

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Thursday, March 01, 2012 1:21 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Target request for money

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: Robin Kunze [<mailto:kunzerl@yahoo.com>]
Sent: Wednesday, February 29, 2012 7:02 PM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Target request for money

We are very upset that Target has decided to hold the City of Denver hostage with a "request" for \$5 million to build on the old Tamarac Square grounds.

http://www.denverpost.com/breakingnews/ci_20069447

They are welcome to build at their own expense, which was how the project was represented to the taxpayers of this district. We believe they were well aware and informed of the challenges associated with the site when they threw their hat into the ring.

Their "request" for \$5 million dollars is nothing short of blackmail, and reprehensible. Tearing down the old mall to prepare for the new building project and then asking for the money is evidence that Target knew what they were doing all along.

You have asked to hear from constituents on this matter, so here it is.

Robin and James Kunze
8605 E Bellewood Place
Denver, CO 80237

Matt Haynes
3045 S. Xenia St.
Denver, CO 80231

March 7, 2012

Re: Tamarac Square Redevelopment

As a resident and homeowner of this community, I know I am not alone when I say that I was at first hopeful and optimistic about the redevelopment of Tamarac Square; especially since I was aware of the Blueprint Denver and the Comprehensive Plan. That hope and optimism was quickly replaced with confusion, disenfranchisement, dismay, and depression once I tried to learn more and become involved. Where we have a need for dining, entertainment, arts and culture, and an area to support local entrepreneurship and a local economy, and where we have a need for a central square where the residents of the area can engage as a community, we are getting a big-box retail store; a need that is currently met by 3 stores from the same retailer in a 5 mile radius and two other big-box retailers less than a mile away. This is not the hope I had for the community I chose to invest in. I know that this disappointment has been voiced to city council, but has fallen on deaf ears. I am now concerned with the future value of my property, my quality of life, my sense of community, and my safety.

In Blueprint Denver, the Tamarac Square parcel is envisioned as a "Town Center," with pedestrian friendly amenities, including plazas, landscaping, small parks and civic features to attract community activity. I have two important questions that I would like to ask of you today.

1. Why has the Town Center vision for Tamarac Square been abandoned?
2. Why have we not been given the opportunity to comment as key stakeholders on the critical features of the planned redevelopment of our neighborhood?

I request that the proposed rezoning be removed from all agendas and postponed until there has been meaningful public discussion, input, and consideration as to how best to achieve the Town Center vision that is consistent with the Blueprint Denver and the needs and desires of the residents of the community.

- Not Consistent with Comprehensive Plan
 - Does not improve quality of life
 - Does not add diversity
 - Does not build a sense of community
 - Does not integrate arts and culture into the economic and social fabric
 - The retail is not essential

- Currently 3 Targets within 5 mile radius
- Not Consistent With Blueprint Denver
 - A big-box retailer like Target does not qualify as a Town Center
 - Not unique
 - Does not support local economy
 - Does not preserve neighborhood character
- Public Policy Failure
 - No community input as to what type of development is needed and wanted
 - Told explicitly by Councilwoman Lehman since it is private property "there is nothing the city can do about it".
 - Councilwoman Lehman has admitted that she has heard from many residents who are very upset with the redevelopment, but has not acted on that concern even though it is her responsibility to her constituents.
 - If it is a private property issue and the residents are not stakeholders, than it should not be a part of a city plan and should not use taxpayer dollars.
 - If it is a city issue, then the residents and taxpayers should be equal stakeholders, and their input should be considered as to how the property should be developed in collaboration with other stakeholders before any redevelopment plan is approved.
 - Why is the city also considering the amount plus 7%?
 - Meeting a need that is already met while ignoring unmet needs of the community
 - There is one empty box already and soon to be two.
 - DDR wins, Target wins, the community and its residents lose.
- Facts about Big-Box Development
 - Quality of Life
 - Altered landscape and community experience
 - Anti-community tendencies
 - Homogenization of communities
 - Exchange value vs. use value of land
 - community members maintain interest in having a space that is meaningful, and has purposeful amenities
 - Economic Impact
 - Lowered property values
 - Elimination of non Big-Box, locally owned and operated retail, or the potential for
 - Depressed wages
 - Money flows out of the community and out of the state
 - Exchange value vs. use value of land
 - Developers just want large profits

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Thursday, March 01, 2012 12:02 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: From a Wellshire owner Re; Target

I might have sent you this one earlier today.

