

Kline, Genevieve M. - City Council

From: Young, Diane - City Council District #4
Sent: Tuesday, March 27, 2012 9:36 AM
To: Kline, Genevieve M. - City Council
Subject: FW: Tamarac Square redevelopment

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

From: John Carruthers
To: Lori Grohskopf
Sent: Monday, March 26, 2012 9:24 AM
Subject: Tamarac Square redevelopment

Lori,

Tamarac Square Ace Hardware has been located in one building or the other at Tamarac Square since 1979. I have been the owner since 1984.

My new partner (the long time manager of the store) and I chose to relocate back to the Convenience Center primarily because Target was planning to come to the center.

We support the building of a Target store to replace the old Tamarac Square Specialty Center.

We believe that Target would draw customers back to the area and also attract new customers to the benefit of our business and other businesses in the area.

Thank you for your consideration of this matter.

John Carruthers

Cheryl Schumacher

Kline, Genevieve M. - City Council

From: Young, Diane - City Council District #4
Sent: Tuesday, March 27, 2012 9:36 AM
To: Kline, Genevieve M. - City Council
Subject: FW: Tamarac Target

Diane Young

Aide to Councilwoman Peggy Lehmann
720-337-4444

This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Monday, March 26, 2012 8:54 AM
To: Young, Diane - City Council District #4
Subject: FW: Tamarac Target

From: Ken Roberts [<mailto:roberts.k@comcast.net>]
Sent: Friday, March 23, 2012 6:10 PM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Tamarac Target

I am in favor of it. That property has been losing money for a long time. It will be a good tax revenue stream that has been missing for a long time.

Kenneth Roberts
3367 S Oneida Way
Denver, CO 80224-2831
303-757-3675

Kline, Genevieve M. - City Council

From: Young, Diane - City Council District #4
Sent: Tuesday, March 27, 2012 9:36 AM
To: Kline, Genevieve M. - City Council
Subject: FW: Target

Diane Young

Aide to Councilwoman Peggy Lehmann
720-337-4444

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From: Lehmann, Peggy A. - City Council Dist #4
Sent: Monday, March 26, 2012 8:54 AM
To: Young, Diane - City Council District #4
Subject: FW: Target

From: Devra Perch [<mailto:devraperch@hotmail.com>]
Sent: Friday, March 23, 2012 6:44 PM
To: Lehmann, Peggy A. - City Council Dist #4
Cc: bonnie L benda
Subject: Target

Dear Peggy,

We think Target is the best our neighborhood can hope for. We don't want a Sam's Club, Home Depot or most big box stores. Target is a good quality store and employer. We hope the city will do what it needs to to save this deal. The sales tax will be a net benefit for the city even after sharing certain expenses with the store.

Thank you for your efforts on this issue.

Devra Perch
Bonnie Benda

Kline, Genevieve M. - City Council

From: Young, Diane - City Council District #4
Sent: Tuesday, March 27, 2012 9:37 AM
To: Kline, Genevieve M. - City Council
Subject: FW: Target

Subject: FW: Target

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

From: Jim Gower [<mailto:jsmbgower@earthlink.net>]
Sent: Saturday, March 24, 2012 9:48 AM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Target

Hi Peggy,

We have been following the progress of the Target development. But we have been out of town for the last two months and I am sure we have missed some valuable info.

We don't have nay direct objection to a Target in the Tamarac location, hopefully it isn't a super Target, the smaller the better, but we do have concerns about the size of the store and the amount of traffic that will result. Since we just live right around the corner from Tamarac, we are very concerned by the increased volume of traffic that might come into our neighborhood. Obviously parking lots that feed onto Tamarac and Hampden and not north or west into our areas would be something we'd like to see. Only other thing would be that we would hope it is not a 24 hour store.

Thanks for protecting our interests.

Kline, Genevieve M. - City Council

From: Young, Diane - City Council District #4
Sent: Tuesday, March 27, 2012 9:39 AM
To: Kline, Genevieve M. - City Council
Subject: FW: Super Target

Diane Young

Aide to Councilwoman Peggy Lehmann
720-337-4444

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From: Lehmann, Peggy A. - City Council Dist #4
Sent: Monday, March 26, 2012 8:50 AM
To: Young, Diane - City Council District #4
Subject: FW: Super Target

From: bjhalbert@comcast.net [mailto:bjhalbert@comcast.net]
Sent: Saturday, March 24, 2012 9:58 AM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Super Target

Dear Peggy,

We would prefer a SUPER TARGET instead of the smaller version. Many people in the area would grocery shop at a Super Target instead of the Hampden Walmart store. Target location is BETTER.

