

Land Development Manager – Akron, Ohio

Welty Building Company is seeking to fill key field positions based out of our Akron, Ohio office. Welty Building Company provides professional construction management services, specializing in Lean Construction, for clients in a variety of healthcare, commercial, education, energy and hospitality markets nationwide. With offices in Akron and Cleveland, Ohio, Welty has been Enriching Lives through Great Buildings since 1945. Welty has had the distinction of creating some of the most prestigious community assets, including the world-renowned Goodyear® Tire & Rubber Company's new Global Headquarters, major renovations to the Pro Football Hall of Fame, Kay Jewelers Pavilion at Akron Children's Hospital, the FirstEnergy Transmission Control Center, Scioto Downs and many others. Learn more at: www.thinkwelty.com.

At Welty Building Company, we live our terminal values of **Openness, Passion, Teamwork, Integrity, and Customer Centricity**. We bring a creative energy to our projects where every individual is an essential part of the team. The work we do is collaborative, with an entrepreneurial spirit, and opportunity for growth and improvement. With our cutting edge approach, we expand the boundaries of the way things have always been done in favor of innovation, and exceeding our client's expectations. Welty does much more than construct and build great projects and buildings, we build relationships – with our clients, employees and the communities they serve.

The Land Development Manager will be responsible for daily land development management, including monitoring the Community Land Use Approvals and Development Improvements for all communities Welty Development has under contract, as well as assisting in expediting the process for ground breaking Welty Development. This individual will also be assisting in managing construction partners and site development contractors as needed.

KEY ROLE RESPONSIBILITIES

- Coordinate bid responses and contractor clarifications for civil improvements
- Assist in visiting, inspecting and problem solving complex construction/constructability issues in the field
- Reviewing and approving vendor invoices
- Establish and maintain strong and positive relationships with all clients, vendors, and contractors

- Lead due diligence efforts such as soil evaluation, environmental impacts, erosion control measures, dirt balancing and engineering
- Proactively build deep, collaborative relationships with private utilities in the regions in which Welty Development does business
- Excellent communication and organization, follow-through and follow-up, meet commitments and deadlines
- Ability to encourage and support leadership and growth in others. Team oriented, with the ability to build consensus and effective relationships in a cohesive business environment.
- Must have a passion for customer service excellence and a high degree of professionalism for success.
- Position requires irregular schedules, including evenings, weekends and holidays; the performance of work assignments may not be directly related to job specifications

KNOWLEDGE, SKILLS & ABILITY

- Strong client management service experience with excellent time management and prioritization, ability to focus on the clients' most pressing needs
- 3 to 5 years of experience in Land Development preferred
- Strong drive and determination in seeking and securing new business opportunities.
- Excellent communication, analytical and problem solving skills
- Strong interpersonal skills with the ability to foster 360° relationships and collaborate with functional leaders in order to achieve targeted customer satisfaction
- Proficiency with computer applications required, including Microsoft, Windows, Excel, Word, and Outlook.
- Strong focus on business partnership and high degree of discretion and confidentiality.
- Demonstrated organization skills with the ability to successfully manage multiple priorities in a dynamic environment.
- Must have a strong understanding of financial reports

- Ability to prioritize and meet demands and expectations at the same time.

EDUCATION

- Degree in Civil Engineering, Urban Planning, Construction Management, Architecture, or related field preferred
- In lieu of the above requirements, 5 to 7 years of equivalent relevant experience will be considered.

WORK ENVIRONMENT

- May require periods of overnight travel.
- Must be willing to work non-traditional hours to meet project demands.
- Normal office environment, but may also be exposed to extreme conditions (hot or cold).
- Frequent activity: Sitting, Viewing Computer Screen.
- Occasional activity: Standing, Walking, Bending, Reaching above Shoulder, Pushing, Pulling, Climbing.

Welty offers competitive compensation and benefits package.

Interested candidates can send their resumes in confidence along with contact information.

Welty Building Company Ltd. is an equal opportunity employer.

DISCLAIMERS

This role description indicates in general the nature and levels of work, knowledge, skills, abilities and other essential functions (as covered under the Americans with Disabilities Act) expected of an incumbent.

All activities will be performed in support of the strategy, vision and values of Welty. Nothing in this role description restricts management's right to assign or reassign duties and responsibilities to this role at any time. All activities must be in compliance with Equal Employment Opportunity laws, and other laws and regulations, as appropriate.