



May 26, 2026

Ayana Garcia, Boards and Commissions Program Administrator

City of Colorado Springs

Colorado Springs, CO 80903

107 N. Nevada Ave. Ste. 300

RE: Greater Downtown Colorado Springs Business Improvement District open board positions

To Whom It May Concern:

The Greater Downtown Colorado Springs Business Improvement District (BID) will have two board openings in July 2026 due to the completion of a second three-year term by both Eric Brenner and Uyen Le-Morrison, as well as the completion of a first three-year term for Michael Brantner and a partial term by Vlada Benedetti.

The BID publicized the board openings through the Downtown Partnership website and newsletter, which reaches thousands of people, as well as direct outreach to community members. At the March 17, 2026, BID meeting, the board voted to authorize the Executive Committee to make recommendations for appointment to City Council. The executive committee then voted unanimously to recommend to City Council that:

- Beatrice Solo be appointed to a first three-year term
- Jimmy Pesavento be appointed to a first three-year term
- Michael Brantner be reappointed to a second three-year term
- Vlada Benedetti be appointed to a first full, three-year term

Beatrice Solo and Jimmy Pesavento's resumes and letters of interest follow, outlining their passion for Downtown and commitment to the mission of the BID.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "CJ Gondeck". The signature is written in a cursive, flowing style.

Chelsea Gondeck

CEO, Downtown Partnership

Dear Hiring Committee and Board Selection Team,

I am writing to express my interest in serving as a board member for the Colorado Springs Downtown Partnership BID Board. As someone who values strong economic development, vibrant urban centers, and collaborative community leadership, I would welcome the opportunity to contribute to the continued growth and long-term success of downtown Colorado Springs.

I am particularly drawn to the Downtown Partnership's commitment to fostering a thriving business environment while creating a downtown experience that is welcoming, economically resilient, and forward-looking. Effective downtown leadership requires balancing the needs of business owners, residents, visitors, and city stakeholders, and I believe thoughtful collaboration and practical problem-solving are essential to that work.

Throughout my professional experience (Please see my Resume), I have developed skills in leadership, strategic thinking, relationship management, and community engagement that I believe would translate well to board service. I bring a strong interest in supporting initiatives that enhance economic vitality, public experience, business retention, and sustainable growth within the downtown district.

I would be honored to contribute my perspective, energy, and commitment as part of the BID Board and to work alongside fellow board members and community leaders in advancing the Downtown Partnership's mission. I appreciate your consideration and would welcome the opportunity to discuss how I can support the organization's ongoing goals and initiatives.

Thank you for your time and consideration.

Sincerely,

James A Pesavento

James Anthony Pesavento

PROFESSIONAL SUMMARY

Experienced real estate executive with over 30 years of involvement in commercial and residential property management, development, and asset optimization in Colorado Springs. Proven track record managing multi-unit portfolios, overseeing construction projects, and driving value through strategic acquisitions and renovations. Owner/operator of a diversified portfolio including residential, commercial, and short-term rental properties across multiple states. Seeking to contribute expertise in property, asset, and project management to support community growth and development.

CORE SKILLS

- Property Leasing & Marketing
- Financial Reporting & Budgeting
- Vendor & Contractor Management
- Lease Administration
- Facilities & Operations Management
- Risk Management & Compliance
- Project & Construction Management
- Real Estate Asset Management
- Property Management Software

PROFESSIONAL EXPERIENCE

CEO — Genesis Group of Colorado
Colorado Springs, CO • May 2017 – Present

- Oversee operations of a diversified real estate portfolio including 90+ commercial units and 11 residential properties in El Paso County
- Directed development of three 8,000 sq. ft. warehouse buildings (15 total units) on 3.5 acres, from planning through completion
- Manage all leasing, tenant relations, maintenance, and financial performance across multiple properties
- Coordinate with contractors, vendors, and local agencies to execute construction and improvement projects
- Optimize asset value through strategic property management and investment decisions

President — Jamo Corporation
Colorado Springs, CO • 2011 – Present

- Led renovation of 300+ residential properties, improving asset value and marketability
- Specialized in foreclosure acquisitions and asset recovery strategies
- Managed project timelines, budgets, and contractor relationships for large-scale renovation efforts
- Identified investment opportunities and executed property turnaround strategies

