

AGENDA ITEM # 1D
June 9, 2015

Interview

MEMORANDUM

June 4, 2015

TO: County Council
FROM: Linda M. Lauer, Clerk 
SUBJECT: Interview - Development Ombudsman: Michael Smith

The Council will interview Michael Smith, who is the County Executive's appointee for the position of Development Ombudsman.

The interview will be held in the 3rd Floor Conference Room at 9:00 a.m. Mr. Smith's resume is attached.

<u>This packet contains:</u>	<u>Circle #:</u>
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Attachments

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CC
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2015 MAY 14 PM 4: 25

OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

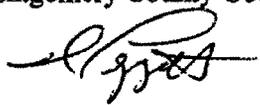
Isiah Leggett
County Executive

RECEIVED
MONTGOMERY COUNTY
COUNCIL

MEMORANDUM

May 14, 2015

TO: George Leventhal, President, Montgomery County Council

FROM: Isiah Leggett, County Executive 

SUBJECT: Appointment of the Development Ombudsman

I am transmitting the appointment of Mr. Michael Smith for the position of the Development Ombudsman. Mr. Smith is being appointed at a salary of \$150,000. His appointment will be effective upon confirmation by the County Council.

IL:rsd

Attachments





OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

APPOINTMENT

PURSUANT TO THE AUTHORITY VESTED TO ME UNDER SECTION 215 OF
THE CHARTER OF MONTGOMERY COUNTY, MARYLAND, I HEREBY
APPOINT

Michael Smith

TO SERVE AS the Development Ombudsman

THIS APPOINTMENT SHALL BE EFFECTIVE UPON CONFIRMATION BY THE
COUNCIL FOR MONTGOMERY COUNTY, MARYLAND.


ISIAH LEGGETT
COUNTY EXECUTIVE

May 14, 2015
DATE

Resolution No.: _____
Introduced: _____
Adopted: _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: County Council

SUBJECT: County Executive's Appointment of the Development Ombudsman

The County Council for Montgomery County, Maryland approves the following resolution:

The County Executive's appointment of the Development Ombudsman

Michael Smith

The appointment of Mr. Smith is confirmed by the County Council.

This is a correct copy of Council action:

Linda M. Lauer, Clerk of the Council

©

Michael Smith

Qualifications Summary

Accomplished real estate executive skilled in leading development of significant mixed-use and apartment oriented projects throughout Metro Washington DC.

Professional Experience

Senior Vice President/Principal, LCOR Inc., Bethesda, MD (2000 – 2013); non-compete expired 10/31/14
Led development of several high-visibility mixed-use projects in metro Washington DC for a major mid-Atlantic real estate development company. Responsible for all aspects of the real estate development process from project conceptualization/team creation/financial and market feasibility/site control through financing, design, permitting, construction and property stabilization. Projects include:

- North Bethesda Center, a 32.5 acre award winning, 10-phase, 4.0 million square foot mixed-use project located adjacent to the White Flint Metro Station (Red Line) in North Bethesda, Maryland:
 - Rezoned site from 24 single family house lots to 2.7 million sf of mixed-use development in 2003. Up-zoned to 4.0 million sf in 2010; projected development budget of \$1.0 billion. Property is developed subject to long-term ground leases negotiated with property owner WMATA.
 - Developed 1.1 million sf since 2006, consisting of:
 - Wentworth House Apartments above a two-level 62,000 sf Harris Teeter Grocery Store, 312 units, 18 stories with 3 levels of below-grade parking, 17,500 sf green roof, 2008 delivery.
 - U.S. Nuclear Regulatory Commission Headquarters office building, 362,000 sf, Gold LEED, 100% pre-leased, delivered in 2012 at 15% below proforma budget, sold in 2013 at market setting property sales value per SF.
 - Aurora Apartment Building, 341 units, 18 stories with 2 levels of below-grade parking, LEED Certified, delivered in 2014.
 - Generated approximately \$19 million in fees and overhead recoveries on these three phases of development.
 - Planning underway for Phase IV consisting of apartment and hotel uses above retail.
- Former 203 Acre COMSAT property in Clarksburg, Maryland
 - Planned for a 1.0 million sf flex/distribution park or a 1.8 million sf mixed-use community of 1,500 townhome and apartment units, 500,000 sf of office space and 540,000 sf of retail uses. Pursued land swap negotiations with Montgomery County for 54-acre down-County owned parcel.
 - Disposed of a 23 acre parcel zoned for townhome development in 2006 to Miller and Smith, achieved record lot price for zoned unimproved townhouse land in Clarksburg.
 - Led negotiations that successfully avoided historic designation of the former 550,000 sf COMSAT R&D complex.
- 4005 Wisconsin Avenue, NW DC, owned by Washington Home and Community Hospices
 - Won highly contested development rights competition.
 - Created matter-of-right 356 unit, 5-story apartment building with 15,000 sf of retail space in highly coveted NW DC neighborhood. Project will proceed when U.S. Postal Service lease expires.
- Wentworth House at Huntington Metro Station
 - Re-zoned site for a 390-unit high-rise apartment and sold property to Kettler for development of a condominium project.
- Created and/or leveraged pioneering mixed-use transit oriented zoning ordinances in Fairfax County, VA (Planned Residential Mixed-Use zone) and the Transit Station Mixed-Use and Commercial Residential zones in Montgomery County, MD hastening development of prominent company projects.

