



Council Newsletter

CITY MANAGER'S NOTES May 3, 2018

Upcoming Council Meetings

City Council will meet on **Friday, May 4, 2018**. A meeting with Congresswoman Diana DeGette will begin at 9:00 a.m. in the City Council Conference Room.

City Council will meet on **Saturday, May 5, 2018**. A Council Strategy Session will begin at 8:00 a.m. at the South Platte Water Renewal Partners Conference Room (formerly known as the Littleton/Englewood Waste Water Treatment Plant Conference Room).

City Council will meet on **Monday, May 7, 2018**. A Study Session will begin at 6:00 p.m. in the Community Room. The Regular Meeting will follow at 7:00 p.m. in Council Chambers.

Informational Items

The following attachments are in response to City Council requests, as well as other informational items.

1. Englewood Herald article: A look at candidates for District 1 special election
2. Englewood Herald article: Englewood teacher receives \$2,500 grant
3. Englewood Herald article: Volunteers fan out to clean banks of South Platte
4. Staff Memo: Englewood Receives Opportunity Zone Designation for Four Census Tracts
5. Englewood McLellan Reservoir Foundation Update
6. Calendar of Events
7. Tentative Study Session Topics



A look at candidates for District 1 special election

Three vie to replace Joe Jefferson in city's north-northwestern district

Ellis Arnold
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A board member of the Greater Englewood Chamber of Commerce, a member of the Citizens Alliance for a Sustainable Englewood and the president of CyGen Technologies face each other in the special election for the vacant District 1 seat on the Englewood City Council.

Scott Danford, Othoniel Sierra and Carson Green are running to replace Joe Jefferson, who stepped down Jan. 8 to take the municipal judge seat he won in the Nov. 7 election.

Jefferson's absence on the now six-member council created a deadlock among councilmembers in appointing a replacement for him. Green, Sierra and Danford were among the applicants the city council narrowed the choice down to before declaring the impasse that made the special election necessary.

The winner of the election may break the 3-3 split on a council that has not yet chosen a councilmember to succeed Jefferson, the former mayor. The council can technically choose a mayor without a seventh member seated but has preferred to wait.

Each candidate answered four questions:

- Why should you represent District 1?
- What is the most important issue in the city as a whole right now? Why?
- How should the city respond to population growth and density?
- How should the city prepare for its projected \$77 million need for capital improvements?

Carson Green

Green is president of CyGen Technologies, a company he helped build that sells software to businesses. He is the former chair of the Englewood Board of Adjustment and Appeals, a quasi-judicial board that reviews variance requests and appeals of the city's zoning regulations and building codes.

In his words:

I care about the character and quality of life of our community. My background is in efficiently collaborating with others to design and implement quality solutions to complex problems within budget constraints. I have been participating in local government by serving on the Englewood Board of Adjustment and Appeals for 12 years. I will be a thorough and fair representative for my neighbors and all of Englewood in working toward good decisions for our city.

I am focused on learning what is most important to our community and working to address those concerns as priority. By knocking on doors, hosting meet-and-greets, participating in community events and hearing from people online, I have learned a lot about what my fellow citizens care about. The most common concerns I've heard about are in regard to the rapid change of neighborhood character and density, as well as construction-related issues.

Englewood's perfect location and smaller-town charm will inevitably continue to attract people and various development and redevelopment projects. It is important for the city to honor property rights, but also to protect what makes Englewood great. The increase in density should be carefully managed by ensuring that the responsibilities the city does have are covered adequately. I think it is also important to thoughtfully assess the results of current policy and make adjustments appropriately to ensure that the quality of life for Englewood's existing and new citizens be the best it can be.

Prioritization based on thorough evaluation of the details, and the reality of the budget, must guide decisions. We should utilize all available input and expertise to identify what to address immediately, and what to plan for next and into the future. We should consider partnerships only if the deals are good for citizens for the long term. Council must work together to make difficult decisions in an informed and open-minded way within a balanced budget.

Othoniel Sierra

Sierra is a member of the Citizens Alliance for a Sustainable Englewood (CASE), a group that asked the city last summer to reduce its greenhouse gas emissions by 30 percent by the year 2025. He's a senior sales executive for a company called IHS, and he's also worked for Carlson Mortgage Company.

