

GENEASA LYNETTE ELIAS, AICP

2672 Wolf Lake Drive, S.W.
Atlanta, Georgia 30349

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E-mail: glynette1@gmail.com

EDUCATION

GEORGIA STATE UNIVERSITY (June 1999) - Atlanta, Georgia

Master of Science Urban Studies- Planning & Economic Development

SOUTHERN POLYTECHNIC STATE UNIVERSITY (September 1995) - Marietta, Georgia

Bachelor of Science- Construction

CERTIFICATIONS

American Institute of Certified Planners (AICP)

ICMA-PDA High Performance Leadership Master Certificate

Georgia Soil & Water Conservation Commission, Level IA Certified

WORK EXPERIENCE

CITY OF EAST POINT – East Point, Georgia

Office of the City Manager

Deputy City Manager – 01/18/2022 – Present

Interim Water Resources Director – 01/18/2022 – 08/15/2022

Description of Duties

Geneasa serves as Acting City Manager in the absence of the City Manager. Develops City's fiscal year budget (FY 2024 - \$191 million(approx.)) - General, Enterprise, Capital and other funds). Has supervision of professional, technical and support staff within the following Departments:

- Contracts & Procurement
- Fleet Maintenance
- Parks & Recreation
- Public Works (Buildings & Grounds, Transportation, Roads & Drainage)
- Solid Waste
- Water Resources (Water, Sewer, Stormwater)

Geneasa is responsible for supervision of professional, technical and support staff responsible for special projects and initiatives:

- She collaborates and serves as Project Manager to develop the East Point "Commons" Redevelopment Project - \$150 million economic development project. This project is a catalytic and transformative project for East Point's downtown providing residential, commercial, medical and institutional uses on approximately nine (9) acres located directly across from East Point City Hall and the East Point MARTA Station. The development is a "true" live, work, play transit-oriented development within ten (10) minutes of Hartsfield-Jackson Atlanta International Airport that will restore the vibrance to downtown which has been dormant for over twenty (20) years.
 - Facilitated community meetings beginning with the conceptual phase through schematic design phase.
 - Established coordination between legal and financial advisors for both the City and its development partner Mynd Match Development Group of Atlanta, LLC
 - Established coordination between the City, its development partner and the Downtown Development Authority
 - Established coordination between the City, its development partner and the East Point Library which although separate, will be incorporated as if it is a part of the development.
 - Identified potential tenants and secured "letters of intent" for the commercial component of the development.

