

VICKI D. COLEMAN, AICP

Stockbridge, Georgia 30281
404-213-2360 • vickidcoleman@gmail.com

Over 15 years of experience in private and public sector management positions, including large county and small city governments. Strong background in program management and leadership. Track record of success in Planning and Economic Development initiatives.

OVERVIEW:

Expertise in interacting with elected officials, including County Commission, City Councils, and State Representatives. Solid background leading government organizations, including land use and transportation planning, zoning, economic development, land development, community engagement and parks & recreation initiatives. ***Offers a forward thinking strategic/tactical approach to help communities and organizations reach their highest potential for economic success.***

EDUCATION & PROFESSIONAL DEVELOPMENT: Masters Accounting – University of West Georgia: Dec 2018;

MPA, Specialization - Planning & Economic Development: Georgia State University, Atlanta, GA;

BA in English: University of Virginia, Charlottesville, VA;

Certifications: American Institute of Certified Planners (AICP); Economic Development Finance Professional (EDFP).

SELECTED CORE COMPETENCIES:

Strategic Planning & Execution; Budget Preparation & Management; Procurement; Economic Development Finance; Land Development & Redevelopment Planning; Project Scheduling & Supervision; Capital Improvement Planning; City & State Government Interactions; Economic Incentives; Grant Management; GDOT Plan Development Process

PROFESSIONAL EXPERIENCE

CITY OF VILLA RICA – Villa Rica, GA – 2015-Present

Director, Parks, Recreation and Leisure Services

Interim-Director, Community Development – 2016-2017

Responsible for promoting quality of life within the City of Villa Rica (pop. 16,000), reporting to the City Manager. Oversees parks planning, library, programs and special events, senior center, athletics, the Gold Museum, the Mill amphitheater, and facility maintenance. Provide oversight of operating and capital budget with 30 permanent employees. Additionally, provided interim-oversight of services that included: planning, zoning, land development, building permitting, inspections, and code compliance.

- **Managed Gold Nugget pedestrian trail masterplan and construction oversight** of Fullerville trailhead. Managed \$625,000 GDOT federal TE grant and closeout. Coordinated MOU pedestrian underpass design with GDOT's North Loop bypass.
- **Developed 5 year capital plan to prioritize new facilities/infrastructure and maintenance.** Successfully completed prioritized capital projects on-time and on budget (e.g. tennis courts, roof replacements, interior renovations, HVAC)
- **Assisted with managing construction completion** on the new Villa Rica public library (interior finishes, stormwater system enhancements, and landscaping design and installation,).
- **Managed the creation of the Gold Dust park masterplan** and the Conners Road park plan. Leading implementation on Gold Dust park plan playground construction, ballfield relocation, and splash pad design.

COLEMAN CONSULTING – 2008 – 2015

Provide consulting services related to planning, economic development and real estate development entitlements and permitting. Managed the regulatory environment for local governments and developers/builders to include creating and evaluating policies that guide economic growth and development. Legislative liaison during Georgia's General Assembly session on planning and economic development bills impacting local governments.

- **Manage regulatory applications** to include zoning, building and land development permitting.
- **Managed the City of Union City's evaluation and assessment** of their Community and Economic Development operations; Led the city's interactive web based GIS mapping system to aid economic development inquiries (2015).
- **Managed 2014 tax revenue analysis** evaluation for the City of Clarkston's annexation plans.
- **Managed assessment of economic development incentives** and development processes for Clayton County, GA.

CITY OF STOCKBRIDGE – Stockbridge, GA – 2013-2014

Planning Director, Administration

Managed Planning & Development reviews within the City of Stockbridge (pop. 26,000), reporting to the City Manager. Oversee community planning, development, zoning, GIS, and code compliance.

- **Managed \$4 Million SRTA loan application** for the Rock Quarry Road extension.
- **Updated the city's Urban Redevelopment Plan** to create a comprehensive redevelopment and reinvestment strategy to include managing the City's Opportunity Zone application.
- **Managed the City's sign ordinance update**
- **Updated GIS data storage, editing and publishing standards** paving the way for online interactive maps that facilitate economic development and integrate with other software systems.

