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**Profile**

Mike

First Name

DeGrant

Last Name

mdegrant@yahoo.com

Email Address

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**Are you a resident of the City of Colorado Springs?** Yes  No

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**In what City Council District do you reside? \*** District 2

Use the following link to determine if you live inside City limits and to find your City Council District:

<https://coloradosprings.gov/city-clerk/page/city-council-districts>

6622 Fredrick Drive

Street Address

Suite or Apt

Colorado Springs

City

CO

State

80918

Postal Code

Mobile: (719) 651-6112

Primary Phone

DeGrant Development  
Strategies

Employer

Owner

Job Title

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**Which Boards would you like to apply for?**

Urban Renewal Authority: Submitted

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**Introduction****Briefly introduce yourself and state your interest in serving on a specific Board, Commission, or Committee**

Good Afternoon, I am Mike DeGrant, a fourth generation Coloradoan and have been heavily involved in numerous Boards, Councils and committees throughout my career in Colorado Springs. I believe that we should all volunteer and give back to our community. I am proud of the time I have spent on the various committees and with my experience in real estate and development, I feel I can be a valued member of the Urban Renewal Board.

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**Relevant Experience and Community Involvement**

**Highlight any volunteer work, previous service on boards or committees, and community involvement that demonstrates your commitment to public service and the community.**

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• Colorado Springs Housing and Building Association (HBA) – Past President, and current Board Member, Public Policy Council and past Land Use Committee Chairman. • HBA Cares – Past President & Current Board Member. This is the philanthropic side of HBA where we provide assistance to other non-profit agencies with transitional housing for those in need. • HBA - 2014 Builder Developer of the Year. • City of Colorado Springs – Homeless Initiative Trustee Committee, Past Board Member. • City of Colorado Springs – Continuum of Care Governing Board, Past Director & Chairman of the Board. • Partnership for Community Design – Past Board Member. • City of Colorado Springs Land Use Review Advisory Board (LURAB) – Past Board Member. • City of Colorado Springs Development Review Enterprise (DRE) – Past Board Member. • Lowell Neighborhood Homeowners Association – Past President & Board Member. • Poet Lofts Condominium Owners Association – Past Vice President & Board Member. • Community at Spring Creek Homeowners Association – Past President & Board Member and Architectural Control Committee Chairman. • Colorado Springs City/County Drainage Board - Past Board Member- 6-year term. • Colorado Springs School/Park Fee Advisory Committee - Past Committee Chairman - 6-year term. • Briargate Business Campus Owners Association - Past President and Board Member. • Briargate Business Campus - Architectural Control Committee, Past Chairman. • Windjammer Homeowner’s Association, Past Board Member. • Silver Key Senior Citizen, Past volunteer.

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**Supplemental Materials (if applicable)**

[Mike\\_DeGrant\\_Resume\\_2024.docx](#)

Include any additional materials that may strengthen your application, such as a resume or examples of your work in the community.

**MICHAEL DEGRANT**  
**COLORADO SPRINGS, COLORADO**  
**719-651-6112**  
**mdegrant@yahoo.com**

**QUALIFICATIONS**

- Strong engineering, development and construction background and experience
- Experienced in all phases of the due diligence and entitlement process
- Proven track record to coordinate numerous projects, contractors and personnel
- Experienced in all phases of vertical and horizontal construction and development
- Excellent people skills and teamwork abilities
- Strong negotiating skills
- Excellent Reputation with all local Municipal Jurisdictions and staff
- Over 40 years' experience in the Real Estate industry
- Knowledgeable in Metro District formation and operations

**EXPERIENCE**

**2018 – Present**

**DeGrant Development Strategies, LLC.**  
**Owner**

Your one stop for all your Development needs. Our commitment is to help guide you through the development process. Coordinating requirements related to real estate acquisitions, entitlements, due diligence, design and construction of improvements to make your project an overwhelming success. We work hand in hand with clients and their team to develop first-class properties.