Peggy Lehmann
Denver City Council, District 4

Phone: 720-337-4444
Fax: 720-337-4448
3540 S. Poplar St., Ste 102
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From: Sbhindenver@aol.com [<mailto:Sbhindenver@aol.com>]

Sent: Thursday, March 01, 2012 9:58 AM

To: Lehmann, Peggy A. - City Council Dist #4

Subject: From a Wellshire owner Re; Target

Ms. Lehmann;

I write as a Denver native and someone who has been in the real estate and building business for over 40 (forty) years, and has plenty of experience with these types of projects. I'm seeing this "demand" from Target as 2 things. First it is a naked shake down attempt to pay for mistakes made by the designers, developers & or builder. Of the things mentioned in the paper promulgating their demand, none of them didn't exist before the deal was made. The topography was clearly visible, the stormwater management requirements have always been in place, and Hampden has been there since 1971 (like I said, I'm a native)

Second, the project is strongly dependent on the demographics of the market area defined by Target. These demographics met their needs when they first struck the deal, and are still there and have probably gotten stronger with Denver's improving economy. This causes me to think they won't abandon this store, and loose access to that market.

For these reasons, I don't think taxpayers should be shook down.

Stephen Holben
303-758-4272

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Thursday, March 01, 2012 1:12 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Tamarac Square South Redevelopment Plan and DURA incremental tax

Peggy Lehmann
Denver City Council, District 4

Phone: 720-337-4444
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From: Perron Blair [<mailto:bperron@mac.com>]
Sent: Wednesday, February 29, 2012 9:28 PM
To: Grohskopf, Lori S. - City Council District 4
Cc: Lehmann, Peggy A. - City Council Dist #4
Subject: Tamarac Square South Redevelopment Plan and DURA incremental tax

Dear Lori and Peggy,

We are writing to express our extreme concern regarding the possibility of an incremental tax increase for the purpose of assisting in the development of the proposed Target location at Tamarac and Hampden.

With the sales tax revenue derived from an enterprise such as a Target store, one would assume that local government could deal with the necessary infrastructure improvements without putting the costs on the backs of overtaxed and fiscally stressed families like ours. Not to mention the increase in tax revenue that would surely be derived from the surrounding businesses due to the greatly increased traffic that will surely be generated by this enterprise. And while we are on the subject, I insist that the following question be answered: When you speak of a repayment by Target, where does that repayment go? My bet is that the city enjoys that, not the citizens paying the taxes.

We certainly never asked for a Target store here, and do not need one. They need to pay their own way, that is unless you are also willing to subsidize our small business in the same fashion. Please understand that if you persists in this action, you will find that you have inspired some new activists, as we will be attending every meeting and will indeed make our voices heard.

Sincerely,

Ron & Blair Perron

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Monday, March 19, 2012 9:55 AM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Target proposal

Lori:

Let's keep these letters so that I can see them again when I write my remarks for next week.

Peggy Lehmann
Denver City Council, District 4

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From: Dan Perlman [<mailto:perlmandan@msn.com>]
Sent: Saturday, March 17, 2012 10:52 AM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Target proposal

Councilwoman Lehman,

I strongly encourage you to vote against any sales tax financing for the proposed Tamarac Square Target. I live nearby and don't have a problem with Target building a store there, just with the subsidy being proposed. The costs being discussed in the Denver Post articles on the topic are purely for improvements to private property. The City certainly wouldn't help me pay for a new driveway apron or garage repairs or roof and gutter repairs if I'm not happy with the way rainwater drains off my property. There's no reason the City should pay for these things for Target either. Landowners are responsible for inspecting property before purchasing it. Landowners in Denver are responsible for adjoining sidewalks and driveway entrances and they're certainly responsible for paying for any improvements they want to make to their property; I see no reason why Target shouldn't be as well.

Of course the City could use the extra sales tax revenue after the \$5 million is repaid, but remember -- someone else could build on that site instead, and the City certainly shouldn't be intimidated into handing over this money to the FIRST potential developer of the property. I find it hard to believe that the landowner in this case will just let the land remain vacant forever and pay well over \$100k per year in property taxes while receiving no income in return. At some point, something will be built on this land -- the City doesn't need to pay \$5 million just because Target is asking for it. If I'm wrong and they are willing to let it sit vacant unless the City hands them \$5 million, then eventually the value of the land will decline to a point where the city could just buy the whole lot for \$5 million and turn it into a park or school or something else where it WOULD be appropriate to use public funds.

Also, please consider costs as well as revenues. For example, I assume that given how much taxpayer money is potentially being given away, the Council has talked with officials in Glendale or Aurora to learn about basic things like how much shoplifting, car theft, and vandalism takes place at their southeast metro Target stores in order to estimate the additional expenses that would be borne by the Denver Police Department if a Target is built at Tamarac Square. This issue hasn't to my knowledge been discussed in any of the Denver Post's reporting on the proposed Target, so can you please tell me directly, has this been considered and if so what is the answer? If no one has bothered to think about

issues like this, why is the City even considering handing over that much taxpayer money?

Finally, and most basically, at a time where most of our libraries are only open a few days a week, most of our streets are not plowed in the winter, and the City is considering charging residents extra for garbage pickup, it is absurd to even be thinking about handing over this much money to a company with a \$39 billion market cap.

