

DATE: 11/06/2019

TO: City Clerk

FROM: Peter Svarzbein Representative of District 1

ADDRESS: 8001 N. Mesa E-118 TELEPHONE 915-205-1469

Please place the following item on the (Check one): CONSENT XXX REGULAR _____

Agenda for the Council Meeting of November 12, 2019

Appointment of Martin A. Morgades to the Parks and Recreation Advisory Board by

Item should read as follows: Representative Svarzbein, District 1

BOARD COMMITTEE/COMMISSION APPOINTMENT/REAPPOINTMENT FORM

NAME OF BOARD/COMMITTEE/COMMISSION: Parks and Recreation Advisory Board

NOMINATED BY: Representative Peter Svarzbein DISTRICT: 1

NAME OF APPOINTEE Martin A. Morgades
(Please verify correct spelling of name)

E-MAIL ADDRESS: N/A

BUSINESS ADDRESS: N/A

CITY: N/A ST: N/A ZIP: N/A PHONE: _____

HOME ADDRESS: N/A

CITY: N/A ST: N/A ZIP: N/A PHONE: N/A

DOES THE PROPOSED APPOINTEE HAVE A RELATIVE WORKING FOR THE CITY? YES: _____ NO X

IF SO, PLEASE PROVIDE HIS OR HER NAME, CITY POSITION AND RELATIONSHIP TO THE PROPOSED APPOINTEE:

HAS APPOINTEE BEEN A MEMBER OF OTHER CITY BOARDS/COMMISSIONS/COMMITTEES? IF SO, PLEASE PROVIDE NAMES AND DATES: NONE

LIST ALL REAL ESTATE OWNED BY APPOINTEE IN EL PASO COUNTY (BY ADDRESS):

WHO WAS THE LAST PERSON TO HAVE HELD THIS POSITION BEFORE IT BECAME VACANT?

NAME OF INCUMBENT: Romaree Friedman Herbert

EXPIRATION DATE OF INCUMBENT: 10/14/2019

REASON PERSON IS NO LONGER IN OFFICE (CHECK ONE): TERM EXPIRED: X
RESIGNED _____
REMOVED _____

DATE OF APPOINTMENT: 11/12/2019

TERM BEGINS ON : 11/12/2019

EXPIRATION DATE OF NEW APPOINTEE: 10/14/2023

PLEASE CHECK ONE OF THE FOLLOWING: 1st TERM: X

2nd TERM: _____

UNEXPIRED TERM: _____

MARTIN A. MORGADES

executive summary

Versatile, accomplished and bilingual professional with extensive international experience. Self-starter, who has successfully leased, developed, acquired and disposed of real estate across multiple asset classes. Strong communicator with proven leadership, negotiation and problem resolution skills. Effective team builder and mentor.

education

2001-2003 **RICE UNIVERSITY, JONES GRADUATE SCHOOL OF MANAGEMENT** **HOUSTON, TX**
Master of Business Administration May 2003. Finance concentration. Finance Club Chairman, member of Energy club. Admissions Counselor – Jones Graduate School. National Society of Hispanic MBA's scholarship recipient.

1993-1996 **THE UNIVERSITY OF TEXAS AT AUSTIN** **AUSTIN, TX**
Bachelor of Arts in Latin American Studies. UT Men's Soccer Team. Silver Spurs Honorary Service Organization. Semester abroad in Santiago, Chile. American University Internship Program, Washington D.C.

experience

2008-present **RIO BRAVO GROUP, LLC** **EL PASO, TX**
Founder and Managing Member.

- Founder of real estate brokerage and consulting firm focused on commercial real estate in the Paso Del Norte Region (El Paso Texas / Juarez Mexico). Offerings include asset management, brokerage, development and consulting.
- Successfully brokered transactions (Leases, Asset purchases / dispositions) with \$60 million aggregate value and over 300,000 square feet of space. Transactions closed in United States and Mexico.
- Asset management of 100,000 sf office / data center property. Implemented marketing and leasing plan, which increased office occupancy and revenue by over 25% during economic downturn. Introduced processes that increased operating expense recoveries 15%.

2007-2008 **TVO DEVELOPMENT, LLC** **EL PASO, TX**
Executive Vice President - Development.

- Led development efforts for \$300 million office, multi-family, healthcare and hospitality real estate projects pipeline. Projects situated in southern U.S. and northern Mexico.
- Asset Management of 153 key, limited service on-campus hotel and 40,000 sf Medical Office Building.
- Recruited, built and managed 11 member real estate development staff, valuation and administrative personnel.
- Led balance sheet restructuring by successfully disposing \$16 million of developed projects and entitled land.

