

E-Mail: bennewhouse0000@outlook.com

November 9, 2020

City of Hagler Beach, Florida

To Whom It May Concern:

Enclosed you will find my resume concerning the position of City Manager. For the past 28 years, I have worked extensively in economic and community development throughout West Virginia. I have served on many boards to better understand various agencies and programs from which I could assist with collaboration, advocacy and education to assist families and businesses.

My background stems from community and economic development and I chose this profession based on the great reward to link individuals to programs and agencies that would provide direction and enrich lives. Community enhancement leads to many possibilities such as job creation, higher educational standards, and heightened goals and benchmarks.

Throughout my education and experience, I have collaborated with many organizations to initiate and/or invigorate existing programs. By developing benchmarks and goals, projects such as housing, business development and community revitalization have been a part of my career to reshape neighborhoods and create opportunities.

My perception of this position is to work with many partners, educate, advocate, energize and stimulate activity for the City of Hagler Beach, toward their greatest needs. I consider myself to work well within a team dynamic to create new opportunities for the City of Hagler Beach.

I greatly appreciate the consideration to work for the City of Hagler Beach. If you should have any questions, please call or e-mail me. Thank you for your consideration.

Sincerely,

Ben Newhouse

Ben Newhouse

bennewhouse0000@outlook.com

PROFESSIONAL WORK EXPERIENCE

City of Huntington 2020-Present

I currently serve as the Community Development Specialist for the City. Some of primary responsibilities to assist the community is housing rehabilitation, demolition, streetscape improvements, sidewalks, ADA compliance, community center development, grant writing, sidewalks, trails/recreation and fund raising. On a day to day basis, I assist staff with resources, technical assistance, building code and other issues related to community development.

Other related duties include economic development to assist in the retention, creation and expansion of small and large enterprises in the community. Developing relationships with agencies and non-profits to develop enterprises more efficiently and effectively is another responsibility in my position with the City.

Coalfield Development Corporation 2019-2020

I previously served as Director of Professional Development. The position's primary objective was to assist with a training initiative for employees to extend and enhance their skillset to be applied at Coalfield or other organizations. My scope also included developing an employer network to assist Coalfield employees in their area of training/expertise.

Coalfield's directive is to assist communities and its residents by developing core programs and training in past coal developing areas in new, sustainable ventures. In my position, my responsibility is to identify and strengthen areas of need such as education, training curriculum, job placement/referral and resources to assist our employees.

City of Hurricane 2005-2019

In my past position as City Manager for the City of Hurricane, West Virginia, I had overseen various departments including police, administration, maintenance, street, water, wastewater, storm water, code enforcement, housing inspection and demolition. The city has a population of approximately 7,000 residents and approximately 300 businesses. I oversee a \$10 million per year budget with 80 employees. Some of my past responsibilities include the oversight and operation of the wastewater and water plants, personnel/human resources, finances, budgeting, forecasting, insurance, equipment, loss prevention, grant writing, and fund raising. I work in unison with many other agencies to provide resources to various residents such as housing rehabilitation, recreation, education, economic and community growth. My goal was to advocate for a stronger community through family and business development by understanding and

utilizing all assets to enhance our standard of living. Community benchmarks and objectives are developed to ensure growth and stability throughout the City. Community and economic initiatives are developed to heighten awareness, viability and sustainability in the region.

To quantify my success at the City, the following statistics have been accomplished due to my ability to secure grant funds, financing and refinancing equipment and improvements and to evaluate service related contracts to provide more income to the City:

- 1. Housing rehabilitation**-Over 300 homes have been rehabilitation in the community by securing \$160,000 in grant funds, which in turn reinvested more than \$2 million to local vendors and residents. Vendors benefitted from the workcamps with all material, supplies and other needs purchased locally. Workers resided in the community from across the United States to fix structural problems for homes across the region. Significant investment has been made to many seniors, low-income and handicapped individuals with the free housing rehabilitation.
- 2. Grants**-Many grants have been secured to purchase equipment and improvements such as energy efficiency, police equipment, computers/laptops and community enhancements. Approximately, \$200,000 has been secured for lighting improvements, solar panels, and external insulating finishing system (EIFS). Funding in the amount of \$100,000 has been granted for police vests, shotguns, and in-car cameras and computers. Recreation funding was also gained during my tenure with over \$1 million provided from various agencies. Various projects include sidewalks (\$900,000) and trail development at the city park (\$100,000).
- 3. Contractual**-What I consider to be one of my greatest accomplishments is the ability to identify, evaluate and resolve service contracts to benefit the City and its workers. Hiring local contractors, vendors and employees has always been a top priority. Coupling with the hiring of local companies and residents, savings were gained by ensuring reliability and maintaining a high level of consistency within the workplace. It is estimated that over \$500,000 has been saved by evaluating competitors and price to strengthen the City's financial status while providing enhanced service for our employees and residents.
- 4. Financial**-Approximately \$1 million has been saved by the City by refinancing projects such as Main Street building and improvements, city vehicles and water/wastewater loans/bonds. All financial instruments have been evaluated and restructured to apply to fiscal budgets and garner savings for the City. Many loans were consolidated to give terms that would provide greater flexibility for various departments. Having flexibility is crucial based upon varying revenues and expenses that could be experienced in future years.

