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**BAC-0191**

<b>Board Name</b>	Business Improvement District Colfax Board of Directors	<b>Status</b>	Selected
<b>Salutation</b>		<b>Type</b>	Reappointment
<b>First Name</b>	Vicky	<b>Preferred Email</b>	vicky.hales@umb.com
<b>Last Name</b>	Hales	<b>Other Email</b>	
<b>Contact Name</b>	Vicky Hales	<b>Preferred Phone</b>	720-220-5468
<b>Middle Name</b>		<b>Other Phone</b>	720-941-2363
<b>MMAC Trans. Mode Group</b>			

**Work and Home Address**

<b>Work Address</b>	1635 E. Colfax Avenue	<b>Home Address</b>	[REDACTED]
<b>Work City</b>	Denver	<b>Home City</b>	[REDACTED]
<b>Work State</b>	CO	<b>Home State</b>	[REDACTED]
<b>Work Zip</b>	80222	<b>Home Zip</b>	[REDACTED]

**Additional Information**

<b>Are you a registered voter?</b>	Unknown	<b>Gender</b>	Female
<b>If so, what county?</b>		<b>Other Gender</b>	
<b>Denver City Council District No</b>	7	<b>Ethnicity</b>	Caucasian
<b>Occupation/Employer</b>	Vice President / Umb Bank	<b>Other Ethnicity</b>	
		<b>Objection to appointment?</b>	
		<b>Special Information</b>	

**Reference Details**

<b>Reference Name #1</b>		<b>Reference Email #1</b>	
<b>Reference Phone #1</b>			
<b>Reference Name #2</b>		<b>Reference Email #2</b>	
<b>Reference Phone #2</b>			
<b>Reference Name #3</b>		<b>Reference Email #3</b>	
<b>Reference Phone #3</b>			

<b>Owner</b>	Palani Jayachandran	<b>Created By</b>	Palani Jayachandran, 1/9/2017 12:48 PM
		<b>Last Modified By</b>	Palani Jayachandran, 1/9/2017 1:57 PM

**Board Members**



**Vicky Hales – Treasurer**

**Vicky Hales has been a banker with UMB Bank for over 26 years. She partners with her clients to help them achieve financial success. She has held many different positions at UMB, including her current role as Branch Manager which allows her to coach her team to success. Highlights include Top Producer awards for both the Colorado market and the entire company in 2013. Vicky is passionate about volunteering her time to local organizations. She has held and currently holds many board positions including Colfax on the Hill, Treasurer for National Coalition Against Domestic Violence, Treasurer for CBID, and is a past full-time volunteer with the USO. Vicky is married and enjoys spending time with family, traveling, and cooking.**

- [Close Window](#)
- [Print This Page](#)
- [Expand All](#) | [Collapse All](#)

**BAC-2944**

<b>Board Name</b>	Business Improvement District Colfax Board of Directors	<b>Status</b>	In Process
<b>Salutation</b>	Ms.	<b>Type</b>	Appointment
<b>First Name</b>	Yvette	<b>Preferred Email</b>	yvette@pumaworldhq.com
<b>Last Name</b>	Freeman	<b>Other Email</b>	
<b>Contact Name</b>	Yvette Freeman	<b>Preferred Phone</b>	202-306-6821
<b>Middle Name</b>		<b>Other Phone</b>	720-550-8117
<b>MMAC Trans. Mode Group</b>			

**Work and Home Address**

<b>Work Address</b>	1201 E. Colfax Ave. #201	<b>Home Address</b>	[REDACTED]
<b>Work City</b>	Denver	<b>Home City</b>	[REDACTED]
<b>Work State</b>	CO	<b>Home State</b>	[REDACTED]
<b>Work Zip</b>	80218	<b>Home Zip</b>	[REDACTED]

**Additional Information**

<b>Are you a registered voter?</b>	Yes	<b>Gender</b>	Female
<b>If so, what county?</b>	Denver	<b>Other Gender</b>	
<b>Denver City Council District No</b>	9	<b>Ethnicity</b>	African American
<b>Occupation/Employer</b>	Consultant/Progressive Urban Management Associates	<b>Other Ethnicity</b>	
		<b>Objection to appointment?</b>	No
		<b>Special Information</b>	

