

# OHIO CITY INCORPORATED BOARD OF TRUSTEES APPLICATION

## CANDIDATE INFORMATION

<b>Name:</b> Daniel Budish	
<b>Ohio City Incorporated Membership:</b>	<input checked="" type="checkbox"/> I am currently a Resident Member in-good-standing
<b>Length of Ohio City residency:</b>	4 years

## EXPERIENCE & PROFESSIONAL EXPERTISE

<input type="checkbox"/> Accounting	<input checked="" type="checkbox"/> Developer/Builder	<input type="checkbox"/> Human Resources
<input type="checkbox"/> Bilingual	<input type="checkbox"/> Education	<input type="checkbox"/> Legal
<input type="checkbox"/> Community Activist	<input checked="" type="checkbox"/> Finance/Lending	<input type="checkbox"/> Marketing
<input type="checkbox"/> Community Connections	<input type="checkbox"/> Fundraising	<input type="checkbox"/> Outreach
<input type="checkbox"/> Construction Contractor	<input checked="" type="checkbox"/> Grant Writing	<input checked="" type="checkbox"/> Real Estate
<input type="checkbox"/> Design/Architecture	<input checked="" type="checkbox"/> Historic Preservation	<input checked="" type="checkbox"/> Strategic Planning

## PERSONAL STATEMENT

### 1) Why do you wish to serve on the Ohio City Incorporated Board of Trustees?

Moving to Ohio City in 2012 was the the single most important decision that I made upon returning back to Cleveland in terms of how it has defined and shaped my current life. Ohio City has provided me with countless growth opportunities both professionally and personally and as a result of this, a majority of my days now revolve around the people and places within the neighborhood.

At heart, I'm a city geek - I've lived in several cities around the world and have studied urban areas for most of my life. And while it's not without its issues, from my experience, Ohio City ranks towards the top of the list in terms of the quality of life that the neighborhood provides to its residents. The streets are walkable, the building fabric is historic and built at a pedestrian scale, the retail is unique and local, and the neighbors are diverse, passionate and involved.

We are currently facing an exciting time in Ohio City, with growth and investment pouring into the area at previously unseen levels. The challenge of course is preserving all of what makes Ohio City great, without stifling the opportunity to continue improving Ohio City and keeping it resistant to economic downturns. Given my education in the fields of urban planning and economic development on the other, I believe that I can bring this needed balance between preservation and sustainable growth to the board of OCI. Most importantly, I want to give back to the neighborhood that has made such an impact on my own quality of life during my time here in Cleveland.

### 2) Please describe your experience in the areas checked in Part 2. Include any special achievements and/or experiences that you feel would enhance the organization.

I devoted my studies to learning about placemaking and how to improve the urban environment. To that end, I hold an undergraduate degree in Urban Studies from Cornell University as well as a Master's Degree in Regional Planning from Cornell and a Master's Degree in City Design from London School of Economics. Through my

education, I learned about successful (and not so successful) places around the world and innovative strategies that cities and neighborhoods can implement to enhance urban life.

I returned to Cleveland from London so I could put my education to good use and try to help my hometown live up to its full potential. I started my career at the City of Cleveland in the Department of Economic Development and, while there, wrote several successful grant applications and underwrote and closed many loans for real estate projects around the city. Through this job, I became well versed in the workings of city hall and the real estate development process.

I then moved to the private sector, and worked as Vice President of a historic real estate development company in the area. This experience provided me with knowledge of historic preservation and property management. I believe that my unique educational and work experiences provide me with a set of skills in land use, preservation, planning, and grant writing that could be very useful to an organization like OCI.

**3) Describe your involvement in Ohio City neighborhood organizations or Ohio City Incorporated sponsored committees, projects, or block clubs.**

In my capacity with both the city and as a real estate developer, I have worked with Ohio City Inc., trying to facilitate high quality development projects in the area. I attend neighborhood meetings when I can, and helped represent the business interests in the Detroit Corridor when the area was being rezoned.

**4) Describe your involvement in non-Ohio City neighborhood organizations/activities.**

I stay active in the neighborhood, attending events throughout the year such as the Ohio City Street Festival and the Hingetown Hygge. I also frequent local businesses and the West Side Market.

# DANIEL BUDISH

## KEY SECTOR KNOWLEDGE & RELEVANT SKILLS

Historic Tax Credits • Real Estate Finance • Historic Redevelopment • Real Estate Development • Packaging Layered Financing • Project Underwriting • Investor Relations • Financial Projections & Proformas • Sales & Marketing

## WORK EXPERIENCE

### **MainStreet America Fund, Managing Director, Cleveland, OH**

*Winter 2014 -  
Fall 2015*

*Responsibilities and accomplishments:*

- Built this \$50 million historic tax credit investment fund from the ground up, working closely with our fortune 500 company partner to craft a business that would be highly competitive in the marketplace.
- Brought in \$14.5MM worth of projects within 4 months of opening.
- Underwrote all projects to ensure a consistently high standard of quality.
- Generated sales through marketing and branding efforts, networking, and cold calls.
- Managed all day to day activities of the fund, including supervision of supporting staff, running financial projections, and regular coordination with the fund attorney and accountant to usher projects through the closing process.

