

# Team Biographies

## **Civic Engine Guaranty Fund --- Management Team & Advisors**

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## **Fund Manager**

Civic Engine Fund Management LLC, a wholly owned subsidiary of Arnold Holdings LLC, serves as Manager of the Civic Engine Guaranty Fund. Arnold Holdings is controlled by Jonathan Arnold, who also controls Arnold Development Group --- a Certified B Corporation with a 27-year track record in high-performance real estate development. ADG has progressed deliberately from complex adaptive reuse (Mayo Mill, \$14M, 11 funding sources, Maine Preservation Award) to the world's largest Passive House building (Second & Delaware, \$109M, 276 units) to the most comprehensive affordable housing development in the Midwest (Historic Northeast Lofts, \$451M, 395 units, under construction). The firm specializes in integrated infrastructure projects that combine Passive House construction, clean energy systems, and affordable housing, structuring complex capital stacks that blend LIHTC, Historic Tax Credits, ITC, TIF, EPA Brownfield funds, and other public-private mechanisms. The Fund's first guarantee deployment is a \$10 million backstop for Historic Northeast Lofts, limited to JPMC's SPE capitalization requirement, with closing targeted for June 2026.

## **Key Personnel**

### **Jonathan Arnold**

**Managing Member, Arnold Development Group**

**Fund Manager, Civic Engine Guaranty Fund**

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Jonathan Arnold is the founder and Managing Member of Arnold Development Group and Fund Manager of the Civic Engine Guaranty Fund. Over 27 years, he has developed more than \$125 million in completed multifamily and mixed-use projects and served as a development consultant on more than \$2 billion in multifamily housing nationwide.

Arnold's flagship development, Second and Delaware Apartments (\$109M, 276 units, 550,000 SF), is the largest Passive House certified building in the world and won the National Apartment Association's Best New Construction Community award in 2022. His current project, Historic Northeast Lofts (\$451M, 22 acres, 395 units, 83% affordable), broke ground in December 2025 and delivers zero utility bills through 4 MW solar + 228 geothermal wells, on-site childcare, a 29,500 SF public market, a 30,000 SF wellness center, healthcare access, and job training --- delivering ADG's eight-stream model at institutional scale.

In 2012, Arnold co-founded "The Future We Want" initiative at the United Nations Conference on Sustainable Development (Rio+20), convening sustainable development experts from 50+ countries. The initiative's name was adopted as the official Rio+20 Outcome Document, launching the process that led to the 17 Sustainable Development Goals.

**Selected Projects:**

Project	Description	Value
Historic Northeast Lofts	395 units (83% affordable), 22-acre adaptive reuse, 4 MW solar + geothermal, zero utility bills. Under construction. Fund's first backstop.	\$451M
Second and Delaware	World's largest Passive House building. 276 units, 550,000 SF, 80% energy reduction, 200+ year design life. NAA Best New Construction 2022.	\$109M
Mayo Mill	Historic adaptive reuse of 1844 woolen mill. 11 distinct funding sources. Maine Preservation Award. 42 permanent jobs created.	\$14M
Power & Light District	Retained by Cordish Companies / City of KC for pre-construction marketing that secured H&R Block HQ and Sprint Center financing.	\$900M district

**Education:**

- M.S., Real Estate Development, Columbia University
- B.Arch., Cornell University

**Danny Roberson****Director of Development, Arnold Development Group**

- Email: droberson@arnolddevelopmentgroup.com

Danny Roberson oversees real estate acquisition and manages all active development projects for ADG. He served as Project Manager for Second and Delaware Apartments, coordinating design and construction management of the world's largest Passive House building --- a \$109 million, 276-unit development requiring specialized airtight construction techniques, heat recovery ventilation integration, and triple-pane window systems across 550,000 SF. Roberson now manages the Historic Northeast Lofts project (\$451M, 395 units), overseeing phased construction, contractor coordination, and regulatory compliance across the 22-acre campus.

His background in environmental law informs ADG's approach to brownfield remediation, sustainable development permitting, and regulatory compliance for the Civic Engine projects' environmental permits, TEN installation, and water reuse agreements.

**Education:**

- J.D., University of Missouri-Kansas City School of Law (Urban, Land Use, and Environmental Law)
- B.S., Biology, University of Missouri-Columbia

**Leticia Swyden**

**Chief Financial Officer & Controller, Arnold Development Group**

- Email: lswyden@arnolddevelopmentgroup.com

Leticia Swyden manages all financial operations for Arnold Development Group, including construction draw management, multi-entity accounting, lender reporting, and investor financial communications. She has managed the financial operations of ADG's portfolio through the firm's period of rapid growth, including the complex draw schedules and multi-source funding reconciliation required for Historic Northeast Lofts' layered capital stack (LIHTC, Historic Tax Credits, ITC, TIF, EPA Brownfield, conventional debt).