I know it's tempting for elected officials to favor proposals like this because they result in very visible "accomplishments" to point to ("look, we brought a Target to Denver!"). But sometimes the best actions are the ones not taken. Please do not support this giveaway.

Regards,
Dan Perlman

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Thursday, March 01, 2012 1:34 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Vote against corporate welfare

Peggy Lehmann
Denver City Council, District 4

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Fax: 720-337-4448
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From: Michael Kilgore [<mailto:mkilgore@spamcop.net>]
Sent: Wednesday, February 29, 2012 5:01 PM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Vote against corporate welfare

Dear Peggy Lehmann,

I just heard about Target's attempt to get \$5 million in tax reimbursements to develop the Tamarac Square site. The Post says that you're waiting to hear from your constituents before you decide. I'm one of those constituents, and you can put down my vote as No.

At a time when corporate profits are rising but cities and states face growing cutbacks, it's absurd to provide big bucks out of our pockets to an out-of-state store such as Target. The net impact of a new store would be negligible. No one from out of town will come here just for a Target; its shoppers will be shifting their purchases away from the Ace Hardware or the King Soopers down the street.

Any jobs that the Target promises will be lost at other area retailers. There's just no good reason for this handout.

Best wishes,

Michael Kilgore

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Thursday, March 01, 2012 2:14 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Target at Tamarac

Peggy Lehmann
Denver City Council, District 4

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From: Tom Kornfeld [<mailto:tkornfeld@landmarkcapital2.com>]
Sent: Thursday, March 01, 2012 11:20 AM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Target at Tamarac

Hello Councilwoman Lehman,

I just left a voicemail message at your office.

I am very opposed to the Tax Increment Financing for the Target store.

I am opposed in general to all of these subsidies. If the store wants to be there great, if not I don't think other merchants and taxpayers should subsidize their business.

I voted against the subsidy for Coors Field and Mile High – same reason – even though I am now a season ticketholder for the Rockies. I just don't think the general taxpayers should subsidize Troy Tulowitzki's salary.

Thanks for listening.

Tom Kornfeld
6381 E. Floyd Drive
Denver, CO 80222

Home: (303) 753-0653
Cell: (303) 596-8220

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Thursday, March 01, 2012 2:57 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Target

Peggy Lehmann
Denver City Council, District 4

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From: George [<mailto:mbtuner@gmail.com>]
Sent: Thursday, March 01, 2012 12:27 PM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Target

We don't want Target there anyway. Let 'em walk away! Free taxes for 10 years for a rich corporation.

You must be kidding.

I vote.

George Grubaugh
Denver, CO 80224

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Monday, March 19, 2012 10:02 AM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW:

Peggy Lehmann
Denver City Council, District 4

Phone: 720-337-4444
Fax: 720-337-4448
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-----Original Message-----

From: Velez, Kelly - City Council
Sent: Monday, March 19, 2012 8:22 AM
To: Brooks, Albus - City Council District 8; Brown, Charlie - City Council District #6; Faatz, Jeanne R. - City Council Dist #2; Herndon, Christopher J. - City Council District 11; Kniech, Robin L. - City Council; Lehmann, Peggy A. - City Council Dist #4; Lopez, Paul D. - City Council Dist #3; Montero, Judy H. - City Council District #9; Nevitt, Chris - City Council Dist #7; Ortega, Deborah L. - City Council; Robb, Jeanne - City Council Dist. #10; Shepherd, Susan K. - City Council District 1; Susman, Mary Beth - City Council
Cc: Bartleson, Debra - City Council; Smith, Shelley - City Council; Williams, Gretchen - City Council
Subject: FW:

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

From: Jef Strauss [<mailto:jef@wagnwash.com>]
Sent: Sunday, March 18, 2012 5:29 PM
To: dencc - City Council
Subject:

Jeanne,

My partner and I who are local retailers would like to be on record and urge you to vote NO to allow a large out of state retail store such as Target to benefit from our local tax dollars. If you would like to see more dollars remain in our community and benefit Denver residents more, that money could be targeted to help local businesses grow. As a business member of Colorado First, we urge you to vote NO on this proposal.

Thank you,

Jef Strauss and Dan Remus
1130 E. 7th Avenue
Denver, CO 80218
303-883-4646

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Friday, March 16, 2012 2:34 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Tamarac Square

Peggy Lehmann
Denver City Council, District 4

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From: Young, Diane - City Council District #4
Sent: Friday, March 16, 2012 12:51 PM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: FW: Tamarac Square

From: jack.green@comcast.net [jack.green@comcast.net]
Sent: Thursday, March 15, 2012 4:45 PM
To: Young, Diane - City Council District #4
Subject: Tamarac Square

Diane,

I've been away and missed the information meetings but we discussed the Dura financing proposal at last night's SPEHA meeting. While SPEHA has decided not to take a position as a neighborhood I did want to pass on my opinion that while the DURA proposal seems perfectly fine on its face I agree with Peggy that the developer stands to gain from the tax financing and should share in the expense of the infrastructure along with the citizens of Denver. I hope she can come up with a way to get them to share in the cost too.

