

DALE C. BIANCO

VICE PRESIDENT

PERSONAL PROJECT EXPERIENCE

Real Estate Development

Campton Square
St. Charles, IL
80,000 SF retail development

Winfield Crossing
Winfield, IL
25,000 SF retail development

Shelburne Farms
Winfield, IL
250 unit residential land development

Cory Group
Lombard, IL
22,000 SF office building

Project Finance

Grand Bear Lodge
Ottawa, IL
Resort development capitalization

Carpentersville Quarry
Carpentersville, IL
Operating aggregate mine financing

Shepherds Point/Shepherds Crossing
Zion, IL
500 unit residential development

Brookmere
Matteson, IL
200 acre mixed-use land development

PROJECT RESPONSIBILITIES

Dale Bianco has primary responsibility for project finance and banking/investor relations as well as project/site marketing. In addition, he is an integral part of strategic planning and joint venture relationship development for the firm. He is also the lead on entitlement and municipal relationships for G23 development.

PROFESSIONAL QUALIFICATIONS

Dale comes to G23 with a wealth of real estate and finance knowledge. His experience covers almost every aspect of real estate from financing to land development and from construction to property management. Over a 20-year career in banking and development, he has financed over \$500 million of real estate and has been directly involved in over 2 million square feet of land development and construction.

In addition to his strong history in the private sector, Dale has also aided the public sector as well. As a Winfield, Illinois Village Trustee, Dale established a complex tax increment financing district, oversaw the issuance of over \$8 million in infrastructure bonds and revamped the investment strategy for the Village. Dale was also instrumental in the approval process for a 30 acre, 250 unit residential development, 76,000 square feet of commercial retail and an 80,000 square foot medical office complex within a comprehensive redevelopment plan for the Winfield Town Center. As Chairman of the DuPage County Workforce Board, Dale guided the organization in designing programs to enhance job creation and recognize leaders in economic development throughout the State of Illinois.

As a driving force at private development company Partana Partners, Dale was personally responsible for capitalizing the firm's projects and establishing the firm's real estate mezzanine financing program. Along with these responsibilities Dale was also responsible for land acquisition of over 500 acres and retail development projects in excess of 500,000 square feet.

EDUCATION

Dale earned his MBA from the University Of Chicago Graduate School Of Business. In addition, he graduated with honors from DePaul University with a BS degree in Economics and International Studies.