EDUCATION

BICSI School of Engineering
Tampa, FL • 1997 – 2001

CERTIFICATIONS

BICSI R-TECH • BICSI R-ENG • BICSI RTMP • FMC • RMC

COMMUNITY INVOLVEMENT

Founder — Hope Foundation of Colorado

- Led initiatives focused on homelessness outreach and community support programs

PROJECTS

- Homeless Outreach Initiatives
- “Stay Warm” Project
- Project COPE

I have lived in downtown Colorado Springs since 2014 and have worked in the city center for about 10 years; for 5 of those, I have owned 2 businesses within 2 blocks of each other. My husband also runs two businesses in the heart of downtown. Needless to say, my whole life revolves around downtown Colorado Springs, and I am very invested in the community.

Novis Mortem isn't your average retail store. We work hard to engage with the community through classes and free events, including our clothing swap and community nights. We also try to collaborate with other businesses and artists whenever we can.

Growing up in Germany and having a unique store helps me bring a new, possibly different, perspective to the board. My love and passion for downtown is deeply rooted. I love to celebrate and support the success of all business owners and our downtown. We can only be successful together.

Beatrice Solo

Education

TONY & GUY Academy

Cosmetology License + Barber License

Colorado Springs, CO
September 2013 + October 2016

Franz Oberthurr Schule

Bachelor of Arts equivalent
Fine Art & Photography

Wuerzburg, Germany
August 2010

Professional Experience

Novis Mortem Collective

Owner and Artist

Colorado Springs, CO
September 2019 - Present

- Founded and trademarked a niche, community-driven brand, Implemented strategic marketing, growing social media following to 30,000+, and sustained consistent 5% growth across platforms, increasing brand recognition.
- Designed and led educational programs, promoting team leadership and fostering a collaborative, inclusive learning environment.
- Maintained a consistent financial growth
- Developed training materials to accomplish an employee-run retail operation with a 95% retention rate through supportive leadership and development.
- Partnered with over 15 local businesses in cross-promotion, building strong community bonds and marketing strategies.

Lexidyne

Director of Employee Relations and Executive Assistant

Colorado Springs, CO
January 2020 – Present

- Served as a liaison between management and staff, improving communication and increasing retention by 40%.
- Maintained executive calendars, travel, and operations, reducing costs by 20% through efficient planning.
- Led cross-functional initiatives between programmers, analysts, and principal owners to improve workflow, enhance communication, and increase operational efficiency by 30%.

The Emerald Room

Founder and Stylist

Colorado Springs, CO
December 2020 – Present

- Executed full-service salon operations, growing clientele to 600+ through multi-channel marketing.
- Mentored new talent and fostered a culture of creativity and growth through advanced education.
- Spearheaded community engagement initiatives by coordinating 15+ successful events with nonprofits yearly; collaborated closely with Elope Inc. to execute high-impact creative campaigns.

Toni & Guy

Salon Director and Stylist

Colorado Springs, CO
September 2013 – November 2019

- Led the launch of a new salon location, overseeing staffing, training, and operational setup, achieving 80% bookings within six months for 15 stylists.
- Increased retail sales by 20% and improved client retention by 40% through strategic customer engagement.
- Implemented sustainability practices, saving over 30% on products.
- Collaborated with the education team to deliver quarterly advanced training to ensure high-quality services.

Volunteer Experience

American Museum Of Natural History Laboratory Assistant - New York, NY November 2024 - Present

InsideOut Youth Services Mentor & Event Support - Remote September 2022 – Present

North Cheyenne Canyon Nature Center Volunteer - Colorado Springs, CO September 2012 – November 2017

Recognition and Public Mentions

Best of Category - Wunderkammer Showcase 2024 + Award of Eccentricity - Oddities and Bizarre Expo 2022

Top Customer Service & Service Sales Award Toni&Guy 2014/2015/2016/2017/2018

New York Times - 36 h in Colorado Springs + Colorado Springs Business Journal - Next Gen Retail + City Lifestyle Magazine - curiosities unusual finds & peculiar art + KOAA - Novis Mortem: Curating conservation via insect-centric artwork

Skills

Technical: Office Suite, Google, Meta, Adobe Suite

Operational: Team Leadership, Strategic Marketing, Planning Innovation, Market Trend Analysis, Cross-Functional Collaboration
Brand Strategy, Consistency, Salon/Retail Management

Language: English (fluent), German (native speaker), French (limited proficiency)