



**CITY AND COUNTY OF DENVER**  
Privileged and Confidential Work Product

Michael B. Hancock  
Mayor

To: Mayor Michael B. Hancock  
From: Romaine Pacheco, Director  
Date: January 12, 2023

RiNo General Improvement District

STAFF: Adrienne Villa

**BACKGROUND:**

Members: 10  
Terms: 3 Years  
Confirmation: Yes

The District is a financing tool used to assist stakeholders collectively plan, fund and implement public infrastructure improvements in the River North neighborhood and to pay for maintenance.

**RECOMMENDATIONS:**

Liam Girard, Denver (M)(C) to serve as a commercial property owner in the district for a term expiring June 1, 2025, reappointed;

Jamie Roupp, Denver (M)(C) to serve as commercial property owner in the district for a term expiring June 1, 2025, reappointed;

Andrew Katz, Denver (M)(C) to serve as resident of the district for a term expiring June 1, 2025, appointed;

Kristy Greer, Denver (F)(C) to serve as a commercial property owner in the district for a term expiring June 1, 2026, appointed;

Teresa Ortiz, Denver (F)(H) to serve as a residential property owner in the district for a term expiring June 1, 2026, appointed;

Edith "Edee" Anesi, Denver (F)(Other) to serve as an artist and commercial property owner in the district for a term expiring June 1, 2026, appointed.

**ACTION NEEDED:**

- Appoint Greer, Ortiz, Anesi and Katz
- Reappoint Girard, Roupp
- Please provide additional candidates to consider.



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## BAC-6359

### Contact Information

Contact Name	Kirsty Greer	Home Address	4901 Meade St
Preferred Phone	3474042082	Home City	Denver
Preferred Email	kirsty.greer@mcwhinney.com	Home State	CO
Other Phone		Home Zip	80221
Other Email	k.a.greer@gmail.com	County	Denver
DOB	██████████	Race/Ethnicity	Caucasian
SSN	██████████	Salutation	Ms.
Gender	Female	Party Affiliation	
Other Gender			

### Board Information

Board Name	RI No General Improvement District	Other boards or commissions served	
Status	New	Resigned	
Term Start Date			
Term End Date			

### Work Information

Employer	McWhinney Real Estate Services	Work Address	1800 Wazee
Position	Vice President	Work City	Denver
Business Phone #	3033094812	Work State	CO
Work Email		Work Zip	80202

### Additional Information

Are you a registered voter?	Yes	Other Ethnicity	
If so, what county?	Denver	Objection to appointment?	No
Denver City Council District No	1	Special Information	

### Education and General Qualifications

Name of High School		Name of Graduate School	
Location of High School		Location of Graduate School	
# of Years Attended High school		# of Years Attended Graduate School	
Did you Graduate		Did you Graduate	

High School

Graduate Major

Name of College  
 Location of College  
 # of Years Attended  
 College  
 Did you Graduate  
 College  
 Undergrad Major

Reference Details

Reference Name #1 Chad McWhinney  
 Reference Phone #1

Reference Email #1 ccm@mcwhinney.com  
 Reference Address #1

Reference Name #2 Don MacKenzie  
 Reference Phone #2

Reference Email #2 don.mackenzie10@gmail.com  
 Reference Address #2

Reference Name #3 John McIntyre  
 Reference Phone #3

Reference Email #3 jmcintyre@trybaarchitects.com  
 Reference Address #3

Agree to a background check

Owner Denver Integration

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Notes & Attachments

KGREER\_Resume\_2020.docx

Type Attachment

Last Modified Denver Integration

Description

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## **EDUCATION**

### **UNIVERSITY OF PENNSYLVANIA**

Philadelphia, PA 2005-2007

*Masters of City and Regional Planning, Certificate in Real Estate Design and Development*

### **UNIVERSITY OF MICHIGAN**

Ann Arbor, MI 2000-2002

*Bachelor of Science with Honors*

## **WORK EXPERIENCE**

### **McWHINNEY REAL ESTATE SERVICES**

Denver, CO

**Vice President – Multifamily and Mixed-Use Development, June 2017 - Present**

- Manage the due diligence process on potential Multifamily land acquisitions.
- Lead efforts on design and entitlements of multifamily projects of varying types throughout Colorado.
- Work with operations and management teams on start-up and turnover.
- Lead budgeting and forecasting process on all projects under construction.

