



HIGH LINE CANAL
CONSERVANCY

June 30, 2021

Cherry Hills Village City Council
4000 E. Quincy Avenue
Cherry Hills Village, CO. 80113

Dear Mayor Russell and City Council Members,

I am writing this letter to express support for your work to find partners for the management and programming of Quincy Farm. This is a model that has worked in many other communities for example the Four Mile House in Denver and for the High Line Canal and Denver Water! It is wonderful that the Cherry Hills Land Preserve has stepped forward to support the community. Their proposal to manage Quincy Farm in a private-public partnership with the City, and their vision to create an educational and recreational resource for the community is powerful and in keeping with the documents related to Cat's gift and the community's feedback.

The Cherry Hills Land Preserve is in its 16th year as a local nonprofit working to inspire an appreciation of local open space, nature, and history in our community. Their vision for Quincy Farm to connect all ages to nature, land, and Farm history through education, while preserving the core historic structures and providing community access is inspiring!

This proposal aligns well with the Conservancy's mission of preserving and enhancing the High Line Canal. The property has a unique history with the Canal and can help demonstrate the smart water management solutions that we are advancing with the Canal while furthering opportunities for natural lands management and environmental education. We will look forward to working with CHLP, should they be selected in this role. Other areas for collaboration are in coordination of historic Canal interpretive signage and programs related to, the changing role of the High Line Canal from irrigation for what were farms to regional greenway and stormwater management - environmental amenity.

The Cherry Hills Land Preserve's management proposal for Quincy Farm provides an elegant solution that will allow continued public ownership of 17.5 acres of protected and strategic open space along the High Line Canal, with the benefits of local nonprofit management and resources. I will look forward to supporting the City and CHLP in varied roles such as serving on an Advisory Board.

Thank you for all your work for the community.

Sincerely,

Harriet

Harriet Crittenden LaMair

July 12, 2021

City of Cherry Hills Village
2450 East Quincy Avenue
Cherry Hills Village, 80113

Dear Mayor Steward, City Council Members, and City Manager Cramer:

Thank you for the opportunity to write a letter in support of the Cherry Hills Land Preserve's application seeking to manage and provide programming for Quincy Farm.

My commitment to Quincy Farm and our Village's open space has a long history.

As the City Council liaison during the time when the Quincy Farm gift to the City was "in the works," I worked closely with Sidney Shafrroth Macy of the Conservation Fund to articulate the City's position;

As a founding Board member of the Cherry Hills Land Preserve. CHLP, a grassroots organization, came into existence in response to a felt need of the citizens of Cherry Hills Village who wanted to see a private, non-profit in the Village that would be an advocate for open space. The need for such an organization was also identified in the report developed by the City's 2005 Blue Ribbon Panel;

As a member, and Co-Chair of the City's Parks and Trails Committee from 1999 to 2005 when the City, with the help of the Committee, sent out a community mailing to interest property owners in putting a conservation easement on their property;

As a member of the Quincy Farm Visioning Committee. The Committee worked on its report during Cat's lifetime. We stayed in close contact with Cat while writing the report, specifically seeking—and receiving—her blessing for the report's contents;

As Vice-Chair of the Quincy Farm Committee beginning in 2018. I helped write a portion of the Master Plan the Committee was working on before the City hired a consultant to work with us;

As a member of Cherry Hills Land Preserve's Advisory Board. I have offered to Co-chair the Advisory Board as it contributes strategic thinking and guidance to the Board of Directors and as it takes on a fund raising role;

As a private Citizen and member of the general public, who has lived in the Village for 28 years and who hopes I have the opportunity, simply because I am a member of the public, to be able to walk onto Quincy Farm's West Side where I can sit down, relax, and enjoy the magnificent view of Colorado's Front Range sometime before I die or move away.

First, I would like to reiterate how important I think it is for the City of Cherry Hills Village to retain ultimate control of the property of Quincy Farm. This is not only because it was clearly the wish of Catherine Anderson that the City have this ownership—and thereby guarantee there would be some level of public access to the property--but also because I believe City ownership will prove vital in the long run.

Let me explain. I think it is entirely legitimate that the City has chosen not to undertake the programming of Quincy Farm—that function simply is not within the City’s wheelhouse as the City currently functions—but control of the property of Quincy Farm allows the City to determine how all of its parks can complement each other to meet community needs. Further, we cannot predict how environmental conditions may alter what happens to our City’s open spaces, and it is the City that is in the best position to respond in a consistent and objective way to what may be the challenges of climate change. We should not underestimate the possibility of this kind of future scenario.

Now, I want to state the case for why the Cherry Hills Land Preserve is the obvious and best choice to activate and provide programming for Quincy Farm.

*The Cherry Hills Land Preserve has proven it is capable of doing the job. The Land Preserve has already been providing programs on Quincy Farm—on a limited basis—for a number of years. Kathy Fessler, CHLP’s Executive Director, has a demonstrated ability to design engaging educational programs for all ages and has also led the highly successful community beekeeping initiative. The Land Preserve’s ongoing involvement with Quincy Farm has given the organization a thorough understanding of the Conservation Easement document and a knowledge of the physical property and structures of Quincy Farm--both their potential, and their limitations. CHLP understands what improvements are eventually needed for the property to realize its full potential.

