

PATRICK B. FORD

309 N. FOREST ST. LEBANON, KY 40033

CELL: 412-417-1694 EMAIL: PFORD007@GMAIL.COM

PROFILE

Dynamic leader with the vision to spot peaks where others see only valleys. Unique strengths include the ability to manage multiple projects, leverage personal and financial investment, and achieve consensus among dissenting partners. Skilled and passionate public speaker, with a genuine desire to see communities, organizations and local leaders achieve their best. Empathetic listener, who seeks to develop others' ideas, not to persuade others to his position. Intuitive sense for managing projects and personnel, with a methodical and logical approach to ensure desired outcomes. Believes in managing change for the better and setting realistic goals with measurable results.

LEBANON/MARION COUNTY INDUSTRIAL FOUNDATION/LEBANON, KY

EXECUTIVE DIRECTOR, OCTOBER 2019 - PRESENT

- The Marion County Industrial Foundation is a non-profit, municipality sponsored, economic development organization. The foundation owns and develops multiple industrial parks in Lebanon, Kentucky. The foundation also builds speculative industrial buildings and leases or sells these buildings to industrial clients. The foundation also owns an industrial incubator, which it leases to new start-up industries.
- Founded in 1974, the foundation provides Marion County, Kentucky with development programs that are designed to grow our economy by increasing productivity of our industrial sectors of automotive, distilling, agriculture, healthcare, metals, and tourism, through job creation and new industry development.

BUSINESS DEVELOPMENT CORP. OF THE NORTHERN PANHANDLE (BDC)/WEIRTON, WV

EXECUTIVE DIRECTOR, 2009 - SEPTEMBER 2019

- Grew the BDC from a traditional economic development agency to an owner/developer that, in addition to providing the standard services of an economic development agency, aggressively secured multiple investors to acquire and repurpose languishing properties, built consensus around an economic development agenda, and put the northern panhandle of West Virginia on the radar of industry, business, public officials, investors, funders (government and philanthropy), and service providers. Summarily, the outcomes are as follows:
 - \$600 million total investment in the northern panhandle (Brooke and Hancock Counties).
 - Grants and Loans: \$50 million.
 - 2,500 jobs created and 700 jobs preserved.
 - Unemployment Rate lowered from 13.5% to 5.3%.
 - Weirton-Steubenville among the highest in the nation in construction job growth.
 - \$140 million in annual payroll added to region.
 - BDC's total assets grew from \$356,000 to \$9.4 million.
 - BDC's net income grew from \$36,000 to \$1.6 million.
- Formed in 1993 and chartered as a 501-C3 (private, not for profit) organization, the BDC is the designated economic development organization for Brooke and Hancock counties. The BDC gets its support from the WV Development Office, WV Economic Development Authority, USEDA, USEPA, Hancock and Brooke Counties, and the cities of Weirton, Wellsburg, Beech Bottom, Bethany, and New Cumberland.

- Five existing economic development organizations in Brooke and Hancock Counties were consolidated to form a single organization dedicated to creating jobs and encouraging economic investment in WV's Northern Panhandle.
- Since 2009, the BDC has participated in the creation of approximately \$140 million in annual payroll. Actions have brought in more than \$600 million in private and public investment, created and preserved approximately 3,200 jobs, and have contributed to reducing the unemployment rate in Brooke and Hancock counties from over 13% to slightly under 5%. Strong partnerships with local, state, and federal officials have led to \$50 million of federal, state, local, and foundation financial assistance. Leading the metro area through an industrial renaissance that has the northern panhandle among the highest percentage increases in construction jobs in the country since 2015.
- Reorganized the board and organization, created new bylaws, created a membership organization and membership fee structure, and a new board of directors diverse in geographic representation, industry representation, and public/private representation.
- Oversaw and continue to implement the region's first strategic plan, funded by a \$200,000 US Economic Development Administration economic adjustment grant. A subsequent \$300,000 US Economic Development Administration economic adjustment grant, in 2018, funded an update of the economic adjustment strategy in 2019.
- Developed deep and beneficial partnerships with US Senators, US Representative, the USEPA and USEDA, the Governor's Office, the region's State Delegates and Senators, the West Virginia Economic Development Authority, and the Department of Commerce.
- Created 3-2-1 Corridors of Opportunity initiative with Jefferson County, OH. In cooperation with Jefferson County, OH, the BDC, and Jefferson County Port Authority (lead economic development agency of Jefferson County, OH) work closely together (3 counties in 2 states) to create jobs (the 1 goal) in the tri-county region to recruit businesses and assist with expansion of existing businesses and industries.
- Represent the state of West Virginia in business missions in Japan, China, Germany, Italy, England, and throughout the USA.
- Actively market and recruit businesses and industries for the Northern Panhandle.
- Assist with State government programs regarding workforce development and infrastructure development.
- Respond to inquiries on development, permit, and tax issues.
- Identify sites for acquisition and development by the BDC.
- Advise and assist local businesses with economic and development issues.
- Research and provide economic trends, analysis, and data for Brooke and Hancock counties.
- Provide counseling to small and large businesses.

