

Santos Henry Kreimann

13837 Fiji Way, Marina del Rey, CA 90292

Work: (310) 305-9522

Work experience

April 1, 2008 – Beaches and Harbors, Marina del Rey, CA

Acting Director

- Manage an operating budget of \$42.4 million with 275 positions for a marina with 4,800 slips, 6,000 residential units, a variety of hotels, restaurants, retail, charter and sports fishing, transient docks, boat storage facilities and office uses.
- Maintain public amenities including two public parks, parking lots and infrastructure improvements including sewer upgrades, water lines, street repairs, and traffic mitigation measures.
- Responsible for operating multiple beach locations for the enjoyment of the public by providing beach maintenance services including cleaning beaches and restrooms, repairing facilities and managing capital improvement programs along the coastline.
- Process coastal development permits through Regional Planning and the California Coastal Commission for development projects.

July 2007 – March 31, 2008 Beaches and Harbors, Marina del Rey, CA

Deputy Director

- Manage the Asset Management and Planning Bureau and a staff of 25 real estate and planning professionals responsible for all aspects of Marina property management and property development of residential, retail, commercial, restaurant and hotel projects and Beach property management, including concession agreements, capital improvement projects, and environmental protection.
- Negotiate options, lease extensions and ground lease agreements with developers and existing lessees.
- Oversee the premises maintenance inspection program to ensure private leaseholds are maintained in good working condition.
- Represent the County at the Small Craft Harbor Commission, and Design Control Board meetings.

January 2006 – June 2007 Chief Administrative Office, Los Angeles, CA

Principal Analyst

- Assisted with the negotiation of the Disposition and Development Agreements and ground leases for the Grand Avenue Project.
- Developed a comprehensive space program for the occupants of the Hall of Administration.
- Prepared Board letters and reports to inform decision makers of policy alternatives and options on development opportunities.
- Met with Board deputies and developers to resolve problems related to Marina del Rey leases.
- Coordinated a multi-departmental task force to develop a comprehensive affordable housing policy for Coastal properties.

August 2003 – December 2005 Beaches and Harbors, Marina del Rey, CA
Division Chief

- Served as the Administrative Deputy supervising 45 employees responsible for all central support functions of the department including budget, fiscal, finance, procurement, contracts, audit, information systems, personnel, payroll, and parking operations.
- Served as the risk management coordinator responsible for monitoring all workers compensation issues, general liability claims, return to work, and safety programs on behalf of the department.
- Responsible for preparing and monitoring various departmental budgets including a \$30 million annual operating budget, an Accumulative Capital Outlay Fund of \$8 million, and Debt Service Fund in the amount of \$34 million which was established to repay the Marina bonds issued in 1992.
- Ensured that payables and receivables are properly accounted for by fiscal staff and are within established budgetary limits.
- Prepared requests for proposals and contracts to procure as needed professional services required by staff to enhance program services.
- Managed the departmental audit program to ensure leasehold gross receipts are being reported and collected pursuant to the terms and conditions of the lease.
- Administered the Internal Compliance Certification Program to ensure the proper handling of cash receipts and proper separation of duties among fiscal, budget, and human resources staff.
- Procured and distributed office supplies and construction materials to various divisions responsible for repairing and maintaining the beaches and Marina facilities.
- Provided technical support to multiple beach locations and Marina facilities through the proper maintenance/replacement of the server farm, computer hardware, and software applications relied upon by departmental staff to perform various work activities.
- Responsible for all human resource functions including the recruitment and hiring of staff, discipline, payroll, employee relations, and charitable giving campaign.
- Assisted with the management of the departmental capital project program at various beach locations including Dockweiler, Will Rogers and Marina Beach.

July 2002 – August 2003 Chief Administrative Office Los Angeles, CA
Manager of Real Estate Operations

- Managed the Lease Acquisition, Property Management, and Permits and Concessions Sections of the CAO Real Estate Division by directing the work activities of 25 real estate professionals including preparing sensitive memorandums, and reviewing the correspondence, reports, studies, and board letters of subordinate staff.
- Negotiated leases, license agreements, and permits with private owners to meet programmatic space requirements for various County agencies including Health Services, Sheriff, Mental Health

and Public Social Services.

- Managed the County's vast real estate holdings and surplus property inventory by providing recommendations to the Board of Supervisors regarding highest and best use of property.
- Served as the liaison to political officials, agencies, organizations, and Board offices regarding County real estate business.

July 2000 to July 2002 Department of Health Services Los Angeles, CA
Administrator, Contract Programs & Special Services

- Managed through subordinate supervisors the Leasing/Space Management, Materials Management, and Health Facilities Planning Sections which consisted of 65 employees.
- Directed the overall planning, development, implementation, and maintenance of the \$1 billion capital project plan with input from Executive and Senior Management including hospital and public health administrators.
- Coordinated the logistical requirements to procure, warehouse, and distribute medical and office supplies for all public health programs.
- Prepared requests for proposals and contract documents for the procurement of consultant services.
- Served as the building manager for DHS Figueroa Headquarters and Ferguson Complex.

March 1997 to July 2002 Chief Administrative Office Los Angeles, CA
Senior Analyst

- Provided professional staff support to the CAO on the planning, coordinating, directing and control of large scale capital projects including the LAC+USC Replacement Project and Walt Disney Concert Hall.
- Assisted in the preparation of needs assessments and project justifications for health related capital projects.
- Worked with project managers to develop total project cost estimates, cash flow projections, and construction schedules to ensure projects are completed on time and within budget.
- Analyzed budget requests and provided funding recommendations to management verbally and in writing to proceed or defer capital projects.

September 1990 to February 1997 Treasurer and Tax Collector
Cash Systems Analyst

- Assisted in the competitive and negotiated marketing of bonds, commercial paper, and certificates of participation in order to publicly finance various capital projects and acquire equipment for various County Departments.
- Participated in discussions with rating agencies, underwriters and bond counsel in an effort to resolve complex financing structures and explain budgetary challenges facing the County.
- Provided technical computer support to determine the proper sizing of bond issues and prepared disclosure information to be included in the official statement for investors.

Education

California State University of Los Angeles Los Angeles, CA
Graduate Course Work in Public Administration

California State University of Los Angeles Los Angeles, CA
Bachelors of Science in Business Administration

▪ Graduated: December 1991