



Frank V. Zerunyan, J.D.

Professor of the Practice of Governance
USC Sol Price School of Public Policy
Director of Executive Education
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CAREER HIGHLIGHTS

Mayor, Council Member, Gubernatorial Appointee, Lawyer, Consultant,
Director, Board Member and Professor

EDUCATION

Western State University College of Law
Doctor of Jurisprudence 1985

California State University Long Beach
Bachelor of Arts, Humanities/Languages 1982

University of Southern California Law Center
Advanced Legal Studies Program Certificate Corporate Taxation 1988

California League of Cities Civic Leadership Institute
Advanced Leadership Certificate 2006

College Samuel Moorat, Paris, France
French Baccalaureate Social Studies 1978 (Part I)

TEACHING/ACADEMIC EXPERIENCE

University of Southern California Sol Price School of Public Policy (USC Price)
Professor of the Practice of Governance (2011-Present)

USC Price Bedrosian Center for Governance
Director of Executive Education (2011-Present)

University of Southern California School of Policy Planning and Development
Adjunct Associate Professor (2008-2011)

Western State University College of Law
Guest Lecturer in Administrative Law (2007-2011)

California League of Cities Institute for Local Government
Lecturer in Land Use and Findings Law (2002)

National Business Institute
Lecturer in Real Estate Law (1997-2000)

ACADEMIC SERVICE

Public Administration Scientific Journal for the Republic of Armenia
Editorial Council Member (2015-Present)

GRADUATE COURSES TAUGHT

Intersectoral Leadership PPD 500 USC Sol Price School of Public Policy

Business and Public Policy PPD 688 USC Sol Price School of Public Policy

International Laboratory PPD 613 USC Sol Price School of Public Policy

Newnegotiation, International Issues in Public Policy PPD 572 USC Sol Price School of Public Policy

INTERNATIONAL SPEAKING ENGAGEMENTS/PRESENTATIONS AND TEACHING

“The Value of Collaboration in Governance, “Newnegotiation” and Civic Leadership” (June 2015)
American University in Armenia, Yerevan, Armenia

“Governance, Newnegotiation and Leadership” (June 2015)
Public Administration Academy of the Republic of Armenia, Yerevan, Armenia

“Collaborative Governance and Newnegotiation” (June 2015)
Ministry of the Diaspora for the Republic of Armenia, Yerevan, Armenia

“Leadership in Local Governance; Collaboration, Collective Impact and Role of Ethical Civic Leadership”
United Nations Capacity Building Conference and Network of Institutes and Schools in Public Administration for
Central and Eastern Europe Conference NISPA Cee (May 2015)
Tbilisi, Georgia

“Leadership in Local Governance, Collaboration and Collective Impact, Role of Ethical Civic Leadership” (May 2015)
City of Tshwane, South Africa

“Governance and Leadership” (October 2014)
United Nations High Level Workshop, Yerevan, Armenia

“Civic Leadership” (June 2014)
United Nations Public Service Forum, Seoul, Korea

“Governance and Leadership” (March 2014)
United Nations High Level Workshop, Addis Ababa, Ethiopia

“Collaborative Governance and Civic Leadership” (June 2013)
United Nations Public Service Forum, Manama, The Kingdom of Bahrain

“International Laboratory, Porto Maravilha Transportation” (May 2013)
Fundação Getulio Vargas, Rio De Janeiro, Brazil

“International Laboratory, Porto Maravilha Public Private Partnerships” (May 2012)
Fundação Getulio Vargas, Rio De Janeiro, Brazil

“Governance and Leadership” (December 2012)
Labor Ministry of Saudi Arabia, Riyadh, Saudi Arabia

“International Laboratory, Legacy of Olympic Games” (May 2011)
Fundação Getulio Vargas, Rio De Janeiro, Brazil

NATIONAL SPEAKING ENGAGEMENTS/PRESENTATIONS

United Nations Division of Public Administration and Development Committee of Experts on Public Administration
New York, New York

Orange County League of Cities and University of California
Irvine, California

National Association of Regional Councils
Santa Monica, California

United Nations Division of Public Administration and Development Committee of Experts on Public Administration
New York, New York