In his words:

I have lived and worked in Englewood for the past nine years and am a father whose son attends kindergarten at Charles Hay World School. I love the direction Englewood has been moving the last few years with the increase of business along South Broadway. As a young parent, I could bring energy, a different perspective and new ideas to city council to help improve the community for all residents.

Based on feedback I'm hearing from residents, zoning and growth is the top issue. Other issues I would like to work with council on would be reducing homelessness, decreasing crime and attracting more smart commercial growth opportunities like a food-centric marketplace similar to Stanley Marketplace or The Source in Denver. Improving communication with citizens should also be a priority.

I moved to Englewood because of its small-town feel and because Englewood is a great place to raise a family. I see no reason to change the zoning that brought many of us here

to Englewood but do see an opportunity to grow within the existing commercial areas of Englewood. There are currently many parking lots in and around the former Cinderella City that could benefit from mixed-use development as well as a community destination, such as a food-centric marketplace. It's something that would build community and provide a fun, local destination while also increasing commercial revenue.

The first step would be to work with the city manager and council to understand the current plan. Second, we should research grants at the state and federal level that are available to offset these expenses. We will need to create a master plan with the community that aligns with the goals of the citizens of Englewood and on an annual basis look at the budget projections to determine what the city can afford.

Scott Danford

Danford is a board member of the Greater Englewood Chamber of Commerce, a marketing consultant and local owner of Welcomemat Services South Metro Denver, which provides direct-mail packages with marketing materials from local businesses to new residents of an area. Before that, he had a career across several telecommunications companies.

In his words:

I love and believe in Englewood. I'm a dad, a husband, a local business owner, a Colorado native, a volunteer and proud Englewood citizen. I am also caring, compassionate and dedicated to the progress and improvement of our great city. I am running for city council so that I can make sure that our residents have a greater voice in city matters, and to ensure that the council is focused on the needs of our residents and businesses alike.

The issue that stands out to me is sustainability ... I want to see our community as a place where the needs of everyone in the community are met and people feel safe, healthy and ultimately happy. A city in which our environment is appreciated, protected and enhanced, and damage to the environment is minimized. If we have consideration for all social, economic and environmental aspects of a vibrant city, we can assure ourselves a successful future.

Growth isn't going to stop, but we can plan accordingly and make it positive for all. We need to embrace the idea of smart growth. This approach to development will encourage a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and community engagement. But with all the growth and development, we must be understanding of the needs of our residents. It is important that we study the impact of growth and solicit feedback from our citizens ... By working together, we can ensure that Englewood continues to be a great place for residents and businesses to grow and thrive.

We certainly have options for funding improvements, including tax increases, government bond/debt, grants and/or public-private partnerships. But while some funding options are viable for certain projects, others are not. That is why clear and concise planning and prioritization is so important. I will (be) continually looking at ways to reduce our operational expenses and control spending but (also) growing our sales/use tax revenues through support of our local businesses.

How to vote

District 1 will elect an individual to serve the remainder of the term of the Englewood City Council seat vacated by Joe Jefferson, which ends November 2019. Voters were to receive ballots by mail beginning April 30 and can drop them off at the Englewood Civic Center at the 24-hour ballot box on the northeast side of the building, 1000 Englewood Parkway. Voters can also drop off ballots at the city clerk's office on the third floor. Civic Center is the only drop-off location for ballots.

At the clerk's office, residents can also register to vote, update voter registration, replace a damaged ballot or request a ballot.

Voters can also mail back completed ballots, using the return envelope included in the ballot packets they will receive. Voters must affix paid postage if they choose to mail back their ballots.

The deadline for completed ballots to be received by the city clerk's office is 7 p.m. on Election Day, May 22. Voters using the mail option must mail their ballots enough days in advance for the clerk to receive the ballots by 7 p.m. May 22. Postmarks do not count.

For more information, go to englewoodco.gov/government/election-information/2018-special-election or contact 303-762-2405 or cityclerk@englewoodco.gov.

For a map of District 1, visit englewoodco.gov/inside-city-hall/city-council.



Englewood teacher receives \$2,500 grant

Posted Sunday, April 29, 2018 12:52 pm
Staff report

An Englewood High School teacher was presented April 27 with a \$2,500 grant from Farmers Insurance representatives as part of the insurer group's Thank America's Teachers program.

Cyndi Figaro's grant will pay for a wheelchair swing for her students with limited physical capabilities to experience simple luxuries such as swinging. She is among the first group of 60 teachers to receive a grant from the national program.

