



Terri Kitto

Qualifications Summary

Terri is a dynamic, collaborative finance leader with over 28 years of experience, including 17 years in public accounting and 11 years in private finance and accounting. She has broad experience with strategy development and finance in various industries, including real estate, hospitality, services, nonprofits/foundations, health care, manufacturing, maritime, and family offices. Terri is sought as a trusted advisor for her strategic thinking, operational focus, strong technical and organizational skills, practical problem solving ability, and focus on continuous process improvement.

Professional History

Private Estate	Consultant, Personal Representative	2013 - 2015
Vulcan Inc.	Senior Director, RE Finance and Business Operations	2003 - 2012
	Director, RE Finance and Business Operations	
	Senior Manager, RE Finance	
RSM McGladrey, Inc. (formerly Kueckelhan Crutcher & Co.)	Director, Consulting, Litigation and Business Valuation	1991 - 2003
	Director, Accounting and Auditing	
	Senior Manager, Manager	
Deloitte & Touche	Manager, Senior, Audit Staff	1985 - 1991

Accomplishments

- Key member of team that prepared strategic plan options and cash flow forecasts for owner consideration at Vulcan and achieved significant cost reductions. Co-leader of 55 member finance department.
- Directed or coordinated strategic planning, cash flow forecasting, cost management, reporting, financial controls, contract administration and audit processes across disparate operations in 200+ international business units, improving effectiveness, accuracy, and timeliness annually.
- Contributed financial and business leadership to successful redevelopment of the South Lake Union area, including 5M+ square feet of commercial, life sciences research, retail, and multifamily properties. Responsible for cost effective operation of residential and commercial buildings. Directed internal and external (lender and investor) financial reporting for \$2B real estate portfolio. Provided more informative, efficient reporting to owner and executive management.
- Director of three African safari camps – directed development and implementation of strategic plans for these hospitality entities, resulting in improved operations, profitability, and financial management. Worked with Managing Directors to assess business, political, and social issues. Developed trust and teamwork. Implemented policies that contributed to the welfare of staff and the surrounding communities.
- Expert witness for complex litigation matters involving lease issues, construction defects, fraud, business interruption, and trusts and estates.
- Contributed to successful completion of numerous mergers, restructurings, acquisitions, and dispositions.
- Experience with significant investment asset allocation plans and monitoring.

Licenses / Education

- CVA, Certified Valuation Analyst, 1999-2003
- BA, Business Administration, emphasis in Accounting, University of Washington
- BA, Psychology, University of Washington