Thanks for listening,
Jack

303-782-0140

Grohskopf, Lori S. - City Council District 4

From: Dan Garcia [nadaicrag1@yahoo.com]
Sent: Sunday, March 18, 2012 8:14 PM
To: Lehmann, Peggy A. - City Council Dist #4; Young, Diane - City Council District #4; Grohskopf, Lori S. - City Council District 4; jpmeyer@denverpost.com
Cc: Daniel Garcia
Subject: Plan to weigh subsidy for Target \$5 Million

Ms Councilwoman Lehmann as I was reading the DP I came upon this article on subsidising Target to the tune of \$5 Million. I will be very short and to the point.

Yes it looks good to be having this huge national company operating within the Denver City limits. It all looks good on paper and the talks from the developers.

You are simply looking at the money and a the tax base as far as I can get out of the DP, but you need to dig deeper and see what really will take place in the long

run for Denver and the local area.

150 permanent jobs? What will they really get paid? **Do you know that most workers at Walmart & Target do not have medical benefits?** They start out

as full timers and then are pushed back to part-time so that the companies do not have to pay benefits because they do not meet the necessary amount of hours

worked to have these company benefits? And being as these people end up being part-time employees they end up getting subsistence by local government

programs to offset their not making enough money to live on. Who do you know that has worked at one of these companies and after working 4 years *their*

average raise is less than 10 cents an hour? They need to be on LEAP to pay their utility bills and need help with both medical and dental bills not only for the

worker, but the children as well. They just do not make enough money. *The supervisors are the only ones who make the 40 hours and get the benefits.*

If you don't believe me just ask some of the workers who do work at these places and see if I am telling you wrong. I feel for All of these people who are being

abused by these large companies and the powers that be (you included) that do not look at these aspects of life that you and every single government worker

takes for granted. Did you know that Target stores cut the hours of these employees because they do not contribute to giving the little money that thry do make to

make these large mega companies look good in donating to the community---all at the expense of the hourly employee.

Do you give to "**The United Way**" willingly or are you browbeaten into donating money that your family needs first. All I ask you is to look into this and then

let your conscience guide you in your voting. **I will let you see a paystub to prove what I am talking of.**

I write from the heart and I tell the truth.

Dan Garcia (303)338-1062

Grohskopf, Lori S. - City Council District 4

From: Lynne Uhl [lynne.uhl@hypermall.net]
Sent: Thursday, March 01, 2012 8:54 AM
To: Grohskopf, Lori S. - City Council District 4
Subject: Tamarac Square Five Million Dollar Bait and Switch

To Peggy Lehman's Office:

I just read about the developer of Tamarac Square demanding five million in reimbursement from the city of Denver. This really feels like a bait and switch to me. If the five million were agreed upon BEFORE the demolition of Tamarac Square, that would be OK. But to tear down a shopping area (that I used frequently), leave an unsightly blighted area and then demand funds AFTER demolition is a classic bait and switch. I sounds like another greedy developer putting the squeeze on the public.

Thanks for your consideration,

Lynne Uhl
3250 S. Monroe St.
Denver, CO 80210
303-691-2077
[Lynne.uhl@hypermall.net](mailto:lynne.uhl@hypermall.net)

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Friday, March 02, 2012 9:32 AM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Tamarac Square South Urban Redevelopment Plan

Peggy Lehmann
Denver City Council, District 4

Phone: 720-337-4444
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From: R.E. Manford [<mailto:rman8101@yahoo.com>]
Sent: Thursday, March 01, 2012 4:54 PM
To: Lehmann, Peggy A. - City Council Dist #4
Cc: MileHighMayor - Mayor's Office
Subject: Tamarac Square South Urban Redevelopment Plan

March 1, 2012

RE: Tamarac Square South Urban Redevelopment Plan

Peggy Lehman - District 4 Councilwoman
cc: Michael B Hancock - Mayor of Denver, Colorado

I am a Denver resident residing in Council District 4 near Tamarac Square in Southeast Denver.

In the past several months I have attended several town hall and community meetings regarding the redevelopment of Tamarac Square in Southeast Denver.

I would submit to you my disappointment and concern with the proposed redevelopment of this area into a Target store. I believe that originally Blueprint Denver envisioned this area as a Regional Town Center described as having outdoor parks, walking areas and a community gathering place.

I am confused to watch several small businesses be shut down and or move away only to be followed by Denver discussing tax incentives to fund an out of state developer and draw in a large out of state retailer while the Mayor of Denver at a recent town hall meeting expressed his desire to support small business.

