

Police Advisory Council
Applicant Package - Member

Police Advisory Council - Member

Term: 19 Oct 2023 - 18 Oct 2027

Positions Available: 2

Number of applicants in this package: 1

- Freeman, Bradford

Name :Freeman, Bradford

Work Address :3217 SW 35th Blvd., Gainesville, 32608

Residence Address: 1476 SW 66th Way, Gainesville 32607

Email :bfreeman@butlerenterprises.com

Board Name :Police Advisory Council

Please confirm Full Name, including middle initial, prefix, and physical mailing address :

Bradford R. Freeman

3217 SW 35th Blvd. ,Gainesville, FL 32608

In what city district do you live? :

District 3

Employer :

Butler Enterprises

Phone Number :

(352)222-1122

Occupation :

Vice President of Operations

Why are you interested in serving on this board? (Please answer separately for each board you are applying to.) :

I am interested in serving on this board as I feel my past experience in commercial property management lends a specialized perspective on the importance of policing and public/private partnerships. I worked very well with the Broward Sheriff's Office and the City of Dania Beach to partner in programs to share information/develop strong relationships to deter crime and increase awareness of the need for policing. I thoroughly enjoyed working with BSO and the city in many different ways to both enhance our properties and build strong relationships with the city/county.

How many terms have you served on this board previously? :

None

Disclaimer:

Under Florida law, all information, including e-mail, written letters, documents and phone messages, sent to the Gainesville City Commission are subject to Public Records law. This includes the sender's e-mail address, home address or phone number if shown in the message, the content of the message and any associated attachments to the mail.

Do you claim any exemption to public record disclosure pursuant to FLA. STAT. Section 119? :

No

If yes, it is required that you submit a detailed explanation of exemption. :

Not Applicable

Have you been removed from any advisory board for attendance, behaviour or another reason? :

No

If you answered yes to the question above, please explain :

Not Applicable

What is your gender identity? :

Male

If you have chosen to self-describe in the question above, you can add your information here :

Not Applicable

Are you a City of Gainesville Employee? :

No

Are you a City of Gainesville Intern? :

No

Are you currently on a City Advisory Board/Committee? :

No

If yes, which City Advisory Board/Committee? :

Not Applicable

Some of the boards and committees appointed by the City Commission are required to comply with Chapter 112, Florida Statutes, the Financial Disclosure Law. If applicable, would you be willing to file the required financial statement? :

Yes

Do you affirm that your personal and business (if applicable) affairs within the City of Gainesville and Alachua County are in substantial compliance with all city and county regulatory and taxing authorities rules and regulations? * :

Yes

Do you agree with the following statement? Appointees to advisory board/committees are required to attend scheduled meetings as specified in the "Advisory Board Handbook." * :

Yes

Do you agree with the following statement? I understand that this completed application is the property of the City of Gainesville, is subject to public record requests and I hereby certify that the statements made on this application are true and correct. :

Yes

Time of Submission :08/28/23 7:19:32 PM

Attachments:

- Brad Freeman Resume.pdf

Bradford R. Freeman
10740 Coral Street ■ Parkland, FL 33076
(702) 281-5569 mobile
bradfordfreeman66@gmail.com

Expert Commercial Property Portfolio Management / Operations Executive

Senior Executive with more than 30 years of corporate management and operational experience. A strong leader with the ability to build teams, motivate & develop employees, streamline operations, implement goals, produce results and achieve company success.

Kimco Realty Corporation, New Hyde Park, NY

Regional Vice President /General Manager- Dania Pointe- Dania Beach, Florida August 2019-Present

- Manage the total operations of a brand-new, ground-up mixed-use project consisting of over 1.2 million sq. Ft. of retail, +/- 600,000 sq. Ft. of office, 2 nationally branded hotels, and +/- 800 residential units.
- Create and execute CAM operating budget of +/- \$9 million and Capital Expenditure budget of +/- \$2 million annually.
- Oversee marketing, social media, branding initiatives and ancillary income programs for site.
- Supervise, hire, train and develop on-site staff.
- Liaison with city and county officials for permitting, events, law enforcement, code compliance, etc.

Regional Director of Property Management-NW Region- Daly City, CA March 2014-August 2019

- Total operational accountability for Northwest portfolio of properties located in Colorado, Nevada, Washington, Oregon, Idaho, and Northern California consisting of over 70 properties totaling +/- 8.5 million square feet of retail and +/- 600,000 square feet of office space.
- Created and executed CAM operational budget exceeding \$35 million annually
- Developed and performed Capital Expenditure budgets in excess of \$12 million annually
- Hired, trained, supervised NW Region Property Management team.
- Participated in Regional Real Estate Committee meetings in order to approve/deny potential and existing real estate transactions.
- Successfully instituted national programs related to ADA Compliancy, Sustainability (LED retrofits, Hydro-point Smart water irrigation), Bundled Services program, and Security Cameras.
- Effectively collaborated with Leasing, Construction, IT and Development departments on National Initiatives to achieve regional and corporate goals and objectives.
- Responsible for Property Management portion of Acquisitions/Dispositions process for Northwest Region