CITY OF CHAMBLEE – Chamblee, GA – 2011-2012

Development Director, Development Department

Led all functions of Development Department for the City of Chamblee (pop. 16,000), reporting to the City Manager. Planned and administered annual budget. Provided recommendations to the Mayor and City Council on community development projects/initiatives beneficial to the city. Supervised team of internal employees and consultants in administering the city's economic development, planning, zoning, permitting, development review, and capital construction program. Facilitated business expansion and redevelopment by directing users to financing resources.

- **Initiated and managed \$300,000 in transportation design & construction projects** federally funded through GDOT TE grants, ARC LCI grants, and CDBG. Coordinated efforts with state and regional governments; led projects to on-time, on-budget completion.
- **Initiated and managed a vacant parcel inventory** that identified opportunities for land assembly and redevelopment within the city.
- **Reduced permitting issuance times by 50%** through streamlining the plan review process.

FULTON COUNTY GOVERNMENT – Atlanta, GA – 2002-2011

Business Relations Manager, Economic Development & Business Services (2010-2011)

Led team in economic development planning. Promoted job creation, business retention and expansion initiatives within Fulton County (pop. 1 million+). Facilitated growth and business development by directing businesses to the County's business financing resources (bonds and small business loans) and providing assistance with development permitting. Oversaw \$8 million in capital improvement planning within the Fulton Industrial redevelopment area.

- **Marketed and administered GA Opportunity Zone** incentives to new and expanding industries within the Fulton Industrial urban redevelopment area.
- **Spearheaded efforts that led to the formation** of the Fulton Industrial Community Improvement District (CID).
- **Generated additional \$65 million in private investment and bond financing** through leading series of projects; assisted businesses in such project areas as site selection, bond financing, and economic incentives.

Comprehensive Planner I, II, III: Environment & Community Development (2002-2010)

Progressed through increasingly responsible positions within a 1 million-population county, including Project Manager for the Fulton Industrial Urban Redevelopment initiative. Presented recommendations to the Board of Commissioners on community development and economic policies. Managed the County's 5 year Strategic Implementation Work Program and the Capital Improvement Plan. Responsible for land use planning and development review.

- **Developed and managed a redevelopment & reinvestment strategy** for the largest contiguous industrial district east of the Mississippi River, leading to the following: (1) \$8 million bond financing for capital projects that implemented redevelopment strategies; (2) State-designated Opportunity Zone that incentivized job creation with state tax credits.
- **Planned and implemented \$26 million and \$39 million** in Recovery Zone economic development and private facility bonds in the redevelopment area. Managed application review, and project selection process for facility bonds.

PRIOR: Community Development Facilitator, Jordan, Jones & Goulding; Project Administrator, Water Business/Public Involvement, CH2M Hill ♦ Investigations, Citibank F.S.B. ♦ Auditor, Univ. of Virginia's Boars Head Inn & Resort

AFFILIATIONS: International City/County Management Association, American Planning Association

REFERENCES

David Milliron, City Manager
City of Danville, KY
(Former Cities of Stockbridge and Villa Rica - City Manager)
404-663-9732

Beth McMillan, Vice President of Community Planning,
Atlanta Beltline, Inc
404-477-3003

Niles Ford, Fire Chief
City of Baltimore
(Former City of Chamblee - City Manager)
770-605-4989

Valmarie Turner, Assistant County Manager
Loudon County, VA
404-432-2830

General Job Application

Job Title

Executive Director - Community ReDevelopment Agency

Requisition Number

56917

Personal Data

Contact

First Name

Vicki

Middle Name**Last Name**

Coleman

Address

476 Townsend Bend

City

Stockbridge

State

Georgia

Zip Code

30281

Primary Phone

4042132360

Alternate Phone**Email Address**

vickidcoleman@gmail.com

Salary Requirement

What is your desired salary range?

\$115,000-\$130,000

Eligibility

Do you have a legal right to work in the U.S.?

Yes

If yes, are you able to provide documents as required by law to verify your eligibility to work in the U.S.?

Yes

Have you ever been convicted of a crime excluding misdemeanors and/or summary offenses?

No

If yes, provide the details for all such instances.

Education Information

High School

High School Name

Salem High School

Did you graduate?

