



CITY AND COUNTY OF DENVER

PRIVILEGED AND CONFIDENTIAL
WORK PRODUCT

Michael B. Hancock
Mayor

To: Mayor Michael B. Hancock
From: Romaine Pacheco, Director
Date: April 25, 2022

BOARD: Denver Urban Renewal Authority (DURA)

POC: Tracy Huggins

BACKGROUND:

Members – 13 (11 Appt'd. by Mayor)
Terms – 5 Years
Confirmation - Yes

To administer program funds, including tax increment financing, to eliminate slum and blight and for other purposes including redevelopment, rehabilitation, conservation and construction of improvements in accordance with the state and federal regulation.

RECOMMENDATIONS:

Ryan Cobbins, Denver (M)(AA) to serve as an individual with expertise in business development for a term expiring April 3, 2027, appointed;

Terri Jackson, Centennial (F)(AA) to serve as an individual with expertise in business development for a term expiring April 3, 2027, reappointed.

ACTION NEEDED:

- Appoint Cobbins
- Reappoint Jackson
- Provide additional candidates to consider.

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BAC-8025

Contact Information

Contact Name	Ryan Cobbins	Home Address	2323 N. Marion St.
Preferred Phone	303-521-5555	Home City	Denver
Preferred Email	ryan@coffeearthepoint.com	Home State	CO
Other Phone		Home Zip	80205
Other Email	rdcobbins@gmail.com	County	Denver
DOB	[REDACTED]	Hispanic or Latino origin or Descent?	No
SSN	[REDACTED]	Race/Ethnicity	African American
Gender	Male	Other Ethnicity	
Other Gender		Salutation	Mr.

Board Information

Board Name	Denver Urban Renewal Authority (DURA)	Other boards or commissions served	Five Points Business District
Status	New	Resigned	
Term Start Date			
Term End Date			

Work Information

Employer	Coffee at The Point	Work Address	710 E. 26th Ave.
Position	Owner	Work City	Denver
Business Phone #	303-524-0688	Work State	CO
Work Email	ryan@coffeearthepoint.com	Work Zip	80205

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	Tabb High School	Name of Graduate School	University of Phoenix
Location of High School	Yorktown, Virginia	Location of Graduate School	Denver, Colorado
# of Years Attended High school	4	# of Years Attended Graduate School	3
Did you Graduate	Yes	Did you Graduate	Yes

High School

Graduate Major Masters Business Administration

Name of College Metro State University
Location of College Denver, Colorado
of Years Attended College 4
Did you Graduate College Yes
Undergrad Major Information Systems/Computer Management

Reference Details

Reference Name #1	Eric Hiraga	Reference Email #1	
Reference Phone #1	303-885-3862	Reference Address #1	Denver, Colorado
Reference Name #2	Michael Borgell	Reference Email #2	mborgelt@gmail.com
Reference Phone #2	303-349-4233	Reference Address #2	Denver, Colorado
Reference Name #3	Haroun Cowans	Reference Email #3	haroun.cowans@gmail.com
Reference Phone #3	720-394-2341	Reference Address #3	Denver, Colorado

Agree to a background check

Owner Romaine Pacheco

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Last Modified By Denver Integration, 4/17/2022 12:52 PM

Notes & Attachments

Ryan D. Cobbins - Resume 10-2021.pdf

Type Attachment

Last Modified Denver Integration

Description

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ENTREPRENEUR

Business Ownership • Leadership • Team Building • Training • Mentoring • Customer / Vendor Relationship Management • Facilities Management • Implementation Management • Business Operations • Accounting • Database Management • Grant Writing • Human Resources

- ⇒ Owner and operator of Coffee at The Point. Coffee at The Point is a coffee & wine lounge in the revitalizing Historic Five Points neighborhood in Denver, Colorado.
- ⇒ President of Operation of Pure Hospitality. Pure Hospitality manages restaurant concepts and supports other small businesses in the Five Points neighborhood.
- ⇒ Colorado Senator James Coleman's Small Business Cabinet Member.
- ⇒ Chair of the Board of Directors of the Five Points Business Improvement District.
- ⇒ Chair of the Board of Directors of the Colorado Children's Campaign.
- ⇒ Board of Trustees of St. Elizabeth's K-8 School.
- ⇒ Previous Advisory Council Chair of the Five Points Business Improvement District Board of Directors.
- ⇒ Previous Member and Vice-Chair of the Board of Directors of Vega Collegiate Charter School.
- ⇒ Previous Member of the Board of Directors of DRI Goods, Inc.
- ⇒ Previous Member of the community Professionals Board of Heart & Hand.
- ⇒ Small business owner of RDC Consulting, LLC. RDC Consulting, LLC was a consulting firm focusing on providing middle-income families, individuals, and small businesses with affordable legal services and identity theft solutions.
- ⇒ Successfully played roles of Personnel Benefits Manager, Business Operations Manager, Human Resources Manager and IT Manager with a focus on internal / external customer relationships and bottom-line profitability. Known for versatility in management that links with business operations. Led in the management and implementation of employee benefits while maintaining the cost of benefits to staff.
- ⇒ Business Manager / Computer Technology Specialist serving as a member of the Finance Committee, Computer Utilization Task Force, Utilization Review Task Force, and Paperwork Simplification Task Force, to oversee global technical issues, provide planned quality assurance outcome measurements and to develop processes to reduce paperwork redundancy through the use of computerized databases.
- ⇒ Earned a B.S., Computer Information Systems / Management Science from Metropolitan State College of Denver. Earned M.B.A, Business Administration from the University of Phoenix.
- ⇒ Professional development includes numerous courses in Project Management, Finance / Accounting, Management, Supervision, and Leadership.

