

From: [Kathy Fessler](#)
To: [Quincy Farm](#)
Subject: Fwd: Fw: Quincy Farm
Date: Friday, August 27, 2021 9:40:53 AM

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

Re: Quincy Farm

quincycfarm@cherryhillsvillage.com.

To the Attention of:

Mayor Russell Stewart rstewart@cherryhillsvillage.com

Councilor Al Blum ablum@cherryhillsvillage.com

Councilor Katy Brown kbrown@cherryhillsvillage.com

Councilor Mike Gallagher mgallagher@cherryhillsvillage.com

Councilor Afshin Safavi asafavi@cherryhillsvillage.com

Councilor Dan Sheldon dsheldon@cherryhillsvillage.com

Councilor Randy Weil rweil@cherryhillsvillage.com

City Manager Chris Cramer

Deputy City Manager/Director of Public Works, Jay Goldie

Parks and Recreation Coordinator, Emily Black

I begin by sincerely thanking those of you who have patiently discussed Quincy Farm with me over the past few weeks and months. Without a doubt this is a subject that has lately been first and foremost in the thoughts of many.

I write today about one specific point and that is the difference between private open space and public open space. At the last council meeting one of our highly respected citizens spoke to assure all listeners that Quincy Farm would remain open space subject to the Conservation Easement even if it is transferred to private ownership.

This is a true statement, but it misses the point. If transferred to private ownership, Quincy Farm would be subject to private control as opposed to City control for scheduling and programming public access and enjoyment

Privately owned open space is not the public benefit that cities seek when they talk about acquiring and preserving open space. I direct your attention to the CHV's most recent Strategic Plan.

“Goal 6 Increase and protect the amount of City owned open space while identifying and protecting key scenic treasures.”

Establish the necessary City processes, including a process of working with residents to find, acquire, and protect open space, scenic areas and scenic vistas

These goals are 180 degrees from converting 26 % of the City's current public open space to private open space.

Sincerely,
Judith Judd

Judith Judd
judithjudd@msn.com
3 Cantitoe Lane
Cherry Hills Village
303-807-2806

From: [Shelly Smith](#)
To: [Quincy Farm](#)
Subject: comment about impending decision on Quincy Farm
Date: Friday, August 27, 2021 3:10:39 PM

To the mayor and city council:

I have resided in Cherry Hills Village for most of my life. My family moved here in 1968 when I was six years old, and I grew up at the bottom of Cherry Vale Drive on Woody Hollow Park. I used to ride my pony to pony club at Cat Anderson's. I now live in Cherry Hills East, where I raised my own children from the time we moved here from Centennial in 2003. Since the time I was a little girl, I have thought the open space around Quincy Farm--the land that Cat Anderson eventually generously gifted to CHV--to be a treasure and the village's most beautiful open space,

I am writing to urge the City Council to put the brakes on in deciding to hand Quincy Farm back to the Anderson Family. Why would the City of CHV give away Quincy Farm when it was a gift to the people of Cherry Hills Village? The people want to keep it. Giving it away in opposition to the people's wishes and dishonors the expressed wishes of the donor.

What efforts have you made to determine the value of Quincy Farm?

The people of CHV value this beautiful and historic open space for their children and grandchildren to enjoy. Giving away this irreplaceable open space--26% of the village's open space!--and transferring it to private control is a terrible decision. If you are even contemplating such a hard-to-understand decision, what guarantee have you secured that Quincy Farm will permanently remain a conservation easement and that this beautiful open space will be maintained and never developed?

Thank you for considering my comments.

Sincerely,
Shelly Ezzard Smith

From: [goca micic](#)
To: [Quincy Farm](#)
Subject: Please do not give Quincy Farm back
Date: Saturday, August 28, 2021 7:24:18 PM

To whom it may concern,

I am writing to voice my concern with the idea of Quincy Farm being given back to private ownership. It needs to remain a community asset as intended by the generosity of Cat Anderson.