I would ask you and the Mayor to view this redevelopment to be done in the context which includes the vision of Blueprint Denver and for its impacts on the surrounding streets, neighborhoods and residents.

Please don't use our tax money to diminish our neighborhood and subsidize development that does not fit with the improvement or our immediate community.

Thank you for your time and consideration.

R.E. Manford
District 4 resident

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Wednesday, February 29, 2012 4:28 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: To a better Tamarac Square

Tamarac

Peggy Lehmann
Denver City Council, District 4

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

From: JM [<mailto:jampica@fastmail.fm>]
Sent: Wednesday, February 29, 2012 12:30 PM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: To a better Tamarac Square

Dear Ms. Lehmann,

I just heard about Target's 'threat' of leaving behind a big, muddy hole at Tamarac Square if it doesn't get the \$5 million special financing.

To that, I would like to respond: Let Target leave, so what, as we have too many corporate big boxes all over town.

We need to bring back some good character of Tamarac Square to this hole
- no corporate big box!

Think ahead in terms of creating some of kind of transportation pods where cabs and shuttle services can congregate, bring in some very serious business like Trader Joe's, Old Chicago, etc.

Or convert it to another park if there's no businesses and here's why:
that area has a reputation for bad plumbing and sewer problems. I used to live by Tamarac Square and lived through through several serious water breakthroughs for more than 10 years.

Stop trying to incent every potential business with tax credits and financing that put a lot of burden on us hard-working citizens of Denver.

Thank you,

JM

Resident in District 4

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Wednesday, February 29, 2012 4:01 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Tamarac

Tamarac. He is on our email list.

Peggy Lehmann
Denver City Council, District 4

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From: Cliff Olson [<mailto:kips1961@msn.com>]
Sent: Wednesday, February 29, 2012 2:39 PM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Tamarac

Dear Councilwoman Lehmann,

It is my understanding that you are interested in hearing from your constituents in District 4 regarding Target's demand for a tax reimbursement.

Honestly I am not sure how it all works but it seems to me that the developer should have asked for this up front - no? Now the mall is gone, Old Chicago's is gone and an entire shopping center has been reduced to a hole in the ground and now they are asking for the reimbursement? Seems like it is not really fair and feels a bit extortive.

I was opposed to the Target going in as it will create traffic beyond what already exists between two residential neighborhoods. I am even more opposed to the concept of a corporate developer coming to the city after the fact asking for concessions. I say no and no for both of these reasons.

Sincerely,

Cliff Olson
720-840-7991

Grohskopf, Lori S. - City Council District 4

From: Selmasladek@aol.com
Sent: Saturday, March 03, 2012 3:16 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: Re: March 2012 issue of Peggy's Pages

We are not thrilled about the Target plans in Tamarac Square. We had hoped for a more interesting use of the site, especially with better, more interesting shopping and restaurants. We now have to drive to Park Meadows or other locales for what could have been in the neighborhood. If Target backs out, we won't be sorry. There are too many big box stores already and one more is not an improvement!

Many thanks to Peggy for the good work she continues to do on our behalf.
Oscar and Selma Sladek

In a message dated 2/29/2012 4:12:36 P.M. Mountain Standard Time, Lori.Grohskopf@denvergov.org writes:

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: Fitzpatrick, Julia - PW CPM
Sent: Thursday, March 01, 2012 3:14 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: Target

I am a resident of District 4

As I read the articles about Target's (late) request for \$5M of TIF, I find that I keep thinking that any basic-level of due diligence work would have easily identified that the site was not flat, that the sewers were aged and probably under-sized, etc. I would urge Councilwoman Lehman to not feel pressured to make a decision on this because the site is now vacant.

I am not a proponent of Target on that specific site as there are already numerous Target stores within only a few minutes' drive. The corner already is challenged by too much traffic, Target will only exasperate that problem. The current traffic density and the residential density are already at odds; this corner is not safe. The area is has infrastructure in place to be a pedestrian area with the bike trails, Gold Smith Gulch parkway, senior living centers, Hamilton Middle School, Tiffany Plaza destinations all loading pedestrian onto Tamarac.

I am sympathetic to the point that there is only one Target now in Denver; there is a long list of retailers with minimal presence in Denver. The City does need to do more to attract retailers, but perhaps not at that site.

That site would be a great location for development similar to the Lowry Town Center development or other Main Street type development that is a mixed use. It is my hope that the now vacant land will be even more appealing to developers with this vision in lieu of the big box developer.

Julia Fitzpatrick

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Thursday, March 01, 2012 12:59 PM
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: J L GENTILLON [<mailto:jillg23@msn.com>]
Sent: Wednesday, February 29, 2012 9:47 PM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Target

Please say "no" to Target. This is nothing but a heist. We don't need them. If they really want to build the store, they will find the money. It's time to say "no" to corporate welfare!!!