Yes

City

Virginia Beach

State

Virginia

College/University

Name of College/University/Other	Start Date	End Date
Georgia State University		
City	State	
Atlanta	Georgia	
Degree	Major	Did you graduate?
Masters	Public Administration	Yes

College/University

Name of College/University/Other	Start Date	End Date
University of West Georgia		
City	State	
Carrollton	Georgia	
Degree	Major	Did you graduate?
Masters	Accounting	Yes

College/Graduate School

Name of College/University/Other	Start Date	End Date
City	State	
Degree	Major	Did you graduate?

Vocational/Technical

Name of Vocational/Technical School	Start Date	End Date
City	State	
Degree	Major	Did you graduate?

Additional Education Information

Please list any additional education below.

Employment Information

Beginning with your present or most recent employment, describe ALL periods of employment including self-employment, unemployed periods and military service. Your adult employment MUST be complete. Use the space provided below, if necessary. The City of Margate appreciates the reasons why you might prefer that your current employer not know about this application. Be advised that the City generally does not contact any employer until the latter stages of our hiring process.

Most Recent Employer

Start Date

Aug 2015

End Date

Present

Position Title

Director, Parks and Leisure Services

Employer

City of Villa Rica

Phone Number

6788401223

Address

571 W Bankhead Hwy

City

Villa Rica

State

Georgia

Zip

30180

Duties

Responsible for promoting quality of life within the City of Villa Rica, reporting to the City Manager. Oversees parks planning, library, programs and special events, the Mill amphitheater, senior center, athletics, the Gold Museum, and facility maintenance. Provide oversight of operating and capital budget with 30 permanent employees.

Interim-Community Development Director providing oversight of services that included: planning, zoning, land development, building permitting, inspections, and code compliance.

Managed Gold Nugget pedestrian trail masterplan and construction oversight of Fullerville trailhead. Managed \$625,000 GDOT federal TE grant and closeout. Coordinated MOU pedestrian underpass design with GDOT's North Loop bypass.

Developed 5 year capital plan to prioritize new facilities/infrastructure and maintenance. Successfully completed prioritized capital projects on-time and on budget (e.g. tennis courts, roof replacements, interior renovations, HVAC)

Assisted with managing construction completion on the new Villa Rica public library (interior finishes, stormwater system enhancements, and landscaping design and installation,).

Managed the creation of the Gold Dust park masterplan and the Conners Road park plan. Leading implementation on Gold Dust park plan playground construction, ballfield relocation, and splash pad design.

Reason for leaving?

I am looking to transition back to planning and economic development oversight.

May we contact for reference?

Later

Previous Employer

Start Date

Jan 2013

End Date

Sept 2015

Position Title

Consultant

Employer

Coleman Consulting

Phone Number

Address

City

Stockbridge

State

Georgia

Zip

30281

Duties

Provide consulting services related to planning, economic development and real estate development entitlements and permitting. Managed the regulatory environment for local governments and developers/builders to include creating and evaluating policies that guide economic growth and development. Legislative liaison during Georgia's General Assembly session on planning and economic development bills impacting local governments.

Manage regulatory applications to include zoning, building and land development permitting.

Managed the City of Union City's evaluation and assessment of their Community and Economic Development operations; Led the city's interactive web based GIS mapping system to aid economic development inquiries (2015).

Managed 2014 tax revenue analysis evaluation for the City of Clarkston's annexation plans.

Managed assessment of economic development incentives and development processes for Clayton County, GA.

Reason for leaving?

City of Villa Rica

May we contact for reference?

Yes

Previous Employer

Start Date

Apr 2013

End Date

Feb 2014

Position Title

Planning Director

Employer

City of Stockbridge

Phone Number

Address

N Henry Blvd

City

Stockbridge

State

Georgia

Zip

30281

Duties

Managed Planning & Development reviews within the City of Stockbridge (pop. 26,000), reporting to the City Manager. Oversee community planning, development, zoning, GIS, and code compliance.

Managed \$4 Million SRTA loan application for the Rock Quarry Road extension.

Updated the city's Urban Redevelopment Plan to create a comprehensive redevelopment and reinvestment strategy to include managing the City's Opportunity Zone application.

