

STEPHEN M. BURDICK

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Major Accomplishments

Director of Economic Development for the City of Vancouver: Over \$300 million in successful public and private, urban, mixed-use projects built in downtown Vancouver, WA between 1997 and 2007.

Project Manager & Owner's Representative for the world's first, LEED certified, new-build, hotel-conference center – the Vancouver Hilton Hotel and Conference Center opened June 2005.

Project Manager & Owner's Representative for the rehabilitation of the oldest neighborhood in the Pacific Northwest - Officers Row, 21 Army senior officers' homes on 21 acres listed on the National Register of Historic Places rededicated 1988.

Current Position

Director of Development for Killian Pacific, LLC: a mid-sized development firm in Vancouver, WA., USA. I have primary responsibility for projects after land acquisition up to notice to proceed with construction. These duties include: negotiation of architectural, engineering and construction contracts and subsequent administration and oversight of those services; coordination of the project schedule; negotiation of public / private development and financial partnering agreements; obtaining governmental approvals; and coordination of market and financial analysis.

Experience

Development

I have supervised various types of private and public development including mixed-use, historic restoration and rehabilitation and new multifamily residential projects.

Director of Economic Development for the City of Vancouver: Project manager for \$300 million of public / private development projects in downtown Vancouver, WA.

\$200 million mixed-use (office, retail, residential and public library) development in downtown Vancouver, WA, USA, a \$6 million office and retail project in Vancouver, WA, and a \$16 million residential and retail project in NW Portland, OR.

Executive Director of the Downtown Redevelopment Authority: I served as the City owner / developer of the Hilton Vancouver Washington and Vancouver Convention Center.

Property Management

Vice President of Key Property Services, Inc. (Vancouver, WA): Between 1990 and 1997, I managed a real estate portfolio of up to 1,400 apartments and 90,000 square feet of retail and office space worth approximately \$100 million.

Consulting

Private Consultant and City of Vancouver Development Director: I coordinated consultant studies, gathered data, analyzed trends, recommended conclusions, produced and presented formal reports including the consultant efforts that produced the Vancouver City Center Vision plan, a strategic development plan for Vancouver's city center.

Employment History

May 2007 – Present

Director of Development, Killian Pacific, LLC, Vancouver, WA

May 1997 – April 2007

Development Director, City of Vancouver, WA, USA

- Lead downtown redevelopment efforts and to develop and maintain a diversified and healthy economy within the City.

January 1990 – April 1997

Vice President, Key Property Service, Inc., Vancouver, WA

- Managed \$100 million real estate portfolio and assisted in the development of new commercial properties.
- A general partner in a 284-unit apartment community.

May 1984 – December 1989

Director of Development, City of Vancouver, WA

- Negotiated public/private agreements in major downtown projects.
- Supervised the development of a successful 27-block redevelopment strategy.
- Directed the rehabilitation of Officers Row, a 21 building site on the U.S National Historic Register.

September 1980 – April 1984

Senior Project Manager, Metropolitan Service District and the Corporation for Transit Development, Portland, OR

- Negotiated public/private development agreements in conjunction with the Banfield Light Rail (MAX) project running between the downtowns of Portland and Gresham, OR.

April 1978 – August 1980 & May 1974 – August 1975

Private Consultant in Economic Development, Oregon

- Consulted with cities and counties on economic development planning on behalf of the Oregon Department of Economic Development.
- Wrote an environmental impact statement for the Port of Hood River, Oregon, USA.
- Obtained public grants and loans for private development projects.

September 1975-1976 & September 1972-1974

Planner and Assistant Director, Mid-Columbia Economic Development District, The Dalles, OR

- Supervised and performed planning in economic development, law enforcement, health, aging, child care and employment training.

Certifications & Licensing

Bachelor of Economics, Willamette University, Salem, OR

Masters of Urban Planning, Portland State University, Portland, OR

American Institute of Certified Planners, Charter Member (Inactive)

Economic Development Specialist, National Development Council

Real Estate Salesperson, Oregon & Washington (Inactive)

Certified Property Manager, Institute of Real Estate Management (Inactive)

Community Service

Board Member, Friends of the Arts

During my time on the Board, the Friends subsidized various student productions at the Vancouver School for Arts and Academics and began work on the development of an artists' community to be established on the Vancouver National Historic Reserve.

Board Member, International Collection of Neon Signs (ICONS)

This non-profit group is actively working on founding the museum. The business plan is developed and the capital fund raising efforts are in the very early stages.

Community
Service Continued

Commissioner, Wasco County Planning Commission

Member, Greater Vancouver Chamber of Commerce

Served on the committee, which negotiated revisions to the city and county transit overlay districts.

Member, Columbia River Economic Development Council

Served on the committee, which worked to recruit high quality employers to the county.

Member, City Club of Portland

Served on the program committee which arranged for weekly speakers

- Primary player in the successful efforts to establish the:
- Vancouver's Downtown Association,
- Vancouver Area Development Authority (Executive Director)
- Downtown Redevelopment Authority (Executive Director)
- Vancouver Public Facilities District (Executive Director)
- City Center Redevelopment Authority (Executive Director)
- Southwest Washington Visitors and Convention Bureau
- International Collection of Neon Signs (ICONS Board Member)