



<https://cloverleafinfra.com/job/project-development-manager/>

## PROJECT DEVELOPMENT MANAGER

### Description

#### Join our Team

Join Cloverleaf in developing innovative solutions for the largest electric loads. We develop power-ready and construction-ready sites to enable the growth of cloud computing and artificial intelligence, the renaissance of domestic manufacturing, and new forms of energy production.

We are a fast-paced company with experienced founders, strong investors, and a collaborative work environment. Take your career to the next level, make a difference, and work on some of the most important issues of our time!

#### Position Description

The Project Development Manager will drive the evaluation and development of identified sites to support data centers and other large electric users. The role will need to work cross-functionally, both internally as well as externally, with land agents, consultants, municipalities, and regulatory agencies. The Project Development Manager will be the internal owner of their specific projects with overall responsibility to deliver them to be pad-ready for construction.

The Land Development Program Manager will report to the Chief Development Officer and will be required to travel a minimum of 50% of the time.

### Responsibilities

#### Responsibilities

As a Project Development Manager, you will need to collaborate internally and externally with a number of parties to drive successful execution of your projects. Key areas of responsibility and collaboration include:

#### 1. Site Selection and Acquisition:

- Work with internal GIS teams to identify suitable locations for data center development.
- Manage local land agents to work on negotiation of exclusivity and access agreements for selected land parcels.
- Evaluate land parcels, considering infrastructure, zoning, and environmental factors. This will involve the management of external consulting firms.
- Negotiate land purchase and sale agreements for parcels approved for purchase and complete acquisition process.

#### 2. Project Planning and Execution:

- Develop project plans, timelines, and budgets for land negotiations, due diligence, acquisition, and interconnection processes.
- Manage entitlements process through local agencies and execute development agreements as required to support project objectives.
- Coordinate site design, early works civil permitting, and civil/substation construction activities to deliver sites to pad ready.
- Ensure compliance with local regulations and industry standards through use of outside consultants.

#### 3. Vendor Management:

### Hiring organization

Cloverleaf Infrastructure

### About Cloverleaf

Cloverleaf is a purpose-driven company that solves low-carbon electricity challenges for large electric loads like data centers and electrified factories. Cloverleaf is led by a veteran management team that has built several successful companies. Our leadership prides itself on developing the skills and career of every employee. We are committed to an inclusive workplace that supports employees of all backgrounds.

### Employment Type

Full-time

### Job Location

Houston, Texas or Seattle, Washington

### Date posted

August 14, 2024

- Work closely with land agents, attorneys, contractors, architects, engineers, title companies and others as required to support project deliverables.
  - Monitor progress and resolve issues to support overall project plan and deliverables throughout the project's lifecycle.
- 4. Risk Mitigation:**
- Analyze risks related to site development and propose/execute mitigation strategies.
  - Monitor project performance and adjust plans as needed to support overall project plan.
- 5. Sustainability and Efficiency:**
- Promote energy-efficient and environmentally responsible practices.

## **Minimum Qualifications**

- Bachelor's degree
- 5+ years of experience in project development, real estate acquisition, or related roles.
- Strong problem-solving and analytical skills with a high degree of attention to detail.
- Ability to adapt to changing priorities and work collaboratively in a dynamic environment.
- Willingness to travel a minimum of 50% of the time.

## **Preferred Skills**

- Working knowledge of zoning, planning, and entitlements.
- Experience in land acquisition and development of data centers or other, energy-intensive facilities.
- Formal education or work experience in the Civil Engineering, Real Estate, Architecture, or Construction Management fields.
- Experience directly negotiating real estate agreements.

## **Job Benefits**

### **Compensation and Benefits**

- Competitive salary based on experience and qualifications
- Eligible for annual bonus
- Equity participation in the company
- Health, dental and vision benefits
- Opportunities for professional growth and skill development

### **Location**

Houston, Texas or Seattle, WA. We are open to flexible work (e.g, two days per week remote) after an initial onboarding period.

### **Contacts**

[jobs@cloverleafinfra.com](mailto:jobs@cloverleafinfra.com)