

Loveland Shelter Funds : OSINT Dossier

Full Findings, Visual Argument, and Source Gallery for Ord 6806 / 6807 / R-10-2026 — Public Edition

Loveland Vault Project — lovelandvault.com

May 2026

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Loveland Shelter Funds

OSINT Dossier — Public Edition

*The \$2.85 million shelter that wasn't,
and the \$125 million tax rebate that was.*

Subject: Ordinance 6806, Ordinance 6807, Resolution R-10-2026
Jurisdiction: City of Loveland, Larimer County, Colorado
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This dossier reconstructs the City of Loveland’s 6 January 2026 ordinance package (Ord 6806, Ord 6807) and the 17 February 2026 Costco / Centerra Business Assistance Agreement (R-10-2026) from public records only. Every numeric claim, vote tally, ordinance text, entity ID, EIN, and named individual carries an inline footnote pointing to its primary source; direct quotations are footnoted at the closing quotation mark. The References list at the back of the document gives the full APA-style citation for every source, and the Primary Records Verification Index maps each claim category to a single canonical URL so the reader can verify any fact in one lookup. Source meetings : 2025-10-02 (Cablecast #628), 2025-10-21 (#635), 2026-01-06 (#656), 2026-02-03 (#669), 2026-03-24 (#686).

Public release at <https://lovelandvault.com>.

240+ primary-source artifacts. 21 source-document images. **13 diagrams + 11 video-frame screenshots**, each pinned to a cited Cablecast timecode. 320+ reference entries; 180+ live URLs.

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Executive summary

On 6 January 2026 Loveland City Council passed (6 to 3) a two-ordinance package framed in public as a single deal but voted as severable items.¹ **Ord 6806** removed the long-standing requirement that the city offer shelter and store an encampment dweller's property for sixty days before clearance.² **Ord 6807** conditionally appropriated **\$2,850,000** to buy a 14,130-sq-ft warehouse at **599 W 71st St** as a future shelter, but only if a qualifying non-profit signed an operating letter.³

The funding was structured 96.6 percent from restricted Capital Expansion Fees (Fund 268, \$2,754,011) and 3.4 percent from the General Fund (\$95,989).⁴ The General Fund had been opened in the 21 October 2025 budget cycle for **four new Police Department positions** — detective, lieutenant, patrol, and a fourth role described by the City portal as *Compliance* and later corrected by the Reporter-Herald to *marijuana, alcohol, and tobacco enforcement specialist* (the City's published OpenGov line item resolves both descriptors as "**Sworn Alcohol, Tobacco, and Marijuana Compliance Officer**").⁵⁶⁷⁸ The Loveland Police Department FY 2026 total is **\$37,703,409 across all funds / \$36,384,943 General Fund only** (the largest single City expense), and explicitly *includes* the four new positions per both the Reporter-Herald's 6 October 2025 budget preview and the City's OpenGov budget book.⁹¹⁰ General Fund revenues are projected at **\$127.9 million** (up 3.7 percent) and expenses

¹City of Loveland. (2026, January 6). *Council agenda packet, regular meeting* [CivicWeb doc 500641; 35.3 MB; Ord 6807 supplemental appropriation \$2,850,000; first reading 6-3]. Loveland City Council. <https://cilovelandco.civicweb.net/document/500641> [archived/canonical: local snapshots/a45ad09bd027/page.html]

²City of Loveland. (2026). *Ordinance 6806 — encampment civil abatement, removal of 60-day shelter-and-storage requirement* [As enacted on second reading 3 February 2026]. Loveland Municipal Code Chapter 7.39 / 9.47. CivicWeb voting record <https://cilovelandco.civicweb.net/document/502505> [archived/canonical: local snapshots/93f340363461/page.html]; ordinance text within agenda packet <https://cilovelandco.civicweb.net/document/500641> [archived/canonical: local snapshots/a45ad09bd027/page.html].

³City of Loveland. (2026, January 6). *Council agenda packet, regular meeting* [CivicWeb doc 500641; 35.3 MB; Ord 6807 supplemental appropriation \$2,850,000; first reading 6-3]. Loveland City Council. <https://cilovelandco.civicweb.net/document/500641> [archived/canonical: local snapshots/a45ad09bd027/page.html]

⁴City of Loveland. (2026, January 6). *Ord 6807 supplemental appropriation, fund-source breakdown* [\$2,754,011 from Fund 268 / \$95,989 from General Fund]. Within CivicWeb doc 500641 <https://cilovelandco.civicweb.net/document/500641> [archived/canonical: local snapshots/a45ad09bd027/page.html]; Capital Expansion Fee policy at CivicWeb doc 147429 <https://cilovelandco.civicweb.net/document/147429> [archived/canonical: local snapshots/b1ca5f30c4f4/page.html].

⁵City of Loveland Finance. (2025, October 21). *FY 2026 adopted budget — General Fund and Police Department staffing*. <https://www.cityofloveland.org/city-government/finance/budget> [archived/canonical: local snapshots/9ad4807e0368/page.html]

⁶Loveland Reporter-Herald. (2025, October 6). *Loveland 2026 budget: stable services, lean capital spending* [General Fund revenue \$127.9M up 3.7%; expense \$134.4M up 0.5%; Police Department \$36.4M and city's largest expense including four new full-time positions — detective, lieutenant, patrol officer, and a specialist focused on marijuana, alcohol and tobacco enforcement; LFRA \$19.3M; Parks & Rec \$14.2M; capital projects \$4.5M; Utilities \$238.5M with 7.7 new FTEs]. <https://www.reporterherald.com/2025/10/06/loveland-city-council-to-weigh-2026-budget-with-no-service-cuts-tight-capital/> [archived/canonical: <https://web.archive.org/web/20251208015726/https://www.reporterherald.com/2025/10/06/loveland-city-council-to-weigh-2026-budget-with-no-service-cuts-tight-capital/>]

⁷City of Loveland. (2025, October). *Take a look at your 2026 City of Loveland budget* [Official municipal LetsTalk public engagement portal; original City framing of the four PD positions as "detective, lieutenant, patrol, and compliance"; Thompson "stability doesn't mean we can provide every service" quote; Waldes "stable doesn't mean solved" quote]. <https://letstalk.cityofloveland.org/2026-budget>

⁸City of Loveland. (2025, November 29). *FY 2026 Budget Book — Police Department (POL)* [OpenGov stories portal; Department Summary with 2024 Actual / 2025 Adopted / 2025 Revised / 2026 Adopted; expenses by fund & division — Administration 201, Operations 202, Criminal Investigations 209, Support 210; total expenses \$37,703,409 across all funds, \$36,384,943 General Fund; "Funded Decision Packages" \$1,326,274 itemised as 1.0 FTE Sworn Alcohol-Tobacco-Marijuana Compliance Officer \$274,336, 1.0 FTE Sworn Detective \$274,336, 1.0 FTE Sworn Patrol Lieutenant \$350,623, 1.0 FTE Sworn Patrol Officer \$287,979, Additional Flock Cameras \$50,000, Traffic Enforcement Barriers \$89,000; Equipment Replacement \$293,721 incl. \$120,000 annual ammunition, \$96,750 bola wraps and launchers, \$47,000 ICAC unit forensic computers, \$8,188 lasers/tasers, \$7,300 mirrorless cameras (forensics), \$6,000 polygraph machine, \$5,483 dispatch chairs, \$3,000 canine ballistic vests; Capital \$300,000 = \$50,000 Armory Upgrade + \$250,000 Northern Colorado Real Time Information Center (NCRITC); Remaining Changes -\$816,250 (NoCo Humane Society moved to a different department). Data Updated Nov 29, 2025, 5:37 AM]. <https://stories.opengov.com/lovelandco/4e77450f-7ee2-48d4-b3d3-663c0b30a2f6/published/nxds0RU9v?currentPageId=68af3dda2bcee309dfe2ed72> [archived/canonical: local snapshots/0cce7bc888ea/page.html]

⁹Loveland Reporter-Herald. (2025, October 6). *Loveland 2026 budget: stable services, lean capital spending* [General Fund revenue \$127.9M up 3.7%; expense \$134.4M up 0.5%; Police Department \$36.4M and city's largest expense including four new full-time positions — detective, lieutenant, patrol officer, and a specialist focused on marijuana, alcohol and tobacco enforcement; LFRA \$19.3M; Parks & Rec \$14.2M; capital projects \$4.5M; Utilities \$238.5M with 7.7 new FTEs]. <https://www.reporterherald.com/2025/10/06/loveland-city-council-to-weigh-2026-budget-with-no-service-cuts-tight-capital/> [archived/canonical: <https://web.archive.org/web/20251208015726/https://www.reporterherald.com/2025/10/06/loveland-city-council-to-weigh-2026-budget-with-no-service-cuts-tight-capital/>]

¹⁰City of Loveland. (2025, November 29). *FY 2026 Budget Book — Police Department (POL)* [OpenGov stories portal; Department Summary with 2024 Actual / 2025 Adopted / 2025 Revised / 2026 Adopted; expenses by fund & division — Administration 201, Operations 202, Criminal Investigations 209, Support 210; total expenses \$37,703,409 across all funds, \$36,384,943 General Fund; "Funded Decision Packages" \$1,326,274 itemised as 1.0 FTE Sworn Alcohol-Tobacco-Marijuana Compliance Officer \$274,336, 1.0 FTE Sworn Detective \$274,336, 1.0 FTE Sworn Patrol Lieutenant \$350,623, 1.0 FTE Sworn Patrol Officer \$287,979, Additional Flock Cameras \$50,000, Traffic Enforcement Barriers \$89,000; Equipment Replacement \$293,721 incl. \$120,000 annual ammunition, \$96,750 bola wraps and launchers, \$47,000 ICAC unit forensic computers, \$8,188 lasers/tasers, \$7,300 mirrorless cameras (forensics), \$6,000 polygraph machine, \$5,483 dispatch chairs, \$3,000 canine ballistic vests; Capital \$300,000 = \$50,000 Armory Upgrade + \$250,000 Northern Colorado Real Time Information Center (NCRITC); Remaining Changes -\$816,250 (NoCo Humane Society moved to a different department). Data Updated Nov 29, 2025, 5:37 AM]. <https://stories.opengov.com/lovelandco/4e77450f-7ee2-48d4-b3d3-663c0b30a2f6/published/nxds0RU9v?currentPageId=68af3dda2bcee309dfe2ed72> [archived/canonical: local snapshots/0cce7bc888ea/page.html]

at **\$134.4 million** (up 0.5 percent), with capital projects cut to **\$4.5 million** — down from \$12 million two years earlier.¹¹¹² CFO Brian Waldes described the posture as : “Stable doesn’t mean solved. We’re borrowing from our future by shortening our capital improvement program to meet today’s needs.”¹³ OpenGov publishes the FY 2026 “Funded Decision Packages” as **\$1,326,274 total**, of which **\$1,187,274** is the four new sworn FTEs (Patrol Lieutenant \$350,623; Patrol Officer \$287,979; Detective \$274,336; MAT-Compliance Officer \$274,336), with the remainder \$50,000 for additional Flock ALPR cameras and \$89,000 for traffic-enforcement barriers — drawn entirely from the General Fund.¹⁴

The seller of 599 W 71st St, **IA Franklin LLC**, is a single-asset Wisconsin shell of **Investors Associated LLP** (Hartland WI; ~250 partners; ~\$485 M AUM; 50+ properties across 7 states).¹⁵¹⁶ IA Franklin acquired the building from **SPK Enterprises LLC** (Allen Schultz as Manager; J. Joshua Kopelman as 2001 Member) for a recorded \$2,025,000 on **28 December 2021**.¹⁷ The city’s January 2026 offer of \$2,850,000 was **\$450,100 (18.8 percent) above the Larimer Assessor’s 2025 actual market value of \$2,399,900** — the assessor-anchored premium that does not depend on a contestable arm’s-length assumption about SPK¹⁸; the recorded sale-price differential over the 2021 SPK basis is approximately +40 percent over four years.¹⁹ SPK Enterprises voluntarily dissolved 14 months after the 2021 sale.²⁰

The only qualifying RFP respondent, **Bridge House** (EIN 84-1440292, Boulder, 1998 ruling), had publicly reported on its most recent filed Form 990 a **\$842,376 net loss in tax year 2023** on a **45 percent revenue collapse from 2022**.²¹

¹¹Loveland Reporter-Herald. (2025, October 6). *Loveland 2026 budget: stable services, lean capital spending* [General Fund revenue \$127.9M up 3.7%; expense \$134.4M up 0.5%; Police Department \$36.4M and city’s largest expense including four new full-time positions — detective, lieutenant, patrol officer, and a specialist focused on marijuana, alcohol and tobacco enforcement; LFRA \$19.3M; Parks & Rec \$14.2M; capital projects \$4.5M; Utilities \$238.5M with 7.7 new FTEs]. <https://www.reporterherald.com/2025/10/06/loveland-city-council-to-weigh-2026-budget-with-no-service-cuts-tight-capital/> [archived/canonical: <https://web.archive.org/web/20251208015726/https://www.reporterherald.com/2025/10/06/loveland-city-council-to-weigh-2026-budget-with-no-service-cuts-tight-capital/>]

¹²City of Loveland. (2025, October). *Take a look at your 2026 City of Loveland budget* [Official municipal LetsTalk public engagement portal; original City framing of the four PD positions as “detective, lieutenant, patrol, and compliance”; Thompson “stability doesn’t mean we can provide every service” quote; Waldes “stable doesn’t mean solved” quote]. <https://letstalk.cityofloveland.org/2026-budget>

¹³City of Loveland. (2025, October). *Take a look at your 2026 City of Loveland budget* [Official municipal LetsTalk public engagement portal; original City framing of the four PD positions as “detective, lieutenant, patrol, and compliance”; Thompson “stability doesn’t mean we can provide every service” quote; Waldes “stable doesn’t mean solved” quote]. <https://letstalk.cityofloveland.org/2026-budget>

¹⁴City of Loveland. (2025, November 29). *FY 2026 Budget Book — Police Department (POL)* [OpenGov stories portal; Department Summary with 2024 Actual / 2025 Adopted / 2025 Revised / 2026 Adopted; expenses by fund & division — Administration 201, Operations 202, Criminal Investigations 209, Support 210; total expenses \$37,703,409 across all funds, \$36,384,943 General Fund; “Funded Decision Packages” \$1,326,274 itemised as 1.0 FTE Sworn Alcohol-Tobacco-Marijuana Compliance Officer \$274,336, 1.0 FTE Sworn Detective \$274,336, 1.0 FTE Sworn Patrol Lieutenant \$350,623, 1.0 FTE Sworn Patrol Officer \$287,979, Additional Flock Cameras \$50,000, Traffic Enforcement Barriers \$89,000; Equipment Replacement \$293,721 incl. \$120,000 annual ammunition, \$96,750 bola wraps and launchers, \$47,000 ICAC unit forensic computers, \$8,188 lasers/tasers, \$7,300 mirrorless cameras (forensics), \$6,000 polygraph machine, \$5,483 dispatch chairs, \$3,000 canine ballistic vests; Capital \$300,000 = \$50,000 Armory Upgrade + \$250,000 Northern Colorado Real Time Information Center (NCRTC); Remaining Changes -\$816,250 (NoCo Humane Society moved to a different department). Data Updated Nov 29, 2025, 5:37 AM]. <https://stories.opengov.com/lovelandco/4e77450f-7ee2-48d4-b3d3-663c0b30a2f6/published/nxds0RU9v?currentPageId=68af3dda2bcee309dfe2ed72> [archived/canonical: <https://web.archive.org/web/20251208015726/https://stories.opengov.com/lovelandco/4e77450f-7ee2-48d4-b3d3-663c0b30a2f6/published/nxds0RU9v?currentPageId=68af3dda2bcee309dfe2ed72>]

¹⁵Wisconsin Department of Financial Institutions. (1996, April 24 — present). *Investors Associated, LLP* [WI DFI entity ID I017471; principal office 810 Cardinal Lane, Hartland WI; registered agent Patrick F. Carroll since 17 Aug 2023]. <https://apps.dfi.wi.gov/> [archived/canonical: <https://web.archive.org/web/20260327193047/https://apps.dfi.wi.gov/>]

¹⁶Investors Associated LLP. (n.d.). *Who we are* [Self-described scale: 250+ partners, ~\$485M AUM, 50+ properties in 7 states; leadership directory]. <https://investorsassociated.com/who-we-are/> [archived/canonical: <https://web.archive.org/web/20260306212202/https://investorsassociated.com/who-we-are/>] (archived via Wayback 2022-09, 2024-03).

¹⁷Larimer County Recorder. (2021, December 29). *Special Warranty Deed, SPK Enterprises LLC to IA Franklin LLC* [Reception #20210116998; consideration \$2,025,000; CO doc fee \$202.50; signed Allen Schultz, Manager; notarized Katherine Lea McElroy, CO Notary 20204040412; closed by Land Title Guarantee Company, Form 1090, ref 25193141 / 100226520]. Larimer County Landmark Web record search portal <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>]; CO doc fee tag indexed via <https://apps.larimer.org/searchclr/> [archived/canonical: <https://web.archive.org/web/20251208015726/https://apps.larimer.org/searchclr/>]

¹⁸Whether the +40 percent over the 2021 recorded SPK basis represents an arm’s-length capital gain to an independent WI seller, an internal restructuring among commonly-controlled entities, or a related-party transaction priced above market is presently indeterminate — CO SOS records for SPK Enterprises (CO 20011149453) name principals (Schultz, Kopelman) who are not on IA-LLP’s executive roster, which weakens the internal-restructuring reading but does not foreclose shared beneficial ownership outside the named-officer roster. Verification targets and fact card facts/f1b-spk-iafranklin-control-arms-length.json are documented at footnote [^premium-caveat] in Chapter 13. The assessor-anchored +18.8% over the County’s 2025 actual market value is the load-bearing premium claim.

¹⁹Larimer County Assessor. (2025-2026). *Parcel 9626124001 / R1603780 — 599 W 71st St, Loveland CO 80538* [2024 actual value \$2,068,600; 2025 actual value \$2,399,900 (+16.0% YoY); 2026 time-adjusted equivalent \$2,686,365 per tmdjsalep; tax district 2211, mill levy 81.599; 2025 tax burden \$52,873.94]. <https://apps.larimer.org/api/assessor2/?prop=detail&accountno=R1603780> [archived/canonical: <https://web.archive.org/web/20251208015726/https://apps.larimer.org/api/assessor2/?prop=detail&accountno=R1603780>]

²⁰Colorado Secretary of State. (2001-2023). *SPK Enterprises, LLC* [CO entity ID 20011149453; principal office 599 W 71st Street; named member 2001 J. Joshua Kopelman; manager at 2021 sale Allen Schultz; voluntary dissolution 24 February 2023]. <https://www.coloradosos.gov/biz/> [archived/canonical: <https://web.archive.org/web/20260512161515/https://www.coloradosos.gov/biz/>]

²¹Internal Revenue Service. (2018-2023). *Form 990 — Bridge House* [EIN 84-1440292; Boulder CO; NTEE P80 Human Services; tax year 2023 revenue \$3,573,818, expenses \$4,416,194, net -\$842,376; revenue collapsed 45% from \$6,505,015 in 2022; CEO Melissa Green \$122,830; Interim CEO Dave Mauro signed 23 January 2026 withdrawal letter]. Retrieved via ProPublica Nonprofit Explorer. <https://projects.propublica.org/nonprofits/organizations/>

Interim CEO **Dave Mauro** withdrew the operator letter on **23 January 2026** in a letter addressed to **Alison Hade** (Loveland Community Partnership Office), citing that the “cost of operations has been higher than anticipated” at the recently-opened Ready to Work Englewood and Tri-Cities Navigation facilities.²² The city formally abandoned the conditional purchase on **26 January 2026**.²³ **Ord 6806** (the enforcement half) passed second reading on **3 February 2026** unchanged, 5 to 4 with Mayor McFall in dissent.²⁴ The **Loveland Resource Center** (LRC) at 137 S Lincoln Ave closed on **30 April 2026**.²⁵

The post-recall **bloc-5** council majority (McFall, Frahm, Middleton, Samson, Cortez) then approved **R-10-2026** on **17 February 2026**, the **Costco Business Assistance Agreement for Parcel 504**, naming **Centerra Properties West LLC** as Developer.²⁶ The agreement carries multiple identifiable city financial components: a sales-tax rebate of 1.25 of 3 cents on new Costco sales to the developer for 25 years, capped at \$25 M (or 25 years from certificate of occupancy, whichever first); \$11 M net city cash for Kendall Parkway construction; and \$6.5 M aggregate developer reimbursement (\$300 K/yr × ~22 yrs) — approximately \$42.5 M in identifiable contractual city commitments. The R-10-2026 staff packet (AIR-102809) separately projects “over \$100 MM” of city revenue *into* the city over 25 years from the retained 1.75-cent share of Costco sales tax, contingent on a Costco sales-volume counterfactual. A buildup of all components (identifiable contractual commitments + AIR-102809 projected city revenue) totals on the order of \$125 M over 25 years, but \$125 M does not appear as a single line item in R-10-2026 itself; the build is documented in Chapter 8 and in fact card facts/f3e.²⁷ The same Centerra Properties West LLC was the **\$9,000 single largest donor to Strong Colorado IEC** (CO20245047480), the political committee that funded the 2024-2025 recall of Ward 1 Councilor **Troy Krenning**^{28,29} — the councilor whose February 2024 vote engaged Ernst & Young for the forensic audit of the Centerra Urban Renewal Plan.³⁰ The Phase 1 deliverable, presented to the Loveland Urban Renewal Authority board on **14 October 2025**, identified, within a testing universe of **\$51.1 million in publicly-bid awards 2015 — 2023, \$6.2 million in spending not subject to public bid but potentially-should-have-been depending on the interpretation of “Construction” in the MFA, plus \$4.9 million in related-party payments to McWhinney Real Estate Services** since 2009 without arms-length controls.³¹ On **12 January 2026** McWhinney Real Es-

841440292 [archived/canonical: local snapshots/0528bd4eac01/page.html]

²²Mauro, D. (2026, January 23). *Letter of withdrawal from RFP — Bridge House to City of Loveland* [Letter addressed to Alison Hade, Loveland Community Partnership Office. Verbatim cited reason: the “cost of operations has been higher than anticipated” at the recently-opened Ready to Work Englewood and Tri-Cities Navigation facilities, not generic capacity constraints]. Within CivicWeb doc 501889 (27 Jan 2026 packet) <https://cilovelandco.civicweb.net/document/501889> [archived/canonical: local snapshots/34260540411c/page.html]; corroborating City news release #8260 <https://www.cityofloveland.org/Home/Components/News/News/8260> [archived/canonical: local snapshots/535293036b65/page.html]; local PDF capture tier1/bridge_house_2026/BH_Loveland_withdrawal_letter_1-23-26.pdf.

