



**CITY COUNCIL
ATLANTA, GEORGIA**

23-C-5004

A COMMUNICATION FROM MAYOR ANDRE DICKENS APPOINTING MR. CHEVENE KING, III TO SERVE AS A MEMBER OF THE CITY OF ATLANTA DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE. THIS APPOINTMENT IS FOR A TERM OF TWO (2) YEARS.(FAVORABLE BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE 1/24/23)

December 23, 2022

Council President Doug Shipman

Members of the Atlanta City Council

55 Trinity Avenue, S.W.
Suite 2900
Atlanta, Georgia 30303

RE: Appointment of Mr. Chevene B. King, III
Development Impact Fee Advisory Committee

Dear President Shipman and Members of the City Council:

It is my pleasure to appoint Mr. Chevene B. King, III to serve as a member of the Development Impact Fee Advisory Committee on behalf of the City of Atlanta. Mr. King is a resident of the City of Atlanta and willing to serve in this capacity. This appointment is for a term of two (2) years and requires City Council confirmation.

Based on his experience and commitment to the community, I am confident that Mr. King will serve the City of Atlanta and the Development Impact Fee Advisory Committee with integrity and dedication. A copy of his qualifications is attached for your review.

Sincerely,

Andre Dickens

Chevene B. King, III

SUMMARY

Seasoned real estate professional with 15 years of transaction experience. An Argus Software Certified seeking a full-time career in commercial real estate.

EDUCATION & PROFESSIONAL CERTIFICATION

Georgia State University, J. Mack Robinson College of Business Master of Business Administration, Real Estate Concentration	Atlanta, GA August 2015
Argus Software Certification	August 2015
Barney Fletcher Real Estate School Real Estate Licensee Number 344734	Atlanta, GA March 2011
Morehouse College Bachelor of Arts Degree, Business Management Concentration	Atlanta, GA May 2003
London School of Economics Finance	London, UK July 2002

WORK EXPERIENCE

Windsor Stevens Holdings LLC

Atlanta, GA

Development Executive June 2021 - Present

- Provide strategic and financial analysis for new development opportunities including site selection, land acquisitions and pro forma cashflow analysis and investment packages.
- Developed and oversaw operational aspects for each site, including maintaining curb appearances, yard maintenance and neighboring ownership engagement.
- Exceeded occupancy and rent goals, outperforming local rent metrics in the submarket.
- Lead asset management plans for existing self-developed properties.
- Prepare Equity and Debt Offering Memorandums for prospective developments and facilitate presentations to institutional investment funds, local municipalities and high net worth groups.
- Facilitate weekly calls with architects, engineers and contractors to track deliverables for design and construction teams in preparation for development.
- Manage public, private and community relationships to obtain necessary entitlements and ensure success of the project.
- Maintain the firm's real estate calendar of events for local and national events.
- Participate in local and regional political candidate campaigns and facilitated fundraising efforts to support local causes in real estate industry.

Atlanta Housing

Atlanta, GA

Asset Manager April 2019 – June 2021

Responsible for management and oversight of AH's Mixed and HomeFlex portfolios; and managing relationships with private development partners, third-party partners and other local and federal housing agencies.

- Developed and presented comprehensive quarterly reports of assigned mixed-finance communities, totaling over 20 multifamily properties and over 1,100 units.
- Collected and analyze annual audited financial statements for accuracy, completeness, and audit findings.

- Calculated annual subsidy true-up amounts and presented to the Real Estate Committee and/or Investment Committee as needed.
- Validated Asset Management fee and cash flow calculations for accuracy and adherence to the governing documents; generates invoices and tracks collection of payments due and payable to AH.
- Interpreted and enforced legal and financial documents to ensure compliance with business and financial terms.
- Conducted routine site visits to ensure ongoing physical maintenance of the communities and worked with Owners to address any concerns identified.
- Worked closely with Market Rent Analyst in support of AH's Rent Reasonableness activities and provided detailed financial analysis, rent comparable and risk assessment of existing and proposed multifamily properties.

