

# Bill Gavzy

40 Inner Drive Saint Paul, Minnesota 55116-1820  
Tel 612-239-4140 Fax 612-605-4596 Email bill@gavzy.com

## Profile

Forty-one years of diverse experience in real estate starting with city planning and architectural design, project management and law, leading to real estate development and property management, and culminating in business management and management consulting. Architectural and legal education with past registration in both professions.

## Experience

### GavzyConsulting LLC

**Position:** President  
**Address:** Minneapolis, MN  
**Tenure:** 2003-present  
**Highlights:** Assist government agencies and non-profits in financing, developing and managing affordable housing. Developer of PlanNet, the on-line database of the Minneapolis Department of Neighborhoods & Community Relations. Author of the annual surveys of affordable housing operating costs and demographics in the Twin Cities and Greater Minnesota. Co-developer of the on-line neighborhood social networking application joinN.

### The Gavzy Group LLC (and predecessor organizations)

**Position:** President  
**Address:** Minneapolis, MN  
**Tenure:** 1988-2003  
**Highlights:** Co-founded the company and grew it into an 80-employee firm specializing in property management of inner-city affordable housing and consulting to local government agencies, housing funders, and community-based non-profit developers in areas relating to housing development and property management. Led all employees of the firm and managed all business infrastructure including marketing, information technology, human resources, legal, accounting, and operations.

### Kensington Development Corporation

**Position:** Vice President - Development  
**Address:** Minneapolis, MN  
**Tenure:** 1986-1987  
**Highlights:** Led real estate development department in converting historic commercial properties in secondary Mid-western downtowns into rental housing for seniors.

### Paul Pink & Associates

**Position:** Project Manager  
**Address:** Minneapolis, MN  
**Tenure:** 1985-1986  
**Highlights:** Project management of several urban housing and mixed-use projects. Office management responsibilities in marketing, legal, financial, liability, and personnel areas.

### Architectural Associates

**Position:** Principal  
**Address:** Minneapolis, MN  
**Tenure:** 1984-1985  
**Highlights:** Managing partner of a small 3-principal architectural firm specializing in urban redevelopment.

### RSP Architects

**Position:** Director of Marketing  
**Address:** Minneapolis, MN  
**Tenure:** 1982-1984  
**Highlights:** Created and managed the marketing system that led a small firm dependent on one client (Target Corporation) to become one of Minnesota's largest and most diverse architectural firms.

### New York City Department of Housing Preservation and Development

**Position:** Deputy Director of Design  
**Address:** New York, NY  
**Tenure:** 1979-1982  
**Highlights:** Managed City RFP Program for private residential and commercial development of city-owned land throughout Manhattan.

### **Paterson Department of Community Development**

**Position:** Architect  
**Address:** Paterson, NJ  
**Tenure:** 1978-1979  
**Highlights:** Documentation of historic industrial archeological remains in America's first planned industrial city.

### **New York City Department of City Planning**

**Position:** Urban Planner  
**Address:** New York, NY  
**Tenure:** 1975-1978  
**Highlights:** Citywide coastal-zone management planning and implementation of zoning-based housing quality standards.

### **Merchant Voorhees & Rose**

**Position:** Project Architect  
**Address:** New Brunswick, NJ  
**Tenure:** 1973-1975  
**Highlights:** Design of commercial and institutional projects in Central New Jersey including county courthouse, bank, and library.

## **Volunteer Civic Activities**

### **Saint Paul Human Truth in Sale of Housing Commission**

**Position:** Commissioner  
**Address:** Saint Paul, MN  
**Tenure:** 2012-present

### **Saint Paul Human Rights & Equal Economic Opportunity Commission**

**Position:** Commissioner  
**Address:** Saint Paul, MN  
**Tenure:** 2012-present

### **Ramsey County Elections Department**

**Position:** Election Judge  
**Address:** Saint Paul, MN  
**Tenure:** 2012-present

### **MSP Airport Watch Program**

**Position:** Member  
**Address:** Minneapolis-Saint Paul International Airport, MN  
**Tenure:** 2013-present  
**Highlights:** Security along airport perimeter.

