

Jill Benninghoven Keimach

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Over thirty years of increasing management responsibility in local government. A consistent focus has been to enhance the public's trust through the highest level of integrity; improve customer service; create financial sustainability and accountability; retain and motivate staff; and create high-quality, thoughtful development and historic preservation.

EXPERIENCE

03/2016-05/2018

City of Alameda, CA City Manager ■ Managed community of 78,000 population with a \$200M budget and 850 employees.

- Created first structurally balanced budget and delivered \$8-15M surplus annually.
- Proactively analyzed unfunded pension liability and modeled options to reduce the future associated budget impacts.
- Represented the Council and City on Alameda Municipal Power's Public Utility Board.
- Worked with Council, staff, and citizens to increase fiscal and governmental transparency and as a result pass a Utility Modernization Act, expanding and updating language in the Utility Users Tax to include new technologies and ensure continued transfer of \$2.4M annually.
- Implemented Council priorities, including negotiating a Citywide Project Labor Agreement, becoming the first Sanctuary City after 2016 election, renegotiating the Animal Shelter partnership, initiating innovative transportation options for community shuttle, bike and car share programs.
- Lead Department Heads to fulfill Council priorities, including Rent Control, Affordable Housing initiatives and unit construction, Dark Sky regulations, Innovative and Compassionate Facilities for Homeless, and Economic Development initiatives for technology, entertainment, and manufacturing.

11/2010-02/2016

Town of Moraga, CA Town Manager ■ Managed high expectation community with 16,000 population \$6M budget and 36 employees within Police, Public Works, Parks and Recreation, Engineering, Planning, Town Clerk and Administrative Services.

- Worked with Town Council and a Citizens group to create a ballot measure for a one-cent local sales tax over 20-years. Voter support increased from 49% to 70.5% within one year; Bonded revenue stream to expedite pavement program within 3 years, improving average pavement condition from "at risk" to "good."s Received *Most Improved* award from the Metropolitan Transportation Commission.
- Worked cooperatively with St Mary's College on daily operations, neighborhood conflicts, and long term vision and construction of development projects.
- Designed and completed remodel of Town Hall and new Council Chambers well within budget. Oversaw reconstruction of two flood control facilities in partnership with FEMA and Army Corp.
- Initiated and received award for Town's first 5-year financial plan and Comprehensive Annual Financial Report and significantly enhanced Capital Improvement Program. Implemented OpenGov.com to increase transparency with all citizens.
- Worked with Council and citizens to create Town's first Climate Action Plan, Nuisance Abatement and Historic Preservation Ordinance, Sign Ordinance, and revised Open Space Initiative regulations.
- Negotiated five labor agreements in 2010, 2013 and 2015 to value staff while retaining expenditures given rising medical and other costs.

10/2004–10/2010

City of Fremont, CA Community Development Director ▪ Led 127 employees in six divisions, including Planning, Engineering/Public Works, Building, Permit Center, Code Enforcement, and Redevelopment Agency.

- Managed annual operating budget of \$20M, plus redevelopment budget of \$36M.
- Initiated first fully transparent outside analysis of Department procedures and customer service processes; reorganized department of division silos into expertise teams to improve customer service and enhance communication and consistency.
- Managed Oakland A's development application; participated on negotiation team.
- Implemented voter approved Initiative to protect hillsides from development.
- Responsible for numerous capital projects, including \$50M for 6 new fire stations and 5 remodeled stations, training center and gun range; \$6M Town Plaza to return and restore original train station to Historic Downtown Niles; and pedestrian-oriented streetscapes.
- Initiated and completed Climate Action Plan, General Plan Update, and Housing Element.
- Enhanced projects to meet public and private interests through interest-based negotiations.
 - Built consensus among housing advocates, developers, and residents to further affordable housing options.
 - Created and implemented vision for Fremont's downtown through a collaborative process with developers, builders, and property owners.

1999 –10/2004

City of El Cerrito, CA Community Development Director ▪ Department Head for 12 employees in Building, Planning, Economic Development and Redevelopment divisions.

- Accountable for all highly visible and/or controversial development projects.
- Initiated, designed, and gained acceptance from employees and public to construct new City Hall and Community Swim Center.
- Initiated purchase, preservation and reuse of historic theater to revitalize downtown.
- Assisted developers with new commercial and mixed-use projects, including El Cerrito Plaza Shopping Center, Auto dealerships, and live-work housing projects.

1997-1999 BART Senior Planner/Project Manager

- Developed and implemented first bicycle access on trains, redesigned racks for bikes and luggage for pilot cars, and initiated a board member summit with bicycle advocates.
- Supported Task Force of disabled community leaders and other stakeholders.
- Partnered with City Councils and Public Works Departments to implement pathfinder programs.
- Facilitated joint development and intermodal projects at BART Stations.
- Enhanced *Art on BART* program within the artist community and internal operations.

1989-1997 Association of Bay Area Governments Project Manager

- First Project Manager with overall responsibility for managing, marketing, implementing, and funding the *San Francisco Bay Trail*.
 - Established a public/private nonprofit corporation.
 - Increased funding base for the project \$50,000 to \$1.3M/year.
- Developed *Blueprint for Bay Area Housing* to help cities prepare their local housing elements.
- Provided technical support on Environmental Impact Reports of regional significance.

1988-1989	Brady and Associates, CA	Project Manager
1986-1988	Village of Wilmette, IL	Assistant Planning Director
1985-1986	Rockingham Planning Commission, NH	Associate Planner

EDUCATION

Master of City Planning, 1985	University of California, Berkeley
Bachelor of Arts in Architecture, 1983	University of California, Berkeley

MEMBERSHIPS AND AWARDS

Nominated by peers for 2018 Ethical Hero award by the International City Manager's Association

2000 Rotary Speaker of the Year. Volunteer polio eradication effort in Ghana, West Africa

State of California Legislative Resolution: Jill Keimach's work on San Francisco Bay Trail Commendation authored by all Bay Area Senate and Assembly Delegates, 1997

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