

## DIANE KORTE

### SUMMARY

Enthusiasm and energy for working to enhance organizations. Experience as a facilitator of group strategic planning, program and content developer, coordinator of communication, a conference designer and a speaker.

Consensus building and organizational training supported by studies in dispute resolution and action planning. Certification as a yoga teacher. Skilled at communicating through multiple medias with sensitivity to the audience.

Served as committee chairperson, Chamber of Commerce board member, active member of numerous volunteer and professional associations.

Expertise evolved from preparing and presenting technical analysis and evaluation of environmental and land use issues to large rooms full of frustrated, disgruntled people. Facilitated meaningful participation through a high quality of educational preparation and group facilitation methods.

### EXPERIENCE

#### **The Balance Group, Inc.**

**Churchville, VA  
Wake County, NC**

**2005-Present  
1995-2004**

**Owner, Consulting Firm** – S-Corporation serving individuals, business and professional trade associations. land use planner (former American Institute of Certified Planners, AICP) Experience in both public sector and private practice. Land use planning, group facilitation for action planning, consensus building, adult education and training, conference session design and facilitation.

Negotiated approval conditions for development. Negotiation with neighboring property owners, staff and decision makers. Author of ordinances and land use policy guides. Regional, state and national factory built housing and affordable living policy issues, technical guidelines, education and negotiation. Training facilitator for citizen planners and real estate professionals.

Testified before the General Assembly of the Commonwealth of Kentucky on manufactured housing planning law and has spoken at state and national conferences for planners and affordable housing advocates on the effective use of factory built housing.

#### **Town of Garner**

**Garner, NC**

**1993-1995**

**Long Range Planner** - responsible for implementation of the Centennial Long Range Plan. Prepared rezoning reports and annexation studies. Responded to requests for manufactured housing permits. Staff to NC 50/Benson Road Committee for development of Garner's first corridor plan, and drafted preliminary Timber Drive Corridor Overlay zone. Drafted revision to regulations for cellular towers. Co-author of "Citizen's & Developer's Guide", explaining procedures, permits and fees. Coordinator of address assignment. Liaison to Wake County Geographical Information Services for land use and street mapping. Planning and implementation for Community Development Block Grant funds.

#### **Town of Bethlehem**

**Bethlehem, NY**

**1991-1992**

**Deputy Town Planner** - as primary support staff to Planning Board, conducted technical review of subdivisions, site plans, zone changes and environmental impact studies. Wrote and presented staff

reports. Coordinated Engineering and Building Department input into approval process. Prepared approval documents.

**Global Property Services**

**Rhinebeck, NY**

**1991-1991**

**Property Manager** - responsible for six residential complexes of 837 units in Orange County, New York. Responded to Homeowner's Association Boards; enforced rules and regulations; administered budgets, capital improvement and maintenance contracts; negotiated agreements for professional services.

**Harbinger Services**

**Long Beach, CA**

**1982-1990**

**Owner, Consulting Firm** - Specialized in land use feasibility, small business relocation and urban development facilitation. Administration of local government's environmental review process for special projects. Guidance of hundreds of projects through staff, planning commission and city council review.

**BCL Associates**

**Long Beach, CA**

**1981-1982**

**Project Manager** - coordinated BCLA professional, clerical and graphics staff for preparation of environmental assessments and special studies in response to the California Environmental Quality Act, the Subdivision Map Act, General Plan Guidelines, Coastal Act and Redevelopment Law.

**Salt Lake City**

**Salt Lake City, Utah**

**1978-1981**

**Environmental Planner** - responsible for foothill subdivision review (geological, soils, grading, drainage and re-vegetation). Draft revision and implementation of Canyon Residential and Business Zones. Authored and guided to adoption the Flood Plain Hazard Overlay Zone. Responded to zoning inquiries and checked applications for compliance with zoning regulations. Composed environmental elements of comprehensive plans. Responsible for environmental clearance of all HUD Community Development Block Grant projects.

**Program Coordination Office**

**Salt Lake City, Utah**

**1977-1978**

**Federal Grants Planning Coordinator** - preparation of Notices of Intent, applications for Community Development Block Grants, an Environmental Protection Agency Infiltration/Inflow grant and Federal Aviation Administration Airport Expansion grant.

**NATIONAL SPEAKER**

**Manufactured Housing Institute's**

- "Developing with Manufactured Homes" seminars

**American Planning Association 2003 National Planning Conference**

- "From Brownfields to Homes" panel moderator and presentation developer

**Neighborhood Reinvestment Corporation's 2002**

- "Developing Community Assets with Manufactured Housing: Barriers and Opportunities"

**Mills of Carthage - Potter Hill Homes**

- "Showcase of Manufactured Homes", joined Dan and Carolyn Rolfes for architectural review and presentation to Manufactured Housing Institute Annual Conference

**2003 & 2009 Governor's Housing Conference in Virginia**

- "Successful Affordable Housing Developments Involving Manufactured Housing"
- "Manufactured Housing – A Nonprofit Option Revisited"

**TECHNICAL SKILLS**

Microsoft Word, PowerPoint, Excel, Publisher, QuickBooks.

## **EDUCATION**

STATE UNIVERSITY OF NEW YORK at Binghamton - June 1977  
Bachelor of Arts Degree - **Environmental Studies and Geology**

### **Post Graduate Courses**

- Seminars in Organizational Leadership (Center for Justice and Peacebuilding, Eastern Mennonite University)
- Technology of Participation, Focusing Collective Power for Change (The Institute of Cultural Affairs in the USA)
- Public Dispute Resolution (The Institute of Government, UNC Chapel Hill)
- Wetland Ecology Workshop (North Carolina State University)
- Land Use Planning (Dutchess County Planning Federation)
- Planning and Zoning (Marist College)
- Legal Aspects of Architecture, Engineering and the Construction Process (University of California, Irvine)
- How to Manage Toxic and Hazardous Substances in EIS's (University of California, Riverside)
- Real Estate Principles (Long Beach City College)
- Carpentry (Long Beach City College)
- Subdivision Map Act (University of California, Irvine)
- Contracting for Services (Cal State-Long Beach)
- Advanced Infrastructure Financing (Cal State-Long Beach)

## **AFFILIATIONS**

### **Wake County, North Carolina**

- American Institute of Certified Planners
- Manufactured Housing Institute
- NC Chapter American Planning Association, Chairperson Awards Committee, Legislative Committee
- Triangle Regional Principles Project - Affordable Living Technical Advisory Team
- Habitat for Humanity, Garner Outreach Chapter, Site Acquisition
- Certified Yoga Instructor, Balance Yoga

### **Dutchess County, New York**

- Guest Lecturer - "Land Use Planning" Poughkeepsie Rotary Luncheon
- Committee Member - Dutchess County Economic Development Corporation
- Volunteer - Flight Cage Construction-Hudson Valley Raptor Center
- Substitute Teacher - Elementary, Middle, High School, and Special Education

### **Long Beach, California**

- Board Member - Long Beach Area Chamber of Commerce
  - Chairperson - Urban Planning and Development Committee
- Hospice Volunteer - Visiting Nurses Service of Long Beach
- Logistics Team Leader/Volunteer Coordinator - Self help weekend seminars with 250 participants.
- Certified Yoga Instructor, Standing Wave Yoga/White Lotus Foundations

### **Salt Lake City, Utah**

- City Liaison -Salt Lake County Soil Conservation District and Utah Geological Survey
- 208 Water Quality Community Planning Policy Committee
- Seismic Safety Advisory Council Planning Task Committee
- Salt Lake County/Provo-Jordan River Advisory Board