I believe that the city needs to give the community an opportunity to experience Quincy Farm, which it hasn't to date. Citing that the city is broke as the primary reason and that it would be too expensive to keep and manage is a complete excuse. I am asking the city to 'just start'. It doesn't have to be a lot, just start. Put a caretaker in the house (the Land Preserve has offered to raise money for this), do the soil reclamation on the east side (which the Land Preserve has asked Emily if we could do regardless of who gets the property, again offering to raise money for this), get some chickens and let the bee program just shine. Just start! It doesn't have to be a lot. Allow yourselves some time to decide 'what's next' after you start. Yes, of course, have a big picture in mind but the idea that you need \$7M out of the gate to 'get it to where it needs to be' doesn't have to happen year one. The property is a long term play and again I am not dismissing the expense that comes with the property but you need to just give it a shot for the people of this community. Just start somewhere!

While I am a board member of the Cherry Hills Land Preserve, one of the reasons I joined the Land Preserve was to create educational opportunities for families in CHV which we have done on Quincy Farm and around the community. To see and hear parents thank us for exposing their kids to such experiences is fulfilling beyond words. This has also allowed my kids to know what it means to volunteer and to put others before themselves. They have spent hours with the Trail Walk and all the programs at Quincy Farm hosted by the Land Preserve. I once heard someone from the city say that 'kids don't volunteer these days'. They were wrong, they are wrong. What if we gave them that opportunity. Let the next generation be the stewards of this beautiful gift? Imagine what they could do...knowing that they used to go to Quincy Farm as kids with their family, were volunteers at the Farm, and one day having an impact in the community through their vision for the property (partnering with the city)? Don't take this away from them.

Lastly, I am a marketer. I have a strong brand background and I believe that the city of Cherry Hills Village has a brand problem. Some decisions that have been made to date, how the people of Cherry Hills Village have to work so hard to see things through, and now potentially giving away 17.5 acres in the 4th richest community in the country? What a narrative that would be for Channel 9 and beyond. And how embarrassing!

Just start. Please just start. Make mistakes, learn from them, but just start with allowing the people of this community to enjoy this beautiful gift of public open space. Leave it as public open space.

Kind regards,
Grozdana Micic Weis
3951 S Hudson Way

Cherry Hills Village, CO 80113

206-484-5945

From: [L.Paul](#)
To: [Quincy Farm](#)
Subject: Quincy Farm Letter
Date: Sunday, August 29, 2021 3:56:44 PM

Dear Cherry Hills Village City Council:

I am writing to express my support for Cherry Hills Land Preserve's proposal for management of Quincy Farm and to keep Quincy Farm in the hands of the citizens of Cherry Hills Village to whom it was gifted.

Three years ago our family moved to Cherry Hills Village, and we were immediately taken in by the character of the Village, the open spaces, and the fresh air. We moved not only for the community, schools, and curated properties, but also for access to open space and trails. Within a year of our move, I became aware of the critical importance of preserving the small amount of comparable open space (less than 2% of land) in our own community, thus joining the Board of Directors of the Cherry Hills Land Preserve.

I have come to know, appreciate, and realize the pivotal role of Quincy Farm to the soul of Cherry Hills Village.

The land given by Catherine Anderson was given to the people of Cherry Hills Village, and it is our community responsibility to preserve, conserve, protect, and utilize this gift for the benefit of our community. The Cherry Hills Land Preserve proposal has solid financial commitments from members in our community, realistic goals for the preservation of structures and land, and provides opportunities for our community to engage with this incredible gift. Giving this gift to a private entity or owner outside of the community does not prevent a future sale nor obligate that owner to provide community benefit as requested by Catherine Anderson when she gifted this amazing property to our Village. The land will be lost forever. Consequently and most importantly, the Cherry Hills Land Preserve's proposal keeps the property where Catherine Anderson wanted it; owned by the City for the benefit of the community.

Laura Paul
Secretary, Cherry Hills Land Preserve
Cherry Hills East

From: [Suzie Halle](#)
To: [Quincy Farm](#)
Subject: I Support chv in keeping Quincy farm
Date: Sunday, August 29, 2021 4:51:02 PM

I fully support chv in keeping Quincy farm and entertaining only bids that keep it with chv.

Thanks!

Suzie Hallé

From: [Scott Paul](#)
To: [Quincy Farm](#)
Subject: Please conserve Quincy Farm
Date: Sunday, August 29, 2021 8:10:22 PM

Dear City Council Members,

My name is Scott Paul and I live 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 and to keep Quincy Farm owned by the City of Cherry Hills Village. I strongly believe this is the best option for conserving, protecting, and utilizing Quincy Farm as a community asset.

