

# **EXECUTIVE DIRECTOR**

Montrose Redevelopment Authority

## **OVERVIEW OF MONTROSE REDEVELOPMENT AUTHORITY & TAX INCREMENT REINVESTMENT ZONE NO. 27 (TIRZ 27)**

Montrose Redevelopment Authority and TIRZ 27, located in the vibrant Montrose neighborhood, are dedicated to fostering sustainable development, enhancing public infrastructure, and driving economic growth while maintaining existing character and broadly accessible commercial and residential space. The zone partners with city and state entities to improve streetscapes, green spaces, and public safety. Montrose Redevelopment Authority focuses on initiatives that support the community's unique character and promote the Montrose area as a model for urban revitalization.

### **THE ROLE**

The Executive Director of Montrose Redevelopment Authority will provide visionary leadership, spearheading strategies that align with the organization's mission to promote sustainable, inclusive growth. The role involves overseeing infrastructure projects, engaging with community stakeholders, and driving financial stewardship. The Executive Director will also manage relationships with local, county, state, and federal government and community partners, ensuring that Montrose Redevelopment Authority's goals align with the interests of its constituents and stakeholders.

### **Key Responsibilities**

#### **Capital Projects Management**

- Lead the planning, development, and execution of Capital Improvement Projects (CIPs), ensuring they align with Montrose Redevelopment Authority's mission and community goals.
- Collaborate with and solicit engineers and contractors through regulatorily compliant RFP processes to deliver infrastructure improvements, on time and within budget.

## **Budget Development and Financial Oversight**

- Develop and manage annual budgets for infrastructure and redevelopment projects, incorporating local, state, and federal regulations related to TIRZs and management districts.
- Identify funding opportunities, including bond financing and grants, to maximize resources for community enhancements.

## **Strategic Planning**

- Create and implement a comprehensive CIP plan, outlining priorities, timelines, and resource allocations.
- Develop long-term strategies to sustain infrastructure improvements and economic growth in Montrose.

## **Community Engagement & Public Space Development**

- Actively engage with Montrose residents, business owners, and other stakeholders, by leading discussions and integrating their perspectives into planning and development efforts to strengthen constituent services.
- Promote mixed-use development that complements Montrose's character, working with public agencies to maintain diverse access and availability of commercial, retail, and housing options, as well as elevate the area's appeal.

## **Board Relations**

- Cultivate strong relationships with the Board of Directors, leveraging each member's expertise and maintaining open lines of communication.
- Collaborate with the Board to set priorities, establish strategic initiatives, and prepare for monthly meetings.

## **Staff Retention & Development**

- Recruit, develop, and retain a talented team to fulfill Montrose Redevelopment Authority and TIRZ 27's mission, creating a collaborative work environment focused on organizational growth and succession planning.

## **CANDIDATE PROFILE**

The ideal candidate will demonstrate significant expertise in the following areas:

### **Development Districts and Capital Projects**

Proven experience with special districts or municipal government and overseeing large-scale infrastructure and capital projects, including the procurement and debt-financed processes. Familiar with creating and managing CIP project plans, ensuring compliance with local, state, and federal legislation relevant to TIRZs, management districts or related entities.

### **Construction and Engineering Collaboration**

Extensive experience collaborating with engineers, contractors, and other technical professionals to deliver high-quality infrastructure improvements.

### **Budgetary and Financial Acumen**

Strong track record in budget development, financial management, and identifying innovative funding solutions for community-based projects. Expertise in bond projects and leveraging financial instruments to drive redevelopment.

### **Legislative Knowledge and Advocacy**

In-depth understanding of local, state, and federal regulations governing TIRZs and management districts, with experience advocating for legislative and policy changes to support organizational objectives.

### **Project Leadership**

Demonstrated success in managing complex projects like the Montrose Boulevard Improvement Project, ensuring alignment with community needs and organizational goals.

This role demands a dynamic leader who combines strategic insight, advocacy skills, and operational expertise to advance Montrose Redevelopment Authority and TIRZ 27's mission and strengthen the Montrose community's unique identity and vitality.

### **Contact**

Montrose Redevelopment Authority Selection Committee  
c/o Tom Combs  
mrasc@montrosehtx.org