

Albert A. Bogdan

Summary of Experience

1. Former Economic Development Director for Southeast Michigan and then State of Michigan
 - a. Recruited by Governor Milliken to lead Michigan's Urban Economic Development Initiative, worked closely with Detroit. Lead a Detroit located team working on foreign investment, small and minority business, and business recruiting
 - b. Put together the development proposal that convinced GM to build Poletown
 - c. Conceptualized and proposed the establishment of Oakland Technology Park
 - d. Built 400,000 sq. ft of office space for the army in trade for 2.2 million sq. ft missile production plant for Volkswagen
 - e. Managed an aggressive target Marketing program Including a technology-based, entrepreneurship-driven economic development strategy
 - f. Created an aggressive small business development program including a venture capital initiative using state pension funds
 - g. Developed close partnerships with universities to encourage the establishment of technology based firms
2. Vice President of Energy Conversion Devices
 - a. Visited every major technology firm and venture capital firm in U.S. to set up R&D joint ventures, and to market ECD's flat panel displays, solar panels, hydride-based fuel systems, and a programmable silicon circuit board
 - b. Prepared original business plan and financing requirements for Ovonic Imaging Systems
 - c. Marketing Director - Mosaic Systems – helped raise venture capital.
3. Community Development Consultant
 - a. Downtown Development strategies - Ferndale, Bay City, Hazel Park
 - b. Development Conceptualization, Financing Structuring & Implementation
 - i. Downtown Fenton Senior Housing integrated into its downtown
 - ii. Shopping Center - Royal Oak Township
 - iii. Shopping Center & John R Corridor - Hazel Park
 - iv. Structured the financing of the Vining Road Overpass
 - v. Belleville Residential subdivision
 - vi. Prepared and obtained Renaissance Zone for Saginaw
 - vii. Developed and organized a seven community Transportation System in western Massachusetts.
 - viii. Organized and managed countywide public employment program
 - c. Strategic Planning
 - i. Developed the strategic plan for downtown Bay City, Midland Street, Ferndale
 - ii. Prepared Vision-driven strategic plans for Grand Blanc, Meridian Township
 - iii. Established and raised financing for a Housing Development Corporation for Bay City and Berkshire County, MA
4. Wayne County Planning & Housing
 - a. Wrote an article that led to restructuring of Tax Reversion Process - recognized expert
 - b. Organized & Established three Corridor Organization
 - i. Eight Mile Boulevard Association
 - ii. Telegraph Tomorrow
 - iii. Woodward Heritage Organization - Wayne
 - c. Assisted in original structuring of Pinnacle
 - d. Established the Wayne County Brownfield Redevelopment Authority
 - i. Obtained four EPA grants - established national & state rep
 - ii. Obtained more than \$1 million in MDEQ grants
 - iii. Obtained more than \$2 million in CMI grants for Communities
 - iv. Presently seeking \$1.7 million in new financing

- e. Development Conceptualization & Management
 - i. Court appointed Project Manager - \$20 million residential development to help settle a 30 year old discrimination suit in Hamtramck
 - ii. Just organized, prepared and filed a grant application for a \$17. million HOPE VI grant
 - iii. Highland Park Residential Rehabilitation Program
 - iv. Structured financing for International Gospel Center Salliotte's development
 - v. Established Homeownership Crusade program w Bishop PA Brookes
 - vi. Residential subdivision in Inkster - packaging
 - vii. Development Consultation for Detroit CDCs and Urban Partnership communities
 - viii. Expert in Public/Private Development Financing
- f. A member of LISC Advisory Board - Manages foundation giving to Detroit CDCs
- g. Board Member - Michigan Housing Trust Fund - predevelopment loans to CDCs

Resume

Albert A. Bogdan

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Mr. Bogdan is a leading community and economic development professional in the state of Michigan. He presently serves as the Housing Director and Brownfield Project Manager for the Wayne County Department of Jobs and Economic Development. He has a reputation for being a creative developer of urban redevelopment projects using an innovative variety of public and private financial sources. He is an expert on the Michigan tax reverted property process, brownfield redevelopment, and development financing. He has been the economic development director for the state of Michigan, vice president of a high tech firm, president of several community development corporations on the east coast, and a development consultant for several Michigan communities.

Wayne County Jobs and Economic Development - September 1996 – February 28, 2004

Housing Director, Brownfield Project Manager, Planning Director

As Housing Director, manages the county's \$2.9 million HOME program with a special emphasis on our Urban Partnership Communities. As Brownfield Project Manager, manages the EPA pilot assessment grant project. Accomplishments include: financing of first new subdivision in the cities of Ecorse and Melvindale, working with International Gospel Center to structure the \$12 million financing for the redevelopment of Salliotte Street including senior housing, town houses, shopping strip, and redevelopment of several existing buildings. Assisting Inkster in structuring a redevelopment project to finance the first new market rate subdivision in the city, initiated the Homeownership Crusade, through a nonprofit initiated a housing rehabilitation program in Highland Park; appointed as Project Manager by Damon Keith to implement a \$20+ million program to settle a 30-year-old discrimination suit by providing 200 units of affordable housing.