PITTSBURGH, PA, 2002 - 2008

EXECUTIVE DIRECTOR, URBAN REDEVELOPMENT AUTHORITY, SEPT. 2007-AUG. 2008

- Managed organization responsible for generating, stimulating and managing growth and development in the City of Pittsburgh.
- Administered approximately \$100 million annually in URA development, loans and investments. In 2007, URA dollars leveraged more than \$250 million in private projects that resulted in nearly 2,000 jobs.

- Managed day-to-day operations of 200-member staff.
- Implemented initiatives pioneered during tenure as Director of City Planning and Director of Economic and Community Development.
- Directed URA's comprehensive programs, including major economic development projects, business assistance and financing, home ownership and improvement financing, Main Street initiatives, storefront renovation programs, and assistance with the development of residential, commercial, industrial and mixed use sites through site assembly, environmental remediation and a variety of financing options.
- Developed staff positions to meet redevelopment needs, including the position of Sustainable Design Coordinator.
- Managed preparation of Sector Neighborhood Asset Profiles (SNAP Plans) for all 90 City neighborhoods and creation neighborhood of vitality index.
- Engaged staff and consultants in creation of citywide Market Value Analysis to be used comprehensively by the City and its authorities to identify investment opportunities and provide for informed decision making in the City's blighted and transitional neighborhoods.
- Worked closely with the Mayor's Office on policies and strategies to recruit and retain young people to the City of Pittsburgh through investment in high tech businesses.
- Served on Pittsburgh Promise Task Force to manage implementation of a citywide public-school scholarship program to retain and attract families to the City.
- Managed implementation of a tax abatement program for residential construction in the downtown and investment-ripe neighborhoods throughout the City.
- Served on the Executive Committee of the Southwestern Pennsylvania Commission, the region's Metropolitan Planning Organization (MPO), on planning and prioritizing the use of state and federal transportation funds allocated to the region.
- Served as Mayor's representative on the board of Riverlife Task Force, a public-private partnership that guides and advocates for the redevelopment of Pittsburgh's riverfronts.
- Served on board of the Pittsburgh Partnership for Neighborhood Development, which supports the region's revitalization through strategic investments in community development/improvement organizations?
- Chaired the Housing Authority of the City of Pittsburgh (HACP), a municipal corporation charged with providing decent, affordable housing for more than 20,000 low-income persons in the City of Pittsburgh.

MAYOR'S DIRECTOR OF ECONOMIC & COMMUNITY DEVELOPMENT, FEB. - SEPT. 2007

- Appointed to position created by Mayor Luke Ravenstahl that would utilize my expertise to coordinate and streamline development review and permitting processes of multiple City departments' efforts.
- Managed roughly 400 staff and directors in the departments of City Planning, Public Works, Bureau of Buildings and Inspections, and Neighborhood Initiatives.
- Managed development projects and priorities for the Mayor's Office and the City's four major development authorities: Urban Redevelopment Authority, Housing Authority, Parking Authority, and Public Water and Sewer Authority.
- Oversaw the planning review and approval of the City's first casino and the new arena for the Pittsburgh Penguins.

- Directed efforts of Mayor's Department of Neighborhood Initiatives, a division created to work directly with the City's 100+ community development organizations.
- Created a tax abatement program for residential construction in the downtown and investment-ripe neighborhoods throughout the City.
- Spoke on behalf of Mayor's Office at nation and international conferences, real estate meetings, community organization meetings, development roundtables and before other special interest groups.
- Served as Chairman of the Board for the Housing Authority of the City of Pittsburgh.
- Served as Chairman of the Board of the Pittsburgh Parking Authority.
- Served on the boards of the Pittsburgh Partnership for Neighborhood Development, Riverlife Task Force, Southwestern Pennsylvania Commission (the region's Metropolitan Planning Organization), the Downtown Task Force, and the Pittsburgh Economic and Industrial Development Corporation.

