

Anthony (Tony) Mondae
Senior Managing Director



Mr. Mondae has over 35 years of experience as project director and principal consultant on a wide variety of strategic planning for economic development, economic revitalization, and target industry studies. He was formerly associated with one of the largest architectural engineering, and planning firms (3,600 employees) in the eastern United States. Positions held included Director of Real Estate Development Economics for Plantec Corporation (a wholly owned subsidiary of RS&H) for 16 years and Director of Planning and Development. Responsibilities as Director of Planning and Development included management and coordination of the firms Real Estate Economics, Land Planning, Civil Engineering, Environmental and Energy Divisions.

Summary of Experience:

- ◆ Strategic Planning-Experienced in large-scale land planning projects, property disposition, highest and best use strategies, marketing program development, packaging, and corporate real estate plan development..
- ◆ Community Redevelopment-Experience in tax increment financing programs, urban enterprise zone programs, and impact fee programming for both public and private sector interests.
- ◆ Neighborhood Commercial Revitalization experience includes studies of over 60 neighborhood commercial nodes throughout the eastern and Midwestern United States, including such cities as Albany, New York; Indianapolis, Indiana; Augusta, Georgia; and Jacksonville, Florida.
- ◆ Visions Programs/Community Facilitation-Severed as project principal consultant and program facilitator for Visions programs in Benton Harbor, Michigan, Washtenaw County (Ann Arbor) Michigan, Jacksonville Beach Chamber of Commerce, St. Augustine & St. Johns County Chamber of Commerce and the City of St. Augustine's Strategic Plan-Economic Development Committee.

Specific Project Related Experience

Community Revitalization, Renewal & Redevelopment
 Prepared numerous CRA programs for communities throughout the eastern United States. Involvement included market and financial feasibility analysis, determination of blighted areas, redevelopment concept programs, establishing and expanding neighborhood merchant associations and

community input groups. This work has been performed at the county, city and neighborhood levels. Served as Project Director for the following CRA studies: Downtown East-Jacksonville, Florida; Southend Redevelopment Area, City of Jacksonville Beach, Florida; San Sebastian Harbor, City of St. Augustine, Savannah Harbour, Savannah, Georgia, Central Avenue, St. Petersburg, Florida, U.S. One Corridor, Boynton Beach, Florida, Penn. Avenue, Washington, DC, Springfield Area CRA, Jacksonville, Florida and Downtown Ft. Meyers, Florida.

Economic Development Strategies

Project Director for Economic Development Programs in Washtenaw County / Ann Arbor Michigan, Jacksonville, Florida, City of Jacksonville Beach, Florida, Manatee County, Florida, Port Everglades, Florida, Orlando Central Park, Florida, Liberty / Dayton Texas, Volusia County, Florida and the State of Indiana / Lake Michigan Marina Development Commission.

Professional Experience

- 2000 to Present.** Senior Managing Director
1993-2000: President and CEO, LANDVEST Market Economics & Development Consultants,
1977-1993: Reynolds, Smith & Hills, Architects, Engineers, Planners, Inc. Positions Held:
- ◆ **1990-1993:** Reynolds, Smith & Hills, Architects, Engineers, Planners, Inc. Vice President-Director of Planning and Development Division.
 - ◆ **1987-1990:** Hunter Services, Inc. (formerly Reynolds, Smith & Hills, Inc./ PLANTEC Corporation) Senior Vice President, Director of Development Economics.
 - ◆ **1977-1987:** PLANTEC Corporation Management Consultants (wholly owned subsidiary of Reynolds, Smith & Hills, Inc.). Senior Vice President 1984-87 and Board of Directors, Vice President 1982-1984, Associate Vice President 1978-1982.
- 1973-1977:** Hammer, Siler, George Associates, Washington, D.C. Senior Associate, Market Development Consultant.
1971-1973: Federated Department Stores, Cincinnati, Ohio. Market Analyst / New Market and Store Development.
1969-1971: Larry Smith & Company, Inc. Chicago, Illinois. Real Estate Analyst/Consultant.