



# GOOD JOBS

## NATIONAL EXPANSION PLAN

Investing in the planet and her people

Pitch Deck

# Alliance for Reason and Knowledge



## Mission Statement

*Putting people to work healing the planet*

## Good Jobs for a Green World

Primary campaign to drive private equity investments into marginalized people and the local living economies where they thrive.

# The Bridge Ecovillage



**Former National Football League (NFL) and Penn State Football player Garry M. Gilliam Jr.** founded The Bridge Eco-Village. A for-purpose company that acquires old properties and turns them into "eco villages" growing culture, commerce, and community in urban centers. Projects that are focused on solving problems facing underserved communities.

# EcoDistrict Distribution

- ✓ *Driving Principles*
- ✓ *Profitable Policies*
- ✓ *Impactful Practices*



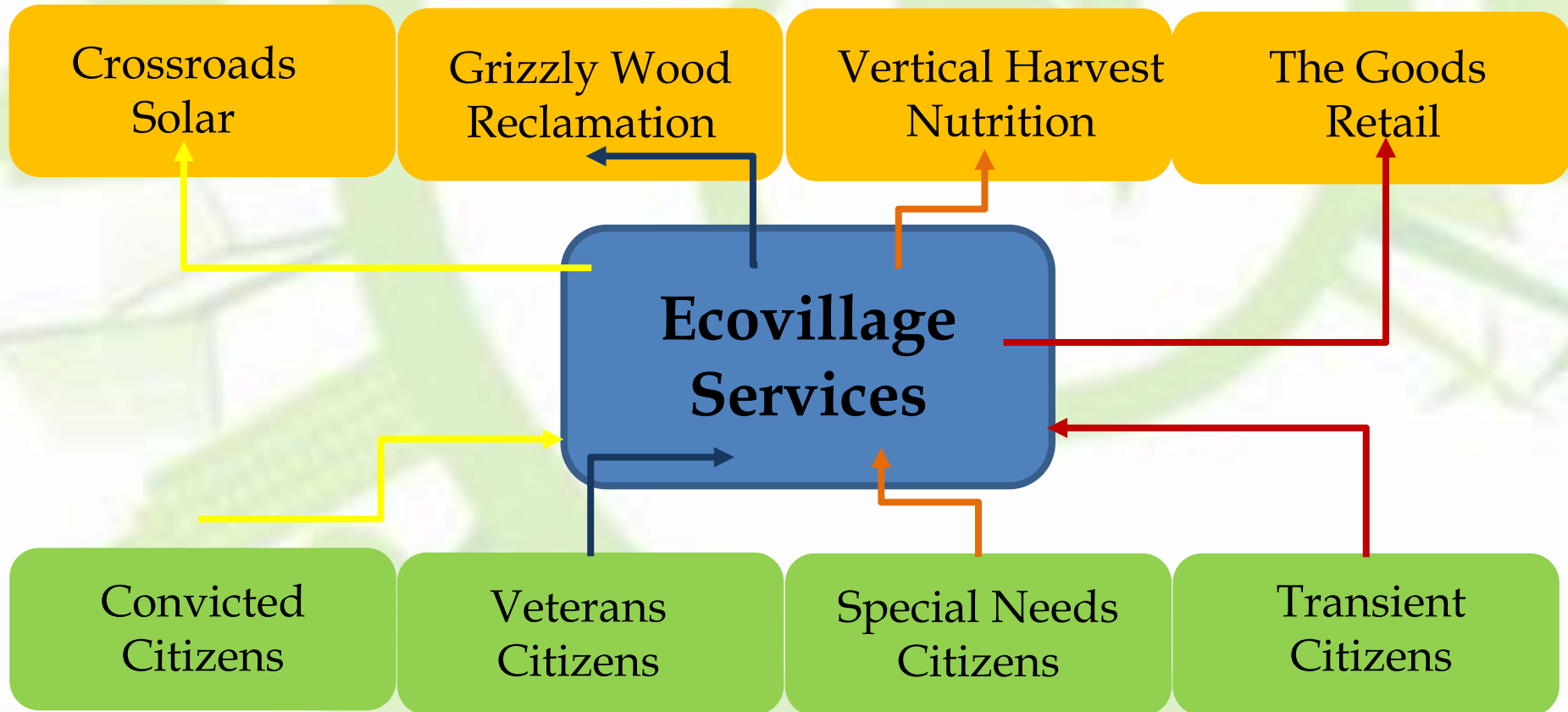
## Professional Affiliation

The Ecodistricts protocols provide a common nomenclature to bringing together diverse stakeholders to create viable plans for comprehensive economic development strategies. Capital improvement plans that attract socially responsible private equity investors to capacity building projects.