Colliers International

Multifamily Investment Sales

Atlanta, GA

Senior Financial Analyst

April 2016 – April 2019

- Underwritten over \$1.6B in multifamily real estate; from core to opportunistic assets across 26 markets
- Provide extensive underwriting and market research for 26 markets across the East and Midwest Region including publishing the quarterly outlook article for Colliers multifamily
- Provide various financial reports to support multiple Senior VP commercial real estate brokers for the Atlanta Office
- Lead the production process for offering memorandums, proposals and broker opinions of value for multifamily investment sale teams
- Redesigned the offering memorandum template to more succinctly and professionally present critical property information
- Lead an annual underwriting training seminar for all team market leaders at Colliers

Daiche Group, LLC

Atlanta, GA

Principal

October 2007 – April 2016

- Apply professional assessment in establishing accurate valuations of properties using proformas and other market tools
- Study market conditions and comparisons to determine properties' value
- Managed and operated \$2MM real estate portfolio consisting of 22 residential properties in Georgia and Florida with annual revenues in excess of \$180k
- Perform cost benefit analysis to determine feasibility of current and future investment goals
- Direct project schedules for completion of 5 simultaneous rehabilitations totaling improvements of over \$150K
- Responsible for the completion and submission of all loan documents needed to procure finance objectives
- Oversee the public/private partnership between local housing authorities and investor

INVOLVEMENT & AWARDS

Re-creation Tennis Foundation -Volunteer / Atlanta Commercial Board of Realtors- Member / Georgia State University Real Estate Association -Volunteer / Georgia Real Estate Investors Association (GaREIA) – Member NAIOP



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SPONSOR SIGNATURES



Anne Dickens, Mayor



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Workflow List:

Shawn Brown	Completed	12/29/2022 10:52 AM
Atlanta City Council	Completed	01/03/2023 1:00 PM
Community Development/Human Services Committee	Completed	01/10/2023 1:30 PM
Atlanta City Council	Completed	01/17/2023 1:00 PM
Community Development/Human Services Committee	Completed	01/24/2023 1:30 PM
Committee on Council	Completed	02/06/2023 11:00 AM
Atlanta City Council	Completed	02/06/2023 1:00 PM
Atlanta City Council	Completed	02/06/2023 1:00 PM

HISTORY:

01/03/23 Atlanta City Council REFERRED WITHOUT OBJECTION

REFERRED TO COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE AND COMMITTEE ON COUNCIL WITHOUT OBJECTION

RESULT:	REFERRED WITHOUT OBJECTION	Next: 1/10/2023 1:30 PM
01/10/23	Community Development/Human Services Committee	HELD IN COMMITTEE

RESULT:	HELD IN COMMITTEE [UNANIMOUS]
MOVER:	Jason Dozier, Chair, District 4
SECONDER:	Matt Westmoreland, Post 2 At-Large
AYES:	Dozier, Amos, Bakhtiari, Lewis, Waites, Westmoreland, Winston

01/17/23 Atlanta City Council RETURNED AS HELD

RETURNED AS HELD TO COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE WITHOUT OBJECTION

RESULT:	RETURNED AS HELD	Next: 1/24/2023 1:30 PM
01/24/23	Community Development/Human Services Committee	FAVORABLE

RESULT:	FAVORABLE [5 TO 0]	Next: 2/6/2023 1:00 PM
MOVER:	Matt Westmoreland, Vice-Chair, Post 2 At-Large	
SECONDER:	Jason H Winston, District 1	
AYES:	Dozier, Amos, Waites, Westmoreland, Winston	
AWAY:	Liliana Bakhtiari, Antonio Lewis	