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- Established coordination between the City and Fulton County School Board with respect to its participation in the tax allocation district.
- Ensured financial solvency for the East Point Corridors Tax Allocation District (full participation: Local & County since 2006, School Board)
 - 2022 Fulton County Board of Education participation
 - 2022 Fulton County Board of Education Intergovernmental Agreement
- Developed the Clean City Initiative: 50 Worst Properties Program – Abatement and removal of blight in neighborhoods impacted the most by disinvestment, mortgage fraud and absentee ownership. Typically, these neighborhoods are predominantly African American neighborhoods located near former heavy industrial sites. Administration of the program has been at a reduced cost to the City because Geneasa ensured staff received the necessary training to perform the abatement services as well as demolition services in-house. The success of the program is due to the collaboration between the City Manager’s Office, Solicitor’s Office, Police and Fire Departments and the 50 Worst Properties Program Division.
- Initiated the Public Art Program – Since its adoption programming has included varying genres of film, dance, music, mural art and culture. The first activity officially hosted under the newly adopted public art program was *Chamber in the Point*. This event featured young classical artists who were a part of the the Atlanta Symphony Orchestra’s Talent Development Program (TDP). The purpose of the program is to expose and feature young musicians of color to classical performing arts. Geneasa has fully supported other public art initiatives and programs implemented by the Public Art Coordinator in East Point such as:
 - Hosted the first *Dia de los Muertos* (Day of the Dead) celebration in East Point which is now in its third year of being celebrated in the City.
 - Hosted the first *Standing Peachtree Native American Festival & Pow Wow* now in its second year of being celebrated in the City.
 - *Art in Motion* hosted by East Point and Challenge the Stats featured concurrent performance art by Ballethnic Dance Company, a celloist and painting on canvas. At the end of the event, the painting was revealed commemorating the events of the evening.
 - East Point in association with the Fulton County Remembrance Coalition conducted two soil collections and commemorative programs in remembrance of lynching victims in East Point: Zeb Long and Warren Powell
 - Traffic Control Box Art Contest created to combat graffiti on the utility boxes. Winning artists represent ages as young as eight years old, and people of different races and cultures.
- Created the Neighborhood Planning & Housing Initiative – Focused on the revitalization of neighborhoods that promote equitable access to food, health, recreation and economic sustainability. Currently there is a resurgence of infill housing contributing to the revitalization of the neighborhoods. Planning activities currently underway are as follows:
 - *Georgia Initiative for Community Housing Cohort* - 3-year technical assistance program sponsored by the University of Georgia. The City is in its third year and will achieve alumni status Fall 2023. The stakeholder group consists of elected officials, East Point staff, East Point Housing Authority officials, planning commissioners and neighborhood association presidents. Focus has been on three neighborhoods in East Point (East Washington, River Park & Center Park) that have been negatively impacted by legacy heavy industrial, the mortgage crises, blighted properties and absentee ownership. The East Washington Neighborhood was historically codified as the “Negro” area on the 1957 East Point Zoning Map. As a cohort, the City is now working with a planning consultant to assist in developing the revitalization plan for the three (3) focus neighborhoods. As a participant in the GICH Program, the City benefits from additional points when applying for certain State housing grants.
 - Installation of the *National Fitness Campaign* fitness court & studio in the East Washington neighborhood which will provide accessible outdoor circuit training for ages fourteen (14) and up. The court also serves as a public art piece wrapped in paintings by Jean-Michel Basquiat. This installation was initiated through the GICH Program.

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- Collaboration with Fulton County Department of Community Development to secure community development block grant funds to demolish blighted residential structures in the aforementioned neighborhoods.
- Creation of a *No-Cost Minor Home Repair for Seniors Program* to assist in home improvement grants that will for aging-in-place.

CITY OF EAST POINT – East Point, Georgia Office of the City Manager Special Projects Coordinator – 08/08/2016 – 01/17/2022

Description of Duties

Serve as Acting City Manager in the absence of the City Manager and Deputy City Manager. Assist in developing City's fiscal year budget (General, Enterprise and Capital funds). Serve as City's liaison for Capital Projects between consultant teams, private developers and respective City Departments. Work with City partners including but not limited to the Atlanta Regional Commission, Council for Quality Growth, East Point Housing Authority and Atlanta Aerotropolis Community Improvement District. Projects / Programs currently planned, designed, acquired, under construction, in process or completed:

- Clean City Initiative: *50 Worst Properties Program* Department - \$500,000 annually
- Government Center Complex & Civic Auditorium Renovation- \$26 million (approximately)
- *Chief Rosemary Roberts Cloud Fire Station #4 & Safety Training Facility*- \$3.25 million – Replaced a station that was built in the 1950s that was no longer habitable or structurally sound. Provides for community meeting space and improved level of fire service.
- “The Commons” downtown land acquisition and redevelopment - \$150 million (estimated)
- Former “Terraces @ East Point” disposition and redevelopment
- East Point Recreational Facility – Ward D which will provide for active and passive recreation that currently does not exist in this area of the City which is home to approximately 9,000 residents.
- Main Street Streetscape Transportation Enhancement Grant - \$1.25 million project improving pedestrian safety and visual appearance along US Highway 29 in Downtown East Point
- 2017 Ordinance adopting Comprehensive Plan Update
- 2019 Ordinance adopting Public Arts Comprehensive Master Plan & Implementation Program - \$50,000 – Geneasa was instrumental in securing Cultural Planning Group to assist the City in developing its first Public Arts Master Plan and subsequently the hiring of the City's first Public Art Coordinator. This long-awaited achievement started as an idea in 2009 after Geneasa attended the APA Conference in Philadelphia and participated in a Mural Arts Mobile Workshop. It was at that moment she realized Philadelphia's public art plan could be mimicked in East Point. This idea turned into a Resolution in support of a public art program being approved by Council in 2009. Although the program had a slow start city-wide, Geneasa with the support of her staff in the Department of Planning & Community Development created their own public art space of the lobby of the office. Each month, the Department would display artifacts and other art pieces owned by the Business License Coordinator in the Department. Fast forward ten (10) years, the Business License Coordinator is now the Public Art Coordinator for the City.
- 2021 Fulton County Technical Assistance Grant: *COVID Kits for Kids Lunch Bags* - \$155,000 – Geneasa was approached by the City's Grants Manager and asked if she could think of a program to spend funds the City had received from Fulton County. Geneasa went into action and started brainstorming how the money allocated could impact the greatest number of residents in the City. She realized that the people most impacted by COVID and had the least resources were children. Therefore, Geneasa created *COVID Kits for Kids Lunch Bags*. This program impacted 8,000 students attending 13-schools located in East Point. The lunch bags were filled with snacks and personal protective equipment and distributed to each student.
- 2021 Ordinance establishing East Point Urban Redevelopment Agency & Board of Commissioners – Allows for redevelopment of residential city-owned properties.

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Department of Planning & Community Development

Director - 12/05/2008 – 07/01/2017

Assistant Director - 03/13/2006 – 12/05/2008

Description of Duties

Responsible for managing the Department's daily operations: Permitting, Business License, Inspections, and Planning & Zoning Divisions. Meet with developers and citizens regarding current and future projects in the City. Manage monthly coordination of *Planning & Zoning Commission Meetings*. Attend City Council Meetings. Participate in and coordinate inter-departmental meetings regarding planning and other city-related issues.

Coordinate and facilitate public information meetings for impacted community groups. Develop and conduct presentations for community meetings, Planning & Zoning Commission and City Council. Participate and attend meetings sponsored by other planning agencies such as the Atlanta Regional Commission and Georgia Department of Community Affairs. Serve as Project Manager for *Main Street Streetscape Improvements Project*. Provide mapping assistance to other City Departments. Prepare *Request for Proposals* for submission to appropriate agencies. Prepare and manage departmental budget. Participate in and coordinate with service delivery departments the development review of projects submitted for permitting. Work closely with City Manager's Office and City Attorney's Office. Conduct weekly Departmental staff meetings. Draft policies and ordinances for review and adoption by Council. Prepare reports as required. Conduct site visits. Enforce all applicable codes, policies and ordinances adopted by Council and/or State agencies. Perform special projects as required by the City Manager. Previously have served on behalf of the City Manager in his absence. Served as Interim Director for the Department of Economic Development.

Planning Projects/Initiatives/Educational Tools

- Departmental revenues exceeded Departmental budget past nine (9) fiscal years
 - Facilitated construction/development activity valued over \$396-million over past eight (8) years
 - 2006 East Point Corridors Tax Allocation District
 - Main Street Scenic Byway Corridor Transportation Enhancement (TE) Grant - \$1.25 million
 - Mission 2036 Comprehensive Plan Update - \$143,000
 - Energy Efficiency Conservation Block Grant - \$413,000 – Geneasa developed a program to utilize funds awarded to the City. Due to the successful use of its funds, Electric Cities of Georgia allocated some of their funds to the City. Several activities and projects were created using the grant funds:
 - *Energy Retrofit Program* benefitted forty-seven (47) residents who received HVAC, tankless water heaters or weatherstripping for their homes
 - *Saving Energy and Water* coloring books and boxes of crayon distributed to over 3,700 students attending elementary school, participating in Parks & Recreation programs or and clients of Child Support Services in the City of East Point
 - *12 Easy Ways to Save Energy Dollars at Home* booklets were distributed to approximately 1,000 households in the City
 - *Community Energy Fair* served approximately 300-households which received items such as hot water heater blankets, light bulbs with table lamps, programmable thermostats, LED nightlights, kitchen aerators, shower heads, pipe insulation and gas & electric Eco-kits
 - *Energy Efficiency Strategy* was drafted for city-buildings including the garage, warehouse, water filtration plant and Jefferson Park Recreation Center
 - *Clean City Initiative* Project Team Lead
 - 2009 Resolution adopted establishing a Public Arts Program
 - 2009 Ordinance adopting full re-write of East Point Zoning Ordinance & Development Code
 - 2016 Ordinance adopting full re-write of Part 10, Chapter 2, Articles A thru D of East Point Zoning Ordinance & Development Code
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THE COLLABORATIVE FIRM, LLC – East Point, Georgia
Real Estate Development & Strategic Planning
Manager, Program Management Services
07/05/2005 – 03/10/2006

