

COLIN BAENZIGER  ASSOCIATES

EXECUTIVE RECRUITING

Corey Alston

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Resume



COREY ALSTON

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EXECUTIVE SUMMARY

PROGRESSIVE | OBJECTIVE | MOTIVATIONAL

A proven visionary, motivational, and strategic City Manager that translates objective reviews of financial and operational performance into strategies that maximize outcomes commensurate with the best interests of City leadership, employees, and the City's residents. An expert in strategic planning; municipal finance; executing turnaround strategies; coordinating urban development; and creating objective frameworks to ensure shared goals and collaboration. Has a proven track record of implementing the necessary controls to ensure audit compliance. Brings experiences as a Wall Street Banker and a corporate turnaround specialist to the public sector. Is dedicated to maintaining a reputation built on progressive leadership and uncompromising ethics. Is a Broward native and resident.

AREAS OF EXPERTISE

- Municipal Bond Financing
- Strategic Planning
- Job and Business Recruitment
- Budgeting
- Operational Turnaround
- Conflict Resolution
- Audit/Compliance Reviews
- Urban Development
- Leadership Development

PROFESSIONAL EXPERIENCE

CITY OF SOUTH BAY, FLORIDA (PALM BEACH COUNTY)

2009 – President

CITY MANAGER

Was hired due to background in investment banking and corporate turnarounds to help a City that was over \$5 million in debt, was four years behind in financial audits, had several consent decrees regarding its unsafe water output, had a split commission on some key items, in addition to a host of other operational challenges.

RESPONSIBILITIES:

- Led the day-to-day operations of all staff, in addition to monitoring the performance and responsiveness of the police and fire rescue departments.
- Developed strategies to remove and or renegotiate all bad debts, in addition to reviewing cost cutting measures that would not affect levels of service.
- Organized and managed a very critical timeline to address the needs of four outstanding audits.
- Pursued multiple sources of “new funding” to the city, including grants and stimulus dollars.
- Created and regularly monitored multiple performance metrics and risk assessments to ensure compliance with goals and to identify potential gaps in policies, procedures and business processes.

ACHIEVEMENTS:

- Removed the City from being in a ‘state of financial emergency’ as declared by the State Auditor General. Has turned the City around from \$5M in debt to now being debt free. This was achieved within 2 years.
- Within 18 months, helped the City to complete four audits (2006-2009). The City has completed its first on-time audit in nearly 10 years. Moreover, all prior audit findings have been successfully mitigated.
- Created a new, regional utility for the local three cities and served as the Co-Chair of the utility.
- Renegotiated several municipal contracts and generated savings of over 30% to help balance the budget.
- Successfully attracted the Inland Port to the City, which is estimated to bring nearly 10,000 jobs and nearly a \$1 billion in new development over the next 10 years. Additionally, has grown the City through annexation.
- Structured and secured the financing for a new community center, fire station, and infrastructure upgrades.
- Secured nearly \$1 million in stimulus funding to assist with water and stormwater improvements.
- Successfully renegotiated a 5 year contract with the Police Department which runs through 2015.
- Upon selection, was the youngest City Manager in Dade, Broward, and Palm Beach (31 Years Old).

CONTINUED ...

PROFESSIONAL EXPERIENCE - CONTINUED

SBK BROOKS INVESTMENT CORP. – MIAMI, FL AND CLEVELAND, OH 2007 – 2009

MANAGING DIRECTOR, MUNICIPAL INVESTMENT BANKING OPERATIONS (FLORIDA)

The firm is one of the largest and premier minority owned municipal financing (bonds) and financial advisory firms in the United States. Alston was hired to manage the company's operations and growth in the State of Florida and the Caribbean. Responsibilities included developing municipal clients, and helping municipalities with structuring and closing desired financial transactions.

- The firm was selected as one of Broward County's investment banks, to help coordinate all bond activity over the next 5 years, through an official RFP process.
- Assisted with bond deals closed for Broward County, City of Tallahassee, Detroit (\$200M), and others.
- Interacted with and assisted several municipal finance directors with financial strategies.

THE ALSTON GROUP, INC. – FORT LAUDERDALE, FL 2006 – 2010

PRESIDENT

Served as President of a family owned Urban Development and Advisory Firm. The firm advised multiple cities, CRAs, and housing authorities on strategies to conduct master planning, secure financing, and execute a variety of development and redevelopment services.

- Secured over \$30 million in low income housing tax credits and bond allocations for development projects.
- Served as an advisor to Broward County in the structuring and review of financial options for the development of a Convention Center Hotel (\$400 million in value).
- Constructed several single family affordable homes through the County's Affordable Housing Program.
- Has served as an equity participant in urban development projects in 4 U.S. cities.
- Conducted a master planning exercise and proposal for a CRA in Broward County.
- Worked with a non-profit organization to attract a Gospel Music Hall of Fame to Broward County.

MCKINSEY & COMPANY – CHICAGO, IL AND FRANKFURT, GERMANY 2000 – 2005

MANAGER/CORPORATE TURNAROUND SPECIALIST

Hired to serve as a Manager of the World's premier business consulting and corporate advisory firm. Advised a number of Fortune 500 companies on corporate strategy, operational turnaround, and financial improvement.

- Assisted in developing the firm's government financing and procurement practice, focused on states facing financial crisis; Helped a newly elected governor (Illinois) identify \$2 Billion in budgetary savings.
- 3 time featured commentator on CNBC shows (Brian Williams Show & Hard Ball with Chris Matthews).
- Managed a very large client team in assisting a Top 3 Insurance company develop its business turnaround strategy after \$1 Billion in reserve losses.
- Developed the M&A strategy for the CEO of a Fortune 100 healthcare firm.
- Helped an international airline with its bankruptcy emergence strategy.

MANAGEMENT CONSULTANT/ASSOCIATE

Previously responsible for the administration and efficient daily operation of a full service branch office, including operations, lending, product sales, customer service, in accordance with the Bank's objectives. Developed new deposit and loan business; provided a superior level of customer relations, and promoted the sales and service culture through coaching, guidance and staff motivation; achieved individual and branch sales goals through new business sales, referrals, and retention of account relationships.

- Developed a comprehensive international growth strategy for a major US medical device company
- Assisted in the post merger management and cost reduction efforts of a ~\$100 billion oil merger
- Worked with the CEO of the third largest US school district in identifying budget management levers, organizational redesign, and teacher professional models.
- Co-author of the firm sponsored 'Corporate Learnings for Educational and Non-Profit Entities'

GOLDMAN SACHS – NEW YORK, NY

1998 – 2000

ANALYST, ASSET MANAGEMENT

Was hired by Wall Street's most prestigious firm to manage the assets of multiple pension funds, institutional investors, and high net worth individuals. The firm also financed Mr. Alston's graduate education.

- Worked directly with and for the President of the Mutual Fund Group in identifying revenue enhancement levers of the funds and marketing strategies for fund holders.
- Completed profitability projections and a benchmark analysis of Goldman Sach's mutual funds.
- Conducted an analysis supporting a change in the fee structure (12B-1 management fees).

PROFESSIONAL ORGANIZATIONS AND AFFILIATIONS

Chairman, Florida A&M University Foundation (\$100MM in assets)
Board of Directors, Urban League of Broward County
Advisory Board, Boys and Girls Clubs of Broward County
President, Broward County Democratic Black Caucus
Member, Kappa Alpha Psi Fraternity, Inc.
Member, Pompano Masonic Lodge #409
National Forum for Black Public Administrators

EDUCATION

EXECUTIVE MANAGEMENT PROGRAM
Northwestern University – Chicago, Illinois
MASTERS OF BUSINESS ADMINISTRATION (MBA)
Florida A&M University – Tallahassee, Florida
BACHELOR OF SCIENCE – FINANCE (MAGNA CUM LAUDE)
Florida A&M University – Tallahassee, Florida
(Note: Undergraduate degree was completed in three years)

HONORS/AWARDS

Former Student Member, School Board of Broward County (Represented 250,000 Students)
Former Guest Commentator, CNBC Cable Network (3 Different Occasions)
'Distinguished Alumni Award' by Boys and Girls Clubs of Broward County
'Mentor of the Year' Award by Junior Achievement of Chicago
'Top 30 Under 30' Award by Young Professional of Chicago
Captain, National Championship Collegiate Debate and Mock Trial Team
International Referee/Umpire, USA Table Tennis
Multiple Honors Societies
Multiple Academic Excellence Awards
Multiple Professional Certifications and Commendations

CB&A Interview

Corey Alston

Education

MBA, Florida A&M University, Tallahassee, FL
BS, Finance, Florida A&M University, Tallahassee, FL

Experience

City Manager, City of South Bay, FL	2009 – Present
Managing Director, Municipal Investment Banking Operations, SBK Brooks Investment Corp., Miami, FL and Cleveland, OH	2007 – 2009
President, The Alston Group, Inc., Ft. Lauderdale, FL	2006 – 2010
McKinsey & Company, Chicago, IL and Frankfurt, Germany Manager/Corporate Turnaround Specialist (18 months) Management Consultant/Associate (3 ½ years)	2000 – 2005
Analyst, Asset Management, Goldman Sachs, New York, NY	1998 – 2000

Background

The City of South Bay has a population of approximately 5,000 with 25 full-time employees, 7 of whom report directly to Mr. Alston. The general fund budget is approximately \$3 million with a total budget of \$5 million. The primary issues facing South Bay are:

- Managing and planning for the future development of the City;
- Identifying new sources of revenue for the City to move forward into the future successfully; and
- Increasing the marketing and branding for the City and region to promote growth.

Interview Comments

Mr. Alston is interested Hallandale Beach primarily because he is a native and resident of Broward County. He has a good understanding of the County's issues and political climate which affect the City now and in the future. What is unique about Mr. Alston is that he brings his established relationships with and respect from the very leaders whose decisions will have an impact on future city appropriations. These strong connections offer a sense of comfort to members of the community. Additionally, he has demonstrated success in managing the turnaround processes of Fortune 500 companies and a proven track record of reinvigorating the City of South Bay. Managing a medium sized municipality such as Hallandale Beach would be the next logical step in his career. Furthermore, he would love to obtain a position geographically closer to his home, a move that would greatly enhance his quality of life.

Mr. Alston's management style is flexible and ultimately depends upon the issues and stakeholders involved in any particular process. When faced with an issue, he utilizes his

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background in finance, investment banking, and corporate problem solving skills to deal with the issue. He understands the bigger picture but also has enough confidence in his abilities to handle the smaller details to know he can accomplish the larger goals. As a successful manager he knows the people he is managing and allows that knowledge to drive how he leads his staff.

Mr. Alston's staff would say he is a motivational leader and very empowering. He provides clear directions and guidance then allows them to do their jobs. When problems develop, he makes sure everyone gets back on track. They would say he is fair and equitable when making decisions and in his approach to all people in every situation. Furthermore, he is strategic and thoughtful, and knows how to maximize the best resources to get the job done, without being intimidating. His elected officials would say he is bright, innovative, thoughtful and strategic. They would comment that he has high energy and enthusiasm as well as a very strong financial background. Lastly, they would say he has been quite successful at taking a city that was on the verge of State takeover and turning it into one which is now financially sound.

Mr. Alston's biggest strength is his breadth of experience. Not only has he been successful in public administration, but he also worked on Wall Street and in municipal banking for the world's premiere turnaround firm. As part of that experience, he was given the opportunity to work for the world's largest Fortune 500 companies. He understands how they operate, especially how they deal with their biggest problems. He has a wonderful financial background and is comfortable with budgets in all aspects of municipal finance. Additionally, he is a proven leader who brings youth, energy, progressive thinking, and potential longevity to the position.

Concerning weaknesses, Mr. Alston notes that he struggles to achieve a balance when deciding whether he needs to be hands off or hands on. He occasionally has difficulty assessing the right time and approach to use to reach the proper balance. Also, he can be overly compassionate. Everyone deserves the benefit of the doubt and a second chance, but he must continually work hard to choose the appropriate course between compassion and realism. Additionally, he tends to get bored in the absence of a challenge. He thrives on solving problems and enjoys tackling challenges which will make an organization more successful if tackled correctly.

