ASHEVILLE, NORTH CAROLINA

Classification Specification

Coordinator, Real Estate
Job Code: 8550
FLSA: Exempt

Purpose of Classification:

The purpose of this classification is to coordinate lease agreements, negotiate rights of way, and provide administrative support regarding real estate acquisitions and disposals for the City.

Distinguishing Characteristics:

This is a single level classification.

Essential Functions:

The following duties are normal for this position. The omission of specific statements of the duties does not exclude them from the classification if the work is similar, related, or a logical assignment for this classification. Other duties may be required and assigned.

Coordinates and manages the City's lease portfolio: negotiates new lease agreements both as landlord and as tenant; manages telecom license agreements; reviews reports of commercial leasing opportunities; analyzes real estate data for City opportunities; maintains related electronic and paper files; enters new leases into database; updates expired and terminated leases, etc.

Negotiates rights of way for City projects: searches and examines court and tax records to determine or confirm property boundaries, property rights, property assessments, real estate market values etc.; coordinates acquisitions with impacted property owners; negotiates a settlement for acquiring proposed property; and prepares legal documents for the completion of appropriate real estate transactions.

Assists with acquisition and disposal of real property: executes negotiated transactions; coordinates payments;

coordinates completion of legal documents; and maintains real estate files.

Performs customer services functions: receives and responds to questions regarding real property; conducts related research and consults with City staff, as needed; provides information and answers questions regarding City policy; and prepares estimates of value.

Prepares real estate reports: compiles information; and prepares staff reports, annual reports, fixed asset reports and other reports regarding leases and rights of way.

Communicates with supervisor, other City employees, lawyers, the public, outside agencies and organizations, and other individuals as needed to coordinate work activities, review status of work, exchange information, or resolve problems.

Processes a variety of documentation associated with department/division operations, within designated timeframes and per established procedures: receives, reviews, prepares, completes, processes, forwards or retains as appropriate various forms, reports, correspondence, capital project plans, surveys, appraisals, property listings, environmental reports, staff reports, lease reports, and other documentation; compiles data for further processing or for use in preparation of department reports; and maintains computerized and/or hardcopy records.

Operates a personal computer to enter, retrieve, review, or modify data, utilizing word processing, spreadsheet, database, presentation, Internet, e-mail, or other software; and operates general office or other equipment as necessary to complete essential functions.

Additional Functions:

Performs other related duties as required.

Minimum Qualifications:

Bachelor's Degree in Real Estate, Urban Planning, or a related field required; supplemented by two years of experience in lease negotiations, rights of way acquisition, real estate, or related field; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job.

Specific License or Certification Required: Must possess and maintain a valid North Carolina driver's license.

Specific Knowledge, Skills, or Abilities: Must be able to demonstrate proficiency in performance of the essential functions and learn, comprehend, and apply all City or departmental policies, practices, and procedures necessary to function effectively in the position.

Performance Aptitudes:

Data Utilization: Requires the ability to evaluate, audit, deduce, and/or assess data using established criteria. Includes exercising discretion in determining actual or probable consequences and in referencing such evaluation to identify and select alternatives.

Human Interaction: Requires the ability to work with and apply principles of persuasion and/or influence over others to coordinate programs or activities of a project, and resolve typical problems associated with the responsibilities of the job.

Equipment, Machinery, Tools, and Materials Utilization: Requires the ability to operate, maneuver and/or control

the actions of equipment, machinery, tools, and/or materials used in performing essential functions.

Verbal Aptitude: Requires the ability to utilize a wide variety of reference, descriptive, and/or advisory data and information.

Mathematical Aptitude: Requires the ability to perform addition, subtraction, multiplication, and division; ability to calculate decimals and percentages; may include ability to perform mathematical operations with fractions; may include ability to compute discount, interest, and ratios; may include ability to calculate surface areas, volumes, weights, and measures.

Functional Reasoning: Requires the ability to apply principles of influence systems, such as motivation, incentive, and leadership, and to exercise independent judgment to apply facts and principles for developing approaches and techniques to resolve problems.

Situational Reasoning: Requires the ability to exercise judgment, decisiveness and creativity in situations involving the evaluation of information against sensory, judgmental, or subjective criteria, as opposed to that which is clearly measurable or verifiable.

ADA Compliance:

Physical Ability: Tasks require the ability to exert light physical effort in sedentary to light work, but which may involve some lifting, carrying, pushing and/or pulling of objects and materials of light weight (5-10 pounds). Tasks may involve extended periods of time at a keyboard or workstation.

Sensory Requirements: Some tasks require the ability to perceive and discriminate colors or shades of colors, sounds, and visual cues or signals. Some tasks require the ability to communicate orally.

Environmental Factors: Essential functions are regularly performed without exposure to adverse environmental conditions.

The City of Asheville is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.