**Reference Details**

<b>Reference Name #1</b>	Brad Segal	<b>Reference Email #1</b>	brad@pumaworldhq.com
<b>Reference Phone #1</b>	303-997-8754		
<b>Reference Name #2</b>	Ben Kelly	<b>Reference Email #2</b>	benwkelly28@gmail.com
<b>Reference Phone #2</b>	303-596-5638		
<b>Reference Name #3</b>	Diane Stahl	<b>Reference Email #3</b>	dianelaurenstahl@gmail.com
<b>Reference Phone #3</b>	303-733-5004		
<b>Owner</b>	Denver Integration	<b>Created By</b>	Denver Integration, 10/27/2017 5:16 PM
		<b>Last Modified By</b>	Denver Integration, 10/27/2017 5:16 PM



# YVETTE J. FREEMAN

Senior Strategist

BID Management | Operations | Business Development | Community Outreach + Engagement

## Expertise

Yvette has more than 15 years of experience managing business improvement districts (BIDs) and community development initiatives. She joined Progressive Urban Management Associates to assist with strategic planning and other projects in early 2015. At P.U.M.A., Yvette provides project management, strategic planning, community outreach and project support.

Representative projects include:

- Worked with the City of Denver to improve inter-departmental communications and coordination to implement the City's Transit Oriented Development plan.
- Evaluated Transportation Management Associations (TMAs) for the City of Denver and provided recommendations to develop greater efficiencies and organizational structure for the program.
- Provided project support and creative input to develop a strategic plan for the downtown BID in Minneapolis, MN; and the Golden Triangle BID in Washington, DC.
- Assisted with the formation of a business improvement district for Denver's Historic Five Points commercial strip.
- Solicited community input and co-facilitated the process to develop a strategic plan for the Colorado Main Street program in Silver Cliff and Westcliffe.
- Supports the Colorado Fresh Food Financing Fund team to provide technical assistance for new and prospective borrowers.
- Supported the Healthy Places Initiative sponsored by the Colorado Health Foundation to help communities sustain ongoing infrastructure improvements and programming that promote active living.

## Past Experience

### Operations Manager, Block by Block, Downtown Denver BID, Denver, CO, 2014

Managed nearly 70 "clean and safe ambassadors" for downtown Denver's 24/7/365 BID program; established higher performance standards and enhanced efficiencies for the operation; oversaw final close out and transitioned operations to the BID's newly selected contractor.

### Chief of Operations, Silver Spring Urban District, Montgomery County, MD, 2008-2014

Managed \$2.8 million budget and 40 union employees; introduced operational strategies and "clean and safe" standards in response to downtown Silver Spring's rapid growth and changing demands; partnered with Montgomery County Department of Corrections to establish an award winning initiative for minor offenders to provide weekend cleaning services in downtown Silver Spring; collaborated with government agencies and property owners to expand Washington DC's bike sharing program.

### Operations Manager, Downtown Denver Business Improvement District, Denver, CO 1994-2000

Managed various contractors and a \$1 million budget, established and refined requirements to accomplish a high standard of cleanliness for Downtown Denver's 16th St. Mall and BID; oversaw the 16th St. Mall vending program; advised property owners and worked collaboratively with the police, other public and private agencies including non-profits serving the homeless population, and at-risk youth to assure a clean and safe downtown; initiated and managed all aspects of a customized light refurbishment project for Denver's 16th St. Mall; collaborated with property owners, city staff and designers for a \$3 million streetscape improvement project in downtown Denver.

### Associate Director, Downtown Denver Partnership, Denver, CO 1989-1994

Co-managed the locally and nationally recognized Business Support Office program to spur economic development in Denver's Five Points and Lower Downtown areas by assisting entrepreneurs to develop business plans, marketing strategies and loan packages; planned and facilitated business workshops; conducted outreach and supported 500-plus downtown business by coordinating targeted marketing programs.

## Affiliations & Community Involvement

International Downtown Association, Urban Land Institute, Rocky Mountain Land Use Institute, Eco-Districts.

Founding member of All In Denver, a non-profit advocacy organization working toward social equity for all, as Denver experiences the impacts of gentrification.

Former Board/Executive Committee Member for Chinook Fund, a unique partnership of activists, donors, and social change organizations committed to the transformation of society, promote social justice and freedom from oppression. Former member of the Grant Making Committee, evaluated grant proposals from community based organizations.

Participant in the Lundy Leadership Challenge, an intensive three-year community building initiative established to increase collaborative leadership capacity in Colorado's (LGBTQ) community after Colorado's passage of Amendment 2.

## Education

Bachelor of Science, Human Development and Family Studies, Colorado State University, Ft. Collins, CO  
Certificate in Women's Interdisciplinary Studies, Colorado State University, Ft. Collins, CO

PROGRESSIVE URBAN  
MANAGEMENT ASSOCIATES



P.U.M.A.