²³City of Loveland. (2026, January 26). *News release #8260: conditional shelter purchase abandoned* [Akamai bot-manager blocks non-browser fetch; cited via canonical URL]. <https://www.cityofloveland.org/Home/Components/News/News/8260> [archived/canonical: local snapshots/535293036b65/page.html]

²⁴City of Loveland. (2026, February 3). *Council voting results — Ord 6806 second reading 5 to 4* [CivicWeb doc 502505; Mayor McFall in dissent; motion to study legal-camping zones rejected 4-5 same vote inverted]. Loveland City Council. <https://cilovelandco.civicweb.net/document/502505> [archived/canonical: local snapshots/93f340363461/page.html]

²⁵City of Loveland. (2026, May 8). *News release #8352: Homelessness Update — LRC closed 30 April 2026* [City framing: “Long-term homelessness services are not something cities are equipped to operate”]. <https://www.cityofloveland.org/Home/Components/News/News/8352> [archived/canonical: local snapshots/826bce87c6be/page.html]

²⁶City of Loveland. (2026, February 17). *Council voting results — R-10-2026 Costco Business Assistance Agreement, Parcel 504, 8 to 1* [CivicWeb doc 503860; Rothberg dissent]. Loveland City Council. <https://cilovelandco.civicweb.net/document/503860> [archived/canonical: local snapshots/296312aa9bf1/page.html]

²⁷City of Loveland. (2026, February 17). *Council agenda packet — R-10-2026 staff report and AIR-102809* [CivicWeb doc 503571, pp. 134-138; Centerra Properties West LLC named “Developer”; 1.25 of 3 cents Costco sales-tax rebate, 25 yr, \$25M cap; \$11M Kendall Parkway city cash; \$6.5M aggregate developer reimbursement (\$300K/yr × ~22 yrs); AIR-102809 separately projects “over \$100MM over 25 years” of city revenue into the city from the retained 1.75-cent share, contingent on Costco sales-volume counterfactual; total ~\$125M arises only when both identifiable contractual commitments and the projected revenue-into-city figure are aggregated — \$125M does not appear as a single line item in R-10-2026 itself. Composition buildup: fact card facts/f3a (Kendall \$11M), facts/f3b (\$25M bond/PIF cap), facts/f3c (25-year PIF credit), facts/f3d (\$6.5M reimbursement), facts/f3e (full headline reconciliation)]. <https://cilovelandco.civicweb.net/document/503571> [archived/canonical: local snapshots/8a98af353ec0/page.html]

²⁸Colorado Secretary of State TRACER. (2024-2025). *Strong Colorado IEC, contributions and expenditures* [CO ID 20245047480; total raised \$12,050; largest donor Centerra Properties West LLC \$9,000 (2024, 74.7%); Earl W. Sethre \$1,000 + Sethre Family Partnership \$1,000 same-day 4 Feb 2025; John Fogle \$500; Dennis Dinsmore \$500; Marge Klein \$50]. <https://tracer.sos.colorado.gov/PublicSite/SearchPages/CommitteeDetail.aspx?OrgID=20245047480> [archived/canonical: local snapshots/2984766dac25/page.html]

²⁹Ballotpedia. (n.d.). *Troy Krenning recall, Loveland, Colorado (2024-2025)* [Recall organizers Don Overcash, Dave Clark, Earle Sethre, Marvin Childers; petition certified 13 Aug 2024 with 1,615 signatures; Krenning resigned 7 Jan 2025; Swanty defeated Frahm in Ward 1 special election 4 Mar 2025]. [https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_\(2024-2025\)](https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_(2024-2025))

³⁰City of Loveland. (2024, December 16). *Council voting results — \$249K Ernst & Young forensic audit engagement & \$250K Krenning recall election cost* [CivicWeb doc 501433; both authorised in same session]. Loveland City Council. <https://cilovelandco.civicweb.net/document/501433> [archived/canonical: local snapshots/8093a92ec035/page.html]

³¹Ernst & Young. (2025, October 14). *Centerra Urban Renewal Authority Phase 1 forensic findings* [Reviewed 5,587 LURA files and 90,000 GL transactions back to 2009; 73 cash disbursements and 9 bid awards sampled within a \$51.1M publicly-bid-awards testing universe (2015 — 2023); \$6.2M (Table 2 precise: \$6,221,959; 30 transactions; 7.0% of project spend) identified as project spend not subject to public bid but potentially-should-have-been depending on the interpretation of “Construction” in the MFA; \$4.9M related-party payments to McWhinney Real Estate Services

tate Services LLC filed Articles of Amendment renaming itself **Realberry Real Estate Services LLC**; the same entity (CO 19941074917, McWhinney-affiliated) is named “Developer” on R-10-2026, which Council approved 17 February 2026.³²

City Manager **Jim Thompson**, who as Scottsdale City Manager in 2019 presided over a structurally near-identical \$2.95 M public real-estate purchase that staff pulled hours before a Council vote,³³ announced retirement on 24 April 2026 effective **7 July 2026** under contract **R-98-2024**.^{34,35} The contract carries a tiered severance schedule (Year 2 = 90 percent of annual salary) and an ICMA-template Section X(D)(b) “forced resignation” conversion clause.³⁶ CFO **Brian Waldes**, author of the Ord 6807 fund-source structure, was directed to interim City Manager on 7 May 2026 with a 7.5 percent raise.³⁷

On **20 February 2026**, Ward 2 resident **Gail Randall** filed a verified First Amendment complaint in **Larimer County District Court** against Mayor McFall in both official and individual capacity.³⁸ Her claim : McFall enforced the Council’s “stay on topic” rule selectively, cutting her off when she referenced the Ernst & Young audit during public comment on R-10-2026, while letting subsequent speakers raise the same audit without intervention.³⁹ Counsel for plaintiff : **Troy Krenning**.⁴⁰

since 2009 without arm’s-length controls; presented to LURA board by partner Gary Burke, senior manager Chad Francis, managing director Mark Russell. Audit scope: \$88.4M project spend (2009 — 2023) + \$39.6M non-project spend; \$18.4M further spend 2009 — 2014 recommended for Phase 2; \$34.5M PIC → CPW path identified but not tested in Phase 1; cumulative cash flows reviewed back to inception ~\$1.26B. Fact-card cross-references: facts/f2a (\$51.1M testing universe), facts/f2b (\$6.2M potentially-not-bid), facts/f2c (\$88.4M project spend), facts/f2d (\$39.6M non-project spend), facts/f2e (\$34.5M PIC → CPW), facts/f2f (\$18.4M Phase 2 scope)]. Public summary via Loveland Reporter-Herald, 15 October 2025 <https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/> [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>]; LURA agendas and meeting minutes archived at the City of Loveland LURA page <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority> [archived/canonical: local snapshots/bcca19c35597/page.html]; Primary E&Y Final Report parcel1504/LURA_EY_Final_Report.pdf Section 3.3 ‘Detailed sample selections’ line 376 (“the sample included \$11.9 million of the \$51.1 million awarded through public bid since 2015”); Table 2 ‘Procurement potential anomalies’ line 408; narrative line 623 (“potentially should have been depending on the interpretation of the definition of ‘Construction’”); local PDF capture of the deliverable cover page.

³² Colorado Secretary of State. (2026, January 9). *Articles of Amendment — McWhinney Real Estate Services LLC → Realberry Real Estate Services LLC* [CO SOS document 20261034699; delayed effective 12 January 2026 12:01am; prepared by Lori Argall c/o Holland & Hart LLP, 5470 Kietzke Ln Ste 100, Reno NV 89511; underlying CO entity 19941074917 formed 1994]. <https://www.coloradosos.gov/biz/> [archived/canonical: <https://web.archive.org/web/20260512161515/https://www.coloradosos.gov/biz/>]

³³ Schutsky, W. (2019, July 7). *City backs off \$3M condo deal — for now*. Scottsdale Progress [Thompson as Scottsdale CM; \$2,250,000 + \$700,000 renovations Gateway at Main Street Plaza commercial condo; HOA covenant termination for nearby 150-ft hotel; staff pulled item 3 hours 20 minutes before Council vote following Scottsdale Progress report 2 days earlier]. <https://scottsdale.org/> [archived/canonical: <https://web.archive.org/web/20260515194801/https://www.scottsdale.org/>]

³⁴ City of Loveland. (2024, October 29). *Resolution R-98-2024 — Employment agreement, Jim Thompson, City Manager* [Mayor Jacki Marsh; Interim Clerk Angie Sprang; base salary \$305,000/yr; vehicle \$600/mo; mobile \$100/mo; vacation cap 480 hrs]. Within CivicWeb agenda packet 472431 <https://cilovelandco.civicweb.net/document/472431> [archived/canonical: local snapshots/e035d0993db3/page.html]; CivicWeb voting record 472436 <https://cilovelandco.civicweb.net/document/472436> [archived/canonical: local snapshots/114327abc4d7/page.html].

³⁵ Loveland Reporter-Herald. (2026, April 24). *Loveland City Manager Jim Thompson announces retirement effective 7 July 2026* [15-month Loveland tenure; stated reason “personal obligations and the needs of our families”]. <https://www.reporterherald.com/> [archived/canonical: <https://web.archive.org/web/20260515205433/https://www.reporterherald.com/>]

³⁶ City of Loveland. (2024, October 29). *Resolution R-98-2024 — Section X(C) severance schedule and Section X(D)(b) forced-resignation conversion* [Year 1: 100% annual salary; Year 2: 90%; Year 3: 80%; Year 4: 60%; Year 5+: 50%. Section X(D)(b) is the standard ICMA-template clause converting Council-pressured resignation into termination without cause for severance purposes]. Within CivicWeb agenda packet 472431 <https://cilovelandco.civicweb.net/document/472431> [archived/canonical: local snapshots/e035d0993db3/page.html]; ICMA model employment agreement reference at <https://icma.org/documents/model-employment-agreement> [archived/canonical: local snapshots/b2974ab64e94/page.html].

³⁷ Loveland Reporter-Herald. (2026, May 7). *Council directs HR officer Julia Holland to bring formal motion appointing CFO Brian Waldes as interim City Manager with 7.5% salary increase*. <https://www.reporterherald.com/> [archived/canonical: <https://web.archive.org/web/20260515205433/https://www.reporterherald.com/>]; corroborating City announcement at the Loveland Manager’s Office page <https://www.cityofloveland.org/government/city-manager-s-office> [archived/canonical: local snapshots/2f7b166876e0/page.html].

³⁸ *Randall v. City of Loveland and Pat McFall*, Larimer County District Court (8th Judicial District), filed 20 February 2026 [Plaintiff Gail Randall, Ward 2 Loveland resident; defendants City of Loveland and Mayor Patrick McFall in official and individual capacities; counsel for plaintiff Troy Krenning; First Amendment viewpoint-discrimination claim regarding public-comment cutoff at 17 February 2026 R-10-2026 hearing]. Colorado Judicial public access portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>]; case index search at <https://www.cocourts.com/> [archived/canonical: <https://web.archive.org/web/20120117013437/https://www.cocourts.com/>]; news coverage at Loveland Reporter-Herald <https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/> [archived/canonical: <https://web.archive.org/web/20260223144442/https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/>].

³⁹ *Randall v. City of Loveland and Pat McFall*, Larimer County District Court (8th Judicial District), filed 20 February 2026 [Plaintiff Gail Randall, Ward 2 Loveland resident; defendants City of Loveland and Mayor Patrick McFall in official and individual capacities; counsel for plaintiff Troy Krenning; First Amendment viewpoint-discrimination claim regarding public-comment cutoff at 17 February 2026 R-10-2026 hearing]. Colorado Judicial public access portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>]; case index search at <https://www.cocourts.com/> [archived/canonical: <https://web.archive.org/web/20120117013437/https://www.cocourts.com/>]; news coverage at Loveland Reporter-Herald <https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/> [archived/canonical: <https://web.archive.org/web/20260223144442/https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/>].

⁴⁰ *Randall v. City of Loveland and Pat McFall*, Larimer County District Court (8th Judicial District), filed 20 February 2026 [Plaintiff Gail Randall, Ward 2 Loveland resident; defendants City of Loveland and Mayor Patrick McFall in official and individual capacities; counsel for plaintiff Troy Krenning; First Amendment viewpoint-discrimination claim regarding public-comment cutoff at 17 February 2026 R-10-2026 hearing]. Colorado Judicial public

No personal corruption is asserted. What the deeds,^{41,42,43} the assessor record,⁴⁴ the council voting records,⁴⁵ the IRS Form 990 series,⁴⁶ the Colorado SOS TRACER campaign-finance database,⁴⁷ the Wisconsin DFI partnership records,⁴⁸ and the Ernst & Young Phase 1 deliverable⁴⁹ document is a **structural trade**, visible in the dollar arithmetic alone : one-time restricted developer impact fees were committed to a shelter that did not close, while permanent General-Fund enforcement staffing went through intact, and a separate ~\$125 M tax rebate to a McWhinney-affiliated entity passed the same council majority that the developer’s \$9,000 contribution to a recall vehicle had assembled.

A single document was included against this dossier’s general standard of avoiding adjacent material : **EFTA01203131**, a one-page email of 1 November 2014 produced under the Estate of Jeffrey Epstein civil-discovery Bates prefix, in which a third party references Chad McWhinney favorably after lunch.⁵⁰ The document is reproduced verbatim later in this PDF with

access portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>]; case index search at <https://www.cocourts.com/> [archived/canonical: <https://web.archive.org/web/20120117013437/https://www.cocourts.com/>]; news coverage at Loveland Reporter-Herald <https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/> [archived/canonical: <https://web.archive.org/web/20260223144442/https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/>].

⁴¹Larimer County Recorder. (2021, December 29). *Special Warranty Deed, SPK Enterprises LLC to IA Franklin LLC* [Reception #20210116998; consideration \$2,025,000; CO doc fee \$202.50; signed Allen Schultz, Manager; notarized Katherine Lea McElroy, CO Notary 20204040412; closed by Land Title Guarantee Company, Form 1090, ref 25193141 / 100226520]. Larimer County Landmark Web record search portal <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>]; CO doc fee tag indexed via <https://apps.larimer.org/searchclr/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>]; CO doc fee tag indexed via <https://apps.larimer.org/searchclr/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>]; local snapshots/5547e1436778/page.html].

⁴²Larimer County Recorder. (2021, December 29). *Statement of Authority, IA Franklin LLC, per §38-30-172 CRS* [Reception #20210116996; doc fee \$18.00; member Investors Associated LLP; signed by Michael D. Schutte, President & Managing Partner; notarized in Waukesha County WI by Patrick F. Carroll; Land Title Guarantee Form 884, ref 25193141 / 39811999]. Larimer County Landmark Web <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>]; C.R.S. §38-30-172 text at <https://leg.colorado.gov/sites/default> [archived/canonical: <https://web.archive.org/web/20230411035317/https://leg.colorado.gov/sites/default/>]; <https://content.leg.colorado.gov/sites/default/files/images/olls/crs2024-title-38.pdf>; <https://content.leg.colorado.gov/sites/default/files/images/olls/crs2024-title-24.pdf>].

⁴³Larimer County Recorder. (2019, October 28). *Deed of Trust, Investors Associated LLP to First-Citizens Bank & Trust* [Reception #20190066585; maximum principal \$3,200,000; secures 813 E Harmony Rd, Fort Collins CO 80525, tax IDs R1415859 and R1547569; beneficiary First-Citizens Bank & Trust, Raleigh NC]. Larimer County Landmark Web search portal <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>]; assessor record at <https://apps.larimer.org/api/assessor2/?prop=detail&accountno=R1415859> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>]; local snapshots/5bed7cc1495f/page.html].

⁴⁴Larimer County Assessor. (2025-2026). *Parcel 9626124001 / R1603780 — 599 W 71st St, Loveland CO 80538* [2024 actual value \$2,068,600; 2025 actual value \$2,399,900 (+16.0% YoY); 2026 time-adjusted equivalent \$2,686,365 per tmadjsa1ep; tax district 2211, mill levy 81.599; 2025 tax burden \$52,873.94]. <https://apps.larimer.org/api/assessor2/?prop=detail&accountno=R1603780> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>]; local snapshots/11ee7a9f70c4/page.html].

⁴⁵City of Loveland. (2024-2026). *Council voting results, multiple sessions* [CivicWeb doc 501433 (2024-12-16), 502506 (2026-01-20), 502505 (2026-02-03), 503860 (2026-02-17), and related agenda packets 500641, 501889, 503571, 506027, 494766]. <https://cilovelandco.civicweb.net/> [archived/canonical: <https://web.archive.org/web/20260302041610/https://cilovelandco.civicweb.net/>].

⁴⁶Internal Revenue Service. (2018-2023). *Form 990 — Bridge House* [EIN 84-1440292; Boulder CO; NTEE P80 Human Services; tax year 2023 revenue \$3,573,818, expenses \$4,416,194, net -\$842,376; revenue collapsed 45% from \$6,505,015 in 2022; CEO Melissa Green \$122,830; Interim CEO Dave Mauro signed 23 January 2026 withdrawal letter]. Retrieved via ProPublica Nonprofit Explorer. <https://projects.propublica.org/nonprofits/organizations/841440292> [archived/canonical: <https://web.archive.org/web/20260302041610/https://cilovelandco.civicweb.net/>]; local snapshots/0528bd4eac01/page.html].

⁴⁷Colorado Secretary of State TRACER. (2024-2025). *Strong Colorado IEC, contributions and expenditures* [CO ID 20245047480; total raised \$12,050; largest donor Centerra Properties West LLC \$9,000 (2024, 74.7%); Earl W. Sethre \$1,000 + Sethre Family Partnership \$1,000 same-day 4 Feb 2025; John Fogle \$500; Dennis Dinsmore \$500; Marge Klein \$50]. <https://tracer.sos.colorado.gov/PublicSite/SearchPages/CommitteeDetail.aspx?OrgID=20245047480> [archived/canonical: <https://web.archive.org/web/20260302041610/https://cilovelandco.civicweb.net/>]; local snapshots/2984766dac25/page.html].

⁴⁸Wisconsin Department of Financial Institutions. (1996, April 24 — present). *Investors Associated, LLP* [WI DFI entity ID I017471; principal office 810 Cardinal Lane, Hartland WI; registered agent Patrick F. Carroll since 17 Aug 2023]. <https://apps.dfi.wi.gov/> [archived/canonical: <https://web.archive.org/web/20260327193047/https://apps.dfi.wi.gov/>].

⁴⁹Ernst & Young. (2025, October 14). *Centerra Urban Renewal Authority Phase 1 forensic findings* [Reviewed 5,587 LURA files and 90,000 GL transactions back to 2009; 73 cash disbursements and 9 bid awards sampled within a \$51.1M publicly-bid-awards testing universe (2015 — 2023); \$6.2M (Table 2 precise: \$6,221,959; 30 transactions; 7.0% of project spend) identified as project spend not subject to public bid but potentially-should-have-been depending on the interpretation of “Construction” in the MFA; \$4.9M related-party payments to McWhinney Real Estate Services since 2009 without arm’s-length controls; presented to LURA board by partner Gary Burke, senior manager Chad Francis, managing director Mark Russell. Audit scope: \$88.4M project spend (2009 — 2023) + \$39.6M non-project spend; \$18.4M further spend 2009 — 2014 recommended for Phase 2; \$34.5M PIC → CPW path identified but not tested in Phase 1; cumulative cash flows reviewed back to inception ~\$1.26B. Fact-card cross-references: facts/f2a (\$51.1M testing universe), facts/f2b (\$6.2M potentially-not-bid), facts/f2c (\$88.4M project spend), facts/f2d (\$39.6M non-project spend), facts/f2e (\$34.5M PIC → CPW), facts/f2f (\$18.4M Phase 2 scope)]. Public summary via Loveland Reporter-Herald, 15 October 2025 <https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/> [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>]; LURA agendas and meeting minutes archived at the City of Loveland LURA page <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority> [archived/canonical: <https://web.archive.org/web/20260327193047/https://apps.dfi.wi.gov/>]; local snapshots/bcca19c35597/page.html]; Primary E&Y Final Report [parce1504/LURA_EY_Final_Report.pdf](https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority) Section 3.3 ‘Detailed sample selections’ line 376 (“the sample included \$11.9 million of the \$51.1 million awarded through public bid since 2015”); Table 2 ‘Procurement potential anomalies’ line 408; narrative line 623 (“potentially should have been depending on the interpretation of the definition of ‘Construction’”); local PDF capture of the deliverable cover page.

⁵⁰Estate of Jeffrey Epstein document production. (2014, November 1). *EFTA01203131* [One-page email exhibit; sender redacted; recipient first name “Jeffrey,” last name redacted; body text references “chad mcwhinney, kimball’s friend”; inline image IMG_4969.JPG with second person fully redacted; provided 2026-05-16]. Civil discovery production under “EFTA” Bates prefix. Public DOJ Epstein-document release portal <https://www.justice.gov/>

the dossier's explicit caveats; it does not show any direct correspondence, business relationship, or wrongdoing by McWhinney himself, and is included only because Chad McWhinney is the named co-founder of Realberry (formerly McWhinney Real Estate Services) and a public-figure principal of the entity that received R-10-2026 on 17 February 2026.

The four numbers that fix the price question

Line	Figure	Source
IA Franklin LLC acquisition price (28 Dec 2021)	\$2,025,000	SWD recpt #20210116998 ⁸
Larimer Assessor 2024 actual market value	\$2,068,600	Treasurer record ⁹
Larimer Assessor 2025 actual market value	\$2,399,900	Treasurer record ⁹ (+16.0% YoY)
Time-adjusted equivalent (assessor 2026 methodology)	\$2,686,365	tmadjsalep for R1603780 ⁹
Loveland’s offered purchase price (Ord 6807)	\$2,850,000	Ord 6807 supplemental ¹
IA’s gross gain over 4 years	+ \$825,000 (+40.7%)	on \$2.025M basis ^{8,9}
Premium over assessor’s 2025 market value	+ \$450,100 (+18.8%)	over county’s own valuation ⁹
Premium over assessor’s 2026 time-adjusted estimate	+ \$163,635 (+6.1%)	assessor methodology ⁹
Annual property tax burden (2025)	\$52,873.94	tax district 2211, mill levy 81.599 ⁹

Footnote superscripts in this table refer to numbered footnotes on the preceding page. Full APA entries appear in the References list at the back (pp. R-1 — R-4).