### **UDR, INC.**

Highlands Ranch, CO

**Senior Director, January 2016 – May 2017**

**Director, February 2014 – December 2015**

**Senior Development Associate, September 2011 – January 2014**

- Lead due diligence investigations, including financial analysis, and prepare and present investment memoranda
- Find and engage third party consultants necessary for entitlement, design and pre-construction
- Oversee all entitlement efforts on potential development sites in California
- Senior project manager on 42-story high-rise development in San Francisco, involved from land acquisition through lease-up
- Manage team of several analysts, project managers, accountants and designers

### **LOCAL INITIATIVES SUPPORT CORPORATION, NYC**

New York, NY April 2010 – May 2011

**Project Manager**

- Managed the expenditure of over \$18mm on the energy efficiency retrofit of 2,100 multifamily units through the New York State Weatherization Assistance Program
- Coordinated with all participating agencies and partners including Enterprise Community Partners, New York City Housing Preservation and Development, New York State Department of Housing and Community Renewal, the Department of Labor, the Department of Energy and ConEdison
- Coordinated tenant and community outreach and education about building systems and energy efficiency

### **URBAN GREEN BUILDERS**

New York, NY June 2007 – April 2010

**Project Manager/Development Manager**

- Managed creation and submission of applications for financing, tax-credits and grants associated with affordable housing, historic renovation and renewable energy
- Facilitated creation of development plans, i.e. size, type and scope of multifamily mixed-use transit oriented projects, in keeping with the requirements of community groups, local officials, housing authorities, and federal and state requirements
- Coordinated with architects, engineers, subcontractors and inspectors from pre-construction through C of O and close-out of development / construction projects
- Monitored the occupancy performance of completed projects and generated reports for the owners, investors and partners

### **BRAZEN & GREER, INC.**

Detroit, MI 2002-2005

**Estimator / Project Manager**

- Created an overall marketing and public relations strategy that allowed the company, a union masonry subcontractor, to be better positioned for bids on publicly funded projects
- Provided comprehensive construction cost estimations on future projects with budgets ranging between \$3 million and \$80 million and submitted prices for competitive bidding by a given deadline
- Represented Brazen & Greer, Inc. during construction and dealt directly with construction managers, architects, owners and community representatives throughout an awarded construction project



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## BAC-6544

### Contact Information

<b>Contact Name</b>	Edith Anesi	<b>Home Address</b>	3234 Navajo St., APT 501
<b>Preferred Phone</b>	3038189886	<b>Home City</b>	Denver
<b>Preferred Email</b>	edee@cavalieredenver.com	<b>Home State</b>	CO
<b>Other Phone</b>		<b>Home Zip</b>	80211
<b>Other Email</b>		<b>County</b>	Denver
<b>DOB</b>	[REDACTED]	<b>Hispanic or Latino origin or Descent?</b>	
<b>SSN</b>	[REDACTED]	<b>Race/Ethnicity</b>	Other
<b>Gender</b>	Female	<b>Other Ethnicity</b>	prefer not to say
<b>Other Gender</b>		<b>Salutation</b>	
		<b>Party Affiliation</b>	

### Board Information

<b>Board Name</b>	RiNo General Improvement District	<b>Other boards or commissions served</b>	
<b>Status</b>	New	<b>Resigned</b>	
<b>Term Start Date</b>			
<b>Term End Date</b>			

### Work Information

#### Additional Information

<b>Are you a registered voter?</b>	Yes	<b>Objection to appointment?</b>	No
<b>If so, what county?</b>	Denver	<b>Special Information</b>	
<b>Denver City Council District No</b>	1		