Description of Duties

Hired to establish the firm's Program Management Division to expand its land development services and initiate its entry into the construction management market. Advised developers and land owners of current county/municipal policies, ordinances, and/or codes while facilitating the associated processes pertaining to land development. Managed planning services for the redevelopment of Red Oak, Scottdale and Johnson Ferry East public housing for the Housing Authority of Fulton County and Housing Authority of DeKalb County, respectively. Managed public involvement component for City of Atlanta Moores Mill/Bolton Road/Marietta Boulevard *Quality of Life* projects. Prepared *Request for Proposals* for submission to appropriate agencies. Coordinated and facilitated public information meetings for impacted community groups.

FULTON COUNTY Department of Environment & Community Development – Atlanta, Georgia
Planner III – Planning & Zoning Division - 01/28/2004 – 06/28/2005
Planner II – Planning & Zoning Division - 10/11/2000 - 01/27/2004

Description of Duties

Developed and administered *Request for Proposals* and bid documents for comprehensive planning projects. Coordinated and facilitated community meetings. Developed presentations for community meetings and special projects. Assisted in departmental briefings with the Commissioners' Office and/or County Manager's Office. Prepared informational documents for use by the Department and other associated County Departments. Participated in interdepartmental project coordination. Prepared and generated maps for planning projects. Prepared land use analysis for proposed annexations. Facilitated overlay district, comprehensive plan and map amendment processes. Acted as a liaison for public-private-grassroots planning projects. Filtered questions and concerns raised by persons interested in current zoning and future land use issues.

Planning Projects

As Managing Planner, Geneasa was responsible for selecting planning consultants via the procurement process, coordinating community meetings, preparing presentations and reports and managing funds allocated to the various projects.

- Managing Planner for Old National Community Visioning Projects, Overlay District Revisions & ARC Livable Centers Initiative Grant
- Managing Planner for Chattahoochee Hill Country Project
- Managing Planner for Fulton County Tree Planting Program
- Managing Planner for Cliftondale Community Visioning Project
- Managing Planner Community Education "Quality" Forum Development & Implementation
- Staff representative for Fulton County Commission on Smart Growth & Citizen Participation
- Database Manager for proposed Green Space locations

Public Education Initiatives – Quality Development for Quality Living Forums

Geneasa created and facilitated community forums designed to educate Fulton County citizens about residential development alternatives.

- Permitting (2003)
- Multi-family Housing (2003)
- Manufactured Housing (2002)
- Vinyl Siding (2001)

Policy Initiatives

- FOCUS Fulton 2025 Comprehensive Plan (2003/2005)
 - Registered Homeowners Association Program (2003)
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- Fulton County Tree Planting Program (2001/2003)
- Fulton County Commission on Smart Growth & Citizen Participation (2001/2002)
- Fulton County Greenspace Program (2000/2001)

BECHTEL CORPORATION (Aviation Consulting Engineers) – Atlanta, Georgia Resident Engineer-Hartsfield Atlanta International Airport Project 06/22/1998-10/11/2000

Description of Duties

Coordinated project assignments with field inspectors. Maintained and tracked all contract documents for projects under construction. Responsible for progress of assigned construction projects. Reviewed and prepared Change Orders for approval by the Owner. Coordinated and facilitated construction progress meetings. Prepared construction progress meeting minutes. Transmitted and assisted in review of shop drawing submittals, Request for Information and evaluated contractor change proposals. Reviewed and prepared contractor payment applications. Wrote letters pertaining to claims, construction progress, and other project related issues. Coordinated and provided information to the Construction Manager concerning construction activities that would affect the Owner and other Engineering/Architectural entities. Facilitated project Closeout after completion of construction projects.