Thanks,

Bob and Jean Halbert

Kline, Genevieve M. - City Council

From: Young, Diane - City Council District #4
Sent: Tuesday, March 27, 2012 9:40 AM
To: Kline, Genevieve M. - City Council
Subject: FW: Tamarac Square

Diane Young

Aide to Councilwoman Peggy Lehmann
720-337-4444

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From: Lehmann, Peggy A. - City Council Dist #4
Sent: Monday, March 26, 2012 8:50 AM
To: Young, Diane - City Council District #4
Subject: FW: Tamarac Square

From: Carol Consalus [<mailto:cjcon4@msn.com>]
Sent: Saturday, March 24, 2012 10:36 AM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Tamarac Square

Dear Councilwoman Lehman,

As an individual with experience in architecture, development and city planning and a resident at Morningside Condominiums I have attended the public meetings pertaining to this project. I believe that the developers have explored the potential and have found the highest and best use for this property to be a big box store. Target is a good choice.

I encourage you to vote YES on DURA funding for a Target development at Tamarac Square. I would also encourage you to pursue any opportunity to encourage enough landscaping to relieve the starkness of a large box store and the related parking lot.

Carol Consalus

Kline, Genevieve M. - City Council

From: Young, Diane - City Council District #4
Sent: Tuesday, March 27, 2012 9:41 AM
To: Kline, Genevieve M. - City Council
Subject: FW: Support for Target site project

From: Suzanne Saunders [<mailto:suz.saunders@gmail.com>]
Sent: Friday, March 23, 2012 3:31 PM
To: Lehmann, Peggy A. - City Council Dist #4
Cc: McLandsborough, Jamie
Subject: Support for Target site project

Dear Councilwoman Lehmann,

I'm writing as an individual homeowner and resident of Southeast Denver since 2000, in support of the redevelopment plan. As skeptical as I am about deals that often seem to be corporate welfare, I hope that the benefits from the redevelopment of the property without further delay, will outweigh the deferral of sales tax revenues from the Target store on the site. To the extent that the infrastructure improvements to be funded by the TIF are public - streets and sidewalks, particularly - I see the TIF plan as a way for the City to get public infrastructure improvements without paying for them upfront.

Thank you.

Suzanne Saunders
3470 S. Poplar St. # 307
Denver 80224
suz.saunders@gmail.com

Genevieve M. Kline

March 27, 2012

Councilwoman Peggy Lehman
3540 S. Poplar Street
Denver, CO 80237

Dear Councilwoman Lehmann,

I had planned on speaking at the public hearing this evening, but unfortunately I will be unable to do so. However, I do want to make sure that my opinion is noted and available for tonight's discussion regarding the redevelopment of Tamarac.

My husband and I both SUPPORT the proposed Target store and the \$5 million dollar incentive that the City is providing to assist in building the Target store. There are two main reasons why we support the effort:

- Job Creation
 - There has been a lot of discussion between Council members regarding the “quality” of retail jobs. I heard the term “not ideal” used in referencing retail positions. However, retail positions are a necessary part of any economy. I would also submit that to the senior citizen who works a part-time job because his Social Security check is not enough – the job is ideal. To the teenager who is working at her first job to earn money for college – the job is ideal. To the single mom who needs the flexibility of working early in the mornings so she can pick her children up from school – the job is ideal. To the manager of the store who is making a career out of working at Target - the job is ideal. I don't believe it is fair for members of Council to determine what is “ideal” in the job market – and what is not. Just because you personally do not believe it is “ideal”, does not mean that opinion is held by every person seeking employment in the City and County of Denver.
 - Comments have also been made regarding the issue of people working multiple jobs. Even with what might be considered an “ideal” situation, many people do work 2nd jobs to make ends meet. I wonder if Council members realize that many employees of the City and County of Denver work 2nd jobs. I am not talking about seasonal, temporary or on-call employees. I am referring to employees that have been with the City several years, but due to the rising cost of health care, the impact of furlough days, and the rising costs of living, many City employees are finding it necessary to seek part-time retail jobs to balance their personal budgets. Jobs that a Target store is equipped to provide!
- Revenue Generation
 - The second benefit of the Target store is revenue generation. During these economic struggles, the City needs to find ways to increase revenue. Since 50% of the General Fund comes from Sales Tax – retail operations are an excellent way to increase the revenue stream. I personally enjoy shopping at Target and prefer it to other chain stores (i.e. Walmart). Target