*The Cherry Hills Land Preserve has been a non-profit operating within the City of Cherry Hills Village for over 15 years. This means the Land Preserve Board has developed important relationships with Villagers, has a history of successfully fund raising within the Village, and is a known and trusted organization within the Village. CHLP has, from its inception, been governed by a working Board of Directors who are involved in CHLP’s hands-on activities and who also make policy decisions. Further, programming and managing Quincy Farm is fully consistent with the Land Preserve’s Mission.

I think we all recognize that the Cherry Hills Land Preserve will need to increase its fund raising capability if it is to afford the costs of refurbishing Quincy Farm’s buildings and public spaces to meet code requirements for public use. In fact, CHLP recognizes this and has already undertaken measures to address this need. a.) CHLP has strengthened its Board of Directors so it can fund raise by way of Board

contacts. As stated earlier, CHLP has identified its advisory board as the body that will manage and carry out fund raising activities. b.) CHLP has committed to contracting with grant writers who will complete grant applications to government funders like Arapahoe County Open Spaceⁱ and GOCO, and also to private foundations like the Tuchman Family Foundation and the Gates Foundation. c.) And it has already lined up a number of pledges of significant contributions from individuals, some of which are contingent upon the City's acceptance of the Land Preserve's application. (It should not be lost on anyone reading this letter that the Land Preserve has already demonstrated its commitment to Quincy Farm and to Cherry Hills Village by making previous monetary investments in both Quincy Farm and John Meade Park.)

*Further, the Cherry Hills Land Preserve has secured commitments to collaborate with all relevant partners, including the High Line Canal Conservancy, Kent Denver School, CSU Extension, a master beekeeper, and Denver Audubon. The Land Preserve has also met with Colorado Open Lands to make certain that everything CHLP is proposing in its application to the City is consistent with COL's interpretation of the Conservation Easement.

*It is also important that the entity the City chooses to manage Quincy Farm intends to activate the entire property to the extent possible. I add this point in order to ask you to think specifically about this as you read all the proposals you receive. For instance, it would be truly unfortunate if an organization were awarded management of Quincy Farm and intended to extend the Hopkins House lease indefinitely, depriving the public from having any access to an original farmhouse that is on the Historic Register. Catherine Anderson clearly indicated she wanted the houses on her property used by specifically calling out how they *may* be used within the Conservation Easement.

*The Cherry Hills Land Preserve is also the applicant best situated to be responsive to the needs of Cherry Hills Village and Villagers. The Land Preserve already has its hand on the pulse of the Village through its Board members, its Advisory Board members, its supporters, people involved in its programs, and all their contacts. (As the City is well aware, public participation and responsiveness is essential if public dollars or resources are to be used for a specific program or purpose.)

*There is no other organization or individual in a better position to activate and program Quincy Farm. If the City chooses to award this contract to the Land Preserve, the transition to greater and more varied programming will be seamless. The Land Preserve already has what it needs in place; it will just be a matter of enhancing and adding to what they are already doing as well as making needed repairs to buildings.

Thank you and best wishes. As a Cherry Hills Village citizen, I appreciate all that you do for the Village as volunteers and staff. I know how much effort and thought you

will put into this decision. I also know you will put our interests as Villagers front and center.

Sincerely,

Klasina VanderWerf
5250 East Chenango Ave.
Cherry Hills Village 80121
303-915-2880

ⁱ Arapahoe County Open Space has been one of Quincy Farm's strongest funders to date through its awarding of grants. However, ACOP only awards grants to the municipalities that Arapahoe County Serves, recreational districts and special districts within Arapahoe County. A private owner of Quincy Farm could not apply for a grant. If the City retains ownership of the property, CHLP's grant writer could provide the technical support the City needs to apply for a grant that would ultimately benefit Quincy Farm programs.

[date]

Feb 1, 2021.

Cherry Hills Village City Council
4000 E. Quincy Avenue
Cherry Hills Village, CO. 80113

Dear City Council Members,

Laura Hamilton
My name is _____ and I live at _____.

4290 S. Hudson Parkway
Cherry Hills, CO 80113

I am writing to you to express my support for the Cherry Hills Land Preserve's management proposal for Quincy Farm. I believe they are the best option for preserving Quincy Farm as a community asset and would allow for greater public access.

I ask you to please consider the Cherry Hills Land Preserve proposal carefully because of the value they bring to the community on many levels. The Land Preserve provides high quality nature education programs, awareness for the importance of open space in Cherry Hills Village, and strong partnerships and collaboration with the City and other local nonprofits. They have clearly demonstrated their commitment to Quincy Farm through these programs and continued efforts to bring the community together.

Of all of the available land in the Village, less than 2% is accessible to the public as parks or open space. We believe it is important to honor Cat Anderson's gift of 17.5 acres to the community. The Cherry Hills Land Preserve was specifically named in the conservation easement, and are the logical stewards and managers of this wonderful gift to the community.