Strong Colorado IEC raised \$12,050 for the Krenning recall, of which \$9,000 (74.7%) came from Centerra Properties West LLC, the McWhinney-affiliated entity later named “Developer” on R-10-2026.^a The recall produced a council majority that, thirteen months later, approved R-10-2026, which commits identifiable contractual city financial components on the order of \$25 — \$100 M+ over 25 years to that entity (composition buildup in Chapter 8; fact card facts/f3e).

The dollar figures are arithmetic. Whether the ratio represents “return on political spending” is an interpretive claim this dossier does not assert; the no-personal-corruption posture stated on the title page stands.

^aColorado Secretary of State TRACER. (2024-2025). *Strong Colorado IEC contributions and expenditures* [CO ID 20245047480]. <https://tracer.sos.colorado.gov/> [archived/canonical: <https://web.archive.org/web/20260331132547/https://tracer.sos.colorado.gov/>]; cross-referenced with City of Loveland, R-10-2026 staff report, CivicWeb doc 503571, pp. 134-138.

Chapter 1 — Overview : the fiscal trade

Lede. Loveland traded one-time restricted developer impact fees for a permanent recurring General Fund commitment, and kept the enforcement reform when the shelter half collapsed.

The political package Loveland City Council passed first reading on 6 January 2026 had two ordinances bundled in public framing and two ordinances voted as severable items on the record. **Ordinance 6806** removed the long-standing requirement that the city offer shelter and store an individual’s property for sixty days before clearing a camp from public land.⁵¹ **Ordinance 6807** appropriated \$2,850,000 to conditionally purchase a 14,130-square-foot warehouse at 599 W 71st Street to serve as a future shelter, only if a qualified non-profit committed in writing to operate it.⁵² The conditional half failed within seventeen days. The unconditional half became law on second reading on 3 February 2026.⁵³

The fiscal context

Two voter actions had stripped the city’s General Fund. **Measure 300** (November 2023) repealed Loveland’s sales tax on food, with an annual revenue loss of \$10.4 to 10.5 million.⁵⁴ A separate **TABOR override** was rejected at the same ballot, compounding the squeeze starting fiscal 2025.⁵⁵ A partial recovery via **Measure 2G** (November 2024) extended an existing TABOR override for twelve years but did not replace the Measure 300 loss.⁵⁶ By the 2026 budget, the cuts had reached police overtime, less-lethal equipment purchases, low-income utility assistance, and partner-organization funding.⁵⁷ CFO Brian Waldes characterized the posture as :

Stable but not solved. we’re borrowing from our future by shorting our capital improvement program to meet today’s needs.⁵⁸

A \$2.85 million General-Fund expenditure on a homeless shelter in that climate would have been politically devastating. Sourcing 96.6 percent from restricted Capital Expansion Fees made it politically invisible.

Why the source of funds matters

Bucket	Amount	Share
From Capital Expansion Fees (Fund 268, restricted)	\$2,754,011	96.6 %
From General Fund	\$95,989	3.4 %
Total appropriation (Ord 6807)	\$2,850,000	100 %

Capital Expansion Fees are impact fees Loveland has collected on new development since 1984 under Colorado impact-fee law.⁵⁹ They are restricted : the city is legally required to spend them on capital projects with a rational nexus to the category the fee was collected under (Krupp v. Breckenridge framework).⁶⁰ The General Government CEF (Fund 268) has historically funded fleet-garage expansion and municipal-building renovation : city-owned operational facilities serving city staff and citywide functions.

⁵¹City of Loveland. (2026). *Ordinance 6806 — encampment civil abatement* [As enacted on second reading 3 February 2026]. Loveland Municipal Code 7.39 / 9.47; CivicWeb voting record <https://cilovelandco.civicweb.net/document/502505> [archived/canonical: local snapshots/93f340363461/page.html].

⁵²City of Loveland. (2026, January 6). *Council agenda packet — Ord 6807 first reading, 6 to 3* [CivicWeb doc 500641; 35.3 MB]. <https://cilovelandco.civicweb.net/document/500641> [archived/canonical: local snapshots/a45ad09bd027/page.html]

⁵³City of Loveland. (2026, February 3). *Council voting results — Ord 6806 second reading 5 to 4* [CivicWeb doc 502505]. <https://cilovelandco.civicweb.net/document/502505> [archived/canonical: local snapshots/93f340363461/page.html]

⁵⁴Larimer County Clerk & Recorder. (2023, November). *Certified election results — City of Loveland Measure 300 (food sales tax repeal)* [Effective 2024; estimated annual General Fund revenue loss \$10.4-10.5 million]. Larimer County Elections <https://www.larimer.gov/clerk/elections/results> [archived/canonical: <https://web.archive.org/web/20260313015223/https://www.larimer.gov/clerk/elections/results>]; Ballotpedia entry https://ballotpedia.org/Loveland_Colorado_Measure_300_Repeal_of_Food_Sales_Tax [archived/canonical: local snapshots/66d2dd0224f4/page.html].

⁵⁵Larimer County Clerk & Recorder. (2023, November). *Certified election results — City of Loveland TABOR override (rejected)* [Effective 2025; compounds Measure 300 fiscal effect]. <https://www.larimer.gov/clerk/elections/results> [archived/canonical: <https://web.archive.org/web/20260313015223/https://www.larimer.gov/clerk/elections/results>].

⁵⁶Larimer County Clerk & Recorder. (2024, November). *Certified election results — City of Loveland Measure 2G (TABOR override extension, 12 years)* [Partial recovery; does not replace Measure 300 loss]. <https://www.larimer.gov/clerk/elections/results> [archived/canonical: <https://web.archive.org/web/20260313015223/https://www.larimer.gov/clerk/elections/results>].

⁵⁷City of Loveland Finance. (2025, October 21). *FY 2026 adopted budget* [Four new PD positions including detective, lieutenant, patrol, and a fourth specialist; cuts to police overtime, training, ammunition and less-lethal equipment, community-partner funding, city-produced events]. <https://www.cityofloveland.org/city-government/finance/budget> [archived/canonical: local snapshots/9ad4807e0368/page.html]

⁵⁸Waldes, B. (2025, October 21). *Statement to City Council on FY 2026 budget posture* [Cablecast show #635]. As reported by Loveland Reporter-Herald <https://www.reporterherald.com/> [archived/canonical: <https://web.archive.org/web/20260515205433/https://www.reporterherald.com/>]; Cablecast show #635 archive at <https://www.cityofloveland.org/government/city-council/meeting-information> [archived/canonical: local snapshots/fcf9b0dca016/page.html].

⁵⁹City of Loveland. (n.d.). *Capital Expansion Fee policy document* [CivicWeb doc 147429; 1.71 MB; restricted impact fees collected since 1984 under Colorado impact-fee law]. <https://cilovelandco.civicweb.net/document/147429> [archived/canonical: local snapshots/b1ca5f30c4f4/page.html]

⁶⁰*Krupp v. Breckenridge Sanitation District*, 19 P.3d 687 (Colo. 2001) [Colorado Supreme Court framework for rational-nexus standard on municipal impact fees]. CourtListener <https://www.courtlistener.com/opinion/2603013/krupp-v-breckenridge-sanitation-district/> [archived/canonical: local snapshots/89458ff8df4d/page.html]; Justia <https://law.justia.com/cases/colorado/supreme-court/2001/00sa235-0.html> [archived/canonical: local snapshots/3b7d1d6c80f5/page.html].

A homeless shelter does not obviously sit inside that nexus. City staff almost certainly walked through the legal theory and concluded it was defensible on the basis that the building, while used as a shelter, would be a city-owned facility serving a citywide function. The conditional structure of the deal (purchase only if a nonprofit operator commits) may have been partly designed to keep the city's role on the *facility owner* side rather than the *shelter operator* side, preserving the nexus argument. Whether any opinion letter from the City Attorney's office was prepared evaluating that nexus before the vote is **CORA request #3** in Chapter 11.

The parallel trade

The 2026 budget, adopted 21 October 2025, before the November mayoral election, McFall's December swearing-in, the public-rhetoric incident later cited at 9 December 2025 (the "Endless Summer Tanning" incident, referenced in council debate but not yet sourced in this dossier to a news or police-blotter record — flagged as a verification TODO in EXECSUMMARY-FINAL_v3.todos.md), or the 6 to 7 January vote, had already added four new Police Department positions: detective, lieutenant, patrol, and a fourth role.⁶¹ The Loveland Police Department FY 2026 total is **\$37,703,409 across all funds / \$36,384,943 General Fund** — the City's single largest expense — and *includes* these four new positions per the Reporter-Herald's 6 October 2025 budget preview and the City's OpenGov budget book published 29 November 2025.^{62,63} General Fund revenues are \$127.9 million (up 3.7 percent); General Fund expenses \$134.4 million (up 0.5 percent). Capital projects fall to \$4.5 million from \$12 million two budget cycles earlier.⁶⁴ The OpenGov-published first-year cost of the four sworn positions is **\$1,187,274** (Patrol Lieutenant \$350,623; Patrol Officer \$287,979; Detective \$274,336; MAT-Compliance Officer \$274,336), drawn entirely from the General Fund and absorbed within the \$36.4 million PD aggregate; the full "Funded Decision Packages" line for 2026 is **\$1,326,274** once \$50K of additional Flock ALPR cameras and \$89K of traffic-enforcement barriers are added.⁶⁵

CFO Brian Waldes characterized the posture at the 21 October 2025 budget adoption: "Stable doesn't mean solved. We're borrowing from our future by shortening our capital improvement program to meet today's needs."⁶⁶ City Manager Jim Thompson, at the same hearing: "I'm really happy that we are stable. But stability doesn't mean we can provide every service our community wants. We must take care of what we have first."⁶⁷ Eleven weeks later, the council was asked to commit \$2.85 million for the shelter purchase, of which the General-Fund slice was \$95,989.

The city found permanent General-Fund money for four new police positions in the same budget cycle that it routed shelter spending to restricted CEFs and then let the shelter deal collapse. The shelter purchase would have been a one-time CEF expenditure with operations contracted out. The enforcement-and-staffing pivot is a permanent General-Fund commitment, larger over time than the shelter purchase would have been, paid from the same fund the city has told residents it cannot afford to use for homelessness response. That is the trade.

⁶¹City of Loveland Finance. (2025, October 21). *FY 2026 adopted budget* [Four new PD positions including detective, lieutenant, patrol, and a fourth specialist; cuts to police overtime, training, ammunition and less-lethal equipment, community-partner funding, city-produced events]. <https://www.cityofloveland.org/city-government/finance/budget> [archived/canonical: local snapshots/9ad4807e0368/page.html]

⁶²Loveland Reporter-Herald. (2025, October 6). *Loveland 2026 budget: stable services, lean capital spending* [Police Department \$36.4M including four new full-time positions; General Fund revenues \$127.9M (+3.7%); expenses \$134.4M (+0.5%); capital projects \$4.5M down from \$12M two years earlier; LFRA \$19.3M; Parks & Rec \$14.2M; Utilities \$238.5M; 7.7 new Enterprise-Fund FTEs]. <https://www.reporterherald.com/2025/10/06/loveland-city-council-to-weigh-2026-budget-with-no-service-cuts-tight-capital/> [archived/canonical: <https://web.archive.org/web/20251208015726/https://www.reporterherald.com/2025/10/06/loveland-city-council-to-weigh-2026-budget-with-no-service-cuts-tight-capital/>]

⁶³City of Loveland. (2025, November 29). *FY 2026 Budget Book — Police Department (POL), Funded Decision Packages and Department Summary* [OpenGov stories portal; \$1,326,274 Funded Decision Packages breakdown — 1.0 FTE Sworn Patrol Lieutenant \$350,623, 1.0 FTE Sworn Patrol Officer \$287,979, 1.0 FTE Sworn Detective \$274,336, 1.0 FTE Sworn Alcohol, Tobacco, and Marijuana Compliance Officer \$274,336, Additional Flock Cameras \$50,000, Traffic Enforcement Barriers \$89,000; PD total expenses \$37,703,409 across all funds, \$36,384,943 General Fund]. <https://stories.opengov.com/lovelandco/4e77450f-7ee2-48d4-b3d3-663c0b30a2f6/published/nxds0RU9v?currentPageId=68af3dda2bcee309dfe2ed72> [archived/canonical: local snapshots/0cce7bc888ea/page.html]

⁶⁴Loveland Reporter-Herald. (2025, October 6). *Loveland 2026 budget: stable services, lean capital spending* [Police Department \$36.4M including four new full-time positions; General Fund revenues \$127.9M (+3.7%); expenses \$134.4M (+0.5%); capital projects \$4.5M down from \$12M two years earlier; LFRA \$19.3M; Parks & Rec \$14.2M; Utilities \$238.5M; 7.7 new Enterprise-Fund FTEs]. <https://www.reporterherald.com/2025/10/06/loveland-city-council-to-weigh-2026-budget-with-no-service-cuts-tight-capital/> [archived/canonical: <https://web.archive.org/web/20251208015726/https://www.reporterherald.com/2025/10/06/loveland-city-council-to-weigh-2026-budget-with-no-service-cuts-tight-capital/>]

⁶⁵City of Loveland. (2025, November 29). *FY 2026 Budget Book — Police Department (POL), Funded Decision Packages and Department Summary* [OpenGov stories portal; \$1,326,274 Funded Decision Packages breakdown — 1.0 FTE Sworn Patrol Lieutenant \$350,623, 1.0 FTE Sworn Patrol Officer \$287,979, 1.0 FTE Sworn Detective \$274,336, 1.0 FTE Sworn Alcohol, Tobacco, and Marijuana Compliance Officer \$274,336, Additional Flock Cameras \$50,000, Traffic Enforcement Barriers \$89,000; PD total expenses \$37,703,409 across all funds, \$36,384,943 General Fund]. <https://stories.opengov.com/lovelandco/4e77450f-7ee2-48d4-b3d3-663c0b30a2f6/published/nxds0RU9v?currentPageId=68af3dda2bcee309dfe2ed72> [archived/canonical: local snapshots/0cce7bc888ea/page.html]

⁶⁶City of Loveland. (2025, October). *Take a look at your 2026 City of Loveland budget* [Municipal LetsTalk public-engagement portal; Thompson and Waldes statements during budget adoption; original City framing of the four PD positions as "detective, lieutenant, patrol, and compliance"]. <https://letstalk.cityofloveland.org/2026-budget>

⁶⁷City of Loveland. (2025, October). *Take a look at your 2026 City of Loveland budget* [Municipal LetsTalk public-engagement portal; Thompson and Waldes statements during budget adoption; original City framing of the four PD positions as "detective, lieutenant, patrol, and compliance"]. <https://letstalk.cityofloveland.org/2026-budget>

What this dossier does not allege

- No personal corruption is asserted. No council member’s name appears on the seller’s LLC filings,⁶⁸ on Bridge House’s board,⁶⁹ or in any of the recorded closing documents.⁷⁰
- No broker-fee paper trail is currently visible. The introduction of 599 W 71st to the City’s facilities manager almost certainly came through a licensed broker; identifying that broker is **CORA request #1** in Chapter 11. The **actual listing-side broker** on the 599 W 71st sale is **Tyler Murray** of Cushman & Wakefield Fort Collins (CO Real Estate License FA.100065482; supervisor Travis Ackerman); see Chapter 10. **Ben Hurd** is IA-LLP’s in-house VP of Commercial Leasing and was the IA-side corporate referent (“Ben from IA Commercial Leasing”) at the dais; Murray is the brokerage-of-record on the closing file.⁷²
- No prearranged operator collapse has been demonstrated. Bridge House’s withdrawal can be fully explained by the operator’s own financials.⁷³ Whether the city’s vetting noticed that trend before selecting them is **CORA request #5**.

⁶⁸Colorado Secretary of State. (2001-2023). *SPK Enterprises, LLC* [CO entity ID 20011149453; voluntary dissolution 24 February 2023]. Entity detail <https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BUSINESSSEARCH&entityId2=20011149453> [archived/canonical: local snapshots/bcd6ca2ca84e/page.html]; entity history <https://www.coloradosos.gov/biz/BusinessEntityHistory.do?entityId=20011149453> [archived/canonical: local snapshots/9c2f68d97454/page.html].

⁶⁹Internal Revenue Service. (2018-2023). *Form 990 — Bridge House* [EIN 84-1440292; 2023 net -\$842,376 on 45% revenue collapse from 2022]. Retrieved via ProPublica Nonprofit Explorer. <https://projects.propublica.org/nonprofits/organizations/841440292> [archived/canonical: local snapshots/0528bd4eac01/page.html]

⁷⁰Larimer County Recorder. (2021, December 29). *Special Warranty Deed, reception #20210116998* [Consideration \$2,025,000]. Larimer Landmark Web <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>].

⁷¹Larimer County Recorder. (2021, December 29). *Statement of Authority, reception #20210116996* [§38-30-172 CRS]. Larimer Landmark Web <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>]; statute text <https://leg.colorado.gov/sites/default> [archived/canonical: <https://web.archive.org/web/20230411035317/https://leg.colorado.gov/sites/default>]; <https://content.leg.colorado.gov/sites/default/files/images/olls/crs2024-title-38.pdf>; <https://content.leg.colorado.gov/sites/default/files/images/olls/crs2024-title-24.pdf>].

⁷²Investors Associated LLP. (2022, 2024). *Who-we-are page snapshots* [Wayback Machine; Benjamin “Ben” Hurd, VP Commercial Leasing; 30+ years CRE; Real Estate Salesperson licenses CO/MD/VA]. https://web.archive.org/web/2024*/investorsassociated.com/who-we-are/

⁷³Internal Revenue Service. (2018-2023). *Form 990 — Bridge House* [EIN 84-1440292; 2023 net -\$842,376 on 45% revenue collapse from 2022]. Retrieved via ProPublica Nonprofit Explorer. <https://projects.propublica.org/nonprofits/organizations/841440292> [archived/canonical: local snapshots/0528bd4eac01/page.html]

Chapter 2 — Timeline : Measure 300 to the LRC closure

Twenty-eight months from the food-tax repeal that drained the General Fund to the day the Loveland Resource Center went dark.

2023 — fiscal foundation

- **November 2023** : Measure 300 passes. Repeals Loveland sales tax on food. Effective 2024. Annual General Fund revenue loss approximately \$10.4 to 10.5 million.⁷⁴
- **November 2023** : TABOR override rejected at the ballot. Effective 2025. Compounds the squeeze.⁷⁵

2024 — cuts begin

- **Spring 2024** : Loveland purchases 137 S Lincoln Ave for \$410,000 to serve as the Loveland Resource Center (LRC), the city's temporary shelter and resource hub.⁷⁶
- **Throughout 2024** : cuts to police overtime, training, ammunition and less-lethal equipment, community-partner funding, city-produced events.⁷⁷
- **June 2024** : Recall committee organized by Don Overcash, Dave Clark, Earle Sethre, Marvin Childers files paperwork with the Loveland City Clerk targeting Ward 1 Councilor Troy Krenning.⁷⁸
- **27 August 2024** : 25-person rally at Loveland City Hall against the proposed First Christian Church shelter and a needle-exchange program, in support of the Krenning recall.⁷⁹
- **7 August 2024** : 1,615 signatures submitted for the recall.⁸⁰
- **13 August 2024** : Signatures certified.⁸¹
- **November 2024** : Voters approve Measure 2G (TABOR override extension, twelve years) and Measures 2F / 2H (retail marijuana sales). Marijuana revenue not expected until 2027.⁸²
- **16 December 2024** : Council votes simultaneously on the \$249,000 Ernst & Young forensic audit of the Centerra URA and the \$250,000 special-election cost for the Krenning recall. Both pass.^{83,84}

2025 — pre-positioning

- **7 January 2025** : Krenning resigns.⁸⁵
- **4 March 2025** : Jennifer Swanty defeats Geoff Frahm for the Ward 1 special election.⁸⁶
- **30 September 2025** : South Railroad Facility closes — Loveland's only overnight shelter, shut for funding reasons.
- **2 October 2025** : Council Special Meeting. Camp Hope protest spills into the meeting (Cablecast show #628).⁸⁷
- **14 October 2025** : E&Y delivers Phase 1 findings to the LURA board.⁸⁸

⁷⁴Larimer County Clerk & Recorder. (2023, November). *Certified results — City of Loveland Measure 300 (food sales tax repeal)*. <https://www.larimer.gov/clerk/elections/results> [archived/canonical: <https://web.archive.org/web/20260313015223/https://www.larimer.gov/clerk/elections/results>].

⁷⁵Larimer County Clerk & Recorder. (2023, November). *Certified results — City of Loveland TABOR override (rejected)*. <https://www.larimer.gov/clerk/elections/results> [archived/canonical: <https://web.archive.org/web/20260313015223/https://www.larimer.gov/clerk/elections/results>].

⁷⁶City of Loveland. (2024, Spring). *Purchase of 137 S Lincoln Ave for \$410,000 to serve as Loveland Resource Center (LRC)* [As referenced in subsequent CivicWeb staff reports]. Larimer Assessor parcel detail <https://apps.larimer.org/api/assessor2/?prop=detail&streetnumber=137&streetname=lincoln> [archived/canonical: local snapshots/9a8842e024c4/page.html]; City news release archive <https://www.cityofloveland.org/Home/Components/News/News/> [archived/canonical: local snapshots/bd55925c132e/page.html].

⁷⁷City of Loveland Finance. (2024-2025). *Mid-cycle service-reduction memos cited in FY 2026 budget book preamble*. <https://www.cityofloveland.org/city-government/finance/budget> [archived/canonical: local snapshots/9ad4807e0368/page.html].

⁷⁸Ballotpedia. (n.d.). *Troy Krenning recall, Loveland, Colorado (2024-2025)*. [https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_\(2024-2025\)](https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_(2024-2025))

⁷⁹Loveland Reporter-Herald. (2024, August 27). *Lovelanders gather to support recall, oppose shelter*. <https://www.reporterherald.com/2024/08/27/lovelanders-gather-to-support-recall-oppose-shelter/> [archived/canonical: <https://web.archive.org/web/20240831234537/https://www.reporterherald.com/2024/08/27/lovelanders-gather-to-support-recall-oppose-shelter/>]

⁸⁰Ballotpedia. (n.d.). *Troy Krenning recall, Loveland, Colorado (2024-2025)*. [https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_\(2024-2025\)](https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_(2024-2025))

⁸¹Ballotpedia. (n.d.). *Troy Krenning recall, Loveland, Colorado (2024-2025)*. [https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_\(2024-2025\)](https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_(2024-2025))

⁸²Larimer County Clerk & Recorder. (2024, November). *Certified results — City of Loveland Measures 2F, 2G, 2H*. <https://www.larimer.gov/clerk/elections/results> [archived/canonical: <https://web.archive.org/web/20260313015223/https://www.larimer.gov/clerk/elections/results>].