2006-2007 **BORDERPLEX COMMUNITY TRUST** **EL PASO, TX**
Vice President.

- Sole consultant / employee to Board of Directors of Borderplex Community Trust, a Real Estate Investment Trust, formed to invest in and promote redevelopment of El Paso's Central Business District.
- Responsible for all negotiating, underwriting, due diligence and closing of Central Business District assets including office, retail and mixed use properties.
- Led successful \$30 million private placement with local investors.

2004-2006 **L&M ASSET MANAGEMENT** **EL PASO, TX**
Vice President.

- Responsible for real estate holdings of family investment fund. Propose, develop, acquire and dispose of commercial real estate opportunities throughout West Texas, New Mexico and northern Mexico. Opportunities typically range in value from \$1 to \$20 million.
 - Led site selection and successful negotiation of University of Phoenix's MBA program's first campus in Mexico (Ciudad Juarez).
 - Asset Management of 100,000 sf office properties. Responsibilities included leasing, reporting and construction management which led to successful \$18 million asset disposition.
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MARTIN MORGADES

2003-2004	CRESCENT REAL ESTATE EQUITIES Sr. Investment Manager, Investments and Development. <ul style="list-style-type: none">• Portfolio management responsibilities for \$500 million joint venture commercial real estate portfolio. Manage day-to-day interactions between Crescent, partners and properties. Partners include JPMorgan Fleming, General Electric Asset Management, and Aetna.• Developed detailed acquisition model and investment memorandum used in the analysis and presentation of potential office and resort acquisitions to Investment Committee.• Manage analysis and due diligence of acquisition opportunities in Houston, Dallas, Miami, San Francisco, Los Angeles and other tier 1 markets. Opportunities typically ranged in value from \$30 to \$500 million.	HOUSTON, TX
summer 2002	JPMORGAN CHASE & COMPANY Global Investment Bank Summer Associate, Natural Resources. <ul style="list-style-type: none">• Profiled strategic merger and acquisition options and alternatives for clients in an advisory capacity.• Completed pro-forma valuation analyses and comparable transaction research to present senior executives with strategic rationale for acquisition transactions.	NEW YORK, NY / HOUSTON, TX
1997-2001 2000-2001	EL PASO ENERGY CORPORATION Senior Associate, Commercial Development Group, El Paso Global Networks. <ul style="list-style-type: none">• Managed El Paso's \$50 million investment in Brazilian fixed wireless firm. Assisted senior management in raising capital in Argentina and Brazil. Participated in executive committee decisions.• Evaluated potential investments and acquisitions in broadband sector.• Conduct analysis and research of potential product offerings vis-à-vis merchant broadband trading platform.	HOUSTON, TX
1997-2000	Senior Analyst, Strategy and Acquisitions, El Paso Energy International. <ul style="list-style-type: none">• Assessed, proposed and developed greenfield energy infrastructure projects throughout Latin American, Europe and Africa. Eventually focusing on power generation facilities in Brazil. Total value of closed transactions approximates \$400 million.• Researched and analyzed qualitative aspects of emerging markets for senior management. Monitored political and economic environment to assess effects on current and potential assets.• Led development of business plan for first merchant thermal electric power plant in Czech Republic. Updated macro-economic fuel and power models to prepare for deregulation.• Coordinated and participated in commercial development of a petroleum products pipeline in Tanzania.	
1996-1997	TEXAS STATE SENATE / SENATOR ELIOT SHAPLEIGH Legislative Aide. <ul style="list-style-type: none">• Served as primary liaison between Senator and Senate committees on International Relations, Trade and Technology, Intergovernmental Relations, and Veterans Affairs and Installations.• Proposed and managed \$5 million federal grant application for the economic development of a historically underdeveloped area of El Paso, Texas.• Conceptualized and implemented office database to track legislation.	AUSTIN, TX
personal	Languages: Spanish (fluent), Portuguese (conversant), and German (basic). Computer: Experienced user Argus Real Estate Valuation Software. Apple and PC operating systems. International Experience: Traveled and worked extensively throughout Latin America, Europe, Asia and Africa. Professional athlete- played professional soccer, Spandau Sport Verein, Berlin Germany (3 rd Division) and various semi-pro soccer teams throughout the United States. Industry: Building Owners Management Association (BOMA). Urban Land Institute (ULI). Civic Involvement: The Paso del Norte Group. Founding Member PDN Connect, a 501C(3) to provide internships in El Paso for El Paso "ex-pats". Member of Board of Directors of Community Scholars Inc., and The El Paso Club.	