Before joining ADG in 2016, Swyden served as Business Attache for the Mexican Embassy in London, UK, managing cross-border financial operations, trade reporting, and diplomatic financial coordination. Her international experience and multi-entity financial management background provide the operational foundation for the Fund's Treasury portfolio accounting, quarterly investor reporting, and K-1 preparation.

**Advisory Board**

The Advisory Board provides strategic counsel to the Manager on matters including investment strategy, guarantee exposure, conflicts of interest, and Fund extension decisions. The Board includes independent members unaffiliated with ADG to strengthen governance.

**Independent Members**

- **Ashok Gupta** --- Director of Programs and Senior Energy Economist, Natural Resources Defense Council (NRDC). Works on climate policy, energy efficiency, renewables, and sustainable building design. NRDC representative on Mayor Bloomberg's Sustainability

Advisory Board and Energy Policy Task Force. Recipient of USGBC 2007 Leadership Award for Advocacy and Solar One Environmental Steward Award.

- **William Becker** --- Executive Director, Presidential Climate Action Project. Former senior official, U.S. Department of Energy (15 years). Nationally recognized expert in climate, energy, and sustainable development policy at local, national, and international levels. Co-founded "The Future We Want" initiative with Jonathan Arnold at the United Nations Rio+20 Conference.
- **Bob Berkibile, FAIA** --- Founding member of the U.S. Green Building Council. Instrumental in developing the LEED rating system. Recipient of the Heinz Award from The Heinz Family Foundation for promoting green building design. Advises on building performance standards and sustainable design integration.

#### **ADG-Affiliated Members**

- **Jeremy Whiteford** --- Expertise in real estate finance and institutional investment strategy.
- **Jeff Mott** --- Expertise in development operations and project management.

#### **Way Home-Affiliated Member**

- **Tom McDonnell** --- Former CEO, DST Realty. Co-founder, The Way Home. Capital raising advisor. *(See full bio below.)*

#### **Fund Manager (Ex Officio)**

- **Jonathan Arnold** --- Managing Member, ADG. Fund Manager, Civic Engine Guaranty Fund.

## **Development Partners**

### **Tom McDonnell**

**Advisory Board Member; Capital Raising Advisor**

**Co-Founder, The Way Home**

Tom McDonnell is the former CEO of DST Realty, Inc., the real estate subsidiary of DST Systems (now SS&C Technologies, NASDAQ: SSNC). At DST Realty, McDonnell directed the acquisition, development, and management of a multi-hundred-million-dollar commercial real estate

portfolio across multiple states. His career at DST spanned decades of institutional real estate operations at one of Kansas City's largest technology companies.

McDonnell co-founded The Way Home with Dan Carol to address Kansas City's affordable housing shortage through partnerships with mission-driven developers. His role with the Civic Engine Guaranty Fund is advisory, drawing on his network of high-net-worth investors and institutional relationships to support capital raising. He does not serve in a management capacity.

## **Kevin McGinnis**

### **Founder & CEO, Keystone Innovation**

Kevin McGinnis leads Keystone Innovation, which will program and operate the 40,000 SF Innovation Center at the Crossroads development. The Innovation Center provides workforce development, entrepreneurship incubation, technology training, and maker space facilities.

McGinnis brings experience in startup incubation, workforce development programming, and institutional partnerships, including a collaboration with Children's Mercy Hospital on research and workforce development programming relevant to the Crossroads biotech laboratory.

## **Project Partners**

**KC Water** --- Infrastructure partnership providing 75 MGD of treated wastewater effluent for the Thermal Energy Network's ground-source heat pump system. Long-term supply commitment at stable temperatures (55-65F year-round).

**Port KC** (Jon Stephens, President & CEO) --- Economic development partnership providing land coordination, bond financing support, and regional development facilitation for the North Loop project.

**EDCKC** (Tracey Lewis, President & CEO) --- Economic development coordination, incentive structuring, and regional partnership facilitation.

## **Service Providers**

*The following service providers will be engaged prior to Fund launch. Selection is in progress.*

<b>Role</b>	<b>Status</b>	<b>Selection Criteria</b>
<b>Fund Administrator</b>	To be selected	Experience with illiquid fund structures and foundation investors; expenditure responsibility reporting capability
<b>Legal Counsel</b>	To be selected	Securities and fund formation expertise; Reg D 506(c) experience; affordable housing and PRI familiarity
<b>Tax Counsel</b>	To be selected	PRI qualification opinions; partnership tax; UBTI analysis for tax-exempt investors
<b>Auditor</b>	To be selected	Investment fund audit experience; GAAP financial statements
<b>Custodian</b>	To be selected	Institutional Treasury securities management; collateral account administration

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