Launched at the 2015 Farmers Insurance Open in San Diego, California, the Thank America's Teachers program enables Americans to say thank you to teachers who made an impact on their lives.

Through Thank America's Teachers, Farmers Insurance will present more than \$1 million to educators in 2018 and the public will help determine who receives the grants at ThankAmericasTeachers.com.

Farmers will award 200 grants valued at \$2,500 during the year. In addition, five Dream Big Teacher Challenge grants of \$100,000 each will be awarded to help support innovative educational programs in communities across the country.



Volunteers fan out to clean banks of South Platte

Teams fill bags with trash from stretch covering about a mile

Posted Sunday, April 29, 2018 12:12 pm

Tom Munds

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The normal Sunday quiet in the parking lot of South Platte Water Renewal Partners — formerly known as the Littleton/Englewood Wastewater Treatment Plant — was replaced by conversations and directions as teams began to clean up the trash along about a mile of both banks of the South Platte River.

On April 22 — Earth Day — almost 90 volunteers signed in and plant employees handed out safety vests, gloves, trash pickup grabbers and trash bags. Then the volunteers were divided into groups. Those who were assigned to pick up trash along a portion of the riverbank a distance from the plant were shuttled to their location while those cleaning the area near the plant walked to the riverbank and went to work.

The plan was to clean the riverbanks for about a mile. For about two hours, the work was obvious to anyone driving along South Platte River Drive as the volunteers in yellow vests moved along the edge of the road and down along the edge of the river and deposited the trash in bags. They also had special bags for items like aluminum cans that could be recycled.

More than 70 bags were filled with trash.

During the briefing, Sam Benjamin said he joined the project with his dad to help with the cleanup on Earth Day.

“I am glad I came,” the 9-year-old said as his group prepared to start the cleanup. “I also think it will be fun to do this project.”

As she was signing in, Robin Wilcox said she came down with other 32 members of a workout group from Littleton called the Misfits.

“I was born in Denver and I was raised in Englewood,” the Littleton resident said. “Our group decided it would be a good project to help clean up the South Platte River. This is my first time I have done a project like this and I think it will be fun.”

Deb Parker, plant public education specialist, took a moment to talk about the project as she watched as the final group of volunteers climb aboard the shuttle. She said the project was four months in the planning and the plant began advertising for volunteers about a month ago.

“I am extremely surprised and pleased by the volunteer turnout,” she said after sending out all the cleanup groups. “We aimed high and hope 75 would sign up for the project and we hoped we would get 50. The signup list filled up quite a while ago and we kept getting calls. When we told them the signup was full, many people said they would just show up anyway.”

She said the problem was, there was originally only enough equipment for 75 volunteers. But when the response went higher, she said the plant got additional equipment so there would be enough for the extra volunteers.

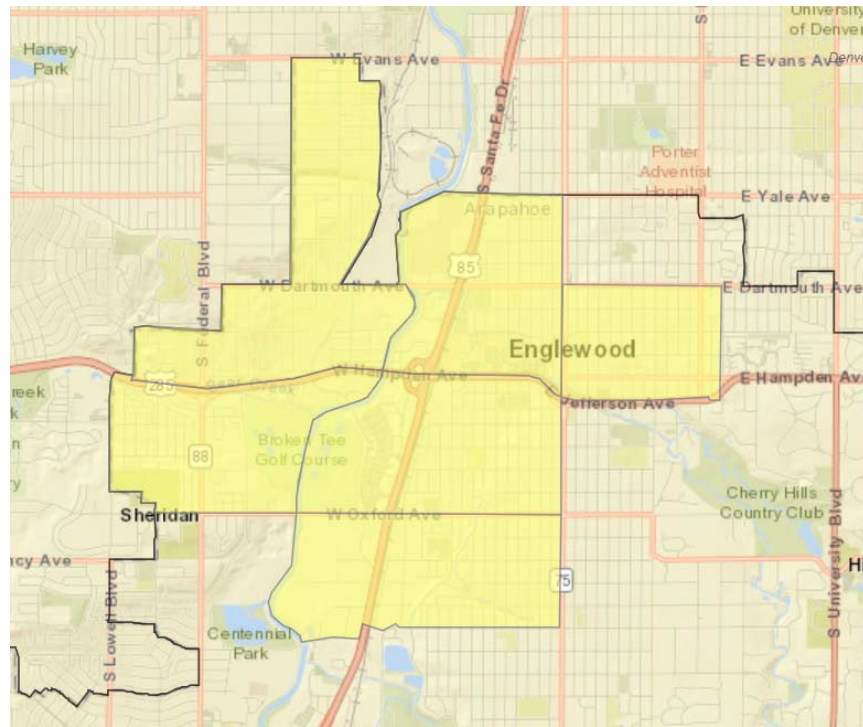
Parker said to make sure the area was safe for the cleanup project, a team from Tri-County Health Department swept the area for used hypodermic needles or any other such items.

