



## **Managing Director**

Town Center Community (CID + Alliance,) Kennesaw,  
Georgia

### **ABOUT THE TOWN CENTER COMMUNITY**

The Town Center Community (TCC) is a dynamic, mission-driven organization that brings together two complementary entities:

**Town Center Community Improvement District (CID):** A public-private partnership that leverages tax revenues from commercial property owners to fund infrastructure improvements, transportation enhancements, and long-term planning initiatives that strengthen the district's economic vitality and accessibility.

**Town Center Alliance (Nonprofit):** A 501(c)(3) organization that advances community engagement, placemaking, fundraising, and partnership development to enhance the vibrancy, connectivity, and overall experience of the Town Center area.

### **EXECUTIVE SUMMARY**

The Managing Director is a newly created senior leadership role designed to help lead the Town Center Community (TCC) through its next phase of strategic growth, organizational alignment, and regional impact.

Serving as the organization's chief operational leader, the Managing Director will oversee execution across the Town Center Community Improvement District (CID) and Town Center Alliance—aligning infrastructure investment, strategic initiatives, community partnerships, fundraising, operations, and stakeholder engagement into a cohesive, high-performing system.

This role sits at the intersection of economic development, public-private partnership leadership, infrastructure implementation, placemaking, and organizational strategy.

Working closely with the Executive Director, Board leadership, government partners, businesses, and community stakeholders, the Managing Director will help shape the future trajectory of one of metro Atlanta's most important growth corridors.

### **THE OPPORTUNITY**

The Town Center area is one of the region's most important economic and community development corridors, with significant ongoing and planned investments in transportation, infrastructure, redevelopment, and placemaking. TCC is at a pivotal moment, in its 30th year of operation. As the organization enters its next chapter, the Managing Director will help position TCC to operate at a higher level of coordination, execution, influence, and long-term sustainability, including:

- Advancing a long-term master plan and strategic plan
- Expanding its funding base through philanthropy, sponsorship, and partnerships
- Increasing its role as a convener and catalyst for community development
- Managing a growing portfolio of complex, multi-stakeholder capital projects

### **POSITION OVERVIEW**

The Managing Director serves as a senior leader responsible for the successful execution of the Town Center Community's strategy across the CID and Alliance.

This role acts as the organization's operational leader, ensuring alignment across:

- Capital projects and infrastructure investments
- Operations and internal systems
- Fundraising and community investment
- Marketing, communications, and engagement

The Managing Director translates strategic priorities into actionable plans, establishes accountability for results, ensures that all functional areas are coordinated and operating at a high level, and maximizes engagement and results.

## IDEAL CANDIDATE PROFILE

### *Experience*

- 10+ years of progressive leadership experience in:
  - Community development
  - Infrastructure / planning
  - Nonprofit or public sector leadership
  - Economic development or related fields
- Demonstrated success managing complex, multi-stakeholder initiatives
  - Experience leading cross-functional teams and driving execution
  - Experience navigating complex public-private environments and multiple stakeholder interests
  - Experience working with government agencies, elected officials, and public-sector partners
  - Experience supporting large-scale infrastructure, redevelopment, or community development initiatives preferred

### *Capabilities*

- Strong strategic thinking combined with disciplined execution
- Exceptional organizational and project management skills
- Ability to manage multiple priorities in a fast-paced environment
- Financial and operational acumen
- Ability to translate vision into actionable plans

### *Leadership Approach*

- Collaborative, team-oriented, and relationship-driven
- Clear, decisive, and accountable
- Systems thinker with strong attention to detail
- Results-oriented with a focus on outcomes and impact
- High emotional intelligence and strong communication skills

## MEASURES OF SUCCESS

- Successful execution of the strategic plan and CID master plan
- Strong alignment and coordination across CID and Alliance functions
- Timely and effective delivery of capital projects and initiatives
- Growth in funding, partnerships, and community engagement
- Clear accountability and performance across the leadership team
- Improved organizational efficiency and scalability

## WHY THIS ROLE

This is a unique opportunity to play a central leadership role in shaping the future of a high-impact community and economic development organization.

### *The Managing Director will:*

- Help deliver transformative infrastructure and placemaking initiatives
- Build a highly aligned and high-performing organization
- Work at the intersection of public, private, and nonprofit sectors
- Contribute to the long-term growth and vitality of the Town Center community

## COMPETITIVE COMPENSATION

To be considered for this high-impact role, send a cover letter and resume to Terri Theisen, Theisen Consulting, [terri@theisenconsulting.com](mailto:terri@theisenconsulting.com), **by June 30, 2026.**