

Application for At-Large City Council Vacancy from
Danette Barrett

Please accept my application for the At-Large City Council vacancy. I meet all the requirements to serve on the City Council, I am a US citizen over the age of 18, a registered voter in Commerce City, a current resident of Commerce City for more than 12 months and I have never been charged with a criminal offense.

My motivation for applying to be on the City Council comes from my growing interest in how our government operates for the people they serve. For the last 2 years I have been actively participating in our local government by testifying at State House and Senate committees on a variety of bills effecting the apartment industry. Questioning why I believe what I believe and finding myself asking others about their beliefs in order to truly listen and develop a deeper understanding of what drives my friends, employees and neighbors in their thought processes. I see huge divides in some of my fellow Coloradans and I truly have the desire to close that gap and create understanding between different philosophies. I am interested in being a part of the governing process and my local City Council is an excellent place to start.

My experience and background as a small business owner and a veteran of the US Navy gives me a diverse perspective of current issues. I own and operate Aviva Properties specializing in property management and real estate. This gives me a unique opportunity to have a flexible schedule that would allow me to devote time to the City Council. As a property manager I have seen and dealt with some very complex issues relating to both people and infrastructure, having to understand the situations from all angles, including human, legal and logistical. For over 30 years I have been responsible for successful budget management for multiple properties including the creation of and adherence to the appropriate financial practices.

My thoughts on the Historic City and the Northern Range, I believe it is important to preserve the historic value of any community. This includes honoring the historic nature while ensuring that the citizens of that community have the opportunity to access local services and businesses. I think lessons can be learned from other cities like Brighton, Arvada, Westminster and Ft. Collins on how to preserve your historic community while integrating future expansion and understanding how important diversity is in every community.

In my opinion the 3 most pressing challenges in the Commerce City community are:

1. Negative perception of Commerce City and strategically promoting our expansion and growth.
2. Health, safety and welfare of the community including educational opportunities, a long-term plan for infrastructure maintenance and roads.
3. Environmental concerns including air and water quality, noise and responsible use of our open space.

I believe the 3 biggest opportunities for Commerce City right now are:

1. The promotion and marketing of Commerce City as a great location to locate businesses with our access to major interstates and our close proximity to Denver International Airport.
2. Our expanding tax base with the new housing developments being built.
3. The ability to negotiate with the oil and gas industry for responsible drilling in our communities.

My biggest concern about serving on the City Council are people who are not open to compromise and discussion. I believe that the job of the City Council is to be concerned about all the citizens in our

community and keep an open mind about the best path forward. I also have some international travel scheduled in late July and again in early September that would not allow me to attend possibly 1 or 2 sessions.

To me a Quality Community for a Lifetime means creating the highest and best vision for the community by promoting and adhering to a long-term plan by listening to the needs of the people and planning for sustained growth. A community where people want to work, live and enjoy life.

I am currently serving as the Chair for the Independent Rental Owners Council at the Apartment Association of Metro Denver. I also serve on their political Alliance board and the Joint Legislative Action Committee.

I have not had any participation in the Commerce City Civics Academy; however, I would like to know more about it.

I have resided in Commerce City since August 2015 when we purchased our home in Buffalo Run. My favorite place in Commerce City is my home and my neighborhood. We also enjoy our local parks and recreation center.

I appreciate your consideration of my application for the At-Large City Council vacancy and I look forward to further discussions about my qualifications. Attached is my current resume for your review.

DANETTE BARRETT

15397 E. 118th Avenue
Commerce City, CO 80022

Cell: 303.335.8846
Email: DanetteBarrett@aol.com

REAL ESTATE PROFESSIONAL

STRATEGY | LEADERSHIP | PERFORMANCE

Dedicated Real Estate Professional with over 30 years of experience in asset and property management. High energy, results oriented leader with an entrepreneurial attitude offering outstanding communication skills, analysis of property performance data and development of strategic business plans. Visionary Operations Executive specializing in overview and assessment of property performance and managerial strategy to ensure optimization of net operating income and cash flow.

AREAS OF EXPERTISE

- | | | |
|--------------------------|----------------------|--------------------------|
| ▪ Real Estate Operations | ▪ Project Management | ▪ Process Implementation |
| ▪ Cash Flow Optimization | ▪ Strategic Planning | ▪ Team Leadership |

PROFESSIONAL EXPERIENCE

AVIVA PROPERTIES, PRINCIPAL BROKER, DENVER, CO 2013 TO PRESENT

- President and Managing Broker of a full service third party management company with 236 units under contract
- Licensed General Contractor responsible for completing a \$5.5 Million renovation of a 152 unit apartment complex including exterior siding, roof replacement, landscaping upgrade, interior renovation and clubhouse remodel
- Handled all functions related to budgeting, forecasting, marketing, ancillary services, policies, procedures, software selections and implementations, reporting, goal setting, procurement, utility billing, resident retention and relations, customer service, team leadership, value add strategies and financial analysis.