If you have any questions, I would be happy to discuss this with you further.

Sincerely,

[signature]



February 7, 2021

Cherry Hills Village City Council
4000 E. Quincy Avenue
Cherry Hills Village, CO. 80113

Dear City Council Members,

My name is Kris Harrington. I live at 4090 East Quincy Ave Cherry Hills, CO 80113.

I am writing to you to express our support for the Cherry Hills Land Preserve's management proposal for Quincy Farm. I believe they are the best option for preserving Quincy Farm as a community asset and would allow for greater public access.

I ask you to please consider the Cherry Hills Land Preserve proposal carefully because of the value they bring to the community. The Land Preserve provides high quality nature education programs, awareness for the importance of open space in Cherry Hills Village, and strong partnerships and collaboration with the City and other local nonprofits. They have clearly demonstrated their commitment to Quincy Farm through these programs and continued efforts to bring the community together.

Of all of the available land in the Village, less than 2% is accessible to the public as parks or open space. The Cherry Hills Land Preserve was specifically named in the conservation easement and we believe it is important to honor Cat Anderson's gift of 17.5 acres to the community.

Sincerely,

Kris Harrington

A handwritten signature in black ink that reads "Kris Harrington". The signature is fluid and cursive, with "Kris" on the top line and "Harrington" on the bottom line.

February 8, 2021

Cherry Hills Village City Council
4000 E. Quincy Avenue
Cherry Hills Village, CO. 80113

Dear City Council Members,

My name is Margaret Graham and I live at 5163 East Oxford Avenue in Cherry Hills Village.

I am writing to you to express my support for the Cherry Hills Land Preserve's management proposal for Quincy Farm. I believe they are the best option for preserving Quincy Farm as a community asset and would allow for greater public access.

I ask you to please consider the Cherry Hills Land Preserve proposal carefully because of the value it brings to the community on many levels. The Land Preserve provides high quality nature education programs, awareness for the importance of open space in Cherry Hills Village, and strong partnerships and collaboration with the City and other local nonprofits. They have clearly demonstrated their commitment to Quincy Farm through these programs and continued efforts to bring the community together.

It is my understanding that, of all of the available land in the Village, less than 2% is accessible to the public as parks or open space. I believe it is important to honor Cat Anderson's gift of 17.5 acres to the community. The Cherry Hills Land Preserve was specifically named in the conservation easement and is the logical steward and manager of this wonderful gift to the community.

Sincerely,


Margaret B Graham

2-8-2021

Cherry Hills Village City Council
4000 E. Quincy Avenue
Cherry Hills Village, CO. 80113

Dear City Council Members,

My name is Charles Brinton and I live at 4200 S. Hudson Parkway Cherry Hills Village, CO 80113.

I am writing to you to express my support support for the Cherry Hills Land Preserve's management proposal for Quincy Farm. I believe they are the best option for preserving Quincy Farm as a community asset and would allow for greater public access.

Living in Cherry Hills with kids I feel it would be great to have more access to parks and open space. Of all of the available land in the Village, less than 2% is accessible to the public and I believe it is important to honor Cat Anderson's gift of 17.5 acres to the community. The Cherry Hills Land Preserve was specifically named in the conservation easement, and are the logical stewards and managers of this wonderful gift to the community.

I ask you to please consider the Cherry Hills Land Preserve proposal carefully because of the value they bring to the community on many levels. The Land Preserve provides high quality nature education programs, awareness for the importance of open space in Cherry Hills Village, and strong partnerships and collaboration with the City and other local nonprofits. They have clearly demonstrated their commitment to Quincy Farm through these programs and continued efforts to bring the community together.

If you have any questions, I would be happy to discuss this with you further.

Sincerely,

Charles Brinton



February 8, 2021

Cherry Hills Village City Council
4000 E. Quincy Avenue
Cherry Hills Village, CO. 80113

Dear City Council Members,

My name is Tiffany Brinton and I live at 4200 S. Hudson Parkway Cherry Hills Village, CO 80113.

I am writing to you to express my support support for the Cherry Hills Land Preserve's management proposal for Quincy Farm. I believe they are the best option for preserving Quincy Farm as a community asset and would allow for greater public access.

I was born and raised in Cherry Hills Village. I now have kids attending Kent and we all thoroughly enjoy horseback riding and playing in the open space with our dogs. I feel it would be absolutely amazing to have more access to parks and open space. Of all of the available land in the Village, less than 2% is accessible to the public and I believe it is important to honor Cat Anderson's gift of 17.5 acres to the community. The Cherry Hills Land Preserve was specifically named in the conservation easement, and are the logical stewards and managers of this wonderful gift to the community.

I ask you to please consider the Cherry Hills Land Preserve proposal carefully because of the value they bring to the community on many levels. The Land Preserve provides high quality nature education programs, awareness for the importance of open space in Cherry Hills Village, and strong partnerships and collaboration with the City and other local nonprofits. They have clearly demonstrated their commitment to Quincy Farm through these programs and continued efforts to bring the community together.