### Education and General Qualifications

<b>Name of High School</b>	Piedra Vista High School	<b>Name of Graduate School</b>	Sothebys Institute of Art
<b>Location of High School</b>	Farmington, NM	<b>Location of Graduate School</b>	London
<b># of Years Attended High school</b>	3	<b># of Years Attended Graduate School</b>	1
<b>Did you Graduate High School</b>	Yes	<b>Did you Graduate</b>	Yes
		<b>Graduate Major</b>	Certificate Program in Art Business
<b>Name of College</b>	CU Boulder, NYU, UCLA		
<b>Location of College</b>			

**# of Years Attended College** 5  
**Did you Graduate College** Yes  
**Undergrad Major** Art History and Studio Arts

**Reference Details**

<b>Reference Name #1</b>	Brock Fleming	<b>Reference Email #1</b>	fleming@randcc.com
<b>Reference Phone #1</b>	305 607 6133	<b>Reference Address #1</b>	
<b>Reference Name #2</b>	Marie DeLibero	<b>Reference Email #2</b>	marie.delibero@sagehospitality.com
<b>Reference Phone #2</b>	303 931 8085	<b>Reference Address #2</b>	
<b>Reference Name #3</b>	Jonathan Alpert	<b>Reference Email #3</b>	jalpert@westfield-co.com
<b>Reference Phone #3</b>	3038872998	<b>Reference Address #3</b>	

**Agree to a background check**

**Owner** Romaine Pacheco

**Created By** Denver Integration, 8/31/2020 12:28 PM

**Last Modified By** Denver Integration, 8/31/2020 12:28 PM

**Notes & Attachments**

Bio.2020.pdf

**Type** Attachment

**Last Modified** Denver Integration

**Description**

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Edee Anesi  
Bio

August 31, 2020

To Whom it May Concern:

I am applying for the opening on the RiNo General Improvement District Board and have provided a short biography below:

Edee Anesi has been living and working in Denver since 2009, working in real estate and as an art consultant. She holds an Art History degree from CU Boulder and certificates from NYU and Sotheby's Institute of Art, London, including but not limited to, Asset Management, Construction Management, Finance and Accounting, Art Business and Fine Art Appraisal.

In 2013 Edee co developed Lumina, a 61 unit mixed use apartment building in LoHi, Denver. A notable contribution to the design, Edee was instrumental in the development of the facade panel; a prototype of the panel is currently on exhibition at the Denver Art Museum. Edee has managed Lumina from its inception, now working closely with property management firm, BLDG, where they see continued success.

Her success at Lumina has inspired her to continue working in the real estate development world of Denver. She is currently working on a mixed -use development in RiNo across from the newly constructed RiNo Park. While the project is currently in a pre construction phase, Edee and her team have been working closely with the Parks Department, RiNo GID, BID and the Partners of Chestnut to establish continuity, creativity and continued community improvements in the neighborhood. Edee also participates in the Oxpecker Committee, which fundraises for the RiNo Park buildings and their future development.

I appreciate your consideration for this position on the RiNo GID Board.

Sincerely,



Edee Anesi





- [Close Window](#)
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## BAC-7824

### Contact Information

<b>Contact Name</b>	Liam Girard	<b>Home Address</b>	1185 S Adams St
<b>Preferred Phone</b>	7204682591	<b>Home City</b>	Denver
<b>Preferred Email</b>	liam.girard@collegiatepeaksbank.com	<b>Home State</b>	CO
<b>Other Phone</b>	3034811314	<b>Home Zip</b>	80210
<b>Other Email</b>	canadianliam@gmail.com	<b>County</b>	Denver
<b>DOB</b>	[REDACTED]	<b>Hispanic or Latino origin or Descent?</b>	No
<b>SSN</b>	[REDACTED]	<b>Race/Ethnicity</b>	Caucasian
<b>Gender</b>	Male	<b>Other Ethnicity</b>	
<b>Other Gender</b>		<b>Salutation</b>	Mr.