When using performance measures which will ensure the success of his organization, Mr. Alston first lays out an annual set of goals and objectives with the Commission. He and his department heads then set goals and aspirations for each organizational component. He monitors the progress towards these goals by holding regular director meetings where he receives feedback on each item. When a goal is quantitative or financial in nature he mandates regular reporting and ensures his staff report monthly on most major metrics. Furthermore, the success of his organization is determined by the feedback from community residents and the Commissioners, both individually and collectively. When all of the components are working in unison, it makes for a successful and desirable work environment. It also improves the work output from the City's staff.

Mr. Alston found it personally gratifying working for McKinley & Company. At a very young age he literally had the opportunity to travel the world helping solve complex problems for the largest global corporations. He successfully tackled some incredibly large issues which not only

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helped the organizations turnaround financially but also gave him a sense of achievement for helping them become more successful.

One of his biggest achievements occurred during his time with the State of Illinois when it experienced a \$5 billion deficit. He worked with State officials at the highest level to help them identify ongoing savings of \$1 billion. Due to his efforts, the savings had a tremendous impact on the State, which proved to be very significant in an arena where change is not always as rapid as it should be. The whole endeavor was not only a successful business modification, but the savings made more resources available for other State services, including the educational system. That improved the true bottom line – giving the children a brighter future.

Another achievement was helping the City of South Bay recover from financial ruin. When he was hired, South Bay was facing financial emergency. He was confronted with every reasonable financial challenge a person could imagine. In a matter of three years, he successfully turned the City around from complete financial disaster to financial stability.

Asked about mistakes, Mr. Alston shared his experience co-owning and managing his family run business, The Alston Group. The company was once very aggressive at identifying affordable housing for low-income families. Unfortunately, the company became too aggressive with its pursuit of land deals and development at a time when the real estate industry became more challenging. He learned that, while being progressive and bold, one must constantly review a situation and the environment. Being a visionary requires an added level of scrutiny. From a financial standpoint it would have been better to be less aggressive. Ideally he should have identified the problems sooner but, fortunately, the problems were caught in time to avoid substantial financial ruin.

Mr. Alston feels the challenges facing the next City Manager in Halladale Beach are:

- Some level of disconnect among a few of the Commissioners. He offers a unique ability to work with the Commissioners because some of them are already familiar with him;
- Figuring out what leverage exists for a relatively landlocked City to experience better financial outcomes;
- Development and redevelopment projects, specifically discovering new tax bases and/or invigorating the existing one; and
- Helping the Commission and the staff adjust to, trust, and follow the new leadership.

If selected as the next City Manager in Hallandale Beach in his first six months Mr. Alston would:

- Get to know the Commissioners, specifically focusing on their concerns and future aspirations for the City;
- Sit down with department heads and identify their perspectives regarding their departments and their broader view of the City;
- Visit front line employees and listen to their concerns and ideas for the City, especially with regard to making the City more user friendly;

Corey Alston

- Meet with residents and major stakeholders in the community to gauge their thoughts about which direction they would like to see the City take;
- Conduct a full financial review. The goal will be to increase efficiency;
- Strategically delve into areas where the City has historically lacked productivity and lay out action and improvement plans, specifically with the Community Redevelopment Agency which has been underperforming for a very long period of time. New ideas could be implemented to turn it into a vibrant, well-performing agency; and
- Have frequent, structured communications with City staff to ensure full transparency in order to achieve better outcomes for the residents.

When asked, Mr. Alston noted that he has had to fire people but is never happy about it. Unfortunately, it must be done at times. He always applies progressive discipline and provides employees with the opportunity to correct the situation. He is not sure he could fire any individual, even with ample cause, without having some concern for that person's well-being and how it would impact their life. In his role as the City Manager he understands dismissal is always the right choice when an individual cannot make necessary adjustments. Ultimately, he must do what is best for the City.

Concerning possible embarrassment in the eyes of his employer, Mr. Alston shared one event during his time in South Bay when the City was making improvements to one of its worst streets. He stopped to pay a visit and ended up getting a little too close to the work. Unfortunately, he got extremely dirty and had to show up at a scheduled meeting in very dirty and dusty clothing.

To Mr. Alston, the smartest people avoid the media to the extent they can. However, he is not uncomfortable speaking with members of the media if and when necessary. The primary representatives for any municipality should be its elected officials, but he understands that, when the media needs specific knowledge, and when directed by his public officials, he must comply. Whenever he has had to speak to members of the media, he has gotten along with them fine.

Regarding controversies that might be uncovered if the press were to go digging, Mr. Alston mentioned two situations. The first occurred when he fired an individual in South Bay who then filed a suit against him. She alleged the termination was based on her age and ethnicity. Her allegations were reviewed by various entities with whom she had filed and were completely rejected as invalid. The case did not even reach the courts as the person hired to replace her was older than she was. That negated her primary cause of action.

The second potentially controversial situation involves Mr. Alston's aforementioned family owned business, The Alston Group. The company has been involved in a few legal issues based on certain concerns, one of which was an attempt to foreclose on a property owned by the business. The property did not go into foreclosure, but was put into a structured settlement. The other issue was a business dispute where a ruling was taken in favor of the company. The Alston Group had been investigating the opportunity for a joint development with another company, but that company claimed The Alston Group had not satisfied one of the contract provisions. The claim was not substantiated, and the case was dismissed without prejudice.

Corey Alston

In his leisure time Mr. Alston can be found enjoying his favorite hobby activity, table tennis. When he was younger he played competitively. He also enjoys playing golf when he finds the time. He loves the functioning of government and finds it fascinating to monitor it on all levels. He is excited to learn about current events, especially governmental updates and activities, and he stays as up to date as possible. Furthermore, he loves spending time with his family and close friends. They provide balance and sanity after long days serving as a City Manager.

Words or phrases Mr. Alston uses to describe himself:

- Strategic,
- Progressive,
- Very thoughtful,
- Analytical,
- Understanding, and
- Optimistic.

Reason for Considering Leaving His Current Position

Mr. Alston has substantially achieved what he was brought to South Bay to accomplish. He brought the City from a state of financial emergency to one of financial solvency. Intellectually he hopes for greater challenges and those might come through different opportunities that involve a larger, more complex organization such as Hallandale Beach. He has nearly reached a plateau in South Bay and is ready to start a crescendo elsewhere. Now is the perfect opportunity for the City select someone from the outside with different views and a fresh perspective on some of the issues the City faces. Also, he feels his skills would be a wonderful fit because he is familiar with some of its elected officials and how they operate. Furthermore, his commute times would be drastically reduced, permitting him to focus more on the business of Hallandale Beach.

Current Salary

\$125,000

Interviewer's Comments:

Extremely confident, direct, and straightforward. Well educated, articulate and very thoughtful. Although intelligent and serious, has an unexpected sense of humor.

Interviewed by: Heather Linares, Colin Baenziger & Associates

Background Checks

Background Check Summary for COREY ALSTON

Criminal Records Checks:

Nationwide Criminal Records Search	No Records Found
County	
Broward County, FL	No Records Found
Palm Beach County, FL	No Records Found
Miami-Dade County, FL	No Records Found
Cook County, IL	No Records Found
New York County, NY	No Records Found
State	
Florida	No Records Found
Illinois	No Records Found
New York	No Records Found

Civil Records Checks:

County	
Broward County, FL	<i>A number of civil law suits found Requested explanations from candidate for each record found. Will provide findings to City upon receipt</i>
Palm Beach County, FL	No Records Found
Miami-Dade County, FL	No Records Found
Cook County, IL	Results Pending
New York County, NY	No Records Found
Federal	
Florida	No Records Found
Illinois	No Records Found
New York	No Records Found

Motor Vehicle

Florida	May 2009 – Failure to display Driver License and Violation of Use of High Occupancy Vehicle Lane Citations <i>Disposition = Guilty, Monetary fine</i>
	December and March 2008 – Failure to pay required Toll Citations <i>Disposition = Guilty, 3 Points each Infraction = Total of 6 Points</i>

**Background Check Summary for
COREY ALSTON**

Credit
appears

*Credit Report incomplete and
secured with public access denied.
Requested clarity of findings and the
ability to access full report.
Will provide findings to City upon
receipt*

Bankruptcy

No Records Found

Education

Confirmed

Employment

Confirmed

Reference Notes

Reference Notes

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Cedric Thomas – City Commissioner, City of Riviera Beach, FL 561-253-5775

Mr. Alston and Mr. Thomas first met in 2007. They have worked with each other in many areas of the community. Mr. Alston recruited Mr. Thomas to work for him in the City of South Bay as the Director of Code Enforcement and Compliance while he was still serving as a City official for Riviera Beach. He also worked with him as a community activist on several projects and in the political arena when Mr. Alston ran for State Senate. They continue to have regular contact. Mr. Thomas considers Mr. Alston to be a very good friend and thinks the world of him.

Mr. Thomas does not know of anyone who has more raw natural talent to manage a city than Mr. Alston. South Bay may be a small municipality, but Mr. Alston took it from being a city with incredibly low morale, without a clean audit for twenty years, and turned it into a respected, high functioning organization.

Mr. Alston's elected officials love and trust him wholeheartedly. Even if they occasionally do not agree with him, they truly support him in all his efforts for the City. On a larger scale, he has a wealth of knowledge and close friendships with numerous individuals on a county, state and national level which he can tap into to help make any municipality better.

Mr. Alston strengths include being impeccably organized, especially in the midst of chaos. He has tremendous patience, a unique attribute for a person in his position. This approach allows him to achieve success in all his endeavors.

Mr. Alston does a fantastic job of communicating with others. He permits his staff to run their departments but still keeps them abreast of any issues pertinent to their area of government. While Mr. Thomas was working for him in South Bay they met on a weekly basis for status updates of any projects. Mr. Thomas always felt well informed.

Not only does Mr. Alston have experience with the public in South Bay, but he also serves in several other capacities in his home county of Broward, on various boards and committees. Saying he is a people person would be an understatement. He understands who he serves and ensures he delivers the best customer service possible.

Mr. Alston is a problem solver. He turned South Bay around considerably in terms of finances. When he arrived the City had a horrible deficit. In only a few short years he built up \$1 million in reserves. He has a vision and works hard to make it come to fruition.

Some procedures Mr. Alston implemented were innovative in reducing costs for the City. These included changing the garbage contract and combining some departments to cut costs and be more efficient. He created a public/private partnership between the community and the City. He enlisted community volunteers to help run youth programs for Parks and Recreations, thus saving the City an immense amount of money without entirely cutting the programs.

Mr. Alston is extremely thoughtful when it comes to decision making because he does not want any regrets for a decision he is charged with. However, once he makes up his mind, he sticks to his guns and moves forward quickly. He is equally as thoughtful when hiring personnel. He recruits people with the right skills for each position.

Reference Notes Corey Alston

Mr. Thomas is not aware of anything in Mr. Alston's past that might be considered controversial or embarrassing if the press went digging into his background. He does a wonderful job as a City Manager. When the time comes to hire a new Manager for Riviera Beach, Mr. Thomas would love to recruit him.

Words or phrases used to describe Mr. Alston:

- Smart,
- Entrepreneur,
- Innovative,
- Visionary,
- Remarkable, and
- Deficit reducer.

Strengths: Simply the best all round person who gets the job done.

Weaknesses: Mr. Thomas likes people to be more aggressive so would prefer Mr. Alston to move a little faster on items, but realizes this desired characteristic is a matter of personal preference.

Derek Moore – City Manager, City of Pahokee, FL 561-261-1282

Mr. Moore and Mr. Alston first met in the latter part of 2010. They are fellow City Managers in neighboring cities and work together on a regular basis, especially on issues affecting the Tri-Cities which include Belle Glade, Pahokee, and South Bay.