- [Close Window](#)
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## BAC-3122

<b>Board Name</b>	Business Improvement District Colfax Board of Directors	<b>Status</b>	In Process
<b>Salutation</b>		<b>Type</b>	Appointment
<b>First Name</b>	Katherine	<b>Preferred Email</b>	kb@kentrogroup.com
<b>Last Name</b>	Bettis	<b>Other Email</b>	
<b>Contact Name</b>	Katherine Bettis	<b>Preferred Phone</b>	303-390-1574
<b>Middle Name</b>		<b>Other Phone</b>	303-478-3456
<b>MMAC Trans. Mode Group</b>			

## Work and Home Address

<b>Work Address</b>	1509 York St., Suite 201	<b>Home Address</b>	[REDACTED]
<b>Work City</b>	Denver	<b>Home City</b>	[REDACTED]
<b>Work State</b>	CO	<b>Home State</b>	[REDACTED]
<b>Work Zip</b>	80206	<b>Home Zip</b>	[REDACTED]

## Additional Information

<b>Are you a registered voter?</b>	Yes	<b>Gender</b>	Female
<b>If so, what county?</b>	Arapahoe	<b>Other Gender</b>	
<b>Denver City Council District No</b>	N/A	<b>Ethnicity</b>	Caucasian
<b>Occupation/Employer</b>	Kentro Group	<b>Other Ethnicity</b>	
		<b>Objection to appointment?</b>	No
		<b>Special Information</b>	

## Reference Details

<b>Reference Name #1</b>	Jimmy Balafas	<b>Reference Email #1</b>	jb@kentrogroup.com
<b>Reference Phone #1</b>	303-500-0946		
<b>Reference Name #2</b>	Neil Oberfeld	<b>Reference Email #2</b>	oberfeldn@gtlaw.com
<b>Reference Phone #2</b>	303-685-7414		
<b>Reference Name #3</b>	Doug Wilson	<b>Reference Email #3</b>	dwilson@rkmi.com
<b>Reference Phone #3</b>	303-785-6920		
<b>Owner</b>	Denver Integration	<b>Created By</b>	Denver Integration, 11/29/2017 3:52 PM
		<b>Last Modified By</b>	Denver Integration, 11/29/2017 3:52 PM

## Notes &amp; Attachments

# Kathy Bettis

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Cell: 303.478.3456: [kb@kentrogroup.com](mailto:kb@kentrogroup.com)

## Summary

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Director of Asset Management with vast experience in commercial real estate management. Leveraging 25+ years of expertise in financial analysis, forecasting and property operations and management to handle the asset management portfolio for Kentro Group. I also manage tenant relationships, supervise property maintenance and lead the overall office administration for Kentro Group. Prior to joining the Kentro Group I was a Senior Asset Manager and Director Maintenance for Etkin Johnson Real Estate Partners where I was responsible for more than one million square feet of retail and commercial space.

## Accomplishments

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- Develop annual budgets, including determining short and long-term goals to support the overall profit and growth objectives.
- Perform financial analysis for development and acquisition of commercial properties using Argus and Excel. Reports submitted to owners, prospective investors, and lenders to facilitate investment decisions.
- Successfully negotiated the sale of 4 assets totaling \$44,000,000 and managed the closing process, including a short sale.
- Work with architects and general contractors to budget, bid, schedule, and complete tenant improvements.
- Negotiate lease renewals and expansions for tenants in my portfolio, including Nissan North America, Inventiv Health, Motorola, and Graybar Electric.
- Responsible for the successful disposition of a 160-unit condominium conversion project. Responsibilities included financial projections, sales and maintenance staff supervision, hiring a marketing firm, tracking sales data, negotiating sales contracts, and tracking contracts through closing.
- Responsible for supervision of ten maintenance engineers who provide maintenance services to buildings managed by Etkin Johnson Group.
- Effectively manage 1,000,000 square feet of industrial, flex, office, and retail space, including scheduling repairs and maintenance, tenant relations, review of contracts and bids for various services, and monthly reporting to owners.

## Experience

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### Director of Asset Manager

May 2015 - present

Kentro Group, Denver, CO

### Senior Asset Manager

May 1989 – April 2015

Etkin Johnson Real Estate Partners, Denver, CO

### Director of Maintenance

March 1992 – April 2015

Preferred Industrial Services, Inc., Denver, CO

## Education

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University of Denver, Denver, CO – Bachelor of Business Administration with an emphasis in Real Estate and Finance

University College, University of Denver – Master's Certificate in Alternative Dispute Resolution

## Service Work

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Started a volunteer group at the Denver Rescue Mission to tutor individuals in transitional housing who want to obtain a GED. Mentor families struggling with homelessness in the Denver Rescue Mission's Family and Senior Homeless Initiative. Participate in the Salvation Army bell ringing initiative during the Christmas season.