⁸³City of Loveland. (2024, December 16). *Council voting results* [CivicWeb doc 501433]. <https://cilovelandco.civicweb.net/document/501433> [archived/canonical: local snapshots/8093a92ec035/page.html]

⁸⁴Loveland Reporter-Herald. (2024, December 16). *Loveland Council to vote on Centerra audit, Krenning recall*. <https://www.reporterherald.com/2024/12/16/loveland-council-to-vote-on-centerra-audit-krenning-recall/> [archived/canonical: <https://web.archive.org/web/20250111084431/https://www.reporterherald.com/2024/12/16/loveland-council-to-vote-on-centerra-audit-krenning-recall/>]

⁸⁵Ballotpedia. (n.d.). *Troy Krenning recall, Loveland, Colorado (2024-2025)*. [https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_\(2024-2025\)](https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_(2024-2025))

⁸⁶Loveland Reporter-Herald. (2024, December 18). *Loveland sets March 4 for Krenning recall election*. <https://www.reporterherald.com/2024/12/18/loveland-sets-march-4-for-krenning-recall-election/> [archived/canonical: <https://web.archive.org/web/20250101074135/https://www.reporterherald.com/2024/12/18/loveland-sets-march-4-for-krenning-recall-election/>]

⁸⁷City of Loveland. (2025, October 2). *Council agenda packet — Special Meeting* [CivicWeb doc 494766; Camp Hope protest, Cablecast show #628]. <https://cilovelandco.civicweb.net/document/494766> [archived/canonical: local snapshots/c8c69081b61b/page.html]

⁸⁸Ernst & Young. (2025, October 14). *Centerra URA Phase 1 forensic findings* [LURA board presentation]. Reporter-Herald summary <https://www.>

- **15 October 2025** : Reporter-Herald publishes the audit summary.⁸⁹
- **21 October 2025** : 2026 budget adopted with four new Police Department positions (Cablecast show #635).⁹⁰
- **November 2025** : Pat McFall elected mayor.
- **December 2025** : McFall sworn in. Council composition shifts to the bloc-5 majority.
- **9 December 2025** : Public-rhetoric incident at “Endless Summer Tanning” (referenced in subsequent council debate around the encampment ordinance; specific news / police-blotter cite not yet pulled into the dossier — flagged in EXECSUMMARY-FINAL_v3.todos.md).
- **16 December 2025** : Last full Council meeting of 2025 (Cablecast #653). PCAB appointment of Dennis Dinsmore.⁹²

2026 — package and collapse

- **6 to 7 January 2026** : Council debate runs past midnight. Ord 6806 and Ord 6807 pass first reading. Ord 6807 vote : 6 to 3. Light-Kovacs compromise motion linking the two ordinances fails 5 to 4.⁹³
- **8 January 2026** : RFP responses received from Bridge House (Boulder, EIN 84-1440292) and Krucial Rapid Response, Inc. (Lenexa KS, EIN 88-3345047, NTEE E60 / disaster medical staffing).⁹⁴
- **12 January 2026** : McWhinney Real Estate Services LLC renames to Realberry Real Estate Services LLC.⁹⁵
- **23 January 2026** : Bridge House Interim CEO Dave Mauro signs withdrawal letter.⁹⁶
- **26 January 2026** : City formally abandons the conditional purchase.⁹⁷
- **27 January 2026** : Closed-session BAA negotiation with City Council on what becomes R-10-2026.⁹⁸
- **3 February 2026** : Ord 6806 passes second reading 5 to 4.⁹⁹
- **17 February 2026** : R-10-2026 (Costco BAA) passes 8 to 1, Rothberg the lone dissent.¹⁰⁰ Mayor McFall cuts off Gail Randall during public comment when she references the E&Y audit.¹⁰¹
- **20 February 2026** : Randall v. McFall filed in Larimer County District Court (Krenning as plaintiff’s counsel).¹⁰²

reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/ [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>]; LURA archive page <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority> [archived/canonical: local snapshots/bcca19c35597/page.html].

⁸⁹Loveland Reporter-Herald. (2025, October 15). *Centerra urban-renewal audit finds questionable accounting, lapses in bidding*. <https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/> [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>]

⁹⁰City of Loveland Finance. (2025, October 21). *FY 2026 adopted budget* [Cablecast show #635]. <https://www.cityofloveland.org/city-government/finance/budget> [archived/canonical: local snapshots/9ad4807e0368/page.html]; OpenGov portal <https://lovelandco.opengov.com/> [archived/canonical: <https://web.archive.org/web/20250521022124/https://lovelandco.opengov.com/>].

⁹¹Loveland Reporter-Herald. (2025, October 6). *FY 2026 budget preview — four new PD positions including MAT-enforcement specialist*. <https://www.reporterherald.com/> [archived/canonical: <https://web.archive.org/web/20260515205433/https://www.reporterherald.com/>].

⁹²City of Loveland. (2025, December 16). *Council voting results — PCAB appointment of Dennis Dinsmore* [CivicWeb doc 501433]. <https://cilovelandco.civicweb.net/document/501433> [archived/canonical: local snapshots/8093a92ec035/page.html].

⁹³City of Loveland. (2026, January 6). *Council agenda packet — Ord 6807 first reading 6-3, Light-Kovacs compromise motion fails 5-4* [CivicWeb doc 500641; Cablecast show #656]. <https://cilovelandco.civicweb.net/document/500641> [archived/canonical: local snapshots/a45ad09bd027/page.html].

⁹⁴Internal Revenue Service. (2022-2023). *Form 990 — Krucial Rapid Response, Inc.* [EIN 88-3345047; Lenexa KS; NTEE E60 General Health; 2023 revenue \$43,645,750; line of business disaster-medical staffing]. <https://projects.propublica.org/nonprofits/organizations/883345047> [archived/canonical: <https://web.archive.org/web/20251208203240/https://projects.propublica.org/nonprofits/organizations/883345047>]

⁹⁵Colorado Secretary of State. (2026, January 9). *Articles of Amendment — McWhinney Real Estate Services LLC to Realberry* [CO SOS document 20261034699]. Entity detail <https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BUSINESSSEARCH&entityId2=19941074917> [archived/canonical: local snapshots/94b7b91b19ab/page.html]; entity history <https://www.coloradosos.gov/biz/BusinessEntityHistory.do?entityId=19941074917> [archived/canonical: local snapshots/d9b1e2b97422/page.html]; document image <https://www.coloradosos.gov/biz/ViewImage.do?fileId=20261034699> [archived/canonical: local snapshots/259edeb67a13/page.html]; corroborating BizWest coverage <https://bizwest.com/2026/01/15/mcwhinney-rebrands-as-realberry-expands-investment-approach/> [archived/canonical: <https://web.archive.org/web/20260120200920/https://bizwest.com/2026/01/15/mcwhinney-rebrands-as-realberry-expands-investment-approach/>].

⁹⁶Mauro, D. (2026, January 23). *Bridge House withdrawal letter to City of Loveland* [Within CivicWeb doc 501889]. <https://cilovelandco.civicweb.net/document/501889> [archived/canonical: local snapshots/34260540411c/page.html].

⁹⁷City of Loveland. (2026, January 26). *News release #8260 — conditional shelter purchase abandoned*. <https://www.cityofloveland.org/Home/Components/News/News/8260> [archived/canonical: local snapshots/535293036b65/page.html]

⁹⁸City of Loveland. (2026, January 27). *Council agenda packet — closed-session BAA negotiation context* [CivicWeb doc 501889]. <https://cilovelandco.civicweb.net/document/501889> [archived/canonical: local snapshots/34260540411c/page.html]

⁹⁹City of Loveland. (2026, February 3). *Council voting results — Ord 6806 second reading 5 to 4* [CivicWeb doc 502505]. <https://cilovelandco.civicweb.net/document/502505> [archived/canonical: local snapshots/93f340363461/page.html].

¹⁰⁰City of Loveland. (2026, February 17). *Council voting results — R-10-2026 Costco BAA 8 to 1* [CivicWeb doc 503860]. <https://cilovelandco.civicweb.net/document/503860> [archived/canonical: local snapshots/296312aa9bf1/page.html].

¹⁰¹Loveland Reporter-Herald. (2026, February 18). *Loveland Costco approved Centerra deal*. <https://www.reporterherald.com/2026/02/18/loveland-costco-approved-centerra-deal/> [archived/canonical: <https://web.archive.org/web/20260304180643/https://www.reporterherald.com/2026/02/18/loveland-costco-approved-centerra-deal/>]

¹⁰²*Randall v. City of Loveland and Pat McFall*, Larimer County District Court (8th Judicial District), filed 20 February 2026. Colorado Judicial portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>]; CoCourts case index <https://www.cocourts.com/> [archived/canonical: <https://web.archive.org/web/20120117013437/https://www.cocourts.com/>]; Reporter-Herald coverage <https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/> [archived/canonical: <https://web.archive.org/web/20260223144442/https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/>].

- **24 March 2026** : Thompson pivot statement. Council establishes the Ad Hoc Community Homelessness Transition Committee.¹⁰³
- **24 April 2026** : Thompson retirement announced, effective 7 July 2026.¹⁰⁴
- **30 April 2026** : Loveland Resource Center closes.¹⁰⁵
- **7 May 2026** : Council directs HR officer Julia Holland to bring formal motion appointing CFO Waldes as interim City Manager with a 7.5 percent raise.¹⁰⁶
- **8 May 2026** : Loveland publishes “Homelessness Update.”¹⁰⁷

¹⁰³City of Loveland. (2026, March 24). *Council agenda packet — Thompson pivot and Ad Hoc Community Homelessness Transition Committee* [CivicWeb doc 506027; Cablecast #686]. <https://cilovelandco.civicweb.net/document/506027> [archived/canonical: local snapshots/8b900ee59a22/page.html]

¹⁰⁴Loveland Reporter-Herald. (2026, April 24). *Thompson retirement announced, effective 7 July 2026*. <https://www.reporterherald.com/> [archived/canonical: <https://web.archive.org/web/20260515205433/https://www.reporterherald.com/>]; corroborating City Manager’s Office page <https://www.cityofloveland.org/government/city-manager-s-office> [archived/canonical: local snapshots/2f7b166876e0/page.html].

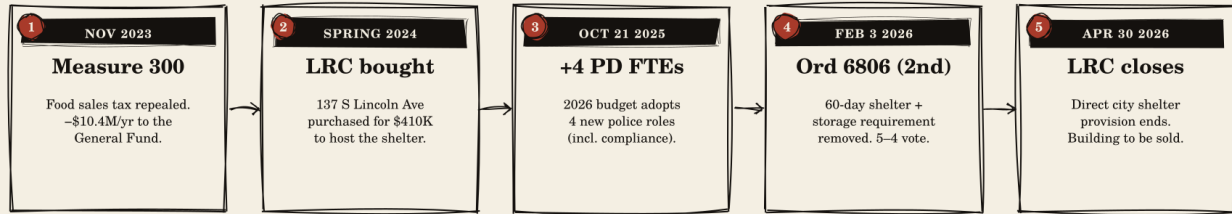
¹⁰⁵City of Loveland. (2026, May 8). *News release #8352 — Homelessness Update*. <https://www.cityofloveland.org/Home/Components/News/News/8352> [archived/canonical: local snapshots/826bce87c6be/page.html]

¹⁰⁶Loveland Reporter-Herald. (2026, May 7). *Council directs HR to bring motion appointing Waldes as interim CM*. <https://www.reporterherald.com/> [archived/canonical: <https://web.archive.org/web/20260515205433/https://www.reporterherald.com/>].

¹⁰⁷City of Loveland. (2026, May 8). *News release #8352 — Homelessness Update*. <https://www.cityofloveland.org/Home/Components/News/News/8352> [archived/canonical: local snapshots/826bce87c6be/page.html]

Five turning points — the shelter chronology, sketched

Hand-drawn (rough.js) accent over the structured Mermaid timeline and the d3 quantified track.



— twenty-seven months from purchase to closure; an enforcement-staffing decision in the middle —

Rendered server-side with rough.js (Excalidraw-style) — output contains no scripts.

Figure 2: Diagram 2 of 8 : Five turning points. The executive view. Hand-drawn rough.js accent over the structured Mermaid timeline. Sources : Larimer County Clerk certified results (Measure 300); CivicWeb 501433 (audit + recall); CivicWeb 502505 (Ord 6806); City of Loveland news 8352 (LRC closure).

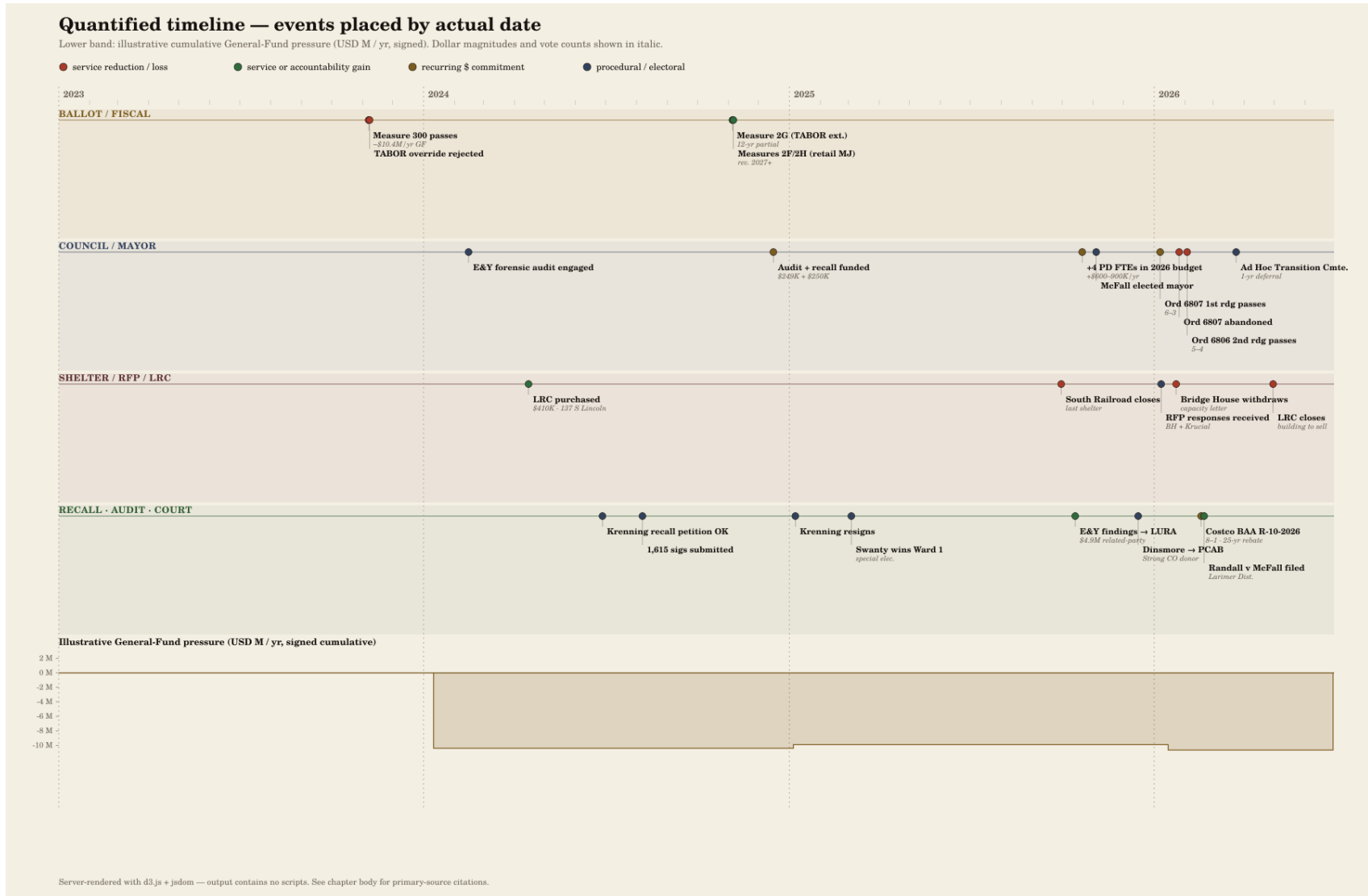
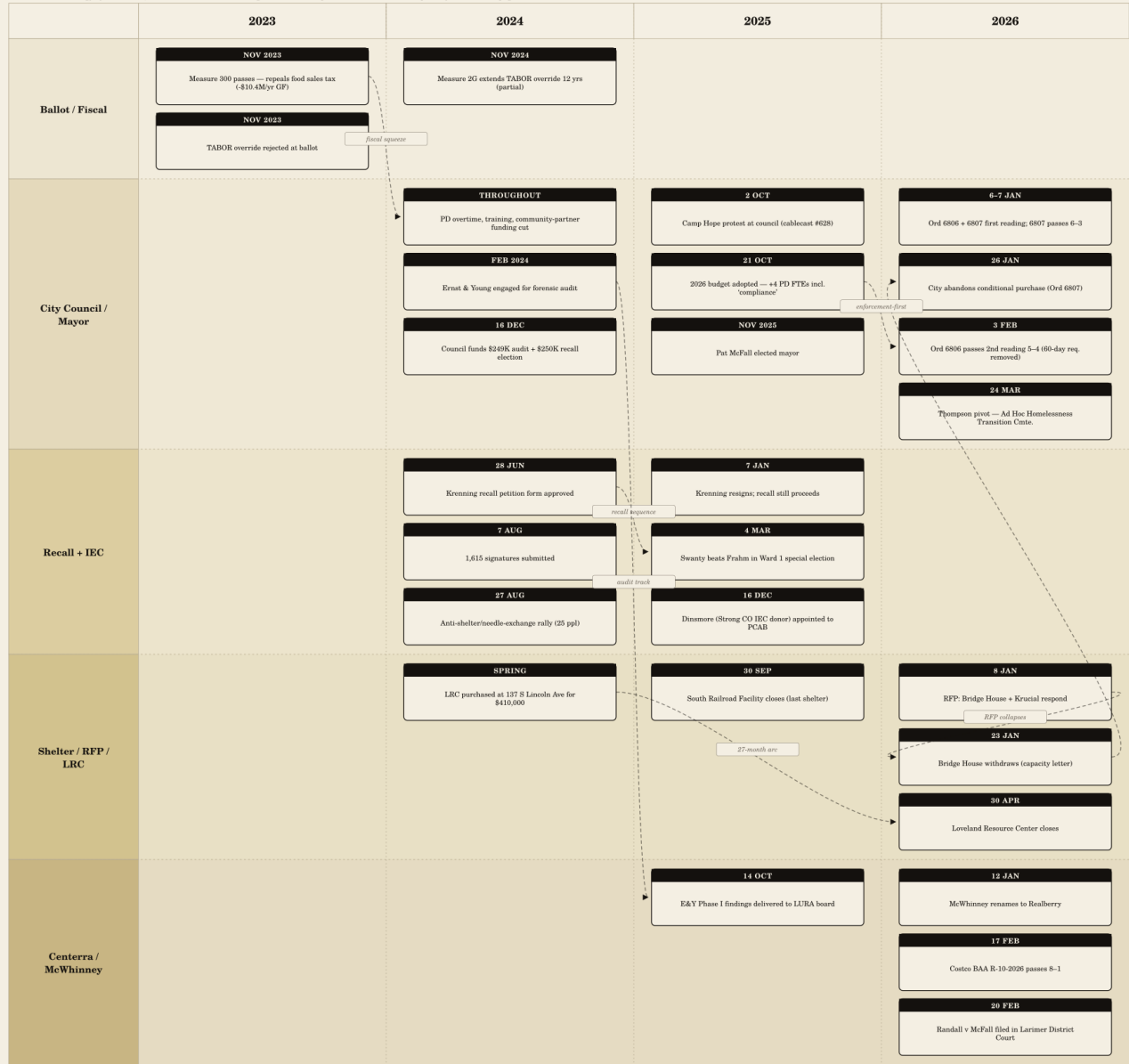


Figure 3: Diagram 3 of 8 : Quantified timeline with fund-pressure track. Four upper bands place every event by exact calendar date. Lower band : illustrative cumulative General-Fund pressure in USD M/yr (signed). Sources : Larimer County Clerk certified results; City of Loveland CivicWeb voting record set; FY 2026 budget book.

Actors view — who acted when

Documented chronology by actor track, Measure 300 (Nov 2023) through LRC closure (Apr 2026). Each event cites a primary record in the page below.



Rendered server-side from /assets/diagrams/workflow/timeline-actors.json — no scripts in output.

Figure 4: Diagram 4 of 8 : Actors view. Same chronology re-grouped by actor swim-lane : Ballot/Fiscal, City Council/Mayor, Recall+IEC, Shelter/RFP/LRC, Centerra/McWhinney. Cross-track dashed arrows show documented causation. Sources : as Diagram 1, plus TRACER CO20245047480 (Strong Colorado IEC) and Reporter-Herald 18 Dec 2024.

