

# CAROL HORNE PENN PRESIDENT



Carol Horne Penn is the Vice President of Business Development and Corporate Relations with Clemens Construction Company, building relationships that lead to new project opportunities for the firm. She also spearheaded the firm's real estate development opportunities that include a \$135M mixed-use development inclusive of a 322-room hotel, retail, and parking garage in Center City Philadelphia. She is a member of Clemens' senior leadership team.

Formally she was the Deputy Director with Community Legal Services where she oversaw the development and construction of an office building for the firm in addition to managing their operations. She has also held significant senior leadership positions at the University of Pennsylvania and the Philadelphia Water Department. In 2014 she received the Women of Distinction Award from the Barristers Association of Philadelphia.

Carol resides in Philadelphia. She serves as the 2021 President of CREW Greater Philadelphia and is a member of the 2020 and 2021 CREW Network Diversity, Equity, and Inclusion Task Force. Previously she served on the CREW Greater Philadelphia Board of Directors as a Network Delegate and is a member of the Event and Outreach Committees.

**Employed at:** Clemens Construction Company, Inc.

**Date Joined CRE Industry:** 2010

**Date Joined CREW:** 2015

**Qualified Field of CRE:** Business Development, 100% CRE; Real Estate Development

**Educational (major, institute),**

**Licensure & Certifications:**

- Boston College Law School; J.D.
- Drexel University; B.S., Marketing/Accounting

**Other Professional and/or Industry Associations:**

- Urban Land Institute
- Fairmount Park Conservancy
- Community Design Collaborative
- General Building Contractors Association

# KATHLEEN M. FAHY

## PRESIDENT-ELECT, CREW NETWORK DELEGATE



Kathleen Fahy is the Director of Business Development with Irwin & Leighton, Inc. – Commercial Builders. Kathy entered the construction industry in 2015 when she made the transition into full time relationship building. She is a highly qualified and well-developed professional with extensive experience and progressive growth in all aspects of business development, sales, leasing, and management. A high level of customer service, communication, and diplomacy in client interactions has opened many doors throughout the years. Her solid expertise in providing independent, hands-on leadership to facilitate business growth has proven key in her success.

Kathy continuously focuses on forging new relationships while maintaining those with her longstanding client base in the higher education, healthcare, senior living, industrial, retail, and corporate interiors markets across PA, NJ, DE, and MD.

Kathy serves on the CREW Greater Philadelphia Board of Directors as the 2022 President-Elect and has participated on the Board as an At-Large Board Member for several years. Previously, she served as a Co-Chair to the Corporate Engagement Committee, 2020 Chapter Champion and as a member of the CREW Network Foundation Scholarship Selection Committee.

**Employed at:** Irwin & Leighton, Inc.

**Date Joined CRE Industry:** 1988

**Date Joined CREW:** 2012

**Qualified Field of CRE:** Business Development, 100% CRE

**Educational (major, institute),  
Licensure & Certifications:**

- Stockton University; B.A. Business Studies, Marketing
- Temple University; PA Sales License, Real Estate

**Other Professional and/or Industry Associations:**

- Urban Land Institute
- Society for College & University Planning
- ACE Mentor Program of Greater Philadelphia
- Irish American Business Chamber Network

# ROSEMARY LOVERDI

## IMMEDIATE PAST PRESIDENT



Rosemary Loverdi is a partner in the Real Estate Practice Group in the Corporate and Business Department of Dilworth Paxson LLP where she started her career as an associate with the firm. Rosemary's practice involves all aspects of commercial real estate, including acquisitions, financing, leasing, and development.

Rosemary previously presented a continuing legal education course for the Pennsylvania Bar Institute on Commercial Real Estate Agreements of Sale as well as moderated Bisnow's "Future of South Philly and The Navy Yard" in July 2014, where over 300 people attended to hear panelists from Liberty Property Trust, the Philadelphia Industrial Development Corporation, Synterra Partners, and Pennoni Associates.

Rosemary has served as CREW Greater Philadelphia's Chapter President in 2020, leading across an unprecedented pandemic, maintaining connection and support for members across the Chapter. She also previously served in other Board roles as Secretary and Network Delegate, as a member of the Events Committee, and on the Greenbuild and Philanthropic Partner subcommittees.

**Employed at:** Dilworth Paxson LLP

**Date Joined CRE Industry:** 1993

**Date Joined CREW:** 2012

**Qualified Field of CRE:** Law

**Educational (major, institute),  
Licensure & Certifications:**

- Rutgers University School of Law; J.D.
- Rutgers University School of Business; B.S., Accounting

**Other Professional and/or Industry Associations:**

- American Heart Association Go Red for Women, Board Member
- The Union League of Philadelphia, Budget and Audit Subcommittee Member

# MELISSA HASENMAYER

## TREASURER



Melissa Hasenmayer is a Senior Director in the Real Estate Solutions practice at FTI Consulting, working in the firm's Business Tax Advisory group and specializing in REIT due diligence, as well as corporate and partnership income tax compliance.

