

**Profile**

Matthew  
First Name

Ailey  
Last Name

Middle Initial

240 Jungle Rd  
Home Address

Suite or Apt

Palm Beach  
City

FL  
State

33480  
Postal Code

mailey@genrock.com  
Email Address

Mobile: (423) 736-0909  
Primary Phone

Alternate Phone

**Which Boards would you like to apply for?**

Planning and Zoning Commission: Submitted

Question applies to multiple boards

**Appointment to the Architectural Commission (ARCOM), Landmarks Preservation Commission, Planning and Zoning Commission, Recreation Advisory Commission, & Underground Utilities Task Force (UUTF) requires the applicant to be a registered voter in the Town of Palm Beach. Please attach a copy of BOTH SIDES of your Voter Registration card with your application. Failure to provide the required copy of the voter registration card shall be grounds for rejection of the application.**

Question applies to multiple boards

**I am a registered voter in the Town of Palm Beach (Initial below)**

MA

Question applies to multiple boards

Upload a Voter Registration Card in one of the accepted formats (Front)

Question applies to multiple boards

[VERIFIED - kmc 8/26/24](#)

Upload a Voter Registration Card in one of the accepted formats (Back)

Finance  
Occupation

**In what area of town do you live?**

☒ Midtown

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## Interests/Experience

Question applies to Planning and Zoning Commission

### Why are you interested in serving on the Planning and Zoning Commission?

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After moving to Palm Beach as a full-time resident nearly six years ago, I have seen firsthand the growth the Town has experienced from the pre-pandemic era through today. I am married and in the process of starting a family, and both my home and my business are located in the Town – as a result, I have a vested interest in this Town over the long-term. I believe the Town needs a balanced approach to long-term development, and I would like to contribute to the development of the community in a constructive manner. I understand the unique perspectives of those who prefer more limited future development as well as the views of those who favor greater redevelopment of the community, and I believe I can serve the Town as a contributing voice to this ongoing discussion. I would be interested in listening respectfully to all views and respect the Town's history and the interests of the residents. I am specifically attracted to the Planning & Zoning Commission due to its mission of creating comprehensive, long-term goals and guidelines rather than opining on specific projects. The former helps to generate the objectives and boundaries to help guide the community, which is where my interests lie.

Question applies to Planning and Zoning Commission

### How many meetings of the Planning and Zoning Committee have you attended in the last year?

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Question applies to Planning and Zoning Commission

### Are you willing and available to attend meetings of the Planning and Zoning Commission as described below? Please select all that apply. \*

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- ☒ Meetings which last a full day (9:30 a.m. to 5:00 p.m., or even later)?
- ☒ Meetings on consecutive dates?
- ☒ Meetings which might be scheduled for multiple dates within the same month
- ☒ Meetings scheduled year-round

### Please indicate if there are any periods of time for which you will be unavailable for meetings.

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I am available for meetings as needed. I live in the Town as a full-time resident, year-round, and my office is located at 375 S County Road, which is directly across the street from Town Hall.

Question applies to multiple boards

**If you have served on any boards/commissions/committees in the Town of Palm Beach or elsewhere, please list them and include details such as length of service, attendance record, etc.**

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Saint Thomas Church Fifth Avenue, New York Member, Investment Committee (2017-present) Vice Chair, Investment Committee (2019-2021) Chair, Investment Committee (2021-present) Attendance record: I have never missed a meeting Episcopal Charities of New York Trustee, 2017-2021 Attendance record: Attended 18 of 20 meetings while serving as a trustee

Question applies to Planning and Zoning Commission

**Do you have any experience in requesting comprehensive plan amendments or zoning approvals from the Town of Palm Beach or other jurisdictions? (Please explain.)**

