

ECONOMIC DEVELOPMENT ADVISORY BOARD – Residency Requirement w/ Exceptions

Authority: City Code, Chapter 3, Sections 3-1, 3-19 and 3-20

Members: 7 + 1 Alternate [residency exceptions] + Economic Development Services Director as non-voting member

- Four members who shall be employed in any of the following occupations:
 - Public or private higher education, consisting of an accredited college or university;
 - Licensed or registered professions of this state in the fields of architecture, engineering, commercial and office or industrial development;
 - Federally or state chartered lending institutions;
 - Business advocacy organizations;
 - Public or private utility companies;
 - Commercial or industrial real estate development;
 - Business development or corporate site selection companies.
- Three regular and one alternate members who are residents of the City.

Duties: The Board shall make recommendations to the Council on economic development issues including the Economic Development Element of the City's General Plan, economic development related projects, strategies for promoting economic development in the City, representing the community with prospective economic development prospects, and cooperate with educational institutions and regional economic development organizations.

Liaison: Jenn Stein / Economic Development Services Director

CURRENT MEMBERS

Vacant
Reappointment

Name	District	Alt	Special Criteria	Appointed	Reappt'd	Reappt'd	Reappt'd	Reappt'd	Expiration
Gannon, Christine	Ironwood	Yes	Public/private education; Project Management	2/7/2023					6/30/2024
LaCroix, Julie	Mesquite	No	Private Citizen	9/13/2022					12/31/2024
Molina, Edward	Willow	No	Private Citizen	2/2/2021	2/7/2023				6/30/2024
Terry, Neil	Other	No	Licensed or registered professionals of the state	11/13/2012	7/2/2013	5/2/2017	6/1/2021	02/06/2024	12/31/2025
Valenzuela, Marc	Other	No	Public Service Corporation	2/2/2021					6/30/2024
Vacant		No							6/30/2025
Vacant		No							12/31/2026
Vacant		No							12/31/2026

CURRENT AND UPCOMING VACANCIES

Name	District	Special Criteria	Current Term Expiration	Alternate for Consideration	Future Term Expiration
Vacant (Was Bolnick)	Ironwood	Private Citizen	6/30/2023	Yes	6/30/2025
Vacant (Was Roubik)	Ironwood	Public/private education, elementary, secondary	12/31/2024	Yes	12/31/2026
Vacant (Was Berggren)	Mesquite	Business consultant	12/31/2024	Yes	12/31/2026

INITIAL APPOINTMENT INTERVIEWS:

- Anna Ratiu
- Jhamie Wallace

INITIAL APPOINTMENT INTERVIEWS:

Name	District	Qualification Summary
Ratiu, Anna	Mesquite	<p>Interest: 17-year Peoria resident, minority & female led business owner in our city, mother of two, I have a fully vested interested in seeing our city thrive. I believe that Peoria is in a pivotal stage of growth, this is both exciting and concerning. I would like to understand what this growth will look like and have a voice representing other Peoria business owners & residents. I would like to learn more about the economic development and needs of our city and pass my understanding to my community and outside companies/business owners to help align our city and resident's with a vision.</p> <p>Experience: BS in Science/ MA in Education; Arizona Real Estate Broker - Based in the City of Peoria – Current; CA Real Estate Salesperson – Current; Residential and commercial real estate for 16 years (11 years in Arizona) – Current; AZ Department of Insurance and Financial Institutions Mortgage Broker Testing Committee (9 years) – Current; AZ Responsible Individual (Compliance) to 20+ Mortgage Lenders/Brokers nationwide for 16 years – Current; Former AZ Mortgage Broker; Former AZ teacher - Secondary Education</p> <p>Vision of Peoria: I would love to see Peoria grow economically, culturally and more importantly, responsibly. My vision would be that our city's name would be familiar to people outside of our state nationally and internationally. I firmly believe our city has the potential to attract large, high tech and high value corporations to our city which will elevate small business owners and our residents fiscally. Peoria would be synonymous to a successful city where businesses flourish, education is highly valued and quality of life is unmatched.</p>
Wallace, Jhamie	Acacia	<p>Interest: I would like to serve my community actively and participate in the economic development of the City. I have returned to the area after being away for 7 years and see the growth in businesses, housing, and the economy. I have been a small business owner and would like to establish relationships in Arizona that support growth.</p> <p>Qualifications: I have a Bachelor's degree in Business Management and a Master's in Leadership and Management. As a former small business owner, I have worked with women in preparation to do business with local, state, and federal agencies through their own small businesses.</p> <p>Vision for Peoria: I would have to spend more time and research to build a vision for Peoria. There is housing development and growth. Sustainability would be part of the vision to ensure a robust economy for generations to come.</p> <p>RESUME ON FILE WITH CLERK'S OFFICE.</p>