Apartment Association of Metro Denver, Denver, CO 2017 to Present

- Board member of the Apartment Association of Metro Denver
- Chairperson elect of the Independent Rental Owners Council 2017-2018
- Chairperson of the Independent Rental Owners Council 2018-2019
- Member of the Alliance Political Action Committee 2018
- Member of the Joint Legislative Action Committee 2017-2019

DLB CONSULTING, INDEPENDENT CONSULTANT, DENVER, CO, MAY, 2012

- Contracted Project Manager overseeing a \$5.5 Million renovation of a 152 unit, 1970's era apartment complex in Englewood, CO
- Worked with architect and engineers to design all renovation work, overseeing proposal process and completion of construction.
- Provided owner-level guidance related to operation management, capital budgeting, marketing and repositioning of asset.

RIVERSTONE RESIDENTIAL GROUP, REGIONAL PROPERTY MANAGER AND OPERATIONS ANALYST, Denver, CO, 2011 – May, 2012

- Managed the overall operational and financial aspects for a portfolio of 6 properties in Colorado and Utah.
- Responsible for portfolio performance analysis of 6,250 units located in Colorado, Illinois and Missouri including property operations, financial planning and product marketing.
- Organizing, reviewing, analyzing and reporting on periodic financial data to the SVP, Division President and ownership entities.
- Ensure that successful results are achieved through strategic thinking and program development.
- Knowledge of compliance issues related to project funding, including but not limited to, 9% Low Income Housing Tax Credits (LIHTC), 4% LIHTC with Private Activity Bonds, and various types of bond financing.

PROFESSIONAL EXPERIENCE – CONTINUED

CAPMARK AFFORDABLE EQUITY INC., PROPERTY MANAGEMENT SPECIALIST, ASSISTANT VICE PRESIDENT - ASSET MANAGER, DENVER, CO, 2007 - 2011

- Conducted detailed audits of property operations and management performance and prepared verbal and written business plans and worked with assigned workout VP to implement performance plan.
- Managed a portfolio of 60 properties with over 7,500 units.
- Reviewed and audited all aspects of portfolio to ensure that issues were being recognized and resolutions implemented within the limitations of the Partnership Agreement.
- Provided analysis for financing gap determinations and projected negative cash flow projections.
- Reviewed financial statements as a check of information integrity.
- Communicated with general partners, investors, and credit enhancers regarding performance of the assets and contractual requirements, including the review of cost certifications, 8609's, and K-1 schedules.

PACIFICAP PROPERTIES GROUP, REGIONAL PROPERTY MANAGER, DENVER, CO, 2006 - 2007

- Managed a portfolio of 12 properties with 2,300 units located in Colorado and New Mexico.
- Responsible for compliance of LIHTC policies.
- Assisted in developing a policy manual to ensure compliance throughout PacificCap's portfolio.
- Worked directly with Colorado Housing Finance Authority, New Mexico Mortgage and Finance Authority and various tax credit partners to ensure proper implementation of tax credit policy and compliance with all IRS Section 42 rules and regulations.
- Supervised multi-state staff, coordinating ongoing training, recruiting, hiring, motivating and evaluations.
- Directed Community Manager in daily business matters, including fair housing regulations, customer service and management of budgets, assuring compliance with the property's goals and objectives.

OMNI PROPERTIES INC., DISTRICT PROPERTY MANAGER, DENVER, CO, 2002 - 2004

- Managed a portfolio of 7 properties with 1,800 units.
- Responsible for compliance of affordable housing properties with LIHTC, Project Based Section 8 and HOME Funds including compliance issues, policy standards and implementation of procedures at the site and corporate level.
- Monitored weekly and monthly report submissions and all owner communication.
- Identified, analyzed, approved and implemented all capital expenditure programs, including roof replacement, fire damage, and renovation projects.

COLORADO COALITION FOR THE HOMELESS, SENIOR ASSET MANAGER, DENVER, CO, 1999 - 2002

- Project management through all phases of construction including development, design, coordinating contractors and final walk through to ensure a completed product that met the needs of the organization.
- Oversight of contracted property management companies.
- Negotiated through property tax exemptions, property tax appeals, LIHTC policies and procedures, investor related issues and HUD requirements effecting procedural changes to assure efficient management of the LIHTC investment.

EDUCATION & TRAINING

BACHELOR OF ARTS, BUSINESS ADMINISTRATION, University of Phoenix, 2000

ASSOCIATE OF ARTS, LEGAL SECRETARY, Front Range Community College, 1987

HOUSING CREDIT CERTIFIED PROFESSIONAL (HCCP) through National Association of Home Builders (NAHB)

LICENSES

- Colorado Real Estate Broker License, Employing Broker
- Institute of Real Estate Management (IREM) CPM® Candidate

United States Navy Electronic Technician 1990-1992