

Chandler F. Williamson
Benchmark Achievements/Work Products

Mr. Williamson tenured as the Chief Executive Officer for the City of Pahokee for nearly seven (7) years and recently in the Town of Pembroke Park. During this span the City/Town experience unprecedented growth, financial success, and capital infrastructure improvements. Upon exiting Pahokee in the Summer of 2021 Mr. Williamson provided a roadmap of secured partnerships for over \$19 Million for re-development, and infrastructure renewal. In addition, Mr. Williamson leveraged a \$25 Million-dollar public/private affordable rental housing project under the guidance of the USDA. In Pembroke Park, Mr. Williamson was the leading catalyst for reshaping department operations and team performance, while subsequently securing collective bargaining agreements for the newly created Police Department and leveraging new housing development projects.

Over his twenty-three (23) years in public service and government affairs he has maintained a standard of excellence, passion for service to others, and a commitment to integrity. Chandler's first call to service was in the United States Air Force and Air National Guard. Upon receiving an Honorable Discharge, Chandler has focused the remainder of his professional life in public service in local and state government. The following benchmarks and work products highlight the previous years as a City Manager and Deputy Town Manager/COO for two (2) municipalities.

Town of Pembroke Park Work Products April 2024 – April 30th, 2025
(Interim Town Manager & Deputy Town Manager/COO)

1. Revised senior leadership vacancies and executed the hiring of several new directors in Building Department, Code Enforcement, Finance Department, Town Clerk, Public Works, and Community and Economic Development Department. **Completed September 2024 – November 2024**
2. Secured affordable housing projects under the live-local act to provide 250 new living units and homes for residents and Seniors in South Broward. **January 2025**
3. Created the Town's first (1st) Department of Community and Economic Development to align the Town's strategic planning initiatives with funding streams and infrastructure mandates. Updated the practices of grant research and grant oversight involving infrastructure and community programs. **October 2024.**
4. Streamlined and revised the Capital Improvement Plan (CIP). The CIP is currently budgeted to complete 2 major infrastructure projects within 24 months within a continuous 36 months' timeline over a 10-year cycle. **August 2024 - Current**

5. Updated the Town's Standard Operating Procedures (SOP) in the matrix of all departments to ensure acceptable practices in day-to-day operations, and performance management remain hallmarks in local government operations. **July 2024 – October 1st, 2024**
6. Executed the revisions of Performance Management and Annual Evaluation standards for departments, directors, and direct reporting staff with the assistance of an independent Human Resource Firm. **Completed October 2024**
7. Executed the completion of Town's initial **Stormwater Masterplan, Wastewater Masterplan, and Vulnerability Study** to compete for State and Federal Infrastructure funding to address aging infrastructure in Pembroke Park Communities.
Presented and Approved by Commission February 2025
8. Negotiated and secured the Town's first Collective Bargaining Agreement for Pembroke Park's Police Department. Pembroke Park's CBA achievement is considered one of the most aggressive support platforms for law enforcement services for a small city in Broward County.
Agreement Signed March 2025
9. Revised the Town's strategy of public engagement (lobbying protocols) to secure state and federal funding through the legislative process of Appropriations and Grant research.
Initiated and completed January 2025

Work Products for the City of Pahokee March 2015 - May 1st, 2021

Administrative Revisions/Management 2015-2018

- Revised operation functions of purchasing and spending; and developed a three-tier fiscal approval for day to day purchasing and procurement for city department directors.
- Implemented a three (3) month study and revisions of Code Enforcement operations and Residential Ordinances to address blight and vacancy.
- Revised grant management oversight and research to ensure compliance with state and federal mandates. (state appropriations, federal grant allocations, and county grants)
- Revised the City's contract & bidding protocols to ensure fair and equitable practices were executed with external vendors and contractors, and to align with the city's procurement policy.
- Restructured the City's liability insurance procurement process; and reduce annual cost by 15% within 24 months of tenure.
- Re-organized city operations in Building, Planning, and Zoning and created the Dept. of Economic Development to support the aggressive mandates to mitigate a city with 25 years in infrastructure neglect.
- Revised City's debt funds/expenditures and cleared backlog of City's debt owned within **first 16 months** of tenure.