Genevieve M. Kline

Page 2


- has competitive prices on everyday household items and they have stylish and inexpensive clothes. If you don't believe me just ask the First Lady – Michelle Obama. However, I currently have to travel to another city to shop at a Target store. This means my tax dollars are going to benefit services in another jurisdiction. I would rather my tax dollars go to benefit my parks, my safety services, and my street (which does need fixed by the way)!
- I have heard Council members express concern that with a Walmart store less than a mile away, the Target may not be as successful as it could be somewhere else. Isn't capitalism based on the idea of competition? I think the competition of the two stores will be healthy and benefit the patrons in the end. Right now the Walmart store has no competition and so there is no incentive for it to provide better prices to consumers. I personally would prefer to shop at a Target in my own City, even if the prices are a tiny bit higher, rather than drive the extra mile to the Walmart store – which is *not* in my City!
- Additionally I believe that having a Target store will allow that area of Denver to enjoy the benefit (in increased revenue) from citizens of *other* municipalities. I have no doubt that Denver will see shoppers from neighboring Aurora, Greenwood Village, and Englewood coming through the doors of the new Target.

The \$5 million dollar incentive to Target is not an absurd amount. Like individuals, businesses are looking for “deals” to assist in creating new opportunities. The City should be open to assisting businesses as much as possible so we earn the reputation as a “business friendly City”. Then maybe we can encourage other companies to move here with more “ideal” jobs!

I urge you to vote YES on the proposed Target and the \$5 million incentive.

Thank you!

Sincerely,



Genevieve M. Kline

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Thursday, March 01, 2012 12:12 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Tamarac Square

Peggy Lehmann
Denver City Council, District 4

Phone: 720-337-4444
Fax: 720-337-4448
3540 S. Poplar St., Ste 102
Denver, CO 80237
www.denvergov.org/councildistrict4

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From: Barry Sharcot [<mailto:barryjsharcot@gmail.com>]
Sent: Thursday, March 01, 2012 9:15 AM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Tamarac Square

Good morning, Peggy. My wife Lois and I are constituents of yours; we live several blocks northeast of Tamarac Square. We read this morning's Denver Post piece re: Target by Penny Parker. We appreciate your call for citizen input on this matter. You shall have ours presently.

In the ten years I have lived in SE Denver, I have witnessed a curious reversal of fortune between Tiffany Plaza and Tamarac Square. Once it was the former that was languishing while the latter thrived. Tiffany took on a facelift and brought in Whole Foods as its anchor store. We both know Tiffany has benefited greatly as a result. Meanwhile, Tamarac has lost tenant after tenant and has languished. I do not believe I am being overly dramatic by stating Tamarac Square has become a blight upon our neighborhood. If the Target project is delayed, or worse, aborted, the entire NW corner of Hampden and Tamarac will become an attractive nuisance. Who knows what could follow economically and socially?

Target is a well-established retailer that we had hoped would resurrect Tamarac Square. I do not pretend to understand all of the political considerations of this issue. If there is funding already set aside, or at least attainable at the city level, for the requisite \$5 million reimbursement, then we beseech you to lobby vigorously for its provision. Let us not permit this part of town to deteriorate needlessly. Thank you for your attention,
Barry Sharcot Lois Paul

Grohskopf, Lori S. - City Council District 4

From: sally6dogs@q.com
Sent: Thursday, March 01, 2012 11:42 AM
To: Grohskopf, Lori S. - City Council District 4
Subject: The Target Store

I think we should give them the tax money to develop Target. It would be a boon to our neighborhood to have a nice Target near by. According to the newspaper today, the money would eventually be paid back to taxpayers. The alternative of having that stretch of land sitting there, like it is now, for years is awful.

