

**Print**

**Advisory Board & Committee Interest Form - Submission #21816**

**Date Submitted: 4/13/2023**

**Last Name\***

Vargas

**First Name\***

Robert

**District # You Live In.\***

3

**Home Address\***

440 N RAINBOW DR

**City\***

HOLLYWOOD

**State\***

NJ

**Zip Code\***

33021

**Home Phone**

2016740766

**Cell Phone**

2016740766

**Email Address\***

robertvargas201@gmail.com

**Owner or Renter \***

Owner

**Number of years as city resident\***

3

**Are you registered to vote in Broward County?**

\*

Yes

**Education (highest degree / level)**

MBA

**Occupation\***

VP of Finance

**Work Phone**

3057573737

**Business Name\***

TEDC

**Business Address**

5900 NW 7TH AVENUE

**City**

MIAMI

**State**

FL

**Zip Code**

33127

**Identify the board / committee(s) to which you request appointment (Please rank in order of preference)**

**Selection (1)\***

Planning & Development Board

▼

**Selection (2)\***

None

▼

**Selection (3)\***

None

▼

**Selection (4)\***

None

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### **Affordable Housing Advisory Committee - Questions\***

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Please answer these five questions above. 1. In your opinion what is the greatest challenge to keeping housing affordable in Hollywood? 2. Which of the following disciplines are you most skilled? • Home Purchase Education, • Housing Market Employment, • Housing Market Stability, • Affordable Housing Construction, \* Affordable Housing Activism. 3. Which of the following disciplines are you most passionate? • Ownership Housing Affordability, • Rental Housing Affordability, • Housing Market Stability, • New Housing Construction, \* Fair Housing. 4. What (if any) life experience motivated you toward volunteerism? 5. What role does housing diversity play in Hollywood's economic health?

### **African American Advisory Council - Questions\***

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Please answer these five questions above. 1. What is the greatest challenge facing the African American Community in Hollywood? 2. How many hours per month can you dedicate to AAAC initiatives? 3. Which of the following disciplines are you most skilled? \* Education, \* Employment, \* Economics, \* Cultural Awareness, \* Housing. 4. Which of the following disciplines are you most passionate? \* Education, \* Employment, \* Economics, \* Cultural Awareness, \* Housing. 5. What (if any) life experience motivated you toward volunteerism?

### **Artwork Selection Committee - Questions\***

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Please answer these five questions above. 1. What are your primary interest in City Government and City Services? 2. Why do you want to join the Artwork Selection Committee? 3. What other relevant organizations, clubs, or associations were you previously, and/or currently are involved in? 4. Are you available to attend regular committee board meetings scheduled for the Second Monday each month at 5:30pm? 5. What is your one area of highest interest related to the Arts within the City of Hollywood?

### **Civil Service Board - Questions\***

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Please answer these five questions above. 1. Describe your involvement with establishing, reviewing and interpreting policies and procedures? 2. Describe your involvement in employment practices including interviewing, testing, hiring, selection and promotion, demotions, transfers, etc. 3. Describe your knowledge of Civil Service and its purpose. 4. Why do you want to serve on this Civil Service Board? 5. Are you a continuous resident of and continuous registered elector in the City of Hollywood?

### **Community Development Advisory Board - Questions\***

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Please answer these five questions above. 1. Do you reside in a low and moderate income (LMI) neighborhood in Hollywood per the most recent US Census data? A Hollywood LMI Map is located at [www.hollywoodfl.org](http://www.hollywoodfl.org) on the Community and Economic Development webpage. 2. What Community Development issues do you believe are the most important to Hollywood? 3. What is your definition of a healthy neighborhood? 4. What do you believe is the vision and primary work of the Community Development Advisory Board? 5. What do you believe uniquely qualifies you to serve on the Community Development Advisory Board?

### **Education Advisory Committee - Questions\***

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Please answer these five questions above. 1. What are the current challenges facing education? 2. What is your vision for education in Hollywood? 3. What do you see as the primary work of the Education Advisory Committee? 4. With only one meeting a month, the Committee is limited in what it can do. How does/should the Committee decide what's most important? 5. How can the Committee know if its mission and goals are being accomplished?

### **Employees' Retirement Plan - Questions\***

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Please answer these five questions above. 1. Are you familiar with the State's Sunshine Laws (Chapter 119 of the Florida Statutes)? 2. Are you available to attend in person regular monthly Board meeting (typically held the 4th Tuesday of each month)? 3. What knowledge, skills and/or abilities will you bring to the Employees' Retirement Plan? 4. What do you believe are the responsibilities of a trustee on a municipal retirement plan board? 5. Are you familiar with municipal defined benefit retirement plans and/or have previous experience serving on a municipal retirement plan board?