United Nations Division of Public Administration and Development and Department of Economic and Social Affairs
New York, New York

University of Southern California Sol Price School of Public Policy, Executive Education Forum
Los Angeles, California

Conference and Infrastructure West Finance Forum and National Council for Public Private Partnerships
Redondo Beach, California

SANBAG Annual Conference
Ontario, California

California Contract Cities Association
Indian Wells, California

IMN's California Municipal Finance Conference
San Francisco, California

Coalition for Adequate School Housing (CASH)
Sacramento, California

California State Bar Conference
San Diego, California

Lions Club, Rotary International, Kiwanis Club, Council of PTAs, PVP Chamber of Commerce
Rolling Hills Estates, California

Armenian Professional Society
Beverly Hills, California

California Contract Cities Association
Indian Wells, California

California League of Cities
San Diego, California

Armenian National Committee of America
Washington, District of Columbia

County Counsel's Association of California
Siskiyou Lake, California

Los Angeles County Bar Association
Los Angeles, California

Armenian Bar Association Conference
Santa Monica, California

National Organization of Telecommunication Officers and Advisors (“NATOA”)
Denver, Colorado

Armenian Bar Association Conference
Philadelphia, Pennsylvania

Association of City Attorneys of Los Angeles
Los Angeles, California

National Business Institute on Real Estate
Los Angeles, California

GOVERNMENT-PUBLIC AND NOT FOR PROFIT (NGO) SERVICE

City of Rolling Hills Estates, two term Mayor and Council Member
(Elected to the City Council in 2003 and re-elected in 2007 and 2011)
(Mayor 2007-2008 and 2012-2013)

State of California Department of Consumer Affairs, Medical Board Member and Vice President
(Governor Schwarzenegger’s appointee in 2006 and 2011)
(California Senate confirmation in May of 2007)

City of Rolling Hills Estates, Chair of Equestrian Committee
(2014-2015)

City of Rolling Hills Estates, Chair of Traffic and Safety
(2007-2012)

City of Rolling Hills Estates, Chair of Environmental Committee
(2003-2004)

City of Rolling Hills Estates, Planning Commissioner
(1999-2003, Chair 2002-2003)

County of Los Angeles Sanitation District, Board Member
(2007-2008 and 2012-2013)

Palos Verdes Peninsula Transit Authority, Board Member
(2006 and 2010-2013 and 2015)

Palos Verdes Peninsula Law Enforcement Committee, Board Member and Chair
(2007-2009 and 2012-2014)

California Contract Cities Association, Elected 52nd President
(2008-2009)

California Contract Cities, Executive Board Member
(2004-Present)

Southern California Association of Governments (SCAG), Energy and Environment and Water Task Force Policy
Committee Member (2005-2007)

Southern California Association of Governments (SCAG), Community Economic and Human Development Policy
Committee Member (2013-Present)

League of California Cities, Member of Administrative Services Policy Committee
(2005)

Business Technology Center (“BTC”) of the County of Los Angeles, Advisory Board Member
(2000-Present)

Armenian Bar Association, Chairman of the Board of Governors
(2006-2008)

Armenian National Committee of America, Policy Advisory Committee and Legal Counsel
(1995-2005)

Little Company of Mary Hospitals, Service Task Force Member
(2003-2005)

Daniel Freeman Hospitals Foundation, Chairman of the Board
(2002)

PRIVATE SECTOR

Public-Private Community Development LLC: CEO and General Counsel (2006-Present)

P3 Solutions Group, LLC: Founder (2010)

California P3 Infrastructure Group, LLC: Founder (2009)

Sulmeyer Kupetz, a PC: Shareholder/Principal, Lawyer (1995-2005)

Yacoubian & Zerunyan, a PC: Shareholder/Principal, Lawyer (1989-1995)

International Marketing Alliance, Inc.: Senior Vice President of Law and Finance (1985-1989)

AWARDS AND HONORS

Who's Who in America

Who's Who in American Law

The Legal Network, Top Lawyers in California

Los Angeles Magazine Southern California Super Lawyers

Martindale-Hubbell Peer Review Rating BV Distinguished

The President's Commission on White House Fellowships Selection Panel

Special United States Congressional Recognition for Public Service

Special Recognition by the California League of Cities

Special Recognition El Matador Grande by the California Contract Cities

Special Recognition Roy Reynolds Service Award by California Contract Cities Association