But more than anything I wish we could have a movie house, similar to the Regency, that was once there in the old mall. That is greatly missed more than any other store, (except maybe the little post office in the Ace Hardware store),

Please ask Peggy to look into those possibilities too.

Thanks,
Sally Cumine
7900 E. Dartmouth Ave.
Denver

Grohskopf, Lori S. - City Council District 4

From: Young, Diane - City Council District #4
Sent: Wednesday, March 07, 2012 2:11 PM
To: Lehmann, Peggy A. - City Council Dist #4; Grohskopf, Lori S. - City Council District 4
Subject: FW: Tamarac Square

Diane Young

Aide to Councilwoman Peggy Lehmann
720-337-4444

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From: Alexander, Suzanne - DIA
Sent: Wednesday, March 07, 2012 2:01 PM
To: Young, Diane - City Council District #4
Subject: Tamarac Square

The project at Tamarac Square has many levels of bringing money to the area. When I moved here 20 years ago Tamarac was a vital cohesive upscale shopping center. However, as with any other economic downturn, the last 10 years were rather bleak for the shopping center. I read the article earlier with week with the either or situation concerning the upfront return of the \$5 million for leveling, relocating sewer lines etc. I also realize that the City has a very tight budget at this time. However, this money is negotiable if it can be done in a time payment effort. What I am proposing is that have this company walk away from a very viable tax producing situation for the City would be wrong. The amount of tax revenue this would produce over the period of a few short years would more than make up the \$5 million which the Target company is asking to be reimbursed for. As stated if you could negotiate this in smaller payments over time instead of a upfront lump sum. It might be more negotiable without losing this added revenue for the City.

*Suzanne J. Alexander
Legal Assistant,
Denver International Airport*

Grohskopf, Lori S. - City Council District 4

From: ROBERTHAMILTON@aol.com
Sent: Thursday, March 01, 2012 9:19 AM
To: Grohskopf, Lori S. - City Council District 4
Subject: Target Development at Tamarac

Lori,

Great to see in the newsletter that everything is moving forward with the Target development. That's great news. The Tamarac site has been begging for redevelopment for years and this project could be a jewel of southeast Denver. Thanks to the efforts of you and Peggy.

The newsletter asked for any inputs. I would like to see consideration be given to a pedestrian underpass on Goldsmith Gulch under Hampden for the project. I think that would be a benefit to both Tamarac and Tiffany, the nearby businesses, and the neighborhoods. Crossing Hampden at that location on foot is not a pleasant experience. Some of the infrastructure already exists to support it.

From my neighborhood, currently the Goldsmith Gulch trail does not go any further south than Dartmouth. With the addition of a Hampden underpass and some nominal trail development, this trail could be extended from Dartmouth to the two shopping centers and to the existing Goldsmith Gulch trail south of Tiffany which goes to Rosamond Park. This would also provide a connecting link to the very popular Highline Canal bike trail in Bible Park. And with that in mind, maybe the bike trail folks would be interested in the idea and provide some funding to support it.

If this is ever going to get done, now looks like a great time to consider it. Let me know what you think.

Thanks,

Bob Hamilton
2543 South Oneida Street
Denver, CO 80224-2637
Phone (303) 757-7678
Fax: (303) 757-7030
Cell (303) 638-3339
e-mail: roberthamilton@AOL.com

Grohskopf, Lori S. - City Council District 4

From: Jeff Stroh [jeffs8@q.com]
Sent: Friday, March 02, 2012 9:36 AM
To: Grohskopf, Lori S. - City Council District 4
Subject: Support for Target Project

Add my name to the list of area residents who support tax increment financing through DURA for the proposed Target Store at Tamarac.

Although it would be preferable for the developer and/or Target to fully pay their own way, I have no doubt that Target would pull the plug on the store should the TIF not materialize.

Hopefully, this store will shift sales dollars and sales tax revenue from the Aurora Walmart near Kennedy Golf Course. We need the Target, and the sales tax revenue it will generate, albeit delayed because of the TIF.

Councilwoman Lehmann, please vote yes for the TIF.

