

**Nathan E. Cahall**  
331 Edgebrook Drive  
Centerville, Ohio 45459  
(937) 321-1450  
ncahall@theedgebrookgroup.com

## **Education**

### **Master of Public Administration**

The Ohio State University, Columbus, OH  
Graduate Thesis: "Challenges to Intergovernmental Information Sharing: An Examination of the Education Monetary Assistance Distribution System".

### **Bachelor of Arts (BA), Political Science, Summa cum Laude**

University of Dayton, Dayton, OH  
Minor Degrees in History and Psychology

## **Career Experience**

### **The Edgebrook Group**

#### *Founder and CEO*

- Provide economic development advising services to both public sector and private development clients.
- Assist with identifying and obtaining economic development financing for projects.
- With extensive city management experience, focused on the importance public infrastructure provides to economic development and commerce. Clients rely on this expertise to plan for future infrastructure needs and identify and implement ways to fund those improvements.
- Provide expert advice and services related to complex incentives negotiations and the public-private partnerships often needed to make projects a success. Focus on consensus building, shared risk mitigation, and long-term relationship building.
- Assists clients manage the grant process for clients from beginning to end; including grant eligibility assessment, application development and submission, post-award management, and audit and compliance reporting.
- Provide project and construction management services.
- Aid communities with site selection and site readiness initiatives.
- Provide expert management advice to help clients navigate complex operational issues, strategic planning, financial analyses, and executive recruitment.

### **City of Middletown, Ohio**

*Acting City Manager, July 2024 – December 2024*

*Assistant City Manager, April 2022 – June 2025*

*Executive Director, Middletown Port Authority, April 2022 – May 2025*

*Director of Finance, November 2021 – April 2022*

- Served as the City Manager's chief of staff and directly managed and/or oversaw various city departments and operations including human resources, law, economic development, communications, budgeting and finance, transit, airport operations, capital improvement planning, and information technology.
- Spearheaded the development and implementation of the community's capital improvement plan and annual operating budget totaling \$250 million+/- for 2024.
- Managed all of the City's major economic development projects and initiatives. That work included specialization in public financing, incentive negotiations, infrastructure planning, grant writing and management, and multi-party consensus building.
- Managed and directed the Middletown Port Authority which actively facilitates the financing of economic development projects across the community through sales tax exemption conduit leasing, PACE financings, land acquisition, and capital markets funding assistance.

- Served as manager of the City's self-funded health insurance and employee benefit plan.
- Drove the City's collective bargaining negotiations with its various bargaining units and acted as the City's primary administrative hearing officer.
- Prior to promotion to Assistant City Manager, served as the City's Director of Finance.

### **Village of Plain City, Ohio (A Chartered Municipal Corporation)**

#### *Village Administrator, July 2018 – November 2021*

- Served as the Village's chief executive officer responsible for day-to-day management of all departments and operations and execution of all Village policies, programs, and initiatives.
- Responsible for the development and implementation of the community's capital improvement plan and annual budget totaling \$30 million+/-.
- Managed all purchasing and contracting for the Village.
- Managed the Village's investment and debt portfolios in coordination with the finance director.
- Planned and directed all capital projects and infrastructure maintenance.
- Managed the Village's water and wastewater utility operations, including billing.
- Served as the Village's representative to various organizations and outside stakeholder groups along with leading its legislative affairs activities.
- Acted as the Village's chief economic development official and led all development program efforts and negotiations for the community.
- Served as the organization's human resources officer.
- Responsible for all parks and recreation operations, including the operation and management of the Village's aquatic center and public campground.
- Provided Village Council with policy and legislative recommendations.

### **City of Centerville, Ohio, Economic Development Department**

#### *Economic Development Administrator, May 2008 – May 2018*

#### *Acting City Manager – July 2017*

- Manager of the City's Economic Development Department which coordinates the City's economic development, land use management, and community development initiatives.
- Managed the City's economic development financing programs and operations in close coordination with the finance director and legal counsel.
- Manager of the City's building inspection and code enforcement divisions.
- Served as special assistant to the City Manager. Called upon to coordinate the activities of multiple City departments on a wide array of issues, including annual development of capital and operating budgets.
- Served as acting city manager in the absence of the city manager.
- Directed the City's extensive business retention and expansion activities through the BusinessFirst! Program and its network of more than 100 regional resource partners.
- Acted as the City's chief liaison to and advocate for the community's 700+ businesses.
- Managed special projects for the City Manager and City Council on a wide range of policy and management issues from performance assessment and measurement to long-range planning to legislative analysis and advocacy.
- Managed negotiations regarding development agreements, annexations, TIFs, CRAs, cooperative economic development agreements, and other related matters.
- Coordinated the management and promotion of the City's historic downtown district and numerous historical landmark properties across the community.
- Managed the City's real estate sales and purchases, along with all right-of-way acquisition.
- Served as part of the internal management team tasked with Yankee Trace marketing, capital budgeting, and operations planning.

### **City of Huber Heights, Ohio, Planning and Development Department**

#### *Planning and Development Director/City Planner, July 2006 – May 2008*

## **Qualifications/ Skills**

- Ohio Certified Economic Developer (OCED) with a proven record of facilitating a wide array of economic development projects that create jobs and a more vibrant community for the long-term.
- Extensive experience developing strong, positive relationships with leadership in the Dayton, Cincinnati, and Columbus regions, as well as the business and real estate development community.
- Proven record of effective municipal management and economic growth for a diverse set of communities.
- Highly skilled in dispute resolution, consensus building, and data analysis.

## **Organizations**

- Ohio Economic Development Association, Board of Directors Member
- ICMA – Member
- Cincinnati Area Manager's Association – Member
- Dayton Area Manager's Association - Member