### **Firefighters' Pension Board - Questions\***

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Please answer these five questions above. 1. What knowledge, skills and abilities would you bring to the meetings? 2. What experience do you have with firefighter pensions? 3 What is your financial background? 4. How many years have you lived in Hollywood? 5 How familiar are you with local retirement systems?

### **General Obligation Bond Oversight Advisory Committee - Questions\***

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Please answer these four questions above. Why do you want to join the GO Bond Oversight Advisory Committee? 2. Explain how your personal and/or professional experiences will contribute to the meeting the goal(s) of the Board or City. 3. Which Bond interests you the most? Public Safety? Parks/Golf/Open Space or Neighborhoods & Resiliency? 4. What is your perspective on city quality of life, healthy neighborhoods, economic development & a strong tax base?

### **Historic Preservation Board - Questions\***

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Please answer these five questions above. 1. How have you prepared yourself to serve on the Historic Preservation Board? 2. Explain how your personal and/or professional experiences will contribute to the meeting the goal(s) of the Board or City. \* Personal experiences, \* Professional experiences. 3. What is your perspective on balancing growth of the City's tax base, within the Historic Districts, while maintaining neighborhood stabilization? 4. How would you balance historic architecture with modern architectural styles? 5. What do you like about the City's different Historic Districts?

### **Hollywood Centennial Celebration Committee\***

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Please answer these five questions above. 1. What is your primary interest in serving on the Committee? 2. What is your financial/accounting background? 3. What knowledge, skills and abilities would you bring to the meetings? 4. What other organizations and/or associations were you previously, and/or currently involved with? 5. Are you available to attend regular committee meetings? (dates to be determined by all members)

### **Hollywood Housing Authority - Questions\***

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Please answer these five questions above. 1. In your opinion what is the greatest challenge to keeping housing affordable in Hollywood? 2. Which of the following disciplines are you most skilled? \* Property Management, \* Affordable Housing Administration, \* Housing Market Stability, \* Affordable Housing Construction, \* Affordable Housing Activism. 3. Which of the following disciplines are you most passionate? \* Property Management, \* Rental Housing Affordability, \* Housing Market Stability, \* New Housing Construction, \* Fair Housing. 4. What (if any) life experience motivated you toward volunteerism? 5. What role does housing diversity play in Hollywood's economic health?

### **Marine Advisory Board - Questions\***

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Please answer these five questions above. 1. What is your involvement with the City of Hollywood's Waterways? 2. What will guide your decisions on this board? 3. Are you able to dedicate 2-3 hours a month to attend the meetings? Attendance is paramount to this Board being able to get things done. 4. Are you currently or have you been a boater, marine industry professional or involved in any other marine related industry? 5. What is your vision for the city of Hollywood's Waterway system?

### **Parks, Recreation & Cultural Arts Advisory Board - Questions\***

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Please answer these six questions above. 1. How many events have you attended in the past year at any of the parks and athletics facilities in the City? 2. How many City-sponsored special events have you attended for the past year? 3. Are you available to attend regular Board meetings? Regular meetings are on the 1st Thursday of the month for 8 months per calendar year. 4. What is your one area of highest interest related to the parks, recreation and cultural arts for the City? 5. What other relevant organizations, clubs, or associations were you previously, and/or currently are involved in? 6. How does parks, recreation and cultural arts contribute to quality of life?

### Planning & Development Board - Questions\*

1. How have you prepared yourself to serve on the Planning and Development Board?  
- As a resident of the City of Hollywood, I have attended several committee meetings and reviewed the new development projects.
2. Explain how your personal and/or professional experiences will contribute to the meeting the goal(s) of the Board or City. \*  
Personal experiences, \* Professional experiences.  
- My career and work experience would be a good fit for this role. For the past, 15 years I have worked in project manager and finance for new residential and mix/use projects. I have an understanding of zoning laws and have worked with several government agencies.
3. What is your perspective on balancing growth of the City's tax base while maintaining neighborhood stabilization?  
- I believe this can be achieved by having sufficient green areas and recreational spaces. Potential projects should include green areas for the residents and hopefully for the general public.
4. What recent developments within the City are most proud of?  
- As a member of the Affordable Housing Committee, I am proud that the City of Hollywood approved the Pinnacle 441 affordable housing project. The project will provide over 100 units of affordable housing.
5. What is a Comprehensive Plan?  
- A Comprehensive Plan is a working document that has the long-term vision of the city to improve the quality of life for its residents through the use of its land and environment.