### Board Information

<b>Board Name</b>	RiNo General Improvement District	<b>Other boards or commissions served</b>	River North General Improvement District
<b>Status</b>	New	<b>Resigned</b>	
<b>Term Start Date</b>			
<b>Term End Date</b>			

### Work Information

<b>Employer</b>	Collegiate Peaks Bank, division of Glacier Bank	<b>Work Address</b>	3655 Brighton Blvd
<b>Position</b>	Division President/CEO	<b>Work City</b>	Denver
<b>Business Phone #</b>	3034811309	<b>Work State</b>	CO
<b>Work Email</b>		<b>Work Zip</b>	80216

### Additional Information

<b>Are you a registered voter?</b>	Yes	<b>Objection to appointment?</b>	No
<b>If so, what county?</b>	Denver	<b>Special Information</b>	
<b>Denver City Council District No</b>	Unknown		

### Education and General Qualifications

<b>Name of High School</b>	Belmont Secondary	<b>Name of Graduate School</b>	
<b>Location of High School</b>	Victoria, BC Canada	<b>Location of Graduate School</b>	
<b># of Years Attended High school</b>	2	<b># of Years Attended Graduate School</b>	

Did you Graduate High School Yes

Did you Graduate

Graduate Major

Name of College University of Denver

Location of College Denver, CO

# of Years Attended College 4

Did you Graduate College Yes

Undergrad Major Finance

Reference Details

Reference Name #1

Reference Email #1

Reference Phone #1

Reference Address #1

Reference Name #2

Reference Email #2

Reference Phone #2

Reference Address #2

Reference Name #3

Reference Email #3

Reference Phone #3

Reference Address #3

Agree to a background check

Owner Romaine Pacheco

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Notes & Attachments

LiamGirard Resume 12.21.doc

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## PROFESSIONAL EXPERIENCE

**Collegiate Peaks Bank, Division of Glacier Bank, Denver, CO** March 2011-Present  
Division President (January 2018-Present)  
Denver Region President (April 2015- January 2018)  
River North President (October 2013-April 2015)  
Commercial Loan Officer (March 2011 – October 2013)

In my time at Collegiate Peaks Bank I have played a role in many aspects of the bank's growth. Some of the achievements include:

- Directly responsible for sourcing and closing over \$250MM in loan closings.
- Built and implemented Commercial Real Estate stress testing model.
- Oversaw the commencement of new River North branch in un-tested market.
- Currently oversee the entirety of the Bank's 102 employees and over \$750MM in assets.
- Played major role in transitioning the bank from previous ownership to current ownership. This included the sun-setting of the previous management team.
- Made a member of the Bank's Board of Directors in January 2018.
- Implementation of various regulatory, technology and business development initiatives.
- Responsible for the implementation of five branch openings and two branch closings.
- Successfully revamped Community Reinvestment Act protocol. Since 2019, we've donated over \$400K, lent over \$18MM and have volunteered approximately 400 hours to community reinvestment act eligible businesses and non-profits.

**United Western Bank, Denver, CO** May 2008- Feb 2011  
*AVP, Commercial Loan Officer*

- Maintained a \$25MM Loan Portfolio consisting of real estate, consumer, C&I credits.
- Presented large transactions to the Bank's Executive Loan Committee.
- Structured credits ranging from \$100M to \$5MM.
- Successfully helped maintain and monitor a \$160MM Commercial Loan portfolio
- Solely responsible for underwriting new and existing credits for Cherry Creek location.
- The youngest AVP and Loan Officer at UWB.
- Developed relationships with individuals across the business spectrum in Denver.

**United Western Bank, Denver, CO** July 2006 – May 2008  
*Credit Analyst*

- Underwrote approximately \$300MM in commercial loans for entire Bank.
- Analyzed personal and business financial statements and tax returns.
- Supported Loan Officers in transaction structuring and monitoring.
- Created company-wide construction monitoring application.
- Completed approximately 22 credit hours of RMA training.

## EDUCATION

**University of Denver, Daniels College of Business, Denver, CO** 2002-2006  
*BSBA, Major in Finance, Minor in Economics (GPA of 3.4)*

- **Relevant coursework:** Financial Investments and Markets, Financial Planning and Analysis, Portfolio Management, Capital Expenditure, Business Plan.
- **Academic Achievements:** Three time Dean's List selection, Three time Academic All-Conference.

## **COLLEGE ATHLETICS**

**University of Denver, NCAA Division I Men's Soccer, Denver, CO**

**2002-2005**

### ***Team Captain***

- Three year captain responsible for leading a group of 25 collegiate athletes.
- Two time Regional All-American.
- Three time All-Mountain Pacific Sports Federation selection.
- Second-Team All Time Mountain Pacific Sports Federation selection.

