

# **David Blumenthal**

## **Biography**

Mr. Blumenthal is a Partner in Blumenthal Brickman, formed in 2005 with the goal of acquiring residential and commercial land for development in the northern metro New York area. The partnership secures land for development, with the combined specialties of each of the partner's, processes entitlements, and sells or Joint Ventures the approved site plans to qualified builders. The partnership is presently pursuing residential, commercial and mixed-use ventures in the Hudson Valley region of New York.

Born in 1964 in New York City, New York, David Blumenthal has been active in the real estate industry since 1986 in the areas of acquisitions and sales, permitting and approvals, development, and project and construction management. He currently resides in Saugerties, NY.

Before undertaking a partnership with Brickman, R.E. Mr. Blumenthal worked extensively for Real Estate Developers in the Metropolitan New York Area. His experience has been diverse and includes work on mixed-use, entertainment, commercial and residential developments and communities.

In 2002 Mr. Blumenthal joined the Baker Companies Residential Land Division, Baker Residential, as the New York Land Acquisitions Manager. During his time he was responsible for locating, securing, processing through due diligence, providing design and development coordination and overseeing the processing of approvals for residential communities in Westchester, Putnam and Dutchess Counties. During his time with Baker he was the Acquisitions Manager for; St. Andrews Village in Hyde Park, NY, a mixed-use development consisting of the CIA Continuing Education School, a hotel, retail shops, restaurants and 550 apartments, townhomes and single-family homes and is presently in the approvals phase of development; Wixon Pond Estates in Mahopac, NY, a 14 lot single-family subdivision of multi-million dollar homes presently in the build-out phase; and Bedell Road in the Town of Poughkeepsie, a community of 135 moderately priced single-family homes in a cluster land plan. The development is presently stalled in a town-wide moratorium.

Prior to working with the Baker Companies, Mr. Blumenthal was the East Coast Land Acquisitions Manager for Greenpark LLC. The company specialized in the redevelopment of urban, suburban and rural area Brownfield's. The company pursued Brownfield development nationally utilizing a formula based on reduced land acquisition prices for contaminated properties and environmental insurance protection for unknowns and budget overages. Among the developments Mr. Blumenthal worked on at Greenpark was successfully securing, through a RFP process, development rights to the former Eveready Battery Factory in Cleveland, OH, a 12-acre site overlooking Lake Erie that was planned for 160 condominium apartments.

In the late 1990's Mr. Blumenthal's was as consultant to the Acquisitions Team at Spectrum Skanska, Inc. assisting in the acquisition of properties for the development of residential communities. Spectrum Skanska was a division of Skanska AB, the

fourth largest Construction Company in the world. His responsibilities included market studies, property acquisitions, due diligence reviews and preparation of responses to Request for Proposals. Among the projects Mr. Blumenthal was a member of the acquisition and development team for were Belle Fair in Rye Brook, NY, 250 single-family homes in a traditional neighborhood design; Valimar in Valhalla, NY, 165 single family homes in a traditional neighborhood design; Legend Yacht & Beach Club, Glen Cove, NY, a single-family subdivision with private marina; The Legends in Homdel, NJ, a single-family subdivision; and provided consulting services for Gilda's House and the Children's Hospital at Westchester Medical Center.

During much of the 1990's Mr. Blumenthal worked as an independent consultant to developers, providing in-depth analytical services that included market studies, economic evaluations, demographic profiles, conceptual community design, extensive research of records, databases and archives, and detailed presentations and proposals. Clients included Spectrum Skanska, Community Design Institute (Charles Fraser) in cooperation with Community Design Institute Walt Disney Company and St. Joe Corporation, National Recreation and Park Association, Gagne Development, Techno-Mind Industries and Defender Industries.

In 1987 Mr. Blumenthal joined Ginsburg Development Corp (GDC) as an Acquisitions Analyst. He actively pursued properties for GDC's investment portfolio as well as land for residential housing development. During his time at GDC Mr. Blumenthal traveled throughout the country analyzing investment and re-development opportunities offered by the Resolution Trust Corporation. He surveyed and reviewed markets in Dallas-Fort Worth, Orlando, Chicago and Washington DC. In addition, Mr. Blumenthal undertook acquisition activities throughout the suburbs of New York City for single-family, townhouse and multi-family development.

Mr. Blumenthal began his career as a Commercial Sales Associate holding Real Estate Licenses in both New York State and Arizona. He actively marketed properties to residential and commercial developers throughout the continental United States.

Mr. Blumenthal is a member of the Selection Committee for the Albert H. Blumenthal Memorial Lecture Series at Hunter College. The lecture was established in memory of his father, the late State Majority Leader of the New York State Assembly and former candidate for Mayor of New York City. He actively coordinates the lecture Series that includes past lectures by prestigious individuals such as Secretary of Health and Human Services Donna Shalala, Congressman Charles Rangle, Robert F. Kennedy Jr., former Senator Bill Bradley, Interior Secretary Bruce Babbitt and New York State Comptroller Carl McCall, among others.