Pyramid Management Group, Syracuse, NY

June 2009 – January 2014

General Manager

- Train and develop general managers, operations directors, specialty leasing representatives and marketing directors
- **Managed Hudson Valley region of shopping centers for Pyramid Portfolio totaling more than 3.7 million square feet (Galleria at Crystal Run, Poughkeepsie Galleria, Hudson Valley Mall, Hudson Valley Plaza)**
- Manage national and regional leasing accounts for entire 21 million square foot shopping center portfolio including, but not limited to Brookstone, Michael's, Thomas Kinkade, Liberty Travel, Verizon Wireless, T-Mobile, Sprint, Precision Time, Safe-lite Auto Glass, Pretzel Maker, Nathan's Famous Hotdogs and Subway
- Oversee local Specialty Leasing program producing more than \$1.5 million in annual income
- Assist with tenant coordination responsibilities to include plan review, permitting, tenant buildouts, landlord work and inspections
- Represent Pyramid Management Group with town relations including right to build, zoning, planning and construction
- **Represented company in purchase and sale transactions including refinancing transactions**
 - Represented ownership group in sale of 2-acre parcel for \$1,025,000

- Assisted in and represented ownership in sale of 800,000 sq.ft. retail center including, due diligence, site tours, estoppels, bank visits, misc. town issues
- Assisted in refinancing two properties totaling more than \$400 million
- Worked with ownership in land acquisition/ right to build project in Hudson Valley region of New York for +/- 70,000 sq. ft expansion. Total budget for project, \$30 million

Myles B. Timmins / Elite Realty/ Keller Williams, Las Vegas, NV
2009

August 2005 - June

Commercial Real Estate Agent/Consultant/Advisor

- Represented clients in commercial lease and sales transactions averaging more than \$7.5 million annually
- Consulted and advised local business owners on commercial real estate related issues
- Consulted and advised development group in Pahrump, NV for 360-unit condominium project with neighborhood retail center
- Successfully represented development group at neighborhood meetings, local planning commission, and county commission meetings to get necessary approvals for project. (master plan amendments, zone changes, site plan approvals)
- Assembled construction and sales/marketing team (construction manager, general contractor, architect, civil engineer, geotechnical, director of marketing, sales manager) for condo development in Pahrump, NV
- Worked with national developers to locate and secure land for future multi-family housing uses.

Sperry Van Ness, Las Vegas, NV

April 2004 - August 2005

Director of Property Management

- **Total accountability for management / leasing of commercial property portfolio consisting of 24 properties representing office, retail and medical uses totaling more than 1.5 million square feet**
- Directly accountable to President/Owner of Company
- **Built portfolio from four properties to 24 properties in less than 15 months**
- **Supervised, hired and trained property management and leasing staff as required by accelerated growth of property management division**
- Handled new lease transactions, renewals, relocations, tenant coordination as it related to property portfolio
- Converted antiquated accounting system to MRI accounting software in order to position property management division for anticipated growth
- Created monthly financial reports for individual investors of properties

Talisman Companies, Las Vegas, NV

April 2001 - April 2004

General Manager

- Total accountability for the operation of Fashion Outlets of Las Vegas with a gross leasable area of 359,093 square feet, sales exceeding \$540 per square foot, marketing budget of \$1.2 million and operation budget of more than \$3.5 million
- Directly accountable to Owner/President of company
- Managed local and national leasing accounts.
- Achieved an increase in permanent occupancy from 65% to more than 92% in 25 months
- Increased Specialty Leasing income from \$120,000 in 2000 to more than \$750,000 in 2004
- Established positive credible relationship between management and merchants

Prime Outlets of Birch Run, MI

May 1999 - April 2001

General Manager

- **Total accountability for the operation of the fourth largest outlet mall in the United States with a gross leasable area of 724,000 square feet, sales exceeding \$240 million, a marketing budget of \$1.3 million and an operating budget of over 1.5 million**
- Increased temporary income from \$74,000 to \$365,000 for year ending 2000
- Coordinated all marketing initiatives and special events for summer, fall and holidays in 2000
- Represented the mall regarding local and government issues

Pyramid Companies, Syracuse, NY

September 1997 - May 1999

General Manager

- **Total accountability for the operation of specific regional malls within the Pyramid portfolio**
- **Aviation Mall (550,000 square feet), Crossgates Mall (1,700,000 square feet), Berkshire Mall (660,000 square feet)**
- Managed leasing accounts for the entire Pyramid portfolio with Radio Shack, General Nutrition Centers, Wendy's Hamburgers, Pearle Vision Centers, Lechter's Kitchenware and other local and regional businesses
- Represented mall regarding governmental issues related to taxes, right to build and permitting

Dick's Sporting Goods/Toys R Us, Poughkeepsie, NY-Albany, NY

March 1989 - September 1997

Store Operations Manager

- Total accountability for operations of individual retail stores located in upstate New York with annual sales ranging from \$6 million to \$15 million
- Trained and developed managers
- Developed and supervised loss prevention programs for district
- Developed and accountable for annual budgets plus planning and labor

Education

Colorado State University, Global Campus, Bachelor of Science

2014

Additional Skills and Accomplishments

- **Owned and operated Mrs. Field's Cookies, Pretzel Maker and tcby stores** 2001 - 2004
- **State of Nevada Real Estate License in good standing** 2004 – 2009
- **Completed Executive Training Course-Center for Creative Leadership** June 2019