

RYAN GALLOWAY

Murillo Flats, 611 16th Street, Unit #5 ♦ Des Moines, IA 50309 ♦ (515) 314 - 5481 ♦ ryan.galloway@hatchdevelopment.com

EDUCATION

The University of Iowa

B.B.A. in Accounting

August 2001 – May 2004

- ♦ Dean's List Honors, 3.56 GPA, graduated from a five-year degree program in three years with 150 credit hours

WORK EXPERIENCE

CFO and Director of Development

Hatch Development Group
(www.hatchdevelopment.com)

June 2008 – Present

- ♦ Partner in the MLK Brickstone Apartments, a 48-unit, \$8.7 million Low Income Housing Tax Credit (LIHTC) apartment near downtown Des Moines. Worked extensively with the City of Des Moines and the Iowa Finance Authority in order to structure the financing and develop the site, involved with ongoing property management.
- ♦ Partner in the Des Moines Greystone Homes, a 26-home, \$6.5 million LIHTC project near downtown Des Moines and Drake University. The single-family housing project has received tremendous support from the City of Des Moines as a model for revitalizing distressed neighborhoods.
- ♦ Structured the financing for the Oak Hill Jackson Brickstones, a 96-unit, \$19.7 million LIHTC apartment near downtown Cedar Rapids, IA that was the first new construction housing project following the 2008 Flood. Worked extensively with the City of Cedar Rapids and the National Equity Fund in order to secure the land and requisite financing.
- ♦ Redeveloped, owner and resident of the Murillo Flats, a 6-unit historic building in the Historic Sherman Hill Neighborhood of Des Moines. The Murillo Flats was the largest moved building in the world in 2008; it was saved from demolition as it was originally located on the site of Wellmark's new office.
- ♦ Performed construction monitoring and closed on the financing for the following LIHTC projects near downtown Des Moines: Stockbridge Apartments, \$6.2 million, 42-units; High Street Brickstones, \$3.6 million, 21-units, Southern Meadows Homes, LP, \$7 million, 38 townhomes.
- ♦ Structured financing and performed construction monitoring for the following projects in downtown Des Moines: Chamberlain Building, \$6 million commercial building at 1312 Locust St.; Kruidenier Building, \$5 million commercial building at 1408 Locust St., Wellsport Flats, \$3 million, 13-unit project in the Historic Sherman Hill Neighborhood.

Des Moines, Chicago

Ernst & Young, LLP

September 2004 – May 2008

- ♦ Provided risk advisory services for management at leading institutions, including: Berkshire Hathaway, Zurich Financial Services, Renewable Energy Group, and Terra Industries; performed risk assessments and testing of process controls to enhance operations and increase shareholder value.
- ♦ Performed assurance services and financial statement audits with leadership roles; utilized various investigative procedures, interviews of management, and analytical testing for multifaceted companies, including: Principal Financial Group, Monumental Life, AEGON, Coventry Health Care, Tyson Foods, and Blue Cross Blue Shield.

Microfinance Research, Kolkata, India

Christian Service Society – India

May – June 2009

- ♦ Studied the business model of a large microfinance institution, interviewed all levels of management and staff; reviewed entire accounting and internal control systems, provided recommendations to management to better the internal controls.

Microfinance Research, Manila, Philippines

Center for Community Transformation

May 2008

- ♦ Studied the business model of a successful microfinance institution in Manila for three weeks, provided recommendations to management for internal control improvements.

Internship, Mexico City

Servant Partners – Transformación Urbana Internacional

June – July 2007

- ♦ Worked with the organization's Executive Director to organize various community service projects including the restoration of a city park.

Resident Assistant

University of Iowa Residence Services

December 2001 – May 2004

- ♦ Developed and coordinated social, educational, and cultural programs for residents on a biweekly basis.

Academic Internships

University of Northern Iowa – Camp Adventure Youth Services

Summer 2004

US Army, Hanau, Germany

- ♦ Assisted in directing a summer camp for teenagers on the US Army base.

Summer 2003

US Navy, Yokosuka, Japan

- ♦ Implemented weekly sports camps for over 150 youth ages 6-15 at the US Navy base.

Summer 2002

Taipei American School, Taiwan

- ♦ Organized and implemented all levels of summer camp programs for 120 youth ages 6-12

ACTIVITIES

- ♦ Volunteer with PEER Servants, a microfinance partnership (www.peerservants.org)
- ♦ Member of St. Augustin Parish, work with 9th Grade Confirmation Candidates
- ♦ Volunteer with ManUp Iowa, a mentoring program for disadvantaged youth
- ♦ Volunteer with Mentor Iowa as a role model for disadvantaged youth

2008 – Present

2012 – Present

2013 – Present

2007 - 2011