SELECTED KEY ACCOMPLISHMENTS

Leadership / Management

- Lead a staff of 15 through all aspects of operating coffee and wine lounge.
- Member of the Board of Directors and Chair of the Strategic Committee, charged with the task of business recruitment, cultural promotion and preservation, and vision planning.
- Member of Executive / Administrative Team responsible for senior level decisions, risk management, and oversight of all company issues and goals.
- Problem Solve through all facets of business ownership and operations.
- Continually build strong and lasting relationships with vendors, customers, and staff.
- Human Resource management through all facets dealing with employees.
- Varsity Head Boy's basketball coach in Colorado's top high school basketball levels (5A). Result: 2002 League Championship, Holiday Tournament Championship, State Final Four, Assistant coach of the 2006 5A State Champions. Assisted basketball camp held by a former Denver Nugget head coach.

Operations Management

- Manage payroll system to include reconciliation, time analysis, payroll entry, accounting, timesheet, and schedule creation.
- Administered, negotiated, problem solved issues, maintained and reconciled personnel benefits.
- Review and negotiate contracts with vendors.
- Negotiated and reconciled employee benefit plans including medical, dental, group life insurance, cafeteria / flex spending accounts, COBRA, 403B retirement plan and worker's compensation. Maintained employee leave plans including vacation, personal / medical leave, holiday leave, emergency / special leave, and FMLA.
- Verified employment status of staff members and managed and reported unemployment claims.

Finance

- Complete understanding of accounting software, data entry, analysis, and reporting.
- Business Manager responsible for office operations and accounting cycle. Designed and implemented new budget and financial reports. Responsible for cash management through revenue reporting, accounts receivable retrieval, and cash status reports.

Technical

- Implemented technological change throughout the company. Provided user training and support that is available, supportive, educative, trusted, effective, and useful. Result: Increased knowledge base of staff members in the technology realm.
- Oversaw training, user support and problem solving of a computerized case record keeping system. Designed, tested, maintained, modified and evaluated database programs for aggregate record keeping and outcome measurements using Microsoft Office tools and FoxPro database platform.
- Developed relationships and liaised with application service provider (ASP) vendor and software programming vendor of client tracking software. Result: Ensured prompt problem resolution, optimal software programming usability, and positive interactions.
- Authored an informative newsletter on range of topics geared toward staff and geared toward customers.

CAREER HISTORY

Business Owner
~Coffee at The Point~

President of Operations
~Pure Hospitality~

Business Integrations Manager
~InsureMe (a Bankrate company)~

Business Owner
~RDC Consulting, LLC~
~Elite Success Coaching, LLC~

Personnel Benefits, Data System Manager
Business Manager, Computer Technology Specialist
~Denver Children's Home~

Head Varsity Boy's Basketball Coach
~Mullen High School~

Building Supervisor
~Littleton YMCA~

ASSOCIATIONS: Colorado High School Activities Association (CHSAA). Received Certificate of completion, Program Leader Level of the American Sport Education Program. Member of Board of Directors. Head Varsity Boy's Basketball Coach. 2014 Goldman Sachs 10,000 Small Businesses at Babson College finalist

Members 13 (11 appt'd by Mayor)
Terms – 5 yrs.

DENVER URBAN RENEWAL AUTHORITY
CONFIRMATION

	<u>APPOINTED</u>	<u>CONFIRMED</u>	<u>EXPIRES</u>
Joshua Widoff, Greenwood Village (M)(C) reappt.	04-24-17	06-05-17	04-03-22
Terri Jackson, Denver (F)(AA) reappt.	04-24-17	06-05-17	04-03-22
Katherine Archuleta, Denver (F)(H) repl. Lovato, appt.	10-15-18	10-15-18	04-03-23
Patricia Gage, Denver (F)(C) reappt.	05-14-18	05-13-18	04-03-23
Angela Bricmont, Englewood (F)(H) reappt.	06-27-19	07-22-19	04-03-24
Robert “Bob” Lee, (M)(C) repl. Lerudis, appt.	06-27-19	07-22-19	04-03-24
Anthony Albanese, Denver (M)(C) reappt.	03-05-20	03-31-20	04-03-25
Teresa Leigh Corral, Denver (F)(C) repl. Commander, appt.	03-05-20	03-31-20	04-03-25
Phillip Caplan, Denver (M)(C), reappt.	03-05-20	03-31-20	04-03-25
Ron Tilton, Denver (M)(C), reappt repl. Cox-Blair, appt.	04-09-21	05-10-21	04-03-26
Eric Hiraga, Denver (M)(Asian) Appt.	04-09-21	05-10-21	04-03-26
Angela Cobian, Denver(F)(H) rep. Denver Public Schools repl. Flores	N/A		