I ask you to please consider my preferred choice of the Cherry Hills Land Preserve proposal. CHLP provides financial commitments from the community to which Quincy Farm belongs, organizes high quality nature education programs, and forges strong partnerships and collaboration with the City and other local nonprofits. CHLP has 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 Cherry Hills Village, less than 2% is accessible to the public as parks or open space. Quincy Farm represents 26% of our collective open space, and I believe it is important to honor Catherine Anderson's gift of 17.5 acres to the community.

The Cherry Hills Land Preserve was specifically named in the conservation easement and CHLP is the ideal steward of this wonderful gift to the people of Cherry Hills Village.

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

Sincerely,
Scott Paul

5133 East Oxford Ave
Englewood, CO 80113
(c) 720-800-6526

From: [MICHAEL RAUZZINO](#)
To: [Laura Gillespie](#)
Subject: Quincy Farm
Date: Sunday, August 29, 2021 9:37:51 PM

Hello,

I was asked to resend this message to you if I agreed with it. I do very much agree with the message below. I strongly believe that we should be preserved with all the options and then let us decide. Anything else but that is undemocratic and an insult to all of us to pay taxes to live in Cherry Hills Village.

Mike Rauzzino MD
Chief of Neurosurgery,
Sky Ridge Medical Center

Dear City Council of Cherry Hills Village,

As a member of the Village, I have been following the events regarding Quincy Farm.

The Councils request for proposals and the subsequently tendered proposals have of course caused some debate. Many of us feel that as part of the open nature of the request, there was an understanding that the different proposals would be heard and considered regardless of council members pre-existing prejudices regarding these. In Council there was a discussion of the need for education and understanding of the nature of the conservation easement attached to the property, the true costs of maintenance, the Villages' financial ability to bear these costs and the desire of the residents to assume these costs. The presentation was to provide the opportunity for the needed discussion and education.

I believe that the community is best served by an open and informed discussion of these matters. Whether any of the proposals are accepted, the opportunity should be taken to discuss the issues, financial and otherwise, because only in this way can an informed decision be made.

Please do not restrict the presentation of any of the proposals before the Village. Restricting the RFP after the fact in this way is not in the interest of the Village or Quincy farm.

Sincerely,
Michael Rauzzino
4965 S. Elizabeth Circle

From: [Lisa Sherry](#)
To: [Quincy Farm](#)
Subject: CHV Open Space
Date: Monday, August 30, 2021 7:45:02 AM

We are writing this email to support Katy Brown's motion for CHV to continue ownership of the Quincy Farm. We believe Cat Anderson intended Public ownership to preserve open space. Thank you for your consideration.

Respectfully,
Lisa & Peter Sherry
Elsherry@msn.com
303-478-7980

From: [Bill Rapson](#)
To: [Quincy Farm](#)
Cc: [Kerry Goudy](#); [Jeff Welborn](#)
Subject: Quincy Farms
Date: Monday, August 30, 2021 7:48:59 AM

Council members. My wife and I have lived here for over 35 years. I have sat on the Board of Adjustment Appeals for several terms. We are adamantly opposed to the City's forfeiting the precious Quincy Farms gift made to the City. Let me know if we can contribute in any way towards making this a viable project for the City. Bill rapson 303-335-5029

Sent from my iPhone

From: [Kathryn Ryan](#)
To: [Quincy Farm](#)
Cc: [Afshin Safavi](#)
Subject: Quincy Farm Proposal
Date: Monday, August 30, 2021 8:08:12 AM

Dear City Council of Cherry Hills Village,

I am writing in support of Katy Brown's recommended motion to modify the process for the Quincy Farm Management and Program RFP by deleting language that gives away a gift that was made with generosity and love for her community by Cat Anderson and replacing it with a statement that CHV will not contemplate transferring title.

Open space is prized in our community. The pandemic has only heightened usage and appreciation for our beautiful outdoor spaces.

Quincy Farms is the best kind of open space; part natural, part cultivated or landscaped, a historic farm, surrounding the wonderful Highline Canal which provides access by bike and foot. It's centrally located in the village, it's diverse enough to host whatever environmental or educational program is allowed by the conservation easement. Also, current programming at Quincy Farm has proven to be successfully managed by the Cherry Hills Land Preserve.

