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BAC-1208

Board Name	Denver Urban Renewal Authority (DURA)	Status	Selected
Salutation		Type	Reappointment
First Name	Patricia	Preferred Email	patricia.gage@yahoo.com
Last Name	Gage	Other Email	
Contact Name	Patricia Gage	Preferred Phone	303-349-3721
Middle Name		Other Phone	
MMAC Trans. Mode Group			

Work and Home Address

Work Address	[REDACTED]	Home Address	[REDACTED]
Work City	[REDACTED]	Home City	[REDACTED]
Work State	[REDACTED]	Home State	[REDACTED]
Work Zip	[REDACTED]	Home Zip	[REDACTED]

Additional Information

Are you a registered voter?	Unknown	Gender	Other
If so, what county?		Other Gender	Undeclared
Denver City Council District No	1	Race/Ethnicity	Other
Occupation/Employer	Principal / Z 2 Partners, Llc	Other Ethnicity	Undeclared
		Objection to appointment?	
		Special Information	

Reference Details

Reference Name #1		Reference Email #1	
Reference Phone #1			
Reference Name #2		Reference Email #2	
Reference Phone #2			
Reference Name #3		Reference Email #3	
Reference Phone #3			

Owner	Palani Jayachandran	Created By	Palani Jayachandran, 1/9/2017 12:49 PM
		Last Modified By	Barry Burch Jr., 5/7/2018 3:02 PM

Board Members

Patricia Gage

PATRICIA A. GAGE

z/2 Partners, LLC

[REDACTED] Denver, CO [REDACTED] (303)349-3721 (Cell) • patricia@z2partners.com

Commercial Real Estate Finance Executive/CFO successful at leading a high performance finance team for a real estate development/operating company with annual development volume exceeding \$200 million and over one million square feet of operating assets. Combines strategic/transactional financial expertise with strong qualifications in capital procurement, development, and asset management. Skilled at complicated negotiations between borrowers, lenders and equity partners. Experienced in commercial real estate lending originations, portfolio management, and workouts.

- Banking relations and negotiation
- JV equity relations and negotiation
- Commercial/residential RE lending
- RE loan workouts (as borrower and lender)
- Public/private partnership financing
- Tax Increment and Special District Finance
- Corporate cash planning
- Structured Real Estate Finance

PROFESSIONAL EXPERIENCE:

MacKenzie House, LLC, Englewood, Colorado

Chief Financial Officer, October 2007 – March 2009

MacKenzie House is a developer of residential for-sale, for rent, and senior living real estate assets in Colorado and Missouri. The company has \$280 million of assets complete and under construction, with another \$350 million in planning.

- ◆ Responsible for capital planning and procurement. Obtained \$40 million of construction financing for a 171 unit project in 2008 and closed \$20 million of equity commitments on four projects.
- ◆ Member of 3-person Senior Executive Committee.
- ◆ Oversee reporting and accounting functions. Spearheaded conversion to Timberline system.
- ◆ Primary contact for equity partners and lenders; responsible for negotiation of all equity and debt documentation including significant changes due to 2008 market conditions.
- ◆ Direct analysis of new development opportunities; oversee asset management and disposition; company-wide capital and cash flow planning.

Continuum Partners, LLC, Denver, Colorado

Principal and Director of Finance, 2001 – 2007

Continuum is a real estate development company focusing on large-scale, mixed-use, New Urbanist projects in the Denver area. Projects include Belmar, a \$750 million redevelopment of the former Villa Italia Mall in Lakewood; Bradburn, a 123-acre, \$250 million mixed use development in Westminster; Belleview Station, and Denver Union Station.

- ◆ Responsible for capital planning and procurement for all Continuum entities.
- ◆ Obtained over \$500 million of financing for Continuum's projects, including construction loans, tax increment and metropolitan district bond issues, A & D loans, and permanent loans.
- ◆ Sourced and closed a well-matched equity partner for the Belmar project, returning nearly all of Continuum's internal equity while maintaining a majority ownership position in the project.
- ◆ Directed financial analysis for the Denver Union Station project. Continuum was chosen as a co-developer of this multi-modal transit hub based on our plan and its economics.
- ◆ Managed all accounting and reporting functions.
- ◆ Managed banking, finance company, district, and outside equity partner relationships
- ◆ Served on metropolitan district boards.
- ◆ Received the CREW Denver "Women of Influence - Dealmaker of the Year" award – 2003.

Bank One, Colorado, NA, Denver, Colorado (now JP Morgan Chase)**First Vice President and Colorado Market Manager, Western Region Real Estate, 1994 - 2001**

- ◆ Responsible for management of \$500MM portfolio and 15 person staff. Focused mainly on the Colorado market, with most of the business concentrated in the front range.
- ◆ Served on the bank's Executive Management Committee.
- ◆ The unit originated over \$330MM of business during 1999.
- ◆ Credits included homebuilding lines and commercial construction and term loans. Property types included retail centers, residential land development, condominiums, single family, hotels, and historic renovations.
- ◆ In the three years prior to entering a management position, personally originated over \$100MM of business in redevelopment areas. Several public funding sources were partners in this redevelopment effort. Many of these projects, such as the Adam's Mark Hotel and University Hills Mall, received substantial recognition and media attention.

Colorado National Bank, Downtown Denver Office (now US Bank)**Vice President - Real Estate Division, 1989 - 1994**

- ◆ Responsible for underwriting, administering, and quality control of a \$45 million portfolio consisting of commercial construction loans, homebuilding credit lines, and long term real estate mortgages.
- ◆ Developed new business, including credit lines of over \$18 million to top Denver area homebuilders.
- ◆ Specialized in lending for homebuilding, low-income housing, long-term health care facilities, and land development. Gained significant experience in office, retail, and other commercial real estate sectors.
- ◆ Monitored collateral by tracking construction schedules, budgets, draw requests, and financial performance.
- ◆ "Worked out" several credits including income and residential properties with no loss to the bank.

Construction Management Experience

Pelletier Builders, Inc. • Coventry, Connecticut • Chief Estimator / Project Manager, 1985-1988

The Harwood Company • Tulsa, Oklahoma • Estimator / Project Manager, 1983-1984

McKillop Construction, Inc. • Gillette, Wyoming • Estimator / Project Manager, 1982-1983

Ainsworth-Benning Construction, Inc. • Spearfish, South Dakota • Estimator / Drafter, 1981-1982

- ◆ Responsible for estimates, permits, contracts, billing, purchasing, submittals, and job cost analysis.
- ◆ Project manager for construction projects up to \$5 million in value, including medical and dental facilities, commercial and industrial buildings, institutional remodeling, and custom homes.
- ◆ Estimated and managed earthmoving and underground utility contracts with general contractors, municipalities, and state governments. Projects included water and sewer lines, road work, and commercial and residential building site preparation.

EDUCATION:

M.B.A. Concentrations in Real Estate, Construction Management, and Finance, University of Denver, 1989

B.S. Industrial Arts, Black Hills State College, Spearfish, South Dakota, 1980

B.S. Secondary Education, Black Hills State College, Spearfish, South Dakota, 1980

American Institute of Real Estate Appraisers, Colorado certified appraisers' exam - 1991.

PROFESSIONAL AND CIVIC ORGANIZATIONS:

CU Real Estate Foundation – board member and chair of investment committee 2006-present

Urban Land Institute - member

Colorado Children's Campaign – Board Member 2002 - present

Denver Civic Ventures – Board member 1999 – present

Leadership Denver – Class of 1998-1999