



BIOGRAPHIES... IRM

MICHAEL J. LEVITT, CHAIRMAN

...established 1973

After 35 years at the helm of the Michaels Development Company, Mr. Levitt continues to play an active role in major business decisions affecting the company. Industry leaders look to Mr. Levitt to be their spokesperson on government trends and policies. He has also formed Michaels' affiliated real estate companies, including Interstate Realty Management Company; Continental Mortgage Corp (FHA loan servicer); Prestige Affordable Housing Equity Partners (tax credit syndication); Prestige Renovation; Michaels Building Corp. and Michaels Military Housing. A graduate of Dickenson College, Mr. Levitt has been a member of the National Association of Home Builders' Rental Housing Committee since its inception and has chaired the Multi-family Subcommittee.

JOHN O'DONNELL, EXECUTIVE VICE PRESIDENT AND CHIEF FINANCIAL OFFICER

...joined Michaels Development Co. (MDC) 4/11/1988

Mr. O'Donnell oversees the day-to-day operations of the Michaels Development Company and its affiliates. In that capacity, he has spearheaded the company's involvement in both privatized military housing and the acquisition of large existing housing portfolios. Formerly a Credit Analyst in the commercial banking industry and Senior Accounting Manager with Interstate Realty Management Company, he has over 15 years of real estate and commercial banking experience. Mr. O'Donnell received his BA and MBA in Financial Management from St. Joseph's University.

MARK L. MORGAN, PRESIDENT

...joined IRM 6/10/1985

Mr. Morgan joined Interstate Realty Management Company in 1985 after obtaining his Bachelor of Arts degree in Political Science from Gettysburg College. Over the past 25 years with the organization, his responsibilities grew progressively culminating in him being named President of the company in October 2008. His experience with the organization includes portfolio management, asset management, acquisitions and dispositions, refinancing and recapitalizations, HOPE VI development assistance, public housing management and staff training.

In addition to his CPM designation Mr. Morgan holds a Certified Professional of Occupancy (CPO) from the National Affordable Housing Management Association (NAHMA). He has served on the Board of the Southeastern Affordable Housing Management Association (SAHMA) as the Mississippi State Director and as President of the Southern New Jersey Chapter of the Institute of Real Estate Management (IREM). He is a licensed Real Estate Broker in the State of New Jersey.

left: **Joe Purcell,**
John J. O'Donnell,
Mark Morgan,
Robert Greer,
Seated Right: **Michael J. Levitt**
Seated Left: **Bill Gorodetzer**

JAMES V. BLEILER, EXECUTIVE VICE PRESIDENT

...joined IRM 3/29/1982

Mr. Bleiler is responsible for operations, accounting and fiscal management of properties managed by Interstate. He previously was a Senior Auditor for Arthur Anderson & Company, Controller for Atlantic Aviation Corporation and Assistant Controller for Provident National Bank. He has over 42 years of diversified experience in real estate accounting, commercial banking and financial reporting requirements for the military in conjunction with the privatization of military housing. Mr. Bleiler holds a Bachelor of Science degree in Accounting from Widener University, and is a Certified Public Accountant.



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SANDRA E. CIPOLLONE, SENIOR VICE PRESIDENT

...joined IRM 2/14/1983

Prior to joining IRM, Ms. Cipollone was Senior Accountant with Shore, Avrach & Company, Certified Public Accountants, specializing in real estate accounting. She has conducted Fair Housing Training on a national level for a major trade organization. Ms. Cipollone has over 29 years experience in real estate accounting and property management. She holds a Masters in Business Administration degree from Rutgers University and a Bachelor of Science degree from Stockton State College. She is also a Certified Property Manager and a Certified Public Accountant.

WILLIAM L. GORODETZER, VICE PRESIDENT

...joined IRM 7/1/1985

Mr. Gorodetzer was formerly Vice President for Provident Mutual Life Insurance Company's real estate subsidiary. He has been a real estate finance speaker at seminars sponsored by the Wharton School and the Mortgage Bankers Association of America. Mr. Gorodetzer has over 40 years diversified experience in real estate acquisitions, development, finance, asset and property management. He is broker of record for Pennsylvania and New Jersey. He holds a Bachelor of Arts degree from Temple University.

ANTHONY POLIDORA, VICE PRESIDENT

...joined IRM 10/7/1997

Mr. Polidora supervises installation and maintenance of the computer system for the corporate and site offices. He is responsible for all software development and enhancements. He has over 33 years of data processing experience in the areas of property management, health care, medical and dental, sales and marketing and manufacturing.

ROBERT E. SAMPSON, JR., VICE PRESIDENT

...joined IRM 8/5/1981

Mr. Sampson has over 30 years diversified experience in real estate asset and property management. He is a member of National Affordable Housing Management Association (NAHMA) and founding past President of the New Jersey AHMA. He holds a Bachelor of Science degree in Chemistry from Eastern Nazarene College and a Master of Science degree in Chemical Engineering from Boston University. He is a Certified Property Manager and a National Assisted Housing Professional-Executive.

