

JEFF FUGATE

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PROFESSIONAL EXPERIENCE

APPALACHIAN IMPACT FUND

Senior Advisor | Lexington, KY | January 2017 – Present

- Executive level advisor on crafting a development strategy and framework for Eastern Kentucky communities around catalytic development and community development principles. Built out associated business plan and cash-flow models.
- Undertook feasibility workshops with community organizations on project planning, identifying likely funding strategies, operating considerations, and critical path questions. Developed workshop curriculum for training community leadership to test feasibility of public and real estate projects for use by the Community & Economic Development Institute of Kentucky (CEDIK) at the College of Agriculture.
- Worked with governing board to articulate value statements and touch-stone document for investment decisions.

LEXINGTON DOWNTOWN DEVELOPMENT AUTHORITY

President | Lexington, KY | January 2012 – December 2017

- Repositioned agency to focus on community and economic outcomes, and increased annual budget from \$211,000 to over \$600,000, diversifying and leveraging new sources of funding. Solicited over \$7.25M in grant funding and sponsorships for LDDA projects, including two state transportation grants for Town Branch Commons totaling \$5.9M.
- Initiated and incubated Town Branch Commons park project, a \$75M venture aimed at building a 2.5 mile park through downtown Lexington, expanding green infrastructure and connecting 23 miles of trails. Organized and hosted the design competition that secured SCAPE as the design lead for the project.
- Spearheaded the Historic Courthouse renovation (\$32M), identified the scope of required repairs, formed a leasing strategy, and cultivated public and political support for the project.
- Represented the Public as the primary point of contact during the preconstruction stage of the 21C Museum Hotel (\$41M), applying successfully to HUD on behalf of the LFUCG for a Section 108 Loan and securing Council approval of a local incentive package.
- Recruited an unprecedented alignment of Fayette Alliance, Home Builders Association, and Lexington-Bluegrass Association of Realtors to co-sponsor a housing market demand study.

MACED (Mountain Association for Community & Economic Development)

Program Manager | Berea, KY | August 2010 – January 2012

- Launched How\$martKY, an innovative \$2M residential initiative providing energy efficiency retrofits to households, financed through a fixed utility charge.

EDUCATION

MIT

Cambridge, MA (2007)

*Master of City Planning
M.S. Architecture Studies
Urban Design Certificate*

UNIVERSITY OF KENTUCKY

Lexington, KY (1999)

*B.A. Geography
Gaines Fellow in the Humanities
Summa Cum Laude*

- Oversaw program design, staffing, and branding launch in collaboration with a Community Development Financial Institution (CDFI), four Rural Electric Cooperatives (RECC), and Kentucky Housing Corporation.
- Certified as a Building Performance Institute (BPI) Building Analyst .

COALITION FOR A BETTER ACRE (CBA)

Real Estate Project Manager | Lowell, MA | May 2008 – August 2010

- Managed affordable housing development projects for a Community Development Corporation, overseeing development and construction budgets of over \$14M, assembling complex financing solutions, and managing teams of contractors, architects and consultants.
- Utilized affordable housing tax credits, green building practices, historic preservation techniques, and community planning to address disinvestment in Lowell neighborhoods.

ADDITIONAL PROJECT EXPERIENCE

TOWN BRANCH FUND

Consultant | Lexington, KY | February 2018 – December 2018

EXECUTIVE OFFICE OF HOUSING & ECONOMIC DEVELOPMENT

Policy Analyst | Boston, MA | February 2008 – May 2008

CHELSEA NEIGHBORHOOD DEVELOPERS

Affordable Housing Consultant | Chelsea, MA | Fall 2007 – Winter 2008

SLOSS REAL ESTATE

Planning & Design Consultant | Birmingham, AL | Summer 2007

LIFTHOUSE PROJECT (MIT)

Development Team | Client: Oxfam America, TRAC | Houma, LA | Spring - Summer 2006

DIVISION OF PLANNING & DEVELOPMENT (LOWELL, MA)

Planning Fellow | Lowell, MA | Summer 2004 & Summer 2005

TEACHING EXPERIENCE

GAINES CENTER FOR THE HUMANITIES (UK): HUMANITIES SEMINAR SECTION

Lecturer | Lexington, KY | October 2015 and 2016

URBAN DESIGN STUDIO (MIT): SAO PAULO

Teaching Assistant | Cambridge, MA | Fall 2006

BOARDS AND COMMITTEES

MAYOR GORTON'S TRANSITION TEAM

Lexington, KY | Present

UK COLLEGE OF DESIGN ADVOCACY BOARD

Lexington, KY | November 2018 - Present

LEXINGTON AFFORDABLE HOUSING FUND

Vice Chair | Lexington, KY | August 2015 - Present

LEXINGTON TRANSIT AUTHORITY (LEXTRAN)

Chair, Board Member | Lexington, KY | July 2014 – August 2017

AWARDS & DISTINCTIONS

Blue Grass Trust Award for Public Service to Preservation | 2017

DLC Smiley Pete Award for Urban Innovation, SplashJAM project | 2016