



BIO PROFILE

MICHAL KUBASIEWICZ

INFRACYCLE FISCAL SOLUTIONS

Dedicated to Improving Your Municipality's Fiscal Performance!



Michal (Mike) Kubasiewicz is a Senior Associate with InfraCycle Fiscal Solutions. Mike has degrees in urban planning (BES, University of Waterloo) and business administration (MBA, University of Manitoba), is a member of the Canadian Institute of Planners, and has over thirty years of experience in financial and policy analysis related to urban planning, real estate development, municipal property assessment and public administration, including:

- Coordinating a comprehensive inter-agency fiscal impact analysis of development options for an 86,000 acre annexation area over a 40-year investment horizon for the City of Edmonton.
- Completing the economic analysis that formed the foundation for the innovative downtown housing reinvestment grant incorporated Edmonton's Downtown Plan, which was recognized with awards from the International Downtown Association and the Canadian Institute of Planners.
- Preparing numerous pro-formas and discounted cash flow (net present value) analyses for real estate investments and development for a national real estate investment trust.
- Served two years as Chief of Staff to the Mayor for the City of Winnipeg, providing the primary analytical support to the Executive Committee of City Council in its review of capital and operating budgets.
- Formulating the terms of reference for an independent external review of the City of Winnipeg assessment department and the action plan to implement the findings of the review.
- Over ten years of experience in reviewing annual operating budgets and rolling multi-year capital plans for public infrastructure at the provincial level, including roads, bridges, water control works, and health, educational, correctional, and other government facilities.

"I strongly recommend the use of Fiscal Analysis, as a management tool. InfraCycle's program offers the ability to run a number of scenarios to determine the "best" land use outcome for each proposed development project. At the Macro-level, jurisdictions can deploy Fiscal Analysis to better monitor and measure the financial impacts their current development approvals "mix". They can define their Operating and Capital Budget Goals, Trajectory Targets and Sustainability Forecasts."

**Gordon Branson, Former
Councillor, Rocky View County,
Alberta
2004-2010**