Though not very familiar with Mr. Alston on a personal level, Mr. Moore enjoys working with him professionally and knows the fantastic work he has done as City Manager in South Bay. He definitely has the full support and trust of his elected officials.

Mr. Alston's obvious strengths are his intelligence and thoughtfulness. He is amazingly articulate and consistently well prepared on any issue he has to speak about or discuss. He has first rate communications skills and is extremely analytical which becomes very apparent when you observe his interactions with the public. He is sensitive to those he serves and, if he is aware of a decision or action that could benefit his community; he fights for it to the finish.

Mr. Alston always interacts very well with Mr. Thomas and keeps him abreast of situations he needs to know about. Even if they fail to agree on an issue, they always come to some type of agreement or compromise.

Mr. Alston is very good at tackling problems and making decisions. When he argues his side of an issue or decision he backs up each of his points with the proper facts. He takes his time when making up his mind about a situation and does not allow others to push him around. However, once his mind is made up he moves forward quickly with a plan of action.

Reference Notes Corey Alston

When hiring personnel Mr. Alston's process is very analytical. He is excellent at recruiting individuals based on their skills and how they will fit into the dynamics of his organization.

The only controversy Mr. Moore is aware of that involves Mr. Alston might be the current issues facing the Glades Utility Authority (GUA). The County has asked the Tri-Cities to turn all relevant information over to them concerning possible financial difficulties. However, Mr. Alston and his Commission do not agree with this position. Even though the other two cities have agreed with the County, the City of South Bay wants to develop its own different plan. Mr. Alston has taken a lot of heat as a result, and individuals who disagree with his position would be the only people who might make contrary comments about him.

Mr. Moore is not aware of anything personally embarrassing regarding Mr. Alston. Given the opportunity, Mr. Moore would hire him in a heartbeat.

Words or phrases used to describe Mr. Alston:

- Bright,
- Methodical,
- Hard worker,
- Articulate,
- Analytical, and
- Not easily influenced or swayed.

Strengths: A true gentleman and a scholar.

Weaknesses: Mr. Alston occasionally over commits himself to the point of missing meetings with Mr. Moore.

Vicky Del Bosquez – Director, Human Resources, City of South Bay, FL 561-261-6643

Ms. Del Bosquez first met Mr. Alston when he came to South Bay in 2009. He promoted her to Human Resources Director shortly after his arrival.

Mr. Alston is a very hard worker and extremely detailed oriented. He is a very good boss and co-worker. He is not selfish but rather is open minded, always making sure he includes others in the many workplace processes. He is a fighter who believes in his own methods of operating as a City Manager. He ensures that all actions are carried through to the appropriate end.

In addition to the above mentioned strengths, Mr. Alston has a terrific background in finance. He understands all aspects of budgeting and maneuvering with scarce funds. Financially speaking, his skills will definitely be a huge asset to any organization.

Mr. Alston has no problem getting along well with his elected officials. Not only does he work well with the Commissioners but also when he interacts with the public. Community members know him well because he is extremely customer service oriented.

Reference Notes Corey Alston

Mr. Alston is a first rate problem solver and decision maker. He carefully thinks through each issue, exploring each situation from both ends before moving forward with a final decision or solution. Currently the City is considering a very important decision that must be made regarding water issues with the County. Mr. Alston has investigated all avenues and understands the implications of the decision and the impact it will have on the community's future. Also he is equally as talented when it comes to hiring personnel. He considers the big picture and how any individual will fit with the City and its staff, hiring only those who will benefit South Bay.

Ms. Del Bosquez is not aware of anything embarrassing or controversial in Mr. Alston's past that might hinder his job performance. He has done a phenomenal job in South Bay and will experience amazing achievements in a larger City with a much larger budget. Ms. Del Bosques has worked for several different municipalities and never learned more than during her time working with Mr. Alston.

Words or phrases used to describe Mr. Alston:

- Creative,
- Never made people feel like strangers,
- Gets things done,
- Talented,
- Mentor, and
- Calm.

Strengths: Aggressive in a way that gets things accomplished, and works well with others.

Weaknesses: None identified.

Sean Davis – Managing Partner, S. Davis & Associates, Hollywood, FL 954-927-5900

Mr. Davis first met Mr. Alston through a business acquaintance in about 2008. He and his firm now perform the audits for the City of South Bay. Mr. Davis main reason for wanting to do business with him was that Mr. Alston is a go-getter, very involved in his community, and an upstanding business person.

Mr. Alston has many strengths which include being very diligent, organized, and detail oriented. He is excellent at getting to the point and a top notch fact finder. He excels at working with his elected officials, and they respect his abilities.

Mr. Alston communicates very well. His verbal and written skills are both excellent, and he works well with both large and small groups of people. He is also a seasoned and polished public speaker.

Mr. Alston is very good at both identifying and solving problems. He executes well thought out decisions and thinks outside the box. When addressing the City's need for new revenue streams he occasionally comes up with some fairly new ideas which no one had considered previously. He is most definitely a leader.

Reference Notes Corey Alston

Mr. Davis is not aware of anything controversial or embarrassing involving Mr. Alston. He has done a wonderful job in the City of South Bay. If Mr. Davis had the opportunity to hire Mr. Alston, he would do so in a heartbeat.

Words or phrases used to describe Mr. Alston:

- Tenacious,
- Hardworking,
- Advocate,
- Driven,
- Upstanding, and
- Credible.

Strengths: Intelligent and has fantastic communications skills.

Weaknesses: None identified.

Benita Hamilton – Postmaster, City of South Bay, FL 561-261-4580

Ms. Hamilton first met Mr. Alston at a City Commission meeting shortly before his hiring in 2009. He had applied for the City Manager position, but apparently his resume was overlooked by the Council. So he came to the meeting to address the situation. She also works with him as a board member on the Lake Okeechobee Regional Economic Development Board (LORED).

Ms. Hamilton has observed Mr. Alston very closely since he first started working in South Bay. He has brought nothing but good to the City. He is sharp and a fantastic morale booster for the community. His handling of all issues has been stellar. The City has never been in a better state than since his arrival, and the city management works very efficiently with him at the helm. He has raised staff morale and the City's finances. He is an excellent leader.

Mr. Alston does a fine job working with his elected officials. Ms. Hamilton appreciates his knowledge about the many aspects of government most people are ignorant of. He always brings the necessary facts to the table when making presentations and does his job extremely well.

One of Mr. Alston's many strengths is his set of strong communications skills. He is very positive when speaking to and with others. He does exhaustive research on any issue he might need to be involved with and makes certain that not only does he understand the facts but that others at the table understand them as well. He is tremendously thorough and articulate when speaking on any topic and ensures that people who need the information will receive it.

Mr. Alston has experience dealing with the public and is good at working with many types of individuals. He gets out into the community and is a very hands-on manager. He is definitely customer service oriented and, whenever she gets an opportunity to meet with him, he ensures her voice is heard and addresses her needs to the best of his ability.

Reference Notes Corey Alston

Mr. Alston makes good decisions. He is not quick to jump into any situation but rather takes his time to do the research before putting a plan into operation. He is very skilled at solving problems. When he started with the City he uncovered several financial problems. He quickly took care of them and turned the City's finances around completely.

Mr. Alston has hired many exceptional people to work for the City. Ms. Hamilton had the privilege of serving on the hiring board that brought in community members as volunteers to run youth programs. She was very impressed with how Mr. Alston conducted the interviews and with the people who were eventually chosen.

Mr. Alston is creative and innovative. He developed a youth basketball program run entirely by community volunteers at no extra costs to the City for the program. He created and started a youth college tour. The program allows area youth to visit and tour colleges outside the community's perimeter. In fact, Mr. Alston was so involved he accompanied them on their tours.

To her knowledge, the only controversial situation involving Mr. Alston is the current delicate issue with the GUA Board mentioned above. He has raised many truths which some individuals have difficulties with; so he has created a bit of a stir. Ms. Hamilton is hopeful the issues will be resolved soon.

Ms. Hamilton would hire Mr. Alston in a second. She is not aware of anything in his background that might impede his work performance.

Words or phrases used to describe Mr. Alston:

- Strong,
- Knowledgeable,
- Positive,
- Intelligent, and
- Down to earth.

Strengths: Excellent at boosting morale, and a wonderful asset to the community.

Weaknesses: None identified.

Keith Chadwell – Deputy City Manager, City of Durham, NC 404-374-2912

Mr. Alston and Mr. Chadwell first met in approximately 2007 when Mr. Alston was the City Manager for Pompano Beach. The City was contemplating working with the Alston Group on a few development projects. Mr. Alston was managing the company at the time. They worked together in various capacities within the community, and Mr. Chadwell would unofficially consult with Mr. Alston about different projects because of his knowledge of the business trends in South Florida. They worked together until Mr. Chadwell left in 2009. They continue to have occasional contact.

Reference Notes Corey Alston

As a long time government official, Mr. Chadwell always values private-public relationships with people in the community. Mr. Alston had the right balance of political sensitivity and understanding, and was a successful advisor not only to Pompano Beach, but to other municipalities as well. He definitely works well with his elected officials and relates to all people whose names are on the ballot.

Mr. Alston many strengths include being very goal oriented. He challenged Mr. Chadwell to set goals and helped him understand that, no matter what goals a person has, he or she must be sure of a place to land. He is a very hard worker and not afraid to put in the hours necessary to complete the job. He has a knack for juggling several balls in the air at once. He is also very well connected and knows many people whom he can call upon in any given situation.

Mr. Alston always kept Mr. Chadwell very well informed about all aspects of any situation or project. When he worked on multiple projects he participated appropriately and responded to Mr. Chadwell without making any political compromises.

Mr. Alston has good experience dealing with the public. He has excellent oratory skills and maintains his composure, even when he is challenged. He responds well to those he is working with and for, which is borne out in his exceptional customer service practices.

When Mr. Chadwell faced a challenge he needed to conquer he could call on Mr. Alston for advice. Mr. Alston was always helpful and resourceful, knowing who to contact for a solution to any problem that arose. He is equally confident and resourceful when making decisions, quickly arriving at a conclusion and never procrastinating with his decisions in any way.

Mr. Alston was always innovative when working with residents. He made himself available as a resource to the many communities in the area regarding the different challenges they faced. Through his efforts he not only invested in himself, but also in many community businesses. He not only came up with ideas but also designed structural plans and executed them well.

Mr. Chadwell does not know of any controversies involving Mr. Alston, nor is he aware of anything in his background that would be considered embarrassing. He will be an excellent City Manager for any municipality. Mr. Chadwell would not have to think twice about hiring him.

Words or phrases used to describe Mr. Alston:

- Hardworking,
- Courageous,
- Articulate,
- Personable,
- Well-connected in local government and business circles, and
- Not afraid to ask for help when necessary.

Strengths: Extremely dedicated, and an excellent networker.

Weaknesses: None identified.

Reference Notes Corey Alston

Franklin Sands – State Representative, District 98, Sunrise, FL 954-260-6292

Mr. Sands first met Mr. Alston in approximately 2005 when Mr. Alston was working on bond issues. They became acquainted again shortly after Mr. Alston became the City Manager in South Bay. Mr. Alston had come to Tallahassee to deal with an issue regarding a corporation in the City, and Mr. Sands assisted him. They still continue to have occasional contact.

Mr. Alston's job performance has been most professional. He has tremendous people skills. He can bring together people of all different interests to discuss issues in a very structured manner. He is exceptionally well organized and knows how to conduct meetings. He understands how to access the system. He knows the important players, and they know him.

Mr. Alston does a fine job of working with elected officials at all levels. He can be very persuasive, so persuasive that he got Mr. Sands to travel to South Bay to help him resolve the aforementioned issue.

Mr. Alston definitely knows how to think outside the box. A political problem arose at one point in Broward County, the details of which Mr. Sands is not at liberty to discuss. It potentially could have become a volatile media issue that might have given many people a black eye to. To his credit, Mr. Alston took care of the situation and diffused it on behalf of the parties involved.