Managed the City's sign ordinance update

Updated GIS data storage, editing and publishing standards paving the way for online interactive maps that facilitate economic development and integrate with other software systems.

Reason for leaving?

Change in administration. Newly elected mayor wanted to hire his own staff.

May we contact for reference?

Yes

Previous Employer

Start Date

Oct 2011

End Date

Dec 2012

Position Title

Development Director

Employer

City of Chamblee

Phone Number

Address

Peachtree Road

City

Chamblee

State

Georgia

Zip

30341

Duties

Led all functions of Development Department for the City of Chamblee (pop. 16,000), reporting to the City Manager. Planned and administered annual budget. Provided recommendations to the Mayor and City Council on community development projects/initiatives beneficial to the city. Supervised team of internal employees and consultants in administering the city's economic development, planning, zoning, permitting, development review, and capital construction program. Facilitated business expansion and redevelopment by directing users to financing resources.

Initiated and managed \$300,000 in transportation design & construction projects federally funded through GDOT TE grants, ARC LCI grants, and CDBG. Coordinated efforts with state and regional governments; led projects to on-time, on-budget completion.

Initiated and managed a vacant parcel inventory that identified opportunities for land assembly and redevelopment within the city.

Reduced permitting issuance times by 50% through streamlining the plan review process.

Reason for leaving?

Development services were privatized

May we contact for reference?

Yes

Previous Employer

Start Date

Aug 2010

End Date

Oct 2011

Position Title

Business Relations Manager, Economic Development & Business Services

Employer

Fulton County Government

Phone Number

Address

Pryor Street

City

Atlanta

State

Georgia

Zip

30303

Duties

Led team in economic development planning. Promoted job creation, business retention and expansion initiatives within Fulton County (pop. 1 million+). Facilitated growth and business development by directing businesses to the County's business financing resources (bonds and small business loans) and providing assistance with development permitting. Oversaw \$8 million in capital improvement planning within the Fulton Industrial redevelopment area.

Administered GA Opportunity Zone incentives to new and expanding industries within the Fulton Industrial urban redevelopment area.

Spearheaded efforts that led to the formation of the Fulton Industrial Community Improvement District (CID).

Generated additional \$65 million in private investment and bond financing through leading series of projects; assisted businesses in such project areas as site selection, bond financing, and economic incentives.

Reason for leaving?

City of Chamblee

May we contact for reference?

Yes

Previous Employer

Start Date

Apr 2002

End Date

Aug 2011

Position Title

Comprehensive Planner I, II, III

Employer

Fulton County Government

Phone Number

Address

Pryor Street

City

Atlanta

State

Georgia

Zip

30303

Duties

Progressed through increasingly responsible positions within a 1 million-population county, including Project Manager for the Fulton Industrial Urban Redevelopment initiative. Presented recommendations to the Board of Commissioners on community development and economic policies. Managed the County's 5 year Strategic Implementation Work Program and the Capital Improvement Plan. Responsible for land use planning and development review.

Developed and managed redevelopment & reinvestment strategy for the largest contiguous industrial district east of the Mississippi River, leading to the following: (1) \$8 million bond financing for capital projects that implemented redevelopment strategies; (2) State-designated Opportunity Zone that incentivized job creation with tax credits.

Planned and implemented \$26 million and \$39 million in Recovery Zone economic development bonds and private facility bonds in the redevelopment area. Managed application review, and project selection process for private facility bonds.

Reason for leaving?

Promoted

May we contact for reference?

Yes

Additional Work Experience Information

Please list any additional work experience below.

Skills & Certifications

Professional Certifications and Licenses

American Institute of Certified Planners (AICP)
Economic Development Finance Professional (EDFP)

List all jobs skills, abilities, qualifications, and volunteer experience relevant to the position for which you are applying.

Strategic Planning & Execution; Budget Preparation & Management; Procurement; Economic Development Finance; Land Development & Permitting; Project Scheduling & Supervision; Capital Improvement Planning & Construction Oversight; Real Estate Finance; Federal/State Grant Management

Military Experience

Branch of Service

Enlistment Date

Discharge Date

Type of Discharge

Primary Responsibilities & Duties

Applicant Statement

By my signature below, I authorize any federal, state, county or municipal governmental agency, any municipal corporation or political subdivision of this state, or any other state agency, department or division thereof, or any other public or private agency, person, firm, or corporation holding records concerning, that are considered confidential, to supply such information to the City of Margate.

