



DARRYL SETTLES
ENTREPRENEUR · CIVIL ADVOCATE

SYNOPSIS

OBJECTIVE: I am continually searching for opportunities, in any form, where I can incorporate my entrepreneurial and executive management experience and my nonprofit board experience to advance the economic well-being of communities of color and promote diversity, equity and inclusion.

PROFESSIONAL EXPERIENCE:

Catalyst Ventures Development (CVD) 2014 to present.

Founded in 2014, Catalyst Ventures Development (CVD) focuses on real estate, specifically the development of and investments in multifamily and commercial properties in Boston and surrounding communities. By fostering partnerships and relationships that empower minority communities and providing the resources that encourage financial growth, CVD aims to have a positive social impact on the real estate landscape. Included are longstanding ventures with corporate entities that include Redgate, WinnCompanies and Tishman-Styers.

Recent projects include:

- Secured a 33 unit affordable housing portfolio in Roxbury, MA. (2021)
- Developing a \$5.3M 14 unit condo project in Roxbury, MA. (2021)
- Investor and minority partner with Redgate Residential (Boston) in several large multi-family buildings in Revere, MA: 500 Ocean Ave (305 units, 2019); Ocean Beachmont (195 units, 2020); and Ryder (200 units, 2021).
- Developed a \$3.4M luxury 5 unit condo project in Newton, MA. (2020)
- Investor in Chateau Marcel, Inc., a hospitality and spirits company that caters to sophisticated minority markets. (2020)
- Investor in Paerpay, LLC, a technology company that facilitates mobile and touchless payments. (2019)
- Investor / minority partner with development of a 135 room Residence Inn Marriott Hotel and 50 unit residential building in Roxbury, MA with XSS Hotels LLC and Urbanica, Inc. respectively. (2018)
- Investor in two hospitality venues at the Encore Boston Harbor Casino in Everett, MA with Big Night Entertainment Group (BNEG). (2018)

Catalyst RCP 2021 to present.

In 2021, Redgate and Catalyst Ventures Development formed Catalyst RCP, a partnership created to expand wealth and opportunity for people of color through real estate development and investments. Catalyst RCP is a 51%/49% minority owned entity.

NEW ENDEAVOR: Co-founder and partner of BREIF (Boston Real Estate Inclusion Fund), a specialized real estate investment vehicle that aims to provide POC with unprecedented access to invest in transformative projects in mature markets from which they have been historically excluded.

A \$20 million fund raised by General Partners (GPs) cohort, leveraged with Limited Partner (LPs) capital from institutional investors, high net worth individuals, foundations, endowments, foundations, pensions, institutions and family funds to achieve a \$200 million fund.

PRIOR PROFESSIONAL EXPERIENCE: (Hospitality Entrepreneur)

Darryl's Corner Bar and Kitchen owner and operator for 28 years, sold in 2018.

Slade's Bar and Grill co-owner and managing partner for 3 years sold in 2019.

The Beehive founder and co-owner 2007 to 2010.

EARLY EXPERIENCE: Digital Equipment Corporation (DEC) engineering and sales positions.

SIGNIFICANT NONPROFIT AND CIVIC EXPERIENCE:

Mass Housing Investment Corporation, Loan Committee; Greater Boston Chamber Of Commerce, Board; Initiative for a Competitive Inner City, Board; Builders of Color Coalition Cofounder/Board; Greater Boston Convention and Visitors Bureau, Board Vice-Chair

PREVIOUS BOARDS (Trustee or Advisory):

Black Economic Council of Massachusetts, Cofounder/Board Emeritus; Museum of Fine Arts; Wang Center; Huntington Theatre; Massachusetts Convention Center Authority; Metropolitan District Commission – Commissioner

EDUCATION: Virginia Polytechnic Institute and State University; BS Engineering, 1984

PERSONAL: Married, two children, longtime resident of Newton, Massachusetts



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