



CHIEF FINANCIAL OFFICER

POSITION SUMMARY

The Atlanta BeltLine, Inc. (ABI) is the largest public infrastructure redevelopment program in Atlanta's history that includes 22 miles of light-rail transit located in the Atlanta BeltLine corridor, 33 miles of trails, over 1,200 acres of new parkland, 46 miles of new streets and streetscapes, public art, 1,100 acres of brownfield reclamation, and the creation of more than 30,000 jobs and 5,600 affordable housing units in the neighborhoods surrounding an underutilized railroad corridor. In addition, ABI is committed to advancing equity and inclusion within the organization, along the corridor, and throughout all programs and projects.

The Chief Financial Officer plays a critical role in providing leadership and managing all financial matters for ABI. This position will handle process, policy and procedures for the Finance Department and will work with Invest Atlanta, the organization's parent entity on financial matters as appropriate. The CFO will handle financial analysis for proposed transactions, including identifying financing options for capital investments across the entire ABI program. This position will manage in an environment of high financial integrity and ensure proper controls are part of all processes and financial transactions. The Chief Financial Officer will report directly to the Chief Executive Officer and will also work closely the Chief Operating Officer, Chief Equity and Inclusion Officer and General Counsel. The CFO will also coordinate and collaborate with the Senior Team staff members to handle financial matters, develop the annual budget and monitor and track revenue and expenses. As a member of the Executive Team, the Chief Financial Officer will promote the Vision, Mission and Core Values of ABI while fostering a collegial work environment.

PRIMARY RESPONSIBILITIES

Financial Management, Planning and Economic Development Support

- Key member of the Executive team that will provide leadership on all financial issues.
- Manage external relationships with key government partners.
- Manage relationships with financial institutions on accounts, loans and lines of credit.
- Maintain financial oversight for the Atlanta BeltLine tax allocation district program and bond programs in coordination with Invest Atlanta.
- Ensure that transformational priorities are translated into formal budget commitments.
- Develop, track and monitor annual budgets.
- Develop, track, monitor and advise through monthly reporting on performance of budget and capital projects.
- Responsible for development of a long-term financial plan and strategy for the organization.

Accounting and Auditing

- Responsible for all financial transactions, internal accounting controls and reporting for all entities.
- Develop, forecast, review and manage cash flows for the various entities and projects.
- Track and monitor monthly reporting on Atlanta BeltLine tax allocation district, general operating account and other financial entities.
- Maintain and ensure compliance with financial and procurement policies and procedures.
- Manage accounting services and invoicing provided by external vendors or organizations.
- Responsible for annual audits for all entities.
- Coordinate ongoing financial reporting to external partners.
- Manage payroll and the financial impact of benefits and retirement plans

Real Estate Asset Management and Disposition

- Track and monitor financial performance of ABI owned assets and properties including monthly reporting, budgeting, cash management, capital expenditure and repair and maintenance programs.
- Collaborate with the Director of Real Estate regarding individual project financial aspects of:
 - o property sales.
 - o compliance to partnership and development agreements.
 - o real estate contracts.

Education: Bachelor's Degree in Finance Accounting or related field. Masters in Accounting, Finance or related discipline is highly desirable.

Experience: Minimum of 10 years of professional experience as a financial professional in a public or private entity. Experience with real estate financing and public bonds. Ability to manage the financial operations of the organization.

Required Skills:

- The ideal candidate must be a Certified Public Accountant with an active license and will possess extensive experience in public accounting and auditing, strong accounting skills with knowledge of both FASB and GASB (preferred) accounting standards.
- Strong organizational skills and highly developed communication skills.
- Ability to demonstrate, support and encourage calculated risk-taking.
- Ability to listen and give serious consideration to ideas that are different from one's own.
- Coordination of one's own goals and activities with those of others and ability to address issues collaboratively.
- Ability to build effective finance and corporate support functions, policies and procedures.
- Ability to develop strong relationships with internal and external partners.

- A successful candidate will have a track record of implementing technology and strategies that help teams collaborate better and remove as many manual steps as possible.

Atlanta Beltline, Inc. is an Equal Opportunity Employer.

Interested candidates should submit a cover letter and resume to jobs@atlbeltline.org.