

# Joseph M. McCabe

2881 Swisher Creek Crossing Court  
Jefferson Township, New Albany, Ohio 43054

716.881.1428  
[jmccabe1@gmail.com](mailto:jmccabe1@gmail.com)

## CURRENT EXPERIENCE & BOARD PARTICIPATION:

2021 - Current Metropolitan Holdings Limited Columbus, Ohio  
*Metropolitan Holdings Limited is a Columbus-based vertically integrated mixed-use and multifamily housing development company with development, finance, construction, and management in-house operations. Metropolitan has over 700 housing units completed or under construction in the City of Columbus, and over 900 additional units within the State of Ohio.*

### **Vice President –Development**

- Responsible for leading a team of development project managers, finance and underwriting professionals and design consultants in a variety of mixed use and multi-family projects across the State of Ohio. Projects start from deal origination through due diligence, development, design, financing, construction and leasing/occupancy.
- Several ongoing construction projects include endeavors in Near East Columbus, including “Triumph” (122 Mixed-Income Housing Units, Structured Parking + Ground Floor Retail) and “The Ogden” (72 Mixed-income Units, Structured Parking + Ground Floor Retail). State-wide projects include “Spring Hill” – Green, OH (298 Luxury Housing Units), “Reverb” – Huber Heights, OH (312 Housing Units), “Arcadia” – Shaker Heights, OH (144 Mixed-income Housing Units, 2<sup>nd</sup> Floor Office, Ground Floor Retail + Structured Parking), and “Harrison Landing” – Perrysburg, OH (320 Housing Units).
- Oversight of a diverse development portfolio of multi-family, workforce, and market rate apartment housing projects throughout the state, including the City of Columbus, Ohio. Completed Columbus portfolio includes “Yardley” – Near East, “Out of Town” – Franklinton, “Peake” and “Grandview Village” (phases 1, 2 & 3) – Grandview.
- Management and preparation of applications, development agreements, land acquisition & closings, design reviews, obtaining local site plan and jurisdictional approvals; title review; easements and entitlements; and environmental reviews.
- Forging relationships with joint venture and community development partners; site identification and assembly; formulation of schedules; establish budget and construction estimate projections; identification and securing approvals for incentives for gap financing or soft sources, tax abatements, TIF incentives, and review design, architectural and construction plans for compliance with housing and development requirements.

2017 – Current (2nd Term) Columbus Landmarks Foundation – Board Member Columbus, Ohio  
Elected by the organization to serve as a member of the Board of Trustees to lead the organization in advocating for, promoting and preserving Columbus landmarks and neighborhoods. Landmarks plays an integral role in educating the community, encouraging responsible public and private sector enhancement of historic areas and structures, and promoting the highest standards in the design and construction of new buildings and spaces.

## PREVIOUS EXPERIENCE:

2013 - 2021 Woda Cooper Companies, Inc. Columbus, Ohio  
*Woda is a Columbus-headquartered vertically integrated residential housing development company with development, construction, management and design all under one roof. Woda has over 13,000 apartments located in 15 states, over 100 Ohio properties and 16 historic tax credit preservation and adaptive re-use conversions.*

### **Vice President – Real Estate Development**

- Responsible for lead role in real estate development projects from deal origination through due diligence, development, design, financing, and construction. Ongoing Federal and Ohio State Historic Tax Credit-funded preservation adaptive reuse construction projects include Everts High School (Circleville, Ohio), Nelsonville School Complex (Nelsonville, Ohio), First National Bank & Trust Building (Lima, Ohio), and the Stuyvesant Motor Car Company (Cleveland, Ohio). Ongoing construction projects with historically sensitive components include Fairwood Commons (Columbus, Ohio) and The Livingston (Columbus, Ohio).
- Oversight of a diverse development portfolio of multi-family, senior housing, and market rate apartment housing projects throughout the states of Ohio and Pennsylvania, including the City of Columbus, Ohio.
- Management and preparation of financing applications, lender and investor closings, design reviews; obtaining local site plan and jurisdictional approvals; title review; easements and entitlements; and environmental reviews.
- Forging relationships with non-profit and community development partners; site identification and assembly; formulation of schedules; establish budget and construction estimate projections; identification and securing gap and soft financing sources, review design, architectural and construction plans for compliance with submittal requirements; and oversight of overall funding applications and financing processes.

2015 – 2018 Organ Historical Society – Stoneleigh Committee Richmond, Virginia  
Engagement by the non-profit organization to lead design review, lease, acquisition, operating and construction contract negotiations for the ongoing \$5.7M adaptive reuse and preservation of the historic Tudor Revival 19,000 sq. ft. Bodine Mansion (former Haas “Stoneleigh” Residence) located on the 39-acre Olmsted Brothers-designed estate in Lower Merion - Villanova, Pennsylvania. In cooperation with the Haas Family Foundation, the William Penn Foundation, the National Lands Trust, W.S. Cumby Construction Manager, NorthStar Owner Representation Services, and John Milner Architects, the mansion is currently receiving restorative repairs and being overhauled for use in 2018 by the Organ Historical Society as its relocated headquarters, library and historical archives (largest of its type in the world) and series of events spaces.