- [Close Window](#)
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### BAC-3139

<b>Board Name</b>	Business Improvement District Colfax Board of Directors	<b>Status</b>	In Process
<b>Salutation</b>	Mr.	<b>Type</b>	Appointment
<b>First Name</b>	James	<b>Preferred Email</b>	jimmycallahan76@gmail.com
<b>Last Name</b>	Callahan	<b>Other Email</b>	jimmycallahan76@gmail.com
<b>Contact Name</b>	James Callahan	<b>Preferred Phone</b>	415-612-7225
<b>Middle Name</b>		<b>Other Phone</b>	
<b>MMAC Trans. Mode Group</b>			

#### Work and Home Address

<b>Work Address</b>	504 East Colfax Ave	<b>Home Address</b>	[REDACTED]
<b>Work City</b>	Denver	<b>Home City</b>	[REDACTED]
<b>Work State</b>	CO	<b>Home State</b>	[REDACTED]
<b>Work Zip</b>	80203	<b>Home Zip</b>	[REDACTED]

#### Additional Information

<b>Are you a registered voter?</b>	Yes	<b>Gender</b>	Male
<b>If so, what county?</b>	Denver	<b>Other Gender</b>	
<b>Denver City Council District No</b>	10	<b>Ethnicity</b>	Caucasian
<b>Occupation/Employer</b>	Owner Prohibition	<b>Other Ethnicity</b>	
		<b>Objection to appointment?</b>	No
		<b>Special Information</b>	

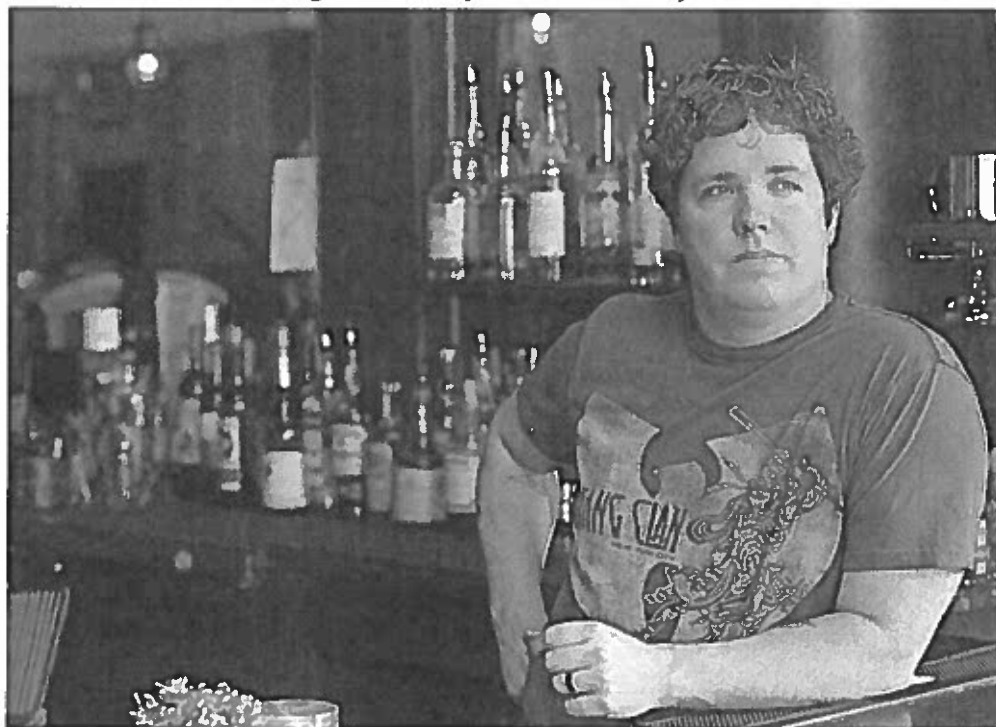
#### Reference Details

<b>Reference Name #1</b>	Jason Sand	<b>Reference Email #1</b>	jasonpsand@gmail.com
<b>Reference Phone #1</b>	303-478-6730		
<b>Reference Name #2</b>	Colm Doyle	<b>Reference Email #2</b>	colmadoyle@yahoo.com
<b>Reference Phone #2</b>	415-994-9706		
<b>Reference Name #3</b>	Kevin Rosen	<b>Reference Email #3</b>	krosen@beveragedistr.com
<b>Reference Phone #3</b>	720-309-2727		
<b>Owner</b>	Denver Integration	<b>Created By</b>	Denver Integration, 11/30/2017 4:21 PM
		<b>Last Modified By</b>	Denver Integration, 11/30/2017 4:21 PM