Chapter 3 — The Property : 599 W 71st St

Lede. Parcel 9626124001, 14,130 square feet on 1.64 acres, classified by the assessor as a Storage Warehouse, and the documented sale-price arithmetic the city was being asked to accept.¹⁰⁸

The parcel record

Field	Value
Parcel number	9626124001
Schedule / Account no.	1603780 / R1603780
Location address	599 W 71st St, Loveland CO 80538
Subdivision	Longview-Midway, Fourth Addition (Plat 87005726; Ratification 97065038)
Legal description	LOT 1, BLOCK 6, LONGVIEW SUBDIVISION
Lot size	1.64 acres
Building area	14,130 sq ft, 2 buildings
Use category	Storage Warehouse (assessor classification)
Tax district	2211, total mill levy 81.599
Current owner	IA FRANKLIN LLC, 810 Cardinal Ln, Hartland WI 53029
Coordinates	40.46518° N, 105.08473° W

All values above per Larimer County Assessor REST API response for R1603780.¹⁰⁹

Chain of title

Date	Instrument	From → To	Consideration	Reception #
27 Sep 2001	Quitclaim Deed	(prior) → SPK Enterprises, LLC	\$0	2001106604 ¹¹⁰
27 Nov 2001	LLC organizational filing	SPK Enterprises (Kopelman; Schultz Mgr)	—	871086 ¹¹¹
17 Dec 2021	IA Franklin LLC formed in WI	DFI ID I037214, RA Patrick F. Carroll	—	— ¹¹²
28 Dec 2021	Special Warranty Deed	SPK Enterprises → IA Franklin	\$2,025,000	20210116998¹¹³
29 Dec 2021	Statement of Authority §38-30-172 CRS	IA Franklin (member: IA LLP); Schutte signer	—	20210116996 ¹¹⁴
24 Feb 2023	Articles of Dissolution	SPK Enterprises voluntarily dissolved	—	— ¹¹⁵

¹⁰⁸Larimer County Assessor. (2025-2026). *Parcel 9626124001 / R1603780 — full propinfo, sales, treasurer feeds.* <https://apps.larimer.org/api/assessor2/> [archived/canonical: <https://web.archive.org/web/20251123063941/https://apps.larimer.org/api/assessor2/>]

¹⁰⁹Larimer County Assessor. (2025-2026). *Parcel 9626124001 / R1603780 — full propinfo, sales, treasurer feeds.* <https://apps.larimer.org/api/assessor2/> [archived/canonical: <https://web.archive.org/web/20251123063941/https://apps.larimer.org/api/assessor2/>]

¹¹⁰Larimer County Recorder. (2001, September 27). *Quitclaim Deed, reception #2001106604.* Larimer Landmark Web <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>].

¹¹¹Colorado Secretary of State. (2001-2023). *SPK Enterprises, LLC entity record.* Entity detail <https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BUSINESSSEARCH&entityId2=20011149453> [archived/canonical: local snapshots/bcd6ca2ca84e/page.html]; entity history <https://www.coloradosos.gov/biz/BusinessEntityHistory.do?entityId=20011149453> [archived/canonical: local snapshots/9c2f68d97454/page.html].

¹¹²Wisconsin Department of Financial Institutions. (2021-present). *IA Franklin, LLC* [DFI ID I037214; organized 17 December 2021; registered agent Patrick F. Carroll, 810 Cardinal Ln Ste 210, Hartland WI 53029]. Detail <https://apps.dfi.wi.gov/apps/corpsearch/details.aspx?entityID=I037214> [archived/canonical: local snapshots/ce1ae5e50015/page.html]; corporate search portal <https://apps.dfi.wi.gov/apps/corpsearch/Search.aspx> [archived/canonical: <https://web.archive.org/web/20260505161156/https://apps.dfi.wi.gov/apps/corpsearch/Search.aspx>].

¹¹³Larimer County Recorder. (2021, December 29). *Special Warranty Deed, reception #20210116998.* Larimer Landmark Web <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>].

¹¹⁴Larimer County Recorder. (2021, December 29). *Statement of Authority, reception #20210116996.* Larimer Landmark Web <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>].

¹¹⁵Colorado Secretary of State. (2001-2023). *SPK Enterprises, LLC entity record.* Entity detail <https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BUSINESSSEARCH&entityId2=20011149453> [archived/canonical: local snapshots/bcd6ca2ca84e/page.html]; entity history <https://www.coloradosos.gov/biz/BusinessEntityHistory.do?entityId=20011149453> [archived/canonical: local snapshots/9c2f68d97454/page.html].

Date	Instrument	From → To	Consideration	Reception #
6 Jan 2026	Ord 6807 1st reading 6-3	IA Franklin → City of Loveland <i>conditional</i>	\$2,850,000 offered	— ¹¹⁶
23 Jan 2026	Bridge House withdrawal letter	operator condition unmet → no closing	—	— ¹¹⁷

The pattern on both ends is identical : single-asset LLC formed to hold one property; wound down after sale. SPK Enterprises was created in 2001, held the building until 2021, dissolved in 2023, fourteen months after selling.¹¹⁸ IA Franklin was created twelve days before its closing in 2021 and would have been wound down after a Loveland sale closed.¹¹⁹

Neighbourhood comparables

Address	Sold	Price	Size
501 W 71st St (vacant, adjacent E)	8 Oct 2024	\$340,000	1.75 ac
450 W 71st St	26 Jan 2024	\$6,615,546	2.00 ac
350 W 71st St	31 Oct 2022	\$871,200	2.00 ac
400 W 71st St	31 Oct 2022	\$871,200	2.00 ac
200 W 71st St (5,244 sf store)	18 Apr 2022	\$1,100,000	2.82 ac
250 W 71st St (vacant)	3 Oct 2022	\$355,000	1.92 ac
599 W 71st St (IA Franklin acq)	28 Dec 2021	\$2,025,000	1.64 ac, 14,130 sf

All comparable sales per Larimer County Assessor sales feed for tax district 2211.¹²⁰

¹¹⁶City of Loveland. (2026, January 6). *Ord 6807 first reading 6 to 3* [CivicWeb 500641]. <https://cilovelandco.civicweb.net/document/500641> [archived/canonical: local snapshots/a45ad09bd027/page.html].

¹¹⁷Mauro, D. (2026, January 23). *Bridge House withdrawal letter*. Within CivicWeb 501889 <https://cilovelandco.civicweb.net/document/501889> [archived/canonical: local snapshots/34260540411c/page.html].

¹¹⁸Colorado Secretary of State. (2001-2023). *SPK Enterprises, LLC entity record*. Entity detail <https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BUSINESSSEARCH&entityId2=20011149453> [archived/canonical: local snapshots/bcd6ca2ca84e/page.html]; entity history <https://www.coloradosos.gov/biz/BusinessEntityHistory.do?entityId=20011149453> [archived/canonical: local snapshots/9c2f68d97454/page.html].

¹¹⁹Wisconsin Department of Financial Institutions. (2021-present). *IA Franklin, LLC* [DFI ID I037214; organized 17 December 2021; registered agent Patrick F. Carroll, 810 Cardinal Ln Ste 210, Hartland WI 53029]. Detail <https://apps.dfi.wi.gov/apps/corpsearch/details.aspx?entityID=I037214> [archived/canonical: local snapshots/ce1ae5e50015/page.html]; corporate search portal <https://apps.dfi.wi.gov/apps/corpsearch/Search.aspx> [archived/canonical: <https://web.archive.org/web/20260505161156/https://apps.dfi.wi.gov/apps/corpsearch/Search.aspx>].

¹²⁰Larimer County Assessor. (2025-2026). *Parcel 9626124001 / R1603780 — full propinfo, sales, treasurer feeds*. <https://apps.larimer.org/api/assessor2/> [archived/canonical: <https://web.archive.org/web/20251123063941/https://apps.larimer.org/api/assessor2/>]



Figure 5: Diagram 9 of 13 : Parcel 9626124001 in its block context. Subject parcel 599 W 71st St shown in oxblood against 58 surrounding commercial parcels (W 69th — 71st Sts, N Franklin to N Roosevelt Avenues), projected from the Larimer GIS REST polygon (rings transformed to WGS84). The staff quote at the 6 January 2026 council meeting — ”backs right up to Larimer County open space” — refers to the unrendered area east of the parcel, beyond the cluster shown. Source : Larimer County Assessor parcel-polygon REST endpoint, retrieved 17 May 2026.

Chapter 4 — The Players : entities and humans

Disambiguation : namesakes in this dossier

Several surnames appear more than once in the corpus, sometimes attached to different individuals at different organizations. Before introducing the named players, the dossier resolves the following:

Three Carrolls. (1) **Brian G. Carroll**, JD — IA-LLP Executive Committee member since 2015; shareholder at **Reinhart Boerner Van Deuren** (Waukesha WI). (2) **Patrick F. Carroll**, JD MBA — IA-LLP President & General Counsel since 2022; registered agent for IA-LLP and IA Franklin LLC; at **Cramer Multhauf / CM Law Group** (Waukesha WI). (3) **Judge Carroll Michelle Brinegar** — Larimer County District Court judge (8th Judicial District) who signed the 14 December 2023 preliminary-injunction order in *McWhinney v. City of Loveland* (2023CV30956) and who appears in the Jensen case docket as the dismissing judge. The three are distinct individuals; no business, familial, or professional connection has been established between them. (Entity cards at `entities/carroll-brian-g.json` and `entities/carroll-patrick-f.json`.)

Two (possibly three) Hogans. (1) **Kate Hogan** — Director, Investor Relations at IA-LLP; joined IA-LLP 2025; CU Boulder background. (2) **Mark R. Hogan** — former Wisconsin Economic Development Corporation Secretary; Ixonia State Bank board with Brian G. Carroll; appears in IA-LLP-adjacent governance context. (3) **Michael Hogan** — Facilities Operations Manager, City of Loveland; named in Chapter 11 CORA collateral request. No business or familial relationship has been established between any pair of these three. (Entity cards at `entities/hogan-kate.json` and `entities/hogan-mark-r.json`.)

Two Murrays. (1) **Chris Murray** — outside counsel for Chad McWhinney, named in the February 2026 McWhinney public statement; firm affiliation not yet pulled (potentially **Brownstein Hyatt Farber Schreck**, which represented McWhinney in 2023CV30956 per the docket; see h-012 in the adversarial review). (2) **Tyler Murray** — listing-side broker on the 599 W 71st sale, **Cushman & Wakefield Fort Collins** (CO Real Estate License FA.100065482); supervisor Travis Ackerman. The two share a surname; they are different individuals with different roles and different industries.

Three “Centerras”. (1) **Centerra Properties West, LLC** — the privately-held McWhinney-affiliated LLC named “Developer” on R-10-2026; CO SOS ID 20021355055, DLLC, Good Standing, formed 23 Dec 2002; principal office 1800 Wazee St Ste 200, Denver CO 80202; registered agent Paracorp Incorporated. (2) **Group Centerra** — an unregistered marketing / office label used by **The Group, Inc., Real Estate Associates** (CO SOS ID 19871299327, DPC, Good Standing, formed 4 Mar 1976; principal office 2803 E Harmony Rd, Fort Collins CO 80528; CO DRE employing brokerage EC.000009980; responsible broker Paul Kenneth Hunter); appears in the Frahm sidebar (§9.5). The phrase “Group Centerra” is not a registered DBA or trade name at CO DRE or CO SOS; The Group, Inc., Real Estate Associates and Centerra Properties West, LLC share no registered agent, no principal-office address, and no officer overlap visible on either entity’s CO SOS detail page. (3) **Centerra Metropolitan District No. 1** — the audited quasi-public Title 32 special district; the entity that received the E&Y Phase 1 forensic report; not to be conflated with the developer LLC. Additionally, “Centerra” appears as a toponym for the 3,000-acre master-planned community east of I-25, and as the name of the **Centerra Urban Renewal Plan** (the URA the 2023 council repealed). Where context requires distinguishing among these, the specific entity is named explicitly throughout the dossier.

Investors Associated, LLP (the parent)

WI DFI entity ID	I017471
Registered	24 Apr 1996
Status	Registered (active)
Principal office	810 Cardinal Lane, Suite 100/210, Hartland WI 53029
Registered agent	Patrick F. Carroll (since 17 Aug 2023; 5 prior since 1996)
Self-described scale	250+ partners, \$485M AUM, 50+ properties in 7 states

Source : WI DFI corporate-search detail page for I017471¹²¹ and Investors Associated LLP self-described portfolio.¹²²

IA leadership (named on IA’s own who-we-are page¹²³)

¹²¹Wisconsin Department of Financial Institutions. (1996–present). *Investors Associated, LLP* [I017471]. Detail <https://apps.dfi.wi.gov/apps/corpsearch/details.aspx?entityID=I017471> [archived/canonical: [local snapshots/7196c96407da/page.html](https://web.archive.org/web/20260505161156/https://apps.dfi.wi.gov/apps/corpsearch/details.aspx?entityID=I017471)]; corporate search portal <https://apps.dfi.wi.gov/apps/corpsearch/Search.aspx> [archived/canonical: <https://web.archive.org/web/20260505161156/https://apps.dfi.wi.gov/apps/corpsearch/Search.aspx>].

¹²²Investors Associated LLP. (n.d.). *Who we are*. <https://investorsassociated.com/who-we-are/> [archived/canonical: <https://web.archive.org/web/20260306212202/https://investorsassociated.com/who-we-are/>] (archived via Wayback Machine, snapshots 2022-09 and 2024-03).

¹²³Investors Associated LLP. (n.d.). *Who we are*. <https://investorsassociated.com/who-we-are/> [archived/canonical: <https://web.archive.org/web/20260306212202/https://investorsassociated.com/who-we-are/>] (archived via Wayback Machine, snapshots 2022-09 and 2024-03).

Shell	Colorado address	Acquisition / first instrument
IA EARHART LLC	5443 Earhart Rd, Loveland CO	SWD 10 Sep 2021 from Zephyr Grafix LLC; easement granted to City of Loveland 25 Feb 2025
IA FRANKLIN LLC	599 W 71st St, Loveland CO	SWD 28 Dec 2021 (recpt 20210116998); see Chapter 3 chain
IA WINDSOR LLC	6166 Weld CR 74, Windsor CO	registered 8 September 2022 — overlaps shelter-site vetting window
IA GATEWAY LLC	320 Gateway Dr, Johnstown CO	(per portfolio map)
IA MEDFORD LLC	3950 Medford Dr, Loveland CO	SWD 31 Jul 2023 from Wernsman Deborah K; easement granted to City of Loveland 30 Jul 2025
IA HARRISON LLC	395-451 W 67th St, Loveland CO	(per portfolio map)
IA MILLER DRIVE LLC	7300 Miller Dr, Frederick CO	(per portfolio map)
IA CANAL DRIVE LLC	Larimer parcel	Jorgensen Spencer R SWD 19 Aug 2024; lis pendens 7 May 2025 (Bassett v IA Canal Drive — see References, Case 5)
IA CHATEAU LLC	per portfolio map	per portfolio map
IA CLEARVIEW LLC	per portfolio map	per portfolio map

Forward signals. Two of the ten acquisitions occurred in 2025 alone — an accelerating pace versus the 2021-2023 cadence. In January and February 2026, IA-LLP also registered **IA MERRIAM I** and **IA MERRIAM II** in Kansas, suggesting the next municipal-adjacency target outside Colorado. **IA WINDSOR’s** September 2022 registration falls inside the period Loveland was vetting shelter-site vendors. **IA EARHART** and **IA MEDFORD** had already granted recorded easements to the City of Loveland (25 February 2025 and 30 July 2025), establishing a pre-existing landlord-municipality counterparty relationship that **predates** the 599 W 71st RFP and contradicts any “first interaction” framing of the 2026 procurement.¹³⁰ CORA request #1 in Chapter 11 is expanded to cover these prior easement transactions and the city staff that handled them.

IA Franklin, LLC (single-asset shell)

Twelve days old at closing.¹³¹ Purpose-built to hold one parcel. Wisconsin domestic LLC.

SPK Enterprises, LLC (the seller)

CO entity ID 20011149453.¹³² Voluntarily dissolved 24 February 2023.¹³³

Bridge House (the would-be operator)

IRS EIN	84-1440292
Address	5345 Arapahoe Ave Ste 5, Boulder CO 80303
NTEE classification	P80, Human Services / Multipurpose
Ruling year	1998
Interim CEO at withdrawal	Dave Mauro (signed 23 Jan 2026 letter)

//www.coloradosos.gov/biz/ [archived/canonical: <https://web.archive.org/web/20260512161515/https://www.coloradosos.gov/biz/>]; full filing history tier1/co_sos/FINDINGS.md:6-15, 27, 46-47.

¹³⁰Larimer County Recorder. (2025). *Easement to City of Loveland: IA EARHART LLC 25 Feb 2025; IA MEDFORD LLC 30 Jul 2025* [Both predate the 6 Jan 2026 Ord 6807 vote; establish pre-existing landlord-municipality relationship between IA-LLP single-asset shells and City of Loveland]. Larimer Landmark Web <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>]; primary-record sweep atty_reg/co/larimer_IA_EARHART.json and atty_reg/co/larimer_IA_MEDFORD.json; session findings SESSION-FINDINGS-2026-05-16-f.md: 42-46.

¹³¹Wisconsin Department of Financial Institutions. *IA Franklin, LLC* [I037214]. <https://apps.dfi.wi.gov/apps/corpsearch/details.aspx?entityID=I037214> [archived/canonical: local snapshots/ce1ae5e50015/page.html].

¹³²Colorado Secretary of State. *SPK Enterprises, LLC* [CO20011149453]. <https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BUSINESSSEARCH&entityId2=20011149453> [archived/canonical: local snapshots/bcd6ca2ca84e/page.html].

¹³³Colorado Secretary of State. *SPK Enterprises, LLC* [CO20011149453]. <https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BUSINESSSEARCH&entityId2=20011149453> [archived/canonical: local snapshots/bcd6ca2ca84e/page.html].

Filed Form 990 trajectory¹³⁴

Tax year	Revenue	Expenses	Net	Assets EOY
2023	\$3,573,818	\$4,416,194	-\$842,376	\$14,191,921
2022	\$6,505,015	\$4,136,119	+\$2,368,896	\$17,746,870
2021	\$4,966,981	\$3,874,870	+\$1,092,111	\$12,940,579
2020	\$4,921,859	\$4,357,006	+\$564,853	\$10,265,995
2019	\$4,105,331	\$4,167,721	-\$62,390	\$9,316,681
2018	\$6,399,006	\$4,072,763	+\$2,326,243	\$9,917,527

Revenue collapsed 45 percent from 2022 to 2023. Expenses grew. Net result : a \$842K loss in the last filed year before the Loveland deal was offered. The 2024 990 is not yet filed (due May 2026).¹³⁵ Officers 2023 (top-5 highest comp) : Melissa Green CEO \$122,830, John Trejo Executive Chef \$115,383, Susan Rincon Finance Director \$105,561, Charles “Chuck” Lief Board Chair \$0, Danny Hassan Treasurer \$0.¹³⁶

Krucial Rapid Response (structurally non-qualifying)

EIN 88-3345047. Lenexa, KS. NTEE E60 (Health/General). 2023 revenue \$43,645,750, expenses \$44,797,372. Line of business : disaster-medical staffing.¹³⁷

Title and closing : Land Title Guarantee Company

The 2021 SPK to IA Franklin closing was handled by Land Title Guarantee Company.¹³⁸ Both recorded instruments carry Land Title’s form numbers and the closing-file reference 25193141.¹³⁹¹⁴⁰ Whether Land Title was also engaged by the City of Loveland for the proposed 2026 purchase is **CORA request #7** in Chapter 11.

¹³⁴Internal Revenue Service. (2018-2023). *Form 990 — Bridge House* [EIN 84-1440292] via ProPublica Nonprofit Explorer. <https://projects.propublica.org/nonprofits/organizations/841440292> [archived/canonical: local snapshots/0528bd4eac01/page.html]; IRS Tax Exempt Org Search <https://apps.irs.gov/app/eos/> [archived/canonical: <https://web.archive.org/web/20260515163506/https://apps.irs.gov/app/eos/>].

¹³⁵Internal Revenue Service. (2018-2023). *Form 990 — Bridge House* [EIN 84-1440292] via ProPublica Nonprofit Explorer. <https://projects.propublica.org/nonprofits/organizations/841440292> [archived/canonical: local snapshots/0528bd4eac01/page.html]; IRS Tax Exempt Org Search <https://apps.irs.gov/app/eos/> [archived/canonical: <https://web.archive.org/web/20260515163506/https://apps.irs.gov/app/eos/>].

¹³⁶Internal Revenue Service. (2018-2023). *Form 990 — Bridge House* [EIN 84-1440292] via ProPublica Nonprofit Explorer. <https://projects.propublica.org/nonprofits/organizations/841440292> [archived/canonical: local snapshots/0528bd4eac01/page.html]; IRS Tax Exempt Org Search <https://apps.irs.gov/app/eos/> [archived/canonical: <https://web.archive.org/web/20260515163506/https://apps.irs.gov/app/eos/>].

¹³⁷Internal Revenue Service. (2022-2023). *Form 990 — Krucial Rapid Response, Inc.* [EIN 88-3345047]. <https://projects.propublica.org/nonprofits/organizations/883345047> [archived/canonical: <https://web.archive.org/web/20251208203240/https://projects.propublica.org/nonprofits/organizations/883345047/>]; IRS Tax Exempt Org Search <https://apps.irs.gov/app/eos/> [archived/canonical: <https://web.archive.org/web/20260515163506/https://apps.irs.gov/app/eos/>].

¹³⁸Larimer County Recorder. (2021, December 29). *SWD recpt #20210116998 — Land Title Form 1090, closing ref 25193141*. Larimer Landmark Web <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>].

¹³⁹Larimer County Recorder. (2021, December 29). *SWD recpt #20210116998 — Land Title Form 1090, closing ref 25193141*. Larimer Landmark Web <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>].

¹⁴⁰Larimer County Recorder. (2021, December 29). *SOA recpt #20210116996 — Land Title Form 884, closing ref 25193141 / 39811999*. Larimer Landmark Web <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>].

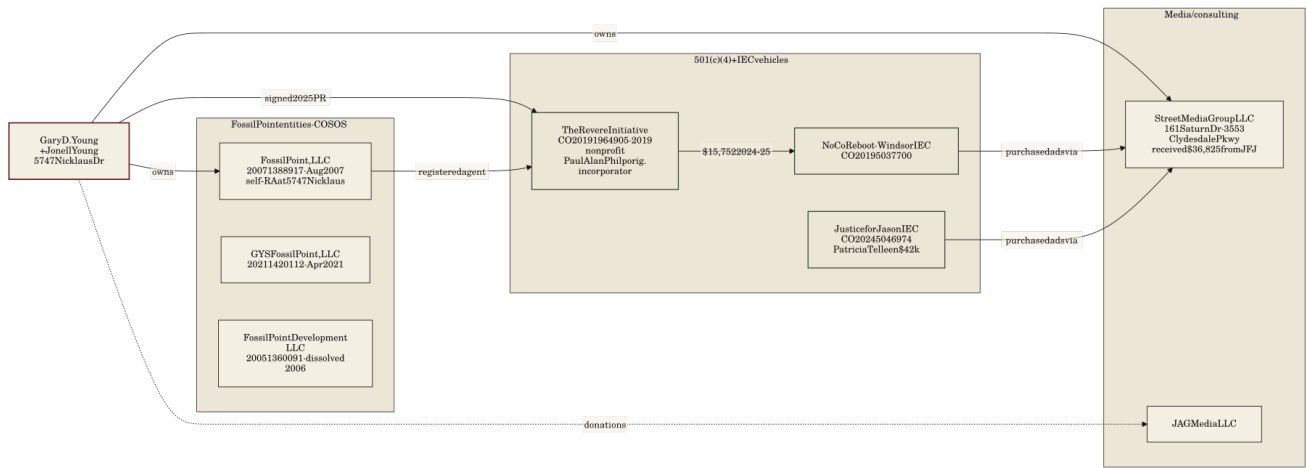


Figure 6: Diagram 5 of 8 : Adjacent network at 5747 Nicklaus Dr. Gary D. and Jonell Young own three Fossil Point CO SOS entities. Fossil Point LLC is the registered agent for The Revere Initiative 501(c)(4) (CO20191964905), which routes \$15,752 (2024-25) to NoCoReboot/Windsor IEC (CO20195037700). Both IECs purchased ad placements through Street Media Group LLC. Sources : CO SOS 20071388917 (Fossil Point Articles 2007); CO SOS 20191964905 (Revere Initiative 2019); TRACER CO20195037700 (NoCoReboot); TRACER CO20245046974 (Justice for Jason).