I don't understand why City Council is even contemplating this - especially knowing that any new parks acquisition would be expensive and fragmented.

Thank you for your consideration,

Kathryn Ryan

From: [Phillip Seawalt](#)
To: [Quincy Farm](#)
Subject: Quincy farm proposals
Date: Monday, August 30, 2021 8:19:59 AM

I have been a resident in the village for 23 years and would oppose the transfer of title on Quincy farm. I support the efforts of the Cherry Hills Land Preserve and think their plan is the best possible path for the Village to follow. It is a Win Win for everyone.

Sincerely,
Phillip Seawalt
4751 S. University

From: [Jennifer B](#)
To: [Quincy Farm](#)
Subject: Support for Katy Brown's proposal to keep Quincy Farms
Date: Monday, August 30, 2021 10:39:26 AM

August 30, 2021

Dear Members of Cherry Hills Land Preserve, Quincy Farm, and CHV City Council,

I am writing to support, **STRONGLY**, Katy Brown's proposal in support of the City of Cherry Hills Village keeping Quincy Farm. Cat Anderson generously donated her valuable and historical land to the village. To do anything other than honor her wishes is unthinkable, and in my mind, unethical.

I grew up in the village, and enjoyed riding horses through the fields (owned by the Shafroth family at the time), and on the canal when open space was not an issue. Growth and change is natural, and to preserve what little open space we have is very important for future generations.

Thank you for your consideration.

Jennifer Murray Bess
5 Tamarac Lane

From: [ericjamrich](#)
To: [Laura Gillespie](#); [Russell Stewart](#); [Katy Brown](#); [Randy Weil](#); [Afshin Safavi](#); [Al Blum](#); [Mike Gallagher](#); [Dan Sheldon](#)
Subject: Quincy Farm
Date: Monday, August 30, 2021 12:54:09 PM

Dear City Council of Cherry Hills Village,

As a resident of the Village, I have been following the events regarding Quincy Farm.

The Council's request for proposals and the subsequently tendered proposals have of course caused some debate. Many of us feel that as part of the open nature of the request, there was an understanding that the different proposals would be heard and considered regardless of council members pre-existing prejudices regarding these. In Council there was a discussion of the need for education and understanding of the nature of the conservation easement attached to the property, the true costs of maintenance, the Villages' financial ability to bear these costs and the desire of the residents to assume these costs. The presentation was to provide the opportunity for the needed discussion and education.

I believe that the community is best served by an open and informed discussion of these matters. Whether any of the proposals are accepted, the opportunity should be taken to discuss the issues, financial and otherwise, because only in this way can an informed decision be made.

Please do not restrict the presentation of any of the proposals before the Village. Restricting the RFP after the fact in this way is not in the interest of the Village or Quincy farm.

Sincerely,

Eric Jamrich
8 Blackmer Rd.
Cherry Hills Village

From: [Chuck Bess](#)
To: [Quincy Farm](#)
Cc: [Afshin Safavi](#); [Mike Gallagher](#)
Subject: Quincy Farm
Date: Monday, August 30, 2021 1:16:46 PM

Dear Members of Cherry Hills Land Preserve, Mayor Stewart, Mayor Pro Tem Brown, and CHV City Council,

I am writing in further support of Katy Brown's proposal to modify the RFP process for Quincy Farm to eliminate the possibility of any transfer of title of the Quincy Farm property back into private ownership. I am a very strong supporter of the goal of retaining public ownership of that special and unique property. Cat Anderson generously donated her valuable and historical land to Cherry Hills Village because she knew that the pastoral nature of our community was in jeopardy, and she chose to preserve her legacy and the beauty of her property for the benefit of the Village as a whole for generations to come. I am shocked to learn that the City Council would even consider giving away over ¼ of the open space in the Village to a private party. To do anything other than maintaining public ownership of Quincy Farm and making that resource available to the citizens of the Village is unthinkable and would be a breach of the public trust and your roles as guardians of that trust.