CARLOS RAMOS, VICE PRESIDENT

...joined IRM 5/4/1981

Mr. Ramos has over 29 years of experience in property management and marketing affordable and conventional properties. He has created nationally recognized marketing procedures for affordable housing communities and has opened and successfully completed the initial leasing for over 65 apartment communities with over 8,500 units. Mr. Ramos received a Business Administration degree from Philadelphia College of Textiles, Science and Business School and is a Certified Property Manager.

left: **Michael J. Levitt,
Charlie Ramos,
John J. O'Donnell,
Mark L. Morgan**



BIOGRAPHIES... IRM

CHARLES J. DURNIN, JR., VICE PRESIDENT

...joined IRM 5/29/2000

Mr. Durnin has over 26 years of experience in the area of institutional asset and property management as well as Federal Court Appointed Receiverships throughout North America. He is a national speaker and recognized expert on Section 42 Compliance and is also a frequent speaker at state and county finance agency affordable housing symposiums. Mr. Durnin is a contributor/writer for several national publications on affordable housing, specifically Section 42, and he is also a member of the Board of Advisors for many national publications. He has participated in the development of CDMP for the privatization of military housing. His background includes a comprehensive understanding of Section 42 (LIHTC), FmHA, HUD and other financing vehicles associated with affordable housing. He holds a Masters in Business Administration in Real Estate Finance and Management from the Stern Graduate School of Business, New York University, and a Bachelor of Business Administration in Finance from Temple University. He is a Certified Tax Specialist and Certified Asset Manager. In addition, he holds the HCCP, C3P and SCHM LIHTC Certifications.

DONALD L. MILLER JR., VICE PRESIDENT

...joined IRM 7/25/1994

Mr. Miller has over 18 years experience in accounting, financing and property management. He has participated in the development of CDMP for the privatization of military housing. He holds a Bachelor of Science degree in Accounting from the University of Pittsburgh and a Master of Science in Taxation from Temple University. He is a Certified Public Accountant and holds a real estate brokers license in five states.

MARC GETSON, VICE PRESIDENT

...joined IRM 1/1/2008

Mr. Getson has over 20 years of experience as a Real Estate salesperson; specializing in the field of property management. His experience covers both the conventional and affordable housing markets. Mr. Getson, holds a Bachelors of Business Administration in Finance from the University of Miami along with an Assisted Housing Manager designation and a State of Pennsylvania Real Estate License.

OLIVETTE BEATON, VICE PRESIDENT OF SOCIAL SERVICES

...joined IRM 8/7/1989

Prior to joining IRM in 1989, Ms. Beaton was employed by the Housing Association of Delaware Valley. She has over 35 years experience in housing and supportive services. Ms. Beaton is author of [A Guide to Tenant Rights and Responsibilities](#), [Renting in Philadelphia](#), and the [Non-profit Organization Resource Guide](#). She holds a Masters of Science Degree in Counseling Psychology. She is an Alumnus of the Leadership Inc., Fels Center, University of Pennsylvania.

LONA BLACK, VICE PRESIDENT

...joined IRM 12/1/1998

Mrs. Black has over 13 years of real estate asset and property management experience. She served for 8 years as the Mississippi State Education Chairperson for the Southeastern Affordable Housing Management Association (SAHMA). She currently holds the designation of Certified Professional of Occupancy, Specialist in Housing Credit Management and National Assisted Housing Professional-Executive.



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GARY L. ECKROTE, VICE PRESIDENT

THE MICHAELS BUILDING CORPORATION (MBC)

...joined IRM 3/15/1982

Gary Eckrote has been affiliated with The Michaels Organization since 1982 in various management capacities. Trained at the HUD office in Washington in the REAC protocol, he presents training on the preparation for successful results on these REAC inspections. Mr. Eckrote holds licenses and registrations as a general contractor in numerous states and municipalities and is a state-certified building contractor in the states of FL, MS and AL. The Michaels Building Corporation, a Michaels Organization, is responsible for completion of capital additions, restoration of storm and fire damaged structures and substantial rehabilitation of properties solely within the Interstate Realty Management Company portfolio.

WILLIAM C. GEDDES, CONTROLLER

...joined IRM 2/8/1982

Mr. Geddes is responsible for management company accounting/fiscal reporting and risk management for all properties. He has over 27 years of real estate experience, and holds a Bachelor of Science degree in Accounting from Villanova University. He is a Certified Public Accountant (inactive) and licensed Property and Casualty Producer.

RALPH M. MASSARO, III, CONTROLLER

...joined IRM 9/14/1987

Mr. Massaro has over 22 years of experience in accounting, refinancing and real estate development. He is responsible for the accounting records, financial reporting and Tax Credit Compliance for properties managed by IRM & reviewing, evaluating & initial setting-up of all new business. He is also responsible for evaluating, negotiating & bulk purchasing of utilities for properties. He is responsible for implementing all new programs & enhancements to our proprietary software system. He holds a Bachelor of Science degree in Accounting and Financing from Rutgers University.

GARY T. MAYNES, CONTROLLER

...joined IRM 9/11/1989

Mr. Maynes is responsible for the accounting records and financial reporting for properties managed by IRM. Mr. Maynes has over 30 years of experience in auditing, accounting and financial analysis. He holds a Bachelor of Science degree in Accounting from Drexel University.