As Brownfield Project Manager, obtained three \$150,000 awards from EPA as an assessment pilot and a \$500,000 Brownfield Revolving Loan Fund grant. Provided site assessment services to Wayne County communities and to community development corporations. Obtained over \$2.4 million in CMI demolition funds for Wayne County communities. Obtained a \$600,000 grant from state for site assessments. Provided development-consulting services to Detroit CDC's.

As planning director established Telegraph Tomorrow and the Woodward Heritage Organization - Wayne (WHOW), initiated Pinnacle project and initiated the county's brownfield activity

Private Consulting including McKenna Associates, Inc. - April 1988 - September 1996

Acted as development consultant for Michigan communities in regard to preparation of market studies, using vision based strategic planning, and structuring development projects. Some of the projects included the development of shopping centers in Royal Oak Township and Hazel Park. Redeveloped the entire John R corridor in Hazel Park. Prepared the Vision and strategy for Eight Mile Boulevard, including establishing a new corridor organization. Prepared market studies leading to the establishment of a Housing Development Corporation in Bay County and Hazel Park, organized and raised private funding. Prepared and obtained the Renaissance Zone Application for Saginaw. Prepared a market rate housing market study for Flint including the use of focus groups to define the product. Structured the financing for the Vining Road - I-94 intersection in Romulus - the first privately financed interstate interchange.

Vice Pres., Energy Conversion Devices, Marketing Dir. Mosaic Systems - April 1984 - April 1988

Worked with firms worldwide to establish joint ventures and to raise funds for the firm's R&D activities. Prepared business plans for Ovonic Imaging Systems and after interviews with every major computer manufacturer in the US, prepared the specifications for new flat panel LCD display. Helped raise \$14 million. As Marketing Director for Mosaic Systems, helped raise funding from the venture capital community, established the product specifications for a programmable silicon circuit board and made the initial sales to Star Wars firms.

Michigan Office of Economic Development - January 1978 - April 1984

As director, established innovative programs focused on small business including venture capital funding by the pension fund, establishing an SBA 504 organization, implemented a target marketing program, and was part of the Say Yes to Michigan creative team. On special assignment by the governor, prepared the market analysis and development plan, created and initiated acquisition process to acquire the property for the Oakland Technology Park. As OEO's Regional Director for Southeast Michigan initiated the preparation of a development plan and proposal to Ford and General Motors to build a new plant in Detroit. In partnership with the mayor and governor, we convinced GM to build Poletown. Assisted the city in implementing the program. In addition, in order to attract Volkswagen into Southeast Michigan traded two brand-new office buildings for a two million square foot missile

plant. Built the office buildings with the first one opening within 11 months of start at no cost to the state. Aggressively pursued firms to locate in southeast Michigan. Established partnerships with major economic development organizations and significant corporations.

Executive Director, Progress Committee for Newport News (VA) - August 1976 - January 1978

Lead a nonprofit organization of business and community leaders to foster community development. Organized the community leadership to obtain a federal commitment for an expansion of the interstate into Chesapeake.

President, Bridgeport (Conn.) Economic Development Corporation - April 1974 - August 1976

Lead a nonprofit organization of businesspeople to foster community and economic development in the city of Bridgeport. Established a targeted marketing and recruiting program to attract firms to the city. Established and obtained funding for an aggressive minority procurement program. Obtained the largest EDA Title IX grant (\$2.9 million) for the establishment of an in city industrial park. Obtained a gift of the buildings from Remington Arms, Inc.

Executive Director, Urban Coalition of Pittsfield, Mass. - April 1969 - April 1974

Lead a nonprofit organization of a diverse leadership of the community including business leaders, religious leaders, leaders of the African-American community, leaders of social service organizations, and poor people. Established and raised \$450,000 to establish a housing development corporation, organized and managed the employment training activity including the public employment program, Obtained a large grant from the New England Commission to establish an economic growth center which included establishing a minority business loan fund, adding the infrastructure into the local industrial park, and a targeted marketing campaign to attract new business. Formed a seven-community regional transit authority for bus transportation. Became candidate for mayor in 1973 and local organizer of the Dukakis campaign for governor. A member of approximately 26 community organization boards including local VP of NAACP, hospital board, Housing Fund, Berkshire Employment Planning Board, etc. Candidate for mayor and alternate delegate to Democratic Convention in '68

Education

A Bachelor of Electrical Engineering, City College of New York
Masters in Business Administration, University of Massachusetts

Organizations

Board member - Local Initiative Support Organization (coordinates all foundation funding in Detroit)
Board member - Michigan Housing Trust Fund (provides predevelopment financing to Michigan CDCs)
Member – World Future Society

Articles

Redesigning Urban Corridors
The Cocooning of America
Redesign of the Tax Delinquency Process (lead to a major overhaul of the entire process)
The Future of Health Care

Personal

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Wife, Edwina H., four adult children