**2018- 2023**

**SENIOR VICE PRESIDENT**  
**Schuck Communities**

Responsibilities included negotiating land use, zoning and policy issues with the local City/County administration's along with negotiating utility sizing and design with City & Metro District utilities and local Fire Departments. Responsible for processing all plans through the planning and engineering process including Planning Commission and City Council / County Commissioners. Review all title commitments and preparation of subdivision plats, along with coordinating all planning, engineering, site development and vertical construction. Prepare all development budgets, schedules, proforma's along with coordinating with banking representatives for all monthly draws and cash flow projections. Track and maintain all financial assurances and Letters of Credit with the City / County and Banks. In addition, I was also responsible for all daily field supervision and project management. Along with being a member of the Board of Directors for numerous Metro Districts and responsible for preparing annual budgets including negotiating the yearly maintenance contracts. I also reviewed and approve all architectural design issues as the chairman of the Metro District and Homeowners Association's Architectural Review Committees. Oversaw development of numerous communities along the front range of Colorado.

**2017-2018**

**DIRECTOR OF Land Acquisition and Entitlement  
Clayton Homes/Oakwood Homes – Colorado Springs**

Member of the executive team for day to day operations working with associates and partner companies.

Responsible for the identification, acquisition and management of entitlements and land development for residential lot development as part of a multidisciplinary team.

Identify land acquisition opportunities in El Paso County for the acquisition of properties approved by the Asset Review Committee, including the preparation of LOI's, Review of Purchase Agreements, market and financial analysis, and Asset Review Committee Summary Reports. Manage the entitlement process and related consultants on multiple projects to deliver platted lots on schedule and budget. Perform comprehensive and thorough feasibility analysis and due diligence on new land acquisitions. Contract management of acquisitions, dispositions, development agreements, consulting and other agreements. Project based business planning and management, including development projections, proforma and budgeting and joint development management. Provide operations backup to Metro District Board for Community amenities and future districts. Continue to build relationships with land owners, developers and builders in the community.

Responsibilities also included negotiating land use, zoning and policy issues with the local City/County administrations along with negotiating utility sizing and design with City & Metro District utilities and local Fire Departments. Responsible for processing all plans through the planning and engineering process including Planning Commission and City Council's/County Commissioners. Review of all title commitments and preparation of subdivision plats, along with coordinating all planning, engineering, site development. Prepare all development budgets, schedules, proforma's along with coordinating with banking representatives for all monthly draws and cash flow projections. Track and maintain all financial assurances and Letters of Credit with the City/County and Banks.

**2015-2017**

**DIRECTOR OF DEVELOPMENT  
Desert View / Aspen View Homes, LLC**

Responsibilities included negotiating land use, zoning and policy issues with the local City/County administration's along with negotiating utility sizing and design with City & Metro District utilities and the local Fire Departments. Responsible for processing all plans through the planning and engineering process including Planning Commission and City Council's / County Commissioners. Review of all title commitments and preparation of subdivision plats, along with coordinating all planning, engineering, site development and vertical construction. Prepare all development budgets, schedules, proforma's along with coordinating with banking representatives for all monthly draws and cash flow projections. Tracked and maintained all financial assurances and Letters of Credit with the City / County and Banks. In addition, I was also responsible for all daily field supervision and project management. I sat on the Board of Directors for the Shiloh Mesa and Encore at Forest Meadows Neighborhoods and prepared annual budgets including negotiating the yearly maintenance contracts with the Woodmen Heights Metro District. I also reviewed and approve all architectural design issues as the chairman of the Homeowners Association's Architectural Review Committees. Oversaw over a dozen communities along the front range of Colorado.

2001-2015

**DIRECTOR OF DEVELOPMENT**

**Lowell Development Partners, LLC**

**Spring Creek Traditional Neighborhood / 205 ac. TND- Mixed Use Community**

**Lowell Traditional Neighborhood / 60 ac. Urban Renewal Project**

**Lowell Metro District**

**Custom Homes – Broadmoor Resort Community**

Responsibilities include negotiating land use, zoning and policy issues with the City administration along with negotiating utility sizing and design with City Utilities and the Colorado Springs Fire Department. Responsible for processing all plans through planning and engineering process including Planning Commission and City Council. Review of all title commitments and preparation of subdivision plats. Coordinated all planning, engineering, site development and vertical construction. Prepared all development budgets, schedules, proforma's along with coordinating with banking representatives for all monthly draws and cash flow projections. Track and maintain all financial assurances and Letters of Credit with the City and Bank. In addition, I was also responsible for all daily field supervision and project management. Prepared four Parade of Home sites within a three-year period and sat on the Board of Directors for the Spring Creek, Lowell and Poet Lofts Neighborhoods where I prepared the annual budgets including negotiating the yearly maintenance contracts. I also reviewed and approve all architectural design issues as the chairman of the Homeowners Association's Architectural Review Committee's.