JHAMIE WALLACE, M.S.

Business Management and Development

Peoria, Arizona

EDUCATION —

Webster University

BA, Business Management (Conferred 2011)

St. Louis, MO- GPA 3.03 of 4.0

Coursework

ACCT 2010 Financial Accounting

ECON 2000 Survey of Economics

MNGT 2100 Management Theory and Practices

MNGT 2150 Business Ethics

MNGT 3280 Introduction to Business Law

MNGT 3400 Human Resource Management

MNGT 3450 Principles of Organizational Behavior

MNGT 2500 Marketing

University of La Verne

MS, Leadership & Management

(Conferred 2021)

La Verne, CA – GPA 3.43 of 4.0

Coursework

MGMT 520 Leadership: Theory and Practice

MGMT 521 Ethics and Decision-Making

MGMT 522 Human Resource Management

MGMT 523 Organizational Theory & Design

MGMT 569 Conflict Management and Organizational Change

MGMT 556 Building Partnerships; Creating Coalitions

MGMT 525 Management of Diversity

MGMT 526 Training and Development

EXPERIENCE

Mar 2023- Jun 2023

Case Manager (Investigations) • Arizona Dept. of Child Safety • Peoria, AZ

Assesses child safety and risk by conducting interviews and gathering information. Makes in and out of home contacts with families and children. Attends Court and Foster Care Review Board hearings. Prepares case plans and conducts case plan staffings. Writes professional reports and other documentation in Guardian. Conducts background checks and other public records information searches. Serves as a community liaison while coordinating and monitoring services provided to families. Placement of children, including transporting children and their possessions. 312 hours of in-person and online training to include Impact of **Trauma on Child Development, Basic Forensic Interviewing, Domestic Violence, Legal Testifying, Adult & Pediatric CPR/AED, and Court Reporting.**

Mar 2018- Present

Founder & CEO • The Jhamie Wallace Agency

Established a certified woman and veteran owned waste management company providing waste disposal and recycling services to local and state agencies through set aside contracts.

Consultant to women owned small businesses who want to learn how to do business with the government. Developed strategies for clients to grow their visibility with government agencies through marketing, capabilities statements and certifications for socio-economic categories to be in position to win set aside contracts for their small businesses.

Nov 2015- May 2016

Management Analyst • Dept of the Navy • Naval Surface Warfare Center • Port Hueneme, CA

Supported technical code customers in identifying technical requirements for planned procurement with emphasis on specifying products and services to be procured in a performance-based approach. Reviewed technical requirements for prohibited practices, special approval items, security requirements and hazardous materials (HAZMAT) compliance.

MILITARY —

US Air Force (Active Duty) Air Crew Life Support Oct 2000- May 2002

Inspected, maintained, and adjusted (Aircrew Life Support) ALS and aircrew chemical defense equipment such as flight helmets, oxygen masks, survival kits, helmet mounted devices, night vision systems, parachutes, anti-G garments, aircrew eye and respiratory protective equipment, chemical biological protective oxygen masks and coveralls, and other types of ALS and aircrew chemical defense systems.