Vacancy – special districts

CRS 31-25-104
Tracy Huggins, ED

UPDATED: 04-09-2021

303.534-3872/thuggins@renewdenver.org



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BAC-8052

Contact Information

Contact Name	Terri Jackson	Home Address	16302 E Ida Avenue
Preferred Phone	3035201077	Home City	Centennial
Preferred Email	tjackson@empowercom.net	Home State	CO
Other Phone		Home Zip	80015
Other Email		County	Arapahoe
DOB	[REDACTED]	Hispanic or Latino origin or Descent?	No
SSN	[REDACTED]	Race/Ethnicity	African American
Gender	Female	Other Ethnicity	
Other Gender		Salutation	

Board Information

Board Name	Denver Urban Renewal Authority (DURA)	Other boards or commissions served	
Status	New	Resigned	
Term Start Date			
Term End Date			

Work Information

Employer	Empowercom, Inc.	Work Address	7000 E 47th Avenue Dr Ste 100
Position	Vice President	Work City	Denver
Business Phone #	3032923850	Work State	CO
Work Email	tjackson@empowercom.net	Work Zip	80216

Additional Information

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

Education and General Qualifications

Name of High School	Thomas Jefferson	Name of Graduate School	University of Michigan
Location of High School	Denver, CO	Location of Graduate School	Ann Arbor
# of Years Attended High school	3	# of Years Attended Graduate School	2
Did you Graduate	Yes	Did you Graduate	Yes

High School

Graduate Major Business

Name of College University of Colorado
 Location of College Boulder
 # of Years Attended College 4
 Did you Graduate College Yes
 Undergrad Major Business

Reference Details

Reference Name #1 Josh Widoff Reference Email #1 josh.widoff@blackcreekgroup.com
 Reference Phone #1 303-597-0483 Reference Address #1

Reference Name #2 Patty Gage Reference Email #2 patricia@adaapta.com
 Reference Phone #2 303.482.2618 Reference Address #2

Reference Name #3 Tracy Huggins Reference Email #3 lhuggins@renewdenver.org
 Reference Phone #3 (303) 534-3872 Reference Address #3

Agree to a background check

Owner Romaine Pacheco

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Notes & Attachments

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Terri Jackson

Co-Founder
Vice President



EMPOWERCOM
— BUILDING TECHNOLOGY —

A proud native of Denver, Colorado, Terri Jackson serves as the Co-Owner and Vice President of Empowercom, a design/build firm of Specialty Systems including Teledata, Audio, Video, Broadcast, Security, and Building Automation infrastructure solutions. Empowercom proudly celebrates its mission of providing a diverse employee base that includes seasoned professionals with veterans, at-risk youth, ex-offenders, immigrants and those who were previously underemployed. Over the past 25 years, Empowercom has completed over \$100 million in projects and hired and trained more than 100 individuals from distressed communities. Today, Empowercom is a very active in the Colorado business community and continues to lead the conversation in workforce and small minority business development.



Education & Experience

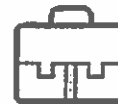
Terri Jackson's rich 30+ years of experience in accounting, finance, procurement, business development, and human resources. Responsible for building relationships with a strong emphasis on creating value and win/win opportunities for all parties.

- University of Michigan MBA, 1989
- Started Empowercom 25 years ago with siblings
- Extensive corporate experience working for Pepsi, MCI, American Express and Coopers & Lybrand



Community

- Appointed by Mayor Hancock to the Denver Urban Renewal Authority(DURA) Board of Commissioners
- Co-Founder of the African American Trade Association
- Past President of the Black Constuction Group
- Active community member on various committees including Denver Public School, City of Denver, RTD, Regis High School
- Started the local chapter of the National Black



Working Approach

Having secured more than 100 projects totaling over \$100 million, she has the leadership and operational team to tackle any project. Effectively navigating complex projects through contract negotiation, staffing, financing and vendor management. A true team builder, she stays involved with all staff members to develop and instill a genuine team spirit; mediating conflicts and delegating jobs and authority in accordance with employees' skills and abilities. A servant leader with a passionate heart to get new entrants into technology where they have an opportunity to learn, grow and build a career.



Outside the Office

When she is not in the office, she loves to travel with her family, hike and scuba dive. A former college basketball player, Terri is an avid supporter of all things "girls" including coaching, mentoring and speaking at various engagements. Currently, she is visiting colleges across the country helping her daughter choose her next adventure.