



Council Request Update

April 6, 2017

Council Request: 17-022

Assigned to: Community Development

Request: Request for information on whether the apartments behind Headed West are for sale or for lease.

Response: Please see attached email from Brook Bell.

Council Request: 17-023

Assigned to: City Manager's Office

Request: Summary of issues related to Art Emison's West Adriatic Place

Response: Please see attached email from Eric Keck.

Council Request: 17-024

Assigned to: City Manager's Office

Request: Date for Citizen of the Year Celebration

Response: Monday, May 22nd at 6 p.m.

Council Request: 17-026

Assigned to: Finance and Administrative Services

Request: Complete analysis of Englewood EURA budget and funding as it relates to the Medici Property.

Response: Please see attached memo and additional materials from Kathy Rinkel.

From: Brook Bell
Sent: Tuesday, April 4, 2017 8:39 AM
To: Darren Hollingsworth <dhollingsworth@Englewoodco.gov>; Alison Carney <acarney@Englewoodco.gov>; Brad Power <bpower@Englewoodco.gov>; Nancy Fenton <nfenton@Englewoodco.gov>
Subject: RE: New council request

Darren,
The new building could be sold separately from the Headed West property; however, the individual units are not set up to be sold separately, so they would be leased.

Sincerely,

Brook Bell, AICP
Community Development Department
1000 Englewood Parkway
Englewood, CO 80110
Ph: 303-762-2352
Fax: 303-783-6895

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-----Original Message-----

From: Darren Hollingsworth
Sent: Monday, April 3, 2017 7:16 PM
To: Alison Carney <acarney@Englewoodco.gov>; Brad Power <bpower@Englewoodco.gov>; Nancy Fenton <nfenton@Englewoodco.gov>
Cc: Brook Bell <bbell@Englewoodco.gov>
Subject: New council request

This evening Councilmember Martinez requested info about the apartments under construction behind Headed West.... Are they for sale or for lease?

Thank you,

Darren

Sent from my iPhone

Christa Graeve

From: Eric Keck
Sent: Wednesday, April 5, 2017 6:45 PM
To: #City Council
Subject: FW: Council Meeting request
Attachments: image001.png

Here are the questions that Mr. Emison has posed for the City Council's consideration. Staff has provided answers to Mr. Emison to these questions. We have not provided a legal opinion as requested as the City's policy is that new development pays for its own infrastructure including road sections such as W Adriatic Place. The original annexation of the property and the deed for the ROW did not specify any requirement by the City to construct the road.

Staff has been working with Mr. Emison since he purchased the property in a tax sale. Correspondence with Mr. Emison dating back to 1997 is available from the City Clerk's Office.

Thank you.

Eric Keck

From: CenturyLink Customer [REDACTED]
Sent: Wednesday, April 5, 2017 10:12 AM
To: Eric Keck <ekeck@Englewoodco.gov>

[REDACTED]

Subject: Re: Council Meeting request

was hoping to have council members / city staff review all the e-mails here, see if they can follow my story and city responses... but here are my ?'s / issues I consider not answered or having unacceptable answers...

meaning / intent of notation made on all right-of-way land donations to city of Englewood in 1971, i.e. " for street purposes "

I say that was commitment by city to put in street / utilities for owners each giving to city a 25' x 60' portion of necessary right-of-way land (all deeds / trfs had above notation on them)... note it is further my point that this property should not have been sub-divided without access for its use, i.e. street / utilities...

I have requested / proposed we get a legal opinion on this, i.e. city staff's position that 600' street / utilities are not a city responsibility !!!
but improvements must be paid by property owners now seeking to develop / use there property on this section of West Adriatic Place... 1st person to develop here would need to pay improvement which was recently estimated by Englewood Housing Auth at some \$ 600k, this likely includes acquiring 3 parcels of right-of-ways

not current owned by city here... this kinda cost is not justified for me owner of 4 lots of 20 effected... other property owners have been given exemptions, see Tri Development developers agreement of 2000 and current commercial re-zoning request of Matt Andrews and associates that represent 25% of street frontage, i.e. 300' on north side...note I acquired this property in 1994 in via tax sale, have been trying to get use of property for some 25 years now, paid over \$ 40k in real estate taxes, real estate tax for 2016 due now some \$ 1,650... I of course have mowed / maintained property all these years with no use / benefit...

meaning / intent of city staffs revised " District Paving " concept... is this moving forward at this point, i.e. when is staff going to present request to city council for approval necessary to proceed... must I do something here to make it happen...

more of course... this is just a small start of big issues raised

From: "Eric Keck" <ekeck@Englewoodco.gov>

To: "CenturyLink Customer" [REDACTED]

Sent: Monday, April 3, 2017 8:21:42 PM

Subject: Council Meeting

Thank you for your attendance at the City Council meeting this evening. As requested by council, if you could please provide a summary email of the issues that you would like the council to help you address, that would be very helpful.

Eric Alexander Keck
City Manager
1000 Englewood Parkway
Englewood, Colorado 80110
(303)762-2312

www.Englewoodgov.org



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Response to Council Request 17-026

To: City Council
From: Kathleen Rinkel, Director of Finance and Administrative Services
Date: April 6, 2017
Subject: EURA Land/Development Financial Detail

Attached are the details of the sale of property by the City of Englewood to EURA for development and the subsequent sale of that parcel, and an additional parcel the EURA already owned, to the developer.

Also included in an accounting of the EURA financials for 2016. The financials have been reviewed by one of our external auditors, but are still considered 'unaudited financials' until the full City audit is complete.

Please let me know if you have any questions.

Sincerely,

Kathleen Rinkel, CPA, CMA
Director of Finance and Administrative Services
krinkel@englewoodco.gov



CITY OF ENGLEWOOD, COLORADO
Englewood Urban Renewal Authority

2016 Development Transaction Details

	<u>City</u>	<u>EURA</u>
EURA historical cost of land sold to developer (parcel 1)	\$ -	\$ (516,995)
EURA purchased land from the City (parcel 2)	215,000	(215,000)
City proceeds deposited into the General Fund		
EURA sells both parcels of land to developer	-	1,700,000
Net Proceeds	<u>\$ 215,000</u>	<u>\$ 968,005</u>

CITY OF ENGLEWOOD, COLORADO

**Englewood Urban Renewal Authority
Statements of Net Position
December 31, 2016**

With Comparative Totals for December 31, 2015

Assets	Unaudited	
	2016	2015
Current assets		
Cash and investments	\$ 280,487	\$ 3,529
Interest receivable	846	13
Total current assets	281,333	3,542
Noncurrent assets		
Note receivable	1,220,080	-
Capital assets		
Land held for resale	-	516,995
Total assets	1,501,413	520,537
 Liabilities		
Total liabilities	-	-
 Net position		
Invested in capital assets	-	516,995
Non-spendable	1,200,000	-
Unrestricted	301,413	3,542
Total net position	\$ 1,501,413	\$ 520,537
 Operating revenues		
Gain from sale of land held for resale	\$ 968,005	\$ -
 Operating expenses		
Professional services	8,163	8,019
Operating income (loss)	959,842	(8,019)
 Nonoperating revenues (expenses)		
Net investment income	21,034	39
Contributions	-	2,000
Total nonoperating revenues (expenses)	21,034	2,039
 Change in net position	980,876	(5,980)
Net position - beginning	520,537	526,517
Net position - ending	\$ 1,501,413	\$ 520,537