



Council Newsletter

CITY MANAGER'S NOTES November 21, 2018

Upcoming Council Meetings

City Offices will be closed on Thursday, November 22, and Friday, November 23, in observance of the Thanksgiving Holiday.

City Council will meet on **Monday, November 26, 2018**. The Study Session will begin at 6:00 p.m. in the Community Room.

City Council will meet on **Monday, December 3, 2018**. The Study Session will begin at 6:00 p.m. in the Community Room. The Regular Meeting will begin 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. Colorado Real Estate Journal article: Englewood succeeds in offering affordable option
2. Englewood Herald article: Dispose of grease, oil at take-back event for Littleton-Englewood area
3. Englewood Herald article: Swedish collects hygiene items for Englewood families
4. Englewood Herald article: Deadline extended for Englewood storm recovery grants
5. Englewood Herald article: Englewood City Council debates path amid claims about EEF corruption
6. Invitation: Small Business Saturday Celebration
7. Invitations: Please check your email for two event invitations that require an RSVP.
8. Calendar of Events
9. Tentative Study Session Topics

Englewood succeeds in offering affordable option

The pace of growth in the Denver region in recent years has generated an unprecedented level of investment in real estate development, new and expanding businesses, and new residents. Two challenging impacts from this rapidly changing scene are increased burdens on transportation systems and housing prices that are outpacing the ability for moderate-income households to afford to live in the metro area.

Downtown Englewood is a 23-minute light-rail ride from Denver's central business district and a 25-minute drive from the Denver Tech Center. Capitalizing on a central location and the high demand for workforce housing, the recently completed 111-unit Broadway Lofts Apartments at the corner of South Broadway and Englewood Parkway, meets the need for quality affordable housing near transit and other community services. The apartments were finished in late 2017 and fully occupied earlier this year. Ground-floor commercial space is nearing completion and occupancy.

Completed by Medici Development through a land acquisition partnership with the Englewood Urban Renewal Authority and the city of Englewood, the apartments are a focus in the burgeoning South Broadway corridor in Englewood. EURA had owned a substantial portion of the land since the 1980s, and the city owned a smaller portion of the site, which had been a public parking lot. The community's primary goal for the development was to repurpose an underutilized parcel to create more activity in the downtown area through new residential and com-



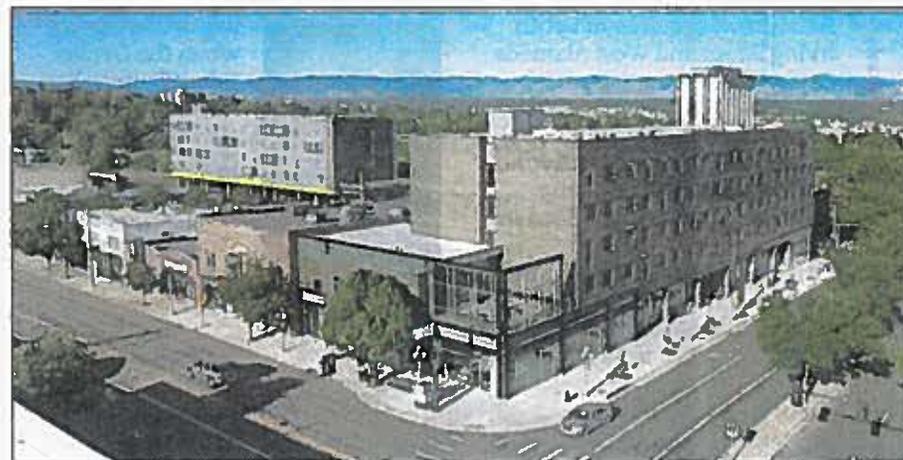
Brad Power
Director of
community
development and
executive director,
Englewood Urban
Renewal Authority

mercial development. The city also desired to activate the site by ensuring that the development would include commercial space on the ground floor.

"The EURA knew the value of this real estate and its potential to set a positive trend for our core commercial district," said Bernie Costello, chair of EURA. "We are pleased with the result and expect

that it will serve as a catalyst for additional investment in central Englewood."