Mr. Sands is not aware of Mr. Alston being involved in anything controversial other than job related issues any other normal City Manager would face. He has never heard anything negative about Mr. Alston and is not aware of any issues in his background that would be construed as embarrassing, if the press were to go digging. Mr. Sands would hire him in a heartbeat if he were given the opportunity. He highly recommends Mr. Alston without hesitation.

Words or phrases used to describe Mr. Alston:

- First class individual,
- Can do work attitude,
- Interfaces well with others,
- Builds consensus,
- Incredibly consciences, and
- Team player.

Strengths: Excellent at using all his resources, and phenomenal people skills.

Weaknesses: None identified.

Wayne Richards – Chairman, Port of Palm Beach Board of Commissioners, Palm Beach, FL 561-596-5878

Mr. Richards and Mr. Alston first met in approximately 2006. They met during a series of meetings in which the Port of Palm Beach was discussing the development of an inland port in the Tri-Cities area. This port is now slotted to be built in South Bay and, because of this project, they continue to work together frequently.

Reference Notes Corey Alston

Mr. Richards has been most impressed with Mr. Alston. He is sharp, intelligent, and has a good grasp of the issues. He not only understands the concerns but can also quickly help find solutions to other problems which arise from time to time. Furthermore, he is a superb listener and an excellent consensus builder.

Mr. Alston never experiences problems working with his elected officials. He is always respectful of the hierarchy within government and understands political protocol. He keeps each official abreast of information pertinent to their office. Mr. Sands never feels left out of the loop.

Mr. Alston has contact with the public on a daily basis and has a talent for dealing with people from many walks of life be they citizens or Council members. He is definitely customer service oriented, and Mr. Sands attributes this characteristic to his many years working in the private sector.

When problems arise Mr. Alston has no difficulties resolving them. He is an equally top notch decision maker. He weighs the facts, evaluates the situation properly, offers solutions then moves forward with a plan of action.

Mr. Alston is very cutting edge in the way he runs a meeting and how he leads the City. Whenever an issue is important to the community, he is one of the top three people moving the item forward to a successful resolution.

Regarding potential controversy involving Mr. Alston, Mr. Sands is only aware of the issue with the GUA mentioned above. While not privy to the details, he understands that South Bay is not in agreement with the other two cities involved. The only reason he would be taking steps contrary to others on such an issue would be that he feels he is doing what is best for South Bay.

Mr. Sands is not aware of anything embarrassing in Mr. Alston's background. He is well qualified to be a City Manager. Mr. Sands would definitely hire him, if given the chance.

Words or phrases used to describe Mr. Alston:

- Intelligent,
- Quick,
- Respectful,
- Sharp,
- Consensus builder, and
- Good presenter.

Strengths: Understands the issues at hand, and an excellent problem solver.

Weaknesses: None identified.

Prepared by: Heather Linares, Colin Baenziger & Associates

Internet Research

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

Palm Beach Post, The (FL)
January 28, 2012

City manager's contract revised

-- Jennifer Sorentroue

City Manager **Corey Alston's** contract would have allowed him to collect \$12,000 more in severance pay if dismissed than state law allows, according to a review by the Palm Beach County Inspector General's Office that led to the contract being revised.

In the review, released last week, Inspector General Sheryl Steckler found that **Alston's** contract would have allowed him to collect six months' severance pay. A state law that took effect last year prevents local officials from collecting more than 20 weeks' pay as part of a severance package.

South Bay leaders updated **Alston's** contract to comply with the new state requirements in December, during the course of Steckler's review.

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

Palm Beach Post, The (FL)
January 25, 2012

County may suspend utility takeover

Author: *JENNIFER SORENTRUE Palm Beach Post Staff Writer*

Dateline: WEST PALM BEACH

Palm Beach County will halt its plan to take over the failing Glades Utility Authority and its network of leaking pipes next month unless South Bay leaders stop opposing the deal, county commissioners said Tuesday.

The commission decided unanimously to give South Bay officials until Feb. 15 to approve an agreement that would save the 2-year-old authority from bankruptcy. Without county intervention, the utility authority, which provides drinking water to thousands of residents in Pahokee, Belle Glade and South Bay, will run out of money in the coming months.

"This summer there will be some form of default, because the revenues of the utility will not support the operational cost," County Administrator Bob Weisman said.

After months of negotiations, the terms of the bailout plan were approved by officials in Belle Glade and Pahokee.

But South Bay leaders turned down the deal. The city has said it won't sign onto the plan without the opportunity to take back its water and sewer system if it is unhappy with the county's service. County commissioners Tuesday would not agree to the city's request.

South Bay City Manager **Corey Alston** said if the city took control of its own system, the financial burden of repairing leaks and maintaining the system would no longer fall on county utility customers.

"We would locally inherit the risk of leaky pipes," **Alston** said. "We are actually the city that is standing before you and saying we are willing to take responsibility."

County officials, however, argue that South Bay's request would be unfair to Pahokee and Belle Glade.

Meanwhile, a county consultant said that, as of Jan. 12, South Bay remained on the state's list of governments facing "financial emergencies."

"We have made an investment to serve all three parties," Weisman said. "There is nothing to predict what the future would be if you give them some ability to opt out. The conditions are just too uncertain."

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

If South Bay doesn't agree to the county's proposal by the Feb. 15 deadline, county officials said, they will stop negotiating with the three Glades cities. Instead, county commissioners will begin looking at ways to protect the county's investment in the utility when it runs out of money.

The county agreed shortly after the utility authority was created in 2009 to back \$10 million of the utility's \$51 million in debt.

Under the bailout proposal, the county would pull up to \$2 million from its reserves to support the authority, and its utility department would take over operations. The county would spend \$5 million over five years to improve the system and its network of leaking pipes.

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

Palm Beach Post, The (FL)
January 14, 2012

Glades utility bailout in danger

Author: *JENNIFER SORENTRUE Palm Beach Post Staff Writer*

South Bay leaders have turned down a deal to save the failing Glades Utility Authority from bankruptcy, a move that could halt Palm Beach County's plans to take over the 2-year-old venture and its crumbling network of pipes.

Without county intervention, the utility authority, which supplies drinking water to Pahokee, Belle Glade and South Bay, will run out of money this year. It is unclear what happens after that, but the authority's creditors could ask a court to intervene, officials said.

"Something has to change to prevent a default," County Administrator Bob Weisman said.

After months of negotiations, leaders from Belle Glade and Pahokee agreed to seven conditions for the county's takeover plan, including a provision that the Glades cities keep hundreds of thousands of dollars in "host fees" that they pull from utility's revenues each year and put in their budgets.

But South Bay City Manager **Corey Alston** said Tuesday that the city won't agree to the plan without the opportunity to take back its water and sewer system if it is unhappy with the county's operations.

The city ran its own system before the Glades Utility Authority was created in 2009, **Alston** said.

"We now have experience which suggests that we really need to have a little bit of control over our own destiny and our own future," he said.

South Bay leaders also have proposed a plan to buy water and sewer service in bulk from the county at a wholesale price -- an arrangement **Alston** said the city had before the utility authority was created to take over the Glades' systems.

County administrators have turned down South Bay's requests, saying that the county's utility can't take over the authority's system without serving all three cities.

County commissioners are expected to discuss the takeover on Jan. 24, and Weisman has recommended that the county stop negotiating with the cities if South Bay doesn't agree to terms by Feb. 15.

"They are intertwined," Weisman said. "They sink or swim together. And the county is a partner in that sinking or swimming."

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

Under the county's proposal, the county would pull as much as \$2 million from its reserves to bail out the authority, and its utility department would take over operations this year. The county would spend \$5 million over the next five years to help improve the system and the region's network of leaking pipes.

Rates for county utility customers would remain flat. However, the county's utility department would be forced to pull \$23 million from its reserves over the next five years to help pay for the Glades system.

Pahokee Mayor J.P. Sasser said it was "unfortunate" that South Bay hasn't approved the county's proposal.

"I think, of the three cities, South Bay is the least equipped to deal with it," Sasser said of the GUA's financial woes. "They don't seem to think so, and that is their right. I think it is just unfortunate Belle Glade and Pahokee are going to have to pay the consequences of it."

Alston, however, argued that South Bay's financial future improved dramatically since the utility authority was formed. The city, he said, now has the ability to borrow to help pay for improvements that would likely be needed if it regained control of its water and sewer service.

If the county takes control of the system, those costs would be paid by county utility customers, he said. "There is no reason why they wouldn't give South Bay what we are asking for," he said.

"We are not asking for you to improve our infrastructure," **Alston** said. "We are willing to not make our water system a burden for Palm Beach County."

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

CBS News
October 04, 2011

Commissioners agree to negotiate on Glades Utility bailout plan

PALM BEACH COUNTY, Fla. -- Local residents served by a new water plant, are no longer worried about poor quality water. But now they are worried the agency running the plant will go under.

For years Glades residents suffered with substandard drinking water. That's why the Glades Regional Water Plant north of Belle Glade was built, to provide clean water. But now the Glades Utility Authority is facing a \$2 million shortfall.

"The problem of leaking pipes is probably a little worse than anybody expected," said Glen Torcivia, an attorney representing the three Glades cities.

Actually county staff say the Glades Utility is losing 45 percent of its water to leaks in pipes. Other factors are the sagging economy and the coming closing of the largest customer, Glades Correctional.

"You can't have rate increases. You already have the highest rates in the county," said Torcivia. So Tuesday, the county proposes merging the Glades Utility with the County Water Utility Department. Staffers say a county loan will make up the shortfall, and initially anyway, customers will not see a rate increase.

"This is what the county believes is the solution. We agree that it's a good first step toward a solution. We just need some negotiations to work out the details," said Torcivia.

But South Bay city manager **Corey Alston** obviously not happy. "We were set up to fail from the very beginning. Let me remind you that the county in many ways has controlled everything regarding the GUA for the last 2 years," said **Alston**.

That statement not sitting well with some commissioners, who put up millions to pay for the plant. "I don't believe it was set up to fail. We set it up to give them clean drinking water," said County Commissioner Burt Aaronson.

Commissioners decide to negotiate an agreement with the Glades cities.

We have to either make it work, or the governor's going to take it over," said Aaronson.

Today commissioners told their staff to bring in a mediator if after two meetings there's still no agreement among Glades cities and the county regarding a takeover of the Glades Utility Authority.

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

Sun, The (Belle Glade, FL)
September 1, 2011

South Bay Keeps Alston for 3 More Years
South Bay City Manager Gets Positive Reviews

Author: *Jose Jesus Zaragoza; The Sun*

The city of South Bay has made its position clear that it supports the work of its city manager, **Corey Alston**. **Alston** was presented with a three-year contract with the city in August, and received accolades from commissioners regarding his performance so far.

The contract and evaluation was approved at the August 16 regular city meeting.

As part of the new agreement, the city maintains the right to terminate the contract at any time. If the city chooses at any point to terminate without cause, **Mr. Alston** will receive six months severance pay.

During the meeting, the commissioners agreed to pay **Mr. Alston** a salary of \$105,000 annually. The raise represents a \$15,000 increase, but is still lower than managers in the neighboring cities of Belle Glade and Pahokee.

In addition, **Mr. Alston** received a \$25,000 bonus for his performance as the city's top employee.

The commission agreed to continue rewarding **Mr. Alston** bonuses in the future if his performance merits it.

Indeed, **Mr. Alston** received a glowing review of his work at the city.

South Bay City Commissioners submitted evaluations on the city manager's work at the city.

On a scale from one to five, five being the highest, **Mr. Alston** received a score of 4.33.

He is credited with restoring fiscal balance at the city, negotiating the removal of large debt, and pressing to attract new businesses to the area through conceptual plans and discussions.

Mr. Alston will also be provided a vehicle for personal use, with the city providing fuel and maintaining all vehicle costs.