They have made impacts in over a dozen cities large and small and currently have trained professionals in 40 states. Connecting with them and their local networks will allow a small group to engage a large geographic area.

# Good Jobs Services Model

Franchising with successful partners helps local entrepreneurs navigate risks and maximizes the profit of impact.

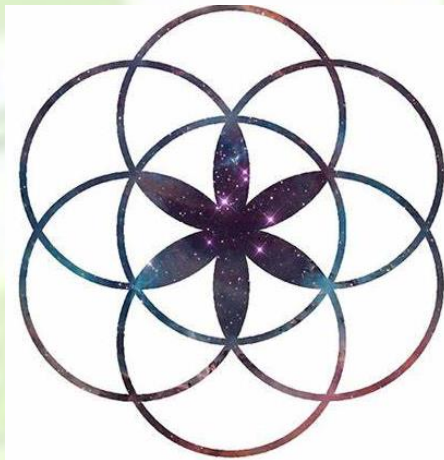


Investing in marginalized citizens in neglected communities increases the production capacity of empowered labor.

# Delivering Results

**ARK**

**Circle West  
Architecture**



**Iris  
Engineering**

**The Bridge  
Development**

## Together we have:

- 80+ years combined development experience
- A global network of industry experts
- Professional capacity to move from concept to completion
- Ability to leverage multiple funding sources
- Knowledge on navigating complex project details

# Capacity Building Campaigns



**\$500M**

Capital Investment for each location

**10%**

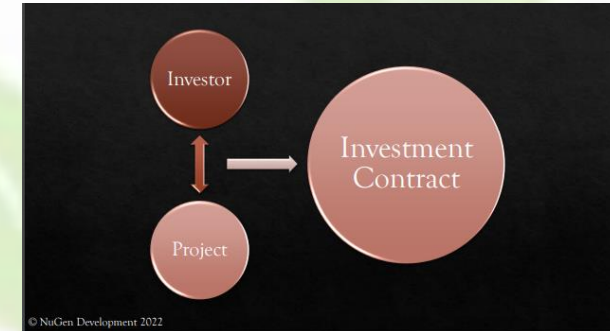
Target Return on investment

**5- years**

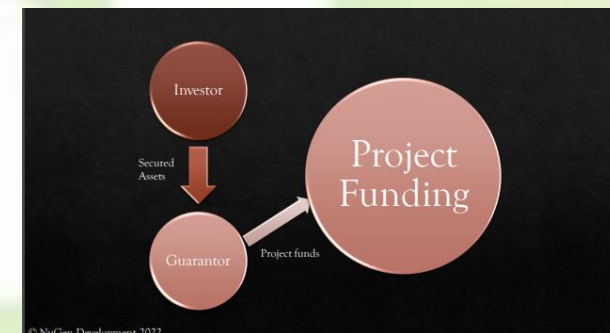
Development Timeline

**Flip/Lease**

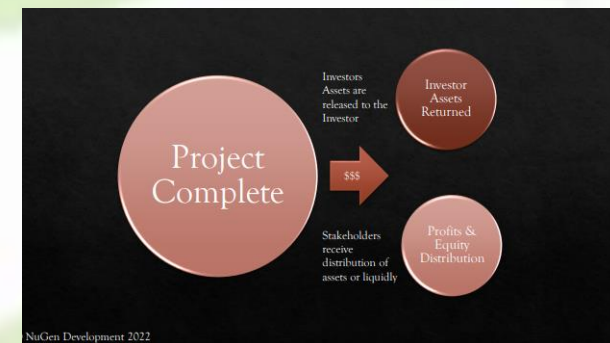
Built for profits, managed for returns



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**Investments in production capacity provides short-term returns, while investments in human capacity are the real long-term profit multipliers**

# Dollars That Make Sense

## LEASE RATES

\*compared to 2023 rates in

Anchorage, Alaska

### **Industrial**

*\$20/sq ft*

### **Residential**

*\$30/sq ft*

### **Municipal**

*\$40/sq ft*

### **Commercial**

*\$50/sq ft*



## Profitable Replication

Investments into safe, healthy mixed-use developments that nurture the growth potential of people ensures innovation becomes the profit multiplier for a culture of caring.

Introducing these solutions to a major city in every state provides the stability of a diverse portfolio containing projects and professionals to seed, nurture, and bring to harvest more capacity.