SC Army National Guard Automated Logistics Specialist Apr 2009- May 2011

Simplified and standardized the collection and use of maintenance data. Improved readiness management and visibility by providing equipment status and asset data. Raised the quality and accuracy of performance, cost, backlog, man-hour, and parts data through improved maintenance management. Operated materiel handling equipment (MHE). Performed accounting and sales functions in self-service supply. Performed Standard Army Maintenance System Enhanced (SAMS-E) duties in automated applications.

Spearheaded administrative oversight functions in support of the day-to-day operation of awarded procurements. Monitored invoices and reports to maintain status of funding levels. Promptly identified violation of the Anti-Deficiency Act. Tracked funding requisitions to ensure their proper application to corrective actions, if necessary and to verify ceiling availability and attainment within the specified Period of Performance.

June 2014-Sept 2015

Cemetery Representative • National Memorial Cemetery of AZ • Cave Creek, AZ

Compassionately and professionally facilitated the burial of Veterans and their qualified dependents.

Aug 2012 to June 2014

Program Support Assistant • Carl T. Hayden VA Medical Center • Phoenix, AZ

Implemented process improvements to include creation of a dashboard using SharePoint that increased efficiency and accountability for the requisition of \$1.5 million in surgical equipment during FY2013. This application allowed industry partners to access VA procurement actions, provide responses, and contract awards/orders, shipment information, and invoice submission.

Drafted a standard operating procedure (SOP) that provided step-by-step instructions with visual aids, on the use of the Electronic Contract Management System (eCMS).

Performed Environment of Care (EOC) rounds to evaluate office and patient care areas. Inspected, submitted, and tracked any deficiencies. Submitted trouble tickets to the appropriate department for corrective actions.

REFERENCES

[Available upon request.]

INDUSTRIAL DEVELOPMENT AUTHORITY – Residency Requirement w/ Exceptions

Authority: Arizona Revised Statutes Title 35, Chapter 5 and City Code, Chapter 3, Sections 3-25 and 3-26

Term Length: 6 year term length pern Bylaws

Members: 7

- Residents of the City with a background in multi-family residential, commercial or industrial development, or finance (at least 5)
- Background in bond financing, in particular, private activity bonds which attract private investment to finance projects that provide a public benefit (at least 1)

Duties: The Authority is responsible for approving secured or unsecured loans for the purpose of financing or re-financing the acquisition, construction, improvement or equipping of privately-owned projects.

Staff Liaison: Rick Buss / Economic Development Services

Vacant
Reappointment

CURRENT MEMBERS

Name	District	Special Criteria	Appointed	Reappt'd	Reappt'd	Reappt'd	Reappt'd	Expiration
Bruen, Charles	Ironwood		8/16/2020	6/7/2022				12/31/2028
Grammatico, Joseph	Ironwood		11/12/2019					6/30/2025
Greathouse, Brian	Willow	Land development/ bonding	9/3/2013	4/16/2019				6/30/2025
Johnson, Andrea	Acacia	Multi-family housing	11/9/2021					6/30/2027
Mitchum Michael	Ironwood		1/5/2021					6/30/2024
Schiller, Franklin	Palo Verde		7/7/2015	4/16/2019	9/14/2021			6/30/2027
Vacant								6/30/2023

CURRENT AND UPCOMING VACANCIES

Name	District	Special Criteria	Current Term Expiration	Alternate for Consideration	Future Term Expiration
Vacant (Was Roubik)		Business Consultant	6/30/2023	N/A	6/30/2029

INITIAL APPOINTMENT INTERVIEWS:

- Edward Molina

INITIAL APPOINTMENT INTERVIEWS:

Name	District	Qualification Summary
Molina, Edward	Willow	<p>Interest: As a native of Peoria (since 1961) and currently serving on the Economic Development Advisory Board, the Historical Preservation Commission and the Downtown Redevelopment Working Group I believe I can bring some additional perspective to the IDA.</p> <p>Membership: Not answered</p> <p>Experiences: Not answered</p> <p>Vision for Peoria: When considering visions of municipalities (or any government entity) we should be looking well beyond ten years. My vision of Peoria is that it will be the premier Phoenix suburb where a confluence of an economic engine and lifestyle come together in a unique way. Peoria has the resources that will facilitate smart industrial development. Peoria has the land space, labor force, and education infrastructure (may need some visionary leadership), and the Municipal leadership to make this happen.</p>