EURA issued a request for proposal for the property in 2013 to which three developers responded. EURA selected Medici Development, which entered into a development agreement with the authority in 2014. Medici Development focuses on affordable multifamily housing development and a site in a central location, accessible to transit and with the prospect of serving as an anchor for a re-emerging commercial district combined to heighten the firm's interest in developing the project. The price for the land was \$1.7 million, with EURA agreeing to extend a loan to Medici of \$1.2 million of the acquisition cost of the 1.8-acre parcel. Medici Development acquired the property in the summer of 2016. With financing from a willing and cooperative seller, Medici was able to overcome the challenges faced by most affordable housing developers of being able



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to hold the land at a reasonable cost while waiting for decisions to be made by Colorado Housing and Finance Authority on the award of tax credits.

Wells Fargo was the construction lender and federal tax credit equity partner, Sugar Creek Capital the state tax credit partner and Barings Financial provided the permanent loan. A \$1 million grant from Arapahoe County and a refund of use taxes from the city of Englewood helped Medici overcome the challenge of offering units at affordable rents and filling the resulting gap between sources and uses.

The \$27 million project, designed by Stantec and constructed by BC Builders, is configured in two buildings along Englewood Parkway and a half-block west of South Broadway. Medici addressed the challenge of controlling costs by incorporating large common outdoor spaces in the projects and

excluding individual balconies for each unit. The building at the corner of Englewood Parkway and South Broadway incorporates approximately 15,000 square feet of ground-floor commercial space owned and leased by Game Creek Holdings. Medici Development constructed the core and shell of the commercial space and created a condominium to complete the sale transaction with Game Creek Holdings. One Barrel Bistro and Poke City are two of the commercial tenants that will be opening soon.

Parking was another challenge for the project's overall feasibility. A parking plan was incorporated into the development review process by the city of Englewood to meet the needs of residents and serve the project's commercial space and downtown Engle-

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Power

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wood visitors. The proximity to transit factored into the decision to allow a reduction in the amount of parking required by Englewood's development code. Shared parking used during the day by residential and commercial users and visitors at a 0.5:1 ratio to the former parking capacity of the site and

a 1:1 evening ratio enabled the project's financial and site development challenges to be resolved.

The initial success of the project has been proven. "Both residential buildings were fully leased within one month of their completion, which exemplifies the appeal of the project," said Josh Russell, director of development for Medici Development in Denver.

The apartments are income-qualified and are occupied by tenants who earn an average of 60 percent of the area median income in the Denver area, or approximately \$30,000 to \$50,000 annually. This income segment is particularly hampered in securing decent housing during this latest economic boom along the Front Range.

The development of well-designed

affordable housing located near transit options (bus service along Broadway and a light-rail stop four blocks west) is a challenge for communities in the Denver area due to rapid growth and limited availability of feasible land. The partnership between Medici Development, EURA and the city of Englewood enabled 111 families and individuals find a home at Broadway Lofts. ▲



Dispose of grease, oil at take-back event for Littleton-Englewood area

Wastewater-treatment facility takes in food, automotive oil

Posted Tuesday, November 20, 2018 12:58 pm

Staff report

Holiday cooking can leave gallons of unwanted food oil to clean up. Drains and pipes are not proper disposal areas, and many containers cannot handle the heft of these hot, greasy liquids.

This year brings a safe opportunity to get rid of it.

The South Platte Water Renewal Partners plans the second-annual grease and oil take-back from 9 a.m. to noon Nov. 24 at 2900 S. Platte River Drive in Englewood.

Residents of the facility's service area, which includes the cities Englewood and Littleton along with 19 connector districts, can drop off up to 10 gallons of food and automotive oil per household for free. Area residents can [see the service map](#) to determine if they fall within the boundaries.

Free hot dogs, family activities and educational resources also are included. Residents who recycle their used oil will be entered to win a prize. The facility will not collect oil from commercial businesses.

Residents should prepare the oil properly before drop-off. Oil must be separated into different containers and be free of contaminants such as fuels, solvents or water. Cooking oil should be liquid and free of food debris. The facility will not take any oil filters or antifreeze.

Recycling oil is extremely important to maintain a healthy collection system and water

renewal facility. Used cooking oil can congeal, resulting in clogs and blockages in homes as well as in the collection system.

Automotive oil in drains can cause dangerous conditions in the collections systems and damage the useful bacteria at the facility.

“This is a great opportunity to actively care for the environment and the wellbeing of our communities,” South Platte Water Renewal Partners Director Pieter Van Ry said in a news release. “We encourage proper disposal practices for our citizens in order to keep everyone safe.

For more information, please contact the South Platte Water Renewal Partners at 303-762-2600, email spwrpcommunications@englewoodco.gov or visit the facility's [website](#).