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I do not have experience in comprehensive plan amendments or zoning approvals specifically from the Town of Palm Beach. However, I do have experience with Town commissions, as I live in a home designated as an historic landmark, and I applied for (and received) ARCOM approvals to update the windows and doors with hurricane impact-resistant materials. I also listen to many Town Commission meetings (including Town Council, Planning & Zoning, ARCOM, and Landmarks meetings. I am familiar with the Towns' EAR process of the 2017 Comprehensive Plan and have followed the public dialogue with respect to that process. In my personal experience, I have worked with complex zoning issues in New York City, specifically with respect to Saint Thomas Church Fifth Avenue, which is a magnificent, historic and landmarked building at the intersection of 53rd Street and Fifth Avenue. The Church owns undeveloped air rights, which are not usable given the building's designation as an historic landmark, but the air rights are transferable (and thus saleable) under very specific rules. The Church's dual designation as an historic landmark and 501(c)(3) tax-exempt organization results in even more nuanced regulations regarding its air rights. As a member of the Investment Committee since 2017 and its Chair since 2021, I have been directly involved in this complex process, particularly given the recent zoning changes to the Midtown East area. In my business experience, I own and have owned various properties and have worked with municipal authorities on zoning matters across many jurisdictions. Some of these include historical and use-restricted properties.

**Are you a member of any of the following organizations? (Check all that apply)**

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- ☒ Palm Beach Chamber of Commerce
- ☒ Palm Beach County Historical Society

**Present Occupation**

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Private Equity

**No. of years**

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8

**Past occupation(s)**

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Private equity and public alternative investments, investment banking

Matthew Ailey

**No. of years**

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8

**Please provide details regarding your educational background:**

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A.B. from Dartmouth College as a Government Major, graduated Phi Beta Kappa (2009)

Question applies to Planning and Zoning Commission

**Do you have a degree in, or have you taken courses in, any of the following fields of study: (Check as many as are applicable) \***

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- ☒ Law
- ☒ Social Sciences

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Upload a Resume

**Have you ever been convicted or pled guilty or nolo contendere to a crime other than minor traffic violations?**

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☐ Yes ☒ No

**If you are currently serving on a Town board, commission, or committee, please identify in the space below and check the "I Agree" box indicating that you will resign from that position if you are appointed to the position you are seeking in this application.**

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**I agree that I will resign from the board, commission, or committee if I am appointed to the position I am seeking in this application.**

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☒ I Agree

Question applies to Planning and Zoning Commission

**Why do you feel that you are qualified to serve on the Town's Planning and Zoning Commission?**

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I am a full-time, year-round resident of the Town and have been for nearly six years. I moved here prior to the COVID-19 pandemic – I was attracted to the history and charm of this community. I have lived here through the growth that has resulted across much of Florida, and specifically in the Town of Palm Beach, and I have closely followed the EAR process for the 2017 Comprehensive Plan. I have relocated both my home and business to this community and will raise my children here. I have a long-term, vested interest in ensuring the Town fosters a healthy balance between maintaining the quaint and charming environment that attracted many of us to move here in the first place with sensible goals and policies to promote growth for both current residents and future generations. I have both personal and business experience in working with municipal regulatory boards to follow their guidelines. As a result, I understand firsthand the importance of clear regulatory frameworks. Clarity in community design helps to limit controversy and set clear expectations for those looking to invest in future growth. I believe my experience and perspective would be additive and constructive to the Planning & Zoning Commission. I am also committed to respectfully listening to different views and respecting the history of the Town and the interests of the residents of our community.

Matthew Ailey

Question applies to multiple boards

**In the event you are applying to be a Regular Member and you are not successful, will you accept appointment as an Alternate Member should the Town Council wish to appoint you as an Alternate Member?**

☒ Yes ☐ No

**To enable Town Council to consider potential conflicts of interest, please list the family members who live and/or work in the Town of Palm Beach, including your spouse, parents, siblings or children.**

N/A

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## Demographics

Some boards and commissions require membership to be racially, politically or geographically proportionate to the general public. The following information helps track our recruitment and diversity efforts.