5. **Community Development**-Several projects have been established and completed during my tenure. A few projects that have been significant and been fortunate to obtain grant funding has been the Sprayground (\$250,000) and the new bridge (\$350,000) that are located at the Hurricane City Park. The sprayground has provided a free water park for children in the community for the past 5 years. Approximately 100,000 children and family members have utilized the sprayground in the past five years. The new bridge was recently constructed to provide a new two-lane access into the city park. A new pedestrian bridge is planned for the Spring of 2017 to accompany the new bridge.

Upper Kanawha Valley Enterprise Community (UKVEC) 1998-2005

After serving as Community Development Specialist with the West Virginia Development Office, I was hired as the Executive Director of the Upper Kanawha Valley Enterprise Community (UKVEC). Our mission was to assist with community and economic development efforts to an area that had a federal poverty rate of 25.1%. Several projects were initiated and completed by the UKVEC, but the development of the business incubator served as a pivotal accomplishment to retain and expand jobs in eastern Kanawha and Fayette Counties. The incubator was a substantial achievement due to its creation of new jobs, community connectivity, and available training space. I attended many trade shows to illustrate West Virginia and attract businesses to the state as well. I worked in conjunction with the West Virginia Development Office, Upper Kanawha Valley Economic Development Corporation, Charleston Area Alliance and the West Virginia University Institute of Technology. This role also offered me the opportunity to rehabilitate 700 homes at no cost for area residents, \$1 Home Purchases with Habitat for Humanity and demolition of blighted buildings were some of the other projects our organization worked collaboratively with other non-profits in the area. Some of the other community agencies that I worked with in the Upper Kanawha Valley included Cabin Creek Health Clinic, Starting Points, Kimberly Community Center, Southern Appalachian Labor School, East Bank Community Cupboard, Cabin Creek and Lower Paint Creek Watershed Associations.

Following are some of the funding secured for various projects:

1. Business incubator-\$1.5 million was secured for the business incubator in Chelyan that established offices for small businesses, entrepreneurs and other non-profits. Over 50 jobs were provided through the use of the incubator. Various community programs and meeting space were provided from the restoration of the former elementary school into an incubator.
2. Approximately 200 computers were refurbished and distributed to low-income residents to strengthen their family's technology in their homes for educational attainment. Computers were provided by American Electric Power (AEP) and improved with new software and hardware.
3. Through Group and REACH Workcamps, 700 homes were rehabilitated for an investment of almost \$3 million in the Upper Kanawha Valley. Again, the housing rehabilitation was provided at no charge to residents. The initiative behind the many weeks of workcamps was to orient out-of-state visitors with the community with the hope that they would return to West Virginia for tourism or other purposes.

West Virginia Development Office (WVDO)

-U.S. Housing and Urban Development (SCBG) (1992-94)

-U.S. Department of Energy (1994-96)

-Appalachian Regional Commission (ARC) (1996-98)

1992-1998

After graduating from West Virginia Institute of Technology with a Bachelor of Science in Accounting, I worked for the West Virginia Development Office (WVDO) in three divisions. Initially, I started with the Energy Efficiency Office, progressed to the Small Cities Block Grant office, and concluded with the Appalachian Regional Commission. For almost seven years, I was with the West Virginia Development Office. I worked extensively with other economic and community development agencies in many areas of West Virginia. These agencies include public service districts, counties, regional councils, regional development authorities, cities, and businesses. Some of the projects I was involved in included small business expansion, energy efficiency, alternative fuels, infrastructure, education, and health care.

EDUCATION

Masters in Strategic Leadership (2005). Mountain State University - Beckley, WV

Bachelors in Accounting with a Minor in Business and Computer Management (1992).
West Virginia University Institute of Technology – Montgomery, WV

Community Development Certificate (1996). Central Arkansas University – Conway, AR

Economic Development Certificate (1994). University of Kentucky – Lexington, KY

PROFESSIONAL AFFILIATIONS

Habitat for Humanity
Rebuilding Together
Cabin Creek Quilts
Charleston Area Alliance
United Way-Putnam County Committee
Putnam County Chamber of Commerce-Education Committee
Putnam County Solid Waste Authority
Hatfield-McCoy Recreational Trail Authority
Natural Capital Investment Fund (NCIF) - Freshwater Institute
EnAct
BridgeValley Foundation
Hurricane Development Authority
United Way's Program Services Advisory Committee
Upper Kanawha Valley Starting Points
Regional Intergovernmental Council
Arts in Action
BB&T Community Reinvestment Act Advisory Board
Generation Putnam
Micro Enterprise Development Association (MEDA)

VOLUNTEER INVOLVEMENT

Coach-For the past 25 years, I've coached various athletic teams including; baseball, flag football, high school and middle school soccer, girls volleyball and track

Portfolio-Assisted by reviewing resumes and portfolios for area high school students to better prepare for a collegiate career by assessing their personal skills during an interview process. Additional assessment was provided to the student to determine their financial aid, curriculum and schedule to assist with future success in a college setting.