Swedish collects hygiene items for Englewood families

Posted Tuesday, November 20, 2018 11:50 am

Staff report

The nurses, physicians, families and friends at Swedish Medical Center are collecting hygiene kit supplies to give to Englewood students in need.

"I know it seems small, but we hope our effort to provide these items will help our students and families have a warmer holiday season this year," Theresa Lelong, assistant director of employee health and wellness at Swedish Medical Center, said in a news release.

Items will be collected in the main lobby at Swedish through Dec. 14 and will be distributed to Englewood Schools at the end of December. Drop items off at the main lobby desk at 501 E. Hampden Ave., Englewood.

Some of the items needed included shampoo, conditioner, body wash/soap, lotion, toothpaste/toothbrush, deodorant, Band-Aids, chapstick, hairbrush/comb, wash cloth and small packages of laundry detergent. Student-sized backpacks in solid colors and socks also are needed.

"The holidays represent time to relax and enjoy family and friends. For some of our homeless and at-risk families, this is, unfortunately, not a reality," Becky Manning, Englewood Schools homeless liaison, said in the release. "We like to be able to help in ways that allow families to spend more time on things that are important to them. Basic needs may be a struggle, and resources such as hygiene kits are always appreciated."

For information, call 303-788-5909.



Deadline extended for Englewood storm recovery grants

Assistance available for July 24 flood victims

Posted Tuesday, November 20, 2018 11:51 am

Staff report

The City of Englewood's Community Development Department has extended the application deadline for the storm recovery assistance grants to Dec. 31. Englewood business/commercial property owners and residential homeowners that sustained damage from the July 24 storm are eligible to apply.

The city is also waiving select building permit fees, as well as [fees associated with the retrofit of egress windows](#).

For information on eligibility for the grants and to apply, go to:

Storm Assistance Grant for Homeowners. The maximum grant is \$1,000. To qualify for a grant, there must be \$2,500 of uninsured, storm-related damage. Go to www.EnglewoodCO.gov/home/showdocument?id=22072.

Storm Assistance Grant for Small Businesses. The maximum grant is \$1,000. To qualify for a grant, there must be \$2,500 of uninsured, storm-related damage. Go to www.EnglewoodCO.gov/home/showdocument?id=22074.

Income Qualified Homeowners Grant. Up to \$5,000 for eligible, storm-related expenses not covered by insurance. Go to www.EnglewoodCO.gov/home/showdocument?id=23126.

For questions, please call 303-762-2342 or email commdev@englewoodco.gov.



Englewood City Council debates path amid claims about EEF corruption

Council considers audit, restructuring of Englewood Environmental Foundation

Posted Thursday, November 15, 2018 9:52 am

Ellis Arnold

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Months of scrutiny over claims of various kinds of financial malfeasance in the City of Englewood — over a nonprofit body that's private but run by city officials — have come to a head, with city staff advocating for looking into the claims.

“To be frank, some of the charges of embezzlement, corruption and illegal contracts we've heard are damaging to the reputation of the city,” said Dorothy Hargrove, Englewood's interim city manager, at an Englewood City Council study session Nov. 13.

The city must take action, Hargrove said, “to clear Englewood's good name.”

The council has seen repeated [citizen accusations](#) surrounding the Englewood Environmental Foundation and Englewood McLellan Reservoir Foundation — nonprofits commonly known as “EEF” and “EMRF” — that oversee property that the city has varying degrees of control over. EMRF has faced scrutiny, too, but the council considered changes to EEF specifically at the study-session meeting. The concerns center around alleged actions of past city officials.

City staff recommended the organization undergo a forensic audit that could examine mismanagement or alleged criminal behavior. Another option would be a performance audit, which evaluates the effectiveness of how an organization runs. The council could seek an audit for both forensic and performance matters, according to Hargrove.

Claims surrounding the two nonprofits abounded during the Sept. 18 election that sought to recall from office Councilmember Laurett Barrentine, who pushed for a forensic audit early this year, she said.

Legally separate from the city, EEF isn't bound by city government policies, a point Councilmember Rita Russell touched on at the meeting.

"They just need to follow the same policies that this city has in place," Russell said. "I believe we probably would not have gotten in trouble if we had followed those policies."

Thus far, alleged mismanagement hasn't been proven, but the council is debating the best way to address mounting concern.

'We cannot abandon EEF'

Multiple councilmembers expressed a desire to audit EEF's entire history, going back to its formation in 1997. The city created it to oversee redevelopment of [the former Cinderella City mall into the CityCenter Englewood site](#), in the areas along Englewood Parkway east of South Santa Fe Drive, and to "shield the city from potential environmental liability" from issues including asbestos and gasoline contamination coming from nearby property at the time, according to a city fact sheet.

