

Patrick Dennis

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Dear Personnel Hiring Committee:

I am writing to express my interest in the City Manager position for the City of Madeira Beach, Florida. In review of the position, I believe my professional background and expertise make me a valuable candidate for this position. I have spent time in both the public and private sectors which has enabled me to diversify my skill set and focus on being an efficient and effective public administrator and private sector leader.

Over the course of 14 years in public service, I served as the Borough Manager for both Camp Hill and Mechanicsburg, managing multimillion-dollar budgets, overseeing municipal operations, and developing and administering capital improvement plans and capital projects that directly improved the quality of life for residents. These projects ranged from stormwater management upgrades, road paving plans, park and recreation upgrades and wastewater treatment collection and conveyance improvements. My current work in land development has presented the opportunity to gain valuable insight into public-private partnership process that can help municipal jurisdictions financially benefit and continue to grow responsibly and sustainably.

My experience spans municipal finance, infrastructure planning, grant acquisition, union negotiations, and zoning, all areas central to effective governance. I understand not only the responsibilities of elected officials, but also the importance of collaboration, transparency, and long-term strategic thinking and I am committed to helping develop and implement the vision of the City Commissioners.

Public service has always been a driving passion for me, and I have been focusing on exciting and specific City Management opportunities that mesh with my professional and personal goals. I believe the City of Madeira Beach presents a unique opportunity and one that I am excited about the prospect of gaining a greater understanding of the City's policies, programs and procedures. While I currently reside and work in Pennsylvania, I was born in Daytona Beach, Florida and would love the opportunity to continue my career in a new and exciting place.

Thank you for considering my application. References are listed below.

Respectfully,

Patrick Dennis

Patrick E. Dennis

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Executive Summary

Forward-thinking, credentialed leader with over 15 years of experience driving municipal innovation, infrastructure investment, land and economic development. Proven success managing \$14M+ public budgets, implementing capital plans, leading strategic development projects, and securing \$4M+ in grant funding. Adept at aligning stakeholder interests, negotiating public-private partnerships, and planning and building resilient community infrastructure.

Professional Experience

Director of Land Development – Landmark Homes

Ephrata, PA | January 2021 – Present

- Oversaw entitlements, permitting, and development planning across multiple residential communities.
- Negotiated favorable developer agreements with municipalities, reducing capital costs and expediting approvals.
- Coordinated multi-disciplinary teams to deliver infrastructure and site work on time and within budget.
- Streamlined approval processes, cutting permitting timelines and enhancing project ROI.

Borough Manager – Camp Hill, Cumberland County

Camp Hill, PA | 2016 – 2020

Population: 8,100

- Managed \$14M municipal budget and 85+ employees.
- Led fiscal turnaround initiatives and secured major grants for infrastructure improvements.
- Developed long range capital planning tools to facilitate more efficient infrastructure development.

Borough Manager – Mechanicsburg, Cumberland County

Mechanicsburg, PA | 2008 – 2016

Population: 10,000

- Administered \$7M budget and 50+ employees.
- Developed Borough's first capital improvement plan.
- Implemented zoning reforms to help facilitate smart development planning.

Key Areas of Expertise

Fiscal & Operational Leadership

- Secured over \$4M in grant funding and led bond issuance strategies to improve credit ratings.
- Implemented business minded approaches to municipal budgeting and enterprise fund operations.
- Created 5-year capital improvement programs to eliminate deferred maintenance backlogs for the Borough of Mechanicsburg and Borough of Camp Hill

Land Development & Planning

- Delivered zoning and land use approvals for both high and low density developments.
- Led multi-jurisdictional stormwater and infrastructure projects in partnership with regional agencies.
- Negotiated developer agreements aligned with long-term municipal goals.

Personnel and Labor Relations

- Directed labor relations and union negotiations with multiple public works departments and police departments.
- Instituted employee training programs and IT process modernization.

Public Safety & Crisis Management

- Administered FEMA disaster reimbursements and pandemic-era service continuity plans.
- Designed and implemented Emergency Operations Centers for coordinated response to COVID shutdown.

Education

Master of Public Administration, The Pennsylvania State University, 2008

- Certificates: Non-Profit Administration, Public Sector Human Resources Management
- Thesis: The Impact of Tax Increment Financing on Community Service Costs & Economic Development

Bachelor of Arts, Political Science, The Pennsylvania State University, 2006

Professional Affiliations

- Member, International City/County Management Association (ICMA)
- ICMA Credentialed Manager (ICMA-CM)

Core Competencies

- Municipal Finance ▪ Capital Project Management ▪ Land Development Strategy ▪ Public Engagement ▪ Stakeholder Collaboration ▪ Labor Negotiations ▪ Zoning & Entitlements ▪ Grant Administration

Volunteer Organizations:

- Cumberland County Economic Development- Board of Directors
- Head Coach 8u Cumberland Valley Softball Association

References:

Ed LeClear, AICP

Director | Planning & Community Development

Borough of State College

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Christopher Knarr, AICP

Land Planning Specialist, Real Estate Group

McNees Wallace & Nurick LLC

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Adrienne M. Vicari, PE

Vice President, Growth

Herbert, Rowland & Grubic, Inc.

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Public Records Exemptions

Enclosed please find a copy of the response documents for your public records request. The following information is provided to explain the process employed to review and produce the response documents.

Reason	Description	Pages
119.071(4)(d)2h		1-2