



Susan Gahlsdorf

Qualifications Summary

Dynamic government finance professional with over 30 years of experience in auditing, finance, accounting, and budgeting, including 18 years as a senior executive. Focused on implementing strong internal control systems while creating efficiencies, achieving significant cost savings, and ensuring compliance with federal, state, and local legal requirements. A proven, effective, results-oriented problem solver.

Professional History

CFO Selections	Consultant	2025 – Present
City of Keizer	Finance Director	1997-2016
Oregon Housing & Community Services	Financial Reporting Manager	1992-1997
Oregon Secretary of State Audits Division	Auditor 3	1983-1992

Accomplishments

- Served as the first Finance Director for a full-service city in its early stages. Developed and updated all aspects of the financial operations infrastructure, assessed exposure, and integrated internal control policies and procedures.
- Issued and managed debt for infrastructure improvements, including the civic center and the Keizer Station multi-use complex, generating 1,000 jobs and \$1 million in annual tax revenues for the community. Served as a liaison with bond counsel, financial institutions, and advisors.
- Spearheaded efforts to resolve the Developer's debt default. Collaborated with overlapping jurisdictions to keep the urban renewal district open and reduce debt, thereby avoiding a significant balloon payment in the coming years. Compensated the jurisdictions for forgone revenues with interest.
- Developed a cost allocation plan to fairly distribute costs across all operating funds, outsourced services, and grant programs, thereby preserving valuable general fund resources.
- Together with the Keizer City Council and the City Manager, negotiated the elimination of the City of Salem's 7% surcharge on Keizer citizens' sewer rates.
- Developed, recommended, and implemented a Transient Occupancy Tax to support general fund services, including police and parks.
- Enhanced the city's financial credibility by being the initial recipient of the Distinguished Budget Presentation Award and the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association, which is awarded annually thereafter.

Education

Bachelor of Science in Business Administration, Oregon State University