Thanks,
Jill Gentillon
3926 S Yosemite St
Denver CO 80237

303 437-6164

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Thursday, March 01, 2012 3:03 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: TIF financing

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: Frank Kemme [<mailto:fkemme1@yahoo.com>]
Sent: Thursday, March 01, 2012 11:42 AM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: TIF financing

Peggy,

Please vote no on the proposed TIF for the Target at Tamarac Square.

As a city employee I am constantly being told that revenues for the city are way down because of a downturn in the economy. Voting on yet another taxpayer giveaway to a large corporation will ensure that revenues will remain down for the next 10 years even with an uptake in the economy. Stapleton is a great example of the pitfalls of TIF projects. If you look back at the sales tax that we should be receiving from the commercial development at Stapleton (Northfield and Quebec Square), which includes a King Soopers, JC Penny, Walmart, Target, Sams Club, Bass Pro shop, Macy's, Home Depot and acres of other commercial property, the city is getting nothing from the tax revenue from those tenants. My questions is how much better off would the city be financially if we received tax revenues from those tenants for the past 10 years? The answer is likely in the tens of millions of dollars.

As an engineer, I go by the motto of "Bring me your solutions, not your problems". Here a two solutions:

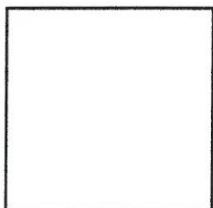
An alternative is Public Improvement Fees (PIF). This was used to finance 3 major projects in Lakewood (<http://www.lakewood.org/index.cfm?&include=/FN/PIF/PIF.cfm>) Belmar, Colorado Mills and Creekside Shopping Center. This is an additional tax above the sales tax that the developers may require their tenants collect on their customer's sales transactions to pay for the improvements on their site. This allows the city to continue to get the sales tax that would come in from the merchants.

The other alternative is to just have the "developer pay their own way".

The developer made a calculated risk to tear down those building less than 6 months ago. The developer could have waited until you approved the TIF before he tore them down, but they want you to be worried about a hole in the ground. The developer has to worry about that hole in the ground also, as they will have no revenue from his property and the developer has much more to lose than the city will if you deny them the TIF. If you deny the TIF, this property will almost certainly be developed by a PIF or "developer pay their own way" within the next 10 years (and likely much sooner). We already know what happens to the city financially when we have said yes to a TIF, let's find out what happens when city council says no to these taxpayer giveaways to large corporations.

Please consider the alternatives of PIF or "developer pay their own way" as solutions to this issue.

Thank you.



Frank Kemme
fkemmel@yahoo.com



Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Wednesday, February 29, 2012 4:15 PM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Target \$5 million request

Tamarac

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: Robert Howard [<mailto:xciple@gmail.com>]
Sent: Wednesday, February 29, 2012 2:12 PM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Target \$5 million request

Good Afternoon Councilwomen Peggy Lehman,

I am writing you in cocern to Target requesting \$5million for improvements to Tamarac Square. Unfortunately I am not in your district and cannot ask you as my councilperson to support my views on this matter, I will tell you that the area is growing rapidly and will continue with out without target. The sway they had to ask for money I feel has reduced significantly since the closure of the mall and the increase of new businesses in the area. If target needs money from the city of denver, they need to pay it back, with interest, to the citizens that would be footing the bill, and in fact they should be paying for the improvements they need.

thank you very much for your time I hope my opinion helps you to form an informed opinion on the matter.

-Robert Howard.

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Thursday, March 01, 2012 3:06 PM
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: Ellen Martin [mailto:l_n_martin@yahoo.com]
Sent: Thursday, March 01, 2012 11:22 AM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: target

today's post says you are interested in district residents thoughts about allocating sales tax receipts to Target to pay for construction cost at the Tamarac site. I am opposed! Denver needs the tax income - Target does not. If they will not develop the site without this incentive that's fine. There is a large Target on Colorado Blvd if we need it and the Hampden/Tamarac intersection does not need more congestion. Ellen Martin

Grohskopf, Lori S. - City Council District 4

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Friday, March 02, 2012 9:32 AM
To: Grohskopf, Lori S. - City Council District 4
Subject: FW: Tamarac Square South Urban Redevelopment Plan

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: R.E. Manford [<mailto:rman8101@yahoo.com>]
Sent: Thursday, March 01, 2012 4:54 PM
To: Lehmann, Peggy A. - City Council Dist #4
Cc: MileHighMayor - Mayor's Office
Subject: Tamarac Square South Urban Redevelopment Plan

March 1, 2012

RE: Tamarac Square South Urban Redevelopment Plan

Peggy Lehman - District 4 Councilwoman
cc: Michael B Hancock - Mayor of Denver, Colorado

I am a Denver resident residing in Council District 4 near Tamarac Square in Southeast Denver.