2012 - 2013

The NRP Group LLC

Cleveland, Ohio

*The NRP Group is one of the nation's largest real estate developers of affordable housing in the Country*

**Senior Development Project Manager**

- Responsible for coordinating real estate development projects from due diligence through development, design, loan closing and refinancing.
- Oversight of a portfolio of multi-story, multi-family, senior housing, and scattered-site single-family housing projects throughout the states of Ohio, Pennsylvania and North Carolina.
- Management of bidding and selecting consultants; design reviews; obtaining local site plan and jurisdictional approvals; title review; easements and entitlements; and environmental reviews, releases, remediation or abatement.
- Support and foster origination and predevelopment activities including: forging relationships with non-profit and community development partners; site identification and assembly; formulation of schedules; establish budget projections; review preliminary design and architectural plans for compliance with submittal requirements; and oversight of overall funding applications.
- Experience in conventional commercial equity and debt lending, HUD secured mortgages, AHP, NSP, HOME, CDBG program funds, local bond funds, tax abatements and incentives, and state and federal tax credits.

2009 - 2012

The Hamister Group Inc. & Development Corp.

Buffalo, New York

*Hamister Group is a "top 20" long-term care management provider also recognized in healthcare and hotel development. Hamister Group owned majority shares and operated dozens of investor-funded hotels, as well as nursing and assisted living facilities across five states and two countries. Developments included new construction, renovation, and historic adaptive reuse.*

**Director of Construction**

- Leading design, scheduling and construction of capital improvement, renovation and expansion projects at the company's diverse portfolio of assisted-living facilities and hotel properties, as well as leading corporate efforts of any entirely new real estate development project.
- Review site acquisitions for compatibility with zoning, planning, or other land and building uses. Structure deals to utilize multiple financial layering including new market and historic tax credits.
- Acquisition, design and construction oversight of the corporation's first federal and state historic tax credit -funded preservation endeavor, a mixed-use redevelopment and adaptive reuse of the 20-story Tishman midcentury high-rise skyscraper for offices, luxury apartments, and a Hilton hotel.

2002 - 2009

KA Inc. Architecture

Cleveland, Ohio

*KA is a client-focused firm aimed at strengthening its reputation and bottom line as a "Developer's Architect," instilling the belief that a project is about articulating a client's strategic vision of real estate investment, not just a building or a parcel of land.*

**Senior Project Associate**

- Perform due diligence and initial site layouts compiling site efficiency data, grading and preliminary earthwork scoping, zoning conformity, traffic analysis, and projected maximum yields.
- Facilitate architectural designs for clients such as Barnes & Noble Booksellers, Bloomingdale's, REI, PetSmart, J.C. Penney among many others. Projects ranged from preliminary design to full construction details and specifications.
- Represent large commercial clients and project development partnerships in municipal planning, permit approval and other public presentations and forums; success with negotiating jurisdictional approvals for multi-phased, fast-track and partial occupancy renovation and construction projects. Clients included Forest City Enterprises, Simon Property Group, General Growth Properties, CBL & Associates Properties, The Richard E. Jacobs Group, amongst others.
- Superior knowledge of technical detailing, constructability and building and accessibility codes; provided significant feedback on structural components, mechanical, plumbing and electric scopes, landscaping and graphics systems integration.

**EDUCATION:**

**Masters of Architecture**

State University of New York at Buffalo Buffalo, New York

**Certificate: Inclusive Design & Environmental Accessibility**

State University of New York at Buffalo Buffalo, New York

**Bachelors of Professional Studies in Architecture**

State University of New York at Buffalo Buffalo, New York

ADDITION BOARD PARTICIPATION:

2017 – Current

Commissioner – Historic Resources Commission  
Columbus, Ohio

2019 – 2021

Board Member – Affordable Housing Alliance of Central Ohio  
Columbus, Ohio

2016 – 2021

Trustee – The Ohio Housing Council  
Columbus, Ohio

2015 – 2016

Planning Committee Member – Near East Area Commission (NEAC)  
Columbus, Ohio

*NEAC Planning Committee reviews, evaluates, recommends, proposes, and reports to City of Columbus staff and the full NEAC Commission body on matters of strategy, master planning, and furthering community and economic development, particularly through business and homeowner applicants seeking endorsement for projects, site plan approvals and development initiatives. This includes monthly review and recommendation of land bank sales and re-use proposals, local demolition permit requests, new commercial construction plans to be forwarded for planning and site plan compliance, and zoning variance applications.*

2014 – 2019

President – Board of Directors, Western Reserve Theatre Organ Society, Inc. (WRTOS)  
Cleveland, Ohio

*WRTOS is a tax exempt, non-profit, (501 c-3) educational corporation in the State of Ohio and chapter of the American Theatre Organ Society (ATOS) founded in Cleveland, Ohio. The mission is to further the use and understanding of the pipe organ and its music, aiming to keep alive a historic and unique part of America's musical past. WRTOS strives to support and promote the few remaining original and largely unaltered instruments in an 18-county footprint in and around northeastern Ohio. The organization is also responsible for restoration, maintenance, and/or installation of several area pipe organs in historic early 20<sup>th</sup> century movie palaces and 19<sup>th</sup> century auditoriums.*

2008 – 2012

Vice President, The Organ Historical Society (OHS)  
Richmond, Virginia

*OHS celebrates, preserves, and studies the organ in America in all its historic styles, through research, education, advocacy, and music. The Society promotes a widespread musical and historical interest in American organbuilding through collection, preservation, and publication of historical information, recordings and public concerts. Staff help preserve and document organbuilding heritage and support The OHS Library and Archives, the largest organ research collection in the world. Since 1956, the Society has grown steadily to a base of over 5,000 members internationally.*