1997 - 2001

**MANAGER OF LAND DEVELOPMENT**

**Cog Land and Development Company/Broadmoor Hotel**

**Broadmoor Resort Community**

Responsible for coordinating planning, design, engineering, construction, landscaping, customer service, and security for the privately gated Broadmoor Resort Community. Prepare annual development and Homeowner Association budgets, schedules and construction, including all monthly draws. Also track and maintain all Letters of Credit and bonding, City and State planning, zoning, and engineering processing. Including all environment issues related to the development process. I coordinated all geologic hazard issues for the community with the City and State, including the design and construction of a large debris dam and landslide issues on other properties. The Broadmoor Resort Community is a luxury gated residential community in the Colorado Springs area.

1995 - 1997

**DIRECTOR OF DEVELOPMENT OPERATIONS**

**La Plata Investments**

**Briargate Master Planned Community**

Responsible for coordinating planning, design, engineering and construction of capital improvements, infrastructure and landscaping for residential, commercial, industrial, and R & D site developments in a 10,000 acre master planned community located in Colorado Springs. I prepared spreadsheets to track budgets and schedules for all projects. I was responsible for preparation of proposal and presentation packages for commercial land sales and infrastructure development. I held the position of President, of the Briargate Business Campus Owners Association, responsible for overall business activities of the association and Chairman of the Business Campus Architectural Control Committee coordinating all review and approvals of new development within the Business Campus.

**1984 - 1995**

**DEVELOPMENT MANAGER**  
**Vintage Companies, Inc.**  
**Briargate Master Planned Community**

I was responsible for coordinating planning, engineering and construction of capital improvements, infrastructure and landscaping for residential and commercial, developments along with preparing computer spreadsheets to track budgets and schedules. Developed quality assurance and quality control program including long term maintenance and budgets for over a dozen commercial properties. Provided interior space planning, estimates, schedules and construction management for remodel and tenant improvement projects on all commercial properties. Key personnel on environmental issues. Instrumental in negotiations for the design and construction of the Briargate Parkway interchange on Interstate 25. I was responsible for preparation of proposal and presentation packages for commercial land sales and infrastructure development. I held the position of President of the Briargate Business Campus Owners Association, responsible for overall business activities of the association and Chairman of the Business Campus Architectural Control Committee, responsible for coordinating all review and approvals of new development within the Business Campus.

**1982 - 1984**

**PROJECT SUPERINTENDENT**  
**Continental Homes, Inc.**

Responsibilities included the supervision, scheduling and coordination of contractors for the construction of single and multifamily homes. Coordination of all customer punch-list's prior to closing and customer service repairs on numerous homes. I also coordinated the construction, design changes and opening of new model home complexes.

**EDUCATION**  
**ASSOCIATIONS**

B.S. Industrial Construction Management, Colorado State University

- Colorado Springs Housing and Building Association (HBA) – Past President, and current Board Member, Public Policy Council and past Land Use Committee Chairman.
- HBA Cares – Past President & Current Board Member.
- HBA - 2014 Builder Developer of the Year.
- City of Colorado Springs – Homeless Initiative Trustee Committee, Past Board Member.
- City of Colorado Springs – Continuum of Care Governing Board, Past Director & Chairman of the Board.
- Partnership for Community Design – Past Board Member.
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- City of Colorado Springs Development Review Enterprise (DRE) – Past Board Member.
- Lowell Neighborhood Homeowners Association – Past President & Board Member.
- Poet Lofts Condominium Owners Association – Past Vice President & Board Member.
- Community at Spring Creek Homeowners Association – past President & Board

Member and Architectural Control Committee Chairman.

- Colorado Springs City/County Drainage Board - Past Board Member- 6-year term.
- Colorado Springs School/Park Fee Advisory Committee - Past Committee Chairman – 6-year term.
- Briargate Business Campus Owners Association - Past President and Board Member.
- Briargate Business Campus - Architectural Control Committee, Past Chairman.
- Windjammer Homeowner's Association, Past Board Member.
- Silver Key Senior Citizen, Past volunteer.

References available upon request