If you have any questions, I would be happy to discuss this with you further.

Sincerely,

Tiffany Brinton



February 10, 2021

Cherry Hills Village City Council
4000 E. Quincy Avenue
Cherry Hills Village, CO. 80113

Dear City Council Members,

My name is Kathryn Springer and I live at 5144 E. Princeton Avenue in Cherry Hills East.

I am writing to you to express my support for the Cherry Hills Land Preserve's management proposal for Quincy Farm. I believe they are the best option for preserving Quincy Farm as a community asset and would allow for greater public access.

I ask you to please consider the Cherry Hills Land Preserve proposal carefully because of the value they bring to the community on many levels. The Land Preserve provides high quality nature education programs, awareness for the importance of open space in Cherry Hills Village, and strong partnerships and collaboration with the City and other local nonprofits. They have clearly demonstrated their commitment to Quincy Farm through these programs and continued efforts to bring the community together.

Of all of the available land in the Village, less than 2% is accessible to the public as parks or open space. We believe it is important to honor Cat Anderson's gift of 17.5 acres to the community. The Cherry Hills Land Preserve was specifically named in the conservation easement, and are the logical stewards and managers of this wonderful gift to the community.

If you have any questions, I would be happy to discuss this with you further.

Sincerely,



Kathryn Springer, MD

From: [Ann St Laurent](#)
To: [Quincy Farm](#)
Subject: Quincy Farm
Date: Saturday, July 31, 2021 5:53:19 AM

I firmly believe that the City Council should not transfer title to Quincy Farm back to the Anderson family. I support Cherry Hills Land Preserve's proposal to manage and operate Quincy Farm under a long-term lease from the city. CHLP has offered and continues to offer unique and informative nature and conservation programs that benefit our community and reflect the purpose of the conservation easement. I am grateful for these programs and want them to continue under the auspices of the capable and trustworthy members of CHLP.

Sincerely,

Ann St Laurent
1 Cantitoe Lane
Cherry Hills Village

Sent from my iPhone

From: [William Warburton](#)
To: [Quincy Farm](#)
Subject: future
Date: Monday, August 02, 2021 7:14:37 AM
Attachments: [image001.png](#)

To whom it may concern,

I wanted to write today and express my support for the Quincy Farms remaining with Cherry Hills Land Preserve. I hear there are talks of the farm going back to the Anderson Family and really would love for it to remain within the community. Please keep the farm Cherry Hills Village.

Thanks,

William Warburton
7 Cantitoe Ln
Cherry Hills Village, co 80113



William "Skip" Warburton, Manager
WWarburton@concordenergy.com

1401 17th Street suite 1500
Denver, CO 80202
Phone: (303) 468-1241
Cell: (303) 638-8774
Fax: (303) 468-1901
www.concordenergy.com

From: [kerry warburton](#)
To: [Quincy Farm](#)
Subject: Quincy Farm
Date: Monday, August 02, 2021 8:37:11 AM

To whom it may concern,

After researching this issue please do not transfer the title of Quincy Farm back to the Anderson family. I support Cherry Hills Land Preserve's proposal to manage the farm and believe it is crucial to protect public open space in our community.

Sincerely,
Kerry Warburton

7 Cantitoe Lane
Englewood, CO 80113

From: corinnejb@aol.com
To: [Quincy Farm](#)
Subject: Please keep Quincy Farm as a vital Part of CHV
Date: Monday, August 02, 2021 12:24:38 PM

We need this green space and historic parcel to remind us of the past and provide quality of life programming for the future.

We need nature in our midst.

Please do not reclaim this important gift.

Corinne Brown
CHV resident.

From: [WILLIAM FISHMAN](#)
To: [Quincy Farm](#)
Subject: Anderson land
Date: Monday, August 02, 2021 12:27:16 PM

We support cherry hills land preserve's proposal. The land should be for the benefit of the community. Can't imagine why they want it back. Except maybe for greed.

Bill and Roberta Fishman

Sent from my iPhone

From: [Susie Hawes](#)
To: [Quincy Farm](#)
Subject: Continued support of Quincy Farm
Date: Monday, August 02, 2021 12:52:59 PM

I think we should keep the land for future use. I think classes could be taught on this property for a fee to kids. Like the 4 Mile House. I think since she gave us the property — it is too great of a piece of land to give it back. We should be proud that we have it and manage it somehow. Sincerely, Susie Hawes

From: [Joan Iseman](#)
To: [Quincy Farm](#)
Subject: CHP proposal to manage Quincy Farm
Date: Monday, August 02, 2021 3:18:30 PM

To the Cherry Hills Village City Council:

I am writing in support of the Cherry Hills Land Preserve's proposal to manage the Quincy Farm project. The Land Preserve has already sponsored a number of interesting community

programs at Quincy Farm and shown an enthusiastic commitment to offering educational and recreational events on the property. I have been impressed over the years with the

successful events they have sponsored and believe this group is well qualified to manage the property. Over time, I believe they would be capable of raising funds to support the

maintenance and improvement of the property through public grants and private gifts. From what I have seen over the years, CHP is a capable, enthusiastic group, and we are lucky to

have this quality organization eager to manage the farm property. I believe it is important that Cherry Hills Village keep Quincy Farm as publicly owned open space; this is a rare

opportunity that we are unlikely to see again. Over the 45 plus years that I have lived in the Village, I have watched many informal "open spaces" become private residential areas; I

believe the Village should not let this excellent location with a conservation easement already in place become private open space.