Please answer these five questions above. 1. How have you prepared yourself to serve on the Planning and Development Board? 2. Explain how your personal and/or professional experiences will contribute to the meeting the goal(s) of the Board or City. \* Personal experiences, \* Professional experiences. 3. What is your perspective on balancing growth of the City's tax base while maintaining neighborhood stabilization? 4. What recent developments within the City are most proud of? 5. What is a Comprehensive Plan?

### Police Officer's Pension Board - Questions\*

Please answer these five questions above. 1. What is a fiduciary? And what is your responsibility to the police pension plan as a fiduciary? 2. What is the Sunshine Law? 3. What is Asset Allocation & Diversification? 4. Explain the history of Chapter 99-1 and Chapter 185? 5. Define the role of the Actuary and the Auditor?

### Sustainability Advisory Committee - Questions\*

Please answer these five questions above. 1. Why do you want to join the committee? 2. Have you attended any committee meetings? If so, how many? 3. What knowledge, skills, and abilities would you bring to the committee if appointed? 4. What other organizations, clubs, or associations are you involved in? 5. Are you available to attend regular committee and subcommittee meetings? Regular meetings are held monthly with subcommittee meetings held as needed. 6. What types of projects would you like to see the committee work on?

## Young Circle ArtsPark Advisory Board - Questions\*

Please answer these five questions above. 1. What are your primary interest in City Government and City Services? 2. How many ArtsPark events have you attended within the past year? 3. What other relevant organizations, clubs, or associations were you previously, and/or currently are involved in? 4. Are you available to attend regular committee board meetings scheduled for the Second Tuesday each month at 5:30 pm? 5. What is your one area of highest interest related to the ArtsPark at Young Circle?

**Are you interested in serving on more than one board/committee?\***

No



**If so, how many?\***

1



**Applicant must attend at least one board/committee meeting prior to consideration of application for every board applied. Please list board/committee meetings you attended in the last year?\***

AHAC 4/10, 11/30/22

**Are you currently on a County or City Board?\***

Yes



**If yes, please describe**

Affordable Housing Advisory Council

**If you are applying for a board / committee, which has specific requirements / categories, please detail how your background and/or experience meets the required criteria.\***

My experience includes but not limited to:

New Construction Project Management  
Financial Management  
Real Estate Development  
Contract Development and Negotiations  
Affordable Housing  
Budget Administration  
Asset Management

**Please describe your professional and/or volunteer experience or background, which best qualifies you for selection to the board / committee.\***

I have over 15 years of experience working as a project manager for new developments and experience in the finance area for real estate development companies. I understand the limitations of zoning requirements and the financing for the projects.

**Are you presently employed by the City of Hollywood?\***

No



**If so, in what capacity?\***

None

**Attach Resume (only .doc and .pdf files)\***

RobertVargasResume2.docx

## **Robert A Vargas, MBA**

(305) 523-9316 ■ Hollywood, FL ■ [Robertvargas201@gmail.com](mailto:Robertvargas201@gmail.com)

[LinkedIn com/in/robert-vargas-96496610/](https://www.linkedin.com/in/robert-vargas-96496610/)

Visionary leader with expertise in all facets of project management, real estate development, new opportunities for growth, fiscal management, and operational efficiency. Success guiding cross-functional teams.

Commanding presenter and negotiator; able to forge strong relationships with partners and build consensus across multiple organizational levels. Technical proficiencies include MS Office Suite comprising of Excel, SharePoint, and MS Project, Yardi, QuickBooks. MIP (Sage) English and Spanish

### **EXPERTISE**

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New Construction Project Management	Affordable Housing / LIHTC
Financial Management	Budget Administration / Variance Analysis
Real Estate Development	Asset Management / Cash Flow Optimization
Cost Reduction and Restructuring	Process Redesign / Change Management
Contract Development and Negotiations	Investor / Funding Source Relations

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#### **Vice President- Tacolcy Economic Development Corp – Miami, FL - Present**

- Advise Executive Director and the board on growth opportunities
- Represent the agency in contract negotiations including property, health, and insurance negotiations
- Responsible contract renewals with government agencies ensuring compliance with funding guidelines
- Supervise finance department, including cash management, financial reporting and investor reporting
- Create and manage departmental and consolidated annual budget
- Prepare reporting for Board of Directors
- Responsible for audits and preparing annual tax returns with CPA firm
- Manage internal and external financial reporting requirements including city, state, and federal agencies

#### **Project Development Director – Housing Up – Washington, DC**

- Project manage development pipeline which included the following projects:
  - \$41m project, 92-units of affordable housing composed of twenty-four permanent supportive housing (PSH) units and 68 LIHTC units, completion in June 2022
  - \$270m project, 600-units mixed use retail commercial including 325 LIHTC units
  - \$119m project, 225-units joint venture compose of 2 Phases – Phase 1, 115 units market rate and Phase 2, 110 affordable units
- Prepare and present monthly project reports to the Board Members and CEO.

