

Douglas R. Dowler

2310 Summer Brook Dr. | Weatherford, Texas 76087 | (936) 225-1164 | ddowler@hotmail.com

EXECUTIVE SUMMARY

COMMITMENT | LEADERSHIP | INTEGRITY

A proven visionary, self-motivated and strategic leader that facilitates development into community prosperity, translates business strategies into maximum profits, commensurate with the best interest of customer, employees, and the public. An expert in enhancing profitability; developing strategic economic development initiatives; and growing each segment of community economic development. Very knowledgeable of economic development tools and real estate regulations and proven track record of implementing the necessary controls to ensure compliance. Dedicated to maintaining a reputation built on quality, service, and uncompromising ethics.

AREAS OF EXPERIENCE

- Strategic / Tactical Planning
 - Mergers / Acquisitions
 - Regulatory Compliance
 - Business Development
 - Business Start-Up
 - Economic Development
 - Mortgage & Real Estate Lending
 - Commercial Loan Experience
 - Construction/Rehabilitation
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Retired

November 2020 – Present

After 40+ years of service in the Financial Industry, Community Development, and Housing sectors, I have retired to Weatherford, Texas to be closer to my family and grandchildren. However, I am in no way ready to stop work. In fact, I feel that my experience and expertise has prepared me to contribute to an organization's overall success.

MATHIS ECONOMIC DEVELOPMENT CORPORATION

EXECUTIVE DIRECTOR (2015 – 2020)

Led the Mathis 4B Type Economic Development Corporation in improving the business community beginning in 2015. I developed the planning and execution of the Economic Development Strategies for the organization and was responsible for planning, coordination, and execution of Business Retention and Recruitment projects. Additionally, oversaw initiatives for project development including an affordable housing subdivision, resulting in a new 96 lot subdivision, the development and funding for a community health clinic, resulting in a new state of the art Health Facility for the community, negotiated the development of a mixed use multi-family apartment complex consisting of 76 units, and assisted a local industry in the acquisition and construction of a new \$2.0M plant and distribution center in the Mathis Business Park with the creation of 40 jobs for the community. Led the Economic Development Corporation in four Texas Department of Agriculture CDBG funded Downtown Revitalization projects along with TxDOT Safe Routes to schools funding resulting in the revitalization of the main corridor of downtown being completely redone in 3 years. The total project provided more than \$1.5M in funding for the project. Worked with local small businesses in training in cooperation with the SBA Small Business Development Center (SBDC), worked with SBA on access and training on SBA financing products and

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services, implemented a revolving loan fund for small businesses in Mathis, implemented a real estate Land Bank whereby tax foreclosed properties were acquired and sold thus getting them back on the tax rolls. Assisted in the creation of a Public Private Partnership for the creation of a Public Improvement District and a Tax Increment Financing project to provide public infrastructure to the Mathis Business Park and housing projects.

SOUTHERN COLORADO ECONOMIC DEVELOPMENT CORPORATION

AND

SMALL BUSINESS LENDING CENTER (SBA CDC 504 LENDER)

EXECUTIVE DIRECTOR (2012-2014)

Led U.S. Department of Commerce Economic Development Administration designated Economic Development District, covering thirteen counties in SE Colorado, for two years. Conceived and developed Comprehensive Economic Strategies for each county while applying for and receiving, state and federal funding in the amount \$250,000 for implementation. Applied for and received Economic Development Administration Emergency Assistant Grant for \$186,000 in 2014 to assist Canon City, Colorado after a devastating fire destroyed much of the tourist economy of the region, received funding of \$168,000 towards the development of a GIS/Economic Gardening System from EDA in 2015. Developed and implemented a Small Business Revolving Loan Fund in 2013 using USDA IRP funds and local match funds for \$768,000, resulting in the assistance of eight local businesses and the creation of 30 new jobs. Implemented new strategies for the expansion of services for non-member counties resulting in funding awards of CDBG infrastructure monies in the amount of \$460,000 for the expansion of Hospital campus to accommodate Assisted Living Facility and creating 40 jobs.

In addition, led the SCEDD Development Company, an SBA designated CDC (Certified Development Company) in overseeing the servicing of \$18M Small Business Loan Portfolio, and originating \$3M in new SBA 504 loans for the first three quarters of 2014. Recognized by SBA Regional Office in Denver as "SBA Small CDC of the Year 2013-2014.

PINEWOODS HOME TEAM AFFORDABLE HOUSING, INC.

EXECUTIVE DIRECTOR (1997 – 2012)

Led a non-profit housing development corporation for 15+ years and created more than 1,000 units of affordable housing throughout East Texas. I have developed over \$28 million in affordable rental properties and \$8 million in single-family ownership housing projects. Under my leadership the Pineywoods HOME Team received "Non-Profit of the year award from the Texas Department of Housing and Community Affairs agency in 2006.

- Led community leaders and corporate directors in business-level discussion and decisions involving, community development vision and strategy, standardization of best practices, and project governance oversight.

- Managed administrative, legal, and financial functions for the non-profit and the non-profit holding company's shareholders, and partners.