Joan Iseman
4949 So. El Camino Drive
Cherry Hills Village

From: [Linda Behr](#)
To: [Quincy Farm](#)
Subject: Quincy Farm
Date: Monday, August 02, 2021 3:25:50 PM

No, I would not give the property back to the Anderson Family.
Linda Behr

Linda Behr | Broker Associate/Founder 

The Behr Team is ranked as the #1 Real Estate Team in the Denver Metro Area

LIV Sotheby's International Realty | DTC
8000 E. Belleview Avenue, Suite 200 | Greenwood Village, CO 80111
Cell 720.275.7726 | Fax 303.557.6250

linda@thebehrteam.com | www.BehrTeam.com



From: [Kris High](#)
To: [Quincy Farm](#)
Subject: In support of CHV retaining the Quincy Farm
Date: Monday, August 02, 2021 3:33:20 PM

Dear Cherry Hills Village,

We are residents at 6 Huntwick Lane in Cherry Hills village and are in support of continued public ownership of the Quincy Farm. Further, we support long term management and public access to the farm.

Please keep us informed of any changes or updates to plans.

Thank you.

Kris High
6 Huntwick Lane, Cherry Hills Village, CO 80113
Tel: 305.906.1599

From: [Laura Gillespie](#)
To: [Quincy Farm](#)
Subject: FW: Proposal by CHLP to manage the Quincy Farm property
Date: Monday, August 02, 2021 3:37:39 PM

Laura Gillespie
City Clerk
City of Cherry Hills Village
2450 E. Quincy Avenue
Cherry Hills Village, CO 80113
www.cherryhillsvillage.com
Direct: 303.783.2732
Fax: 303.761.9386
Email: lgillespie@cherryhillsvillage.com

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

From: Joan Iseman <jiseman@comcast.net>
Sent: Monday, August 2, 2021 3:31 PM
To: Laura Gillespie <lgillespie@cherryhillsvillage.com>
Subject: Proposal by CHLP to manage the Quincy Farm property

To the Cherry Hills Village City Council:

As a 45 year resident of Cherry Hills Village, I wanted to write in support of the Cherry Hills Land Preserve's application to manage the Quincy Farm property, keeping it as public, rather than private, open space.

The Land Preserve already has a history of planning educational events at the farm that appeal to a variety of citizens of all ages and interests, and there is every reason to expect that those events will continue under the CHLP management of the property. I think this well established organization would also be qualified to pursue public and private grants for the maintenance of the farm.

There is so little public open space in the Village that I believe it would be a mistake to allow these beautiful acres in such an excellent location to revert to private ownership.

Michael D. Iseman
4949 So. El Camino Dr.
Cherry Hills Village

From: [Jeri Neff](#)
To: [Jeri Neff](#)
Cc: [Russell Stewart](#); [Randy Weil](#); [Afshin Safavi](#); [Al Blum](#); [Mike Gallagher](#); [Dan Sheldon](#); [Katy Brown](#); [Emily Black](#); ccramer@cherryhillsvillage.com
Subject: Cherry Hills Land Preserve Newsletter
Date: Monday, August 02, 2021 3:41:39 PM

August 2, 2021

The Honorable Russell Stewart

Cherry Hills City Council

Chris Cramer, City Manager

Emily Black, Parks and Recreation Coordinator

2450 E. Quincy Avenue

Cherry Hills Village, CO 80113

Dear Mayor Stewart, members of City Council, Chris Cramer and Emily Black,

The most recent email blast from the Cherry Hills Preserve inaccurately and slanderously states: "Natalie Anderson proposes that the city give the property back to the Anderson family. Cat's gift was made with her family's blessing and the family received the consequential tax benefits. Arapahoe County currently appraises the farm at approximately \$9,000,000. If the City deeds the property to private ownership, it will lose control forever of this public open space which cannot be replaced at any price."

First of all the family has offered to not only take back the property, which is in a steady state of rapid decline – buildings in dire need of repair, a pond whose water has turned so brackish that the waterfowl and wildlife have all but abandoned it, and a weed situation consuming the entire barnyard which will take years to reverse using no chemicals in accordance with the easement, to name a few of the problems – and to financially take on the ever growing burden of repair and remediation to bring the farm back to life and make it an enjoyable place for all. What the Land Preserve states about losing control of this open space is preposterous – have they not bothered to read the Anderson Family proposal? The amount of public access and programming far exceeds what the Land Preserve proposes in not only quantity but also in substantial quality.