PLANNING AND ZONING COMMISSION – Residency Required

Authority: City Code, Chapter 20, Section 3-36 and 3-37

Members: 7

Duties: The commission is responsible for recommending planning and zoning policies governing land use in Peoria. It also reviews and recommends approval of zoning codes and annual revisions to the City’s Comprehensive Master Plan.

Liaison: Chris Jacques / Planning and Community Development

Vacant
Reappointment

CURRENT MEMBERS

Name	District	Special Criteria	Appointed	Reappt'd	Reappt'd	Reappt'd	Reappt'd	Expiration
Vacant								
Feiter, Anthony	Willow		08/13/2019	01/07/2020	11/15/2023			12/31/2025
Konkowski, Thomas	Willow		11/15/2023					12/31/2025
Nelson, Jeff	Acacia		03/04/2014	08/27/2014	10/03/2017	1/4/2022	11/15/2023	12/31/2025
Myers, Doug	Willow		11/14/2023					12/31/2025
Villasenor, Layla	Willow		02/08/2023					6/30/2024
Waitman, Joysaphine	Pine		2/2/2021	02/08/2023				6/30/2024

CURRENT AND UPCOMING VACANCIES

Name	District	Special Criteria	Current Term Expiration	Alternate for Consideration	Future Term Expiration
Vacant (Allsop, Clayton)			12/31/2024		

INITIAL APPOINTMENT INTERVIEWS:

- Nathan Cottrell
- Sharleen Heins
- Rico West

INITIAL APPOINTMENT INTERVIEWS:

Name	District	Qualification Summary
Cottrell, Nathan	Mesquite	<p>Interest: I have an active interest in land development and land planning. I have a background in civil engineering and could use that experience to help the City of Peoria develop in a thoughtful manner that benefits the residents while remaining attractive to developers and new businesses. Qualifications/Previous Experience: I am a licensed civil engineer and have been involved in general land development throughout Arizona for roughly 30 years. I was previously on the City of Avondale P&Z commission and enjoyed that work. Productive Member Characteristics: The ability to read and understand a proposed plan. To understand how the proposed work follows or doesn't follow current codes and ordinances. And to remain rational and thoughtful in discussions with the applicants. Contentious Agenda Item/Citizen: Situations that upset citizens, neighbors, and applicants are bound to occur. That is part of the reason boards like the P&Z exist. Any board member must remain calm and rational and present the rules and ordinances simply. It cannot become personal, even when part of the decision may be based on the board members' judgments. Major Land Use/Planning Opportunities and Challenges: The high demand for residential on the north side of the city (somewhat sparked by TSMC) is generating development pressures. City policies in these areas regarding land uses, transportation, outdoor spaces, and water consumption will be critical to ensure a successful City in the future. In addition to this, redevelopment or infill development in the southern areas of the city can be just as critical. Understanding the complications of new development in these areas can be difficult. And allowing some flexibility and creativity may be the key to maintaining these areas and/or bringing that extra spark of energy to areas that may be struggling.</p>
Heins, Sharleen	Mesquite	<p>Interest: I would enjoy being able to provide input on the planning and zoning of the future of our beautiful city, knowing the beauty of Arizona and all it holds while still understanding its needs for growth. I am a well rounded individual, having experience in criminal justice, accounting, internal auditing, escrow and real estate. I hope to provide assistance to the Commission and gain some experience with planning and zoning while serving my community. Characteristics of a productive board member: analysis skills, objectivity, clear and concise communication, ability to accurately interpret laws and regulations Contentious items: As an auditor, I have had to deal with contentious audit findings many times. This is not an unusual event. I have found that sticking to process and being as objective and empathetic as possible is usually quite helpful to mitigate the situation. As a board member, I think one must remain professional and objective and explain processes to help people understand why something is happening. Challenges and Opportunities facing Peoria: I believe the major challenges Peoria faces are likely the "not in my backyard" scenarios where the city is faced with growth challenges for housing, businesses, economic growth; however, some residents are pushing back because they would like those items to be located further away from their residences. A second challenge is also the chain restaurants that some residents push back on, yet others welcome. I believe the major opportunities that Peoria is taking advantage of is the nature all around us. The open space and the parks that Peoria has made a concerted effort to continue to implement is a large part of what makes the city a desirable place to live, work and play. In addition, seeing trails also implemented and enhanced as part of that effort is ideal. Finally, knowing that Peoria is constantly working on bringing quality entertainment, dining, and its POGO program show that its focus on quality life is important. RESUME ON FILE WITH CITY CLERK</p>

