

TO: THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO

PETITION FOR APPOINTMENT OF NEW BOARD MEMBERS

IN RE THE ORGANIZATION OF THE ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT, CITY OF LITTLETON, COLORADO

COMES NOW, the Aspen Grove Business Improvement District ("BID"), by and through its undersigned attorney and pursuant to Section 31-25-1209(1)(b), C.R.S., hereby petitions the Littleton City Council ("City Council") to appoint five new members to the BID's Board of Directors.

AS GROUNDS THEREFORE, Petitioner states as follows:

1. The BID was established by the City of Littleton, Colorado, Ordinance No. 24, Series 2000, as finally passed on August 15, 2002 for the purpose of financing the public infrastructure needed to serve the Aspen Grove Lifestyle Center located at 7495 South Santa Fe Drive, Littleton, Colorado ("Lifestyle Center").

2. The BID is governed by a five-member Board of Directors ("Board") that is appointed by the City Council. To serve on the Board a person must be an elector of the BID as that term is defined in Section 31-25-1203(4)(a), C.R.S.

3. Pursuant to Section 31-25-1203 (4)(a) C.R.S., an elector is a natural person who is a citizen of the United States and a resident of the State of Colorado, who is 18 years of age or older and who:

- I Makes his primary dwelling in the BID; or
- II Owns taxable, real or personal property within the boundaries of the BID; or
- III Is the holder of a leasehold interest in taxable real or personal property within the boundaries of the BID; or
- IV Is a natural person designated by an owner or lessee of taxable real or personal property within the boundaries of the BID that is not a natural person, to vote for such owner or lessee in BID elections.

4. On or about October 16, 2016, Aspen Grove GRF2, LLC, a Delaware Limited Liability Company ("GRF2") purchased from DDR Aspen Grove Lifestyle Center Properties LLC, a Delaware Limited Liability Company ("DDR"), the Lifestyle Center.

5. In connection with sale of the Lifestyle Center by DDR to GRF2, all five seats on the Board of the BID became vacant because the then sitting Board members ceased to be electors of the BID.

6. Pursuant to Section 31-25-1209(1)(b) C.R.S., when a vacancy occurs on the Board, the vacancy is to be filled by the City Council.

7. Accordingly, the BID requests that the City Council appoint the following five individuals to the BID's Board of Directors: Natalie Vessey, Toni Serra, Rachelle Garcia, Shari Johnson, and Tina Giorretta.

8. Natalie Vessey is a Colorado native. She was born in Littleton and raised in Morrison, Colorado. Natalie currently serves as the manager of the Aspen Grove Lifestyle Center. She is an elector of the BID because she has been designated by Gerrity Retail Management, LLC, the lessee of taxable real property located within the BID to vote for Gerrity Retail Management, LLC in BID elections. Her address and telephone number are as follows:

7301 S. Santa Fe Drive
Littleton, CO 80120
(303) 794-0640

9. Toni Serra is a Colorado native who was born in Denver and raised in Aurora, Colorado. She has resided in Parker, Colorado for the past 29 years. She is an elector of the BID because she has been designated by GRF2 the owner of the Lifestyle Center, which is taxable real property located within the BID, to vote for GRF2 in BID elections. Her address and telephone number are as follows:

9033 E. Easter Place, Suite 112
Centennial, CO 80122
(720) 937-6584

10. Rachelle Garcia has resided in Parker, Colorado since 2016. She is an elector of the BID because she is the lessee of taxable real property located within the BID's boundaries. Her address and telephone number are as follows:

17035 Carlson Drive, Apt 1416
Parker, CO 80134
(951) 239-5109

11. Shari Johnson has been a resident of Littleton, Colorado for 12 years. She currently serves as the administrative assistant to the general manager for the Lifestyle Center. She is an elector of the BID because she is the lessee of taxable real property located within the BIDS boundaries. Her address and telephone number are as follows:

7301 S. Santa Fe Drive
Littleton, CO 80120
(303) 794-0640

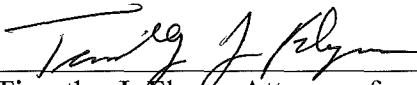
12. Tina Giorretta has resided in Morrison, Colorado since 2011. She was born and raised in San Diego, California and has been a hairstylist for 39 years. She is an elector of the BID because she is the lessee of taxable real property located within the BID's boundaries. Her address and telephone number are as follows:

7301 S. Santa Fe Drive
Littleton, CO 80120
(858) 207-7038

13. Each of the above individuals is a citizen of the United States, a resident of the State of Colorado, is 18 years of age or older and is an elector of the BID as that term is defined in Section 31-25-1209 (1)(b) C.R.S.

WHEREFORE, Petitioner respectfully requests that the City Council hear this Petition at a duly called public meeting and that an appropriate resolution or motion appointing the above-named individuals to the BID's Board of Directors be duly adopted by City Council.

Respectfully submitted this 11th day of July, 2017.



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