



Mayor of Providence

Brett P. Smiley

January 26, 2024

Honorable Members
Providence City Council
City Hall

Dear Honorable Members:

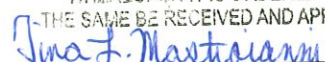
Pursuant to Section 302(b) and 1006 of the Providence Home Rule Charter of 1980, as amended, I am this day appointing John Arzoomanian of 111 Peepoad Road, North Scituate, RI 02857 to the position of Director of the Department of Public Property, and respectfully submit the same for your approval.

Sincerely,


Brett P. Smiley
Mayor

IN CITY COUNCIL
FEB 15 2024

READ

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED AND APPROVED
 CLERK

John Arzoomanian

401-871-0083 | John.Arzoomanian@gmail.com | North Scituate, RI 02857

Career Profile

Accomplished manager and seasoned business professional with a track record of overseeing a complex network for 170 outlets, catering to an annual footfall of over 13 million visitors. Proficient in managing budgets exceeding \$3.5 million annually. Boasting over 19 years of diverse management experience, encompassing property management and a notable tenure as a Law Enforcement Lieutenant, I have consistently delivered results that surpass objectives. My leadership acumen extends to fostering teams and implementing transformative processes to drive organizational advancement. Strong commitment to achieving excellence, experience in planning and construction, exceptional interpersonal and diplomacy skills, and comprehensive planning, management and organizational skills.

Strengths and Expertise

General Management	Process Implementation	Leadership and Supervision
Security Management	Budgeting and Forecasting	Law Enforcement
Project Management	Customer Service Relations	Confidentiality
Construction Management	Tenant Relations	Relationship Building
Facility/Operations Management	Communication	Planning and Coordination

Professional Experience

Brown University | Building Operations and Project Manager 2017 - Present

- Oversee all operational aspects pertaining to Brown University's occupied spaces within the South Street Landing building and other selected leased/owned commercial properties, ensuring seamless functionality across these locations.
- Account for the meticulous preparation and ongoing maintenance of operating budgets, optimizing financial resources to sustain operational excellence.
- Lead the end-to-end process of Request for Proposal (RFP) preparation, solicitation, and evaluation, ensuring that projects are seamlessly executed to meet the university's requirements and objectives.
- Foster strong staff relations and act as a liaison between Brown University, other building tenants, and an extensive network of contractors, facilitating open communication and collaboration.
- Collaborate closely with the building management team to ensure alignment with the university's operational standards and objectives, and address any facility-related issues promptly.

Cushman & Wakefield | Property Manager 2015 - 2017

- Managed a diverse portfolio of commercial properties located throughout the city of Providence on behalf of Brown University.
- Accounted for the leasing process, ensuring optimal occupancy rates and tenant satisfaction.
- Prepared and maintained both operating and capital expenditure budgets, showcasing a strong financial acumen.
- Successfully executed the entire RFP process from initiation to completion, streamlining projects to meet client requirements.
- Vigilantly ensured lease compliance with all major tenants, which encompassed educational, business, medical, parking garages, and commercial entities, upholding contractual obligations and fostering positive partnerships.

Wrentham Village Premium Outlets | General Manager

2009 - 2013

- Managed specialty leasing, prepared and maintained operating and capital expenditure budgets, completed RFP preparations, administered center policies, liaised with merchants, implemented and executed the center's marketing and operations goals, and supervised all divisions.
- Ensured lease compliance with 170 tenants, who hosted over 13 million customers a year, and maintained compliance with all local and state safety regulations.

Wrentham & Kittery Premium Outlets | Assistant General Manager

2001 - 2009

- Guaranteed lease compliance with 210 tenants within the two complexes and maintained compliance with all local and state safety regulations.
- Accounted for budgeting, administered center policies, liaised with merchants, implemented and executed the center's marketing and operations goals, and supervised all divisions.

Wrentham Village Premium Outlets | Security Manager

2000 - 2001

- Responsible for the Security Division, which involved supervising twelve security personnel, as well as scheduling, budgeting, training, and making daily operational decisions.
- Fulfilled the role of liaison with the Fire and Police Departments in Wrentham. Accountability extended to ensuring the overall safe and secure operation of 170 stores, encompassing the safety of all employees and visitors within the complex.

North Providence Police Department | Lieutenant

1979 - 1999

- Improved patrol officer proficiency by conducting scheduled training exercises and providing updates on new laws and court decisions, along with refresher courses on the department's regulations, policies, and procedures.
- Served as the Commander of the First Watch Patrol Division, which oversaw the direction and control of personnel under my command, ensuring they performed their duties in accordance with established rules, regulations, policies, and procedures. Responsible for scheduling and maintaining proper staffing of shifts, attended regular staff meetings, and prepared and presented oral and written communications related to First Watch activity.

Education and Relevant Skills/Certifications

- **Bachelor** of Science in Criminal Justice, Roger Williams University
- **Associates** in Science in Criminal Justice, Bryant College
- **Well-versed** in Workday, Yardi, Big, Lotus Notes, Microsoft Office applications
- **MA Real Estate License** 9550843