Sincerely,

Jeffrey Stroh
3809 S. Newport Way

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Wednesday, February 29, 2012 9:59 AM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Target

Peggy Lehmann
Denver City Council, District 4

Phone: 720-337-4444
Fax: 720-337-4448
3540 S. Poplar St., Ste 102
Denver, CO 80237
www.denvergov.org/councildistrict4

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From: Jim Kenley [<mailto:jkenley@thesportsauthority.com>]
Sent: Wednesday, February 29, 2012 8:54 AM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Target

Hi,

I saw the story regarding the Target in Tamarac Square on the Denver Post website. I live in District 4 and think that if approving the 5 million dollar reimbursement from Denver is required to develop the site then it should be done. A big empty hole in the ground isnt going to help the area at all. I do wonder why this hasn't been discussed more?

Also Denver should think of how many people in District 4 go to stores just outside of district 4 and the city limits of Denver? The Super Wal-Mart comes to mind there... Denver could be losing sales tax revenue by leaving Tamarac Square undeveloped.

I live at 8500 E Jefferson Ave Apt 11e Denver CO 80237 if it matters.

Just my two cents

Thanks

Jim

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Monday, March 12, 2012 9:56 AM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Yes to Tamarac Target

I think that we have counted her but here is her email.

Peggy Lehmann
Denver City Council, District 4

Phone: 720-337-4444
Fax: 720-337-4448
3540 S. Poplar St., Ste 102
Denver, CO 80237
www.denvergov.org/councildistrict4

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From: Audrey Zook [<mailto:audreyzook@yahoo.com>]
Sent: Saturday, March 10, 2012 4:43 PM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Yes to Tamarac Target

Please support the Target store in Tamarac Square. It's my neighborhood, and it's been hard watching the Tamarac Square shopping center die a slow death the last few years, and it's even worse to have a big empty hole across the street. There's plenty of access, and the neighborhood could really use the boost!

Thanks for listening,

Audrey

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Thursday, March 01, 2012 12:10 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Proposed Target at Tamarac Square

Peggy Lehmann
Denver City Council, District 4

Phone: 720-337-4444
Fax: 720-337-4448
3540 S. Poplar St., Ste 102
Denver, CO 80237
www.denvergov.org/councildistrict4

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From: Steven Marfitano [<mailto:s.marfitano@gmail.com>]
Sent: Thursday, March 01, 2012 9:19 AM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Proposed Target at Tamarac Square

Good morning Ms. Lehmann,

I am writing to urge your support for the proposed tax credits to the redevelopment at Tamarac Square. This opportunity to encourage the redevelopment of a long forgotten corner of our area should be a priority for you and the rest of the Denver City Council. Additionally, the opportunity to support the redevelopment of Tamarac Square for a Target store is exciting and long needed. We are very fortunate that a corporation with such a vibrant future and outstanding record of public service has chosen our community to locate its next Denver store. Please support the proposed tax credits to go to the redevelopment of Tamarac Square.

steven marfitano
3010 S Elm St
Denver, CO 80222

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Thursday, March 01, 2012 12:14 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Support for Target at Tamarac Square

Peggy Lehmann
Denver City Council, District 4

Phone: 720-337-4444
Fax: 720-337-4448
3540 S. Poplar St., Ste 102
Denver, CO 80237
www.denvergov.org/councildistrict4

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

From: Scott Richardson [<mailto:sdricha@gmail.com>]
Sent: Thursday, March 01, 2012 8:40 AM
To: Lehmann, Peggy A. - City Council Dist #4
Cc: Christy Richardson; Troy Griffin
Subject: Support for Target at Tamarac Square

Hi Peggy,

The \$5 million TIF appears reasonable. After reading Penny Parker's article I am not entirely sure when the infrastructure requirements were made known to Target/DDR. Regardless, I live in Southmoor Park and my family believes that having a Target in the neighborhood would be beneficial and it would increase the tax base. I hope that you are able to support Target's requirement.

Best regards,
Scott Richardson

Grohskopf, Lori S. - City Council District 4

From: Bob H. [bbh_2690@msn.com]
Sent: Friday, March 02, 2012 7:55 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: Target Project

Lori,

My wife and I believe the city should go ahead with the \$5 million sales tax financing believing it would be better to have a tax generating business there than nothing. I did try to reach Giles Flanagin but he didn't return my call, so we discussed the issue with a couple of neighbors and we all agreed.

