

## Dennis C. Lyndon

### SUMMARY

Provides strong executive leadership capabilities in management of and advising on substantial economic and community development initiatives. Among others, these include financing and development of **university-related research parks, medical, biotech, and research facilities** as well as private financing and delivery of **essential facilities for governmental and educational institutions** through **public-private partnerships**. Proven ability to resolve complex problems, to motivate and lead, and to deliver targeted results for short and long-term assignments.

### EXPERIENCE

**D.C. LYNDON & ASSOCIATES, LTD.**, Stamford, CT (d/b/a **SCIENCE CITY ADVISORS**)

*President*

As an independent, development contract manager and management consultant for both public and private clients, delivered effective, hands-on solutions for a number of major projects. Selected highlights:

- Conducted a research/technology park feasibility study for the **University of Rhode Island** and the **Rhode Island Economic Development Corporation**.
- Assisted the **University of Arkansas Technology Development Foundation** in recruitment, evaluation, selection and negotiations with private sector developers to carry out the development of the first private sector phase of the Arkansas Research and Technology Park.
- Advising the **City of Hope National Medical Center**, Los Angeles, California on startup issues and negotiations with private sector developers relative to a new research park
- **Startup consultant to both Cornell's Agriculture & Food Technology Park and the SUNY Albany Harriman Research Park.**
- For the **Town of Greenwich Connecticut** advised and negotiated on the acquisition of **property** and the financing, development, and construction of a new **Police Headquarters Facility** and a new **Central Fire Department and Emergency Response Facility**.
- For the **State of New York**, negotiated a unique, leased-backed, financing structure and provided executive management for the design, development and construction of a new 125,000 square foot regional headquarters building for the **State Department of Transportation**. The financing structure produced an estimated savings of \$12 million over a 20-year lease on a building costing \$ 23 million. The project was designed and financed in 6 months, constructed in 18 months, 50% of the normal overall time for a state facility.
- **For Yale University, the City of New Haven, and the State of Connecticut Development Agencies**, managed the turnaround and facilitated the long term lease of Yale's Science Park research park complex. Redeveloped & continued conversion of the balance of the 88-acre, 160-year old Winchester gun and ammunition factory into a 21st Century Biotech and InfoTech, research-oriented Technology Park Provided overall supervision of the operation, including the property management company, design and development management, financing, legal, construction, and leasing functions.
- Brokered and provided development management services for three new **Assisted Living Facilities** in NY metro area.
- For **Yale & Towne Lock Company**, acted as the principal development and zoning consultant for the rezoning and redevelopment planning of a 22-acre functionally obsolescent industrial park in Stamford, CT. The property received Planning & Zoning approvals for conversion to a regional mixed-use office, retail, and residential development of approximately 1.2 million square feet.

**WARWICK MALKIN, INC.** Stamford, CT

*Senior Vice President*

Managed the development, design, construction, and marketing of new company projects. This included a 7.2 acre assemblage for a 990,000 square foot urban mixed-use development (office, residential, retail, entertainment, and health facilities) at the city's railroad and bus terminals. Also developed was an innovative, lakeside, cluster development of single family homes in a condominium community.

**J.E. ROBERT COMPANY,** Alexandria, VA

*Senior Vice President*

Managed the startup of a new real estate acquisition and development company financed through syndication.

**F.D. RICH COMPANY,** Stamford, CT

*Vice President, Development*

Senior executive in charge of design, development, entitlements, marketing, and construction for all company projects. Effectively created a new skyline for downtown Stamford in one of the largest urban redevelopment projects in the US. Managed the development of a portfolio of over \$900 million, including 1.44 million square feet in seven office buildings, 355 hotel rooms, 550 apartments and a variety of supporting facilities. Reconciled the objectives and procedures of three corporate divisions. Improved quality control and performance characteristics of new buildings, upgrading curtain walls, HVAC systems, elevators, energy management, and building communications systems.

Organized financed, and directed all of the operations of a joint venture corporation with five Fortune 500 partners to develop a significant amount of market rate, multifamily housing in downtown Stamford.

Managed the joint venture development with the Taubman Company of a revolutionary 925,000 square foot urban, regional shopping mall with three major department store anchors and 3800 car garage.

**INTERNATIONAL BASIC ECONOMY CORPORATION,** New York, NY

*Manager, Project Development*

Worked on new projects in US and Puerto Rico. Improved management information and reporting systems. Contributed to corporate reorganization, managed headquarters relocation, and led several trouble shooting projects.

**EDUCATION**

**HARVARD BUSINESS SCHOOL,** Boston, MA

MBA, top Third of MBA Class

**UNITED STATES NAVAL ACADEMY,** Annapolis, MD

BS in Electrical & Nuclear Engineering, top 10% of Class

**MILITARY EXPERIENCE**

Officer in U.S. Navy's nuclear power engineering and nuclear submarine programs