

Planning Commission Application

02/23/2026 2:03 PM (MST)



Full Name Tonya McKnight

Are you an Erie resident? Yes

Are you under the age of eighteen? No

Are you currently serving on the commission you are applying for? No

Home Address 441 Pleades Place, Erie, CO 80516

Email tsdmcknight@yahoo.com

Primary Phone Number 303-921-9627

Employer CBRE

Job Title/Occupation Global Project Management Director

Have you ever been employed by the Town of Erie? No

Do you work for or own a company that does business with the Town of Erie? No

What is your highest level of education completed? Highschool

Why are you interested in serving on the Planning Commission and what specific talents or expertise do you bring if appointed?

I am interested in serving on the Planning Commission because Erie is at a pivotal stage of growth. The decisions made today will shape our infrastructure, housing, and community character for decades. I am deeply committed to ensuring that Erie grows intentionally, balancing economic viability with long term sustainability and quality of life.

Professionally, I bring more than 20 years of experience leading complex capital programs across national portfolios, including ground up development, multi-site initiatives, and infrastructure aligned planning. As a Global Director at CBRE, I oversee governance frameworks, delivery standards, and strategic sourcing initiatives supporting large scale real estate investments. My background includes budget oversight up to 40 million per project, risk mitigation, cost management, and cross functional stakeholder alignment.

This experience equips me to evaluate development proposals through multiple lenses including feasibility, fiscal impact, infrastructure capacity, and long term community benefit. I would approach the role with preparation, objectivity, and a commitment to thoughtful, balanced decision making that positions Erie for sustainable success.

As both a resident and real estate professional, I am personally invested in preserving what makes Erie special while planning responsibly for its future.

Have you served on another board/commission in an advisory capacity? If so, please describe the board and what made serving in that capacity a good experience? What were the major concerns or issues?

While I have not served on a municipal board, I regularly operate in advisory and governance capacities within my professional roles. As a senior leader at CBRE, I advise executive teams and clients on capital planning, risk mitigation, procurement strategy, and large scale real estate investments. These roles require objective analysis, structured decision making, and balancing competing stakeholder priorities.

The most significant concerns typically involve fiscal stewardship, execution risk, and ensuring that short term decisions align with long term strategic goals. I have found these environments rewarding because they require thoughtful collaboration, transparency, and accountability. They have strengthened my ability to evaluate complex issues, ask strategic questions, and contribute constructively to group decision making.

Please describe a situation where you were working with a small group and disagreed with the direction of the project, what did you do? What was the result?

While managing supply chain strategy for a national KeyBank modernization program, I was part of a small leadership group overseeing multiple bundled construction projects. The group initially supported a decentralized purchasing approach to allow greater flexibility across projects. Based on cost trends and schedule variability I observed, I believed this direction would reduce pricing leverage and introduce unnecessary risk.

Rather than opposing the approach outright, I compiled comparative data on vendor pricing, lead times, and change orders and presented a structured recommendation for a standardized national procurement strategy. After discussion, the group adopted the revised approach.

The result was a 10 percent reduction in product and warehousing costs, improved schedule consistency, and stronger vendor accountability. The experience reinforced the value of respectfully challenging direction with data and focusing on long term program stability rather than short term convenience.

If you were appointed, what goals would you like to see accomplished on this board or commission?

If appointed, my primary goal would be to support thoughtful, well planned growth that protects Erie's character while preparing responsibly for future expansion. As the community continues to grow, it is important that land use decisions align with infrastructure capacity, fiscal sustainability, and long term quality of life.

I would also prioritize maintaining a balanced housing mix and encouraging thoughtful integration of commercial and mixed use development to support economic resilience and reduce traffic impacts. Clear standards, transparency, and consistent application of policy are essential to building public trust and ensuring predictable outcomes.

Overall, my goal would be to contribute to balanced, data informed decision making that positions Erie for sustainable, long-term success.

What do you think are the most important planning and land use issues facing Erie? What insights could you bring to the Commission's deliberations and recommendations?