# Jimmy Callahan of Prohibition, Colfax's Neighborhood Bar

by Lauren Hendrick | May 24, 2012, 5:00am MDT

*Welcome to One Year In, a feature in which Eater sits down for a chat with the chefs and owners of restaurants celebrating their one year anniversary.*



Jimmy Callahan [Photo: Adam

Larkey]

When **Jimmy Callahan** was ready to open his first bar, he saw potential in the old **Roslyn Grill** space, an East Colfax dive that shuttered at the beginning of 2011. Callahan sought to transform the tattered venue into a classed-up neighborhood spot with a quality bar menu and better-than-average bar food, and with the help of long-time buddy and chef **Toby Prout**, Callahan opened Prohibition in May 2011. Eater recently dropped in to chat with Callahan and Prout about their first year of business and what it was like to renovate a space littered with broken liquor bottles and crack pipes. Oh, and they also revealed that they're on the hunt for another project.

**So how did you meet? JC:** We met at Bennigan's in Boulder when we were 18 and 19 years old. He was a cook and I was a server. **TP:** We lived across Boulder Creek from each other. I grew up in Durango and moved to Boulder, where I went to CU for a couple of years. **JC:** And I basically just moved to Boulder from Dallas with a buddy of mine.



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**At what point did you enter discussions about opening your own place?** **TB:** We lost touch with each other for a little while. I spent time in Miami, Hawaii and Arizona. He went to California for a bit. We both ended up back in Denver, and Jimmy started looking for places to open a bar. **JC:** It's been a work in progress since I was 16. There's little things you pick up here and there — you see things in other cities that you'd like to do with your own place.

**How did you land this location?** **JC:** When I moved to Denver, I basically just drove around looking for spots. I found this one on the internet. I came out here for hours one weekend and just watched people to get an idea of the demographic.

**It's definitely an eclectic demographic.** **JC:** Yea, it is. There's a lot of great people who live out here. **TP:** Once you scrape off the layer of Colfax, there's a lot of young professionals, college kids and industry people who live in this part of town. It's always interesting. We wanted to make an impact too by bringing in a place that wasn't a typical Colfax bar. I mean, we took the dirtiest bar on Colfax and made it one of the nicer ones.

**What was that process like?** **JC:** Dirty. **TP:** Hard. Cleaning the kitchen alone took over 65 hours. I had to use a blow torch. But there was good equipment here. You see those things, and you know there's still life in it. We had to change out a couple thermostats, but everything else worked. It just needed some TLC. Well, some hard TLC. **JC:** The front of the house was pretty bad. The floors were totally disgusting. The carpet was matted down on top of tile, and in some areas there were tiles on

top of tiles. **TP:** We found our share of crack pipes and syringes as well. **JC:** There was also a hole in the middle of the bar that they had patched with duct tape and trash bags. That's how bad it was.

**Tell us about the food you serve. TP:** From the beginning, our mantra has been "an exceptional bar with great food." We wanted to serve bar food, but we didn't want to take it to the gastropub level — just great bar food. Our menu is small. It's about quality over quantity for us. I worked for The Ritz-Carlton, and I've worked in four diamond kitchens. I worked at Izakaya Den, NoRTH and other Fox Restaurant Group places, so I've definitely cooked at some higher-end restaurants. I wanted to bring this neighborhood good food, but at reasonable prices. Our highest menu item is \$15, and that's a full meal.

**Since the Roslyn Grill had a bit of a reputation, what have you noticed since opening Prohibition?**

**TP:** At first, we had to work hard to change the outlook. Some people have looked in and assumed that they can't afford to drink here, and the reality is, they can. We've really tried to keep this place reasonable. **JC:** But, a lot of the old "7 a.m. Roslyn crowd" was so drunk that when we renovated this building, they thought the only thing we had changed was the floors. Literally, I've heard that multiple times. **TB:** We don't tolerate the drug-dealing crowd though. We're really against being associated with that. At first, we had to make it pretty clear. We watched people like a hawk. **JC:** We learned who was who pretty quickly. You see everything out of that window.

**So what's down the road for you? TP:** We made it through our first year, so we're definitely happy where we are. Hopefully we'll jump on another place soon, and we'd like to stay close to this neighborhood. **JC:** This neighborhood is really transforming, and it's great to see more venues popping up. The more places, the better. **TP:** We're also thinking about potentially going more full-service here at Prohibition. We'll see.

· All On Year In Posts [EDen]

