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<25.76168, -

ASSOCIATION

LESS TO MORE

VENTANA FULLERTON

Pamela Mikus, M.R.P. '94



Executive Vice President and head of the California development office of a nationwide real estate development firm, Pamela Mikus secured site control for this proposed development in December 2009. Over the next four years, the proposed mixed use senior affordable development would prove to be the most challenging entitlement and funding experience in Ms. Mikus's 20 year development career.

Ms. Mikus endured a highly politicized public funding process, a successful recall election of 3 City Councilpersons, a deadly beating of a local homeless man at the hands of the city police officers, and heavily attended city council meetings by Occupy Wall Street supporters, CNN, MSNBC and the like.

To compound matters, the state of California abolished redevelopment agencies as of February 1, 2012 which jeopardized the local funds needed to realize the proposed development. Through perseverance and personal stamina, Ms. Mikus, the sole employee of the California development office, succeeded in securing all local approvals, negotiating numerous land control extensions with an ever increasing impatient seller, and executing the financing agreement with the City of Fullerton in November, 2013.

The land closing occurred in December, 2013 and construction finally commenced in the fourth quarter of 2014 for this much needed affordable rental apartment complex for seniors.



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