“This is the first year for the project,” she said. “From the success it could become an annual project and that would be a good thing for the South Platte River.”



TO: Mayor Pro Tem Russell and City Council Members
THRU: Eric Keck, City Manager
Brad Power, Community Development Director
FROM: Darren Hollingsworth
Economic Development Manager
DATE: April 30, 2018
SUBJECT: Englewood Receives Opportunity Zone Designation for Four Census Tracts

Earlier this month the US Treasury certified Colorado's Opportunity Zone submittal, which was coordinated by the Office of Economic Development and International Trade. Four census tracts in Englewood were approved under this designation. The approved Opportunity Zone includes areas from General Iron Works to south of Oxford Station and Englewood Civic Center to the Medical District. The map below delineates Englewood's approved census tracts.



The Opportunity Zone designation will make it attractive for lenders to seek investment opportunities in designated areas. This should enhance the City's ability to attract capital investments and support redevelopment opportunities. Next steps involve identifying and interacting with lenders that will target investments in the recently approved Opportunity Zones. Additional information is available in the attached press release or at the following link: <https://www.colorado.gov/governor/news/us-treasury-certifies-colorado-opportunity-zones>



U.S. Treasury certifies Colorado Opportunity Zones

DENVER - Wednesday, April 11, 2018 - The [126 Colorado Opportunity Zones](#) nominated last month have been certified by the U.S. Department of the Treasury and are now eligible for a new federal tax incentive. The designation is meant to promote economic vitality across the state, specifically in qualified low income areas.

Established by last December's massive tax bill, Opportunity Zones encourage economic growth via private capital investment by providing a tax incentive for investors to reinvest in disadvantaged communities. This program will bolster new business starts and business growth and development of real property and infrastructure in locations that are well positioned for investment.

"Colorado's Opportunity Zones can help create momentum in communities that need a little boost in their economic recovery efforts," said Governor John Hickenlooper. "We owe it to these areas of the state to take advantage of every potential incentive. Hopefully we will see significant dividends in the future."

Under the Tax Cuts and Jobs Act of 2017, Colorado was able to designate 25 percent of its eligible, low-income census tracts as Opportunity Zones. The [Colorado Office of Economic Development and International Trade](#) (OEDIT) and the [Department of Local Affairs](#) (DOLA) collaborated with a broad group of stakeholders, including economic developers, community partners, local governments, state legislators and investors in order to select Colorado's Opportunity Zones.

"The Department of Local Affairs was eager to be a part of the Opportunity Zone program promoting economic development and assistance in distressed communities," said Irv Halter, executive director of DOLA. "The ability to provide affordable housing and economic growth to underserved populations, allows us to strengthen Colorado communities."

A majority of the areas selected as Opportunity Zones are located outside of the Front Range. The areas nominated provide a diverse portfolio for investors including a mix of urban, small town, suburban and rural areas and investment opportunities ranging from business starts to real estate development to key infrastructure to support existing and new businesses. Zones were also located in places where other existing economic development initiatives can be leveraged for catalytic effect.

"By working closely with local communities and investors and balancing need along with potential opportunity, we've selected areas of the state that are ripe for meaningful investment," said Jeff Kraft, director of Business Funding and Incentives at OEDIT.

Colorado was among the first 15 states and three territories to have its zones certified by the U.S. Treasury and the Internal Revenue Service. All 126 Colorado zones submitted by Gov. Hickenlooper were certified. The state also is considering other initiatives to support and complement the federal Opportunity Zone effort.

Colorado's designated Opportunity Zones can be found at choosecolorado.com/oz in both a list format and on an interactive map. Investors are encouraged to watch for IRS regulations for Opportunity Funds to structure their investments. The webpage offers links to additional resources and information outlets for the pending Opportunity Fund and Opportunity Investment requirements.