Airport Projects

- **Resident Engineer**
 - Firehouse #40 Expansion & Improvements - \$2.62 million
 - Security Fence & Guard Posts Improvements - \$3.60 million
- **Construction/Office Engineer**
 - Airfield Pavement Repairs & Miscellaneous Improvements - \$6.63 million
 - Taxiway A 7 B Electrical Rehabilitation - \$2.30 million
 - Fuel System Expansion/South Cargo Ramp Development - \$4.52 million
 - NLVR Widening & Improvements - \$3.32 million
 - Runway Reconstruction 9R/27L - \$52 million

AWARD WINNING PROJECTS

East Point Award Winning Projects

South Metro Development Outlook 2008 **Economic Development Award-**
Camp Creek Market Place & Camp Creek Business Center

Atlanta Regional Commission 2008 CREATE Community Award **Regional Prosperity & Economic Development-**
Camp Creek Trade Center – Joint award - Cities of East Point and Atlanta

Fulton County Award Winning Projects

Georgia Planning Association 2002 **Outstanding Educational Tool Award-**
Smart Growth & Citizen Participation Plan

Georgia Planning Association 2003 **Outstanding Plan Implementation Award-**
Chattahoochee Hill Country

ACTIVITIES

- American Institute of Certified Planners (2006-present, Member)

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- City of South Fulton Zoning Board of Appeals District 2 (2017-2021, Member)
- Georgia City/County Management Association (GCCMA, Member)
- International City/County Management Association (ICMA)
 - 2021 Session Facilitator/Speaker – *Re-Imagining Municipal Operations During COVID-19*
- American Planning Association (Member)
 - 2023 National Planning Conference Proposal Reviewer
 - 2022 National Planning Conference Proposal Reviewer
 - 2021 Nevada Chapter DeBoer Awards Evaluation Committee
 - 2021 National Planning Conference Proposal Reviewer
 - 2020 Nevada Chapter DeBoer Awards Evaluation Committee
 - 2020 National Planning Conference Proposal Reviewer
 - 2018 National Planning Conference Proposal Reviewer
 - 2017 Nevada Chapter DeBoer Awards Evaluation Committee
 - 2013 Resume Clinic – National Conference Volunteer
- Georgia Planning Association (Member)
 - 2019 Session Facilitator/Speaker – *When Public Art is not so Public*
 - 2018 Session Facilitator/Speaker – *What's Next: Life After Planning Director*
 - 2018 Session Facilitator/Speaker – *Planners & Politics: How to Deal with a "Hot Button" Zoning Case*
 - 2017 Session Facilitator – *Living Small: A Big Housing Choice*
 - 2015 Session Facilitator – *The Plan, The Law, The Compromise (Law CM credit)*
 - 2014 Session Facilitator – *CIDs in Unexpected Places: Creation to Implementation (Law CM credit)*
 - 2011 Session Facilitator – *Public Participation that Works!*
 - 2009 Fall Conference Committee – *Professional Development Track Subcommittee*
 - 2009 Session Facilitator – *African-American Women Planning Directors in Metro Atlanta*
 - 2003 Session Facilitator – *Welcome to the Hill Country*
- Delta Sigma Theta Sorority, Inc. (Marietta Roswell Alumnae Chapter, Member)
 - 2021 Georgia Redistricting Cohort
 - Past Co-Chair, Chair and/or Member– Social Action, Courtesy/Social, May Week, Founders Day Committees
- Golf G.A.L.S. Greater Atlanta League Series
- TeamATL Superbowl 53 Volunteer