

Diane L. Binnick is the principal of **The Binnick Group**, a boutique consulting firm founded in 2009 which specializes in providing NMTC program assistance to emerging CDEs, and new and established awardees of the Community Development Financial Institutions Fund (“CDFI Fund”). Ms. Binnick has wide-ranging experience with the NMTC program, including the specialized regulatory work associated with CDE certifications, Allocation Agreement opinions and NMTC program compliance.

Not incidentally, Ms. Binnick has experience preparing NMTC Allocation Applications, sourcing allocation for QALICBs, deploying allocation for CDEs and providing compliance services. Ms. Binnick is the author of two award-winning NMTC applications for clients participating in the 2010 and 2013 NMTC program years and additionally assisted the 2010 awardee with capital raising, deployment and loan underwriting in order to successfully place its \$18 million allocation. Notably, the awardee selected Ms. Binnick to act in the capacity of 3rd party NMTC Program Compliance consultant. Additionally, Ms. Binnick entered into a consulting engagement with a four-time NMTC awardee during which she designed and implemented a NMTC compliance program.

PAST PROFESSIONAL EXPERIENCE

New Markets Historic Project Manager Nixon Peabody LLP – Washington, DC 2004-2009

Responsible for specialized regulatory work connected to clients seeking to obtain special government certifications in order to compete for allocation of New Markets Tax Credits (“NMTCs”) and for opinion work related to enjoining awardees of NMTCs (involving 30% of awardees) to Allocation Agreements issued by the Community Development Financial Institutions Fund (“CDFI Fund”) of the Department of the Treasury, involving in excess of \$1 billion in allocation, annually. Other work included: compliance monitoring on behalf of numerous clients; assistance with transaction closings; lower-tier opinion work; and generating new business from existing and new clients.

Executive Director Regional Affordable Housing Corporation – Bennington, VT 1991-2004

Executive Director of mission-based non-profit affordable housing development corporation with expertise in acquisition, permitting, rehabilitation, new construction, and leasing and sales of units to qualified mixed-income residents of Bennington County, Vermont. As of July, 2004, the portfolio included in excess of \$20 million in real estate, involving more than 300 units at 25 locations throughout the County. Project types included: mixed-use and residential. Outcomes included: smart growth initiatives; rehabilitation and adaptive re-use of historic buildings; use of LIHTC for assisted living with coordinated services (FHLBB Community Partnership Award Winner).

Responsibilities included:

- Project Development – managed project selection through comprehensive feasibility analysis, created and implemented detailed budgets and project proformas, engaged in permit processes, conducted acquisition negotiations and managed the selection of professional consultants and project-related services
- Financing – collaborated on the preparation and presentation of offering summaries, loan requests and grant applications to public and private partners; maintained expert level knowledge to ensure project compliance with requirements of each respective funding source, legal agreement and government regulations.

- Project Management – supervised and managed construction period including: contractor selection; job meetings; requests for payment; loan draw requests; and financial reporting. Construction-managed numerous projects. Managed oversight of individual property cost centers as properties transitioned from development to operating. Supervised property managers and compliance with all grant and loan conditions at all property locations.
- Business Administration – supervised and coordinated professional consultants, legal counsel and a diverse group of contract laborers on construction-managed projects. Fulfilled all executive director functions including: review of all corporate/partnership legal documents; financial reporting; supervision of employees and the management of the Board of Trustees.

Staff Assistant United States Congressman, Peter Smith (R) 1989-1991

- Managed Southern Vermont congressional office;
- Developed strong rapport with media and other key stakeholders in state government;
- Communicated various congressional initiatives through vigorous outreach programs.

Assistant to the President Bennington College 1985-1987

- Played integral role in assisting the President with re-building the Board of Trustees;
- Cultivated alumni, trustees and corporations;
- Demonstrated strong communications skills through frequent contact with alumni, trustees and other members of the College’s constituency;
- Actively involved in time management and prioritization to better inform the President’s decisions.

EDUCATION

Masters in Business Administration

Rensselaer Polytechnic Institute
Troy, New York

Bachelor of Science Degree

Temple University
Philadelphia, Pennsylvania