My wife and I grew up in the Village and I can clearly remember riding our horses together along the Highline Canal, bridle paths, and open fields in the Village. Open space and maintaining large parcels of land for the benefit of the public was not an issue then, but times have clearly changed and that open space that was once taken for granted is now a rare treasure that must be preserved and protected. We are blessed to now live in the Village where we grew up. Growth and change is natural, but with that change comes the obligation of our public representatives to preserve what little open space we have left for the benefit of Village residents and future generations. The Quincy Farm property is clearly irreplaceable – please do whatever you can to maintain its status as one of the few parcels of public open space in our Village.

Thank you for your consideration.

Chuck Bess
5 Tamarac Lane

Charles W. Bess, Esq.
Phone: 303-741-1516
Cell: 303-883-5680
Email: chuckwbess@gmail.com

From: [Arthur McDermott](#)
To: [Quincy Farm](#)
Subject: Quincy Farm
Date: Monday, August 30, 2021 3:25:01 PM

Ladies and Gentlemen of the Council ,

It has come to my attention that the Council is considering returning the property known as "Quincy Farm " to the family of the owner who donated the property to Cherry Hills Village for public open space .

This would be a violation of the trust placed on our city government to preserve this land as public open space .

I know this land because our daughter was a member of Cat Anderson's Pony Club .

Providing a long term lease to CHLP for maintenance , preservation and to continue the many wonderful nature and environmental programs CHLP creates, would remove a financial burden from the Village .

This is the best solution . Returning the Farm to the private family goes against the wishes of the donor. Also , the family has already received significant tax advantages due to the donation .

I will be happy to discuss this further .

Sincerely ,

Arthur McDermott

4500 S. Downing Street

Arthur McDermott | McDermott Properties LLC

7200 S. Alton Way, Suite A-310, Centennial, CO 80112

(303)773-1551 | (303)773-1747 fax | (303)596-6141 cell

arthur@mcdermottproperties.com



From: [Margaret McDermott](#)
To: [Laura Gillespie](#)
Subject: Quincy Farm
Date: Monday, August 30, 2021 3:46:40 PM

Hello,

Thank you for forwarding my message to the City Council Members. Unfortunately, the Quincy Farm email address is still not working for me!

To the members of the Cherry Hills Village City Council:

I am in full support of retaining Quincy Farm and it's beautiful amenities as public space for those in our community. Cat Anderson's generous gift of public land should be honored.

CHLP focuses on preserving natural landscapes and offering nature and conservation programs. CHLP is proposing to manage and operate the property under a lease with the city.

Please vote to save Quincy Farm.

Margaret McDermott

303-349-5969

4500 S. Downing St.

Englewood, CO 80113

margaret@mcdermottproperties.com

ALEX BROWN
4285 S. FOREST CT.
CHERRY HILLS VILLAGE

February 1, 2021

Dear Members of City Council-

Recently the City Council has been discussing potential operating and ownership changes with respect to Quincy Farm. This could result in a substantial change or a total loss of City control and influence over this unique open space asset. I am unaware of any groundswell of public sentiment that could be identified as the motivation for this action by City Council.

I am writing to ask that the Council terminate the current RFP process and take several steps back. If Quincy Farm is an issue requiring fixes or restructuring, it should only occur after a larger public process has been undertaken. Cat Anderson had many choices when deciding how she wanted to deal with her property. She followed a deliberative and thoughtful process that resulted in two major decisions- placing a conservation easement on her land and deeding the property to the City. The conservation easement did not require land ownership by the City, but she saw it as the best option and the City agreed. To change this arrangement is a major step and should not be taken lightly.

First, the City is on the cusp of updating its Master Plan. The addition of Quincy Farm is a significant change since the date of the current Master Plan. The public should be given a chance to provide input on any changes just as the public provided input for City facilities in the last plan update. While most City business is entrusted to the individuals on Council, this issue requires much broader public review before a course of action is established.

Second, acquiring open space for the City has been a challenging task. During my eight years on City Council, adding open space was never not a priority, but it was an elusive goal on the best of days. While most residents prioritize open space, many do not feel they are in a position to sell or donate land for this purpose. Here we might walk away via conveyance from an asset that would cost \$15 million or more to replace and apparently without receiving any financial consideration for doing so.