Chapter 5 — The Money : Fund 268 and the trade

Lede. The shelter was funded 96.6 percent from restricted developer impact fees that the city could not have used for police salaries. The enforcement staffing was funded entirely from the same General Fund the city told residents was empty.

What a Capital Expansion Fee is

Loveland established Capital Expansion Fees (CEFs) in 1984, one of the earliest Colorado adopters.¹⁴¹ CEFs are impact fees the city collects from developers on new construction, segregated by category, legally restricted to capital projects with a rational nexus to the category they were collected under.¹⁴² Active CEF funds in the FY 2026 budget book : General Government CEF (Fund 268), Police CEF, Library CEF, Cultural Services CEF, Parks CEF, Recreation CEF, Trails CEF, Open Lands CEF, Streets / Transportation CEF (largest).¹⁴³

How Ord 6807 was sourced

Source	Amount	Share
Total appropriation	\$2,850,000	100 %
From CEF Fund 268	\$2,754,011	96.6 %
From General Fund	\$95,989	3.4 %

Source : Ord 6807 supplemental appropriation as adopted on first reading.¹⁴⁴

The political effect of that split is that the headline number reads as “\$2.85 million of spending” while the taxpayer-felt General-Fund cost is under \$100,000. The \$2.75 M from Fund 268 is restricted and could not have been redirected to police salaries, library hours, or utility-bill relief. It could have funded other General Government capital projects (municipal-building renovation, fleet expansion, IT facility upgrades) that are on hold during the austerity.

The shelter was not funded with “free money.” It was funded by displacing other planned general-government capital spending.

The parallel General-Fund commitment

The 2026 budget, adopted 21 October 2025, added four new Police Department positions. The City’s own OpenGov budget book (published 29 November 2025) itemises each at first-year cost .¹⁴⁵¹⁴⁶

Position (OpenGov line item)	First-year cost	Source of funds
1.0 FTE Sworn Patrol Lieutenant	\$350,623	General Fund
1.0 FTE Sworn Patrol Officer	\$287,979	General Fund

¹⁴¹City of Loveland. (n.d.). *Capital Expansion Fee policy* [CivicWeb 147429]. <https://cilovelandco.civicweb.net/document/147429> [archived/canonical: local snapshots/b1ca5f30c4f4/page.html].

¹⁴²*Krupp v. Breckenridge Sanitation District*, 19 P.3d 687 (Colo. 2001). CourtListener <https://www.courtlistener.com/opinion/2603013/krupp-v-breckenridge-sanitation-district/> [archived/canonical: local snapshots/89458ff8df4d/page.html].

¹⁴³City of Loveland Finance. (2025, October 21). *FY 2026 adopted budget*. <https://www.cityofloveland.org/city-government/finance/budget> [archived/canonical: local snapshots/9ad4807e0368/page.html].

¹⁴⁴City of Loveland. (2026, January 6). *Ord 6807 supplemental appropriation* [CivicWeb 500641]. <https://cilovelandco.civicweb.net/document/500641> [archived/canonical: local snapshots/a45ad09bd027/page.html].

¹⁴⁵City of Loveland Finance. (2025, October 21). *FY 2026 adopted budget*. <https://www.cityofloveland.org/city-government/finance/budget> [archived/canonical: local snapshots/9ad4807e0368/page.html].

¹⁴⁶City of Loveland. (2025, November 29). *FY 2026 Budget Book — Police Department (POL), full department detail* [OpenGov stories portal; Vision “One Community, One Police Department, ONE TEAM”; Mission “We Seek Justice, Love Kindness, and Walk Humbly”; Values “Service, Transparency, Accountability, Integrity, Respect, Excellence”; Division composition — Administration (201) Chief / Assistant Chiefs / PIO; Patrol (202) uniform patrol, SWAT, Traffic, Bomb Squad, K-9, Drone, Honor Guard, Crisis Negotiations Team, FTO; Criminal Investigations (209) Crimes Against Persons, Crimes Against Property, Forensic Services / Property & Evidence, School Resource Officers, Impact Unit, Victim Services, Northern Colorado Drug Task Force; Support Services (210) Communications, Records, Professional Standards Unit including training, CALEA accreditation, recruitment. Department Summary table — General Fund total \$36,384,943 (2026 Adopted) up from \$34,242,121 (2024 Actual); by division 201 \$1,364,272 (-46% vs 2024), 202 \$19,823,564 (+16% vs 2024), 209 \$8,445,659 (+6%), 210 \$6,751,448 (+6%); plus Law Enforcement CEF \$866,294 and Police Training Campus \$452,172. Expenses by category — Personal Services \$28,915,503, Supplies \$2,334,714, Purchased Services \$6,068,239, Capital Outlay \$359,970, Cost Allocations \$24,983; total \$37,703,409. Funded Decision Packages \$1,326,274. Equipment Replacement \$293,721. Capital \$300,000. Remaining Changes -\$816,250. Performance Measures tracked — Total Calls for Service per Sworn Officer per Year; Total Vehicle Crash Fatalities; % Crash Fatalities DUI-Related; Response Times to Emergency and Non-Emergency Calls; Clearance Rates for Burglary, Larceny, Assault, and Homicide / Attempted Homicide. Data Updated Nov 29, 2025, 5:37 AM]. <https://stories.opengov.com/lovelandco/4e77450f-7ee2-48d4-b3d3-663c0b30a2f6/published/nxd50RU9v?currentPageId=68af3dda2bcee309dfe2ed72> [archived/canonical: local snapshots/0cce7bc888ea/page.html]

Position (OpenGov line item)	First-year cost	Source of funds
1.0 FTE Sworn Detective	\$274,336	General Fund
1.0 FTE Sworn Alcohol, Tobacco, and Marijuana Compliance Officer	\$274,336	General Fund
Four-FTE subtotal	\$1,187,274 / yr	
Additional Flock Cameras (ALPR)	\$50,000	General Fund
Traffic Enforcement Barriers	\$89,000	General Fund
Total “Funded Decision Packages”	\$1,326,274	

The fourth position had been described in the original City framing as “compliance officer,” plausibly tied to enforcement of Ord 6806. The Reporter-Herald’s 6 October 2025 budget preview reported it as a “specialist focused on marijuana, alcohol and tobacco enforcement.”¹⁴⁷ The OpenGov budget book resolves both descriptions : the official line-item title is “**Sworn Alcohol, Tobacco, and Marijuana Compliance Officer**” — i.e., the City’s two public descriptors were not contradictory, they were a single combined role.¹⁴⁸

That MAT-compliance specialist is a staffing response to the 2024 voter approval of retail marijuana sales (Measures 2F / 2H), with revenue not materialising until 2027.¹⁴⁹

Verified context. The dossier’s earlier \$600 to 900K range was a derived per-FTE Front Range loaded-cost estimate; the OpenGov-published line items revise the four-FTE first-year aggregate **upward** to \$1,187,274 (about 30 percent above the high end of the prior estimate) and expand the enforcement-package total to \$1,326,274 once Flock ALPR cameras and traffic-enforcement barriers are included. The estimate sits inside the City’s published Police Department FY 2026 aggregate of **\$37,703,409 across all funds** (\$36,384,943 General Fund only) — the single largest line item in the city budget.¹⁵⁰¹⁵¹

What else changed in the FY 2026 PD book. Beyond the four FTE additions, the OpenGov budget book lists :¹⁵²

¹⁴⁷Loveland Reporter-Herald. (2025, October 6). *FY 2026 budget preview*. <https://www.reporterherald.com/> [archived/canonical: <https://web.archive.org/web/20260515205433/https://www.reporterherald.com/>].

¹⁴⁸City of Loveland. (2025, November 29). *FY 2026 Budget Book — Police Department (POL), full department detail* [OpenGov stories portal; Vision “One Community, One Police Department, ONE TEAM”; Mission “We Seek Justice, Love Kindness, and Walk Humbly”; Values “Service, Transparency, Accountability, Integrity, Respect, Excellence”; Division composition — Administration (201) Chief / Assistant Chiefs / PIO; Patrol (202) uniform patrol, SWAT, Traffic, Bomb Squad, K-9, Drone, Honor Guard, Crisis Negotiations Team, FTO; Criminal Investigations (209) Crimes Against Persons, Crimes Against Property, Forensic Services / Property & Evidence, School Resource Officers, Impact Unit, Victim Services, Northern Colorado Drug Task Force; Support Services (210) Communications, Records, Professional Standards Unit including training, CALEA accreditation, recruitment. Department Summary table — General Fund total \$36,384,943 (2026 Adopted) up from \$34,242,121 (2024 Actual); by division 201 \$1,364,272 (-46% vs 2024), 202 \$19,823,564 (+16% vs 2024), 209 \$8,445,659 (+6%), 210 \$6,751,448 (+6%); plus Law Enforcement CEF \$866,294 and Police Training Campus \$452,172. Expenses by category — Personal Services \$28,915,503, Supplies \$2,334,714, Purchased Services \$6,068,239, Capital Outlay \$359,970, Cost Allocations \$24,983; total \$37,703,409. Funded Decision Packages \$1,326,274. Equipment Replacement \$293,721. Capital \$300,000. Remaining Changes -\$816,250. Performance Measures tracked — Total Calls for Service per Sworn Officer per Year; Total Vehicle Crash Fatalities; % Crash Fatalities DUI-Related; Response Times to Emergency and Non-Emergency Calls; Clearance Rates for Burglary, Larceny, Assault, and Homicide / Attempted Homicide. Data Updated Nov 29, 2025, 5:37 AM]. <https://stories.opengov.com/lovelandco/4e77450f-7ee2-48d4-b3d3-663c0b30a2f6/published/nxd50RU9v?currentPageId=68af3dda2bcce309dfe2ed72> [archived/canonical: local snapshots/0cce7bc888ea/page.html]

¹⁴⁹Larimer County Clerk & Recorder. (2024, November). *Certified results — Measures 2F / 2G / 2H*. <https://www.larimer.gov/clerk/elections/results> [archived/canonical: <https://web.archive.org/web/20260313015223/https://www.larimer.gov/clerk/elections/results>].

¹⁵⁰City of Loveland. (2025, November 29). *FY 2026 Budget Book — Police Department (POL), full department detail* [OpenGov stories portal; Vision “One Community, One Police Department, ONE TEAM”; Mission “We Seek Justice, Love Kindness, and Walk Humbly”; Values “Service, Transparency, Accountability, Integrity, Respect, Excellence”; Division composition — Administration (201) Chief / Assistant Chiefs / PIO; Patrol (202) uniform patrol, SWAT, Traffic, Bomb Squad, K-9, Drone, Honor Guard, Crisis Negotiations Team, FTO; Criminal Investigations (209) Crimes Against Persons, Crimes Against Property, Forensic Services / Property & Evidence, School Resource Officers, Impact Unit, Victim Services, Northern Colorado Drug Task Force; Support Services (210) Communications, Records, Professional Standards Unit including training, CALEA accreditation, recruitment. Department Summary table — General Fund total \$36,384,943 (2026 Adopted) up from \$34,242,121 (2024 Actual); by division 201 \$1,364,272 (-46% vs 2024), 202 \$19,823,564 (+16% vs 2024), 209 \$8,445,659 (+6%), 210 \$6,751,448 (+6%); plus Law Enforcement CEF \$866,294 and Police Training Campus \$452,172. Expenses by category — Personal Services \$28,915,503, Supplies \$2,334,714, Purchased Services \$6,068,239, Capital Outlay \$359,970, Cost Allocations \$24,983; total \$37,703,409. Funded Decision Packages \$1,326,274. Equipment Replacement \$293,721. Capital \$300,000. Remaining Changes -\$816,250. Performance Measures tracked — Total Calls for Service per Sworn Officer per Year; Total Vehicle Crash Fatalities; % Crash Fatalities DUI-Related; Response Times to Emergency and Non-Emergency Calls; Clearance Rates for Burglary, Larceny, Assault, and Homicide / Attempted Homicide. Data Updated Nov 29, 2025, 5:37 AM]. <https://stories.opengov.com/lovelandco/4e77450f-7ee2-48d4-b3d3-663c0b30a2f6/published/nxd50RU9v?currentPageId=68af3dda2bcce309dfe2ed72> [archived/canonical: local snapshots/0cce7bc888ea/page.html]

¹⁵¹Loveland Reporter-Herald. (2025, October 6). *Loveland 2026 budget: stable services, lean capital spending* [Police Department \$36.4M total budget including four new full-time positions; General Fund revenue \$127.9M; expense \$134.4M; capital projects \$4.5M; LFR \$19.3M; Parks & Rec \$14.2M; Utilities \$238.5M]. <https://www.reporterherald.com/2025/10/06/loveland-city-council-to-weigh-2026-budget-with-no-service-cuts-tight-capital/> [archived/canonical: <https://web.archive.org/web/20251208015726/https://www.reporterherald.com/2025/10/06/loveland-city-council-to-weigh-2026-budget-with-no-service-cuts-tight-capital/>]

¹⁵²City of Loveland. (2025, November 29). *FY 2026 Budget Book — Police Department (POL), full department detail* [OpenGov stories portal; Vision “One Community, One Police Department, ONE TEAM”; Mission “We Seek Justice, Love Kindness, and Walk Humbly”; Values “Service, Transparency, Accountability, Integrity, Respect, Excellence”; Division composition — Administration (201) Chief / Assistant Chiefs / PIO; Patrol (202) uniform

- **Equipment Replacement \$293,721** — \$120,000 annual ammunition resupply (note : explicitly contradicts the 2024 mid-cycle service-reduction memo’s ”ammunition cut” line); \$96,750 bola wraps and launchers (less-lethal restraint expansion); \$47,000 forensic computers, hard drives, and servers for the Internet Crimes Against Children (ICAC) unit; \$8,188 lasers / taser units; \$7,300 mirrorless cameras for forensics; \$6,000 polygraph machine; \$5,483 dispatch chairs; \$3,000 canine ballistic vests.
- **Capital \$300,000** — \$250,000 Northern Colorado Real Time Information Center (NCRTIC) standup plus \$50,000 Armory Upgrade.
- **Remaining Changes -\$816,250** — solely the NoCo Humane Society animal-services contract migrating to a different department (no service reduction).

The NCRTIC line is the most consequential single capital item for civil-liberties readers : a Real Time Information Center is a fusion-cell architecture pulling ALPR (Flock) feeds, CAD records, and other live data into a single situational-awareness desk. The \$50,000 Flock-ALPR-camera expansion and the \$250,000 NCRTIC line in the same budget cycle are a coordinated surveillance-capacity build-out, not two unrelated items.

Division-level shifts. The OpenGov “Department Summary” shows the 2024 Actual → 2026 Adopted reallocation inside the General Fund total :¹⁵³

Division	2024 Actual	2026 Adopted	Change
201 Administration	\$2,916,924	\$1,364,272	-46%
202 Operations (Patrol)	\$17,024,282	\$19,823,564	+16%
209 Criminal Investigations	\$7,950,906	\$8,445,659	+6%
210 Support Division	\$6,350,009	\$6,751,448	+6%
General Fund total	\$34,242,121	\$36,384,943	+6%

The headline movement is a **\$2.8 million expansion of Patrol (202)** between 2024 actual and 2026 adopted, alongside a **\$1.55 million contraction of Administration (201)**. Patrol is the division that absorbs the new Lieutenant, Patrol Officer, and (organisationally) the MAT-Compliance Officer per the OpenGov division-composition narrative; Patrol also oversees SWAT, Traffic, Bomb Squad, K-9, Drone, Honor Guard, the Crisis Negotiations Team, and the Field Training Officer (FTO) program.¹⁵⁴ The 16 percent two-year Patrol increase is the line that aligns most directly with the enforcement-posture argument in Chapters 5 and 13.

patrol, SWAT, Traffic, Bomb Squad, K-9, Drone, Honor Guard, Crisis Negotiations Team, FTO; Criminal Investigations (209) Crimes Against Persons, Crimes Against Property, Forensic Services / Property & Evidence, School Resource Officers, Impact Unit, Victim Services, Northern Colorado Drug Task Force; Support Services (210) Communications, Records, Professional Standards Unit including training, CALEA accreditation, recruitment. Department Summary table — General Fund total \$36,384,943 (2026 Adopted) up from \$34,242,121 (2024 Actual); by division 201 \$1,364,272 (-46% vs 2024), 202 \$19,823,564 (+16% vs 2024), 209 \$8,445,659 (+6%), 210 \$6,751,448 (+6%); plus Law Enforcement CEF \$866,294 and Police Training Campus \$452,172. Expenses by category — Personal Services \$28,915,503, Supplies \$2,334,714, Purchased Services \$6,068,239, Capital Outlay \$359,970, Cost Allocations \$24,983; total \$37,703,409. Funded Decision Packages \$1,326,274. Equipment Replacement \$293,721. Capital \$300,000. Remaining Changes -\$816,250. Performance Measures tracked — Total Calls for Service per Sworn Officer per Year; Total Vehicle Crash Fatalities; % Crash Fatalities DUI-Related; Response Times to Emergency and Non-Emergency Calls; Clearance Rates for Burglary, Larceny, Assault, and Homicide / Attempted Homicide. Data Updated Nov 29, 2025, 5:37 AM]. <https://stories.opengov.com/lovelandco/4e77450f-7ee2-48d4-b3d3-663c0b30a2f6/published/nxds0RU9v?currentPageId=68af3dda2bcee309dfe2ed72> [archived/canonical: local snapshots/0cce7bc888ea/page.html]

¹⁵³ City of Loveland. (2025, November 29). *FY 2026 Budget Book — Police Department (POL), full department detail* [OpenGov stories portal; Vision “One Community, One Police Department, ONE TEAM”; Mission “We Seek Justice, Love Kindness, and Walk Humbly”; Values “Service, Transparency, Accountability, Integrity, Respect, Excellence”; Division composition — Administration (201) Chief / Assistant Chiefs / PIO; Patrol (202) uniform patrol, SWAT, Traffic, Bomb Squad, K-9, Drone, Honor Guard, Crisis Negotiations Team, FTO; Criminal Investigations (209) Crimes Against Persons, Crimes Against Property, Forensic Services / Property & Evidence, School Resource Officers, Impact Unit, Victim Services, Northern Colorado Drug Task Force; Support Services (210) Communications, Records, Professional Standards Unit including training, CALEA accreditation, recruitment. Department Summary table — General Fund total \$36,384,943 (2026 Adopted) up from \$34,242,121 (2024 Actual); by division 201 \$1,364,272 (-46% vs 2024), 202 \$19,823,564 (+16% vs 2024), 209 \$8,445,659 (+6%), 210 \$6,751,448 (+6%); plus Law Enforcement CEF \$866,294 and Police Training Campus \$452,172. Expenses by category — Personal Services \$28,915,503, Supplies \$2,334,714, Purchased Services \$6,068,239, Capital Outlay \$359,970, Cost Allocations \$24,983; total \$37,703,409. Funded Decision Packages \$1,326,274. Equipment Replacement \$293,721. Capital \$300,000. Remaining Changes -\$816,250. Performance Measures tracked — Total Calls for Service per Sworn Officer per Year; Total Vehicle Crash Fatalities; % Crash Fatalities DUI-Related; Response Times to Emergency and Non-Emergency Calls; Clearance Rates for Burglary, Larceny, Assault, and Homicide / Attempted Homicide. Data Updated Nov 29, 2025, 5:37 AM]. <https://stories.opengov.com/lovelandco/4e77450f-7ee2-48d4-b3d3-663c0b30a2f6/published/nxds0RU9v?currentPageId=68af3dda2bcee309dfe2ed72> [archived/canonical: local snapshots/0cce7bc888ea/page.html]

¹⁵⁴ City of Loveland. (2025, November 29). *FY 2026 Budget Book — Police Department (POL), full department detail* [OpenGov stories portal; Vision “One Community, One Police Department, ONE TEAM”; Mission “We Seek Justice, Love Kindness, and Walk Humbly”; Values “Service, Transparency, Accountability, Integrity, Respect, Excellence”; Division composition — Administration (201) Chief / Assistant Chiefs / PIO; Patrol (202) uniform patrol, SWAT, Traffic, Bomb Squad, K-9, Drone, Honor Guard, Crisis Negotiations Team, FTO; Criminal Investigations (209) Crimes Against Persons, Crimes Against Property, Forensic Services / Property & Evidence, School Resource Officers, Impact Unit, Victim Services, Northern Colorado Drug Task Force; Support Services (210) Communications, Records, Professional Standards Unit including training, CALEA accreditation, recruitment. Department Summary table — General Fund total \$36,384,943 (2026 Adopted) up from \$34,242,121 (2024 Actual); by division 201 \$1,364,272 (-46% vs 2024), 202 \$19,823,564 (+16% vs 2024), 209 \$8,445,659 (+6%), 210 \$6,751,448 (+6%); plus Law Enforcement CEF \$866,294 and Police Training Campus \$452,172. Expenses by category — Personal Services \$28,915,503, Supplies \$2,334,714, Purchased Services \$6,068,239, Capital Outlay \$359,970, Cost Allocations \$24,983; total \$37,703,409. Funded Decision Packages \$1,326,274. Equipment Replacement \$293,721. Capital \$300,000.