DIRECTOR OF PITTSBURGH CITY PLANNING, JAN. 2006 - FEB. 2007

- Appointed by the late Mayor Bob O'Connor to be the Director of City Planning.
- Managed staff of 60 in divisions of strategic planning, community development, development administration and review, Office of Public Art, geographic information services, and the Federal Weed and Seed Program.
- Created a "sector planning" system to establish an organized, efficient and consistent development process for public and private property within the City. The "sector planning" process ensured that all development was in compliance with the City's sector plans, neighborhood plans, and applicable zoning regulations.
- Ensured that all development occurred in a manner that was equitable to the each property owner, developer, and the City of Pittsburgh.
- Established development policy and review standards through the Planning Commission, Historic Review Commission, Art Commission, Zoning Board of Adjustments, and through administration of the zoning ordinance.
- Created Contextual Design Advisory Panel (CDAP) to further ensure architectural compatibility in Pittsburgh's diverse neighborhood settings.
- Established, and secured funding for, a Pedestrian/Bicycle Coordinator position.
- Created the City of Pittsburgh's Office of Public Art in conjunction with the Heinz Endowments.
- Facilitated community planning processes by working with community-based and technical assistance organizations and programs.
- Administered grant programs funded through federal Community Development Block Grant (CDBG) funds.
- Served as a board member for Pittsburgh Partnership for Neighborhood Development, the City Historic Review Commission, Pittsburgh Civic Design Coalition, the Riverlife Task Force, Southwestern Pennsylvania Commission (the region's Metropolitan Planning Organization), and the Downtown Task Force.
- Chaired the Board of the Pittsburgh Parking Authority.

ASSISTANT PLANNING DIRECTOR / ZONING ADMINISTRATOR, JAN. 2002 - APRIL 2004

- Managed and administered the City Planning Commission, Zoning Board of Adjustments, and City Zoning Office.
- Developed and facilitated neighborhood planning initiatives.

- Administered the City's Zoning, Site Plan, and Subdivision Ordinances.
- Managed all environmental reviews including development along the City's three primary rivers (the Monongahela, Ohio, and Allegheny), hilltops, and hillsides (Mt. Washington, South Side, and North Side).
- Reviewed and processed all permits in the City of Pittsburgh, including Occupancy Permits, Land Operation Permits, Sign Permits, Building Permits, and Zoning Certificates.
- Prepared special planning reports for the Mayor and City Council. Drafted zoning text amendments and related legislation for the Mayor and City Council.
- Served as chief advisor to the Mayor on land use and zoning issues.
- Presented planning and zoning reports and recommendations to the public, community organizations, City Council, and Mayor.

CITY OF POMPANO BEACH, POMPANO BEACH, FL **ZONING DIRECTOR, APRIL 2004-NOV. 2005**

- Administered and interpreted the zoning code and managed the zoning department and occupational license staff for Pompano Beach.
- Administered the City's Development Review Committee, Planning and Zoning Board, Board of Zoning Appeals, and Architectural Appearance Committee.
- Drafted zoning text amendments and related legislation for the City Manager and City Commission to encourage and facilitate development.
- Responsible for reviewing and processing all permits in the City of Pompano Beach, including Occupancy Permits, Land Operation Permits, Sign Permits, Building Permits, and Zoning Certificates.
- Eliminated two-month backlog in development permits within the first 90 days of my tenure. Prepared special planning and zoning reports for the City Manager and Commission.
- Served as chief advisor to the City Manager on land use and zoning issues. Regularly presented planning and zoning reports and recommendations to the City Manager and City Commission.

WHITNEY BAILEY COX & MAGNANI, BALTIMORE, MD **VICE PRESIDENT, NOV. 1989-DEC. 2001**

- Directed teams of comprehensive planners, zoning specialists, development strategists, community revitalization specialists, urban and rural designers, preservationists, architects, landscape architects, engineers, and surveyors for one of the "Top 500" design firms in the United States as listed by the Engineering News Record.
- Researched, wrote, and coordinated all aspects of comprehensive plans, urban design plans, county and municipal plans, development impact assessments, development feasibility studies, revitalization strategies, market and economic analyses, and economic development programs. Clients included Havre de Grace, MD; Aberdeen, MD; Bel Air, MD; Baltimore, MD; Altoona, PA; Mentor, OH; and Suffolk, VA.
- Conducted studies in several states in the mid-Atlantic region for a unique assortment of public and private sector clients.
- Provided expert testimony in the field of comprehensive planning, zoning, market analysis, and development feasibility.

- Developed and marketed business development efforts for the company, including proposal development and client communication.
- Successfully marketed municipal clients in Maryland, Virginia, West Virginia, Ohio, and Pennsylvania.
- Created a Planning Department that expanded the company's client base and annual earnings.

