

Tom C. Stone
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775-790-7010

Economic Development - Public/ Private Partnerships - Project Management

Tom is an experienced and entrepreneurial leader in the public and private sectors. He has been the catalyst, visionary and facilitator for numerous public improvements and private development projects. Tom is committed to **accountability, fiscal responsibility, environmental/economic sustainability and tangible results** brought about by an inclusive **collaborative process**.

In addition to his involvement with the public sector, Tom has had a successful real estate business for 40 years. He worked in Vail, CO with Slifer Smith and Frampton/Vail Associates Real Estate, in Durango, CO with Purgatory Ski Resort, in New Mexico with Angel Fire Ski Resort, in Pagosa Springs, CO and now in northern Nevada and Lake Tahoe with Sotheby's International Realty.

California and Nevada Real Estate Broker, Sotheby's International Realty 05/13 to present
Nevada Rural Housing Authority 08/11 to 05/13

Deputy Director/Director of Real Estate Development

Nevada Rural Housing Authority has a staff of 25 who administer 1700 Housing Choice vouchers, 75 VASH vouchers, 3 NSP homes, weatherization department and over 500 rental units. Duties also include responsibility for all aspects of new and redevelopment efforts for the Housing Authority.

Lassen County, California 12/10 to 07/11

County Administrative Officer/Personnel Director/Risk Manager (450 employees)

Responsibilities included creation and administration of a \$90 million annual budget, appointment and supervision of all department heads, head of labor negotiations of seven bargaining units, purchasing program, capital improvement plan, benefits, equal employment administration, recruitments, and compliance with all State and Federal laws.

Montgomery, Alabama Housing Authority 12/09 to 12/10

Director of Real Estate Development

Responsibilities included identification and implementation of government funding sources, finance programs, public contracting, procurement and budget preparation to redevelop numerous projects including:

- a) \$60 million demolition and redevelopment of a city block into a mixed use and mixed income community. Mixed financing was utilized including LIHTC, HOME and CDBG funds.
- b) \$6 million rehabilitation of a seven story, 100 unit senior living complex using ARRA funds.
- c) \$5 million renovation of a 150 unit public housing complex.

Eagle County Board of County Commissioners (500 employees) 01/99 to 01/07

Tom served eight years as an Eagle County Colorado Commissioner ending in January 2007. He was elected Chairman of the Board in 2000, 2001 and 2004. In his post Tom's main duties included **Public Administration, Economic Development, Sustainability, Strategic Planning, Complex Fiscal Administration, Land Use, Project Management and Organizational Development**. Eagle County has over 500 employees, a budget exceeding \$100 million and includes seven Towns. Direct line management included Road and Bridge, Community Development, Health and Human Services, Airport, Housing and Development, Landfill and Recycling, Animal Services, Environmental Health, Facilities Management, Recreation, Open Space and Communications.

Stone Real Estate, Inc. 01/05 to 12/09

Specializing in 1031 commercial exchanges, land development, ranches and resort properties.

Slifer Smith and Frampton Real Estate, Vail, Colorado 10/89 to 01/05

Kensington Green at Cordillera - Managing broker for 57 semi-custom homes.

Responsible for targeted marketing, pricing, design changes, customer selections of finishes, upgrades, contract processing and tracking.

St. James Place at Beaver Creek - Branch Broker for mixed use development

Streamside at Vail 09/86 to 10/89

Vice-President Developed all sales, marketing, staffing, training and budgeting of interval sales program

Purgatory Real Estate Co. 09/84 to 09/86

Sales Director and Manager Responsible for sales training and management of 25 person sales staff. Offerings included condominiums, Quartershares, interval ownership and commercial land.

Angel Fire Resort, Angel Fire, New Mexico

09/82 to 0/84

Sales Manager Management and training of a 40 person sales staff.

Special Awards and Recognitions

- **Urban Land Institute 2009 Jack Kemp/Terwilliger Award for workforce housing – Miller Ranch**
- Awarded the “Best Run County in State of Colorado for 2000” by Colorado Counties, Inc. • 3CMA Savvy Award for “Masterpiece in Motion” an interactive CD ROM • National Association of Counties Achievement Award Winner 2004 Air Terminal Control Tower, 2003 Fly Vail Summer, 2001 Youth Conservation Corps

Education/Qualifications

- Bachelor of Science Environmental Management, Fort Lewis College, Durango, Colorado. Cum Laude.
- Masters of Public Administration in progress with Golden Gate University
- PRINCE2 Project Management Method – Foundation and Practitioner Certificates 2005
- Rational Management Project Consultant and Trainer Accreditation 2005
- Employing Broker level Colorado Real Estate Commission, Nevada Broker, California salesperson

Select Projects/Initiatives

- **Berry Creek PUD** Developed/Directed a multi-year Master Planning project of 220 acres located in Edwards, Colorado. Development of this total community concept required a working relationship with 10 governmental entities and private industry.

• Eagle County Airport Improvements

Worked with Congress and FAA to gain Federal funding and necessary approvals for:

New airport control tower Instrument Landing System

Digital Radar System International Customs

Multiple runway and safety enhancements \$25 million runway extension

Negotiated \$4 million business buyout from private Fixed Base Operator

Directed \$10 million expansion of airport terminal financed with revenue bonds

Negotiated leases with United, Delta, Continental and Northwest Airlines

Forged 50 year agreement with Air National Guard for Helicopter Pilot Training Center

- **Tree Farm PUD** Directed Master Planning of 140 acres located in El Jebel, Colorado.

Development of Congressionally authorized property exchange includes:

New Community Center:

Offices for County Courts, Clerk and Recorder, Building Department,

Commissioners, Health and Human Services, Sheriff Sub-Station

- **Eagle County Fairgrounds** Directed Master Planning of 160 acres located in Eagle, Colorado. Directed construction of \$4 Multi-use Pavilion.

- **Park and Open Space Projects** – Involved with funding of State’s newest park - Sylvan Lake. Innovated way to save State Land Board Land for conservation in cooperation with Governor Owens and the Colorado Department of Natural Resources.

- **Riverview Apartments – Chairman of the Board.** Negotiated purchase of a 72 unit HUD Section 8 complex. Directed successful grant application process and construction of over \$600,000 worth of renovations and upgrades. Formed management company for complex resulting in better cost efficiency and property maintenance.

- **Golden Eagle Apartments – Chairman of the Board.** Negotiated purchase of a 36 unit Rural Development financed Senior independent living complex. Directed \$400,000 expansion and renovation of Community Center. Directing advance planning for tax credit financing and construction of 14 new units.

- **Lake Creek Village Apartments – Chairman of the Board.** 272 unit affordable housing complex built using revenue bonds via an IRS 6320 corporation.

- **Youth Conservation Corps** Developed concept and implementation of the Youth Conservation Corps that serves over 300 youth annually. This includes youth working with the National Forest Service, Bureau of Land Management and Eagle County to teach principles of conservation and sustainability while on work projects.

Affiliations/Positions/Special Appointments

Governor appointments: Forest Advisory Board, Interagency Wildland/Urban Interface Advisory Board
Director Colorado River Water Conservation District -2000 - 2006

Colorado Counties, Inc. committees: Agriculture & Wildlife, Land Use & Natural Resources, Water,
Transportation & Telecommunications

Executive Committee of Northwest Colorado Council of Governments