In the past several months I have attended several town hall and community meetings regarding the redevelopment of Tamarac Square in Southeast Denver.

I would submit to you my disappointment and concern with the proposed redevelopment of this area into a Target store. I believe that originally Blueprint Denver envisioned this area as a Regional Town Center described as having outdoor parks, walking areas and a community gathering place.

I am confused to watch several small businesses be shut down and or move away only to be followed by Denver discussing tax incentives to fund an out of state developer and draw in a large out of state retailer while the Mayor of Denver at a recent town hall meeting expressed his desire to support small business.

I would ask you and the Mayor to view this redevelopment to be done in the context which includes the vision of Blueprint Denver and for its impacts on the surrounding streets, neighborhoods and residents.

Please don't use our tax money to diminish our neighborhood and subsidize development that does not fit with the improvement or our immediate community.

Thank you for your time and consideration.

R.E. Manford
District 4 resident

NO

Williams, Gretchen - City Council

From: Velez, Kelly - City Council
Sent: Monday, March 19, 2012 8:22 AM
To: Brooks, Albus - City Council District 8; Brown, Charlie - City Council District #6; Faatz, Jeanne R. - City Council Dist #2; Herndon, Christopher J. - City Council District 11; Kniech, Robin L. - City Council; Lehmann, Peggy A. - City Council Dist #4; Lopez, Paul D. - City Council Dist #3; Montero, Judy H. - City Council District #9; Nevitt, Chris - City Council Dist #7; Ortega, Deborah L. - City Council; Robb, Jeanne - City Council Dist. #10; Shepherd, Susan K. - City Council District 1; Susman, Mary Beth - City Council
Cc: Bartleson, Debra - City Council; Smith, Shelley - City Council; Williams, Gretchen - City Council
Subject: FW:

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

From: Jef Strauss [<mailto:jef@wagnwash.com>]
Sent: Sunday, March 18, 2012 5:29 PM
To: dencc - City Council
Subject:

Jeanne,

My partner and I who are local retailers would like to be on record and urge you to vote NO to allow a large out of state retail store such as Target to benefit from our local tax dollars. If you would like to see more dollars remain in our community and benefit Denver residents more, that money could be targeted to help local businesses grow. As a business member of Colorado First, we urge you to vote NO on this proposal.

Thank you,

Jef Strauss and Dan Remus
1130 E. 7th Avenue
Denver, CO 80218
303-883-4646

Jef Strauss
Wag N' Wash Healthy Pet Center

Jef Strauss
Wag N' Wash Healthy Pet Center

Kline, Genevieve M. - City Council

From: Young, Diane - City Council District #4
Sent: Tuesday, March 27, 2012 9:34 AM
To: Kline, Genevieve M. - City Council
Subject: FW: Tamarac

Diane Young

Aide to Councilwoman Peggy Lehmann
720-337-4444

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From: Lehmann, Peggy A. - City Council Dist #4
Sent: Tuesday, March 27, 2012 9:12 AM
To: Young, Diane - City Council District #4
Subject: FW: Tamarac

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: Klrp1004@aol.com [<mailto:Klrp1004@aol.com>]
Sent: Monday, March 26, 2012 3:56 PM
To: Lehmann, Peggy A. - City Council Dist #4
Cc: KALO284@aol.com; rswed3522@aol.com
Subject: Tamarac

Ms. Lehmann,

I would like to reiterate my fervent opposition to the proposed Target at Tamarac. You stated at the Feb. 23 community meeting with DURA that you are "listening" now, which certainly did not seem to be the case when you responded to my original email (below) from May 2011. I strongly suspect that the razing of Tamarac was done with some intent to create the "blight" that DURA needed to sign on to the Target project. Although dated, it was a perfectly serviceable building that could have, with a little updating, housed any number of business/restaurants ... instead, the existing tenants were forced out one by one and this Target project pushed ahead with little or no regard to the impact on surrounding neighborhoods, and certainly no opportunity for those neighborhoods to be heard. As you said, "They (the developers and Target) have decided that a Target will be successful and so we will have a Target." I certainly hope that will NOT be the case.

Kline, Genevieve M. - City Council

From: Young, Diane - City Council District #4
Sent: Tuesday, March 27, 2012 9:35 AM
To: Kline, Genevieve M. - City Council
Subject: FW: Target on Hampden Concerns

Diane Young
Aide to Councilwoman Peggy Lehmann
720-337-4444

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

From: Lehmann, Peggy A. - City Council Dist #4
Sent: Monday, March 26, 2012 2:58 PM
To: Young, Diane - City Council District #4
Subject: FW: Target on Hampden Concerns

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

From: Jane Haarala [<mailto:Jane.Haarala@westernunion.com>]
Sent: Saturday, March 24, 2012 5:34 PM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Target on Hampden Concerns

Hello Peggy,

I live in Wellshire East and am extremely concerned, disappointed and worried about the fact that a large department store will occupy the space at Tamarac and Monaco.

