



Mayor of Providence

Brett P. Smiley

March 6, 2023

Honorable Members
Providence City Council
City Hall

Dear Honorable Members:

Pursuant to Sections 302(b) and 1012 of the Providence Home Rule Charter of 1980, as amended and Public Law, Chapter 45-50, Sections 1 through 31 passed in 1987, I am this day appointing Joseph I. Mulligan III of 679 Washington Street, Brighton, MA 02135, to the position of Director of the Department of Planning and Development, and respectfully submit the same for your approval.

Sincerely,

A handwritten signature in blue ink that reads "Brett P. Smiley".

Brett P. Smiley
Mayor

IN CITY COUNCIL
APR 06 2023

READ

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED AND APPROVED

Joseph Mastrosimone CLERK

Joseph I. Mulligan III

679 Washington St.
Brighton, MA 02135-1607

(617) 839-3921
joemulligan3@gmail.com

Summary Planning, development & real estate professional with broad experience in site, infrastructure, building, placemaking and municipal scale development.

Experience

Feb. 2021

Massachusetts Bay Transit Authority (MBTA)

To present

Transit Oriented Development (TOD)

Leads planning, coordination of design review and delivery of third-party public and private development projects which impact the MBTA. Advocates to protect/improve MBTA assets including our customers, operations and infrastructure. TOD is an approach to development focusing on land usage around transit stations or within a transit corridor, making it possible for visitors and residents to move about without complete dependence on a car.

April 2015 to

MassDevelopment

June 2019

Transformative Development Initiative (TDI) Senior Fellow- Municipal Strategy

TDI is an innovative "start-up" within the state's finance and development agency. As one of the first cohorts of Fellows, we worked with businesses, nonprofits, financial institutions, and communities to stimulate economic growth across the Commonwealth. The TDI Fellows, who have experience in city planning, community partnership building, real estate, and economic development, work in their host Districts in collaboration with local partnerships and facilitate a range of real estate development services to support local visions for redevelopment, and to catalyze and leverage investments and economic activities. Recipient of a 2019 Rudy Bruner Award for Urban Excellence for work performed in the City of Lynn MA.

July 2008

City of Boston

to Nov. 2014

Deputy Director for Capital Construction

Supervision of over 50 project management professionals coordinating all planning, programming, design and construction of capital-funded building projects, including new schools, police & fire stations, community centers, libraries, administrative and operations facilities as well as other real estate services and Mayoral initiatives. Managed over \$500 million dollars of active and anticipated design and construction contracts serving the capital needs of the City of Boston. Recipient of three Boston Society of Architects' Harleston Parker Medals for most beautiful buildings constructed in the Boston area over the past decade.

October 2007

Planning & Development Services

to June 2008

Self-employed management of development assignments, with particular emphasis on site finding, conceptual design, feasibility analysis, due diligence and permitting.

April 2004 to

Paradigm Properties, LLC

October 2007

Senior Associate – Development Services Group

Provided strategic real estate consulting and full development and project management services to companies and organizations focusing on the non-profit sector, education and human services organizations from conception to completion. Performed and managed site finding, property acquisition, finance co-ordination, community engagement, zoning appeals, permitting, designer selection, design management, construction documents preparation, bidding assistance, construction management and Project close-out.

Jan.- Sept.
2002

Commonwealth of Massachusetts

House of Representatives

Staff Director - 18th Suffolk District (Allston, Brighton, Brookline)

Interim Staff Director for State Representative Brian P. Golden during his six-month overseas deployment as U.S Army Reservist. Responsibilities include: coordinated State budget issues, legislative initiatives, constituent services and staff management.

Served as campaign Manager for successful re-election campaign.

1989- 2004

Boston Redevelopment Authority / Economic Development & Industrial Corporation

Project Architect – Economic Development Department

Directed a broad range of inter-disciplinary design and construction activities, managing consultants and implementing scope of work involving multiple stakeholders related to commercial, industrial, civil maritime and infrastructure planning and development on a municipal scale. Managed design and construction process in accordance with Mass. General Laws' procurement processes, including; community engagement, public advertisement, designer selection, site assembly, remediation, community planning, scheduling, construction bidding, modular acquisitions, maintenance contracts, recurring consulting services contracts, public records and overall management of resources for multi-phase capital projects.

Education

Harvard Kennedy School

Master in Public Administration (Mid-Career MPA)

Robert G. Wilmers Public Service Fellowship

Concentration in Transportation, Housing and Urban Development

Boston Architectural College

Bachelor of Architecture

Frederick Norris Travel Scholarship, (Vienna, Prague, Budapest)

Alpha Rho Chi Award

Board of Directors, Student Representative

President, Atelier Student Council

College of the Holy Cross

Bachelor of Arts - Major: Visual Arts (Studio)

Reardon Medal and Award for Excellence in Studio Art

6 letters in varsity athletics (basketball and lacrosse)

**Personal /
Professional
activities**

West End House Boys & Girls Club; Vice President, Board of Directors

- Recently completed 3 year, \$23.5M comprehensive capital campaign
- Chair of Building Cte. during \$10.5M building-wide renovation and addition of new performance pavilion

Presentation School Foundation, Building Committee

- Recently completed \$750k ADA ramping, parking expansion and site improvements.

Boston Architectural College, Board of Overseers

Visiting Studio Critic; Yale School of Architecture, Boston Architectural College, MIT, Wentworth Institute of Technology, MassArt Architecture