Erie is experiencing significant growth, and one of the most important planning issues is ensuring that development aligns with infrastructure capacity, fiscal sustainability, and long term community character. Residential growth must be coordinated with transportation, schools, water resources, and public services to avoid strain that is difficult to correct later.

Another key issue is maintaining a balanced housing mix and supporting thoughtful commercial and mixed use development that strengthens the local tax base and reduces commuter impacts.

I bring experience evaluating large scale real estate programs through feasibility, cost, infrastructure alignment, and long-term operational impact. I approach

decisions with a systems mindset, understanding how today's approvals influence future fiscal and community outcomes. My goal would be to contribute objective, well prepared, and balanced insight to support sustainable growth in Erie.

Upload resume and additional documents (optional)



McKnight Bio - March 2025.pdf

Please read and agree with the following statement

I certify that the facts and statements contained in this Board and Commission Application are true and correct.

I further understand that false statements shall be sufficient cause for rejection of this application.

I further certify that I have not been convicted of a felony under the laws of the State of Colorado or in another jurisdiction.

I understand that falsification, omission or misrepresentation will result in a rejection of this application. Any falsification, omission or misrepresentation is evidence of perjury in the second degree.

If I become a Board or Commission member with the Town, this form is valid for the period of my term with the Town and the crime records may be updated periodically at the discretion of the Town.

I understand that this application is considered a public record and subject to the Colorado Open Records Act.

I Agree Yes

If appointed to the Planning Commission, I agree to follow the Erie Municipal Code, the Comprehensive Plan, and other applicable laws. Yes

All board and commission members must follow the rules and regulations in the Erie Municipal Code as well as the Town's policies related to harassment, anti-violence, and technology use. Yes

Acknowledgement Signature



GWS / DENVER

Tonya McKnight

Director, Global Project Management Partner Excellence Program

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Clients Represented

- **Technology:** Google, GM Cruise & Bitfone
- **Healthcare:** DaVita & Pura Vida
- **Banking:** ADP, KeyBank, American National Bank & Montgomery & Co
- **Retail:** The Wendy’s Company & Chipotle
- **Mining:** Rio Tinto

Professional Affiliations & Certifications

- Project Management Professional (PMP)
- CBRE PJM Foundations
- CBRE Women’s Network

Education

- Purdue University, Architectural Studies

Professional Experience

Tonya McKnight is a global capital program leader with more than 20 years of experience delivering complex real estate initiatives across technology, healthcare, banking, and retail sectors. She currently serves as Global Project Management Partner Excellence Program Director at CBRE, where she leads a strategic sourcing team in partnership with Turner and Townsend, leveraging enterprise purchasing power to negotiate preferred supplier agreements that drive cost efficiency, schedule reliability, and enhanced service performance across global capital programs.

Previously, Tonya served as Director of Global Complex Programs, Systems and Platforms supporting one of CBRE’s largest clients, Google, where she led development and governance of enterprise project management platforms and standardized delivery frameworks across international portfolios.

Throughout her 12 plus year tenure at CBRE, Tonya has advanced through progressive leadership roles by building governance structures, implementing cost management systems, optimizing procurement strategy, and aligning cross functional stakeholders to deliver measurable operational impact. She is recognized for analytical rigor, disciplined execution, and the ability to translate complex program requirements into scalable, sustainable solutions.

Significant Projects

CLIENT	ADDRESS	TYPE	SIZE (SF)
GM Cruise	San Francisco, CA	Technology	105,000
DaVita	National Multi-Site Program	Healthcare	800 + Locations
ADP	Allentown, PA	Corporate	243,241
ADP	Norfolk, VA	Corporate	288,662
The Wendy’s Company	National Multi-Site Program	Retail	120 + Locations
KeyBank	National Multi-Site Program	Banking	500 + Locations

Achievements

- Instrumental in drafting the CBRE at Google Contract Program Management and Project Management scope of work, leading 18 months of internal and client reviews; contributing to successful June 2022 5-year contract renewal execution.
- Designed, developed, and maintained the Google web-based project management playbook integrating multiple service lines, stakeholders, and eBuilder technology.
- Recipient of the 2024 CBRE Star Award for delivering exceptional client service and maintaining strategic focus on Google.