## **OTHER AWARDS/EXPERIENCES**

- Kempe Foundation Ambassador **2017 to Present**
- Active Volunteer for US Department of Transportation's Officer of Small and Disadvantaged Business Utilization **2017 to Present**
- River North General Improvement District Board Member
  - Treasurer for last 9 months.
  - Helped GID find financing for RiNo Art Park **2018 to Present**
- British Columbia Men's Soccer Championship MVP **2010**
- Drafted by the Colorado Rapids of Major League Soccer in 2006 (69<sup>th</sup> Overall) **2006**
- Captain of the Colorado Rapids Youth Development Team **2004-2005**
- Volunteer Assistant Coach for the Arapahoe High Girls Varsity Soccer Team **2003-2004**
- Captain of the Canadian Men's Under 17 National Team **2000**

## **STRENGTHS**

- Leadership
- Time Management and Work Ethic
- Financial Understanding and Analysis



- [Close Window](#)
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## BAC-7919

### Contact Information

Contact Name	James Roupp	Home Address	644 Columbine Street
Preferred Phone	3035798745	Home City	Denver
Preferred Email	james.roupp@am.jll.com	Home State	CO
Other Phone		Home Zip	80206
Other Email		County	Denver
DOB	[REDACTED]	Hispanic or Latino origin or Descent?	
SSN	[REDACTED]	Race/Ethnicity	Caucasian
Gender	Male	Other Ethnicity	
Other Gender		Salutation	Mr.

### Board Information

Board Name	RiNo General Improvement District	Other boards or commissions served	River North General Improvement District
Status	New	Resigned	
Term Start Date			
Term End Date			

### Work Information

Employer	JLL	Work Address	1225 17th Street, Suite 1900
Position	Managing Director	Work City	Denver
Business Phone #	303-217-7947	Work State	CO
Work Email		Work Zip	80202

### Additional Information

Are you a registered voter?	Yes	Objection to appointment?	No
If so, what county?	Denver	Special Information	
Denver City Council District No	10		

### Education and General Qualifications

Name of High School		Name of Graduate School	
Location of High School		Location of Graduate School	
# of Years Attended High school		# of Years Attended Graduate School	
Did you Graduate		Did you Graduate	

High School

Graduate Major

Name of College

Location of College

# of Years Attended College

Did you Graduate College

Undergrad Major

Reference Details

Reference Name #1

Reference Email #1

Reference Phone #1

Reference Address #1

Reference Name #2

Reference Email #2

Reference Phone #2

Reference Address #2

Reference Name #3

Reference Email #3

Reference Phone #3

Reference Address #3

Agree to a background check

Owner Romaine Pacheco

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Notes & Attachments

James Roupp\_Bio\_2020.pdf

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# James Roupp

**Managing Director  
Agency Leasing**

**Current Responsibilities**

Mr. Roupp is primarily responsible for leasing office buildings located in the Central Business District ("CBD"). In addition to representing institutional quality assets, he focuses on ground up developments and significant building repositioning assignments. He has been active in emerging neighborhoods, such as River North ("RiNo") and Lower Highlands ("LoHi"). He has earned a reputation for successfully resolving complicated real estate challenges. In addition to leasing office buildings, Mr. Roupp focuses on representing buyers and sellers of office buildings and land for development in the Denver metropolitan area. He has vast experience in transit oriented developments ("TODs").

**Experience**

Prior to rejoining JLL in 2011, James spent 5 years with the Denver Urban Renewal Authority (DURA). He was responsible for underwriting approximately \$30 million of Tax Increment Financing (TIF) investments in real estate development projects, with a leveraged development value of roughly \$150 million. Prior to his work with DURA, James worked with Corporex Colorado, a commercial real estate development company. At Corporex, he was involved in the development of the 174-room Embassy Suites Hotel at Denver International Airport. Simultaneously, James developed strategic financial models used to analyze the acquisition of hotels and office buildings throughout the western U.S., resulting in the acquisition of 188 Inverness Drive. James began his career in real estate with the Staubach Company in Denver, where he supported senior tenant representation brokers.