Their delight in saying the farm appraises at \$9,000,000 is inaccurate for several reasons. Since the City pays no property taxes on Quincy Farm, the appraisals don't

really have any bearing on anything and here is the important fact – this most recent appraisal does not take into account the restrictions of the Conservation Easement and if it did that figure would be significantly less.

In the CHLP's proposal they misleadingly state that they worked with Cat Anderson from 2006 when she began planning her gift until it was finalized in December 2007, giving the impression that they not only worked with her on the intent behind it, but in the drafting of the language as well. They continue to reference her "intents and wishes" as if they knew firsthand what those were. They have also let it be known that they formed the Land Preserve with the sole purpose of taking over the management of Quincy Farm. I'd say that is pretty presumptuous. Is it from high up on this entitled platform that they think they are the only ones qualified to do programming or manage a vast amount of acreage?

Their plan seems to have no solid commitments of funding whatsoever. For example, the first funding source listed in their "Appendix B" is the Armstrong Foundation. They mention they were a "Previous Funder" and that they "Graciously agreed to host CHLP 2021 Fall Fundraiser." Public records for the Armstrong Foundation's itemized giving from 2012 to 2018 show that they have only contributed to the CHLP four out of those seven years:

2012 - \$0

2013 - \$500.00

2014 - \$250.00

2015 - \$0

2016 - \$250.00

2017 - \$0

2018 - \$250.00

I'd say that was pretty deceptive not disclosing those figures, since they are so easily accessible to the public.

In addition to no visible funding sources, the line item for the "Operations-Property Manager" and his wife has them spending \$92,000 (3 Year Budget; Costs per Year)! For what? That seems like an overly inflated salary to me considering they would be living rent free in the barnyard house. This plan doesn't seem to understand the real costs of managing the farm.

The Anderson Family Plan has solid financial backing behind it and does not have to raise any funds or depend upon grants to be able to invest money into the deteriorating

buildings and pond. The family also has many, many years of knowledge in the budgeting and management of not only this farm, but other parcels of land as well.

The LP's most recent email was designed to instill fear into those who received it and give the perception that the Anderson Family Proposal is going to take away 26% of the Village's Open Space. This is absolutely not the way to try to educate people on your proposal. The Anderson Family has graciously agreed to take on this huge financial responsibility to help bring back the farm, make it the Cherry Hills jewel it once was and open it up for the community to enjoy. I find it extremely disheartening that the Cherry Hills Land Preserve as a whole and as individuals continue to behave in this slanderous and deceptive manner and will not doubt continue to do so if past history is any indication. I expected more from an organization that brags about being a caring and concerned Cherry Hills non-profit and this type of fear-based behavior is inexcusable.

Best Regards,

Jeri Norgren Neff
4400 E. Quincy Ave.
Englewood, CO 80113

From: [Rebecca Benes](#)
To: [Quincy Farm](#); [Russell Stewart Forward](#); [JERI NEFF](#); [Randy Weil](#); asajavi@cherryhillsvillage.com; [Al Blum](#); [Mike Gallagher](#); [Dan Sheldon](#); [Katy Brown](#); [Emily Black](#); [Chris Cramer](#)
Subject: Quicy Farm
Date: Monday, August 02, 2021 4:17:17 PM

To the Cherry Hills Village City Council and Interested parties.
We are appalled at the disingenuous statement just issued at noon today by Cherry Hills Land Preserve.

This is a devious and blatantly untrue statement.

We are strongly in favor of Natalie Anderson's proposal which will preserve the Colorado Open Lands

Conservancy drawn up by Cat Anderson. Natalie's proposal will preserve the buildings, the houses, the magnificent barn, and will also protect the entire land, environment, the birds, and wildlife. In addition

Natalie's proposal offers other substantial links with farming and the community. It is surely a significant benefit to the city and to the community that the buildings will be given careful

improvements and historic preservation.

Sincerely,

Becky and Dick Benes

From: [Michael McAllister](#)
To: [Randy Weil](#); [Afshin Safavi](#); [Al Blum](#); [Mike Gallagher](#); [Dan Sheldon](#); [Katy Brown](#); [Emily Black](#); ccramer@cherryhillsvillage.com; [Russell Stewart](#)
Cc: [Virgil Seibold](#)
Subject: Quincy Farm
Date: Monday, August 02, 2021 4:20:00 PM

Hello CHV Leadership Team,

My partner and I own the property at 4140 E. Quincy Ave., immediately adjacent to Quincy Farm.

I'm sure you've received the misleading email from the Cherry Hills Land Preserve that was sent out this morning. I'm disappointed in their organization and that this fair and open RFP process has turned into a "fight" with false and misleading information being shared with the community. Given the dissemination of poor information, I felt compelled to contact this group.

All of you are well educated and informed professionals so I'll keep this brief. As we all know, under a conservation easement, real property is no longer a "financial asset" in the traditional sense. Quincy Farm can be, if supported financially, a very valuable community asset in terms of its ability to bring enjoyment to the community but will likely never make anyone any money. I realize the city has significant sunk costs to date but it would seem wise to now shift gears and cut the losses before those costs become even larger and the property continues to disintegrate beyond repair. The opportunity for the city to provide a valuable community "asset" still exists but we need to ensure substantial financial resources are applied both today and assured into the future.