By my signature below, I acknowledge that PRIOR to making a conditional offer of employment to me, the City of Margate may request information which may include, but not limited to, a history of my educational records, a history of my vocational and/or training records, criminal history, any documentation of previous or current on-the-job performance records or history, any reason, excluding any reason based on a medical condition or disability, for termination of any previous employment, any reason, excluding for discharge from military service, or any other personal information that is not medical, health, or disability related in nature which may not otherwise be obtained without prior agreement.

By my signature below, I acknowledge that SUBSEQUENT to making a conditional offer of employment to me, the City of Margate may request not only the information stated above, but also any information of what-so-ever nature regarding both my past or current job related or non-related medical/health condition(s) or disability(ies).

By my signature below, I acknowledge that any such information received by the City of Margate shall become public record pursuant to Chapter 119 of the Florida Statutes.

I Agree

Yes

Signature

Vicki D. Coleman

Date Signed: 2/2/2020 12:34 AM

Date Submitted: 2/2/2020 12:34 AM

IP Address: 76.202.252.127

Agency Wide Questions

Do you have any relatives working for the City of Margate? If you have relatives working for the City of Margate, please enter their name and department in the space below.

No N/A

Did you provide at least ten (10) years of work history in the Employment Information Section, or if you do not have ten (10) years of work history, did you list the entirety of your work experience in the Employment Information Section? If not, please return to the Employment Information Section to complete this information. Did you provide at least three (3) professional work-related references? If not, please return to this section and add additional professional work-related references.

Yes Yes

Where did you hear about the job opportunity you are applying to?

Please provide at least three (3) professional work-related references. Please include the following information: reference name, phone number, email address, position title. (Please note: professional work-related references are people who can speak to us about your job performance and are usually people who directly supervise you. For students, or those with limited work history: professional references may include internship/volunteer supervisors or academic teachers/professors).

Website

David Milliron, City Manager
City of Danville, KY
(Former Cities of Stockbridge and Villa Rica - City Manager)
404-663-9732

Beth McMillan, Vice President of Community Planning,
Atlanta Beltline, Inc
404-477-3003

Niles Ford, Fire Chief
City of Baltimore
(Former City of Chamblee - City Manager)
770-605-4989

Valmarie Turner, Assistant County Manager
Loudon County, VA
404-432-2830

Pursuant to Florida State Statute 119, all applications and materials attached are subject to public records request. Please use the space below to indicate whether or not you have any exemptions under FSS 119. If you do not have any exemptions, please write "N/A".

N/A

Executive Director - Community ReDevelopment Agency

Do you have a Bachelor's degree from an accredited college or university with a major in Public Administration, Business Administration, Urban Planning, Real Estate?

Yes

Do you have five years of experience in urban planning, real estate development, project coordination, or economic development?

Yes

Do you have at least three (3) years of supervisory experience?

Yes

The American Institute of Certified Planners

The Professional Institute of the American Planning Association

hereby qualifies

Vicki D. Coleman

as a member
with all the benefits
of a Certified Planner and
responsibility to the
AICP Code of Ethics
and Professional Conduct.

Certified Planner Number: **021287**

February 28, 2007

[Handwritten signature]

[Handwritten signature]

Georgia State University

To all persons to whom this writing may come, Greeting:

It is known that the President and Faculty of this University in recognition of the successful completion of the course of study prescribed by the Faculty by virtue of the authority granted by the Regents of the University System have conferred upon

Wicki Denise Coleman

the degree of

Master of Public Administration

Testimony Whereof, we have hereunto affixed the seal of the University and the signatures of the officers thereof. Given at Atlanta on this

University of West Georgia

University System of Georgia

Upon recommendation of the President and Faculty
hereby confers upon

Wicki Denise Coleman

the degree of

Master of Professional Accounting

with all the rights, honors, and privileges
thereunto appertaining

In witness whereof, the Seal of the University and the signatures of duly
authorized officers are affixed to this diploma. Given at Carrollton, in the State
of Georgia, this fifteenth day of December, two thousand and eighteen.