KNOWLEDGE AND SKILLS

- Project management
- Quantitative/qualitative data analysis
- Data gathering and analysis
- Auditing concepts/principles
- Internal control frameworks (GAO/IIA/COSO)
- GAO Auditing Standards (Yellow Book)
- IPPF Standards (Red Book)
- Standards of Internal Control in the Federal Government (Green Book)
- Accounting principles/GAAP
- ISO 9001:2008
- Experience in supervision/delegation
- Mentoring/coaching
- Teamwork
- Critical thinking/problem-solving
- Integrity/Accountability
- Report writing/editing
- Solution-oriented
- Experience interpreting laws/regulations

EXPERIENCE

Auditing

- Combined 12 years of experience in compliance and performance auditing encompassing over 45 audits across 3 different organizations
- Experienced with data collection and analysis, observations, interviews, mentoring and on-the-job training in audit environment
- Examples of audits have included:
 - Audits involving statutes, rules, regulations, policies and procedures, financial compliance, programs, and internal controls and performing follow-up work on audit recommendations
 - Higher visibility assessments or investigations such as:
 - Theft assessments, identifying over \$170,000 in missing monies and resulting in tighter internal controls and increased segregation of duties in courts
 - Investigative audits for Commission on Judicial Conduct, resulting in charges or dismissal of complaints
 - Audits within the school district included assessments of the quality management system of different departments and evaluating whether the district complied with the International Standards of Organization, such as maintaining proper document controls
 - State performance audits evaluating the effectiveness, efficiency, and internal controls and agency programs. Assignments ranged from the Arizona Department of Health Services to smaller occupational boards. Experience also involved assessing occupational board licensing and complaints processes and performing follow-up work on prior audit recommendations.

Process Improvement/Guidance

- Developed and implemented standardized procedures and process for three organizations which included:
 - Procedures and processes for courts statewide with various databases to allow for standardized processing of photo enforcement citations
 - Statewide accepted business rules for handling of photo enforcement citations by photo enforcement vendors
 - Standardized process and procedures to improve timeline, accessibility, and transparency of Arizona Traffic Ticket approval process by Arizona Supreme Court
 - Standardization and automation of audit tools in court auditing unit, to include:
 - operational/compliance audit data collection tools
 - financial audit data tools
 - data analysis tools
 - summary and analysis writing
 - sampling methodology
 - risk assessment
 - court self-reporting financial tools and others
 - Substantial changes to school system's internal audit process and procedures for ISO certification and internal audit training program
- Planned and led cross-functional projects, within division, and statewide that created or revised policies/procedures in three areas while at the Administrative Office of the Courts