02/06/23 Committee on Council FAVORABLE

LEGISLATION HISTORY – BLUE BACK



RESULT: FAVORABLE [UNANIMOUS] **Next: 2/6/2023 1:00 PM**
MOVER: Liliana Bakhtiari, Chair, District 5
SECONDER: Alex Wan, District 6
AYES: Bakhtiari, Amos, Boone, Farokhi, Shook, Wan, Winston

RESULT: CONFIRMED [12 TO 0]
MOVER: Liliana Bakhtiari, Councilmember, District 5
SECONDER: Matt Westmoreland, Councilmember, Post 2 At Large
AYES: Westmoreland, Winston, Farokhi, Amos, Dozier, Bakhtiari, Wan, Shook, Norwood, Boone, Overstreet, Lewis
AWAY: Michael Julian Bond, Keisha Sean Waites, Dustin Hillis

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VOTE RECORD - COMMUNICATION 23-C-5004						
<input type="checkbox"/> ACCEPTED <input type="checkbox"/> ACCEPTED AND FILED <input type="checkbox"/> ACCEPTED W/O OBJECTION <input type="checkbox"/> ACCEPTED/FILED/WO OBJECTION <input type="checkbox"/> ADOPTED <input type="checkbox"/> ADVERSED <input checked="" type="checkbox"/> CONFIRMED <input type="checkbox"/> CONFIRMED AS AMENDED <input type="checkbox"/> FAILED <input type="checkbox"/> FAVORABLE <input type="checkbox"/> FAVORABLE AS AMENDED <input type="checkbox"/> FAVORABLE ON SUBSTITUTE <input type="checkbox"/> FILED <input type="checkbox"/> FILED AND REFERRED <input type="checkbox"/> FILED BY COMMITTEE <input type="checkbox"/> FILED WITHOUT OBJECTION <input type="checkbox"/> FORWARDED TO FC/NQ <input type="checkbox"/> FORWARDED W/NO RECOMMENDATION <input type="checkbox"/> HELD IN COMMITTEE <input type="checkbox"/> NOT ACCEPTED BY COMMITTEE <input type="checkbox"/> QUADRENNIALY TERMINATED <input type="checkbox"/> REFERRED AS HELD <input type="checkbox"/> REFERRED TO COMMITTEE <input type="checkbox"/> REFERRED WITHOUT OBJECTION <input type="checkbox"/> RETURNED AS HELD <input type="checkbox"/> ROUTED TO COW <input type="checkbox"/> HELD IN COW <input type="checkbox"/> POSTPONED <input type="checkbox"/> RETAINED AS HELD <input type="checkbox"/> AUTOMATIC TERMINATION (FILED)						
			YES/AYE	NO/NAY	ABSTAIN	ABSENT
	MICHAEL JULIAN BOND	VOTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AWAY
	MATT WESTMORELAND	SECONDER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	KEISHA SEAN WAITES	VOTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AWAY
	JASON H WINSTON	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	AMIR R FAROKHI	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	BYRON D AMOS	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	JASON DOZIER	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	LILIANA BAKHTIARI	MOVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ALEX WAN	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	HOWARD SHOOK	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	MARY NORWOOD	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	DUSTIN HILLIS	VOTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AWAY
	ANDREA L. BOONE	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARCI COLLIER OVERSTREET	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ANTONIO LEWIS	VOTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

[Unanimous]

Certified by Presiding Officer	Certified by Clerk
<p style="text-align: center;">CERTIFIED</p> <p style="text-align: center;">2/6/2023</p> <p style="text-align: center;">ATLANTA CITY COUNCIL PRESIDENT</p> <p style="text-align: center;"></p>	<p style="text-align: center;">CERTIFIED</p> <p style="text-align: center;">2/6/2023</p> <p style="text-align: center;">MUNICIPAL CLERK</p> <p style="text-align: center;"></p>
<p>Mayor's Action</p> <p><i>See Authentication Page Attachment</i></p>	

CONFIRMED BY COUNCIL

02/06/2023