

Tax Increment Reinvestment Zone No. 11 - Inner City TIRZ Other	Application No: No: 20190806160126_8671
ELIGIBILITY	
Are you a qualified voter of the municipality?	Yes
Are you a qualified voter in the City of San Antonio?	Yes
PROFILE	
Prefix	Mr.
Last Name	Retersdorf
First Name	Aaron
Middle Name	Keary
Suffix	
Preferred Name	
Title	
Address Type?	
Address	
City	
State	
Zip	78202
Phone Type?	
Phone number	
Phone 2 Type?	
Phone 2 number	
eMail	
Employer	Trinity Real Estate Finance, Inc.
Job Title	Associate
Occupation	Investment Banker
Date of Birth	06/04/1991
Board/Commission/Committee Name	Tax Increment Reinvestment Zone No. 11 - Inner City TIRZ~Other~~11
DEMOGRAPHIC INFORMATION	
The City of San Antonio strives for boards and commissions to be representative of our diverse community. Providing the following demographic information is voluntary, and will only be used for statistical and reporting purposes.	
Race/Ethnicity (Please select all that apply):	White/Non-Hispanic

Gender:	Male
Age:	25 to 34
Do you identify as a sexual minority (such as lesbian, gay, bisexual, queer, etc.)?	Yes
QUESTIONS	
Are you a City of San Antonio resident?	Yes
San Antonio Resident Length - Years	10
In which City Council District do you reside?	02
How many years have you lived in the City Council District where you reside?	02
Do you or any of your immediate family members or any businesses that you or they own currently have any direct or indirect financial interest in any contract(s) with the City, including subcontracts?	No
Will you or any of your immediate family members or any businesses that you or they own seek a contract(s) with the City in the foreseeable future?	No
Do you or any of your immediate family members or any businesses that you or they own have any financial interest, direct or indirect, in any sale to the City of any land, materials, supplies, or service?	No
Will you or any of your immediate family members or any businesses that you or they own seek or take part, either directly or indirectly, in any sale of land, materials, supplies, or service to the City in the foreseeable future?	No
Does your employer or an employer of your immediate family members have a contract with the City?	No
Do you or any of your family members currently serve or in the past year served as an administrative aide to a Councilmember?	No
Do you currently serve in any elected or appointed public government office?	No
Are you a member and/or officer and/or employee of any boards, commissions, corporations, non-profit entities, agencies, or other entities?	No
Do you intend to seek election or appointment to any public office or board or commission in the foreseeable future?	No
Have you ever been hired for a position with the City of San Antonio?	No
Describe your Educational history.	Bachelor of Science with Honors in Finance - Trinity University Bachelor of Science with Honors in International Business -

	<p>Trinity University Bachelor of Arts with Honors in Spanish - Trinity University</p>
<p>Describe your Professional History & Certification designations (Current and historical).</p>	<p>For the past 7 years I have worked as an associate for Trinity Real Estate Finance in San Antonio. In this role I focus on structuring debt and equity financing for commercial real estate developments, both permanent financing and construction financing. During my time at Trinity I have been involved in excess of \$2,000,000,000 in debt financing across hundreds of different projects across Texas, many of which were in San Antonio. A number of these San Antonio projects are located within the Midtown and Inner City TIRZ boundaries, and most of these projects benefited from some sort of grant, economic development package, or tax abatement. Through this work I am intimately familiar with the economics, moving parts, and structure of commercial real estate development. I also have an excellent rapport with many individuals across the development community in San Antonio.</p>
<p>Describe your Volunteer Experience & Community Service</p>	<p>Most of my volunteer experience to-date has been with the San Antonio chapter of the Urban Land Institute (ULI), which is an international non-profit focused on responsible infill development best practices for urban areas. This focuses on for-profit development projects as well as public private partnerships and public improvements in and around commercial</p>

	<p>development. I also serve as a volunteer member of the Dignowity Hill Neighborhood Association and help any way I can.</p>
<p>Please provide a brief narrative outlining your reasons for seeking appointment to this board or commission:</p>	<p>I have been in San Antonio for 10 years and decided to buy my first home in District 2 in Dignowity Hill in early 2017. I have fallen in love with this city and have witnessed first hand the positive effect that government entities such as the TIRZ has had on moving many of these long-neglected areas forward in a positive way. Not only do I live within the TIRZ boundaries, I spend much of my free time in these neighborhoods and local businesses as well. I consider myself to be non-partisan and effective at bringing together people from diverse backgrounds on common issues (I also am proficient in written and oral Spanish). I am young, actively involved in the community, and am prepared to serve on this board to the best of my ability. I believe my thorough background in finance, familiarity with development, and excellent interpersonal skills make me a highly qualified candidate for this board.</p>
<p>Please provide a brief narrative stating the perspective you represent as a community or private stakeholder in this project. Examples include: Developer Representative - including the developer, a family member, agent or employee of the developer, and a family member or an agent or employee of the developer; Neighborhood Association Representative - include name of association and any office you hold; Owner of Real Property within the TIRZ boundary - not including Developer Representative described earlier; At-Large Business or Civic Representative - not including Developer Representative described earlier.</p>	<p>I live within District 2 in Dignowity Hill and own my home there. I also serve as a general member of the Dignowity Hill Neighborhood Association.</p>