One stipulation that is not included in **Mr. Alston's** contract - a standard section in many city manager contracts - is the requirement that he live in South Bay. **Mr. Alston** remains a resident of Lauderhill, Fla., making the hour-long drive to and from work every day.

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

McClatchy-Tribune Regional News (USA)
June 27, 2011

Repairs to Glades water plant may cost millions, county says

Author: *Jennifer Sorentroue, The Palm Beach Post, Fla.*

June 27--The utility that provides drinking water for the county's impoverished Glades region is in such dire straits financially and mechanically that taxpayers might end up on the hook for tens of millions of dollars in upgrades to a \$58 million plant built just three years ago.

If the Glades cities and county government can't resolve the Glades Utility Authority problems, the governor might have to intervene, Palm Beach County officials say.

The Palm Beach Post reported in March that more than 50 million gallons of drinking water produced by the plant each month are being lost to leaky pipes, bad meters and theft.

The utility faces a \$6.8 million shortfall over the next two years and will not be able to stay afloat without hefty surcharges or drastic help from the state and federal governments, county officials warn.

The county last week, though laboring to overcome its own \$45 million budget shortfall, approved \$6.9 million in emergency funds for a new well and other repairs to the Glades water plant in Belle Glade. Wells that feed the plant are sucking up water so salty that county officials fear it will become untreatable without immediate intervention.

Some local leaders say the county may have no choice but to take over the fledgling utility. But with that comes a network of leaking, 90-year-old mains that officials estimate will cost \$100 million to repair.

The utility's managers have recommended adding a \$17.45-a-month surcharge to most customers' bills to cover some of these costs.

Some businesses would pay as much as 12 times that amount, depending on the size of their utility connection, Pahokee Mayor J.P. Sasser said. But the surcharge has not received the support of the members of the utility authority's board who represent Belle Glade, South Bay and Pahokee.

One of those board members must vote in favor of the surcharge for the authority to balance its budget by August. Without a balanced budget, officials say, they may have to ask Gov. Rick Scott to intervene, though they say they don't know what he could do to help.

The county commission is expected to discuss the matter Thursday at a meeting with Glades leaders. The GUA's board will meet again next month.

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

"If the GUA board fails to pass a balanced budget, we are basically in a stalemate," said Assistant County Administrator Shannon LaRocque, who also serves on the GUA board. "We think the next step is, we would go to the governor. Ultimately, the best solution is for Palm Beach County water utilities to absorb the Glades Utility Authority."

Among the plant's problems are leaky pipes that contribute to massive losses of drinking water. Some of the region's pipes date to the 1920s and are laid in the soft, mucky soil that's common in the region, making it easy for them to shift and crack.

Meanwhile, the utility is in danger of losing its largest customer, the Glades Correctional Institution, as the state is considering closing and privatizing prisons in the region. With the prison's closure, which could come as soon as September, the GUA would lose about \$1.1 million a year in revenue.

County Administrator Bob Weisman said it is "premature to say" who would be responsible for the GUA's debt and leaking water lines if the utility folds.

Asked whether county residents could be on the hook for the GUA's financial problems, Weisman said: "I don't think we would allow that to happen."

The county simply has no money to fix the Glades pipes, he said. "We do not have the financial resources to rebuild the Glades. We just don't have the ability."

The Glades Utility Authority was created with the help of the county in 2009, to take over the crumbling utility systems of Belle Glade, South Bay and Pahokee and to run the new plant.

The authority has a contract with the county to run the utility's day-to-day operations. Its board includes representatives from the cities and the county.

If the utility dissolves, the cities would regain control of their portion of its network, according to attorney Glen Torcivia, who helped craft the agreement between the cities and the county that formed the GUA.

As for the prospect of a surcharge, Glades leaders say their residents simply can't afford to pay more for their water. Unemployment in the area is nearly 40 percent and would worsen if the prison closes.

"Unfortunately, you are trying to get blood from a turnip," Pahokee Mayor Sasser said. "For our citizens right now, with the economic state, that \$17 might as well be \$1,700."

South Bay City Manager **Corey Alston**, who serves on the GUA board, said the solution is not a county takeover. The county, he said, has too much control over the authority.

Instead of pushing for a surcharge, **Alston** said the county should give the GUA a loan that can be repaid over five to 10 years.

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

"We could have done the rate charges by ourselves without the county," **Alston** said. "The bottom line is, we have spent two years after everyone attacked the Glades for not being able to do this properly, and the one solution that is being thrown on the table is a solution that we knew before they got here. What we really need more than anything else is for the county not to try to exert itself over the three cities."

The only way to fix the utility's problems is to repair its crumbling pipes, **Alston** said. "The issue all along has been the infrastructure," he said. "The only way to deal with the infrastructure challenges is through additional dollars."

"We have created the perfect storm where the GUA is concerned," Sasser added. "If it can go wrong, it did go wrong. I think we have some tough decisions to make."

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

Sun, The (Belle Glade, FL)
February 3, 2011

South Bay Marks Progress
New Projects On The Way, City finances Balanced

Author: *Jose Jesus Zaragoza; The Sun*

Corey Alston does not hide the fact that numbers have formulated the grand portion of his life. Having worked in the financial world for much of his career, his relatively recent hire by the city of South Bay, as city manager, has already produced some tangible results.

The following is a short summary of the city's major projects and goals heading into 2011: Having been on the job for approximately 18 months, **Mr. Alston** has zeroed in on the city's larger budget items and found ways to reduce the city's operational costs through old-fashioned negotiation and by inviting competitive bids. By doing so he has accomplished some notable goals, including balancing the budget and even resolving a yearly surplus in revenue. He and his team have also caught up with financial audits going back to three to four years.

Why so many issues in the first place? It's simple, he said: years of mismanagement. Though he's careful about placing blame on anyone and hopes that he isn't being critical of past administrations, he is not shy about referring to areas that were not addressed, historical understandings that were simply ignored.

Cutting costs

Take the city's sanitation services for example. The city's former hauling service, an outside contractor, had typically been paid somewhere in the neighborhood of \$40,000 monthly for services. Without a cap on what this amount could be, it could suddenly be slightly cheaper, or more expensive. One of the first orders of business for **Mr. Alston** was putting the service out for competitive bidding.

In doing so, a number of companies took a stab at the job and the city hired a new contractor that it now pays nearly half of the original figure - without sacrificing service and with a built-in cap for costs.

A slightly more problematic issue was with another big line item: insurance. In the past, the city has paid 100 percent of its employees' health benefits, but has asked employees to contribute, especially when adding family members to the plans. It was difficult, but the staff has responded well. It might be the understanding that the city simply could not afford such a luxury.

Unloading debt

With the advent of the city's joining the Glades Utility Authority, the city has gotten rid of a major debt tied to its former utility systems.

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

The GUA, the collective agency handling the Glades cities' utility services, agreed to assume South Bay's debt in the lower millions when the city signed on to become a part of the group. It was one of the manager's first functions, literally, after being hired.

Looking ahead

Addressing issues internally was paramount before the city manager set his sight on outside projects in earnest. He will be doing just that this year, and hopes to come much closer to seeing the realization of several projects which he believes will begin to help the city transition to a stronger economic base. It won't happen overnight, he promises, but it can happen.

He hopes that work on the inland port will advance this year.

Previously an ambitious plan to marry the ports of South Florida, from Miami to Palm Beach, the original governmental backers dropped from the project, but Florida Crystals continues to press forward with its own plans to site a transportation/commercial hub between South Bay and Belle Glade.

If it is created that close to the city, then jobs will come, said **Mr. Alston**, and with them the chance for more revenue possibilities.

From city hall, commissioners and the managers have their eyes set on big projects, too, including work on an expansive truck stop with capacity to accommodate up to 100 trucks in a spacious parking lot - an obvious move to capture the flow of thousands of commercial vehicles driving through South Bay each day. The plans are focused on a portion of land that South Bay recently annexed just south of the city.

The plans for the site don't end there. Work on attracting a large hotel chain is moving forward, and the city has been in communications with several promising candidates to build a hotel adjacent to the truck stop. The manager said discussions with one prominent hotel chain are encouraging.

More for the community

There is also the community center building. Leveraging funding the local correctional institution pledged to the city when it first moved in, officials hope to site a revamped community center in the city.

It is a project that has seen several revisions, but the city will be moving forward in earnest to acquire the additional funding, through a combination of private sources and the possibility of bank debt.

Sometimes projects important enough to the city must be built despite having to incur debt, he said, but he is certain that the city's current financial standing could easily support such a project.

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

Sun, The (Belle Glade, FL)
January 27, 2011

Corey Alston, A Candid Interview

Manager considers past life, compares to present, and why the Glades is a unique challenge

Author: *Jose Jesus Zaragoza; The Sun*

Corey Alston is South Bay's city manager, a position he has held for approximately 18 months now. In that time, **Mr. Alston** has focused on improving the financial standing of the city. A cerebral thinker who exudes a professional approach to city management, he has already begun to turn around the city's position through shrewd moves targeting some of the larger line items in the budget.

Q: Where are you from and what are your professional qualifications?

A: Born and raised in Ft. Lauderdale. That's also where I live currently. Just moved back to South Florida a few years ago. I did my undergrad in finance Florida A & M University. I went on to get an MBA in Finance. I've done the executive management program at Northwestern University in Chicago Kellogg School of Business. I served as an analyst with Goldman Sachs in New York. I served as a corporate turnaround consultant with a firm called McKensie and Company, I worked in their Chicago office. Did a lot of advisory consultant work, mostly with Fortune 500 companies, but I also did some work in the public sector group.

Q: What brought you to the Glades?

A: Literally several years ago, I was looking around Palm Beach County and a few folks directed me to the Glades as a place to look for opportunities to do some of the work that I had done before, either on the financial advisory side, or potentially the development side because I had done a little bit of affordable housing as well. And so that was my first introduction to the region.

Q: Despite living in South Florida for much of your life, you never visited the Glades. What was that first experience like?

A: It was different. It was different. As I was driving through, I was thinking more of other rural towns; I was thinking more of my mom's hometown in Georgia, versus thinking about Palm Beach County. Another thought running through my mind was, there is such a big difference between the east side of Palm Beach County and the west side of Palm Beach County - just two completely different worlds, with different dynamics. One side known for having among the highest per income capita folks in the country, and the other side known for having among the lowest per capita income folks anywhere in the state of Florida. I knew that no substantial turnaround happens overnight. In fact, to do any kind of major and substantial improvement to this community probably needs to be thought of more in five to ten year horizons, for every major stage of growth and improvement.

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Corey Alston
(Articles are in reverse chronological order)

Q: Four to five years? Considering your previous experience, was South Bay a place you were willing to come to and invest four to five years of your life?

A: Most people are surprised that I'm here.

They say, "wait a second, relatively young guy, in his 30s, decent education, good resume, why this?" And I'm gonna tell you the truth, I asked myself that three or four times before I said yes. I ask myself that, I still ask myself that occasionally.

But I guess some of us get such fulfillment in trying to help others and trying to do what's good for the masses, that sometimes you're able to overlook that yes, I could be getting paid more elsewhere. Yes, I could have less stress. Yes, I could go somewhere where I'm not an outsider. Yes I could. This is by no means as sexy as being a Wall Street banker for Goldman Sachs. This is by no means as sexy as being a consultant for what's deemed to be the world's premier business consulting and advisory firm and spending at least four days a week traveling to client headquarters in a bunch of places. But what makes this sexy, to use perhaps an inappropriate word, is that there is so much need and so much opportunity, that you can almost create a better situation, a better tomorrow, with some reasonable level of support. Another context, working hard potentially only moves the needle a millimeter; in this region, working hard can substantially move the needle. That's what makes this as sexy to me as walking down Wall Street with a bunch of multi-millionaires.

Q: How does your expertise in finances translate into an expertise in people, with your managerial role here in South Bay?