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www.choosecolorado.com





Englewood McLellan Reservoir Foundation

To: City Council Members
From: Tom Brennan, EMRF President
Date: May 3, 2018
Subject: EMRF Update

This memorandum will serve as a summary of active interest as well as past interest of significance with the real estate owned by the Englewood McLellan Reservoir Foundation. I think you will find a common theme within this summary that specifically indicates a demand in the market from potential developers that the option to purchase the land after an initial lease period exists. The need to monetize the land in order to obtain construction and building improvement loans is critical to the market. . As you know, NavPoint has generated a lot of interest and they have had countless discussions on the property; however, there is a limited pool of tenants who are willing and able to undertake a ground lease only, especially for uses and categories. NavPoint remains optimistic that they will complete a few of the active deals below and use them as a springboard towards completing additional deals.

Currently active:

- Hotel Group – National flag – Trading lease comments.
- Auto Dealership – LOI in negotiation
- Indoor/outdoor golf range – +/- 10 acres. LOI in negotiation
- Regional gas/convenience – Real Estate Manager toured site. Director of Real Estate visiting the site soon.
- Charter School –back in front of Douglas County for approvals on 5/8.

Prior interest:

- Retail/Pad Site Master Developer – Interested in re-visiting if the City will explore a development partner to kick-start development on the remaining owned land.
- Auto dealer – re-visiting Lot 1A for a 3rd time.
- Affordable Multi-Family – no residential allocations
- Current residential group – Solana Lucent Station – no residential allocations
- Gun Range – came back for the 2nd time and tried to do a straight lease but then decided they had to have a purchase option for financing reasons.
- Gas/convenience – need a purchase option
- Hotel – were looking close to the hospital – need purchase option.
- High end RV dealership – user needs as close to 15 acres as possible, might be able to make a ground lease work, still TBD.
- Hotel group – need purchase option
- Hotel group adjacent to hospital – submitted LOI that required a purchase option
- Multi-Family group – no residential allocations
- Assisted Living/Memory Care – required purchase.
- Credit Union – prefer purchase.
- Motorcycles, RVs and trailers storage – needed purchase option
- Existing Auto Dealer for potential gas/convenience use – couldn't make sense of pro-forma without having a purchase option.
- Tree farm/Orchard – no water access for lot 1 and concerns over pesticide use near water source.
- Gas/convenience - need purchase
- Ice rink – need purchase

I will continue to update you as potential interest in the remaining parcels materialize.

**CITY OF ENGLEWOOD
2018 CALENDAR OF EVENTS**

Fri., May 4	9:00 a.m.	Meeting with Congresswoman DeGette, City Council Conf-Room
Sat., May 5	8:00 a.m.	City Council Strategy Session, Waste Water Treatment Plant
Mon., May 7	2:00 p.m.	Malley Center Trust Fund, Malley Recreation Center
	7:00 p.m.	City Council Regular Meeting
Tues., May 8	2:30 p.m.	Mayor/Manager Meeting
	3:00 p.m.	NonEmergency Employees Retirement Plan
	5:00 p.m.	Water & Sewer Board, Community Development Conf-Room
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
	5:30 p.m.	Keep Englewood Beautiful, City Council Conference Room
Wed., May 9	7:00 p.m.	Public Library Board, Englewood Public Library, Altenbach Room
	CANCELLED	Englewood Urban Renewal Authority, City Council Conference Room
	CANCELLED	Board of Adjustment and Appeals, Council Chambers
Thurs., May 10	2:30 p.m.	Police Officers Pension Board
	3:30 p.m.	Firefighters Pension Plan Board
	5:30 p.m.	Parks and Recreation Commission, Englewood Recreation Center Aquatics Room, 1155 W. Oxford Ave.
	6:30 p.m.	Transportation Advisory Committee, City Council Conf-Room
Mon., May 14	6:00 p.m.	City Council Study Session
Tues., May 15	2:30 p.m.	Mayor/Manager Meeting
	5:15 p.m.	Budget Advisory Committee, City Council Conference Room
Wed., May 16	5:30 p.m.	Code Enforcement Advisory Committee (tentative)
	6:30 p.m.	Historic Preservation Commission, Community Development Conference Room
Mon., May 21	6:00 p.m.	City Council Regular Meeting
Tues., May 22	2:30 p.m.	Mayor/Manager Meeting
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Thurs., May 24	6:00 p.m.	Town Hall Meeting on ADUs, Community Room