SUPPORTING DOCUMENTATION	
Submit the following documentation needed to establish your eligibility. Be aware that the information you submit may be subject to verification during the application process. The information is also subject to the Texas Public Information Act and may be disclosed to the public unless otherwise protected by law. Attach scanned copies of your documentation using the Attachments panel at the bottom of this page.	
Copy of your current voter registration card, driver's license or other official documentation listing your Last Name, First Name, Date of Birth, and Permanent Address. If a voter registration card is not produced, then Bexar County will be contacted to verify your voter registration. If your Permanent Residence is not reflected in the documentation, enter the information below:	
Real Property Address	
Real Property City	San Antonio
Real Property State	TX
Real Property Zip Code	
APPLICATION SIGN-OFF	
For background information and maps of each TIRZ, please visit LINK (http://www.sanantonio.gov/planning/tif runat="server">www.sanantonio.gov/planning/tif)	
As a board, commission, or committee member, you will be asked to adhere to: Code of Ordinances, City of San Antonio, Part II, Chapter 2, Article IX, Sec.2-534. All board and commission members must file a Financial Disclosure Report with the Office of the City Clerk upon appointment, and annually thereafter, throughout the member's term. Failure to file a Financial Disclosure Report within the time required by the City's Ethics Code will be considered an automatic removal.	
I understand that if any member of the public makes a request for information included in this Application for Appointment, most of the information must be disclosed under the Public Information Act. I understand that the City of San Antonio will attempt to maintain the confidentiality of highly private matters by seeking an Attorney General's opinion in accordance with the Public Information Act. I understand that it may not be legally possible to maintain the confidentiality of such information, and I hereby release the City of San Antonio, and its agents, employees and officers, from any and all liability whatsoever if the information must be released pursuant to the Public Information Act or any other law requiring its release.	Acknowledged
I recognize that I am an applicant for Tax Increment	

Reinvestment Zone No. 11 - Inner City TIRZ~Other~ ~11, as a City of San Antonio board or commission that is more than advisory in nature. As a city officer, I understand that I, my immediate family members, and any business in which I and/or they hold a 10% or greater ownership interest will be prohibited from seeking or accepting contracts with the city for the duration of my service on this board. I further understand that this restriction will extend with regard to many types of discretionary contracts for a period of one year after leaving city service.	Acknowledged
OATH: I have read and understand the guidelines set out in this application. The foregoing statements are true, accurate, and complete. I agree that any misrepresentation or omission of facts may result in my disqualification for appointment.	Acknowledged
Enter Your Name	Aaron K Retersdorf
Date of submission.	8/6/2019
The Texas Public Information Act provides that each government official may choose whether to allow the public access to the information in the custody of the City that contains your home address, home telephone number, or reveals whether you have family members. Please note that this does not apply to business addresses, which are subject to public disclosure. If an open records request is filed requesting to view or obtain records that contain your personal information, the City will take steps to protect your personal information as authorized by the Texas Public Information Act, but only if you have elected to protect personal information.	
I want the public to have access to my Home Address.	No
I want the public to have access to my Home Telephone Number.	No
I want the public to have access to my Social Security Number.	No
I want the public to have access to my Emergency Contact Information.	No
I want the public to have access to my Family Information.	No
Please attach any additional information, such as a current resume, using the Attachments panel at the bottom of this page.	

Aaron K. Retersdorf

210) 524-9186 (w)

Office Address:
100 NE Loop 410, Suite 972
San Antonio, TX 78216

EDUCATION

Trinity University (San Antonio, Texas)
Bachelor of Science in Business Administration
Concentration in International Business
Concentration in Finance
Bachelor of Arts in Spanish

May 2013
GPA: 3.854/4.000

WORK EXPERIENCE

Trinity Real Estate Finance (San Antonio, Texas)
Associate

01/2013-Present

- Structure debt for acquisitions and re-financings of commercial properties including office buildings, apartment complexes, industrial properties (flex and bulk industrial), retail properties (anchored, unanchored, single/multi-tenant), self-storage, hotels, and credit-leased properties. To date I have been involved in the placement of more than \$2,000,000,000 in commercial debt across 250+ different transactions ranging in size from >\$1,000,000 to more than \$50,000,000.
- Represent an unrivaled roster of correspondent lenders made up of over twenty five life insurance companies. Other capital sources include CMBS (mortgage-backed securities), Fannie Mae & Freddie Mac, banks, pension & hedge funds, and private equity funds.
- Specialize in numerous financing structures including conventional mortgages, construction financing, mezzanine/high-leverage structures, bridge/interim financing, securitized loans, and government agency debt (Fannie & Freddie).
- Hired as an outside consultant to create a due diligence financial model for a \$24MM real estate development project and investor syndicate of family offices.

Trinity University Student Managed Fund (San Antonio, Texas)
Portfolio Manager

08/2012-05/2013

- Analyzed financial statements to create pro-forma statements and stock valuations for investment decisions.
- Managed a long-term stock-based portfolio of over \$6,000,000.
- Researched financial, economic, and market conditions to increase the accuracy of financial analyses.
- Awarded the prestigious “Bernard Baruch Analyst of the Year” award for the best overall stock analysis.

Techquity Capital Management (Austin, Texas)
Consultant

05/2012-08/2012

- Performed due diligence for multi-million dollar IP investments in the telecom and technology industry.
- Identified strategic opportunities regarding intellectual property to generate return on investment.
- Implemented complex models to value potential investments to predict potential return on investment.

SKILLS

- **Team management/leadership – attended the prestigious LeaderShape Institute in 2012**
- **Spanish language proficiency – oral and written**
- **Financial modeling for commercial real estate investments & stock valuations**