- Instituted a complete overhaul of the City's IT Network systems; obtained a cloud-based operation to secure sensitive city data and to mitigate external intrusions.
- Upgraded the City's aging financial software system (Black Mountain) and replaced with a modern software program to increase efficiency (GAAP), expedite bill payments, and expenditure closeouts.

Infrastructure and Capital Improvements 2015-2021

1. Dredging and Renovation of Lake Okeechobee Marina and Public Lake Park Project.

Funded April/2016 for **\$1 Million**. Project **Completed May 2017**

2. Reconstruction of Stormwater and Utilities (East Main Place) to resolve

transportation safety in school zones. **\$3.2 Million**. **2016 Project Completed August 2016**

3. Local Street Resurfacing 2016-17, **\$210,000** (FDOT State Funds) **Project Completed 2018**

4. Glades Citizens Villa Stormwater Restoration 2020, **\$635,000** (FDOT State Funds) Project

Completed November 2018

5. Demolition Old Water Plant 2018 **\$ 560,000**, **Project Completed 2019 Funded by Palm Beach County**

6. Exterior Improvements Old Pahokee High School, 2018 **\$110,000**

Project Completed November 2019

7. Parks and Recreation Interior Building Improvements 2018 **\$67,000**, **Project Completed June 2020**

8. U.S. Department of Transportation Grant Award of Vehicles (Passenger/Tour Bus in

value of **\$134,000**)

9. Brownfields Research Grant, Awarded July, 2019 by U.S. Department of Environmental

Protection . (DEP Grant Award **\$300,000** for Research)

10. Marina and Campground Upgrades and Infrastructure Renovations 2018 **\$2.2 Million (DEO, State Funded) Project Completed May of 2018 and April of 2020**

12. Renovations of City Football Field to Field Turf 2019 **\$700,000** (Local Sales Tax Funds)

Project Completed December 2019

12. Awarded Blighted Community Grant for Demolition of Old Hospital, 2019 **\$450,000**

Project Completed November 2020, Awarded by Palm Beach County SWA

13. Secured Public/Private Partnership in October of 2020 for **\$15,000,000** Affordable Housing Construction slated for **January 2023 Initial Start-Up (Project is 80% Completed)**

14. Glades Resurfacing Phase III, 2013 - 2020, \$210, 000 Revolving (FDOT State Funds) **Project Completed 2020**

15. Demolition of Old City Hall 2020 **\$350,000** (Local SWA Funds) **Project Completed August 2020**

16. Completed Reconstruction of Sewer and Water Line Replacements for City with partnership with Palm Beach County. \$6 Million **Project Completed June 2021**

17. Reconstruction of Barfield Highway/Stormwater Drainage, July of 2020, **\$4.5 Million** (FDOT State Funds) (**\$500,000** County Award) **Project Completed 2024**

18. Revitalization of Parks and Recreation Gymnasium, HVAC, and Lighting, Parking **\$4.5 Million Completed/Grand Opening February 2021**

20. East Lake Village Stormwater Improvement September of 2020, \$750,000 (**DEO State Funds**) **Completed October 2022. Commissioners Park \$650,000 Project Completed June 2020**

21. Awarded \$1.1 Million FDOT SCOP for Reconstruction of McClure Road Sept. 2020 (**Project Currently in Engineering Phase 2024**)

22. Secured Public Private Partnership/ Private Investor for renovations of Historic Pahokee High School conversion to new City Hall. **February 2021**, (Project awaiting local matching funds by City)

*All projects were secured through external funding streams independent of General Operating Funds/Community improvement Funds. Funding streams consist of appropriation from the following;

- Florida Legislature Appropriations
- PB County Grants and Partnerships
- U.S. Federal Agencies (HUD, U.S. Department of Transportation, U.S. Dept. of Commerce, U.S. Department of Environmental Protection)
- Open Competitive Allocations/Grants