



GARY PACHUCKI

Founder & Principal | IBT Group, LLC

Gary Pachucki is Founder and Principal of the IBT Group, LLC (www.ibtgroupllc.com) where he is responsible for strategic management of the development process, including acquisition, planning, leasing, and financial relationships. Mr. Pachucki has over 30 years of real estate experience and has been responsible for the development of millions of square feet of institutional grade assets on a national basis. Since its founding, IBT has developed numerous retail centers across the US but has now refocused on Urban projects like it's current 250,000 square foot High Science and Innovative office campus (theterminalhumboldtpark.com). Notable past accomplishments include the 550,000-square-foot Highland Grove Town Center in Highland, Indiana, a partnership with Blackrock for the West loop Promenade in Chicago, and a major advisory assignment for an 1,000-acre residential project in Yorkville, Illinois, for Bank of America.

Prior to the formation of the IBT Group, Mr. Pachucki held senior positions with several national real estate companies, including Balcors, where he oversaw the redevelopment, management, and sale of a portfolio of nearly \$1B of apartments, office and retail properties. After Balcors, over a ten-year period at Opus North Corporation, he was responsible for the development of the Meadow Lakes Corporate Park, a 125-acre upscale business campus in Aurora, Illinois, including office, distribution, and commercial support operations. Additionally, Gary formed and ran a division which oversaw all retail developments in the Midwest, including the origination and completion of the largest single national sales transaction for the Opus Group of Companies, providing a significant monetization of investment proceeds nationally, allowing for the recapitalization and continued growth of OGC. During the last 3 years of his tenure, he was the largest producer for all product types in the Opus system.

Immediately following his academic career, Mr. Pachucki spent several years with a large architectural firm in Milwaukee, Wisconsin, where he was involved in various aspects of the design process for institutional and commercial buildings, most notably the International Arrivals building and parking structure at General Mitchell International Airport in Milwaukee. .

Mr. Pachucki graduated from the University of Wisconsin with a Bachelor of Science in Architecture as well as Graduate Studies of the Graduate School of Architecture and Urban Planning.