#### **CFO / COO – Neighborhood Coalition for Shelter – New York City, NY**

- Supervise accounting department, including billing, cash management, payables, and receivables
- Create and manage departmental and consolidated annual budget process
- Responsible for the management of 1200+ units, Human Resources, IT and facilities.
- Quarterly Reporting to the Finance Committee and Board of Directors
- Provide comprehensive analysis and reporting of agency and departmental budgets
- Responsible for all audits and preparing annual tax returns with CPA firm
- Manage internal and external financial reporting requirements including city, state, and federal agencies
- Advise Executive Director and the board on strategies to improve organization and new opportunities

#### **Director of Housing and Finance, IHD / Catholic Charities**

- Responsible for the organization's financial reporting combined with real estate project financial reports
- Responsible for underwriting review of new LIHTC construction projects
- Created internal asset management reports with watchlist for underperforming properties
- Monitored construction projects assuring milestones completion and receipt of developer fees
- Managed organization finances including capital expenditure of \$321m and \$72m in annual revenue



- Provided support in all aspects of LIHTC housing acquisition, rehabilitation, and development
- Analyzed partnership agreements and cash flow waterfalls
- Negotiated contracts and review legal documents for each project
- Reviewed internal controls and compliance procedures for the housing related entities

#### **Director of Asset Management, Volunteers of America – Greater NY (VOA\_GNY)**

- Monitored operations for a portfolio of over sixty owned, managed, and leased properties
- Prepared underwriting models and proposals for new construction projects, rehabilitation projects, and portfolio acquisitions for presentation to equity investors and city and state agencies
- Responsible for all commercial, residential, and LIHTC leases
- Analyzed financial reports using performance metrics for each property creating action plans
- Developed annual cash flow targets for each property working with management to meet goals
- Presented quarterly variance analysis to management for each property
- Developed asset management plan including inspections and site review
- Developed capital expenditure budget identified funding sources for each capital item
- Created and manage property watch-list identifying properties that are not performing as budgeted
- Prepared annual budgets for each property and monitor monthly performance in comparison to budget
- Monitored compliance, investors, financials, and asset conditions for management and external entities
- Analyzed quarterly cash flows for distribution to parent company
- Supervised accounting staff generating monthly and annual reporting for management and investors
- Responsible for the implementation of Yardi Voyager from MIP (Sage)
- Liaised with vendors, investors, external agencies, and board members
- Reviewed schedules for quarterly cash distributions and reporting packages for board presentation

#### **Real Estate Controller, L&M Developers/C&C Management**

- Managed a staff of fifteen including Property Accountants, A/R, A/P, Leasing, and Payroll
- Produced with Property Managers and Accounting Staff monthly, quarterly, and annual reporting for 100+ properties including 9,000 residential units throughout New York, New Jersey, and California
- Transitioned properties from construction phase to lease-up and stabilization
- Oversaw the annual budget, tracking expenditures with the Managers and Property Accountants
- Assessed monthly operating reports for each property and review variance analysis for distribution
- Identify areas of improvement and forecast future capital expenditures by meeting with PMs
- Improved monthly operating reports including graphs and trend analysis by property
- Created custom benchmark reports for properties by utilizing ratios identifying areas of weakness

#### **Residential Development Project Manager, SUS**

- Secured over \$250M in city loans, state grants, and funding to develop and manage 700+ units
- Restructured a \$20M program working with Local 1199 and recovered \$1.7M in aging receivables
- Created successful proposals for new homeless shelter programs, grants, and housing programs
- Developed business relationship with the Home Depot Foundation leading to a Board placement
- Underwrote over \$300M of residential projects, securing funding sources, developing financial models for LIHTC projects for city, state, and federal funding including OMH, HHAP, FHLB, DOHMH, HUD, & HPD
- Managed Property Managers overseeing Low Income Housing (LIHTC) compliance and operations
- Participated in advocacy committees on quality assurance, Human Resource, and strategic planning
- Developed proposals for federal, state and city housing opportunities
- Managed development activities from initial RFP to stabilization and property conversion
- Implemented new property management software in coordination with IT Department

#### **Education**

**Seton Hall University, South Orange, NJ**, Master of Business Administration (MBA) Degree in Finance

**Saint Peter's University, Jersey City, NJ**, Bachelor of Science (BS) Degree in Accounting

**Quadel Consulting, Washington, DC**, (TaCCs®), Certified in LIHTC Compliance and Property Management