

MELANIE BIMBO

STRATEGY & OPERATIONS EXECUTIVE | FINANCIAL GOVERNANCE | CAPITAL DELIVERY | TRANSFORMATION

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PROFESSIONAL SUMMARY

Executive strategy and operations leader spanning financial services, property-tax auditing, manufacturing, and public-private development. Built Alabama's first Choice Neighborhoods Implementation Director operating function and leads delivery oversight for a \$315M+ multiyear portfolio, seven housing phases, and 50+ partners. Track record of protecting revenue, lowering manufacturing costs, resolving financing risks, and turning fragmented operations into accountable execution. Combines formal team supervision with executive financial judgment, analytics, and cross-organizational influence.

CORE COMPETENCIES SNAPSHOT

Strategy & Transformation | Enterprise Operations | Capital & Portfolio Governance | Financial Forecasting & Controls | Manufacturing Performance | ESG & Regulatory Risk | Executive Partnerships | KPI Analytics | Organizational Leadership | Change Management

LEADERSHIP HIGHLIGHTS & KEY RESULTS

- **CAPITAL DELIVERY & STEWARDSHIP:** Established \$315M+ portfolio oversight and helped advance the 101-unit Legacy at Graymont School through financing, legal, and federal requirements to a successful 2026 financial closing.
- **MANUFACTURING PRODUCTIVITY:** Used labor and production data across six CEMEX plants to guide corrective action with operations leaders, contributing to approximately \$150K annual savings and 15% lower unnecessary overtime costs.
- **REVENUE PROTECTION:** Uncovered underreported business assets at Jefferson County, contributing to approximately \$15M in additional tax revenue and identifying \$2M in previously unassessed property.
- **SCALABLE LEADERSHIP:** Created reporting and accountability systems for 50+ partners in a new director function, building on experience supervising six to nine Wells Fargo specialists.

PROFESSIONAL EXPERIENCE

Director of Strategic Initiatives

June 2024 – Present

Housing Authority of the Birmingham District / City of Birmingham | Birmingham, AL

Official title: Choice Neighborhoods Implementation (CNI) Director

Established the implementation management model for the Smithfield–College Hills–Graymont initiative, aligning housing authority and City executives with developers, HUD, lenders, investors, counsel, contractors, and community partners.

- **CREATED A NEW OPERATING MODEL:** Built milestone ownership, dashboards, risk escalation, and financial reporting for Alabama's first CNI director function, aligning 50+ partners around decisions and delivery accountability.
- **ADVANCED A COMPLEX FINANCIAL CLOSING:** Aligned construction and permanent financing, tax-credit equity, counsel, and HUD approvals to support the successful 2026 closing of the 101-unit Legacy at Graymont School, the first of seven housing phases.
- **HELPED RESOLVE A CRITICAL TAX-STRUCTURE RISK:** Used county tax expertise and relationships to unite City, county, and developer counsel around public-use and ownership issues, supporting tax opinions and closing readiness.
- **PROTECTED FUTURE CAPITAL COMMITMENTS:** Reconciled planned and actual Phase 1 sources and uses, identified \$2M advanced from later phases requiring backfill, and built multiyear expenditure forecasts to inform subsequent funding decisions.
- **TURNED BENCHMARKING INTO ACTION:** Benchmarked Birmingham against national peer grantees, documented first-place cohort performance in cumulative job placements and training completions, and identified employment, education, and enrollment data inconsistencies for follow-up.

- **PRESERVED PARTNERSHIPS AND DELIVERY READINESS:** Led an approximately \$200K eligible-funding decision sustaining UAB evaluation after NIH disruption, strengthened deliverable reviews, and advanced cross-agency alignment, local engineering, resident communication, and project due diligence.

Internal Control Analyst

February 2024 – July 2024

CEMEX USA | Building Materials Manufacturing | Birmingham, AL

- **REDUCED MANUFACTURING COST EXPOSURE:** Analyzed labor hours against production at six plants using SAP, Kronos, Power BI, and Excel, partnering with plant leaders and HR on actions associated with approximately \$150K in annual savings and 15% less unnecessary overtime.
- **IDENTIFIED FRAUD AND CONTROL GAPS:** Investigated abnormal timekeeping and operating patterns, assessed potential time theft and control failures, and helped plant management and HR implement corrective measures.
- **STRENGTHENED OPERATING ASSURANCE:** Applied SOX testing and exception monitoring across procurement, inventory, scrap, logistics, and finance, enabling management to prioritize remediation of operating-risk findings.

Auditor, Business Personal Property

March 2016 – February 2024

Jefferson County Commission, Tax Assessor's Office | Birmingham, AL

- **EXPANDED THE COUNTY TAX BASE:** Identified unregistered businesses and underreported assets through field investigations, business records, and data reviews, contributing to approximately \$15M in additional tax revenue and identifying \$2M in previously unassessed property.
- **RESOLVED COMPLEX COMPLIANCE EXPOSURE:** Led high-risk business-property audits and appeals under Alabama tax law, turning asset evidence into defensible assessments, corrective filings, and resolved taxpayer disputes.
- **IMPROVED AUDIT SPEED AND ACCURACY:** Introduced digital documentation and appraiser training that supported 15% faster audit completion and 20% fewer appraisal errors.
- **PROTECTED INCENTIVE AND INVESTMENT DECISIONS:** Evaluated commercial tax-abatement eligibility, asset documentation, and development benefits, building the expertise later used to help address Graymont's public-use and property-tax structure.

Home Preservation Supervisor / Specialist I & II

October 2011 – August 2015

Wells Fargo Home Mortgage | Homewood, AL

- **LED A HIGH-PERFORMING MORTGAGE TEAM:** Formally supervised six to nine specialists handling default resolutions, investor requirements, and escalations, coaching the team to its site's lowest aged and out-of-compliance file count during a reported quarter.
- **RAISED SERVICE PRODUCTIVITY AND QUALITY:** Led coaching, workflow changes, and system training associated with 35% lower handling time and 25% higher service levels; earned repeated top-5% national closing recognition.
- **BUILT TALENT AND SUCCESSION CAPACITY:** Founded the Team Birmingham Mentorship Program supporting more than 20 colleagues, trained employees through process changes, and reported team performance and compliance results to senior management.

Earlier Wells Fargo experience: Financial Crimes / Fraud Specialist II (2009–2011), investigating suspicious transactions and control failures to identify and limit financial risk.

EDUCATION & PROFESSIONAL CREDENTIALS

Bachelor of Business Administration | Faulkner University, Birmingham, AL | 2013

Fundamentals of Real Property Appraisal, IAAO/Auburn | 2019 • Personal Property Appraisal, Auburn University GEDI | 2018

TECHNOLOGY & ANALYTICS

Power BI | Advanced Excel & Financial Modeling | SAP | Kronos | ACL Analytics | Microsoft 365 | SharePoint | Executive Dashboards | Forecasting & KPI Reporting | Workflow Automation