Tues., May 29	6:00 p.m.	City Council Study Session
Wed., May 30	2:30 p.m.	Mayor/Manager Meeting
Mon., June 4	7:00 p.m.	City Council Regular Meeting
Tues., June 5	2:30 p.m.	Mayor/Manager Meeting
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Wed., June 6	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	4:00 p.m.	Englewood Housing Authority, EHA Board Room
	5:45 p.m.	Cultural Arts Commission, Englewood Public Library, Perrin Room
Mon., June 11	6:00 p.m.	City Council Study Session
Tues., June 12	2:30 p.m.	Mayor/Manager Meeting
	5:00 p.m.	Water & Sewer Board, Community Development Conf. Room
	5:30 p.m.	Keep Englewood Beautiful, City Council Conference Room
	7:00 p.m.	Public Library Board, Englewood Public Library, Altenbach Room
Wed., June 13	6:30 p.m..	Englewood Urban Renewal Authority, City Council Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Thurs., June 14	5:30 p.m.	Parks and Recreation Commission, Community Development Conference Room
	6:00 p.m.	Englewood Transportation Advisory Committee, City Council Conf. Room
Mon., June 18	7:00 p.m.	City Council Regular Meeting
Tues., June 19	2:30 p.m.	Mayor/Manager Meeting
	5:15 p.m.	Budget Advisory Committee, City Council Conference Room
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Wed., June 20	5:30 p.m.	Code Enforcement Advisory Committee (tentative)
	6:30 p.m.	Historic Preservation Commission, Community Development Conference Room
Mon., June 25	6:00 p.m.	City Council Study Session
Tues., June 26	2:30 p.m.	Mayor/Manager Meeting
Mon., July 2	7:00 p.m.	City Council Regular Meeting

TENTATIVE
STUDY SESSIONS TOPICS
FOR ENGLEWOOD CITY COUNCIL

- May 5 Council Strategy Session (8 AM – 4 PM)
- May 7 Study Session
Liquor Tasting Permit Discussion
- May 7 Regular Meeting
- May 14 Study Session
Discussion of Joint Use Agreement for the Littleton-Englewood WWTP
Homelessness Discussion
Recap of City Council Strategy Formulation
Arapahoe County Transportation Forum Discussion
Police Building Project Update
- May 21 Regular Meeting
- May 24 Town Hall Meeting on ADUs
- May 29 Study Session
Discussion of ADUs
- June 4 Study Session
FY Budget Process Overview
Signature Events Discussion
- June 4 Regular Meeting
- June 11 Study Session
Capital Improvement Plan Review
FY 19 Budget Team #1 Presentation
Joint meeting with the Planning and Zoning Commission
- June 18 Regular Meeting
- June 25 Study Session
Police Building Project Update
FY 19 Budget Teams 2-4 Presentation
- July 2 Regular Meeting
- July 9 Study Session
- July 11 Community Budget Workshop
- July 16 Regular Meeting

July 18	Community Budget Workshop
July 19	Joint Meeting with Littleton City Council on Wastewater Treatment Plant (0730-1000)
July 23	Study Session
July 30	5 th Monday

FUTURE STUDY SESSION TOPICS

Board & Commission Presentations
 Englewood Arts Hampden Hall Agreement Update
 Small Cell Technology Discussion
 Youth Commission Discussion
 Building Use Tax Discussion
 Immigration Policy Discussion
 Home Rule Charter Amendment Discussion
 Home Rule Charter Review
 Aid to Other Agencies Funding Discussion
 ULI Healthy Corridor Report Study

Boards and Commissions

Board and Commission Interviews (January and June)
 Alliance for Commerce in Englewood Committee
 Board of Adjustment and Appeals
 Budget Advisory Committee
 Code Enforcement Advisory Board (May)
 Cultural Arts Commission
 Election Commission
 Englewood Housing Authority (February)
 Keep Englewood Beautiful Commission (May)
 Liquor Licensing Authority
 Fire Pension, Police Pension and Retirement Board
 Parks and Recreation Commission
 Planning and Zoning Commission (February)
 Public Library Board (June)
 Transportation Advisory Committee
 Urban Renewal Authority
 Water and Sewer Board