Unless the city is willing and able to commit the funds necessary to remediate and sustain Quincy Farm, I believe the city needs to graciously accept the Anderson Family's incredibly generous offer and relinquish what has become an large financial and political liability, one that could create a potentially troubling predicament for the city with Colorado Open Lands.

The Cherry Hills Land Preserve has not demonstrated (within their plan) the financial commitment/capacity to manage the property and if that is indeed the case, should be eliminated as a contender. I do believe they would be a valuable partner to the Anderson plan and I'm sure they would be open to programming collaboration. As time goes by it's going to cost more and more to resuscitate the property back to a safe and productive state, even more reason the city needs to be sure and secure a strong financial partner.

I hope that the Council can work through resolution of this issue expeditiously, the community is as I'm sure all of you are fatigued by this topic. As a concerned immediate neighbor, we are here to help in any reasonable way so please don't hesitate to reach out.

Thank you all for your service to our community!

Sincerely,

Michael McAllister & Virgil Seibold
701-306-6771

From: schirmerha@aol.com
To: Russell Stewart; [Randy Weil](mailto>Randy Weil); [Afshin Safavi](mailto>Afshin Safavi); Al Blum; Mike Gallagher; Dan Sheldon; [Katy Brown](mailto>Katy Brown)
Cc: Emily Black; ccramer@cherryhillsvillage.com
Subject: Fwd: Outrageous
Date: Monday, August 02, 2021 4:28:20 PM

Dear Mr. Mayor and Council members,

I was shocked and appalled to get the Cherry Hills Land Preserve's slanderous email today. My response to them is presented below.

It is time to get the Farm going. The continued indecisiveness and unending debates are not the type of governmental leadership that CHV residents deserve and expect.

We need to have a simple straw vote by those in the city limits on what they want, after being presented the true facts, conservation easement constraints and costs. How about an insert in the *Village Crier* and also posted on the City's web site? Then, the Council can make an informed decision on the future use and management of the Farm.

The Cherry Hills Land Preserve did not do anything to advance their proposal by their misrepresentations and viciousness today.

Howard Schirmer
4100 E. Quincy Ave.
Cherry Hills Village

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

From: schirmerha@aol.com
To: kathy@cherryhillslandpreserve.org <kathy@cherryhillslandpreserve.org>
Sent: Mon, Aug 2, 2021 3:53 pm
Subject: Outrageous

Is the Land Preserve now so desperate that it has fallen so low as to misrepresent the facts?

The space will always remain "open" under the Anderson proposal because of the gift to Colorado Open Lands under the easement. There will be no impact on CHV open space. The Farm is a liability for the City, it is not an asset. The Anderson proposal has family money and an agricultural operation behind it. It makes real financial sense.

The financials presented in your proposal to the City are extremely weak. Your funding is speculative, substantial grant funding only a hope. There are major costs to put the Farm back into reasonable shape to allow public access. It decayed under the CHV government's watch. Unless the tax payers agree to tax increases, the Farm will continue to deteriorate unless some solid backing occurs.

I have donated to the CHLP in the past, but now, no more. Your true colors have been displayed. CHLP can not be trusted and I want never to be a part of your organization. I hope the City's views are the same.

Shame on you and all of your directors that supported publishing the inaccurate, hateful press release.

Howard Schirmer, a Quincy Farm neighbor

From: [Carol Levine](#)
To: [Quincy Farm](#)
Subject: Keep the land!
Date: Monday, August 02, 2021 5:05:30 PM

Quincy farm is a gem for the city! Please don't give it up.

Carol Levine
carollevine705@ gmail.com
303-884-7653

Sent from my iPhone

From: [Martha Welborn](#)
To: [Quincy Farm](#)
Cc: [Jessica Sager](#)
Subject: Give it up!Yes!
Date: Monday, August 02, 2021 8:37:00 PM

The cost of maintaining this space is prohibitive and limited in scope and unavailable to most residents

Sent from my iPad

From: [Kimberly Spiering](#)
To: [Quincy Farm](#)
Subject: Future of Quincy Farm
Date: Tuesday, August 03, 2021 8:00:31 AM

Dear Cherry Hills Village,

When I moved to CherryHills Village almost 3.5 years ago, one of the principal reasons for the move from Denver was to take advantage of easier access to public open space. The semi-rural character of CHV is of inordinate benefit to my husband, me and my young son and every acre of public space is invaluable, particularly as more and more of CHV's lots are developed for private residences.

My family and I have attended a few events at Quincy Farm, including a beekeeping session, and being on the picturesque plot of land with an unforgettable view of the front range mountains is undeniably magical. We have also participated in the Kids in the Creek event every year and given money to the Cherry Hills Land Preserve and we think they are doing an excellent job putting together programming that greatly benefits us as CHV residents.

I respectfully request that CHV do all in its power to preserve all of the land around Quincy Farm for the benefit of all of CHV.