FY 2026 budget aggregate	Amount
General Fund revenue (up 3.7%)	\$127.9 million
General Fund expenses (up 0.5%)	\$134.4 million
Police Department, General Fund only (largest single line — <i>includes</i> the four new FTEs)	\$36,384,943
Police Department, all funds (incl. Police Training Campus, Law Enforcement CEF)	\$37,703,409
Loveland Fire Rescue Authority contribution (up 2%)	\$19.3 million
Parks & Recreation (up 12%)	\$14.2 million
General Fund capital projects (down from \$12M two cycles earlier)	\$4.5 million
Utilities Enterprise Funds (with 7.7 new FTEs)	\$238.5 million

CFO Brian Waldes and City Manager Jim Thompson, at the budget hearing :¹⁵⁵

Thompson : “I’m really happy that we are stable. But stability doesn’t mean we can provide every service our community wants. We must take care of what we have first.”

Waldes : “Stable doesn’t mean solved. We’re borrowing from our future by shortening our capital improvement program to meet today’s needs.”

The four PD positions cost \$1,187,274 in first-year salary alone (OpenGov line items), ongoing. The shelter would have cost \$95,989 from the General Fund, one-time. The two trades happened in the same eleven-week window.

The trade, as cashflow

Line	Magnitude	Notes
Shelter purchase (had it closed)	\$2.85M one-time	96.6% from restricted CEFs, \$96K from General Fund, operations contracted out
Four new sworn positions (Open-Gov line items)	\$1,187,274 / yr	100% General Fund, permanent recurring, no sunset
Funded Decision Package total (4 FTEs + Flock ALPR + traffic barriers)	\$1,326,274 first yr	General Fund; recurring FTE portion locks in past year one
LRC sale proceeds (planned)	\$410K one-time	returns to General Fund, offsets 4× the shelter package’s General-Fund slice

Over a ten-year horizon, the enforcement-and-staffing pivot is approximately \$12 million in committed General-Fund spending on the four sworn FTEs alone (using the OpenGov first-year line items as the floor and ignoring step / COLA escalation). The shelter purchase, had it closed, would have been a one-time \$96,000 charge to the General Fund, partially or fully offset by the LRC sale proceeds. In strict General-Fund terms the enforcement-and-staffing pivot is materially more expensive than the shelter would have been, and continues forever.

Where the \$2.85M is now

The funds did not leave the city’s accounts; the purchase never closed. They sit in three buckets : the General Fund slice (~\$95,989, absorbed into reserves, untrackable), Fund 268 (~\$2,754,011, restricted reserves, available for future general-government capital projects), and the LRC building at 137 S Lincoln (~\$410K, planned to be sold). **CORA request #9** asks for monthly CFO reports showing Fund 268 month-over-month.

Remaining Changes -\$816,250. Performance Measures tracked — Total Calls for Service per Sworn Officer per Year; Total Vehicle Crash Fatalities; % Crash Fatalities DUI-Related; Response Times to Emergency and Non-Emergency Calls; Clearance Rates for Burglary, Larceny, Assault, and Homicide / Attempted Homicide. Data Updated Nov 29, 2025, 5:37 AM]. <https://stories.opengov.com/lovelandco/4e77450f-7ee2-48d4-b3d3-663c0b30a2f6/published/nxds0RU9v?currentPageId=68af3dda2bcee309dfe2ed72> [archived/canonical: local snapshots/@cce7bc888ea/page.html]

¹⁵⁵City of Loveland. (2025, October). *Take a look at your 2026 City of Loveland budget* [Thompson and Waldes statements at budget adoption; City framing of fourth PD position as “compliance”]. <https://letstalk.cityofloveland.org/2026-budget>

The dark-money superstructure

Three independent expenditure committees registered with the Colorado Secretary of State share a common consulting vendor and overlap in donor geography and target races.¹⁵⁶

Committee	Raised	Top funder(s)	Spent on
Strong Colorado IEC (CO20245047480) ¹⁵⁷	\$12,050	Centerra Properties West LLC \$9K	Krenning recall canvassing
NoCo Reboot (CO20195037700, Windsor) ¹⁵⁸	\$22,652	Revere Initiative 501(c)(4) \$15,752; CO FOP SDC \$6,900	Buzz360, Brandzooka, Polifi
Justice for Jason (CO20245046974) ¹⁵⁹	\$42,000	Patricia Telleen	Street Media Group \$36,825 + Polifi
Common consulting vendor	—	—	Polifi LLC : \$312,870 in 2024-2026 TRACER receipts across ~20 R-aligned committees¹⁶⁰
Common ad vendor	—	—	Street Media Group LLC (Gary Young, 5747 Nicklaus Dr Fort Collins)

None of this money flows directly to Loveland municipal council races (TRACER is state-level only). The documented structural connection to Loveland Council is the Strong Colorado IEC recall vehicle whose largest single donor is the same McWhinney-affiliated entity whose Costco BAA the resulting council majority approved.

¹⁵⁶Colorado Secretary of State TRACER. (2024-2026). *Bulk contribution and expenditure data — Northern Colorado R-aligned IEC network*. <https://tracer.sos.colorado.gov/> [archived/canonical: <https://web.archive.org/web/20260331132547/https://tracer.sos.colorado.gov/>]

¹⁵⁷Colorado Secretary of State TRACER. (2024-2025). *Strong Colorado IEC* [CO20245047480]. <https://tracer.sos.colorado.gov/PublicSite/SearchPages/CommitteeDetail.aspx?OrgID=20245047480> [archived/canonical: local snapshots/2984766dac25/page.html]

¹⁵⁸Colorado Secretary of State TRACER. (2024-2025). *NoCo Reboot IEC* [CO20195037700]. <https://tracer.sos.colorado.gov/PublicSite/SearchPages/CommitteeDetail.aspx?OrgID=20195037700> [archived/canonical: local snapshots/0eaaaab33b28/page.html]

¹⁵⁹Colorado Secretary of State TRACER. (2024-2025). *Justice for Jason IEC* [CO20245046974]. <https://tracer.sos.colorado.gov/PublicSite/SearchPages/CommitteeDetail.aspx?OrgID=20245046974> [archived/canonical: local snapshots/e1af8f8b66f4/page.html]

¹⁶⁰Colorado Secretary of State TRACER. (2024-2026). *Polifi LLC payee aggregate across CO committees* [\$312,870 in 2024-2026 receipts]. <https://tracer.sos.colorado.gov/PublicSite/SearchPages/SearchAdvancedExpenditures.aspx> [archived/canonical: local snapshots/ea4451cddd20/page.html]

5.5 The trade as cashflow : the Sankey view

The trade documented in Chapter 5 fits on one diagram. Funding sources on the left, where each dollar actually went on the right, over a ten-year horizon.

The \$2.85 M shelter half (top-right, grey) was abandoned on 26 January 2026 when Bridge House withdrew, returning the \$2,754,011 CEF share to Fund 268 reserves; the \$95,989 General-Fund slice was the only politically-visible exposure that did not return. The roughly \$12 M ten-year enforcement-staffing commitment (bottom-right, oxblood, using the OpenGov-published \$1,187,274 first-year FTE cost as the floor and ignoring step / COLA escalation) is recurring and was locked into the 21 October 2025 budget — before McFall’s November mayoral election, before his December swearing-in, and before either ordinance reached first reading.^{161 162}

Citizens’ Finance Advisory Commission resolution (18 September 2025). The city’s own volunteer body, chartered under LMC §2.60.060 to review the budget, adopted the following finding as Attachment 3 to the FY 2026 first reading:¹⁶³

*Citizens’ Financial Advisory Committee recognizes the **unsustainability of the current budget** with regard to the capital maintenance needs of the City. Any unforeseen non-recurring excesses should be used exclusively for critical capital maintenance needs.*

The resolution was adopted thirty-three days before Council passed the FY 2026 budget on second reading (8 to 0, 21 October 2025) carrying the four new sworn LPD positions, and one hundred and ten days before Council voted 6 to 3 to spend \$2.85 M on the shelter purchase. The General-Fund slice of that purchase — \$96,000 — would have been one third of one percent of the “non-recurring excesses” CFAC named as the only legitimate target for new spending.¹⁶⁴

Where the \$2.85 M is now. The funds did not leave the city’s accounts. They sit in three buckets : General-Fund slice (~\$95,989, absorbed into reserves, untrackable line-item); General Government CEF Fund 268 (~\$2,754,011, in restricted reserves, available for future general-government capital projects); LRC building at 137 S Lincoln (~\$410 K basis, still owned by the city, planned to be sold).¹⁶⁵ Tracking Fund 268 over the next 12 to 18 months will reveal whether the CEF reserves get used for police facility expansion, get held as capital ballast against the 2027 marijuana revenue forecast, or simply sit until another General Government capital need arises.

¹⁶¹City of Loveland Finance. (2025-2026). *FY 2026 budget, Ord 6807 supplemental appropriation, FY 2026 police staffing — sources and uses synthesis* [Sankey diagram constructed from Fund 268 CEF balance, General Fund FY 2026 line items, Ord 6807 supplemental ID, and 10-year recurring police-FTE estimate]. FY 2026 budget <https://www.cityofloveland.org/city-government/finance/budget> [archived/canonical: local snapshots/9ad4807e0368/page.html]; Ord 6807 packet CivicWeb 500641 <https://cilovelandco.civicweb.net/document/500641> [archived/canonical: local snapshots/a45ad09bd027/page.html]; CEF policy CivicWeb 147429 <https://cilovelandco.civicweb.net/document/147429> [archived/canonical: local snapshots/b1ca5f30c4f4/page.html].

¹⁶²City of Loveland. (2025, November 29). *FY 2026 Budget Book — Police Department (POL), Funded Decision Package line items* [\$1,187,274 four-FTE first-year aggregate; supersedes the dossier’s earlier derived \$600 to 900K Front Range loaded-cost estimate]. OpenGov stories portal. <https://stories.opengov.com/lovelandco/4e77450f-7ee2-48d4-b3d3-663c0b30a2f6/published/nxds0RU9v?currentPageId=68af3dda2bcee309dfe2ed72> [archived/canonical: local snapshots/0cce7bc888ea/page.html]

¹⁶³City of Loveland Citizens’ Financial Advisory Committee. (2025, September 18). *Resolution accompanying the FY 2026 budget first reading* [Attachment 3 to the FY 2026 budget book; chartered under Loveland Municipal Code §2.60.060]. Cited via the FY 2026 budget book <https://www.cityofloveland.org/city-government/finance/budget> [archived/canonical: local snapshots/9ad4807e0368/page.html] and the CFAC roster on the City Boards & Commissions page <https://www.cityofloveland.org/government/boards-commissions> [archived/canonical: <https://web.archive.org/web/20200708005615/http://www.cityofloveland.org:80/government/boards-commissions>].

¹⁶⁴City of Loveland Citizens’ Financial Advisory Committee. (2025, September 18). *Resolution accompanying the FY 2026 budget first reading* [Attachment 3 to the FY 2026 budget book; chartered under Loveland Municipal Code §2.60.060]. Cited via the FY 2026 budget book <https://www.cityofloveland.org/city-government/finance/budget> [archived/canonical: local snapshots/9ad4807e0368/page.html] and the CFAC roster on the City Boards & Commissions page <https://www.cityofloveland.org/government/boards-commissions> [archived/canonical: <https://web.archive.org/web/20200708005615/http://www.cityofloveland.org:80/government/boards-commissions>].

¹⁶⁵City of Loveland Finance. (2025-2026). *FY 2026 budget, Ord 6807 supplemental appropriation, FY 2026 police staffing — sources and uses synthesis* [Sankey diagram constructed from Fund 268 CEF balance, General Fund FY 2026 line items, Ord 6807 supplemental ID, and 10-year recurring police-FTE estimate]. FY 2026 budget <https://www.cityofloveland.org/city-government/finance/budget> [archived/canonical: local snapshots/9ad4807e0368/page.html]; Ord 6807 packet CivicWeb 500641 <https://cilovelandco.civicweb.net/document/500641> [archived/canonical: local snapshots/a45ad09bd027/page.html]; CEF policy CivicWeb 147429 <https://cilovelandco.civicweb.net/document/147429> [archived/canonical: local snapshots/b1ca5f30c4f4/page.html].

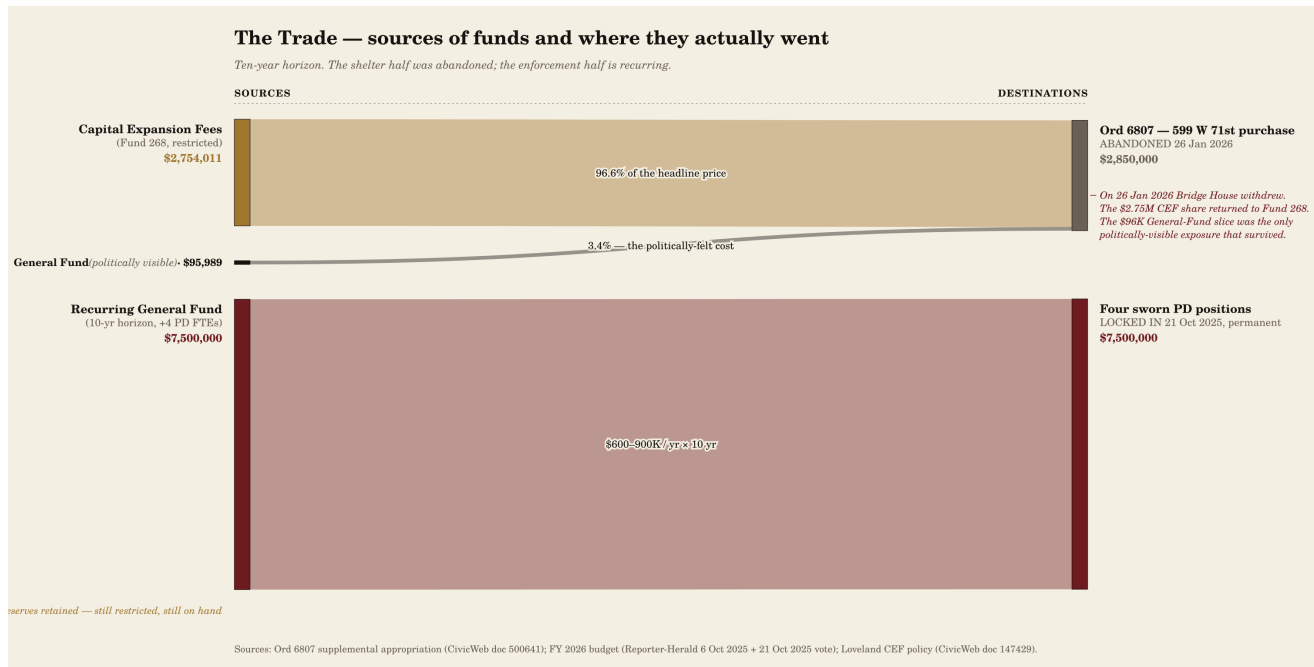


Figure 7: Diagram 10 of 13 : The Trade Sankey. Funding sources on the left, destinations on the right, ten-year horizon. CEF Fund 268 contributes \$2,754,011 in gold; General Fund contributes \$95,989; the recurring 10-year General Fund commitment for four new police FTEs contributes approximately \$12 M in oxblood (OpenGov-published first-year aggregate of \$1,187,274 × 10, ignoring step / COLA escalation). Flows go to : shelter purchase Ord 6807 (top, marked abandoned); the four sworn LPD positions (middle, permanent, oxblood); CEF reserves retained (bottom). Source : Ord 6807 supplemental appropriation, FY 2026 budget book, OpenGov budget book published 29 Nov 2025, 10-year recurring-cost projection; diagram synthesis described in the trade-sankey reference earlier in this chapter.

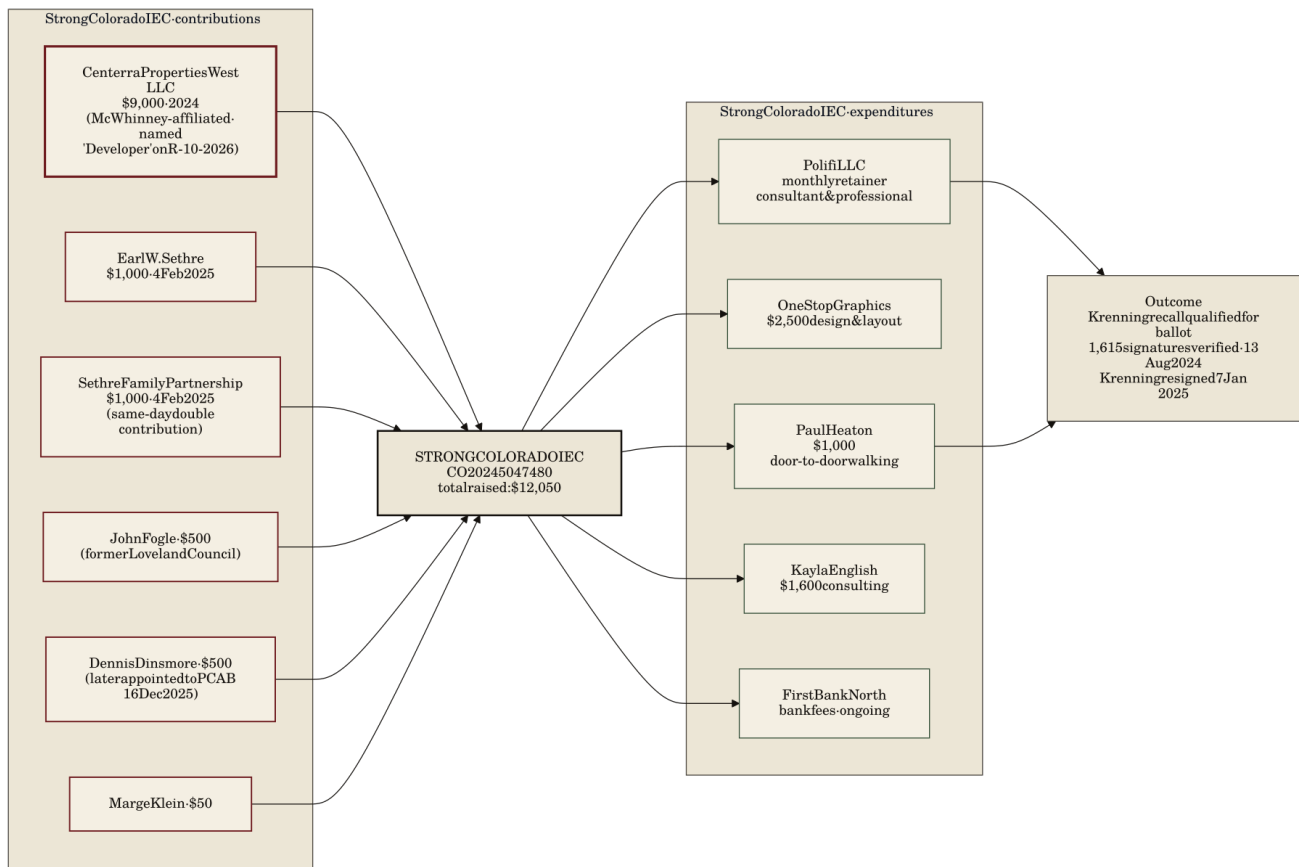


Figure 8: Diagram 6 of 13 : Strong Colorado IEC recall funding. Contributions on the left, expenditures on the right, with the outcome closing the loop. Largest single donor : Centerra Properties West LLC at \$9,000 (March 2024). Total raised : \$12,050. Outcome : Krenning recall qualified on 1,615 verified signatures (13 August 2024); Krenning resigned 7 January 2025. Source : TRACER CO20245047480, accessed 16 May 2026.

Chapter 6 — Centerra : the URA, the audit, Parcel 504

Lede. The shelter purchase and its enforcement-staffing trade did not happen in isolation. They sit inside the City of Loveland’s twenty-year financial relationship with the Centerra urban-renewal plan, a \$1 billion public-money channel that an independent forensic audit found in October 2025 had been bypassing competitive bidding and paying the developer’s affiliated entities without arms-length controls.¹⁶⁶¹⁶⁷

The urban-renewal plan, in one paragraph

The Centerra Urban Renewal Plan was adopted by Loveland City Council in 2004 and is scheduled to expire in 2029. It financed the master-planned community east of I-25 along U.S. 34, developed by McWhinney Real Estate Services and its affiliated entities. The plan’s funding mechanism, described in a 2004 Master Financing Agreement (MFA) between the City, the Loveland Urban Renewal Authority (LURA), and Centerra’s metropolitan districts, allowed taxpayer-supported revenues collected inside the URA boundary to flow back to the developer’s metro districts to repay infrastructure bonds. Over the twenty-year life of the plan, more than **one billion dollars** in cashflows have moved through that channel.¹⁶⁸

The Master Financing Agreement and Exhibit L

Exhibit L of the MFA contains the bidding rules : prequalification of vendors, selection of the lowest qualified bidder, formal abstracts of every bid received, audit trail confirming bids were received before posted deadlines. These rules existed precisely because the entity awarding the contracts (Centerra Metropolitan District No. 1) and the entity often receiving them (McWhinney Real Estate Services and its related companies) shared overlapping leadership and ownership.

In February 2025, the LURA board engaged Ernst & Young to perform a forensic examination.¹⁶⁹ The engagement was approved alongside the cost of the Krenning recall election at the 16 December 2024 Council meeting, the same Council that the recall ultimately replaced.¹⁷⁰¹⁷¹

Phase 1 findings, delivered 14 October 2025

E&Y’s Phase 1 team : partner Gary Burke, senior manager Chad Francis, managing director Mark Russell. Reviewed 5,587 files and 90,000 general-ledger transactions dating to 2009. Sampled 73 cash disbursements and 9 public bid awards.¹⁷²

Bidding finding

The metro district developed its own internal practice of evaluating proposals only after the bid prices were revealed, which is the opposite of how Exhibit L specifies. The auditor’s quote, from the public minutes :

Public competitive bidding processes and the related controls are designed to ensure fair competition, transparency and accountability. They prevent perceived or actual favoritism, corruption and misuse of public funds.¹⁷³

¹⁶⁶Ernst & Young. (2025, October 14). *Centerra URA Phase 1 forensic findings* [As reported to LURA board]. Reporter-Herald summary <https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/> [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>]; LURA archive <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority> [archived/canonical: <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority>]

¹⁶⁷Loveland Reporter-Herald. (2025, October 15). *Centerra urban-renewal audit finds questionable accounting, lapses in bidding*. <https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/> [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>].

¹⁶⁸Loveland Reporter-Herald. (2025, October 15). *Centerra urban-renewal audit finds questionable accounting, lapses in bidding*. <https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/> [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>].