Melissa also has advisory experience in key areas of real estate taxation, including deal structuring, like-kind exchanges, and Section 704(c) models. Melissa has been with FTI since 2004.

Melissa serves at the 2021 Treasurer of the CREW Greater Philadelphia Board of Directors and has also been a member of the Chapter's Events Committee.

**Employed at:** FTI Consulting, Inc.

**Date Joined CRE Industry:** 2004

**Date Joined CREW:** 2007

**Qualified Field of CRE:** Accounting

**Educational (major, institute),  
Licensure & Certifications:**

- Monmouth University; B.S., Accounting
- Farleigh Dickinson University; M.S., Taxation

**Other Professional and/or Industry Associations:**

- National Association of Real Estate Investment Trusts
- New Jersey Society of Certified Public Accountants

# KIMBERLY FREIMUTH SECRETARY



Kimberly Freimuth is a real estate, zoning, and land use attorney for more than 16 years with Fox Rothschild LLP, handling a broad range of real estate matters including: applications to zoning hearing boards for variances, special exceptions, conditional use approvals and zoning interpretations; rezonings, including both map and text amendments; subdivisions to create new building lots; new land development projects; transactional work related to sales, acquisitions, leasing, conservation easements, declarations, due diligence, etc.; forming planned community and condominium associations, as well as all governing documents; condemnation matters; real estate litigation work; preparing public grant and loan financing applications for real estate economic development projects; and commercial and industrial tax assessment appeals.

In addition, Kimberly has represented both developers and municipal entities in connection with HUD Section 108 loans, Brownfields Economic Development Initiative grants, and Redevelopment Assistance Capital Program grants.

Kim is the Secretary of the CREW Greater Philadelphia Board of Directors, which she has served for the last few years. Previously, Kim was also a member of the Communications Committee.

**Employed at:** Fox Rothschild LLP

**Date Joined CRE Industry:** 2005

**Date Joined CREW:** 2013

**Qualified Field of CRE:** Law

**Educational (major, institute),  
Licensure & Certifications:**

- Temple University Beasley School of Law; J.D.
- Trinity College; B.A., Economics

**Other Professional and/or Industry Associations:**

- Home Builders Association of Bucks and Montgomery Counties

# STACEY BOSTON

## CREW NETWORK DELEGATE



Stacey Boston is the Mid-Atlantic Regional Director for Haworth, where she oversees the Greater Philadelphia area, Pittsburgh, and Upstate New York.

Stacey has an MBA in Strategic Design and brings over 17 years of experience in the commercial interiors industry having worked for global furniture manufacturers as well as nationally ranked architecture, interior design, engineering, and construction firms.

Stacey serves as the CREW Network Delegate as a member of the Board of Directors and has been on the Board for the last three years. Stacey has also previously been the Chair of CREW Greater Philadelphia's Annual Fall Luncheon and a Co-Chair of the Events Committee.

**Employed at:** Haworth Inc.

**Date Joined CRE Industry:** 2003

**Date Joined CREW:** 2012

**Qualified Field of CRE:** Affiliate Member

**Educational (major, institute),  
Licensure & Certifications:**

- Philadelphia University; M.B.A., Strategic Design
- University of Delaware; B.S., Business Administration, Marketing

**Other Professional and/or Industry Associations:**

- National Association for Industrial and Office Parks
- Philadelphia Chamber of Commerce
- CORENET

# LIV CARTER

## AT-LARGE BOARD MEMBER



Liv Carter is the Vice President and Principal Relationship Manager of Commercial Banking with Wells Fargo, N.A. out of Haddon Township, NJ. She previously held the role of Regional Sales Manager at Wells Fargo Middle Market Banking as well as Commercial Lender.

Liv is an experienced Commercial Banker with a demonstrated history of working in the financial services industry. She is a strong commercial real estate professional, skilled in portfolio management, risk management, commercial lending, credit analysis, and finance with over 13 years of banking experience.

Liv was previously a member of the Corporate Engagement Committee with CREW Greater Philadelphia as well as Co-Chair of the Membership Committee for several years. She currently serves as a member of the Board of Directors.

**Employed at:** Wells Fargo

**Date Joined CRE Industry:** 2008

**Date Joined CREW:** 2017

**Qualified Field of CRE:** Finance

**Educational (major, institute),  
Licensure & Certifications:**

- Drexel University; M.B.A., Finance
- Villanova University; M.A., English
- Rowan University; B.A., English

**Other Professional and/or Industry Associations:**

- Women's Business Enterprise Center, East Chapter

# SUSANNE HANSON

## AT-LARGE BOARD MEMBER



Susanne Hanson is Director of Business Development at The Harman Group, an engineering firm providing structural engineering, parking planning and design, and construction engineering services, with offices in Philadelphia and New York City.