Third, this potential action seems to go against Goals 6 and 7 of the Strategic Plan as presented in the GFOA version of the 2020 budget. These goals speak to development and enhancement of open space and trails, not their diminishment. The "holding" cost for Quincy Farm appears to be \$35,000 as shown in the 2021 budget. It would be interesting to know the comparable holding cost comparison for assets such as Three Pond Park, Meade Park and Woodie Hollow.

Fourth, in 2012 the public approved a City Charter amendment sponsored by then Councilmember Russell Stewart. The amendment established a new requirement that before any land designated by ordinance as a "park" can be sold or conveyed, such an action must be approved by the electorate. I would ask that Quincy Farm be given official designation as a City park. This would be in keeping with the change to the City Charter sponsored by now Mayor Stewart. The Mayor's stated goal was to prevent a Council from selling or disposing of open space without voter approval. Sounds applicable in the present instance. Certainly if the people were given a chance to vote on designation of Quincy Farm as a "park", it would pass.

Fifth, such a dramatic action as gifting Quincy Farm to another party should not occur unless it is demonstrably supported by the public. Simply stated, the public's attitude towards open space in all community surveys is- the more the better. This means public support is known to exist when considering an open space purchase. The reverse of this action, transferring open space to another party, is a far different matter. Such an action should only be taken after the public has voiced its opinion on a specific plan and documents. In the current COVID-19 environment, public meetings are not possible. This is the type of forum where citizens could ask questions about any Council plan and voice an opinion. It's wrong for the Council to pursue this while public meeting restrictions are in place.

I want to be clear that changes in the management and operation of Quincy Farm are not the issue. Instead, it is the potential that the City would lose control to include the ability to manage public access by gifting Quincy Farm to a private party. I don't think it's enough to say that that party would be open to City input. Indeed, that party is welcome to provide input, and resources, to the City today.

Quincy Farm is an asset that presents challenges along with open space opportunities. I fail to see how any of the challenges are resolved by transferring ownership. On the other hand, it's easy to see how open space opportunities will be lost.

Thank you for considering my comments.

Alex Brown

From: [henri.acosta](#)
To: [Laura Gillespie](#); [Russell Stewart](#); [Katy Brown](#)
Subject: Quincy Farm
Date: Monday, August 30, 2021 3:57:10 PM

August 30, 2021

Dear City Council of Cherry Hills Village,

As a member of the Village, I have been following the events regarding Quincy Farm.

The Council's request for proposals and the subsequently tendered proposals have of course caused some debate. Many of us feel that as part of the open nature of the request, there was an understanding that the different proposals would be heard and considered regardless of council members pre-existing prejudices regarding these. In Council there was a discussion of the need for education and understanding of the nature of the conservation easement attached to the property, the true costs of maintenance, the Villages' financial ability to bear these costs and the desire of the residents to assume these costs. The presentation was to provide the opportunity for the needed discussion and education.

I believe that the community is best served by an open and informed discussion of these matters. Whether any of the proposals are accepted, the opportunity should be taken to discuss the issues, financial and otherwise, because only in this way can an informed decision be made.

Please do not restrict the presentation of any of the proposals before the Village. Restricting the RFP after the fact in this way is not in the interest of the Village or Quincy farm.

Sincerely,

Henri Acosta

1425 E Jefferson ave

Cherry hills village CO 80113

Sent from my iPhone

Judith Judd
3 Cantitoe Lane
Cherry Hills Village
CO 80113
judithjudd@msn.com
303-807-2806

August 29, 2021, 2021

DELIVERED ELECTRONICALLY

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

Re: Quincy Farm

quincymfarm@cherryhillsvillage.com

To the Attention of:

Mayor Russell Stewart rstewart@cherryhillsvillage.com

Councilor Al Blum ablum@cherryhillsvillage.com

Councilor Katy Brown kbrown@cherryhillsvillage.com

Councilor Mike Gallagher mgallagher@cherryhillsvillage.com

Councilor Afshin Safavi asafavi@cherryhillsvillage.com

Councilor Dan Sheldon dsheldon@cherryhillsvillage.com

Councilor Randy Weil rweil@cherryhillsvillage.com

City Manager Chris Cramer

Deputy City Manager/Director of Public Works, Jay Goldie

Parks and Recreation Coordinator, Emily Black

Quincy Farm- Regarding Public Access and Permitted Uses:

Dear Mayor Stewart, Council, and Staff:

There has been much discussion of the extent to which Quincy Farm can be accessed by the community and used for public benefit. I am not here asserting that the Conservation Easement is in all respects clear and without inconsistencies. And I appreciate that many of you have spent valuable time pouring over its terms and conditions.