A: I've always been interested in leadership and I've been blessed to have different opportunities to demonstrate leadership. My friends that would know me from Broward County, they jokingly and affectionately call me Mr. President. Because Walker Elementary Magnet School where I went, I was student government president, and Park wood Middle School, I was student government president, and then Boyd Anderson High School, where I went for the International Baccalaureate program, I was class president ninth grade through 12th grade. And I was a student member on the school board in Broward County my senior year so I represented all the students in the district. I went to college and I was class president for my first three years. Leadership and responsibility is not something that I'm fearful of.

Q: You recently had a shooting that resulted in the death of a 16-year-old.

A: I think that every community anywhere in the country would be disappointed to hear about this kind of shooting. And clearly we are. Is it ever possible to completely get rid of shootings and gang activity? I don't know if it is, but I know that our sheriff's office liaisons, and I know that representatives of this city will do all that we can within our means to curtail and hopefully stop it.

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Corey Alston
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It was an unfortunate situation, a tragic loss. I just think that one of the reasons kids get involved in lives of crime is because they are familiar with and they've grown accustomed to lives of despair.

They've seen their parents and their grandparents work hard to financially generate relatively nothing.

And so it's almost kind of an unfortunate, perpetual situation that links a few things: your ability and your pursuit of a quality education - I believe education is power - there is also a connected piece there on your family, and the strength of your family and the family values, which unfortunately have eroded over time nationwide. There is a piece around financial opportunities and job opportunities and business opportunities. I've spoken with one or two young folks since I've been here.

One day, when I was down close to a large group of young folks that were congregating at one of our city parks, Cox Park, which is not terribly far away from where this situation took place, as I was introduced as the new city manager, one of the guys who was later identified to me as one of the more aggressive and strong young folks who had been involved in different levels of criminal activity, what he said to me and probably one of the most touching things since I've been here, was, "Mr. Manager, sir, one of the best things you could do for us is help some of us find jobs. If some of us had jobs, we wouldn't be on the street corner." That's really saying a few things. I think a lot of folks who that are in situations, they're not there because they desire to be; in fact, they would like to be in a different place.

The question is: what place is available to them that allows them to do something different and go in another direction?

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Corey Alston
(Articles are in reverse chronological order)

Palm Beach Post, The (FL)
November 12, 2009

**'DEPRESSION-LEVEL' UNEMPLOYMENT DAMPENS SPIRITS GLADES
RESIDENTS DESPERATE FOR JOBS**

Author: *JASON SCHULTZ and JENNIFER SORENTRUE, Palm Beach Post Staff Writers*

Last year, Javoski Harvey was earning \$27 an hour as a heavy-equipment operator building an \$800 million reservoir near South Bay.

Now, he washes cars in a Pahokee parking lot, making about \$320 in a good week. He works for his uncle, Randy Virgil, another laid-off worker from the reservoir project, which the state canceled last year.

All the time, Harvey searches desperately for a better-paying job, almost certain he'll have to leave the Glades.

"You can't go on job Web sites and find postings for Belle Glade or Pahokee," he said. "At this point, if somebody offered me a job in Afghanistan, I'd take it."

He is far from alone.

The Palm Beach County Economic Development Office says joblessness in the Glades reached "Depression levels" this summer, with 32 percent of people unemployed, compared with a countywide rate of about 11 percent. Including people who have given up seeking jobs, 40 percent of people in the Glades are out of work, the agency said in August.

"The Glades is a community with no visible means of support, a situation that is creating angry and disenfranchised adults with few options to a stable and productive life," the agency reported. Unemployed residents, and those working low-paying jobs to get by, say "depression" is a good way to describe the Glades.

"I'm losing hope all the time," said Leslie Bouie of Pahokee, who has been searching for work for more than a year after the doctor's office where she was a medical assistant closed. "People are just struggling."

Poverty the norm

The August study painted a bleak picture of the Glades.

Poverty is the norm, it found, with nearly 40 percent of residents receiving food stamps and 85 percent of students getting free or reduced-price school lunches.

"There are so many people that come into the church looking for help," said Rosa Ramirez, who volunteers at a church and works at a day-care center for children of migrant workers. "They

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don't have work, their unemployment has run out and they have exhausted their food stamps. They don't have any health insurance."

Residents say desperation has worsened crime in the Glades cities, where the Palm Beach County Sheriff's Office took over patrols in 2005 and 2006.

"It's the forcing of people's hands," Harvey said. "I need to feed my family, and what are you leaving me to do? I can go out on the corner and make \$20 or \$30."

Residents point to the region's farming-dependent economy as the source of the growing joblessness. Industrial farming companies, especially sugar growers, have increased automation and continue to streamline. U.S. Sugar Corp. closed its Bryant Mill near Pahokee in 2007 and is preparing to sell almost half its land to the state for the Everglades restoration.

"The labor market, beyond sugar, is nothing," Harvey said. "It is still a giant plantation here."

Kevin Johns, head of the county's economic development office, said one obstacle to attracting other good jobs to the Glades is a land shortage. Most of the suitable land for economic development is controlled by sugar companies or prisons, he said.

Early this decade, agencies such as the South Florida Water Management District and the Army Corps of Engineers predicted that their \$10.9 billion Everglades restoration would create construction jobs in the region. That effort included the state's \$800 million reservoir project near South Bay, which brought Harvey and Virgil jobs with a district contractor.

But the district canceled the reservoir last year after it began pursuing the U.S. Sugar land deal. Most of the other promised jobs never materialized.

People such as Jermaine Webb, a self-employed graphic designer in Belle Glade, blame the cities and county for not doing enough to diversify the economy beyond farming. But he said residents deserve some blame for becoming dependent on government aid and not doing more for themselves. "People here have gotten very content with the way things are going, and that is sad," Webb said.

Long drive, low wages

Other residents have little choice but to commute more than 40 miles to the coast to work. "I have friends who drive to West Palm Beach to work at Burger King," Harvey said.

Alex McCollum of Canal Point said he made the drive to West Palm Beach while working for a company that made hurricane shutters, until he was laid off eight months ago. Now he lives with his parents, rides a bus because his car broke down and occasionally plays keyboard in a band at a local church for \$75.

McCollum said others turn to the unofficial handyman business, but that doesn't pay much.

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"People take a lot of under-the-table jobs painting or gardening or fixing somebody's car," he said. "You might normally charge \$300 to cut a big yard, but out here they'll offer \$100 and you'll take it."

Virgil took the money he made working construction and went into business for himself. He bought two portable water tanks, put them in the back of two trailers pulled by pickup trucks and opened Deals on Wheels, a car-washing service that operates out of a parking lot in Pahokee. After expenses, he is lucky if he clears \$500 to \$750 a week, he said.

Virgil said his business shows there are people who want to work, if only the opportunities existed. Being out of work "lowers your self-esteem," he said. "But I overcame the obstacles and now I am going to provide a service. I am not going to just take from anyone."

Trying to attract jobs

Leaders from the county and all three cities said they are working hard to attract jobs.

Johns pointed to multimillion-dollar redevelopment projects in downtown Belle Glade and Pahokee designed to lure residents and visitors. A separate effort to dredge the rim canal along Lake Okeechobee will help bring boaters back, he said.

Pahokee Mayor Wayne Whitaker said he is trying to lure an airplane parts manufacturer, a hotel and a company that would grow sorghum to make biofuel.

South Bay City Manager **Corey Alston** said he has a plan to revitalize his city, the smallest of the three. He wants to annex unincorporated land and use 120 city-owned acres to attract commercial and industrial developers.

"Our aspiration is to expand the limits of the city going south and going west," **Alston** said. "We're willing to offer city-owned land, tax abatements, expedited permitting, whatever we can do as a city to get developers here."

But the region's most ambitious redevelopment proposal is hitting rough waters.

Leaders of all three cities have been lobbying the Port of Palm Beach to create a rail-linked inland port on land owned by Florida Crystals Corp. near South Bay. Port officials are expected to decide on Dec. 17, despite criticism of the proposed site from state planners and environmental regulators who say it could interfere with the Everglades restoration.

Webb questioned whether such efforts would do much for the region unless unemployed farm workers are trained to work in those businesses. "If you're not trained as a workforce, you could bring a million jobs in here and they'll just hire people from someplace else," Webb said.

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Corey Alston
(Articles are in reverse chronological order)

Sun, The (Belle Glade, FL)
July 9, 2009

GUA board members selected
Seven people named to committee

Author: *Naji Tobias; The Sun*

GLADES - The Glades Utility Authority (GUA) approved the selection of a newly formed committee board on July 1.

This move comes just a few weeks after the June 16 formation of the entity.

During the July 1 GUA meeting, held at Belle Glade City Hall, it was revealed that the Belle Glade representatives would be Deputy City Manager Mark Kutney and Samantha Wallace.

Both selections were reportedly nominated by Belle Glade's five commissioners at its June 1 commission meeting.

In a vote on Belle Glade's June 15 commission meeting - just two weeks after the nomination - all of the commissioners voted 5-0 in favor of Kutney and Wallace.

Belle Glade commissioner Mary Wilkerson on the two selections: "Mark knows the condition (ins and outs) of Belle Glade financially," Wilkerson said of Kutney.

"He's very knowledgeable of the GUA contract and I'm quite sure he'll make sure it will be carried out in the best interest of the city and its citizens," Wilkerson continued.

"Samantha is a well-educated woman.

She's an all-around person and she's going to make an informed decision when she gets ready to vote."

Belle Glade's commissioners also considered Eddie Lee Rhodes and Charles Wilson, but both reportedly declined the offer due to other obligations.

Pahokee's selection was Derrek Moore, the city's finance director.

South Bay picked **Corey Alston**, its new city manager, as its GUA board selection.

The at-large selection for the Glades area is Michael E. Jackson, who's the ombudsman/liaison to Palm Beach County Commissioner Jess Santamaria (District 6).

The move was questioned by some, who may have thought Jackson was a Palm Beach County employee, thus creating a potential conflict of interest.

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But the county had no issue with the selection, as it was revealed that his position is on a contract basis.

The county members on the GUA board are Shannon LaRocque and Jimmy Beno.

Here's how the votes will be broken down: Belle Glade - 2 votes Pahokee - 1 vote South Bay - 1 vote At-large selection - 1 vote Palm Beach County selections - 2 votes each There were concerns about how the voting would take place, as locals initially feared that the county would ultimately have the final say in how decisions are made with the GUA.

But with the area having a total of five representatives, residents should know that the Glades area will be holding the majority of the votes.

"That's what the county drew up and the three cities approved it," said Lomax Harrelle, Belle Glade's city manager.

"It's going to take them a while to get everything sorted out."

The GUA board members are typically scheduled to meet on the first Wednesday of every month.

Each of the tri-cities will host the GUA meetings for three consecutive months on a rotating basis.

The GUA will officially launch on Oct. 1, the first day of fiscal year 2009-2010.

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Corey Alston
(Articles are in reverse chronological order)

St. Petersburg Times (FL)
May 22, 2007

DOORS ARE SPINNING AT FAMU

Author: *RON MATUS; Times Staff Writer*

In the past week, Florida A&M University's interim president announced she was stepping down early and the provost said she was leaving, too. In the past two months, five of 13 FAMU trustees have either quit or been replaced.

At most universities, this would be earth-shattering.

At FAMU, it's business as usual.

Since former president Frederick Humphries said goodbye at the end of 2001, Florida's only historically black public university has had a revolving door in top positions, including deans, trustees, executive directors and vice presidents.

Counting interims, there have been five athletic directors in five years, four deans at the business school, four vice presidents for student affairs and four vice presidents for research. Just since 2005, four different directors have run the financial aid office.

"I hardly know who's working in some of these offices," said Bill Tucker, a retired physics professor and former faculty union president. "I call up there and all kinds of strange names show up."

Feuling feuding

Instability has allowed factional feuding to escalate, and worsened or prolonged FAMU's fiscal problems. It has also drawn the attention of state auditors, who pointed to turnover problems repeatedly in their most recent review.

