

Welborn

Cherry Hills Village CO 80121
303-884-8325



September 21, 2021

Mayor and City Council
Cherry Hills Village
2450 E. Quincy Ave
Cherry Hills Village CO 80113

Dear Mayor and City Council Members,

We support transfer of ownership of the Quincy Farm residual estate (**Quincy Farm Residual**) to the Anderson family on the terms proposed by the Anderson family.

Our reasons are these:

1. The primary issue in this debate does not concern open-space or public benefit from open-space.
2. Instead, the primary issue is money – the source of the money needed to defray the significant cost of maintaining this property as required to keep it (i) usable and (ii) in compliance with the terms of the conservation easement (**CE**) that burdens ownership of the Quincy Farm Residual in perpetuity.
3. Retaining ownership of the Quincy Farm Residual is not necessary to maintain its open space status.
 - a. Regardless of who owns the Quincy Farm Residual, the terms of the CE will remain the same – those terms will not change and they guarantee that these lands shall remain open, undeveloped, with limited (supervised) public access, in perpetuity.
 - b. That open-space guarantee is bolstered by the limitations of CHV's O zoning category – the zoning category where these lands are located.
4. The point is that if the Quincy Farm Residual remains in CHV ownership, then it will be CHV funds that must be used to defray present and future land/building holding and maintenance costs.
5. Ownership of a residual estate in land that, like this 17 acres, has on it old structures that must be repaired and maintained and that is burdened by a restrictive conservation easement, such as the CE here, is much more ownership of a liability than ownership of an asset.

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- a. The mandatory management plan for such a residual estate is and always will be financially burdensome, especially when the required maintenance of older, inefficient and deteriorating structures is taken into account.
 - b. CHV has already felt part of the impact of this financial burden by having to re-roof one of the structures on this property.
6. Ownership of the Quincy Farms Residual by CHV will mean that significant public CHV funds must be dedicated to that single purpose. The funds so dedicated will not be available for other (existing and potential) CHV amenities that would offer benefit to a broader spectrum of the CHV community – existing park and trail maintenance; new trails; new public recreation areas; and new, less restricted, open space lands (opportunities for such still do exist in CHV).
 7. The Quincy Farm Residual is not worth the significant dedication of public time and resources that it will require. The property, because of the restrictions of the CE, can never offer accessible public lands/park benefits that public lands should offer: venue for public and private gatherings, recreation facilities, bicycling, to name a few.
 8. The suggestion that CHV and/or local private organizations will be able to raise private funds to defray the substantial costs associated with the Quincy Farm Residual is hopeful, but without basis. CHV and local organizations associated with the City have never demonstrated a fund-raising track record at the very large scale required to endow this property.

The gift that the Anderson Family would give the City by offering to assume the liabilities associated with the Quincy Farm Residual ownership should be thankfully accepted.

Thank you for your consideration of this letter. Thank you also for your ongoing dedication of volunteer personal time and effort to the benefit of our community.

Martha & Jeff Welborn

From: [Mike & Nancy Moskal](#)
To: [Quincy Farm](#)
Subject: Quincy Farm
Date: Wednesday, September 29, 2021 6:38:18 PM

I so strongly want to keep Quincy Farm under the ownership of CHV. I'm so disappointed with the tree cutting on properties and how it's lawful to cut down a 100 year old Pine tree or 100 year old Cottonwood and losing control of Quincy Farm would be another crime. Cat Anderson wanted it preserved! The activities that have been offered out there sound so fabulous and I will certainly partake eventually. Please respect Cat's wishes and let us not lose control of this fabulous property! In regards to money needed for upkeep of the property, this community would for sure help and participate in fund raising. Can't imagine that being a problem.

Thanks!
Mike and Nancy Moskal

Sent from my iPhone