**Representative Clients**

- Beacon Capital Partners
- Brookfield Properties
- Colorado Department of Transportation
- DPC Companies
- Denver International Airport
- Denver Public Schools
- Elevation Development Group
- Endeavor Real Estate
- Equity Commonwealth
- Focus Property Group
- Gravitas Development Group
- Hines
- Invent Development Partners
- KBS Realty Advisors
- McWhinney
- Stonebridge Companies
- The Denver Post
- Western Development Group

**Education and Affiliations**

James received a Bachelor of Science degree in Business with emphasis in Finance and Real Estate from the University of Colorado.

**Contact**

T: +1 303 217 7947 E: james.roupp@am.jll.com



*Recognized multiple times by the Denver Business Journal as "Top Office Broker"*

*"Top Gun Award" recipient from JLL for multiple years*

*2017 & 2018 winner of "DMCAR Heavy Hitter" award*

*Member of NAIOP, DMCAR, ULI, and the Downtown Denver Partnership and is a licensed real estate broker in the state of Colorado*



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## BAC-6551

### Contact Information

<b>Contact Name</b>	Teresa Ortiz	<b>Home Address</b>	3624 Delgany St
<b>Preferred Phone</b>	4244259279	<b>Home City</b>	Denver
<b>Preferred Email</b>	tortiz320@gmail.com	<b>Home State</b>	CO
<b>Other Phone</b>		<b>Home Zip</b>	80216
<b>Other Email</b>		<b>County</b>	Denver
<b>DOB</b>	[REDACTED]	<b>Hispanic or Latino origin or Descent?</b>	Yes
<b>SSN</b>	[REDACTED]	<b>Race/Ethnicity</b>	Hispanic
<b>Gender</b>	Female	<b>Other Ethnicity</b>	
<b>Other Gender</b>		<b>Salutation</b>	Ms.
		<b>Party Affiliation</b>	

### Board Information

<b>Board Name</b>	RiNo General Improvement District	<b>Other boards or commissions served</b>	
<b>Status</b>	New	<b>Resigned</b>	
<b>Term Start Date</b>			
<b>Term End Date</b>			

### Work Information

#### Additional Information

<b>Are you a registered voter?</b>	Yes	<b>Objection to appointment?</b>	No
<b>If so, what county?</b>	Denver	<b>Special Information</b>	
<b>Denver City Council District No</b>	9		

### Education and General Qualifications

<b>Name of High School</b>	Denver North High School	<b>Name of Graduate School</b>	Kaplan Real Estate
<b>Location of High School</b>	Denver Highlands	<b>Location of Graduate School</b>	Denver
<b># of Years Attended High school</b>	4	<b># of Years Attended Graduate School</b>	1
<b>Did you Graduate High School</b>	Yes	<b>Did you Graduate</b>	Yes
		<b>Graduate Major</b>	Real Estate Broker
<b>Name of College</b>	Regis University		
<b>Location of College</b>	Denver Berkeley		



# of Years Attended College 4  
 Did you Graduate College No  
 Undergrad Major Accounting

**Reference Details**

Reference Name #1 Art Vasquez Reference Email #1  
 Reference Phone #1 3035237700 Reference Address #1

Reference Name #2 Mauricio Zornilla Reference Email #2  
 Reference Phone #2 7202208152 Reference Address #2

Reference Name #3 Cleo Valdez Reference Email #3  
 Reference Phone #3 7204042129 Reference Address #3

Agree to a background check

Owner Romaine Pacheco

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**Notes & Attachments**

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September 1, 2020

Teresa Ortiz is a Denver native and current resident of the RiNo neighborhood for over 20 years. She spent much of her time as a child and teenager playing recreational sports at Globeville Rec. Center (now Birdseed Collective) and lifeguarding at Argo Park—which is where her love for her community and also her conviction to advocate for underprivileged communities, like her own, was established.