Supervision/Mentoring/Recruitment

- As audit manager for two years in the Administrative Office of the Courts overseeing a staff of nine:
 - General oversight:
 - Planned and directed the projects and operations of nine financial, audit, and administrative staff to meet goals and objectives of audit team
 - Oversaw budget and expenditure review/approval
 - Communicated project and audit statuses with leadership and external parties
 - Planned audits based on annual risk assessment and organizational strategic plan
 - Projects/Audits oversight:
 - Actively collaborated with team on use and revision of audit tools and further standardization
 - Worked closely with auditors to ensure timely completion of projects and audits, follow-up work, and awareness of pertinent issues
 - Provided workpaper and report revisions and feedback
 - Oversaw financial audit staff with monitoring of Minimum Accounting Standards reporting
 - Coaching, mentoring, training, and feedback:
 - Provided coaching and mentoring to new and under-performing staff
 - Conducted one-on-ones monthly with staff and conducted staff evaluations
 - Performed recruitment functions
 - Interviewed and hired multiple staff
 - Participated on interview panels with various other managers throughout the division
- As lead auditor for three years with the Administrative Office of the Courts overseeing a staff of seven:
 - Supervised and trained auditors on audits and special projects
 - Performed special projects and special topic audits with higher visibility

- Planned and led cross-functional committees and projects at the agency, within division, and statewide, including:
 - Completion of \$4 million statewide photo enforcement project
 - Cross-divisional, involved standardizing automation, creating policies, meeting with various external parties, and standardizing their processes
 - Implementation occurred within 60 days
 - Collaborated with legal counsel to draft and finalize rules for program
 - Oversaw statewide revision of Minimum Accounting Standards for courts
 - Oversaw creation of statewide Criminal Procedures Manual
 - Oversaw revision of statewide Civil Traffic Procedures Manual
- Responsibilities in addition to assigned work at the Arizona Office of the Auditor General:
 - Mentored two individuals for one year on two separate audits, providing thorough oversight, training, and feedback on workpapers, audit processes, interviewing, and other audit processes for organization
 - Participated in first and second formal interviews of approximately 10 applicants for the organization and provided feedback regarding applicant's suitability for hiring
 - Participated in approximately 15 social interviews of applicants for the organization and provided feedback regarding applicant's suitability for hiring

EDUCATION

- Certified Fraud Examiner (CFE), *expected 2022*
- Bachelor of Science, Accounting, *expected July 2023*
- Certificate of Completion, Certified Internal Auditor
- Certificate of Completion, Accounting
- Bachelor of Science, Administration of Justice with Prelaw Minor
- Associate of Arts Degree, General Studies

SIGNIFICANT EMPLOYMENT HISTORY

- | | |
|--|----------|
| • Arizona Department of Economic Security
<i>Auditor IV</i> | 7 months |
| • Arizona Office of the Auditor General
<i>Performance Auditor</i> | 4 years |
| • Clarksville-Montgomery County School System
<i>Continuous Improvement Coordinator/Lead Internal Auditor</i> | 7 months |
| • Arizona Supreme Court, Administrative Office of the Courts
<i>Court Operations Unit Manager (Audit Manager)</i>
<i>Court Management Specialist VI (Lead Auditor)</i>
<i>Court Management Specialist V (Court Auditor)</i> | 7 years |

OTHER INFORMATION

Association of Certified Fraud Examiners (ACFE), Member
 Institute of Internal Auditors (IIA), Member

INITIAL APPOINTMENT INTERVIEWS:

Name	District	Qualification Summary
West, Rico	Ironwood	<p><u>Interest:</u> I am interested to be more involved in my community, especially on the planning and zoning side, and to help make the quality of life in our city better. I hope to gain a better understanding of how our city functions from a planning and zoning perspective and to help contribute to informing our residents of potential projects that would be additive to our city.</p> <p><u>Qualifications/Previous Experience:</u> I am a real estate developer by profession and have gone before P&Z commissions in different municipalities, including Surprise and Buckeye, presenting projects that I have worked on in the past and projects I am currently working on as well.</p> <p><u>Productive Member Characteristics:</u> I feel the characteristics of a productive member of this board would be to do your research, don't be afraid to ask applicants questions about their projects, engage in thoughtful discussions, and have an open mind.</p> <p><u>Contentious Agenda Item/Citizen:</u> I feel that everyone's voice/opinion should be heard, whether for or against a specific agenda item. I also believe that having a calm and informed dialogue on a contentious agenda item always is beneficial for everyone involved.</p> <p><u>Major Land Use/Planning Opportunities/Challenges:</u> I think a major planning challenge facing the city is the rise of anti-growth feelings among it's residents. I feel growth is always a good thing to have in a city if done responsibly. I feel one of the biggest opportunities facing the city is the growth of TSMC just down the 303 and the need for a diversity of housing in the northern part of our city, especially multifamily housing. Having a diverse mix of housing options in close proximity to all that employment growth near TSMC and the rest of the 303 can help us stand out as a city.</p> <p>RESUME ON FILE WITH CLERK'S OFFICE</p>