THE COX COMPANY, CHARLOTTESVILLE, VA, JUNE 1987 - OCT. 1989
PROJECT MANAGER, JUNE 1987-OCT.1989

- Directed team of engineers, surveyors, landscape architects, planners and draftsmen.
- Directed and coordinated all aspects of comprehensive plans, growth management studies, transportation analyses, facilities master plans, demographic and economic assessments and environmental analyses. Clients included Hershey, PA; Williamsburg, VA; Charlottesville, VA; Winchester, VA; Rappahannock County, VA; and Sperryville, VA.
- Prepared numerous master plans and ordinances.
- Consulted on both public planning efforts and private sector projects, including master planning, site design and development impact assessments.
- Provided development advisory services for planned developments, commercial, industrial, institutional, and mixed-use projects.

ALBEMARLE CO. PLANNING & DEVELOPMENT, CHARLOTTESVILLE, VA
SITE PLANNER, MARCH 1985-MAY 1987

- Conducted reviews of site plans and subdivisions.
- Reviewed requests for rezoning and special use permits.
- Prepared and assisted in the development of studies, analyses and recommendations in connection with the physical, social, and economic development of the County.
- Prepared and assisted in the preparation of technical reports and long-range planning projects.
- Prepared and conducted public presentations.
- Explained planning problems and procedures to the public on inquiry.
- Reviewed and updated the Comprehensive Plan.
- Determined needs assessment for community facilities.
- Compiled inventory of commercial, office, and industrial land. Compiled data pertinent to the development suitability of land (i.e., slope analysis and soil surveys).
- Prepared Pedestrian Obstacle Study: Phase II. Identified future pedestrian demand areas and the need for future pedestrian improvements and accommodations.

EXPERT TESTIMONY

- Comprehensive Planning
- Zoning
- Highest and Best Use
- Market Analysis

- Development Feasibility

SPEAKING ENGAGEMENTS

- **NATIONAL BROWNFIELDS CONFERENCE**, 2017, PITTSBURGH, PA
- **WV BROWNFIELDS CONFERENCE**, 2015, MORGANTOWN, WV
- **WVU EXTENSION SERVICE COMMUNITY LEADERSHIP ACADEMY**, 2014, MORGANTOWN, WV
Panel discussion on public-private partnerships
- **WV BROWNFIELDS CONFERENCE**, 2014, HUNTINGTON, WV
The importance of public-private partnerships
- **BUSINESS AND LEADERSHIP CONFERENCE**, 2014, BRIDGEPORT, WV
Seminar on engaging with the media
- **KALON SCHOLAR LEADERSHIP PROGRAM**, 2011-2014, BETHANY, WV
Daylong seminar for campus student leadership
- **PITTSBURGH NEIGHBORHOOD ACADEMY**, 2009-2013, BETHANY, WV
Leadership program for at-risk Pittsburgh youth
- **FAYETTE COUNTY YOUTH LEADERSHIP PROGRAM**, 2009-2018, FAYETTEVILLE, WV
Daylong seminar for campus student leadership
- **NATIONAL BROWNFIELDS CONFERENCE**, 2011, PHILADELPHIA, PA
Overview of TS&T brownfields project in Chester, WV
- **COORIDORS OF OPPORTUNITY**, 2009, WEIRTON WV
Encouraging investment and redevelopment in the Ohio River valley
- **GOVERNOR'S HONORS ACADEMY**, 2009, BETHANY WV
Taught four-week courses in Leadership Tactics of Attila the Hun and Driving Change in Your Community
- **LEADERSHIP FAYETTE COUNTY**, 2008, FAYETTEVILLE WV
The role of planning in community development
- **CORNERSTONE SYMPOSIUM**, 2008, PITTSBURGH, PA
Entrepreneurial Pittsburgh: Building Bridges to a City's New Future
- **SHAPING THE FUTURE OF THE NEW CITY**, 2008, PITTSBURGH PA
Bringing industrial cities into the 21st Century
- **PHILADELPHIA ZONING CODE COMMISSION**, 2007, PHILADELPHIA PA
Streamlining building plan review & **permitting**
- **COMMUNITY CONVERSATION ON POVERTY**, 2007, PITTSBURGH PA
Improving social service delivery to the homeless and disadvantaged

