

Munal Mauladad

SENIOR ASSOCIATE FOREIGN MARKETS
& URBAN POLICY

SANCHEZ & ASSOCIATES, LLC

SUMMARY OF QUALIFICATIONS:

Senior level operations-management executive with over 20 years of extensive experience in building and optimizing organizational processes, measurement systems and infrastructure to maximize efficiencies.

Visionary policymaker who transforms organizational and divisional strategic plans into workable solutions and creates benchmarks against key performance indicators and operational goals/targets.

AREAS OF EXPERTISE:

- Public Policy
- Comprehensive Planning
- Master Planning
- Downtown Mixed-Use Planning
- Redevelopment and Revitalizations
- Ordinance/Development Code Creation
- Subdivision Review
- Development Review
- Facilities Agreements
- Development Agreements
- Public Improvement Districts
- Tax Increment Financing
- Strategic Planning
- Community Consensus Building
- Budget Development and Execution
- Revenue/Growth Attainment
- Organizational Efficiencies
- RFPs/RFQs

EXPERIENCE:

Sanchez & Associates, LLC (Portugal)

August 2024 – Present

Senior Associate, Foreign Markets and Urban Policy

As a trusted advisor, serve and assist governmental agencies to realize strategic priorities by providing a wide range of urban planning services which include the following.

- Comprehensive Planning
- Master Planning
- Zoning
- Development Codes
- Development Review
- Subdivision Review
- Development Agreements
- Public Improvement Districts
- Facilities Agreements
- Economic Development
- Process Improvements
- Prepare Development Agreements
- Prepare Public Improvement Districts
- Prepare facility agreements
- Conduct due diligence
- Prepare and submit zoning verification requests
- Prepare variance and warrant applications
- Conduct land use analysis
- Conduct site plan review
- Conduct subdivision review
- Conduct parking analysis
- Prepare zoning change applications for public hearings

City of Rowlett, Texas, USA

July 2018 – December 2023

- Assistant City Manager
- Responsible for \$60M infrastructure asset
- Oversaw \$76.3M facility bond proposition
- Managing Director of Engineering and Community Development Departments:
 - Combined, the Engineering and Community Development Departments comprise of 46 FTE's.
- Director of Community Development Department
 - Managed the Community Development Department combining planning, buildig permits, neighborhood services, CDBG & animal services in one cohesive department.

CONTACT



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- Managing the infrastructure, master planning and urban design for the \$1B PID and TIRZ (Tax Increment Revitalization Zone), 116-acre Sapphire Bay.
- Secured Bonds (Dallas County and Texas Department of Transportation) funds for roadway, water and sanitary sewer infrastructure projects.
- Managed \$35M funds for Capital Improvement projects.
- Successfully secured approval for an \$11M PID (Public Improvement District) and associated development agreement.
- Served on the Board of the Downtown Municipal Management District.

August 2014 – October 2017

- Managed a team of 67 FTE's for the Department of Development Services, comprising of planning building inspection, engineering, CDBG, gas wells division to one cohesive department.

Abu Dhabi Ports Company and KIZAD, Abu Dhabi, UAE

2008 – 2013

- Master Planned, developed, promoted, regulated, and operated a world-class 400km² industrial zone which supports:
 - Abu Dhabi 2030 Economic Vision - Contributing to sustainable growth and industrial diversification.
 - Plan Abu Dhabi 2030 - Urban Structure Framework Plan and the environmental sustainability initiatives.
 - Abu Dhabi's global competitiveness and attractiveness to investors.
- Headed the Technical Services Division that comprised 3 departments with a staff of 22 FTEs, namely Urban Planning, Technical Support and Project Management and Coordination.

2006 – 2008

2005 – 2006

Master's in Public Affairs, MPA (Minor in Urban Planning)

Bachelor of Business Administration, BA (Consumer Behavior/Marketing)

Bachelor of Science, BSc. (International Business Administration)

MS Office

PBB (Priority Based Budgeting)

TRAKiT

Envisio

ProjectDox

NEOGOV

MvGov

Blue Beam

Granicus

Interactive GIS

Energov

Munis

American Planning Association (APA)

International City/County Management Association (ICMA)

Recipient of the City of Rowlett STAR Award 2019 and 2020



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