Although it's a separate entity from the city, EEF's governing board consists of the directors of the city's Public Works, Community Development and Finance departments, according to the city.

Mayor Linda Olson recently expressed a desire to look at restructuring EEF and EMRF. Hargrove pointed out at the meeting that it's not possible to make drastic changes.

"We cannot simply abandon EEF as it stands now," Hargrove said. "No matter what we think of the origins of the corporation, it is a legal entity."

Replacing EEF's current members by placing city councilmembers on the board could create oversight that has "clearly not been as strong as it has been in the past," said Hargrove, adding that "some basic checks and balances are missing."

A newly structured EEF board, rather than city staff, should oversee the audit, Hargrove said, but councilmembers balked at the idea of sitting on the board.

Olson wanted to examine what the other options would be — the federal Internal Revenue Service's designation of EEF as a nonprofit requires that the board be city employees, Hargrove said.

Entities similar to EEF exist in the metro area, Olson said. The City of Denver has had close ties with the private, nonprofit Stapleton Development Corporation, which was created to facilitate redevelopment of the Stapleton area, according to a 2000 Colorado court case. Two of the members of its board of directors are a Denver official and Denver city councilmember, according to the case.

A majority of the council voiced support for seeking an entity to perform an audit. Barrentine, the council's foremost advocate for examining EEF, said she was not in favor of moving forward with the audit unless the city hears advice from outside legal counsel. Russell also wants an outside legal opinion, she said.

Barrentine said she wants outside counsel in order to avoid a legal conflict of interest. Barrentine wanted information on options for who can sit on the board.

'Misstating what report said'

Olson said rhetoric surrounding EEF has been “stirred up by people who have intentions.”

“We had a criminal investigation on this,” Olson said. “We had a (DA’s office) come back and said they found nothing, and if there were (crimes), the statute of limitations” would make legal action impossible.

The 18th Judicial District Attorney’s Office did not absolve the city, Barrentine said.

“I am really tired of the mayor misstating what report said,” Barrentine said.

Barrentine’s campaign website during the recall election said a report by the DA’s office said there were “credible accusations” of practices such as improper payments and giving work to friends. A report by the DA’s office in April 2017 centered around alleged practices of a previous public-works director for the city.

The report looked into the allegations to determine if a criminal investigation would be warranted, but the report itself was not a criminal investigation. Englewood’s then-assistant city manager brought the matter to the office’s attention. The report said an investigator believed a certain interviewee to be credible, but the report did not specifically say the person’s accusations were credible. For instance, the person had “no concrete evidence” the previous director was “getting any kickbacks,” the report said.

That director, also a former board member for EEF and EMRF, said a company that was awarded a contract for maintenance of the CityCenter area was operated by a person whom he had known for years, and with whom he had played and coached hockey.

Based on interviews with several city employees and administration, the DA’s investigator wrote that the city should have discovered the possibility for misconduct related to the allegations “as early as 2012” and that the statute of limitations — the period when legal action could be taken — had run out for any alleged crimes.

“I had no evidence to support any wrongdoing or criminal activity,” the investigator, Brian Ahlberg, wrote.

“It isn’t illegal to waste the taxpayers’ money,” Barrentine has said. Broadly, EEF and EMRF are not funded through Englewood’s general fund budget, but the city does pay to lease the civic center from EEF.

The city has also faced claims that it lied about EEF’s tax-exempt status. A “private ruling” issued by the IRS in 1998 deemed EEF tax exempt — as an “integral part” of the City of Englewood — according to the city. A copy of the IRS letter is attached to the Nov. 13 study-session agenda on the city’s website.

MORE ON EEF

Developments surrounding the Englewood Environmental Foundation over the past few months:

Claims about EEF abounded during the election that aimed to recall Councilmember Laurret Barrentine. The former Englewood mayors who led the recall effort pushed back against the idea that the election aimed to cover anything up: [Claims fly during recall election](#)

A large portion of the former Cinderella City mall site changed hands in a foreclosure sale in August, and the city is eyeing what it says is an opportunity to reimagine the shopping center in a time of nationwide retail decline. How EEF plays into that: [5 things to know about CityCenter foreclosure](#)

★ SMALL BUSINESS SATURDAY® ★

NOV 24

SHOP ENGLEWOOD

YOU'LL ♥ OUR
COMMUNITY

#SHOPSMALL



Join the celebration for Shop Englewood – Small Business Saturday with a kickoff shopping event with Mayor Linda Olson on Saturday, November 24, 10:30 AM at Earth Treks, located at 1050 West Hampden Avenue in Englewood, Colorado. Attendees will enjoy coffee and scones while exploring the newest and the nation's largest indoor climbing gym.

