

# RONALD MENTZER

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***Community and economic development director skilled in driving sustainable community growth and economic vitality through proactive planning, collaborative communication, creative investment, and strategic execution.***

- ***Forward-focused senior advisor*** with vast experience recognizing opportunity, implementing creative solutions, and coordinating the entitlement and implementation of complex real estate development, community enhancement, and public infrastructure projects that create sustainable wealth and enhance community vitality. Expertise in fostering processes that support quality decision-making.
  - ***Entrepreneurial-minded strategist*** skilled at leveraging economic, market, demographic, and political conditions to create opportunity. Extensive experience building relationships with diverse stakeholders and facilitating efficient and inclusive public planning and zoning entitlement processes that generate consensus and accomplish community goals.
  - ***Self-aware, progressive, and approachable servant leader*** committed to developing talent, building high-performing teams, and cultivating a culture of service, respect, and integrity. Life-long learner who embraces growth, change, and innovation. Communication, collaboration, strategic thinking, and driving results complement leadership skills.
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## EXPERIENCE

### CITY OF WARRENVILLE, IL.

Progressive municipality with 76 full time employees, an annual general fund budget of \$14.3 million, a population of 14,655, and located in the heart of the second most affluent and populous county in Illinois.

#### **DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT (2017- 2023)**

Led a ten-member team and coordinated the organization's long-range planning, economic development, building permit, real estate project entitlement, and construction inspection responsibilities. Formulated and implemented the organization's economic development vision and strategy, developed RFPs and grant applications, managed controversial and complex projects, created and administered budgets, selected and coordinated work of specialized consultants and legal counsel, reviewed proformas, prepared detailed project reports and key policy documents, and presented recommendations to stakeholders and decision-makers at public meetings.

#### **HIGHLIGHTS OF ACHIEVEMENT:**

- ***TIF Districts:*** Directed the creation and administration of two new tax increment financing (TIF) districts which together encompass approximately 450 acres and generated \$2.5 million in TIF revenue in 2022. Negotiated four TIF redevelopment agreements that facilitated \$140+ million in private investment since 2019.
- ***Housing:*** Coordinated preparation, adoption, and implementation of the City's first Housing Action Plan which facilitated the development of a diverse mix of 1,200+ housing units since 2019.
- ***City Redevelopment Sites:*** Spearheaded a ten-year effort to assemble and partner with the private sector to redevelop a prominently located industrial brownfield property into a \$13.5 million, 27-unit, compact single-family neighborhood which generates \$300,000 in annual TIF revenue. Led effort to acquire and demolish a brownfield gas station site and several adjacent dilapidated structures. Facilitated preparation, funding, and implementation of coordinated environmental remediation and mixed-use redevelopment plans for these high-profile redevelopment sites.
- ***Strategic Leadership:*** Transitioned department head position from a tactical to a leadership role with a priority focus on vision, strategy, outcomes, service, talent development, and organization culture. Led department and played a key role in the organization's ability to provide high-quality service through COVID-19. Restructured the department and managed an unprecedented level of succession in key personnel and consultant partners.

**COMMUNITY DEVELOPMENT DIRECTOR (1994 to 2017)**

Recruited as the City's first Community Development Director. Managed a growing staff and a diverse team of consultants and legal advisors. Fostered collaborative long-range planning efforts and modernized building permit review and inspection, code enforcement, private real estate development project entitlement, and stormwater/floodplain management service delivery. Performed official duties of the Zoning Administrator, Stormwater and Floodplain Management Administrator, and Building Official through a period of unprecedented transformation in the organization and community.

**HIGHLIGHTS OF ACHIEVEMENT:**

- **Economic Development:** Led preparation, adoption, and implementation of the City's first Economic Development Strategic Plan. Directed the redevelopment of a 650-acre quarry into the \$500+ million Cantera mixed-use development. This project included the construction of \$57 million in new public infrastructure improvements, generated \$106 million in TIF revenue, and currently produces over half of the City's annual tax revenue.
- **Public Facility Construction:** Integral member of the intergovernmental teams created to coordinate the design, funding, approval, and development of a new recreation center, middle school, Police Department headquarters, City Hall, public works facility, trailhead park, and the renovation/expansion of the public library.
- **Route 56 Expansion:** Championed the City's efforts to successfully persuade the Illinois Department of Transportation to redesign the Route 56 Expansion Project to address significant local concerns and design expectations. Secured a \$1 million grant that funded extensive local streetscape enhancements installed in conjunction with this project.
- **Trail and Environmental Enhancements:** Coordinated the design, funding, and implementation of over 10 miles of new multi-use trails and more than \$50 million in environmental restoration and flood mitigation improvements along the West DuPage River Corridor. Facilitated efforts to obtain SolSmart Gold and League of American Bicyclists Bike Friendly Community Bronze designations.
- **Strategic Leadership:** Reduced costs, increased revenues, and improved service levels through the strategic replacement of consultants with new part- and full-time staff. Led the creation, adoption, and implementation of TIF redevelopment, subarea land use, and bicycle and pedestrian enhancement plans.

**VILLAGE OF CAROL STREAM, IL.**

A growing municipality located in the north-central section of DuPage County with over 1,000 businesses, 40,000 residents, two million sq. ft. of commercial building space, and 22 million sq. ft. of industrial building space.

**VILLAGE PLANNER (1991 to 1994)**

Coordinated the review and processing of all requests before the Plan Commission/Zoning Board of Appeals during a period of significant residential subdivision and large warehouse/distribution development.

**PLANNING TECHNICIAN (1989 to 1991)**

Reviewed all building permit applications and proposed site plans for compliance with Village zoning, sign, fence, and landscape regulations.

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**EDUCATION AND PROFESSIONAL DEVELOPMENT**

**BACHELOR OF SCIENCE – RESOURCE MANAGEMENT & URBAN PLANNING** | University of Wisconsin Stevens Point

**INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL ACCREDITED COURSES** | Real Estate Development and Reuse, Business Retention and Attraction, Economic Development Credit Analysis, Economic Development Strategic Planning, and Basic Economic Development