In high school, Teresa served on the Board of Directors for a grassroots non-profit organization named, Padres y Jovenes Unidos (PJU). PJU spearheaded systemic reformation surrounding student incarceration for minor offenses within Denver Public schools and the Denver Police Department. She was an award-winning and recognized student leader and organizer at Denver North High School that held people in positions of power accountable and, as a result, had the privilege of meeting U.S. Secretary of Education at the time, Mr. Arne Duncan to discuss the nation-wide issue of the “School-To-Prison Pipeline” within our U.S. school system. Teresa worked closely with attorneys at The Advancement Project, the Denver Public Schools Superintendent, The Chief of Police, students, and even parents within our communities during her involvement with PJU.

Teresa spent four years at Regis University on an academic scholarship on her way to earning her Undergrad in Accounting beginning of Fall 2014. Throughout her time in college, she enjoyed her work study position with the department of Diversity, Engagement, and Inclusion—hosting inclusive events and advocating for the growing diversity at this private institution. Not only was Teresa a first-generation college student at this time, but she was also a new, young mother at the age of 17 years old. Teresa proved that commitment, drive, and hard work is simply a choice of attitude that anyone can make, no matter the circumstance.

During Teresa’s 3<sup>rd</sup> and 4<sup>th</sup> year in college, her mother Carolina, who single-handedly raised her and her older sister Lulu, was diagnosed with Stage III Breast Cancer. Her mother was her and her daughters only source of support and income at the time and as you can imagine, their worlds quickly became unraveled as her mother fought for her life and Teresa fought for her chance at defying odds and earning her degree. As a result of this shattering life event, Teresa turned all of her focus towards finding a career/work option that would allow her to become financially-independent for her daughter and herself much quicker than anticipated.

After meeting with a few trusted friends and speaking to her mentors, Teresa had no choice but to make the devastating decision to drop out of college her last semester of her 4<sup>th</sup> year of college. She had no other choice but to return to work full-time in order to avoid homelessness and bring food to the table for her and her family. She began doing book-keeping for small businesses and waitressing full-time at one of Denver’s best restaurants of nearly 30 years, Café Brazil. In her spare time, when she was not serving tables or raising her daughter, she was studying to become a licensed real estate agent in the state of Colorado. After only one month of completing the 6-month online Real Estate course, she was officially licensed with the State of Colorado and able to practice Real Estate.

To date, Teresa has been in the Real Estate industry with Keller Williams Realty Downtown approaching her second year as a Realtor. She loves being able to be independent and in control of her life/work balance. Since being a Realtor, she is more engaged with her

hometown and city more than ever. She believes that it is her duty as a Realtor and Denver native to engage with her community and make sure that the up and coming, underprivileged neighborhood she once knew it to be, does not become exploited—which is a recurring narrative that several neighborhoods across the country continue to face today. The way Teresa chooses to conduct her Real Estate business is client-focused and oriented around her being a resource and tool that empowers and educates her clients rather than diminish or dilute their definition of “home” and “community” for the sake of earning a commission.

Teresa’s life-long goal and mission is to serve her community and continue to fulfill her definition of success, at the same time. Teresa realizes that her life has taken her through experiences that many people will never understand or endure in their lifetime. From overcoming motherhood at a young age, being a first-generation student, avoiding homelessness, and even adversity and loss, Teresa is dedicated to sharing her story and empowering others around her because she has been at the forefront of facing defeat and getting back up every single time. There is power to be had in learning how to suffer through inequity and adversity. She is known to be inventive, original, and extremely genuine, which are all qualities that will continue to carry her throughout life and her endeavors.



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## BAC-7958

### Contact Information

Contact Name	Andrew Katz	Home Address	1801 Wynkoop St, 602
Preferred Phone	(513) 582-6454	Home City	Denver
Preferred Email	andrew@katz-dev.com	Home State	CO
Other Phone		Home Zip	80202
Other Email		County	Denver
DOB	[REDACTED]	Hispanic or Latino origin or Descent?	No
SSN	[REDACTED]	Race/Ethnicity	Caucasian
Gender	Male	Other Ethnicity	
Other Gender		Salutation	Mr.

