

## **Brandon Nielsen**

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10992  
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### **Work Experience**

Orange County Office of Real Property / Town of Newburgh

August 2018 – Current – Deputy Assessor

#### **Duties Include:**

- Enter Data in RPS
- Provide valuations for residential properties
- Provide Taxpayer relations as needed
- Perform appraisals with ACI for SCARS
- Draw floor plans with ACI

Blooming Grove Town Board

January 2003 – January 2015 – Deputy Supervisor, Blooming Grove, NY

#### **Duties Include:**

- Developed town budget with town comptroller
- Work with town comptroller to plan capital improvements – including water, sewer and road improvements.
- Negotiate Union contracts for Highway and Police Departments.
- Department Liaison for all departments (Assessor, Receiver of Taxes, Town Clerk, Supervisor's Office, Building and Grounds, Central Garage, Highway Department, Building, Water and Sewer, Ambulance, Fire Districts, and Police Department)
- County Legislative Liaison – Attend meetings, review policy, lobby, and evaluate the impact of adopted policies.
- Representative for Town on South East Highway Study (Local, County and State committee)
- Liaison to Personnel – Mediate any personnel concerns
- Facilitate open forums to improve constituent relationships
- Negotiate IMA's to improve town revenues
- Expand town Central Garage functions to better utilize resources and generate revenue for the town
- Organize permissive referendum to permit construction of Wireless communication facility on municipal property
- Negotiate contracts with wireless utility providers to enhance services and improve town revenues.
- Attend Association of Towns and Supervisors meetings to find "Best of Breed" solutions for municipal concerns present and future.
- Work with grant writing staff to secure funds for projects, I.e \$ 250,000 for a pavilion at Lasser Park, \$ 10,000 from NYSERDA for efficient lighting, et al.
- Communicate with and lobby Congresspersons for funding for capital improvements including bridge repair, storm water management, and sewer projects.
- Coordinate Public relations with Boy Scouts, Ambulance Corps, Senior Citizens, and other local groups.

New York State Licensed Real Estate Broker

February 2003 – Present

- From 2007-Present Performed BPO's (Valuations) on properties for the default service industry averaging 10 per week.

#### Director of IT

April 1990 - January 2003 FBM Consulting, Blooming Grove, NY

##### **My accomplishments include:**

- Positioned Company for Future Technology Markets to ensure viability.
- Implemented New Purchasing Sales and Marketing Strategies.
- Rendered New Price Structures to enhance profitability
- Established New Strategic Business Partnerships & Relationships
- Designed and Implemented Numerous Technology Ventures and Networks for Diverse Client Base
- Implemented CRM system
- Assisted in the implementation of EDI system
- Design, Implement and Manage WAN / LAN / VPN for Diverse Client Base
- Managed and integrated Linux / Mac / Windows / Unix networks
- Remote Managed and integrated Linux / Mac / Windows / Unix networks
- Facilitated Computer Telephony Integration
- Implement and Manage Groupware and messaging solutions for Diverse Client Base

##### **Technical training includes:**

- IBM PC Institute
- NeTeam Solutions Consultant Certified
- Professional Server Specialist Certified
- Internet Connection Certified
- Desktop System Technical Training
- TME 10 NetFinity Implementation Certified
- PC Server Technical Training Certified
- PC Server / Windows NT Server Installation & Performance
- CallWare Technologies Center
- CNTE (Certified Network Telephony Engineer)

#### **Education**

August 1987 – May 1992 Binghamton University, Binghamton, NY

- Bachelor's Degree – Major Economics, Minor Computer Science

Mount St. Mary College – Newburgh, NY

- Marketing

Marist College – Poughkeepsie

- Accounting for Managers

## Orange County Association of Realtor Classes / Continuing Education

- Sold, But Will It Close?
- GRI 1402 - Real Estate Legal Issues - Not Knowing can be Dangerous
- Analyzing Distressed Real Estate
- Making Value Based Presentation
- Real Estate Advertising Laws and Internet Strategies
- Understanding Investment Properties
- GRI 1407 Building Your Real Estate Practice
- GRI 1405 Residential Construction, Home Inspection, ADA, Land Use and Environmental Hazards
- ADVANCED AGENCY UPDATE
- Real Property Tax Foreclosure Auction
- GRI 1401 - Effective Real Estate Practices Skills to Put You on Top
- Certified Home Marketing Specialist Course
- Working with the Seller/ From the Ground up
- GRI 1404 - Real Estate As An Investment
- Home Inspections - Finding Hidden Defects
- Economics and Appraising
- Digital Presentation Pizzazz
- The Making of a Real Estate Pro
- GRI 1406 - Price it Right - Close More Deals
- Generation X Marks The Spot
- Real Estate 101
- Dis-Clue-Sure
- The Multiple Listing Service: How it Services the Realtor and The Consumer
- Code of Ethics I & II

## **Affiliations**

August 2008 – 2010	Greater Washingtonville Lions Club
January 2003 – 2011	Goshen Rotary
February 2003 – Present	National Association of Realtors
January 2003 – 2015	Association of Towns and Supervisors

## **Skills**

Skill Name

- CNTE
- IBM Desktop Specialist (A +)
- IBM Network Management Certified
- IBM PSS (Professional Server Specialist)
- Linux LPI

- Olivetti Service Certified Tech
- Windows Server Management
- NYS Real Estate Brokers License

## References

Name	Phone	Title
▪ Angela Doering	845-496-4866	Town Comptroller
▪ Charlie Bohan	845-496-5223	Past Supervisor
▪ Frank Fornario, Jr.	845-469-8292	Current Supervisor
▪ Ben Gailey	845-778-2121	Town Attorney
▪ Leslie Scherrer	845-234-3828	Excavation Contractor for The Town of Blooming Grove
▪ Salvatore DeCicco	845-496-5921	Zoning Board Member for The Town of Blooming Grove