

DATE: 08/07/2012

TO: City Clerk

FROM: Representative Susie Byrd

ADDRESS: Two Civic Center Pl., 10th floor TELEPHONE (915) 541-4996

Please place the following item on the (Check one): CONSENT XXX REGULAR _____

Agenda for the Council Meeting of August 14, 2012

Item should read as follows: Appointment of Paul D. Gilcrease to the Board of Directors for the Tax Increment Reinvestment Zone Number 6 by Representative Susie Byrd, District 2.

BOARD COMMITTEE/COMMISSION APPOINTMENT/REAPPOINTMENT FORM

NAME OF BOARD/COMMITTEE/COMMISSION: Board of Directors for the TIRZ No. 6

NOMINATED BY: Representative Susie Byrd DISTRICT: 2

NAME OF APPOINTEE Paul D. Gilcrease
(Please verify correct spelling of name)

E-MAIL ADDRESS: _____

BUSINESS ADDRESS: 300 S. Florence, Ste 12

CITY: El Paso ST: TX ZIP: 79901 PHONE: 915-256-5881

HOME ADDRESS: _____

CITY: El Paso ST: TX ZIP: _____ PHONE: _____

DOES THE PROPOSED APPOINTEE HAVE A RELATIVE WORKING FOR THE CITY? YES: _____

IF SO, PLEASE PROVIDE HIS OR HER NAME, CITY POSITION AND RELATIONSHIP TO THE PROPOSED APPOINTEE: _____

WHO WAS THE LAST PERSON TO HAVE HELD THIS POSITION BEFORE IT BECAME VACANT?

NAME OF INCUMBENT: New Board

EXPIRATION DATE OF INCUMBENT: _____

REASON PERSON IS NO LONGER IN OFFICE (CHECK ONE): TERM EXPIRED: _____
RESIGNED _____
REMOVED _____

DATE OF APPOINTMENT: 08/14/2012

TERM BEGINS ON : 08/14/2012

EXPIRATION DATE OF NEW APPOINTEE: 08/13/2014

PLEASE CHECK ONE OF THE FOLLOWING: 1st TERM: X
2nd TERM: _____
UNEXPIRED TERM: _____

PAUL D. GILCREASE
Bearing Development, LLC
El Paso Land and Building, Inc.
300 S Florence, Ste. 12, El Paso, Texas 79901

Experience

05/2010- Present

BEARING DEVELOPMENT, LLC
Partner

EL PASO LAND AND BUILDING, INC.
President

- Downtown redevelopment activities including initiating a successful change to the C-5 zoning ordinance related to apartment density in high-rise buildings
- Developed a 20-unit Mixed-Use apartment complex in Northeast El Paso, currently under construction
- Rendered professional development services to Centro de Salud Familiar La Fe and TVO North America related to the Magoffin Park Villas development.
- Renovated Imperial Arms Apartments, an 18-unit project located at the corner of Rim Road and Stanton

06/2007-05/2010

TVO DEVELOPMENT SERVICES, LLC EL PASO, TX
Vice President, Director of Development

- Responsible for the execution of development plans, coordination of master site planning, project scheduling, coordination of architectural and engineering design, entitlements, project financing, project budgeting, construction pay request applications, and due diligence (acquisition agreements, appraisal, existing leasing, title, survey, insurance, environmental, geotechnical, market study and utilities)
- Project types include infill multifamily mixed-use, infill medical mixed-use, downtown historic renovation and student housing

11/1999-06/2007

HUNT DEVELOPMENT GROUP EL PASO, TX
Project Developer

Military Housing Privatization Initiative Projects:

- Lead developer of the Nellis Air Force Base Housing Privatization project involving the demolition of 815 units, renovation of 363 units and new construction of 918 units in Nevada
- Lead developer of the ACC Group II Housing Privatization proposal process involving 1,100 units
- Led oversight of project construction draws totaling over \$900 million in contract value
- Developed and implemented feasible solutions to government imposed utility requirements
- Conducted utility service research, including feasibility and metering cost / benefit studies
- Team leader for development related due diligence activities involving all internal departments (executive management, legal, construction management, asset management, property management, operations, construction scheduling, accounting, insurance and cash management)
- Evaluated and verified Physical Needs Assessments of existing properties

Multifamily Apartment Developments:

- Integral member of a team that successfully developed over 20 properties consisting of 3,800 units in 16 different cities and 3 different states within 4 years
- Assisted in the acquisition of raw land and successfully completed entitlement process leading to eventual development of 11 apartment complexes throughout Texas
- Obtained Clearance of Texas Department of Housing and Community Affairs "Final Development Inspections" involving correcting ADA and Fair Housing deficiencies for 9 apartment complexes across Texas
- Oversight responsibilities for architectural, engineering, design management for 15 projects
- Performed valuation of various development projects ranging in value from \$8 million to \$20 million
- Submitted over 30 Low Income Housing Tax Credit applications to the Texas Department of Housing and Community Affairs
- Submitted over 15 Private Activity Bond applications to the Texas Bond Review Board with total allocation exceeding \$81 million
- Negotiated telecommunication revenue sharing agreements with local telephone and cable utilities in Austin, Round Rock, McKinney, Victoria and Honolulu
- Successfully negotiated utility metering and billing contracts for 6 properties totaling 1,900 units in Kingsville and Honolulu
- Team leader for syndicator funded equity installments and conversion from construction to permanent financing
- Coordinated monthly operations review sessions with Hunt asset manager and 3rd party fee managers

Civic Activities

- Building and Standard Commission, Commissioner, 2011-current
- St. Clement's School Board, President 2009-2010 and 2010-2011
- Downtown Management District, Member 03/2009- 05/2010
- Borderland Mobility Coalition, Executive Committee Member 2007-2010

Education

1995-1999

TEXAS CHRISTIAN UNIVERSITY FORT WORTH, TX
BBA Finance May 1999 Real Estate concentration - Cum Laude
Minor in Spanish