### Ethnicity

☒ Caucasian/Non-Hispanic

### Gender

☒ Male

### Physically Disabled

☐ Yes ☒ No

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**I hereby certify that I have read the sections of the Town Code of Ordinances for the particular board/commission/committee that I have selected above and have noted the description of the board/commission/committee and its members' duties, and further I have read the regulations concerning absences and conflicts of interests. I certify the information given by me is true and complete to the best of my knowledge and belief. I understand that any falsification of material facts will be grounds for rejection of this application of dismissal after appointment.**

☒ I Agree

Question applies to Planning and Zoning Commission

***Please provide a copy of BOTH SIDES of your Palm Beach County Voter Registration card, which shows your Town of Palm Beach address, with your application.***

**Please note that Commission applications will expire on December 15 of each year.**

#### **PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission acts in an advisory capacity to the Town Council in all matters relating to municipal planning and development. The Commission is required to follow the concepts and contents of the Town's comprehensive land use plan in all planning, zoning and development related deliberations and decisions. The Commission shall also have such powers and duties as may be prescribed by Ordinance. The members of the Commission must be registered voters in the Town of Palm Beach. The seven regular members serve for terms of three years. Three alternate members of the Zoning Commission may be appointed by the Town Council who serve when called upon by the Chair of the Commission in the absence of any regular member.

**MATTHEW R. AILEY**

240 Jungle Road, Palm Beach, FL 33480 | 212.301.0770 | mailey@genrock.com

**WORK EXPERIENCE**

**GENROCK CAPITAL MANAGEMENT, LP**

**Palm Beach, FL**

**Founder & Managing Partner**

**2017-Present**

- GenRock is a lower middle market private equity firm designed to create alternative investment solutions that produce consistent and uncorrelated returns with low-risk, high cash yielding assets
- GenRock's funds are dedicated to investing in and consolidating stable consumer and business services companies in the United States

**CORVEX MANAGEMENT, LP**

**New York, NY**

**Investment Professional**

**2013 – 2017**

- Analyzed public company investment opportunities across the consumer and industrials sectors
- Focused on fundamental value investments with identifiable events / catalysts as well as opportunities to actively engage with management teams to effect positive change

**THE BLACKSTONE GROUP**

**New York, NY**

**Analyst | Private Equity Division**

**2011 – 2013**

- Analyzed corporate investment opportunities in the consumer, industrials, life sciences / diagnostics and telecommunications industries for Blackstone's \$16.2 billion BCP VI investment vehicle

Transaction Experience

- \$3.2bn acquisition of Emdeon
- \$1.2bn roll-up of Summit Materials

**GOLDMAN, SACHS & CO.**

**New York, NY**

**Investment Banking Analyst | Global Industrials Group**

**2009 – 2011**

- Performed financial analysis and constructed financial models to evaluate acquisitions, divestitures, recapitalizations, leveraged buyouts, restructurings, and outright sales of companies
- Led all analytics for the restructuring of General Electric's distressed assets following the financial crisis

**EDUCATION & COLLEGE EXPERIENCE**

**DARTMOUTH COLLEGE**

**Hanover, NH**

- **Bachelor of Arts, Major in Government; Secondary Concentration in Economics**

**2005 – 2009**

— Phi Beta Kappa; Presidential Scholar

- **Sigma Alpha Epsilon Fraternity**

**2007 – 2009**

- **NCAA Division I Men's Varsity Swimming**

**Sep 2005 – Feb 2007**

**PHILANTHROPY & CIVIC INVOLVEMENT**

**BOARD MEMBERSHIPS**

- **Saint Thomas Church, Fifth Avenue** (Chair, Investment Committee)
- **Episcopal Charities** (Finance, Communications, and Tribute Dinner Committees)
- **Estate & Property of the Episcopal Diocesan Convention** (Trustee)
- **Dartmouth Alumni 1769 Society and Hal Ripley Society**

**2017-Present**

**2017-2021**

**2018-2021**

**2009-Present**