Sincerely,

Kimberly Spiering and Andy Dray

August 3, 2021

City of Cherry Hills Village

Mayor and City Council Members

Re: Quincy Farms

Dear Mayor and Members of City Council:

1. EXISTING OPEN SPACE. The existing Master Plan emphasizes the importance of Open Space to the Village. The pandemic has made access to Open Space more valued by our citizens. Decreasing the Open Space owned by the Village runs counter to the express desires of the citizens as outlined in the Master Plan. A transfer of Quincy Farm would constitute an extraordinary 25% decrease in public Open Space. Any dollars saved by the Village through the transfer of Quincy Farm are insignificant relative to the costs associated with acquiring any new trails or Open Space in the Village.
2. SYNERGY. Quincy Farm is an integral piece of the Cherry Hills parks and trail system. Together they are greater than the sum of their parts. With the recent completion of Meade Park, the full extent of joint activities has not yet been realized. The activities that can take place, balancing the type of activities for each asset, without needless duplication or cost is limited only by the imagination of its planners and participants. The Land Preserve has a long history of working with the Village to maximize the involvement and enjoyment of our parks and trails by the citizens of Cherry Hills Village.
3. COSTS OF MAINTENANCE. The Conservation Easement does not give a time frame within which money must be spent on capital items. The focus thus far has been on the maximum cost which could be incurred to renovate the entire property and all buildings thereon and a perceived need to incur such expenses ASAP. This runs counter to the express provisions of the Conservation Easement which sets forth actions that would significantly reduce the costs associated with owning and maintaining the capital improvements located at Quincy Farm. There is no requirement that these decisions be made in haste, nor should they be made in haste. The Village has spent money to address many of the severe maintenance issues on the farm which were present when the life estate expired, including replacing the broken and leaking septic system with a sewer system. Only recently has the Village had the right to use both sides of the property. Balancing the various restrictions for programming, use and now climate change will provide a roadmap going forward of how best to use the property cost effectively. There is no emergency. Assertions that the property was in excellent

condition when delivered to the Village are inaccurate and a disservice to the Village employees that have worked on many aspects of the improvements.

4. **INTENT.** Much has been made of "Cat's intent" and the gift of the Huber family home in New Jersey. Catherine Anderson and her siblings donated the Huber family home and farm to Monmouth County Park System in New Jersey with a restriction that all of the buildings and property be kept and maintained consistent with the original donation; however, the Quincy Farm donation by Cat Anderson strictly limited the capital improvements that must remain on the property to only two buildings, the Hopkins house and the historic barn. To assert that the donation by Cat Anderson contemplated something other than what is specifically required in the Conservation Easement is illogical. No one to date has argued that Cat Anderson was unaware of what she was doing. Logic would dictate that she fully understood the differences between the gift by her family to the County of Monmouth and her gift to the City of Cherry Hills Village.
5. **TRANSPARENCY.** Any party directly or indirectly acquiring an interest in Quincy Farm should be fully disclosed. Currently the beneficiaries of the proposed trust and the trustee, together with parties to whom it may be transferred are not disclosed.

A trust is not a charitable entity and has no duty to the citizens of Cherry Hills Village. The trustee's duty by law is to the beneficiaries of the trust not to the public nor the citizens of Cherry Hills. If the Village anticipates any transfer to a trust then it is imperative that the people of Cherry Hills Village understand to whom it is being given and to whom the fiduciary obligations of the trustee are owed. Trusts generally prefer privacy, but this is a transaction with a public entity not a private one and thus the citizens of Cherry Hills Village have a right to know the parties involved.

One benefit of a 501c3 is that it is required to file annually with the Attorney General's office of the State of Colorado a copy of the 990-PF which sets forth the activities of the entity, funds received and funds expended to assure that it continues to meet requirements of a charitable entity and is fulfilling its charitable purposes. These filings are public and transparent.

This Council cannot err in requiring too much transparency. Council can only fail if it requires too little.

6. **PROGRAMMING.** Creating and following through with programs is not an easy endeavor. It involves the use of volunteers, marketing, coordination with charitable entities as well as governmental entities. Listing of programs is not proof of the ability to conduct programming.
7. **LESSONS FROM SOUTH SUBURBAN.** If Quincy Farm is transferred and the transferee holds title then the only option for the Village, if Quincy Farm does not meet the needs

or expectations of the Village, would be to litigate and possibly be forced to buy it back, as was the case with South Suburban. Please remember that the original transfer of the parks in Cherry Hills Village was done to save expenses for the Village and South Suburban initially had the best of intentions, but time proved otherwise.

8. ARAPAHOE COUNTY GRANT. Would the Village be required to return the grant money to Arapahoe County if the property is transferred to a noncharitable, private entity? Wouldn't that be an extreme waste of taxpayer money if it were required to be repaid?

Quincy Farm is not easy. It never was. Quincy Farm is a legacy property which lies in the middle of the Village. Reasoned decision making requires that appropriate time and consideration be given to a matter that will impact not only the Villagers of today, but generations of Villagers in the future.

Respectfully submitted,

Laura Christman
18 Cherry Lane Drive
Cherry Hills Village, Colorado