### **Saint Louis Park Housing Authority**

**Position:** Commissioner  
**Address:** Saint Louis Park, MN  
**Tenure:** 1994-2004  
**Highlights:** Commissioner for 5 years and Chairperson for an additional 5 years of the public authority responsible for public housing, Section 8, and other public assistance to privately-owned affordable housing in St. Louis Park.

### **Eruv of Minnesota, Inc.**

**Position:** Vice President  
**Address:** Saint Louis Park, MN  
**Tenure:** 1989-present  
**Highlights:** Co-founder and Vice President of the non-profit developer and owner of the Minneapolis community eruv.

### **Minneapolis Jewish Family and Children's Services**

**Position:** Board Member  
**Address:** Saint Louis Park, MN  
**Tenure:** 1989-1992

### **Minnesota State Bar Association**

**Position:** Member of ADR Section  
**Address:** Minneapolis, MN  
**Tenure:** 2006-present

## **Saint Louis Park Human Rights Commission**

**Position:** Attorney Commissioner  
**Address:** St. Louis Park, MN  
**Tenure:** 2008-2011

## **Education**

### **Undergraduate Education**

Rensselaer Polytechnic Institute; Troy, New York; BS (1972)

### **Architecture**

Rensselaer Polytechnic Institute, Troy, New York; B. Arch. (1973)

### **Law**

Rutgers Law School, Newark, New Jersey; J.D. (1980)

### **Continuing Education**

Extensive continuing legal and architectural education, specifically relating to Arbitration, Mediation, Property Management, Affordable Housing, Real Estate Development and Architectural Liability

## **Professional Licensing**

### **Law**

Member of the Bar, New York (1980-1985)  
Member of the Bar, Minnesota (1982-present)

### **Architecture**

Licensed Architect, New York (1978-1985)  
Licensed Architect, Minnesota (1982-2013)

### **Arbitration/Mediation**

Minnesota Supreme Court Rule 114 qualified Arbitrator and Mediator (2008-present)

## **Arbitration**

### **American Arbitration Association**

**Position:** Arbitrator  
**Address:** Minneapolis, MN (Local Office); Dallas, TX (Regional Office)  
**Tenure:** 1986-present  
**Highlights:** Member of National Construction Panel and National Commercial Panel of Arbitrators of the AAA. Have served as arbitrator in over 250 cases involving architectural, construction, rehabilitation, real estate development, property sale, securities, and commercial lease disputes.

### **Financial Industry Regulatory Authority**

**Position:** Arbitrator  
**Address:** Chicago, IL (Regional Office); New York, NY (National Office)  
**Tenure:** 2007-present  
**Highlights:** Member of FINRA's National Panel of Public Arbitrators for arbitrating disputes between customers and members of the National Association of Securities Dealers.

### **Hennepin County Bar Association**

**Position:** Arbitrator  
**Address:** Minneapolis, MN  
**Tenure:** 2007-present  
**Highlights:** Member of Panel of Arbitrators for arbitrating disputes between customers and members of the Hennepin County Bar Association.

## **Mediation**

### **Saint Paul Dispute Resolution Center**

**Position:** Volunteer Mediator (Ramsey County Housing Court and Conciliation Court)  
**Address:** Minneapolis, MN  
**Tenure:** 2010-present

**Minneapolis Conflict Resolution Center**

**Position:** Volunteer Mediator (Hennepin County Housing Court and Conciliation Court, Community Mediation)  
**Address:** Minneapolis, MN  
**Tenure:** 2008-present

**Minneapolis Department of Civil Rights**

**Position:** Volunteer Mediator (Mediation of discrimination charges)  
**Address:** Minneapolis, MN  
**Tenure:** 2010-present

**Minnesota Department of Labor & Industry**

**Position:** Mediator (Homeowner Warranty Early Neutral Evaluation Program)  
**Address:** Saint Paul, MN  
**Tenure:** 2011-present