### **The Chesler Group, Inc., Vice President, Cleveland, OH**

*Autumn 2013 -  
Summer 2015*

*Responsibilities and accomplishments:*

- Project Manager - Led all aspects of the development process including running financial projections, performing lease reviews and negotiations, shopping projects to banks to obtain optimal financing packages, marketing properties to prospective tenants, tenant relations, and property management duties
- Government Liaison - in charge of procuring incentive opportunities and collaborating with government officials to obtain the necessary permits and project approvals

### **City of Cleveland, Department of Economic Development, Cleveland, OH**

*Summer 2011 -  
Autumn 2013*

*Responsibilities and accomplishments:*

- Grant Manager - Administer the Living Cities subgrant to the Cleveland Citywide Development Corporation. Projects managed under this grant included: the creation of an economic development strategy for the City, increasing efficiency within the Department of Building and Housing through information technology upgrades, implementing a new brand and website for the Department, and strategic development of the Health and Technology Corridor of Cleveland.
- Supervisor - entered into a managerial role fewer than six months following start date. Hired five interns, three of whom secured permanent posts with the City. Managed payroll and grant activities for seven employees.
- Project Manager - Fully underwrote and closed \$5.4 million in loans and \$3.9 million in grants and other economic development incentives. Packaged complex and multi-layered financing deals for projects that have included HUD 108 Loans, New Market Tax Credits, Historic Tax Credits, and Tax Increment Financing. Ushered projects through City approvals with a commitment to customer service and removing obstacles to development. Marketed target properties prime for redevelopment.
- Grant Writer - Applied for and awarded \$1,046,100 in grant funding.

### **City of Shaker Heights, Planning/Economic Development Intern, Cleveland, OH**

*Winter 2011 -  
Summer 2012*

- Worked to catalyze the revitalization of a neglected commercial corridor by building off the momentum of Shaker LaunchHouse, an incubator fostering entrepreneurial success
- Researched planning precedents to provide evidence in support of zoning decisions
- Conducted site inspections to investigate violations of zoning code

**Regeneration and Renewal Magazine, Features Support, London, UK**

*Autumn 2010*

- Analyzed regeneration contracts from over 250 local authorities in the UK
- Coordinated research closely with editorial and writing requirements
- Communicated daily with local council officials

**Urban Age (LSE Cities), Intern, London, UK**

*Spring 2010 -  
Summer 2010*

- Supported the production of the study: *Environmental Impact of Urban Typologies*
- Responsible for editing the publication including both content and layout
- Collaborated on solving project challenges as part of a research team with a high degree of interplay between project manager and interns
- Crafted a methodology for estimating population counts, effectively weighing the goals of efficiency, accuracy and cost effectiveness

**Legacy Capital Partners, Research Intern, Lyndhurst, OH**

*Summer 2008*

- Advised this private equity firm as to whether to open a fund dedicated solely to green developments
- Performed in depth research on the profitability of green building for private developers
- Presented findings directly to CEO and President among others

## **EDUCATION**

**The London School of Economics and Political Science (LSE), London, UK**

*Autumn 2009 -  
Autumn 2010*

**MSc (Distinction\*) in City Design and Social Science**

- Studio based program with a full year, team-based project focusing on the fringe neighborhoods of the 2012 London Olympics:

*Research (30%):* used asset mapping, interviews, on-site observations, and secondary sources to gain a deep understanding of the community

*Intervention (50%):* Synthesized and analyzed large amounts of quantitative and qualitative data to creatively address the area's challenges. Incorporated design, economic and social approaches. Presented findings to design professionals, government officials and relevant stakeholders

- Dissertation (Distinction\*): "Sustaining Local Town Centres: How Hackney Wick Can Benefit from the Olympic Legacy"

\*Distinction is the highest grade a masters student can achieve

**Cornell University, College of Architecture, Art, and Planning (AAP), Ithaca, NY**

*Autumn 2005 -  
Spring 2009*

**Masters in Regional Planning (Spring 2009)**

- GPA: 3.8/4
- Thesis: "The Profitability of LEED Certification for Private Developers, A Cost-Benefit Analysis for New Commercial Construction"

*Supervisor feedback:* "Very nice work - a remarkable job. Definitely one of the better exit projects I've read."

**Bachelor of Science, Urban and Regional Studies (Spring 2008)**

- GPA: 3.87/4
- Commencement College Name Banner Bearer (honor bestowed upon top students)
- Graduated a full year early
- American Planning Association Upstate New York Planning Award for our "People's Plan" to rebuild the 9<sup>th</sup> Ward post-Hurricane Katrina

**References Available Upon Request**