There is, however, a clear and consistent commitment in the Conservation Easement to "Conservation Values" as defined by the IRC Section 170. Public benefit and use is the foundation principle in Section 170 and the terms of the CE reflect this.

Below is a summary of the access and use terms of the CE offered respectfully for simple reference and whatever light may be shed on the subject. This summary clearly shows that the CE contemplates considerable public access and an expansive array of public uses. This is consistent with Cat Anderson's intent. As she says in the video "A Gift of Land" her family, the Hubers gave their estate to the county (Monmouth NJ) and this "influenced me about how you should do things."

• **Public Access:**

- The intent of the CE is for use of the property in a manner consistent with the "Conservation Values" as defined in Section 170 of the IRS Code including in part "to preserve land for outdoor recreation by or education of the general public." [Recitals para C.]

- Re. Restricted Practices: “Grantor (CHV) may permit public access to the Property on such terms and conditions as it deems appropriate, provided that such access is not inconsistent with the preservation and protection of the Conservation Values of the Property”. [Para 6 F. page 11] [By its terms this provision gives CHV the right to determine the parameters of public access as long as access is consistent with Conservation Values (including education and recreation for and by the public.)]
- **The West Area:** “The West Area shall be managed primarily as a natural area with limited public access.” [Para 4 (A) (4), page 7] [“Limited public access” is not defined. Unlimited public access is 24/7 open to the world. Limited public access is anything short of unlimited public access and is permitted within the discretion of CHV so long as it is consistent with the Conservation Values in which the concept of “outdoor recreation by or education of the general public” is imbedded.]
- **The East Area** By the express terms of the Conservation Easement, the East Area may be used for Preservation, Recreation and Agriculture Uses” [Para 4 B, page 7] to wit:
- **Preservation:**
 1. Nature Preserve
 2. Historic Preservation and Interpretation
 3. Gardens
 4. Private Meetings
 5. Public Meetings
 6. Gatherings
 7. Celebrations
 8. Classes and Education
 - 9 Photography, painting, and other artistic endeavors
 10. Such other uses that help preserve the property and instill an appreciation for the natural and human history of the vicinity. **[It should be noted that the option for additional uses is not limited to the approval of Colorado Open Lands.]**
- **Recreation:**
 - Bird **watching**
 - Hiking
 - Horseback riding
 - Cross-country skiing
 - No bicycling.
- **Agriculture:**
 - Avoid unsustainable livestock grazing.
 - Preserve soils productivity.

IV. Amendment Provisions: [Para 20, F, page 17]

- Amendments are permitted if they are consistent with the preservation and protection of Conservation Values. [Conservation Values per IRC Section 170 and IRS Reg. 1.170-14 require “regular and substantial ;public access”]Thus as one can see the CE provides an opportunity for creative and beneficial access and use for the community.

Thus as one can see, the CE provides an opportunity for creative and beneficial access and use for the community.

Sincerely yours
Judith Judd,

From: [James Johnson](#)
To: [Quincy Farm](#); [Katy Brown](#)
Cc: [Dave Johnson](#)
Subject: Future of Quincy Farm
Date: Monday, August 30, 2021 4:09:41 PM

Councilor: My wife and I are residents of Cherry Hills Village and longtime residents of this area dating back to the 1960's.

We are opposed to the Quincy Farm being given to Natalie Anderson or any other individual. If Cat Anderson had wanted her family to own the property, her will would have read accordingly. Thank you

James G. Johnson
4575 South Franklin
Cherry Hills Village, CO 80113

From: [Carol Langdoc](#)
To: [Quincy Farm](#)
Subject: Opposition to giving away Quincy Farm
Date: Monday, August 30, 2021 7:51:33 PM

To: Mayor Stewart and the Cherry Hills Village City Council

I am writing this letter to oppose the transfer of Quincy Farm to Natalie Anderson. After watching Cat Anderson's "Gift of Land" video one cannot help but to feel her passion for providing an open space for the people of Cherry Hills Village. The Village's own Master Plan states "Cherry Hills Village seeks to maintain a historically semi-rural, pastoral and open character". Quincy Farm embodies this to a T--it is historical, open and pastoral. In addition, Quincy Farm represents a quarter of the city's open space. Giving away Quincy Farm is in direct opposition of our city's own Master Plan!

