

## Gibson, Dylan - CM

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**From:** Timms, Steve - CD  
**Sent:** Monday, July 20, 2020 1:58 PM  
**To:** 'Kelly Moore'  
**Cc:** Gibson, Dylan - CM  
**Subject:** RE: City Council Tonight

I have cc'd this with our city clerk to see if this can be added to the packet for this evening for Stadium Auto Parts

**From:** Kelly Moore <kellyannehyzy@gmail.com>  
**Sent:** Monday, July 20, 2020 1:47 PM  
**To:** Timms, Steve - CD <stimms@c3gov.com>  
**Subject:** Re: City Council Tonight

We were not able to get Tim McManus, the other neighbor who spoke at the planning meeting, to commit to speaking tonight because his wife is ill. In lieu of speaking, we are hoping City Council can read the following response from him? Or maybe you or Brayan can read the email?

Let me know your thoughts.

Best Regards,  
Kelly

On Fri, Jul 17, 2020 at 6:32 PM [tim@mcmanusindustrial.com](mailto:tim@mcmanusindustrial.com) <[tim@mcmanusindustrial.com](mailto:tim@mcmanusindustrial.com)> wrote:

Norm, as you well know I am a caregiver for my wife in her declining health so the time I can allot to the upcoming hearing will be limited. I was able to testify at the last one but thought I should put my thoughts down in writing if I am not able to stand by.

I am Timothy J. McManus, a 50 year Industrial Broker in the State of Colorado and a substantial owner of property in and around your proposed 26 acre redevelopment site on 96<sup>th</sup> Ave near Havana. I have served as President of the Society of Industrial and Office Real Estate on three occasions, served four terms on Greenwood Village City Council and a term on Parks and Trails. Among my holdings is a 31.2 Acre I-2 parcel of ground bordering on the east side of Havana with the Obrien Canal also known as FRICO and it is currently under contract to Scannell Properties with a three building speculative development totaling about 375,000 SF or so. Scannell is applying for a zoning upgrade with Commerce City at this time.

When I first heard about a "Salvage Yard" being proposed across from my parcel I attended the first presentation by Stadium Auto Parts with the intention to object as it would most likely impact the value of my property that I have owned since 1979. I saw Mr. Wrights presentation and as a Classic Car Collector of some 55 years I was impressed with the state of the art attention and planning that goes into this necessary industry. Complete control with draining all fluids, (which he reuses), physical deconstruction of every resalable part, computerized storage techniques, and a national internet connection that gets those parts available across the country. The resulting scrap is recycled toward future steel uses.

More important to me I walked the site. From 102<sup>nd</sup> where the Canal is bridged across Havana, the parcel meanders all the way down to 96<sup>th</sup> Ave. The borders are the high banks of the canal with BN banks on the other side which make it impossible to view from Havana. It will not impact my site. It is brilliant! Commerce City will financially benefit from this high tech operation for years to come and you will never see past the attractive 38,000SF building they have designed for this very unique industry.

PLEASE RECORD ME AS AN ADJACENT LAND OWNER AS BEING IN FAVOR OF THE DEVELOPMENT AS PLANNED.

Timothy J. McManus

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