

## **RAYNETTA “RAY” HILL**

MILWAUKEE

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**Community Impact Strategist, Economic Development and Real Estate Professional**

### **Historic King Drive Business Improvement District, Milwaukee WI**

**Executive Director November 2022- Present**

Oversees the implementation of the organization’s annual operating plan, including management of financial matters, business and property owner relations, business recruitment and community outreach.

Responsible for expanding relationships with corporate, community and governmental partners to advance the organizational mission and objective.

Promotes and markets commercial properties to be leased, sold and utilized to maximum capacity to create a vibrant corridor

Provide support for programming including resident engagement in key local development decisions and neighborhood association meetings, grant and loan fund applications, and maintaining stakeholder partnerships

### **CommonBond Communities Wisconsin Milwaukee, WI**

**Director of Community and Engagement and Fundraising October 2020-October 2021**

Developed and implemented and managed a strategy for a portfolio of individual donors making gifts between \$1,000 and \$10,000.

In coordination with the Director of Individual Giving develop annual plan including specific fundraising goals for each donor in the portfolio, complementing overall stewardship and direct mail activities. Conduct research on individual donors. Conduct visits with individual donors to cultivate their interests and match organizational needs.

Responsible for stewarding and cultivating relationships with current and prospective individual donor actively promoting CommonBond to build local brand awareness within Southeastern WI Generalist for initiatives and collaborations within the organization and community.

*Increased Wisconsin philanthropic institutional giving by 20% in 12 months.*

**CommonBond Communities Wisconsin Milwaukee, WI**  
**Regional Manager of Housing and Services March 2018-March 2021**

Responsible for creating and implementing budgets for the property management and advantage services portfolio this included workforce development, health and wellness, and homeownership initiatives

Provided direct leadership comprised of a team of 12 dedicated to property management and advantage services

gathered and submitted data related to resident needs for funding purposes. Also assist in recruitment efforts of real estate and development partnerships and fee management contracts

*As Regional manager new construction lease up was obtained in 3 months, half of the allocated projection during the off season this also including overseeing a 14.1 million redevelopment project of 90-units on Milwaukee's north side while maintaining occupancy.*

**Historic King Drive Business Improvement District No. 8 Milwaukee, WI**

**Associate Director January 2016- March 2018**

Assisted the Executive Director with business recruitment, technical assistance, and business retention along the King Drive corridor

Provided document collection for businesses seeking technical assistance for businesses as it relates to The City of Milwaukee Commercial Corridor Team.

Served as liaison between the Business Improvement District and business owners, residents, entrepreneurs, and community organizations to strengthen social connections along King Drive and adjacent neighborhoods by ensuring high level engagement in the corridor revitalization efforts

Increased resident & stakeholder engagement in Brew City Match Initiative, Transit Oriented Development study, Bronzeville arts & culture district activities, and committee engagement for the "Main Street" designation

Established partnerships with Community Based Organizations to promote synergy and collaboration within the corridor and adjacent neighborhoods

**National Management, LLC (Sylvan Development, LLC) Brookfield, WI**

**Operations Manager/ District Manager 2007 – 2016**

Managed over 2000 market rate units in the Milwaukee metro area, Fox Valley, Marathon, Oconto, Racine, and Waukesha County, which included weekly inspection and onsite compliance reviews, worked closely with the Department of Neighborhood Services in the City of Milwaukee to ensure all violations had been closed and abated for properties in receivership

**LICENSES/CERTIFICATIONS**

**National Center for Housing Management-Certified Occupancy Specialist**

**Public Notary-Expiration date 2025**

**Society for Process Consulting- 2021 Certified Process Consultant**

**AFFILIATIONS**

- **Wisconsin Housing and Economic Development Authority (WHEDA)-** Gubernatorial appointee to the Board of Directors May 2019- Currently serves as Vice Chair
- **Forward Community Investments-** Board Member
- **City of Milwaukee Charter School Review Committee-**Board Member
- **Wisconsin Women’s Network Policy Institute-** 2018-2019 institute fellow
- **CommonBond Communities WI Board of Managers-** Committee Member

**EDUCATION**

**Cardinal Stritch University, Milwaukee, WI African American Leadership Program (AALP) June 2018**

AALP is a transformative cohort designed to strengthen the leadership growth within professionals in public, private and nonprofit organizations.

**Marquette University Milwaukee, WI Associates in Commercial Real Estate (ACRE)**

May 2016

This program expanded knowledge in the areas of development, construction management, and property management.

**Concordia University Mequon, WI A.A. Degree, Criminal Justice Degree**

December 2013