Gather with neighbors and friends and support small, unique retailers and restaurants throughout Englewood during the Shop Englewood - Small Business Saturday celebration. Dozens of local businesses are kicking off the holiday shopping season with one-day-only specials that you won't want to miss.

Follow the green balloons for unique gifts and special savings. A list of participating businesses offering exclusive discounts and promotions, are available at: <http://englewood.biz/events/shop-englewood-saturday/>

**CITY OF ENGLEWOOD
2018 CALENDAR OF EVENTS**

Mon., Nov 26	6:00 p.m.	City Council Study Session
Tues., Nov 27	11:00 a.m.	Mayor/Manager Meeting
Wed., Nov. 28	5:30 p.m.	Code Enforcement Advisory Committee, City Council Conf-Room
	6:30 p.m.	Historic Preservation Commission, Community Development Conference Room
Mon., Dec 3	6:00 p.m.	City Council Study Session
	7:00 p.m.	City Council Regular Meeting
Tues., Dec. 4	11:00 a.m.	Mayor/Manager Meeting
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room
Wed., Dec. 5	11:00 a.m.	Liquor and Marijuana Licensing Authority Public Hearing
	Rescheduled	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., Dec. 10	6:00 p.m.	City Council Study Session
Tues., Dec. 11	11:00 a.m.	Mayor/Manager Meeting
	3:00 p.m.	NonEmergency Employees Retirement Plan
	5:00 p.m.	Water & Sewer Board, Community Development Conf. Room
	5:15 p.m.	Budget Advisory Committee, Public Works Conference 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., Dec. 12	CANCELLED	Englewood Urban Renewal Authority, City Council Conference Room
	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	6:00 p.m.	City Council Special Meeting (tentative)
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Thurs., Dec., 13	5:30 p.m.	Parks and Recreation Commission, Englewood Recreation Center, Aquatics Room, 1155 W. Oxford Ave.
	6:00 p.m.	City Council Special Meeting (tentative)

Mon., Dec. 17	5:30 p.m.	Council Holiday Dinner
	7:00 p.m.	City Council Regular Meeting
Tues., Dec. 18	CANCELLED	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Wed., Dec. 19	5:30 p.m.	Code Enforcement Advisory Committee (tentative)
	6:30 p.m.	Historic Preservation Commission, Community Development Conference Room
Christmas Holidays		

TENTATIVE
STUDY SESSIONS TOPICS
FOR ENGLEWOOD CITY COUNCIL

Nov 26	Study Session Police Building Update October Financial Report Occupation Privilege Tax and Standard Definitions
Dec 3	Study Session Aid to Agencies In-Kind Donation Discussion
Dec 3	Regular Meeting
Dec 10	Study Session Capital/Infrastructure Discussion MOA Lease Discussion Council Decorum
Dec 12	Special Meeting (tentative)
Dec 13	Special Meeting (tentative)
Dec 17	Council Holiday Dinner
Dec 17	Regular Meeting
Dec 24	Holidays
Jan 3	Board and Commission Interviews
Jan 7	Regular Meeting Redevelopment Plan Update Comprehensive Plan – Intensity Map
Jan 14	Study Session Board and Commission Appointment Discussion Broadway Medians
Jan 21	Role of City Council with SPWRP Supervisory Committee
Jan 21	Regular Meeting
Jan 28	Study Session Cultural Arts Discussion
Feb 4	Regular Meeting
Feb 11	Study Session

Feb 19 Regular Meeting
Feb 25 Study Session
March 4 Regular Meeting
March 11 Study Session
March 18 Regular Meeting

FUTURE STUDY SESSION TOPICS

Special Events

Council Policy Manual Finalization
Board & Commission Presentations
Small Cell Technology Discussion
Youth Commission Discussion
Building Use Tax Discussion
Home Rule Charter Amendment Discussion
Home Rule Charter Review
ULI Healthy Corridor Report Study
Joint meeting with the Planning and Zoning Commission
Procurement Policy Discussion
After Action Report on Flooding
Citizen of the Year
Long Term Financing

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