Thanks for asking,

Bob and Barbara Henry

Grohskopf, Lori S. - City Council District 4

From: Pam Giordano [pamgiordano@comcast.net]
Sent: Friday, March 02, 2012 5:54 AM
To: Grohskopf, Lori S. - City Council District 4
Subject: Tamarac Square Financing

Lori,

My husband and I are 18-year residents of the Tamarac Square area. We live at 7271 E. Wesley Ave., 1 mile north of Tamarac Square. We are highly in favor of the city's plan for tax increment financing for a new Target store on the Tamarac site. Our neighborhood will benefit from new jobs, tax revenues, and a bustling business. We hope the plan goes through and that construction starts soon.

Best regards,

Pam and Tom Giordano
pamgiordano@comcast.net
<http://www.pamgiordano.net>
303-782-6968
303-921-5165 (cell)

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Thursday, March 01, 2012 12:15 PM
To: Grohskopf; Lori S. - City Council District 4
Subject: FW: Tamarac Square

Peggy Lehmann
Denver City Council, District 4

Phone: 720-337-4444
Fax: 720-337-4448
3540 S. Poplar St., Ste 102
Denver, CO 80237
www.denvergov.org/councildistrict4

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

From: Fran Cosby [<mailto:fjcosby@gmail.com>]
Sent: Thursday, March 01, 2012 8:36 AM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Tamarac Square

Just a note to express our support for the Tamarac Square development by Target. It would be a welcome addition to the neighborhood and support the economy.

Please vote yes on this matter

Sincerely,
Fran and Jim Cosby

Grohskopf, Lori S. - City Council District 4

From: Jan Nevers [jnevers@earthlink.net]
Sent: Sunday, March 04, 2012 3:42 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: RE: March 2012 issue of Peggy's Pages

I read that Peggy is not sure of her vote on the \$5M tax credit for the target project. While I was totally opposed to leveling Tamarac for a Target, the sight is now leveled and we must proceed with that plan. Not voting for the tax incentive to Target means that the property is "up for grabs" to some other lesser tenant to whom the owner chooses to sell.

Jan Nevers

From: Grohskopf, Lori S. - City Council District 4 [<mailto:Lori.Grohskopf@denvergov.org>]
Sent: Wednesday, February 29, 2012 4:10 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: March 2012 issue of Peggy's Pages

Attached you will find the March 2012 issue of Peggy's Pages.

Thanks,
Lori Grohskopf
Aide to Councilwoman Peggy Lehmann
720-337-4444

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Grohskopf, Lori S. - City Council District 4

From: Printz, Libby [libby.printz@cufund.org]
Sent: Thursday, March 01, 2012 10:24 AM
To: Grohskopf, Lori S. - City Council District 4
Subject: RE: March 2012 issue of Peggy's Pages

I am very much in favor of having a Target store in Tamarac Square. I live nearby in Tamarac Hills at Dartmouth and Quebec and I believe the store would be a good use of that land.
Thank you, Peggy.

Libby Printz
Senior Director of Development, CU Cancer Center
University of CO School of Medicine
University of Colorado Foundation
F434

13001 E. 17th Place, Aurora, CO 80045
t 303-724-3156 c 303-478-5277

Libby.Printz@cufund.org

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cufund.org/campaign

From: Grohskopf, Lori S. - City Council District 4 [<mailto:Lori.Grohskopf@denvergov.org>]
Sent: Wednesday, February 29, 2012 4:10 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: March 2012 issue of Peggy's Pages

Attached you will find the March 2012 issue of Peggy's Pages.

Thanks,
Lori Grohskopf
Aide to Councilwoman Peggy Lehmann
720-337-4444

This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.

Grohskopf, Lori S. - City Council District 4

From: Jim Williams [jim@jkwms.com]
Sent: Wednesday, February 29, 2012 7:23 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: RE: March 2012 issue of Peggy's Pages

Peggy,

My wife and I were at the DURA meeting on Tamarac Square last week. We observed that some folks were passionately opposed to the Target development, to the point of insinuating that it is a moral failure to support the Target development. We disagree. And, we know of many folks who support the Target development. Unfortunately, but it is mainly the opponents who are motivated to show up and complain. And as we're sure you know, no matter what you do, someone will oppose it and complain.

