



Michael J. Garcia, Mayor

To: Governing Body

From: Carly Venditti, Metropolitan Redevelopment, Deputy Director

CC: Andrea Phillips, Deputy City Manager
Brian Moya, Interim City Manager

Date: August 21, 2026

RE: Appointment of Metropolitan Redevelopment Commissioner, Justin Martin

ITEM AND ISSUE:

The Metropolitan Redevelopment Agency respectfully requests the appointment of Justin Martin to the Metropolitan Redevelopment Commission, as an individual with 20 years of expertise in private and non-profit real estate development. Justin Martin's experience ranges from real estate development and historic preservation in the Brooklyn Navy Yard to real estate investment and development with his current firm, Orion Companies. This expertise will add support to the Metropolitan Redevelopment Commission as it continues to expand and execute the vision of the Midtown Project. (Carly Venditti, Asset Development Manager, cavenditti@santafenm.gov).

ACTION: Appointment of Justin Martin to the Metropolitan Redevelopment Commission for a term of five years.

Attachments:

1. Justin Martin, Resume

City Council

Alma G. Castro, District 1
Patricia Feghali, District 1

Elizabeth "Liz" Barrett, District 2
Paul C. Bustamante, District 2

Lee Garcia, Mayor Pro Tem, District 3
Pilar F.H. Faulkner, District 3

Jamie Cassutt, District 4
Amanda Chavez, District 4

J. JUSTIN MARTIN

PROFESSIONAL EXPERIENCE

Orion Companies / Mountain West, 2018-PRESENT

Partner for real estate investment, and development firm

- Acquired and repositioned the Virginian Lodge and RV Park in Jackson Hole.
- Acquired 50 King Street, an office and retail building in Jackson Hole.
- Developing the Mason, \$60M ground-up condo and repositioning in Park City.
- Developing Wildair, a ground-up condo in Steamboat Springs.

URBAN MUSE / New York City, 2011-2018

Director of Development and Head of Acquisitions for real estate development firm

- Acquired and developed 347 Bowery, \$40M acquisition and ground-up development project with residential and retail.
- Acquired and developed 33 Park Row, \$130M acquisition and ground-up development project with residential and retail.
- Managed development, including entitlement, debt/equity raising and build-out.

YOUNGWOOL & ASSOCIATES / New York City, 2008-2010

Development Manager for real estate development firm

- Won the RFP for the Hudson River Park's Pier 57, a \$350M project slated for redevelopment as retail in West Chelsea.
- Acquired former AIG Insurance headquarters (70 Pine St and 72 Wall St) with over 1.2M SF for \$100M.
- Managed investment in and development of a 2,000-acre vineyard with residential estates in Mendoza, Argentina.

BROOKLYN NAVY YARD / Brooklyn, 2007-2008

Vice President of Development for non-profit development corporation

- Oversaw redevelopment of 300-acre industrial park with 4M SF of leasable space and 240 tenants.
- Planned 2M SF expansion of additional industrial and commercial real estate.
- Placed umbrella financing that led to the development of first speculative multi-story, LEED-certified industrial building.
- Negotiated ground lease for development of tenant-financed office and warehouse.
- Master-planned underutilized areas and implemented restructuring of buildings for highest and best uses.

ZEPHYR MANAGEMENT / New York City, 2002-2005

Investment Associate for private equity firm with real estate funds

- Invested in tax exempt bond and low-income housing tax credit projects, distressed real estate assets, defaulted municipal bonds and redevelopment deals.
- Worked directly with Managing Partner to source transactions, generate prospective investments and manage existing assets.
- Negotiated and structured investments in residual receipt notes secured by federally subsidized real estate assets.
- Oversaw investment in a multifamily redevelopment project including acquisition in bankruptcy court, bond issuance, allocation of tax credits and significant rehabilitation.
- Received \$10M in low-income housing tax credits in competitive Philadelphia market for a redevelopment project.
- Raised follow-on real estate fund with committed capital of \$100M.

NEW YORK CITY PUBLIC ADVOCATE / New York City, 1996-1999

Associate Policy Analyst for citywide elected official

- Researched, wrote, and edited reports, speeches, and testimony on numerous consumer and health care issues; covered by the *New York Times*, *Washington Post*, *U.S. News & World Report* and *Money*.

ACADEMIC EXPERIENCE

COLUMBIA UNIVERSITY / New York City, 1999-2002

Master of Science, Real Estate Development and Historic Preservation

- Thesis – Predictability of Performance: Older Buildings in the Secondary Market.
- Selected for Columbia Business School's Entrepreneurial Greenhouse Program; awarded Second Prize in the Weil Business Plan Competition and Second Prize in JP Morgan Chase's Community Development Competition in Real Estate.
- Teaching Assistant (2000-2002).

GEORGE MASON UNIVERSITY / Fairfax, Virginia, 1988-1993

Bachelor of Arts, Dual Degrees in History and English

- Varsity Crew, Men's Heavyweight Eight; leader of starboard oarsmen.

PERSONAL Sailed single-handed from Virginia to Key West/Dive Boat Captain and Divemaster (1993-1996); world travel (2005-2006).