Special Recognition by the City of Los Angeles for Public Service

Special Recognition by the State Assembly for Public Service

Special Recognition by Sheriff Leroy D. Baca for Academic and Public Service

Special Recognition by the County Assessor for Academic Service

Special Recognition by the Los Angeles County Board of Supervisors for Serving as Mayor

PUBLICATIONS-BOOK

Newgotiation For Public Leaders; The Art of Negotiation for a Better Outcome E-Book (Innovations in Negotiation; Amazon and iTunes) - January 2015

PUBLICATIONS-ARTICLES

"The Demise of California Redevelopment Law, and the Repackaging of Tax Increments for California Municipalities" Public CEO - March 2015

"From Contract Cities to Mass Collaborative Governance" American City and County-April 2014

"Public Private Partnerships — Coming to a Civic Building Near You" American City and County June 2010

"The Use of Public Private Partnership for Special Districts and All Levels of Governments" California Special Districts May-June 2010

"US House must uphold truth and justice with Armenian genocide resolution" *JURIST University of Pittsburgh School of Law*, November 2007

"Chapter 11, the End of the Book? The Bankruptcy Process Revealed," *NATOA Journal of Municipal Telecommunications Policy*, Spring 2003.

"Landlords: Is the Security Deposit From Your Tenant Really Secure?" Business Credit, National Association of Credit Management, March 2003.

"Overview of California Corporate Dissolution Law" *Inland Empire Business Journal*, and *The Los Angeles Daily Journal*, April 2000.

"Divine Deals" Spotting, resolving and drafting commercial lease issues and provisions are not mundane tasks. Commercial landlords and tenants should always analyze and address their specific needs and diverse requirements. *California Real Estate Journal*, January 1999 and *The Banking Law Journal*, February 1999.

"U.S. Laws Take Priority Over U.C.C" Article 9 of the U.C.C. excludes 13 types of collateral, including IP and federal government debts. *The National Law Journal*, September 28, 1998 and *The Banking Law Journal*, January 1999.

"Lease Peace" Prior to assumption or rejection, the landlord is entitled to performance of all tenant obligations under an unexpired real property lease. *California Real Estate Journal*, May 1998. Real Property page of the *Los Angeles Daily Journal* and *San Francisco Daily Journal* on April 23, 1998

"No Call Waiting" Adopting a 24-hour turnaround time to answer all phone calls goes a long way toward making good attorney-client relations. *California Law Business, A Supplement to the Los Angeles Daily Journal* and *San Francisco Daily Journal*, November 24, 1997

LAW PROFESSION EXPERIENCE AND FORMER LEGAL REPRESENTATION HIGHLIGHTS

Los Angeles County Department of Beaches and Harbors

Los Angeles County Department of Health, Department of Consumer Affairs

Los Angeles County Public Guardian

California Counties of Los Angeles, San Bernardino, Kern, Santa Barbara, San Luis Obispo, Tulare, Fresno, Santa Clara, Stanislaus, Tuolumne, Alameda, San Francisco, Siskiyou, Trinity, Sonoma
(In re Pacific Gas and Electric)

California Cities of Palm Springs, Palm Desert, Moreno Valley, Hemet and Simi Valley
(In re City of Desert Hot Springs)

Cities of Los Angeles, Beverly Hills and 14 other cities in Los Angeles County
(In re Adelpia Corporation)

County of Stanislaus and City of Modesto
(In re Covanta)

Los Angeles World Airports

Port of Los Angeles

General Electric Capital Corporation

Transamerica Occidental Life Insurance Company

Peninsula Shopping Center Mall

The Jewelers Mall Los Angeles

City National Bank

Cedars Bank

Tokai Bank

BAR MEMBERSHIPS/LICENSES TO PRACTICE LAW

State of California

United States Federal District Court (Southern and Northern Districts of California)

United States Court of International Trade

District of Columbia (currently inactive status)

United States Supreme Court

FLUENT LANGUAGES

English, French, Armenian and Turkish