The vision of Tamarac Square as the collection of cute little shops and restaurants and a theater is exactly what has been there for the last 30 years. The last 20 of which years, the mall has been dying or dead. If that vision worked economically, it would still be there.

The site needs a major retailer that can attract customers on its own. Target meets that need. Others might do as well, but apparently Target is there and ready to go. We feel the proposed development will revitalize the site and the area.

We support the Target development and hope you will do so as well.

Jim Williams
7500 E. Dartmouth Ave., #18
Denver, CO 80231
303-750-0128
jim@jkwms.com

From: Grohskopf, Lori S. - City Council District 4 [<mailto:Lori.Grohskopf@denvergov.org>]
Sent: Wednesday, February 29, 2012 4:10 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: March 2012 issue of Peggy's Pages

Attached you will find the March 2012 issue of Peggy's Pages.

Thanks,
Lori Grohskopf
Aide to Councilwoman Peggy Lehmann
720-337-4444

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Grohskopf, Lori S. - City Council District 4

From: DAVID ABELL [davidvito@comcast.net]
Sent: Wednesday, February 29, 2012 7:18 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: Tamarac Redevelopment

I have no objection as long as long as Target repays every penny due the City and County. I am opposed to even one penny of my tax money going to assist any for-profit corporation, business or sports-related. In the past I have supported the sales tax increase for the scientific and cultural district, but opposed any sales tax increases related to sport and/or entertainment venues.

David Abell
Denver, CO
davidvito@comcast.net

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Monday, March 05, 2012 11:42 AM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Tamarac, Target & TIF

Peggy Lehmann
Denver City Council, District 4

Phone: 720-337-4444
Fax: 720-337-4448
3540 S. Poplar St., Ste 102
Denver, CO 80237
www.denvergov.org/councildistrict4

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From: ryk.mcdorman@gmail.com [<mailto:ryk.mcdorman@gmail.com>] **On Behalf Of** Ryk McDorman
Sent: Saturday, March 03, 2012 7:21 AM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Tamarac, Target & TIF

Dear Councilwoman Lehman,

I saw the Denver Post story this week where you were asking for local input on the decision to award TIF financing to Target. My family & I live less than a mile from Tamarac square (I sometimes see you walking in Bible Park on my morning runs). I've lived in this area for 20 years now and it was sad to watch the slow decline of Tamarac Square and Tiffany Plaza.

I can offer two very good reasons for wanting a Target on the site. First, we visit Target pretty much weekly, but all three Targets that we go to are in adjacent cities -- Glendale, Centennial & Aurora. I'm sure I'm in the minority but, all things being equal, I'd rather spend my tax dollars in Denver than one of these other cities.

Secondly, I have kids who are 10 & 13 years old. My son, the 13-year old, has already gotten excited at the prospect of getting a job at Target if it was at the Tamarac site, less than a mile from home. I hadn't thought of it, but he's absolutely right - that would be a great opportunity for him as an entryway into the workforce.

From what I read in the story, the TIF would pay for itself over time, so it doesn't sound like we have much to lose if Target isn't bluffing in their claim that they'll forgo the site without the financing. I encourage you to do whatever you can to bring a Target to that site.

Thanks for taking my input!

Ryk McDorman
3016 S. Roslyn St.
Denver, CO 80231

**Hutchinson Hills
Willow Point
Homeowners, Inc.**

copy

March 20, 2012

Giles Flanagin
Denver Urban Renewal Authority
1555 California St. Suite 200
Denver, CO 80202

After the adjournment of the monthly meeting of the Hutchinson Hills/Willow Point HOA, the attending area residents gathered to review the proposed plans for the Target site on Tamarac Drive.

After some discussion, the following motions were made:

It was moved and seconded, to support the application that is before City Council on the Target project on Tamarac Drive. The vote to approve the motion was passed by a substantial majority.

A motion was also made and seconded that we support the financial arrangement for the TIF funding requested by Target. The vote to approve was passed by a smaller majority.

Respectfully,

Roland Ray
Chairman



Melba Evans
Recorder of the proceedings



cc: Councilperson Peggy Lehman