hwy 15/501 in Chatham County, NC.



In the Chapel Hill area, Montgomery's most visible project is **Southern Village's Market Street**. With Market Street, the partnership quickly identified the importance of entertainment for the entire project's success. Through this vision, the partnership operated the Lumina Theatre and organized the Market Street Association. Market Street Association was responsible for promotions and other events, such as creating a weekly farmer's market, weekly outdoor movies, an annual concert by the NC Symphony, the Terra Vita Wine Experience and a roots music festival. All were aimed at bringing in outsiders to support the restaurants and retail. It is interesting to note that only 8% of the annual patrons at the Lumina Theatre live in Southern Village.





Lee-Moore Capital Company is a family-owned real estate development firm that has projects in Durham, Wake, Chatham, Alamance, Guilford and Lee Counties. Its owners are **Kirk J. Bradley** and **Frank E. Proctor**. In addition to golf course community development, they have developed single tenant retail, Wal-mart super centers, multi-family projects, mixed-use projects, hotels, self-storage and flex/warehouse. Lee-Moore is active in economic development and education in Chatham and Lee Counties and works with local officials on a regular basis to promote a more robust business climate.

Among a sample of the projects completed by Lee-Moore, the **Governors Club** Planned Unit Development (GC PUD) encompasses over 2,000 acres in Northern Chatham County. The GC PUD includes the gated community, Governors Village, Governors Park, Governors Lake and Governors Forest neighborhoods. Started in 1988, this project has over 2,000 homes and apartments in addition to over 225,000 retail and commercial square feet. It now makes up over \$1 Billion in tax base for Chatham County. Several homes in Governors Club make up the top 10 property tax payers in the entire county. In addition, Lee-Moore developed the Wal-Mart on the Orange-Chatham County line (located 100% in Chatham County) that is providing over \$750,000 in new tax revenue that once went to the other counties where Chatham County residents had to shop.



Kirk Bradley serves as Chair of Central Carolina Works, a three-county partnership that places career readiness counselors in public high schools who assist students and their families in understanding and utilizing the Career & College Promise Program (C&CP). C&CP allows high school students to earn up to

one year of college transfer or technical certificate credit for free. In addition, Kirk has invested in the Chatham EDC for the last 8 years and is a member of the Chatham Public Education Ambassadors Council. He has previously served as a director of the Chatham Education Foundation as well as the Triangle Land Conservancy. Kirk was a TLC Board Member with the Justice Tract was purchased.

Kevin Scanlon came to Lee-Moore in December 2013 as its CFO after a background in public accounting with Ernst and Young in Boston, MA. During his last 5 years with E&Y, Kevin moved into Mergers & Acquisitions Due Diligence, primarily for private equity concerns in and around the Boston area. Immediately prior to joining Lee-Moore, Kevin was the CFO of Richard Petty Motorsports in Concord, NC.

Linnie Causey is the newest member of the Eco Group team. She is an attorney with over 30 years experience in land use work including, but not limited to, entitlement, leasing, financing development and sales. Linnie recently completed a complex public/private development agreement between a local municipality, community neighborhood organizations and the developer with plans to redevelop an older, low density neighborhood into a high profile, high density urban mixed-use project valued at over \$80 Million. She has experience working in both Greenfield and re-development projects.

By forming the Eco Group, Lee-Moore and Montgomery have put together a group of investors who are looking to be a part of the Triangle's growth. The group, comprised of many Chatham County residents, is particularly interested in being involved in Chatham's growth over the next decade. The combination of development expertise and equity capital gives the Eco Group the ability to complete projects of substantial size and quality.