Introducing net-zero measures increase retention, lower operating costs, and yield greater lease revenue





# North Star Economic Development District

On behalf of NuGen Development and The Bridge Eco-Village, we are pleased to offer this letter of interest in support of the \$200 million-dollar mixed-use development at the site of the former Polaris building in Fairbanks. As a former Fairbanks resident and City Council member, I would enjoy helping the Fairbanks community again.

The Bridge Eco-Village is a 'for-purpose' real estate development company that acquires properties like schools, malls, and warehouses and then turns them into "eco-villages." Our properties are intended to be sustainable and self-contained mixed-use "Eco-Villages" with housing, commercial/retail space, co-working, urban agriculture, innovation/education center, and entertainment. The Bridge builds community empowerment founded on the principles established over a century ago by Milton S. Hershey and his wife, Catherine. The Hershey vision bridges gaps designed to help develop productive and eco-friendly communities.

Garry Gilliam, the CEO of The Bridge Eco-Village, is himself a product of the Milton Hershey School and, following a remarkably successful career in the NFL, has dedicated himself to replicating this fantastic vision of the future.

Chairman Mark Hewitt, a former Fairbank City Councilman, leads NuGen Development in the growth of what is referred to as the MicroCity model, founded on principles of Regenerative Economics; NuGen has the resources to fully finance projects aligned with the principles of economic, community, and environmental sustainability.

To proceed, we would request the following:

- Letter from the historic preservation board showing approval to demolish the existing building and facilities
- Letter of support from the City of Fairbanks and the North Star Borough for the sale of the property, permitting for the new development, and a letter of confirmation from the utility system showing the capacity for future growth.
- Letter of support from the State of Alaska for the project's overall scope.

We will be encouraged if additional land and resources become available to upscale this into a broader economic zone for further housing and commercial growth.

Sincerely,

Mark S Hewitt  
Chairman – NuGen Development  
[mark@nugendev.com](mailto:mark@nugendev.com)

Garry Gilliam (Jan 6, 2023 17:37 PST)  
Garry Gilliam  
CEO – The Bridge Eco-Village  
[ceo@thebridgehq.com](mailto:ceo@thebridgehq.com)

- ## New Paradigm on Planning the Future
- ❖ Public/Private Partnerships (P3)
  - ❖ Mixed-Use Zoning
  - ❖ Net Zero Commercial Buildings
  - ❖ Economic Value of Human Capacity

## 2023: A Historic Year for Collaboration

Golden Valley Electric Association (GVEA) is a not-for-profit, member owned, electric cooperative serving the residents of Interior Alaska.

May 25, 2023

Mr. Robert Shields  
Alliance for Reason and Knowledge (ARK)  
145 Marton Drive  
Fairbanks, Alaska 99712

RE: North Star Economic Development District (NEDD)

To Whom It May Concern:

Golden Valley Electric Association (GVEA) is a not-for-profit, member owned, electric cooperative serving the residents of Interior Alaska.

We are committed to providing reliable electricity at fair and reasonable prices for all members and we recognize that affordable energy is a necessity to support economic development.

Energy infrastructure is always a determining factor in economic development, and we acknowledge that what comes from this project will have an impact on GVEA. We appreciate being brought to the table at this early stage of development.

We encourage the creation of an Economic Development District in Fairbanks, and we would be happy to work with a well-developed plan or investment team.

Sincerely,

Tom DeLong  
GVEA Board Chair

Introduced by: Council Members  
Tidwell and Manney  
Introduced: April 24, 2023

**RESOLUTION NO. 5962**

**A RESOLUTION SUPPORTING ECONOMIC DEVELOPMENT IN DOWNTOWN FAIRBANKS**

WHEREAS, there is a need for additional economic development in downtown Fairbanks, and

WHEREAS, the Fairbanks North Star Borough Comprehensive Economic Development Strategy Update identified concerns related to dated housing stock, a shortage of affordable and quality housing, and a need for more development near utilities and existing infrastructure; and

WHEREAS, the City of Fairbanks has secured funding to demolish the Polaris Building; and

WHEREAS, this development has prompted renewed discussion of development in the downtown Fairbanks area, including interest in creating an Economic Development District in Fairbanks that would include development of multipurpose office and apartment buildings;

**NOW, THEREFORE, BE IT RESOLVED** by the Fairbanks City Council, that the City of Fairbanks encourages further economic development in downtown Fairbanks.