I am worried about the traffic issues it will create and what it will do to our property values and the feel of the area.

I was very hopeful that the space would be converted into something more like Lowery with nice outdoor pedestrian areas, small shops and restaurants. Instead, it is going to be just another big shopping center. There are several Targets close to our area and I don't see the need for another.

Anything you can do to influence this decision would be greatly appreciated.

Jane Haarala
303 918 9597

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Kline, Genevieve M. - City Council

From: Young, Diane - City Council District #4
Sent: Tuesday, March 27, 2012 9:35 AM
To: Kline, Genevieve M. - City Council
Subject: FW: Tamarac Square South

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 2:47 PM
To: Young, Diane - City Council District #4
Subject: FW: Tamarac Square South

From: rswed3522@aol.com [<mailto:rswed3522@aol.com>]
Sent: Monday, March 26, 2012 9:11 AM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Tamarac Square South

Dear Councilwoman Peggy Lehmann:

We would like go on record as being opposed to the use of DURA TIF funds to provide Target Corporation with \$5 million funding for the redevelopment of Tamarac Square.

No evidence has been submitted that such an action will improve our neighborhood. And in fact it has been noted that the increased traffic, which a successful big box retail store has to generate, will significantly impact our neighborhoods in a negative manner.

DURA, by designating the area as blighted, has already seriously harmed our neighborhood's reputation. Based on the criteria needed to declare a neighborhood blighted, a criteria so lengthy and unspecific that one could easily declare a substantial portion of the City and County of Denver blighted, DURA has chosen to subsidize and influence a site development which should be left to be determined by the marketplace.

At what point does the city have the right to subsidize an owner/developer who through no fault of the taxpayers has so mismanaged a property as to render it eligible for such funding. We do strongly believe that an owner should be able to do develop their property within the existing zoning laws, but we do not feel that a public/private partnership using taxpayer money should be the vehicle to allow them to do so. If the owner/developer needs to improve the property to sell it, then they should do so. Other developers have done so successfully.

We strongly object to the use of TIF funding for this project. If the Target project is not viable enough to commence without a \$5 million subsidy, then what is to prevent them from walking after 7-10 years when they realize what many of us with business backgrounds suspect –the project is marginal without the subsidy. THEN WE WOULD HAVE ANOTHER EMPTY BIG BOX STORE IN A NEIGHBORHOOD THAT CARRIES THE STIGMA OF BEING “BLIGHTED”.

We realize that a more fully utilized Tamarac Square would be beneficial to many but we urge you to withhold your support for a” big box” retail establishment of questionable economic value being forced upon one of the more viable neighborhoods (our opinion) in the City and County of Denver and doing so with our own tax dollars.

Thank you the opportunity of expressing our opinion.

Bob and Jackie Swedberg
6997 E Dartmouth Ave.
Denver, CO 80224
303-758-1866 Or
303-758-6069

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/Dura issue

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 8:53 AM
To: Young, Diane - City Council District #4
Subject: FW: Target/Dura issue

From: mountainvioletz@comcast.net [mailto:mountainvioletz@comcast.net]
Sent: Friday, March 23, 2012 10:18 PM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Target/Dura issue

As one of the residents of Wellshire East, I am opposed to the city of Denver giving the developer \$5 million for them to close the deal with Target. I am not crazy about a Target store in our neighborhood. I feel like the Goodwill store has attracted more beer and liquor bottles in the park off Hampden between South Poplar and South Oneida. (I end up picking up these bottles and walking carefully around the bums sleeping on the ground with their black plastic bags full of belongings). I feel it is the risk a developer runs and the city shouldn't follow the federal government's foolish lead in bailing companies/banks out. I might feel differently if the store was something that would add to our neighborhood. But why do we need a Target when there is a Super Target 5 minutes away? It just drags down the neighborhood more. Thanks for listening. Therese Marumoto, 3332 S. Magnolia Street, Denver 80224

Kline, Genevieve M. - City Council

From: Young, Diane - City Council District #4
Sent: Tuesday, March 27, 2012 9:47 AM
To: Kline, Genevieve M. - City Council
Subject: FW: Target request.

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

From: Sima pomerantz [<mailto:harsimpo@mindspring.com>]
Sent: Monday, March 26, 2012 3:12 PM
To: Lehmann, Peggy A. - City Council Dist #4
Subject: Target request.

Dear Ms. Lehmann,

The City doesn't have much money to pay Target 5 million. As much as we would love to have a Target nearby, even though there is going to be lots of traffic for the parking, etc. we don't want the City to start charging us for many other things to make up for the 5 million. That's my humble opinion but I know that you will have all the facts and we trust your decision. Thanks for everything you do for us.
Sima Pomerantz