Turnover isn't unique to FAMU, but "it's been a little more devastating for FAMU because they've had a void in leadership for five years," said state Sen. Al Lawson, D-Tallahassee, a FAMU graduate whose district includes FAMU.

At Florida State University, by contrast, the same provost has been in place 12 years, the same vice president for finance for 16.

Some FAMU supporters say more than institutional knowledge has been lost.

Excessive turnover "took us (away) from looking at a cohesive, shared, holistic vision for the future," said **Corey Alston**, a former trustee and former corporate turnaround specialist for the international consulting firm McKinsey & Co. "It took us away from the big picture and it might have even brought into question, 'What is the big picture?'"

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Humphries ran the school for 16 years with a core group of longtime administrators. He was replaced by interim president Henry Lewis III, who was replaced by president Fred Gainous, who was fired and replaced by Bryant, who announced last week - in the face of withering criticism from many FAMU supporters - she would resign ahead of schedule. Trustees appointed a former provost to be the head guy (they decided he would not be called "interim president") until president-designate James Ammons takes over in July.

New presidents want their own people in key positions, and those people want to hire their own staffs. But when turnover becomes the norm, hiring becomes difficult.

At some point, turnover also undercuts the university's academic mission. The FAMU law school has had two interim deans since June 2005, when Bryant canned the permanent dean over a scandal involving an employee who drew a \$100,000 salary but did not work. Yet, because of a looming deadline, the law school has still been forced to slog through a complicated process to gain full accreditation, leaving some students and faculty uneasy.

"The fact that we haven't had a dean has really hindered our accreditation process," Robert Grimaldi, a law school student from Tampa, wrote in an e-mail. But Ammons, the incoming president, has promised a permanent dean by the fall, Grimaldi continued, "so that brings us some hope."

Top administrators aren't the only ones being shuffled. State auditors have called attention to an "unusually large" amount of overtime payments in some FAMU departments, including campus security and groundskeeping. In its response, the university acknowledged the latter had been short-staffed for several years "due to budget constraints, staff turnovers and a high level of absenteeism."

"We are severely understaffed," said Theresa Mordica, a senior custodian. "It used to be we would have five or six custodians, including the supervisor, per building. Now we're lucky to get two or three."

Bolts from the blue

In 2001, the dean of the College of Education was accused of stealing more than \$60,000 in state funds. FAMU has had at least three interim or permanent education deans since. And in 2005, the man who essentially worked as FAMU's associate controller was indicted for allegedly creating fictitious loans at a federal credit union.

Turnover in fiscal staff has been especially critical. Since July 2002, FAMU has had five top financial officers. During one stretch, it went six months without one.

In March 2005, both the vice president for financial services and the controller resigned after FAMU submitted a fix-it plan to a key legislative committee.

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Two years later, state auditors issued a report rife with concerns about - what else? - turnover. FAMU officials said in the report that staff shortages were to blame for improper controls for electronic fund transfers and incomplete reviews of commissions tied to auxiliary contracts.

Auditors said staff shortages may be behind ballooning costs for consulting services, which grew from about \$900,000 in the 2002-03 fiscal year to more than \$10-million in 2005-06.

FAMU officials did not respond to written questions from the St. Petersburg Times regarding turnover in fiscal staff.

But Grace Ali, FAMU's chief financial officer, readily acknowledged the problem to the state task force formed to right the university's fiscal affairs. At last month's meeting, she passed out a diagram showing turnover in top financial positions, including her own seat, which she has held for eight months.

Diverting the staff

Ali's comments suggested FAMU may have become mired in a vicious cycle: Given the negative publicity generated by its financial problems, hiring quality staff has become more difficult. So top administrators like Ali are being diverted from bigger tasks to get bogged down in things like reconciling bank accounts.

That's "really not what I want to spend my time on, and it's not what the taxpayers are paying me to do," Ali said. "But if that's what it takes, because we have to have it, then we do whatever is necessary."

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Corey Alston
(Articles are in reverse chronological order)

The Miami Herald
September 11, 2002

DAWSON HOLDING OFF CHALLENGE

Author: *BRAD BENNETT, bbennett@herald.com*

In spite of mediocre performance reviews and her admission that she fabricated her graduation from Florida A&M University, state Sen. Mandy Dawson late Tuesday was holding off a fierce challenge from a political newcomer.

Dawson used her name recognition, 10 years of experience in Tallahassee and reputation as a champion of the underdog to sway voters to choose her over 24-year-old newcomer **Corey Alston**, who argued that Dawson failed to adequately represent her economically struggling, largely minority district.

“I'm just deeply humbled by the love and support that my constituents have given,” Dawson said. “I think, though, that this was a lot about them. And the fact that I think there's no question that they know that I truly represent their issues, and I'm looking forward to going back to Tallahassee to continue to work on the issues that they care about. And I'm just really humbled at the experience.”

Some voters, however, preferred **Alston**, who called for a “new voice, a new vision, a new vigor.”

A business consultant for McKinsey & Co. with an MBA from Florida A&M, **Alston** campaigned on improving business and economic development.

Alston, who also sought to improve education to boost poor areas, was not ready to concede a defeat to Dawson late Tuesday.

“I do think it's still very early,” **Alston** said as midnight neared Tuesday, adding that he wanted to do well in Palm Beach County while softening Dawson's support base in Broward. “We're waiting for the results to verify whether we did that or not.”

But voters in both counties appeared to favor Dawson.

Another newcomer, A. Tarkan Ocal, was lagging behind late Tuesday as a distant third.

The winner will face Broward County Farm Bureau President Fred Segal, who lists no party affiliation, in November.

Some voters said Tuesday they liked Dawson because of her experience, which they believed would make up for her recent missteps.

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Corey Alston
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“I figured, like, Dawson's already there,” said Bob Weaver, 68, of Lauderhill. “If it's an issue, she's going to straighten it out.”

Others, particularly some black female voters, had other reasons to support Dawson. “She's a woman,” said Sonya Murphy, 33, of Fort Lauderdale.

Dawson apologized for chronic tardiness and missed votes starting in the 2000 session, saying she was slowed by painkillers prescribed for severe headaches. She continued to miss votes before she underwent surgery in March for degenerative spinal disks.

Dawson also admitted last month that she misrepresented her college career in official publications for years, saying she graduated from Florida A&M University. In fact, she started her studies there but financial pressure forced her to drop out, she said. She later earned a bachelor's degree from Barry University.

Opponents said Dawson has not brought enough economic development to the district, and they blamed her for helping to kill an annexation bill that might have helped lower taxes and improve services in unincorporated areas.

The district is a predominantly black area that snakes along Interstate 95 between Fort Lauderdale and Riviera Beach. It includes the 33311 ZIP Code, Broward's poorest.

Dawson's record, including programs subsidizing relatives raising children who would otherwise be in foster care, an AIDS/HIV information campaign, training low-income people for jobs, and scholarships for students, apparently weighed heavily in the minds of some voters.

“I voted for Mandy,” said Joshua Washington, 24, of Fort Lauderdale. “I heard a lot about her on the radio.”

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Corey Alston
(Articles are in reverse chronological order)

The Miami Herald
September 4, 2002

SEN. DAWSON FACING FIERCE CHALLENGE

Author: *BRAD BENNETT, bbennett@herald.com*

A young businessman with no political experience is trying to upset a well-heeled state senator who rose from humble beginnings to a powerful position in Broward politics.

Despite her inspiring life story as a single mother who coped to raise her children in a low-income community, 10 years of experience in Tallahassee and reputation as a champion of the underdog, state Sen. Mandy Dawson faces a fierce challenge from 24-year-old newcomer **Corey Alston**, who argues that Dawson has failed to adequately represent her economically struggling, largely minority district.

Another newcomer, A. Tarkan Ocal, also is seeking the Democratic nod in the Sept. 10 primary. He claims to have raised \$12,000, but records indicated only \$2,625 as of Aug. 16.

The winner will face Broward County Farm Bureau President Fred Segal, who lists no party affiliation, in November.

Opponents say Dawson has not brought enough economic development to the district, and they blame her for helping to kill an annexation bill that might have helped lower taxes and improve services in unincorporated areas of District 29.

The district is a predominantly black area that snakes along Interstate 95 between Fort Lauderdale and Riviera Beach. It includes the 33311 ZIP Code, Broward's poorest.

But Dawson, who has raised at least \$103,579 for her campaign, touts a record of helping poor people and minorities.

Among them: programs subsidizing relatives raising children who would otherwise be in foster care, an AIDS/HIV information campaign, training low-income people for jobs, and scholarships for students.

“My record speaks for itself,” said Dawson, whose supporters include U.S. Rep. Alcee Hastings, D-Miramar, firefighter unions in Broward and other parts of the state, the Broward Teachers Union and the AFL-CIO. “I focused on the reality of everyday people in the district.”

Alston, however, says Dawson should have done more.

“I believe that our district is the laughingstock of the state Senate,” said **Alston**, referring to Dawson's record of missed votes on the Senate floor.

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

Dawson apologized for chronic tardiness and missed votes starting in the 2000 session, saying she was slowed by painkillers for some severe headaches. She continued to miss votes, and finally underwent surgery in March for degenerative spinal disks.

Dawson also admitted last month that she has misrepresented her college career in official publications for years, saying she graduated from Florida A&M University. In fact, she started work there but financial pressure forced her to drop out, she said. She later earned a bachelor's degree from Barry University.

“I don't believe that there is anything wrong with not having a college degree,” **Alston** said, but cited in Dawson “an issue of lying to the district and having the voters question whether you're trustworthy.”

Alston would like to use state tax incentives to encourage more businesses to operate in poor, minority communities. He also believes cities should ease zoning rules to encourage business development there.

Alston, who has raised about \$30,000, has gained support by speaking at candidate forums and homeowners association meetings, and has proclaimed his message with huge signs stating that he has a “New voice, a new vision, a new vigor.”

A business consultant for McKinsey & Co. with an MBA from Florida A&M, his key issues are improving business and economic development, and improving education to boost poor areas.

“I believe that I bring new ideas,” **Alston** said. “I bring a new approach. I bring a background and a set of skills and characteristics that will be respected by all of my colleagues in Tallahassee.”

DISTRICT 29 DEMOCRATIC CANDIDATES

COREY ALSTON

- * Political experience: Elected student member of the Broward School Board. Legislative page in Tallahassee. Worked in local and statewide campaigns.
- * Residence: Born and raised in Fort Lauderdale.
- * Personal: 24, single.
- * Civic: Member, Pompano Masonic Lodge; Broward Young Democrats; Kappa Alpha Psi fraternity; Mount Olive Baptist Church; unit board member, Boys and Girls Clubs; instructor, Junior Achievement.
- * Professional: Former asset management analyst for Goldman Sachs; current business consultant with McKinsey & Co.
- * Education: MBA, Florida A&M University; bachelor of science in finance, Florida A&M, graduated magna cum laude.
- * Website: www.Alston2002.com
- * Quote: “I believe it's time for a new voice, a new vision and a new vigor in District 29.”

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

MANDY DAWSON

- * Political experience: Elected to the Senate in 1998; House of Representatives, 1992-1998; Freshman Majority Whip, 1992.
- * Residence: Pompano Beach.
- * Personal: 46, Fort Lauderdale native; mother of three.
- * Civic: Positive Images, founder; Mandy Cares Foundation Inc., founder; Broward Association of Black Social Workers, founding member; Child Care Connection, board member.
- * Professional: Consultant.
- * Education: Bachelor's degree from Barry University in 2000.
- * Website: www.leg.state.fl.us
- * Quote: ``I focused on the reality of everyday people in the district."

A. TARKAN OCAL

- * Political experience: None.
- * Residence: Lauderhill
- * Personal: 46, married, two children.
- * Civic: Worked with elderly and poor people through local churches in South Florida and Minnesota. Teaches computer classes in Lauderhill churches. Transported disabled people to polls in the 2000 presidential election. Former coach and vice president of the Gold Coast Soccer League.
- * Professional: Information systems manager at the Broward County Office of Information Technology.
- * Education: Master's degree in mechanical engineering from Trinity University and Colleges in Yorkshire, London. Attended Florida Atlantic University leadership classes, received a certificate.
- * Website: www.electtarkan.com
- * Quote: ``I'm running because I would like to be accessible, accountable and responsible for my constituents, so that I can provide small class size for children . . . safety of our families and citizens, make prescriptions affordable for seniors, and recognition of all cultures and support of diversity in our state."