**PASSED and APPROVED this 24th Day of April 2023.**

David Priddy, City Mayor

AYES: Manney, Sprinkle, Rogers, Cleworth, Tidwell, Ringstad  
NAYS: None  
ABSENT: None  
APPROVED: April 24, 2023

ATTEST:   
Thomas A. Chard II, City Attorney

APPROVED AS TO FORM:

Garry Gilliam  
Representative Ashley Carrick  
Alaska State Legislature

Representative Ashley Carrick  
1392 Sutter Way, Ste. 310  
Fairbanks, AK 99718  
Phone: (907) 452-0184

In Juneau  
Ashley Carrick  
Juneau, AK 99801  
Phone: (907) 462-4976  
Toll Free: (866) 665-9076

In Fairbanks  
1392 Sutter Way, Ste. 310  
Fairbanks, AK 99718  
Phone: (907) 452-0184

House District 15 – West Fairbanks

Robert Shields  
Alliance for Reason and Knowledge  
145 Marton Dr.  
Fairbanks, AK 99712

RE: Letter of Support for Economic Development in Interior Alaska and Downtown Fairbanks.

Dear Mr. Shields,

As one of the Representatives serving Fairbanks in the Alaska State Legislature, economic development is one of my highest priorities in urban, suburban, and rural Alaska, including in downtown Fairbanks. Supporting economic development leads to a more vibrant and versatile economy that brings working families and local businesses a greater prosperity.

The Fairbanks North Star Borough Comprehensive Economic Strategy Update has identified key issues including economic growth within the Borough. Those issues include dated housing stock, a shortage of affordable and quality housing, and a need for more development near utilities and existing infrastructure. While this is specific to the Fairbanks North Star Borough, these issues persist throughout Interior Alaska, especially in our suburban areas.

In large part due to the tireless work of Mayor Dave Priddy and the Polaris Working Group, last year our Congressional Delegation secured critical funding for the demolition of the Polaris Building in downtown Fairbanks. While there is still a shortfall necessary funding, this money is a critical step in continuing the process of demolishing this building. This letter, and in the right direction has prompted renewed discussions of development in the downtown Fairbanks area. Some of this discussion includes the creation of an Economic Development District in Fairbanks that would include the potential development of multipurpose office space, apartment buildings, and green space.

Once in a generation opportunities like these in economic development do not come often and should be seriously pursued when they are available. I continue to stand in support of economic development in Interior Alaska and downtown Fairbanks. Please feel free to reach out to me if you have any questions concerning the pertinent issue.

Sincerely,  
  
Representative Ashley Carrick  
Povung-Sweeney House District 15 – West Fairbanks

Representative Ashley Carrick@alaska.gov

By: Savannah Fletcher  
Aaron Lojewski  
Introduced: 04/27/2023  
Adopted: 04/27/2023

FAIRBANKS NORTH STAR BOROUGH

RESOLUTION NO. 2023 - 26

A RESOLUTION SUPPORTING ECONOMIC DEVELOPMENT IN DOWNTOWN FAIRBANKS

WHEREAS, There is a need for additional economic development in downtown Fairbanks; and

WHEREAS, The Fairbanks North Star Borough Comprehensive Economic Development Strategy Update identified concerns related to dated housing stock, a shortage of affordable and quality housing, and a need for more development near utilities and existing infrastructure; and

WHEREAS, The City of Fairbanks has secured funding to bring down the Polaris Building; and

WHEREAS, This development has prompted renewed discussion of development in the downtown Fairbanks area, including interest in creating an Economic Development District in Fairbanks that would include development of multipurpose office and apartment buildings;

**NOW THEREFORE BE IT RESOLVED** by the Assembly of the Fairbanks North Star Borough, that the Borough encourages further economic development in Downtown Fairbanks.

Aaron Lojewski  
Presiding Officer

ATTEST:  
  
April Chisley  
Alicia Trickey, MMC  
Borough Clerk

Yeas: Guttenberg, Rotermund, Wilson, O'Neal, Fletcher, Klatky, Haney, Lojewski, Cash  
Noes: None

# 2024-2029

## Keystone Projects

*Alaska primed for transition*

- Bridge Anchorage (nutrition)
- Bridge Wasilla (reclamation)
- Bridge North Pole (manufacturing)

## Seeding Success

*Regional variations to meet local demands*

- Bridge Portland (nutrition)
- Bridge Milwaukee (reclamation)
- Bridge Houston (manufacturing)

## Critical Milestones

*Measuring our impact over the years*

- Increased investments into capacity building for nutrition, reclamation, and energy
- More skilled labor passionate about the impact they make at home and around the world
- Reduced costs to law enforcement by reducing recidivism, desperation, and increased hope with support to make it real

**50 projects**

**50 states**

**5 years**