Susanne has over 25 years of experience working with architects, landscape architects, engineers, developers, and contractors in formulating business growth and marketing strategies. Additionally, she has a decade-long financial services background, providing solutions to clients that bring tangible results. Susanne is an active member in ULI (Urban Land Institute) and a past-president of SMPS (Society Marketing Professional Services) Philadelphia.

Susanne serves as a member of the Board of Directors and has previously held the role of CREW Network Delegate on the Board. She has also served as Co-Chair of the Events Committee and member of the Corporate Engagement Committee. Susanne lives in West Chester and is passionate about economically, socially, and environmentally sustainable development.

**Employed at:** The Harman Group

**Date Joined CRE Industry:** 2003

**Date Joined CREW:** 2013

**Qualified Field of CRE:** Business Development (100% CRE)

**Educational (major, institute),  
Licensure & Certifications:**

- Temple University; B.S., Landscape Architecture

**Other Professional and/or Industry Associations:**

- Urban Land Institute

- Chester County Commercial Industrial Investment Council



# DINA MILLER

## AT-LARGE BOARD MEMBER



Dina Miller has played an integral role in complex construction projects for Target Building Construction in a variety of market segments. She also provides direct management oversight for Target's project team—ensuring continuity throughout a project's entire lifecycle.

Dina brings over 35 years of experience in the construction industry, working for many large construction management firms in the Philadelphia market in a variety of rolls including project superintendent, project manager, procurement manager, and currently as project executive.

Dina has served as a member and previous Co-Chair of the Outreach Committee as well as on the Board of Directors. She is also a single mom of three young adult sons: Rob, Sean, and Ian.

**Employed at:** Target Building Construction Inc.

**Date Joined CRE Industry:** 1985

**Date Joined CREW:** 2016

**Qualified Field of CRE:** Construction Management/  
General Contracting

**Educational (major, institute),  
Licensure & Certifications:**

- Villanova University; B.S., Mechanical Engineering
- OSHA 10hr and 30hr certified

**Other Professional and/or Industry Associations:**

- Subcontractors Association of Delaware Valley
- General Building Contractors Association

# SUSAN TAYLOR

## AT-LARGE BOARD MEMBER



Sue Taylor works for TD Bank and is a vice president in the Commercial Real Estate Group, supporting developers in the Philadelphia and New Jersey markets. She has been with TD for 9 years.

Sue brings over 24 years of banking experience with TD Bank to its clients and prospects. Prior to her current role, Sue spent 15 years as Vice President at Wells Fargo. At Wells Fargo she held various roles, including underwriter and relationship manager. In those roles, she focused on generating new business and underwriting commercial real estate loans.

Sue spent much of her financial services career as a Commercial Real Estate Underwriter and has moved to become a Relationship Manager three years ago. Her primary focus is CRA loans, specifically affordable housing and works with for-profit and non-profit organizations.

Active in a range of community organizations, Sue serves CREW Greater Philadelphia as an At-Large Board member for several years, in addition to her time as an Outreach Committee member and CREW Network Foundation Scholarship Selection Committee member. Sue is also active in Women In Leadership through TD. Sue has been on the credit committee for New Jersey Community Capital since May 2019

**Employed at:** TD Bank

**Date Joined CRE Industry:** 2002

**Date Joined CREW:** 2011

**Qualified Field of CRE:** Commercial Lending

**Educational (major, institute),  
Licensure & Certifications:**

- University of Delaware; B.S., Business Administration,  
Finance and Economics

# DONNA VOLPONE

## AT-LARGE BOARD MEMBER



Donna Volpone has over 29 years of experience in the design and contract furniture industry. She is an enthusiastic leader with a growth mindset that builds high performing, results-driven selling teams. She has a successful track record that demonstrates the ability to lead, manage, and coach sales teams to be strategic and creative.

Donna's experience in business development and sales, with a background in interior design, contributes to her highly collaborative abilities where she continuously works to inspire, motivate, and develop top performing individuals and teams in any organization.

Donna has served as a member of the Events and Membership Committees, Chair of the Events Committee in 2015, Chair of the CREW Greater Philadelphia 35th Anniversary Celebration in 2019, Chair of the CREW Greater Philadelphia Annual Fall Luncheon in 2016 and 2019, and serves as a member of the Chapter's Board of Directors for the last two years. In 2021, she is also acting as one of our Chapter Champions, overseeing the CREW Network Chapter Challenge Trifecta.

**Date Joined CRE Industry:** 1991

**Date Joined CREW:** 2011

**Qualified Field of CRE:** Affiliate Member

**Educational (major, institute),  
Licensure & Certifications:**

- Spring Garden College; B.A., Interior Design
- Spring Garden College; A.S., Architecture

**Other Professional and/or Industry Associations:**

- International Interior Design Association