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

Miami Herald, The (FL)
February 23, 1995

CLASSMATE CHARGED IN STABBING AT BOYD ANDERSON HIGH

Author: *MARILYN MARKS Herald Staff Writer*

One month before a school metal detector is due to arrive, a 17-year-old student at Boyd Anderson High was stabbed several times by a classmate during their lunch break Wednesday, the Broward Sheriff's Office said.

Johnny Emmanuec, a junior from Lauderdale Lakes, was rushed to Broward General Medical Center in Fort Lauderdale with wounds from a pocketknife in his back, left arm and abdomen, police said. He was treated and released Wednesday afternoon.

Emmanuec's classmate, 17-year-old Oral D. Burke of Lauderhill, was charged with aggravated battery in the stabbing, which occurred during a fight about 11 a.m. in a patio area as other students milled about. Neither the BSO nor school administrators knew why the fight began.

Boyd Anderson, in Lauderdale Lakes, is one of a dozen schools across Broward that have ordered hand-held metal detectors since Superintendent Frank Petruzielo approved the devices in November.

But Principal William Gillespie said it's not clear a detector could have prevented the incident. Like other schools, Boyd Anderson intends to use the device only when administrators receive tips or have "just cause" that a weapon is on campus. "I think the metal detector will help because students will know it's there," Gillespie said.

In Wednesday's incident, investigators found the knife in the possession of a third student, who was not identified. That student told police someone must have dropped the knife in the pocket of his baggy pants without his knowledge.

The fight was witnessed by at least two or three students. Teachers and administrators, along with a district security investigator who happened to be at the school, broke up the incident. Both the student who had the knife later and Burke face suspension and probably expulsion, Gillespie said. The victim also may be suspended if he started the fight. The stabbing was the second at Boyd Anderson this year. In September, a senior was knifed in the chest after a weekend argument spilled onto the campus.

So far this school year, 187 weapons -- including 33 guns and 97 knives -- have been discovered on Broward public school campuses or buses, according to district security chief Ed Hardy. Nearly all were cases of possession with no injuries, he said.

Boyd Anderson senior **Corey Alston**, the student adviser to the School Board, said that despite the stabbing, he believes his school is safe. "I've been here for four years, and I honestly believe this is overall a pretty good place to be," he said.

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

Miami Herald, The (FL)
February 9, 1995

TRIMESTERS COULD HASTEN SOME TEENS' GRADUATIONS

Author: *MARILYN GARATEIX Herald Staff Writer*

Starting next year, Boyd Anderson High School students may be able to shave off up to a year of their high school careers and graduate early, thanks to a trimester schedule.

Cool, say some students.

"If I could graduate early I would probably work to save money for college," said Meghan Haney, 15, a sophomore. "I don't think we should have to stay if there's no reason for it."

Students can earn nine credits a year instead of the traditional seven. They take three or four classes lasting two hours every 60 days. Students need 25 credits to graduate.

Boyd Anderson began using the trimester in the fall, the first Broward school to do so.

Superintendent Frank Petruzielo told the Broward School Board on Tuesday he supported early graduation.

The move would help not only advanced students, but other students with special needs, said Boyd Anderson Assistant Principal Barbara Pullease.

"This will give them the opportunity to go to college, get a job, go into the military, pursue a vocational career," Pullease said. "You think about a kid who is at risk of dropping out, and this might be a little carrot for him or her to finish."

Early graduation might also help ease crowding at Boyd Anderson, which has more than 2,700 students.

Other schools eventually could follow Boyd Anderson. Next year, several will pilot other forms of block scheduling and the trimester, Deputy Superintendent Frances Haithcock said.

Students will be encouraged -- but not required -- to graduate early, Haithcock said. "We would never force a child to graduate," she said.

Force won't be necessary, said **Corey Alston**, the board's student liaison and a Boyd Anderson senior.

"It's a good incentive for students to do well," **Alston** said. "If you do what you're supposed to do, pass the classes the first time, you can graduate in three years."

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

Students would not be allowed to graduate until the spring of their junior or senior year so the school would not lose state funding, Pullease said.

"We're going to be very selective," she said. "When the students apply, we're going to talk to them and ask them why they want to graduate early, and the parents are going to have to agree."

Randi Anconina, mother of two Boyd Anderson students, thinks the trimester system is good.

"It depends on the maturity level of the child. Some kids would be more capable of doing that," she said.

The trimester schedule itself has had mixed reviews. A December story in the school's newspaper said some students liked it because they had fewer classes to handle at a time. Others said they are forced to learn too much in too little time.

"The two hours can fly by or it can creep by," said Sherise

Powell, 17, a senior. "It just depends on the teacher."

But Meredith Grossman, editor of the newspaper, the B.A. Express, thinks all students would like the chance to leave high school early.

"By the end of the year you've done everything you can do," she said. It's kind of wasted time just hanging out at the end of the year."

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

Miami Herald, The (FL)
July 14, 1994

BOYD ANDERSON SENIOR TAKES REINS AS SCHOOL BOARD ADVISER

Author: *ANNMARIE DODD Herald Staff Writer*

Corey Alston may not have a vote on the Broward School Board -- but he does have a voice. He speaks for the students in the county's 190 public schools.

"I keep on telling myself this is going to be an interesting year," said the 16-year-old Boyd Anderson High School senior. "I'm looking forward to the position and possibly making a difference."

Every Tuesday, he will be excused from his International Baccalaureate classes at the Lauderhill magnet school to attend School Board meetings.

Like other student school board advisers in Dade and Palm Beach counties, he does have a say in policy-making -- but no vote. State law prohibits students from serving as actual board members.

Corey was selected for the one-year term during the Broward County Association of Student Council's spring meeting. He replaces Tamika Walters of Coral Springs. Tamika -- known at meetings for her enthusiasm and pointed questions -- is a hard act to follow.

"I told **Corey** that (being an adviser) gets frustrating," she said. "Sometimes board meetings can be emotionally draining. You go through every emotion. Laughter and tears. But his job is important. Students have no idea of how strong their voice can be."

Corey is the fifth student adviser chosen by the student council association, which represents all public high schools. School Board member Don Samuels introduced the position in 1990.

"This is going to be a good transition," said board member Lois Wexler. **Corey** is similar to Tamika in that he is very aggressive, yet respectful. I didn't think it was possible for the students to get better year after year -- they do. They're no longer shy in voicing their concerns."

Wexler says the adviser's voice is essential to School Board meetings. Tamika, who will attend Brown University in the fall, gave the board an idea of what's on students' minds as the district grapples with the problems of overcrowding.

"She let us know how difficult it is for students to get appointments and advice from high school guidance counselors. Important stuff," Wexler said.

Corey and his alternate, Bradley Laye, a senior at Piper High School in Sunrise, acted as apprentices during Tamika's tenure by serving on the newly formed Student Representative Committee.

Internet – Newspaper Archives Searches
Corey Alston
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The committee, now in its second year and chaired by **Corey**, was founded by former adviser Michael Jacobs and started by Tamika. The 10-member group, a branch of the student council association, gives advice to 42 School Board committees on such areas as student conduct, policy review and student wellness.

Corey says the Student Representative Committee has prepared him for the battles of bureaucracy.

"The desegregation policy, alternative class scheduling, school safety and student participation are four areas that I will be working on this year," said **Corey**, a passionate and focused student leader who marks his conversations by straightening his tie, neatening papers and twirling his pen.

Like Tamika, he respects the student-oriented path the School Board has taken with Superintendent Frank R. Petruzielo.

"Sometimes the board gets caught up in numbers," Tamika said. "It's good for them to see a student to understand why they are making a given decision."

She said the position places **Corey** under the watchful eyes of students, staff, administrators, parents and School Board members.

Her advice for the next year: Remember to keep yourself organized, have fun during your senior year and turn your chair away from the crowd in School Board meetings when you get a case of the giggles.

Internet – Newspaper Archives Searches
Corey Alston
(Articles are in reverse chronological order)

Miami Herald, The (FL)
May 8, 1994

Author: *The Herald Staff*

Here is a recap of actions taken last week by the Broward County Commission, School Board and municipal governments.

The County Commission acted Tuesday on the following:

Port Everglades: Approved a final version of a Port Everglades interlocal agreement that settles disputes over city services and compensation for land with the cities of Dania, Hollywood and Fort Lauderdale. Broward now will ask Gov. Lawton Chiles to veto the incorrect version of the agreement mistakenly passed by the state Legislature.

New sound: Agreed to buy a new \$71,300 sound system for county commission chambers to replace the balky microphones that often cut off during debates. The work will include new acoustic panels.

Coming up: The County Commission will meet at 10 a.m. Tuesday in Room 422 of the Broward County Governmental Center, 115 S. Andrews Ave., Fort Lauderdale.

The School Board acted Tuesday on the following:

Codes of conduct: Approved changes to codes, including making suspension mandatory for students who verbally abuse teachers. Expulsion also is possible. Also in the codes: a sexual harassment policy approved last year. The changes become final after another hearing.

Curfew law: Accepted a resolution from the Broward County Association of Student Councils opposing a curfew law here. Student leaders said the law denies citizens under 16 due process of law, does not decrease crime substantially and is unconstitutional.

New student representative: Learned **Corey Alston**, a junior at Boyd Anderson High School, will be the student representative on the School Board in 1994-95. **Alston**, 16, replaces Tamika Walters, 17, a Coral Springs High senior. Baseball curriculum: Approved applications to trademark the district's World of Baseball Curriculum started in schools this year with the aid of the Florida Marlins. Lessons focus on teaching through a baseball theme. Coming up: The School Board meets in conference session at 9 a.m. and regular session at 1 p.m. May 17 in the Kathleen C. Wright Administration Center, 600 SE Third Ave., Fort Lauderdale..

Research Compiled by: Lynelle Klein
 Colin Baenziger & Associates

Personal Information Questionnaire

Name of Applicant: COREY ALSTON

The following questions are designed so that we will be able to make full disclosure to our client concerning your background. Please answer them honestly. Cutting corners or misrepresenting your past will result in you being eliminated from all further searches conducted by this firm. We understand that frivolous charges are sometimes made and that charges do not mean you were guilty. We also understand that you may have been wronged and needed to seek compensation. The bottom line is that we want to be certain that our client is fully informed. If you have any questions, please contact us for clarification.

Please explain any yes answers on a separate sheet of paper.

1. Have you ever been charged or convicted of a felony?
Yes No
2. Have you even been involved in a domestic abuse incident that resulted in you being arrested or that was covered by the media?
Yes No
3. Have you ever declared bankruptcy?
Yes No
4. Have you ever been the subject of a civil rights violation complaint that was investigated or resulted in a lawsuit?
Yes No
5. Have you ever been the subject of a sexual harassment complaint that was investigated or resulted in a lawsuit?
Yes No
6. Have you ever been convicted of driving while intoxicated?
Yes No
7. Have you ever sued a current or former employer?
Yes No
8. Do you have a personal My Space, Face Book or other type of Web Page?
Yes (Linked In Account) No
9. Do you have a personal Twitter Account?
Yes No
10. Is there anything else in your background that might cause a reasonable person concern if he/she became aware of it through the press or any other mechanism?
Yes No

Note: All items discussed with interviewer. Never any substantiated claims

Attested to: *Corey Alston*
Signature of Applicant

Please email this form via WORD or PDF DOCUMENT to kknutson@cb-asso.com or via fax to (888) 539-6531 no later than 9:00 AM 02/09/ 012.
(Note: Please be sure to sign the form with your actual signature if you are sending Fax or PDF Document)