This semester's Capstone was a close competition. Thirteen students successfully presented their final MRED work to fellow students, staff, and a panel of three judges on Saturday, December 13th. Jerry Zayets says he has learned a lot from the program and it has been a great experience professionally. Nick Egelanian, President of SiteWorks, John Lin, President and CEO of CapStar Commercial Realty, and Scott Price, Managing Director of RCLCO, judged the competition. Prizes of $1000, provided by the Colvin Institute, $500, and $250, provided by Monument Bank, were awarded to winners. Qin Hu, Ryan Smyth, and Amy Weber won first, second, and third place prizes respectively.

First Place Winner: Qin Hu
Qin Hu won first prize for her residential development plan, **Point Street Apartments** based in Baltimore's Inner Harbor pictured in her poster above. Qin's Capstone mentor was **Daniel Henson**, CEO of **Henson Development** based in Baltimore. Qin describes her Capstone experience as an opportunity to showcase the knowledge and professionalism she gained during her time in the program, "It was very challenging but worthwhile. Capstone was an unforgettable experience that strengthened my real estate background." The Colvin Institute of Real Estate Development provides Qin's $1000 prize.

Second Place Winner: Ryan Smyth

**Ryan Smyth** won second prize for his retail development plan, **The Shops at Whetstone**, based in Gaithersburg, Maryland, detailed in his poster above. Ryan's professional mentor was **Geoffrey Glazer** of **KIMCO Realty**, owner of the site. Ryan says he thoroughly enjoyed his time in the MRED program. "It was exactly what I hoped it would be." Monument Bank provides Ryan's $500 prize.
Third Place Winner: Amy Weber
Amy Weber won third prize for her hotel development plan, Hotel 162 at the Creek, based in Frederick, Maryland, and pictured in her poster above. Amy’s mentor was Earl Armiger, President and Founder of Orchard Development. Monument Bank sponsored Amy’s $250 prize. Mr. Armiger and his two students, Amy Weber and Tyler Kohler, were part of a larger University Initiative called PALS, a partnership between multiple courses at the University and the City of Frederick this year. Each year the University, through the auspices of the Center for Smart Growth, coordinates over 100 courses offered as field exercises addressing multiple issues in that community. An undeveloped piece of land owned by the City on Carroll Creek served as the site for Amy and Tyler’s proposals. Mr. Armiger found both Tyler and Amy’s projects would be ones he would recommend that any bank fund, as they were based in top notch market research and financial analysis. Congrats to Amy for her winning proposal.