- **AMERICAN PLANNING ASSOCIATION, NATIONAL CONFERENCE, 2007, PHILADELPHIA PA**
Role of public art in community revitalization
- **NATIONAL BUSINESS OF BROWNFIELDS CONFERENCE, 2007, pittsburgh pa**
Economic development
- **NATIONAL ASSOCIATION OF INDUSTRIAL AND OFFICE PROFESSIONALS, 2007, PITTSBURGH PA**
Streamlining development administration
- **LEADERSHIP WEST VIRGINIA, JUNE 2007, PARKERSBURG WV**
Leadership in public service
- **LEADERSHIP PITTSBURGH, 2006, PITTSBURGH PA**
Leadership in public service
- **CIVIC DESIGN COALITION, 2006, PITTSBURGH PA**
Chattanooga design exchange
- **BUILDING COALITIONS TO REVITALIZE COMMUNITY GREENSPACE, 2000, MORGANTOWN WV**
Assembling key players and partners
- **LEADERSHIP WEST VIRGINIA, 1999, DAVIS WV**
Economic development strategies
- **CORRIDOR I REGIONAL TOURISM CONFERENCE, 1998, HAWK'S NEST STATE PARK WV**
Planning and community revitalization

EDUCATION

WEST LIBERTY UNIVERSITY - Honorary Doctorate Degree 2018

UNIVERSITY OF VIRGINIA – Master's Degree in Urban Planning January 1987

UNIVERSITY OF VIRGINIA – Bachelor's Degree in Urban Planning January 1986

AWARDS

- **2019 BROWNFIELD DEVELOPMENT AWARD**, West Virginia Department of Environmental Protection.
- **2017 WEST VIRGINIA SMALL BUSINESS CHAMPION OF THE YEAR**, nominated by the West Virginia Small Business Development Center for the United States Small Business Administration the West Virginia Small Business Champion of the Year.
- **2016 BROWNFIELD DEVELOPER OF THE YEAR**, from the West Virginia Brownfields Assistance Center for Excellence in Economic Development.
- **2016 FRIEND OF HANCOCK COUNTY 4-H**, for volunteerism and appreciation of support from the Hancock County Extension Service.

- **2015 LAND STEWARDSHIP AWARD**, West Virginia Department of Environmental Protection.
- **BROWNFIELDS PERSON OF THE YEAR**, Nominated for 2014 Person of the Year for Brownfields Renewal Magazine.
- **FOLLANSBEE CHAMBER OF COMMERCE COMMUNITY SERVICE AWARD**, economic development 2013.
- **LEADERSHIP WEST VIRGINIA**, elected to the 2000 millennium class.
- **WHO'S WHO TOP SEVEN ENTREPRENEURS IN WEST VIRGINIA**, as ranked by the *West Virginia State Business Journal*.
- **SILVER AWARD FOR DESIGN EXCELLENCE** for Star City (WV) Revitalization Plan, presented by the West Virginia Association of Consulting Engineers.
- **GOLD DESIGN AWARD FOR EXCELLENCE** for Glen Elk (WV) Revitalization Plan, presented by the West Virginia Association of Consulting Engineers.
- **BRONZE AWARD FOR DESIGN EXCELLENCE** for the Moundsville (WV) Revitalization Plan, presented by the West Virginia Association of Consulting Engineers.
- **FIRST PLACE, TAYLOR COUNTY COMPREHENSIVE PLAN**, presented by the West Virginia Press Association Community Service Award.
- **PROFESSIONAL ACHIEVEMENT IN COMPREHENSIVE PLANNING** for the City of Havre de Grace (MD) Comprehensive Plan, presented by the Maryland Chapter of the American Planning Association .
- **AWARD FOR OUTSTANDING PROFESSIONAL ACHIEVEMENT** for the Charleston (WV) Community Revitalization Plan, presented by the Maryland Chapter of the American Planning Association.
- **AWARD FOR MERIT** for the Bel Air Redevelopment Strategy and Streetscape Plan, presented by the Maryland Chapter of the American Planning Association.
- **ACADEMIC EXCELLENCE & PROFESSIONAL PROMISE** presented by the Virginia Citizens Planning Association.

BOARDS

- **WEST LIBERTY UNIVERSITY BOARD OF GOVERNORS**, Chairman
- **WEST VIRGINIA PUBLIC PORT AUTHORITY** Board member (Former)
- **NORTHERN WV BROWNFIELDS ASSISTANCE CENTER** Advisory Board member
- **FOLLANSBEE CHAMBER OF COMMERCE**, Board member
- **WEIRTON MEDICAL CENTER**, Finance Committee
- **UNITED WAY**, Campaign Chair (Former)
- **WV REGION XI** Planning and Development Council member (Former)
- **HARDY COUNTY COMMUNITY FOUNDATION**, Board Chair (Former)