Principal, Centre Associates, Baltimore, Maryland/Boston Massachusetts (1996 – 2000)

- Advised corporations on financing and development management of expansions and new construction projects; companies included UUNet Technologies, JP Foodservice and Iron Mountain.
- Advised Johns Hopkins University on market feasibility and development of the planned 4.5 million square foot, 138 acre, Belward Farm bio-science park in Montgomery County MD.
- Advised Boston Capital Partners on multi-family debt/equity investments in Massachusetts, Pennsylvania and North Dakota.
- Created redevelopment strategies and brokered aggregate sale of 1,200 acres of surplus land for the State of Massachusetts. Properties were redeveloped for university use by Smith College, flex/R&D park, low/mid-rise apartment, single family housing and an assisted living community.

Director of Project Development, Perini Corporation, Framingham, Massachusetts (1995 – 1996)

Directed development planning for a mixed-use residential and office complex in Boston's South End for the Archdiocese of Boston, a prototype 150,000 sf distribution facility for Boston Edison and a 3,500 space structured parking garage with 20,000 sf of retail space at the Rt. 95/Rt.128 AMTRAK/MBTA intermodal transportation facility in Westwood, Mass.

Vice President, Corporate Properties Ltd., Providence, Rhode Island (1991 – 1994)

Maximized value of surplus real estate assets on behalf of Kohlberg, Kravis and Roberts. Created and marketed adaptive re-use strategies for 3.5 million sf of surplus commercial space and 600 acres of land owned by Fortune 500 companies acquired by KK&R, such as Owens-Brockway (Ada, Oklahoma), Simmons Mattress (Atlanta), RJ Reynolds Tobacco (Lexington Kentucky/Winston Salem NC), and Upjohn Chemical (NJ). Structured sales, joint ventures, leases and lease-backs. Properties were redeveloped as retail centers, office parks, distribution facilities and apartment complexes. Closed largest transaction in CPL's history for transformation of a 400 acre tobacco processing facility into a regional mall/apartment oriented mixed-use project in Lexington, Kentucky.

Acquisition Manager, Perini Land & Development Company, Boston, Massachusetts (1989 – 1991)

Identified, underwrote and pursued acquisition of under-performing office, multi-family and mixed-use properties throughout New England ranging in value from \$20 - \$150 million.

Project Manager, The McCourt Company, Boston, Massachusetts (1987 – 1989)

Pursued development of a luxury high-rise condominium/retail project at 25 Huntington Avenue in Boston's Back Bay. Developed 155 condominium units, 20 townhouses and a 60 slip marina on a former Liberty Ship boatyard site in South Portland, Maine and re-tenanted 43 acre shipyard office park . Developed first docominium in the State of Maine.

Education

Master of Science in Real Estate Development, Massachusetts Institute of Technology, 1987

Master of Public Administration, Northeastern University, 1980

B.A., with Honors, Political Science, Northeastern University, 1977

Acknowledgments

NAIOP National Board of Directors; Current

Past President Maryland/DC Chapter of NAIOP; Current Board member

Member of the Year, Maryland/DC Chapter of NAIOP

Recipient of MIT's Center for Real Estate Hank Spaulding Award

Licensed Real Estate Broker – Maryland and Massachusetts

Former Presidential Management Intern

Long Trail End-to-End

Former Chairman City of Boston Conservation Commission



OFFICES OF THE COUNTY EXECUTIVE

Isiah Leggett
County Executive

Timothy L. Firestine
Chief Administrative Officer

MEMORANDUM

May 26, 2015

TO: George Leventhal, President, Montgomery County Council

FROM: Timothy L. Firestine, Chief Administrative Officer *Timothy L. Firestine*

SUBJECT: Due Diligence on Non-Merit Appointment – Michael Smith

The purpose of this memo is to confirm that in making appointments for non-merit positions, our selection process utilizes thorough reference checks, criminal history, background checks, checks for warrants and warrants, credit history and other inquiries appropriate to the position being filled.

Please be assured that due diligence was exercised in determining the suitability of Michael Smith for appointment as the Development Ombudsman. In addition, Mr. Smith has filed his Financial Disclosure Statement.

TLF:rsd