I've heard rumors that the city "is broke and cannot afford" Quincy Farm. Fortunately, Cherry Hills Village's obligation to South Suburban Parks and Recreation has been retired which leaves additional money in the coffers that we did not have when Cat Anderson made her gift. If true that Cherry Hills is "broke", then it would be financially irresponsible for the city to give 17.5 acres of prime real estate away rather than sell it. While I am not a proponent of selling the property it is unconscionable to me that the city is considering giving the property away.

Finally, during Cat Anderson's lifetime she had the opportunity to gift the property to Natalie Anderson. She explicitly chose not to do this. To transfer the property to Natalie Anderson goes against everything Mrs. Anderson wished for. I strongly encourage the city to explore all options for the property other than giving the property away.

Sincerely,

Carol Langdoc, MD

From: [Tracy Ebel](#)
To: [Quincy Farm](#)
Subject: Saving Quincy Farm
Date: Monday, August 30, 2021 9:19:57 PM

To Whom This May Concern,

We are writing because we are concerned citizens of Cherry Hills Village. Recently we were made aware that the future of Quincy Farms is uncertain. We read through some of the documentation on the Cherry Hills Village website. We would like to share a few thoughts with you.

The main and most important point that was so evident is that Cat Anderson intended for the City of Cherry Hills Village to own the land. We truly hope that the city will honor the wishes of this generous woman and be her voice to ensure that this is the case for decades to come. Here were a few words taken from the Quincy Farm Management Plan that struck a chord with us...

"Catherine H. Anderson generously gifted Quincy Farm to the City of Cherry Hills Village, with the intention to share her unique and beautiful property with the community. She granted a Conservation Easement on the 17.5-acre farm to Colorado Open Lands, to ensure the continued preservation of its natural landscape. Cat passed away on June 2, 2016, and Quincy Farm transferred to the City."

"Quincy Farm was listed in the National Register of Historic Places in April 2007. The farm is designated as a district, historically significant for both agriculture and architecture. The majority of the structures, as well as other elements of the farm complex, are considered historically important. It is one of the last farms in the area that has retained its integrity, maintaining its collection of agricultural buildings and pastures dating from the 1930's."

"Cherry Hills Village, working with Colorado Open Lands, is eager to achieve Catherine Anderson's vision to preserve Quincy Farm in perpetuity and promote uses for the property that instill appreciation and respect for the nature and human history of the area."

We are opposed to the city giving the property away and are sad to learn this may be a possibility. If Cat Anderson wanted someone or group to inherit the property, it would have been stated in her wishes. She wanted all of us in the Village to have it. She wanted it to be our farm. She wanted it be preserved. She wanted us to share it with our children, grandchildren, neighbors and community.

I realize this can be a financial commitment as well. I am aware that the city is concerned. The City of Cherry Hills owns the property at 90 Meade Lane. That property has sat empty for years now. It is flanked by residential homes. A lot in that location and acreage would warrant well over 2 million on the open market. The sale of this lot would support the initial remediations, cleanup and support for Quincy Farms. Fundraisers, Education Classes, Events, Donations etc can all add to the fund to keep our farm alive.

The Quincy Farm is a centerpiece to our village. It is priceless land. It has generously

been given to us. We should all be committed to preserving it and to the village maintaining ownership. We can do this! We can all make the farm what Cat intended. It is our duty to honor her wishes!

Thank you for your time and commitment to serving our community.

Kindly,

Blake and Tracy Ebel

From: [Lisa Kewish](#)
To: [Quincy Farm](#)
Cc: [Dean Kewish](#); galla51@msn.com
Subject: Support of Katy Brown motion
Date: Monday, August 30, 2021 9:39:28 PM

We support Katy Brown's motion and Cat Anderson's intent to keep Quincy Farm under Cherry Hills Village control.

Thank you,
Lisa & Dean Kewish
4121 S. Birch Street

Sent from my iPhone