

**Thomas J. Daly, Jr.**  
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## Education

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**Florida Coastal School of Law, Jacksonville, Florida**

*Juris Doctor, Cum Laude*, May 2012

**Class Rank:** Top 11% of Class

**Honors:** Dean's List-Fall 2010, Fall 2011, Spring 2012  
Book Award for Highest Grade in Bankruptcy Law

**Activities:** Student Bar Association: Deputy Supervisor of Elections (2011-12)  
Legislator (2009-10 & 2010-11)  
Student Representative on the Distance Education Faculty Committee

**Indiana University, Indianapolis, Indiana**

*Master of Public Affairs, Public Finance*, May 2006

**Purdue University, West Lafayette, Indiana**

*Bachelor of Science in Agricultural Economics*, December 1994

**Activities:** Purdue 2000 Ambassador, Agriculture School Ambassador

## Professional Experience

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### **City of Jacksonville**

Jacksonville, Florida

*Manager Finance and Compliance, Downtown Investment Authority* April 2014 - Current

- Negotiate and manage redevelopment agreements for urban renewal projects. Including leases, licenses, fee-simple conveyance, city grant and loan incentive programs, and tax relief financed projects.
- Negotiate and draft loan, investment and incentive offers for urban and municipal projects in the Downtown Urban Core; utilizing a variety of Federal, State, Private, and Local funding sources.
- Worked with LISC and the JHFA to help develop over 1,000 new rental housing units in the Urban Core; including affordable, workforce, student, and market rate units.
- Research, advise, develop policies, and manage compliance with Florida Community Redevelopment Statutes, Ad Valorem Taxation Statutes, and Tax Increment Financing laws.
- Negotiate and manage professional services contracts. Including environmental assessment, remediation and monitoring, market feasibility studies, and consulting engineer services.
- Work with DIA Staff, Board Members, OGC and City Council Members to pass legislation related to Downtown urban renewal projects and programs.

### **Raymond James & Associates**

St. Petersburg, Florida

*Vice President, Public Finance Department*

May 2003 - January 2009

- Presented financing strategies and proposed recommendations to governmental boards and staff. Including a combination of Federal, State, Local, funding mechanisms to foster affordable housing development.
- Maintained client satisfaction and generated revenue for Raymond James' Public Finance Department from single and multi-family bond issuances.
- Closed refinancing and default "workouts" on troubled housing projects,

utilizing, Federal HOME and CDBG funds and State SHIP, SAIL, and Guarantee funds.

- Worked with numerous nonprofit affordable housing organizations to rehabilitate (including acquisition /rehabilitation) over 1,000 units of multifamily housing using CDBG, Home, and bond funding (501C3 bonds).

**Evensen Dodge Inc.**

Minneapolis, Minnesota

*Assistant Vice President, National Housing Group*

July 2001- March 2003

- Counseled state and local housing bond issuers on strategies to maximize their lending capacity while maintaining high credit ratings and asset liquidity.
- Structured single and multi-family and other structured financial bond issues (tax-exempt, taxable, fixed rate and variable rate, swaps, forwards, and caps).
- Advised State and Local Housing Finance clients on how to maximize leverage provided by combining Home, CDBG, and other funding sources to increase the production of high-quality affordable housing products.
- Help develop disaster relief programs using Federal Assistance (FEMA and HUD CDBG- DR) and Bond Funds in WV, NJ, and IA after flooding disasters.

**Indiana Housing Finance Authority**

Indianapolis, Indiana

*Senior Financial Analyst*

October 1999 - July 2001

- Evaluated cash flows and bond calls from Single Family Mortgage Revenue Bond issues to maximize program-lending levels.
- Managed HOME, CDBG funds provided to the State, and assigned for housing, to leverage increased affordable housing production throughout the State.
- Actively managed excess indenture funds in a portfolio of fixed income securities with total return and high liquidity goals.
- Worked with the Statewide HOPWA Director to develop the State's first HOPWA based down-payment assistance program for homeownership for households affected by HIV/AIDS.

## Legal Experience

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**Lewis, Longman, and Walker P.A.**

Jacksonville, Florida

*Attorney*

February 2012 – April 2014

- Draft motions, pleadings and other trial documents for civil litigation, administrative and quasi-judicial hearings. Advocate client's position before the court and administrative agencies at hearings.
- Draft contract documents for municipal clients to negotiate with winning bidders for service and construction projects. Draft contracts for the purchase & sale of real estate, deeds, and mortgage & loan documents.
- Research civil litigation matters concerning: real property interests, environmental law, commercial law, regulatory matters, and state and local government issues, to assist attorneys in representing clients.
- Research ethics and professional responsibility issues for the partners of the firm.
- Draft memoranda of law, for use internally and externally, topics include: Federal Statute and Regulation interpretation, Florida "Sunshine" laws, regulatory takings, environmental defense, municipal bond validation, zoning and PUD designations, construction of deeds.

**Florida Department of Environmental Protection**  
*Legal Extern- Waste Cleanup Division*

Jacksonville, Florida  
May 2011- August 2011

- Drafted a legal memorandum evaluating the liability of lenders for site remediation under Florida Statutes.
- Drafted a modification to an existing consent order for a remediation site to add soil and surface water contamination elements.

**North Florida Land Trust**  
*Senior Legal Intern*

Jacksonville Beach, Florida  
March 2010- October 2010

- Drafted new policies, and edited existing corporate policies, all of which were then presented to and adopted by the Board of Directors.
- Negotiated an exception to land use restrictions with the City of Atlantic Beach.

**Licenses and Certifications**

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National Development Council – Housing Development Professional  
FINRA (formerly NASD) Series 7, 63, 53 Licenses (all expired in 2011)

**Bar Membership**

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Jurisdictions admitted to: Florida Bar  
Association memberships: Jacksonville Bar Assoc., American Bar Assoc. (business Law and community development law section member)

**Interests**

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Running, playing ice hockey, reading, and enjoying the beaches.