

# CHRISTOPHER M. NIELSEN

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3640 Maple Drive • Ypsilanti, Michigan 48197 • (313) 806-6718 • chris.m.nielsen@gmail.com

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## **PROFESSIONAL EXPERIENCE**

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### **Michigan State Housing Development Authority (MSHDA), Lansing, Michigan**

#### **Housing Development Officer** 03/09 – Current

- Responsible for negotiating, underwriting, and closing multi-family low income housing development transactions.
- Coordinate the development, design and construction review, and conduct due diligence investigation and financial feasibility analysis for all projects.
- Work directly with developers, syndicators, public housing authorities and contractors to resolve issues and provide assistance throughout the application and closing process.
- Complete detailed financial reports, pro forma and loan proposals
- Review and research policy regulations; assist in review of ALTA surveys and title policies; interpret and apply relevant federal, state, and local laws, regulations, codes, policies, and ordinances; and analyze market studies, appraisals and capital needs assessments.
- Conduct physical site inspections, document existing conditions and meet with onsite managers.
- Analyze market studies, demographic data and land appraisals, prepare closing documents as needed.

### **United States Attorney General Office, Eastern District, Detroit, Michigan**

#### **University of Detroit Mercy School of Law - Environmental Law Clinic, Detroit, Michigan**

#### **Law Clerk** 01/08 – 04/08

- Developed pre-litigation strategies with USAG Senior Attorneys; coordinated the preparation of case materials and the collection of documentation for pre-litigation review.
- Analyzed subpoenaed documents; made recommendations to the case file on missing or incomplete documentation; presented legal case summaries and analysis with supporting documentary evidence before litigation review panel.
- Performed extensive legal research related to the Clean Water Act and Clean Air Act
- Worked with multiple stakeholders in connection with real property and environmental litigation.

### **National Wildlife Federation, Ann Arbor, Michigan**

#### **Legal Intern** 05/07 – 07/07

- Assisted in the litigation strategy related to Michigan's ballast water legislation.
- Participated in settlement negotiations related to Clean Water Act violations.
- Researched legal and policy issues related to § 411.2 of the Great Lakes Water Compact.

### **Town of Orange, Orange, Virginia**

#### **Acting Town Manager** 12/04 – 06/05

- Served as Chief Administrative Officer supervising (6) department directors and (7) administrative support staff; responsible for all promotions, disciplinary actions and terminations.
- Oversaw the completion of a 20 year capital needs assessment as part of the comprehensive planning process to determine projected funding needs for the replacement and repair of capital items.
- Created a 10 million dollar operating budget for 2005-2006 fiscal year; averted a 7% increase in health care costs to existing employees.
- Administered and enforced local laws, policies and guidelines in accordance with State and Federal regulations, contracts and service agreements.
- Represented the Town in meetings; advocated for matters of town policy and regulations; mediated resolutions in disputes and public complaints and advised Town Council on matters of town business.
- Worked with public and private stakeholders to resolve policy, land use and service issues.

**Town of Orange, Orange, Virginia****Assistant Town Manager** 10/01 – 12/04

- Acquired more than \$500,000 in grants for capital improvements and community projects.
- Interpreted and applied relevant federal, state, and local laws, regulations, codes, policies, and ordinances concerning zoning, land use issues, rule making, freedom of information act and the public meetings act.
- Supervised the design and construction of an expanded waste water treatment plant, raw water storage reservoir and water treatment plant upgrades.
- Negotiated contracts and service agreements, and prepared RFP's and bid proposal packages.

**Town of Orange, Orange, Virginia****Zoning Compliance Officer/Planner** 10/01 – 12/04

- Interpret zoning related standards and ordinances with responsibility for the approval, review and enforcement of all development plans and zoning permits and resolutions pertaining to town code.
- Led the revision of the town's comprehensive plan and community planning initiatives.
- Negotiated with developers, private landowners and conservation organizations in town zoning matters.
- Served as liaison to planning commission responsible for the preparation of reports and agenda packages.

**Washtenaw County Drain Commissioners Office, Ann Arbor, Michigan****Community Partners for Clean Stream Program (CPCS)****Environmental Intern** 02/01 – 04/01

- Worked with businesses to evaluate the impact of site practices on storm water quality
- Created water quality action plans to educate businesses on local water quality issues
- Prepared educational materials related to water quality, invasive species and pollution prevention

**EDUCATION**

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**University of Detroit Mercy School of Law, Detroit, Michigan**

Juris Doctor, May 2008

**University of Michigan, Ann Arbor, Michigan**

Bachelor of Science, Environmental Policy and Behavior, April 2001

Bachelor of Fine Arts, cum laude, Scientific Illustration, April 2001

**Honors/Awards:** University of Michigan:**Activities**

Dean's List 12/31/99, 04/26/00, 12/31/00

University Honors 04/26/00, 12/22/00

Xi Sigma Pi, Upsilon Chapter National Honor Society

## University of Detroit Mercy:

Emily S. George Public Interest Fellowship Recipient 2007

Student Bar Association Faculty Liaison

Environmental Law Society

G. Mennen Williams Moot Court Competition

Michigan State Bar Law Student First Year Oral Advocacy Competition

**PUBLICATIONS**

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"Saving History in the Town of Orange" Virginia Review, Tourism, Conservation & Preservation, September/October 2003. Print.

Proficient in Microsoft Word, Excel, PowerPoint, Adobe Photoshop, Adobe Illustrator, Dreamweaver, Lexis Nexus, West Law

Christopher M. Nielsen  
3640 Maple Drive  
Ypsilanti, Michigan 48197

October 10, 2011

Washtenaw County Board of Commissioners  
220 North Main Street  
P.O. Box 8645  
Ann Arbor, Michigan 48107

Dear Board of Commissioners,

Please accept this letter of interest for the position of County Commissioner on the Washtenaw County Board of Commissioners as representative of District 7. As a resident of Pittsfield Township with several years of experience in local government, real estate development and finance I offer a diverse background and education combined with a strong desire to serve my community, my district and the residents of Washtenaw County.

I look forward to collaborating with the Board to provide strong leadership and advocacy with an openness to learn and work diligently to address many of the challenges facing the county. This is an exciting opportunity to serve the community to ensure the right tools and resources are available that will continue to make Washtenaw County a great place to live and work.

I would appreciate your consideration of my qualifications for the appointment of County Commissioner as Representative of District 7.

Sincerely,

Christopher M. Nielsen