Richard B. (Rico) West, IV

REAL ESTATE DEVELOPMENT PROFESSIONAL

Real Estate Developer with extensive experience researching, analyzing and managing the complex planning and zoning of raw land initiatives for residential, commercial and retail spaces. Particular expertise analyzing the complexities and details of an opportunity, and translating the scope of a project to city government stakeholders, investors, and constituents. Professional communicator with fluency across all areas of planning and zoning, and the ability to collaborate effectively using diplomacy and tact.

KEY COMPETENCIES

- Planning / Zoning Codes / Entitlement Process
- Government Stakeholder Collaboration
- Real Estate Analysis / Data Analysis
- Rezoning / Planning Maps / Ordinances
- Presentations / Public Speaking / Meetings
- Real Estate Development / Management
- Land Acquisition / Disposition / Gifting
- Demographics / Economics / Valuation
- Multifamily / Industrial / Retail Development
- Residential / Master Planned Communities

PROFESSIONAL EXPERIENCE

Carefree Partners Investments

2012 - present

Joined firm full time in 2018 after ongoing consulting during summers and school. Currently serving as one of 3 Principals with responsibilities for leading relationship development with stakeholders interested in co-development projects.

Principal, Business Development Manager (2018 - present)

Principal and Partner with executive-level authority to identify, assess, and select co-development partners.

- Collaborate extensively with Rick West and Scott Phillips on development projects and portfolio strategy for raw land located in Buckeye, Surprise, and a shopping center in Phoenix
- Coordinated the disposition of 120 acres to the City of Surprise to develop City Campus with libraries, public safety buildings, courthouse, City Hall, and public spaces
- Meet regularly with zoning attorney to develop a narrative uniting the vision for raw land in the City of Surprise
- Lead ongoing planning and negotiations for the remaining 400-acre parcel to become the Surprise City Center
- Present quarterly to the Planning & Zoning Commission of Surprise to update members on scope, design, progress, opportunities, ideas, and input from citizens
- Perform extensive research across the Valley for purchasing opportunities and entitling raw land

Summer Consultant (2012, 2014)

- Prepared sales brochures and gathered information on Industrial and Commercial Real Estate Properties

SUMMER INTERNSHIPS - REAL ESTATE DEVELOPMENT

Research and Marketing Intern - Land Group Real Estate

Summer, 2009

Extensively researched foreclosed properties during the Great Recession to determine valuation, uncover buying opportunities, and develop a clear understanding of how to leverage buying power in the highly distressed market.

- Prepared sales brochures and presentation for investors with demographic and economic data
- Reported directly to Tom Tait, Owner

Real Estate Analyst Intern - Nathan & Associates

Summers, 2006 & 2007

Invited by Mr. Nathan to support real estate acquisition initiatives. Drove every subdivision community in the Valley during the summers to collect monthly new home sale numbers. Created sales reports reflecting home specs, prepared marketing packages, and participated in executive meetings to align internship with business initiatives.

EDUCATION AND LICENSURE

B.S. Interdisciplinary Studies - University of Arizona (2016)

- Member - Eller Elite Leadership Program, Investment Club, and Sports Marketing Association
- Member - Kappa Alpha Order fraternity

Diploma, Notre Dame Preparatory High School (2008, Honor Roll, Varsity Football State Championship winner 2007)

2019 - Real Estate License, State of Arizona (#SA684694000)