### Board Information

Board Name	RiNo General Improvement District	Other boards or commissions served	
Status	New	Resigned	
Term Start Date			
Term End Date			

### Work Information

Employer	Self Employed - Katz Development	Work Address	1801 Wynkoop St, 602
Position	Founder/Principal	Work City	Denver
Business Phone #	(513) 582-6454	Work State	CO
Work Email		Work Zip	80202

### Additional Information

Are you a registered voter?	Yes	Objection to appointment?	No
If so, what county?	Denver	Special Information	
Denver City Council District No	9		

### Education and General Qualifications

Name of High School	Sycamore	Name of Graduate School	
Location of High School	Cincinnati, OH	Location of Graduate School	
# of Years Attended High school	4	# of Years Attended Graduate School	
Did you Graduate	Yes	Did you Graduate	

High School

Graduate Major

**Name of College** The Ohio State University  
**Location of College** Columbus, OH  
**# of Years Attended College** 4  
**Did you Graduate College** Yes  
**Undergrad Major** Business Administration, Real Estate

**Reference Details**

**Reference Name #1** **Reference Email #1**  
**Reference Phone #1** **Reference Address #1**

**Reference Name #2** **Reference Email #2**  
**Reference Phone #2** **Reference Address #2**

**Reference Name #3** **Reference Email #3**  
**Reference Phone #3** **Reference Address #3**

Agree to a background check

**Owner** Romaine Pacheco

**Created By** Denver Integration, 3/21/2022 12:06 PM  
**Last Modified By** Denver Integration, 3/21/2022 12:06 PM

**Notes & Attachments**

**Katz Dev Bio.pdf**

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**Type** Attachment  
**Last Modified** Denver Integration  
**Description**  
[View file](#)

# Andrew Katz

Since 2015, Andrew has participated in the development of approximately \$350M of office, multifamily, retail and hospitality projects totaling roughly 1M square feet in Colorado and Ohio. Since moving to Denver, Andrew has focused on infill development in and around the urban core with local developer, Westfield Company. Notable projects include:

- The Mission Ballroom, a 4,000 capacity new-build music venue operated by AEG
- North Wynkoop, a 14-acre mixed-use master development comprised of new-build office, multifamily, and hospitality; anchored by the Mission Ballroom
- Sustainability Park: a 100-unit condo and retail project anchored by renowned Japanese restaurant Uchi
- The 150,000 square foot adaptive re-use Stanley Marketplace

Andrew grew up in Cincinnati, OH where he graduated from The Ohio State University with a bachelor's degree in Real Estate. Shortly after, he moved to Denver, Colorado to pursue a career in real estate development. He founded Katz Development alongside his father, Scott Katz, who has owned and managed Cincinnati-based development and brokerage firm Midland Retail for 30 years, and his younger brother, Adam Katz.

10 Members (2 ex officio)  
Terms – 3 years

RINO GENERAL IMPROVEMENT DISTRICT  
CONFIRMATION

	<u>APPOINTED</u>	<u>CONFIRMED</u>	<u>EXPIRES</u>
Liam Girard, Denver (M)(C) rep. commercial property owner in district, reappt.	01-12-23		06-01-25
James Roupp, Denver (M)(C) rep. commercial property owner in district, reappt.	01-12-23		06-01-25
Andrew Katz, Denver (M)(C) rep. resident in district, appt.	01-12-23		06-01-25
Kristy Greer, Denver (F)(C) rep. commercial property owner in district, appt.	01-12-23		06-01-26
Teresa Ortiz, Denver (F)(H) Rep. residential property Owner in district, appt.	01-12-23		06-01-26
Edith “Edee” Anesi, (F) (Other), artist and commercial property owner in district, appt.	01-12-23		06-01-25

Ex-Officio:

Hon. Candi CdeBaca  
rep. Council District 9

N/A

N/A

Karen Good  
rep. DOTI

N/A

N/A

CB 15-0309

UPDATED: 01-12-2023

Alye Sharp  
[alye@rinoartdistrict.org](mailto:alye@rinoartdistrict.org)  
904-377-2593  
3525 Walnut Street – 80205

Adrienne Villa/[adrienne@rinoartdistrict.org](mailto:adrienne@rinoartdistrict.org)/303.717.6513