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- Conducted regular risk assessments and quality assurance reviews to evaluate compliance with requirements and to identify potential gaps in policies, procedures, and business processes.
- Developed strategies to improve non-profits market share and community service performance. Identified potential problems and provided guidance to staff in addressing the problem and/or minimizing losses.
- Developed Economic programs and housing recovery efforts after hurricane devastation along Texas Gulf Coast with assistance to rural communities, local governments, and Council of Governments.
- Worked with MSA communities to establish local economic programs and housing initiatives within low to moderate income neighborhoods.
- I have managed more than 15 employees in multiple offices across a 22 County region at the organization's peak.

CO-FOUNDER PINEYWOODS CDFI EXECUTIVE DIRECTOR

Co-founder of small rural Community Development Financial Institution that served a 30 County region in East Texas. Organization raised \$5 Million in Capital to provide first-time homebuyer assistance and low-cost mortgages.

- Originated Single-Family mortgages, utilized Mortgage Revenue Bonds and sold portfolios in secondary market.
- Utilized Fannie Mae, Freddy Mac, FHA, and USDA RD mortgage products to assist over 400 families purchase their first home.

COMMERCIAL BANK OF TEXAS VICE PRESIDENT SR. LENDING OFFICER 1984-1990

Responsible for the lending activities of the bank including Consumer, Commercial, and Real Estate lending products and loan officers. Maintained compliance with banks lending policies and production goals. Responsible for development of commercial customers and promoting bank products.

LAMAR NATIONAL BANK VICE PRESIDENT LOAN OFFICER 1981-1984

Worked with initial Board of Directors and Bank President to Charter a new National Bank in Paris, Texas. Successfully opened the bank in 1981 with me, and the Bank President overseeing lending and operations. Eventually hired Cashier and staff to become fully functional. After opening I primarily was responsible for loan origination and servicing, eventually having enough loan demand to organize a loan department and servicing department.

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Special Study:

Course Completion of Council of Development Finance Agencies training:

- Fundamentals of Economic Development Finance Course**
- Into Bond Finance Course**
- Advanced Bond Finance Course**
- Intro Tax Increment Finance Course**
- Into Tax Credit Finance Course**
- Into revolving Loan Fund Course**
- Intro Housing Finance Course**
- Intro Rural Finance Course**
- Intro Infrastructure Finance Course**

Course Completion of Small Business Administration (SBA)

- SBA's 504 introduction to Commercial Lending**
- SBA's 504 Loan Administration**

Course Completion and Instructor for American Bankers Association (ABA)

- National Commercial Lending School – University of Oklahoma**
- Texas Tech University Advanced School of Banking – Bank Administration**
- Instructor for ABA continuing Education courses for Bankers – Economics and Finance**

Achievements:

Guest lecture and presenter to the Dallas Federal Reserve Bank, Dallas, Texas on "Affordable Housing in Rural Texas".

Served on Advisory Committee to Fannie Mae for two terms.

Presenter and Lecturer at Enterprise Community Economic Development Conference Washington, D.C.

Lecturer and trainer for USDA RD State office Waco, Texas

Professional Organizations and Affiliations

Member Texas Economic Development Council

Member Council of Development Finance Agencies

Board Member Texas Association of Community Development Corporation

Education

Bachelor of Business Administration – Stephen F. Austin State University

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Shai Green

From: Bill Robertson <bigapplesnydertx@gmail.com>
Sent: Tuesday, December 29, 2020 1:50 PM
To: Merle Taylor; Tony Wofford
Subject: FW: Doug Dowler, Mathis and Snyder

Hi Merle and Mayor,

I got this forwarded email from Mike. It's from the executive director of the Texas EDC commenting on Doug's hire for Snyder.

Very powerful words from the chief of Eco. Development for Texas, Carlton Schwab.

Thanks

Bill R

Sent from [Mail](#) for Windows 10

From: [Mike Barnes](#)
Sent: Tuesday, December 29, 2020 1:44 PM
To: [Robertson Bill](#)
Subject: Fwd: Doug Dowler, Mathis and Snyder

FYI,
Mike

Mike Barnes,
President/CEO
Mike Barnes Group, Inc.
PO Box 1729
Blanco, TX 78606-1729
830.833.5300
254.214.5969
Sent from my iPhone

Begin forwarded message:

From: Carlton Schwab <carlton@texasedc.org>
Date: December 29, 2020 at 1:43:51 PM CST
To: Mike Barnes <mbarnes@mikebarnesgroup.com>
Subject: Doug Dowler, Mathis and Snyder

Mike:

Really great catching up with you yesterday. Glad y'all had a great Holiday Season.

Thanks for letting me know about Doug Dowler's move to Snyder. That's Snyder's gain and Mathis's loss. Doug will no doubt hit the ground running in Snyder and create a strong program that his frankly been lacking in that community for the better part of the last decade.

As you and I have discussed in the past, Doug did amazing things during his time in Mathis and his leadership of the EDC brought previously unimaginable accomplishments to the Mathis community. I

hope Mathis stays the course and hires another capable professional like Doug. If they do, they'll continue to see good things happen in the their community.

Let me know if I can help Mathis in their search for a new professional.

I hope y'all have a great New Year.

Talk to you soon.

CS

Carlton Schwab
President/CEO
Texas Economic Development Council
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www.texasedc.org