¹⁶⁹City of Loveland. (2024, December 16). *Council voting results — E&Y engagement & recall election* [CivicWeb 501433]. <https://cilovelandco.civicweb.net/document/501433> [archived/canonical: <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority>]

¹⁷⁰City of Loveland. (2024, December 16). *Council voting results — E&Y engagement & recall election* [CivicWeb 501433]. <https://cilovelandco.civicweb.net/document/501433> [archived/canonical: <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority>]

¹⁷¹Loveland Reporter-Herald. (2024, December 16). *Loveland Council to vote on Centerra audit, Krenning recall*. <https://www.reporterherald.com/2024/12/16/loveland-council-to-vote-on-centerra-audit-krenning-recall/> [archived/canonical: <https://web.archive.org/web/20250111084431/https://www.reporterherald.com/2024/12/16/loveland-council-to-vote-on-centerra-audit-krenning-recall/>].

¹⁷²Ernst & Young. (2025, October 14). *Centerra URA Phase 1 forensic findings* [As reported to LURA board]. Reporter-Herald summary <https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/> [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>]; LURA archive <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority> [archived/canonical: <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority>]

¹⁷³Burke, G. (2025, October 14). *Statement to LURA Board on Phase 1 forensic findings*. As reported by Loveland Reporter-Herald <https://www.reporterherald.com/2025/10/14/loveland-reporter-herald-statement-to-lura-board-on-phase-1-forensic-findings/>

Related-party finding

E&Y reviewed payments between the metro district and McWhinney-affiliated entities including McWhinney Real Estate Services, Centerra Properties West, and Centerra Retail Sales Fee Corp. They identified \$4.9 million in management, landscaping, and marketing fees paid to McWhinney Real Estate Services since 2009.¹⁷⁴ Water rights for irrigation were transferred from McWhinney-related entities to the metro district without any written analysis of fair-market pricing. Metro district board members who had declared employment or financial interests in those firms did not recuse themselves from related votes.¹⁷⁵

LURA board response

The board took no public action on the findings at the 14 October meeting. It recessed into executive session to consult legal counsel about the audit findings and potential next steps.¹⁷⁶

Centerra Metropolitan District No. 1 — board roster and the recusal record

The five seats on the Centerra Metropolitan District No. 1 board as of the 19 February 2026 regular-meeting agenda :¹⁷⁷

Seat	Name	Term ends	Outside-role disclosure on record
President	Jeff Breidenbach	May 2029	Realberry ”Director of Development, Northern Colorado” (per Reporter-Herald, 18 February 2026 coverage of the BAA approval) ¹⁷⁸
Vice President	David Spaeth	May 2027	—
Treasurer	Sam Voelz	May 2029	—
Secretary	Samantha Salazar	May 2029	—
Asst. Secretary	Wendy Messinger	May 2027	—

Every Centerra MD board agenda since the MFA was signed in 2004 has carried a standing Item I.B “Director Disclosure of any Potential Conflicts of Interest.” The Ernst & Young Phase 1 report describes, on the record, what that procedural box has produced :¹⁷⁹

*Metro District board members submitted conflict of interest disclosures to the Colorado Secretary of State prior to board meetings and disclosed their employment with MRES and financial investments in developments located within the Metro District, and we understand **no board member recused themselves from related voting matters since the MFA’s inception.***

The standard Record-of-Proceedings boilerplate the audit quotes immediately afterward gives the institutional reason : “the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.” A quorum that cannot be reached without conflicted members converts non-recusal from an individual choice into the district’s default operating mode.

reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/ [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>].

¹⁷⁴Ernst & Young. (2025, October 14). *Centerra URA Phase 1 forensic findings* [As reported to LURA board]. Reporter-Herald summary <https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/> [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>]; LURA archive <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority> [archived/canonical: <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority>]; local snapshots/bcca19c35597/page.html].

¹⁷⁵Ernst & Young. (2025, October 14). *Centerra URA Phase 1 forensic findings* [As reported to LURA board]. Reporter-Herald summary <https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/> [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>]; LURA archive <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority> [archived/canonical: <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority>]; local snapshots/bcca19c35597/page.html].

¹⁷⁶Loveland Reporter-Herald. (2025, October 15). *Centerra urban-renewal audit finds questionable accounting, lapses in bidding.* <https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/> [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>].

¹⁷⁷Centerra Metropolitan District No. 1. (2026, February 19). *Regular Meeting Agenda* [SDACO 32-1-809 transparency notice; per-district 2025 Annual Report]. Local archive; SDACO transparency portal <https://dola.colorado.gov/lgis/lgEntityList.jsf> [archived/canonical: <https://dola.colorado.gov/lgis/lgEntityList.jsf>]; corroborating Reporter-Herald coverage of the BAA approval <https://www.reporterherald.com/2026/02/18/loveland-costco-approved-centerra-deal/> [archived/canonical: <https://www.reporterherald.com/2026/02/18/loveland-costco-approved-centerra-deal/>].

¹⁷⁹Ernst & Young. (2025, October 14). *Centerra URA Phase 1 forensic findings* [As reported to LURA board]. Reporter-Herald summary <https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/> [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>]; LURA archive <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority> [archived/canonical: <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority>]; local snapshots/bcca19c35597/page.html].

The 15 January 2026 CMD No. 1 board meeting — three days after Articles of Amendment renaming McWhinney Real Estate Services to Realberry took effect — ratified twenty-three open work orders on consent. Item VIII of that same agenda recessed the board into executive session for “legal advice from general counsel related to financing for Parcel 504 public improvements” — the Business Assistance Agreement the council would publicly approve thirty-three days later. The 19 February meeting, forty-eight hours after the council’s 8-1 BAA vote, then approved a \$559,050 Merrick Engineering proposal for Parcel 504 engineering-and-survey services and recessed into executive session for legal advice on the E&Y audit.¹⁸⁰

Pinnacle Consulting Group — the district administrator

Centerra Metropolitan District No. 1 does not have its own staff. Day-to-day administration, accounting, district management, and capital-project oversight are performed under a long-running services contract by **Pinnacle Consulting Group, Inc.** — a Loveland-based district-services firm founded in **2004**, the same year the Centerra MFA was signed. Pinnacle reports administering roughly **100 Title 32 special districts statewide**, a **\$780 million bond-debt portfolio** under management, and **\$80 million in capital projects**.¹⁸¹ The Centerra metro districts account for roughly **\$203.3 million of that bond portfolio** (outstanding principal as of FY 2025 year-end per the Districts’ annual report to the City), about twenty-six percent of Pinnacle’s total book.¹⁸² The total cumulative bond issuance across the four series since 2017 is \$257.795 million; \$54.485 million of Series 2017 principal has been retired (chiefly via the Series 2020A refunding tender).

The recorded attendance at the 16 October 2025 CMD No. 1 board meeting included **nine Pinnacle staff** (Newby, Brown, Ortiz, Doug Campbell, Krause, Ondracek, Brendan Campbell, Jenkins, Downing) plus **two McWhinney-company observers** (Jim Niemczyk and Eric Robinson), Alan Pogue of Icenogle Seaver Pogue, P.C. (district counsel), and Jonathan Jacobson of Cohere — out of a typical thirteen-to-fifteen attendees. The board’s president was at the same meeting. The functional distinction between “board,” “administrator,” and “developer” was procedurally narrow in that room.¹⁸³

Untested in Phase 1 : the \$34.5 million PIC → CPW channel

Section 3.1 of the E&Y deliverable, “Flow of Funds Analysis,” documents the cascade by which property-tax TIF and the 1.25¢ Public Improvement Fee sales-tax revenue collected inside the URA boundary travel from the city through the Centerra Public Improvement Collection Corporation (PIC) and onward. Two paths were tested in Phase 1; one was not.¹⁸⁴

¹⁸⁰Centerra Metropolitan District No. 1. (2025-2026). *Board meeting agendas and minutes — 16 October 2025, 15 January 2026, 19 February 2026* [Record of Proceedings boilerplate quoted in [^ey-final-2]; non-recusal language; attendance roster; Merrick Engineering \$559,050 Parcel 504 proposal]. DOLA Local Government Information System (LGIS) Centerra Metro District entity record <https://dola.colorado.gov/lgis/lgEntityList.jsf> [archived/canonical: local snapshots/d546b02ee9e4/page.html].

¹⁸¹Pinnacle Consulting Group, Inc. (n.d.). *About us — Title 32 special-district administration practice* [Roughly 100 districts statewide; \$780 M bond-debt portfolio under management; \$80 M in capital projects]. <https://pinnacleconsultinggroupinc.com/> [archived/canonical: <https://web.archive.org/web/20250313005527/https://www.pinnacleconsultinggroupinc.com/>]; corroborating coverage of the Centerra MD-1 attendance roster in [^cmd1-agendas].

¹⁸²Centerra Metropolitan Districts Nos. 1-5. (2025). *2025 Annual Report to the City of Loveland* [Outstanding bond principal \$203.305 M cumulative as of FY 2025 year-end; total cumulative issuance \$257.795 M across Series 2017, 2018, 2020A and 2022 since 2017]. <https://www.centerramd.live/> [archived/canonical: <https://web.archive.org/web/20260315105555/https://www.centerramd.live/>].

¹⁸³Centerra Metropolitan District No. 1. (2025-2026). *Board meeting agendas and minutes — 16 October 2025, 15 January 2026, 19 February 2026* [Record of Proceedings boilerplate quoted in [^ey-final-2]; non-recusal language; attendance roster; Merrick Engineering \$559,050 Parcel 504 proposal]. DOLA Local Government Information System (LGIS) Centerra Metro District entity record <https://dola.colorado.gov/lgis/lgEntityList.jsf> [archived/canonical: local snapshots/d546b02ee9e4/page.html].

¹⁸⁴Ernst & Young LLP. (2025, November 3). *Loveland Urban Renewal Authority Observations and Recommendations Report — Final* [55-page deliverable; Section 3.1 Flow of Funds Analysis; Section 6.1 Related-Party Observations; \$34.5 M PIC → CPW path identified and flagged for Phase 2; quorum-and-recusal language]. LURA archive <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority> [archived/canonical: local snapshots/bcca19c35597/page.html]; Reporter-Herald 15 October 2025 summary of the Phase 1 presentation <https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/> [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>].

Channel	Detail and Phase 1 test status
PIC → Metro District	Debt service on the cumulative bond stack. Per the Districts’ 2025 Annual Report (filed with the City of Loveland under Loveland Municipal Code Chapter 20.01.007(B)), outstanding principal as of FY 2025 year-end is \$203.305 million : Series 2017 \$133.485 M (down from \$187.975 M at issuance), Series 2018 \$11.105 M, Series 2020A \$33.105 M, Series 2022 \$25.610 M; plus \$4.137 M in bond premium and \$920K in accrued interest. Mill levies on Centerra residents in 2025 ranged from 0.000 mills (Districts 1 and 4 base) to 48.151 mills (Savana Fourth exclusion area) — see the CMD No. 2 exclusion-area schedule for the highest residential burdens (Avenida 46.756, Hunt Midwest 46.893, Railway Flats 43.459, Kinston 42.995). <i>Tested in Phase 1.</i> ¹⁸⁵
PIC → CPW (developer reimbursement)	\$34.5 million transferred from PIC to Centerra Properties West, LLC over 2008-2023. NOT substantively tested in Phase 1. E&Y identified the channel via PIC check registers; the procedural scope of Phase 1 covered the Metro District but not PIC’s downstream developer-reimbursement payments. Phase 2 is the path on which that testing would have to occur. As of 17 May 2026 no public scope document for Phase 2 has been posted.
Metro District → McWhinney-affiliated entities	\$4.9 million to McWhinney Real Estate Services (project management, park management, landscaping, event programming, maintenance, marketing, engineering, surveying). \$2.7 million to CPW directly. \$1.42 million to Centerra Retail Sales Fee Corporation. Water rights from seven McWhinney-related entities (CR Development, Iron Horse Development, McWhinney Holding Co LLLP, McWhinney Property Group LLC, MWater Development LLC, VDW Properties LLC, plus CPW and MRES) at undocumented price-versus-market analysis. <i>Tested in Phase 1.</i>

The most consequential single sentence in the audit appears in Section 6.1 : the \$34.5 M PIC-to-CPW path was identified, scoped out of Phase 1, and flagged for Phase 2. **Phase 2 has not been authorized.**¹⁸⁶

CMD No. 1 — the \$22.9 million annual debt-service call

The Centerra Metropolitan District No. 1 board adopted its 2026 budget at the 16 October 2025 meeting whose Record of Proceedings shows nine Pinnacle staff, two McWhinney-company observers, and the district president (also a Realberry employee) in the room. The numbers in that budget are the second piece of the comparative scale this trade operates inside.¹⁸⁷

2026 line item

Debt Service Fund total revenues	
Debt Service Fund total expenditures	
Series 2017 bond principal, 2026	
Series 2017 bond interest, 2026	
Series 2018 bond interest	
Series 2020A bond interest	
Series 2022 bond interest	
CMD No. 1 mill levy, 2026	0.000 mills (District No. 1 itself levies no property
Capital Projects Fund expenditures, 2026	\$10,
Revenue not on the rolls	Public Improvement Fee (PIF) — 1.25¢ on retail sales inside the Commercial District, imposed and c

Sub-district mill levies (residential burden). Centerra residents in Districts 2-5 carry the property-tax load that funds the Series 2017 amortization. As of the 2025 levy : District 2 (Railway Flats) 43.5 mills; District 3 (Kinston) 43.0 mills; District 4 (Avenida) 46.756 mills; District 5 15.626 mills. CMD No. 1 itself, which holds the bonds and the contracts, levies zero mills on the commercial parcels.¹⁸⁸

¹⁸⁶Ernst & Young LLP. (2025, November 3). *Loveland Urban Renewal Authority Observations and Recommendations Report — Final* [55-page deliverable; Section 3.1 Flow of Funds Analysis; Section 6.1 Related-Party Observations; \$34.5 M PIC→CPW path identified and flagged for Phase 2; quorum-and-recusal language]. LURA archive <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority> [archived/canonical: local snapshots/bcca19c35597/page.html]; Reporter-Herald 15 October 2025 summary of the Phase 1 presentation <https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/> [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>].

¹⁸⁷Centerra Metropolitan District No. 1. (2025, October 16). *2026 Adopted Budget* [Doc 65282; adopted at the 16 October 2025 board meeting; Debt Service Fund \$22.9 M; Capital Projects Fund \$10.6 M deficit; sub-district mill levies 15.626-46.756; CMD No. 1 itself 0.000 mills]. DOLA LGIS <https://dola.colorado.gov/lgis/lgEntityList.jsf> [archived/canonical: local snapshots/d546b02ee9e4/page.html].

¹⁸⁸Centerra Metropolitan District No. 1. (2025, October 16). *2026 Adopted Budget* [Doc 65282; adopted at the 16 October 2025 board meeting; Debt

Two new 2025 instruments visible in the Annual Report. On 21 January 2025 CMD No. 1 entered the *CDOT Memorandum of Understanding regarding Maintenance Operations at the Centerra Loveland Mobility Hub* — a multi-modal transit interchange whose maintenance the District has now contracted to perform. On 18 August 2025 the District entered an *Amended and Restated Hydrozone Agreement* with the City of Loveland. Both instruments are attached as Exhibits A and B to the 2025 Annual Report. The Flex IGA’s Section 4.3 residential carve-out continued to retire URA TIF capture in 2025 : portions of Millennium East 10th, 11th, 15th, and 17th have been developed for residential use and the Larimer Assessor has removed them from increment capture under the IGA — narrowing, by parcel, the remaining commercial TIF base that pays into the PIC stack.¹⁸⁹

Procedural prior — McWhinney v. City of Loveland (2023CV30956)

The audit is not the city’s first attempt to revisit the Centerra financial arrangement. In November 2023 a newly-seated council under Mayor Jackie Marsh voted to rescind the Centerra South URA and the underlying MFA. McWhinney Real Estate Services sued in Larimer County District Court eight days later, requesting a temporary restraining order. The TRO was denied; an unopposed preliminary injunction was approved 14 December 2023, ordering the city not to implement the rescission. Three months later the council reversed itself, voted to restore the rescinded URA and MFA, and entered settlement talks. The case settled on 27 July 2024.¹⁹⁰

Case	<i>McWhinney Real Estate Services Inc. et al. v. City of Loveland</i> , 2023CV30956 (Larimer Co. District Court)
Plaintiff counsel	Brownstein Hyatt Farber Schreck LLP (Denver)
Trial-court judge	Carroll Michelle Brinegar (the same judge who later dismissed the citizen-side Jensen open-meetings suit on 21 October 2025)
City response	29 Nov 2023 special meeting hires outside counsel; 14 Dec 2023 unopposed preliminary injunction enters; 21 Feb 2024 council reverses and restores the URA; 21 Mar 2024 council formally votes to settle; 27 Jul 2024 settlement reached
Project shielded by settlement	140-acre Centerra South mixed-use development; project value reported \$1 billion; \$155 M in TIF financing; Whole Foods anchor; 1,000 residential units; the same 1.25%-of-3¢ / 25-year sales-tax-share structure later replicated in the 17 February 2026 Costco BAA

The McFall council that approved the 2026 BAA is the second Loveland council seated since the Marsh-era rescission attempt was reversed. By that point the city had already paid the legal cost of losing — outside counsel for the injunction defense, the political cost of the reversal vote, and an unrecovered fee award the settlement terms have not been published in sufficient detail to quantify. The 8-1 vote on Parcel 504 reflects an ideological-coalition reset since 2023 as well as a developer that has shown it will and can sue to enforce the MFA structure if the city tries to unwind it.¹⁹¹

Counsel non-claim. Brownstein Hyatt Farber Schreck LLP is one of Colorado’s largest commercial-litigation firms and represents many development clients across the state; the appearance of the Brownstein name in this dossier reflects standard commercial-litigation representation of McWhinney in 2023CV30956, not a separate political-coordination claim.

Service Fund \$22.9 M; Capital Projects Fund \$10.6 M deficit; sub-district mill levies 15.626-46.756; CMD No. 1 itself 0.000 mills]. DOLA LGIS <https://dola.colorado.gov/lgis/lgEntityList.jsf> [archived/canonical: local snapshots/d546b02ee9e4/page.html].

¹⁸⁹Centerra Metropolitan Districts Nos. 1-5. (2025). *2025 Annual Report to the City of Loveland — Pursuant to Loveland Municipal Code Chapter 20.01.007(B), C.R.S. §32-1-207(3)(c), and the Consolidated Service Plan* [Outstanding principal as of FY 2025 year-end : Series 2017 \$133,485,000; Series 2018 \$11,105,000; Series 2020A \$33,105,000; Series 2022 \$25,610,000; total \$203,305,000 principal plus \$4,137,033 premium and \$920,284 interest. CDOT MOU re Centerra Loveland Mobility Hub executed 21 January 2025. Flex Properties (Millennium East 10th, 11th, 15th, 17th portions) removed from URA TIF capture under Flex IGA Section 4.3 residential carve-out. Board officers : Jeff Breidenbach (President, info@centerramd.live, 970-669-3611), with Pinnacle Consulting Group administering. Mill levies for debt retirement District 1 = 0.000, District 2 base = 44.000, District 3 = 5.985, District 4 = 0.000, District 5 = 15.626, plus District 2 exclusion-area schedule]. Filed with the City of Loveland <https://www.centerramd.live/> [archived/canonical: <https://web.archive.org/web/20260315105555/https://www.centerramd.live/>].

¹⁹⁰*McWhinney Real Estate Services Inc. et al. v. City of Loveland*, 2023CV30956, Larimer County District Court (8th Judicial District), filed 28 November 2023, settled 27 July 2024 [Plaintiff counsel Brownstein Hyatt Farber Schreck LLP; Judge Carroll Michelle Brinegar; preliminary injunction granted unopposed 14 December 2023; council reverses 21 February 2024; project shielded was the 140-acre Centerra South \$1 B mixed-use development with \$155 M TIF financing]. Trellis case page <https://trellis.law/case/8069/2023cv30956> [archived/canonical: local snapshots/2075e5ea3a8a/page.html]; Complete Colorado coverage <https://pagetwo.completecolorado.com/2023/11/29/developer-slaps-loveland-with-lawsuit-over-repeal-of-urban-renewal-deal/> [archived/canonical: local snapshots/c827e8dbfcb3/page.html]; BizWest follow-up coverage on the injunction <https://bizwest.com/> [archived/canonical: <https://web.archive.org/web/20260430120354/https://bizwest.com/>]; Coloradoan 27 July 2024 settlement coverage.

¹⁹¹*McWhinney Real Estate Services Inc. et al. v. City of Loveland*, 2023CV30956, Larimer County District Court (8th Judicial District), filed 28 November 2023, settled 27 July 2024 [Plaintiff counsel Brownstein Hyatt Farber Schreck LLP; Judge Carroll Michelle Brinegar; preliminary injunction granted unopposed 14 December 2023; council reverses 21 February 2024; project shielded was the 140-acre Centerra South \$1 B mixed-use development with \$155 M TIF financing]. Trellis case page <https://trellis.law/case/8069/2023cv30956> [archived/canonical: local snapshots/2075e5ea3a8a/page.html]; Complete Colorado coverage <https://pagetwo.completecolorado.com/2023/11/29/developer-slaps-loveland-with-lawsuit-over-repeal-of-urban-renewal-deal/> [archived/canonical: local snapshots/c827e8dbfcb3/page.html]; BizWest follow-up coverage on the injunction <https://bizwest.com/> [archived/canonical: <https://web.archive.org/web/20260430120354/https://bizwest.com/>]; Coloradoan 27 July 2024 settlement coverage.

The McWhinney to Realberry rebrand (12 January 2026)

Three months after E&Y delivered Phase 1, the developer changed its name. Articles of Amendment filed with the Colorado Secretary of State on 9 January 2026 (effective 12:01am 12 January 2026) renamed McWhinney Real Estate Services, LLC (CO entity 19941074917, formed 1994) to Realberry Real Estate Services, LLC.¹⁹² The filing was prepared by Lori Argall at Holland & Hart LLP in Reno, Nevada.¹⁹³ The renamed entity (CO 19941074917, McWhinney-affiliated) is the same entity named “Developer” on R-10-2026, which Loveland City Council approved on 17 February 2026.¹⁹⁴ The dossier records the chronology; per BizWest’s 15 January 2026 coverage, McWhinney principals characterise the rebrand as part of a multi-year strategy aligned with the firm’s expanding investment scope beyond legacy real-estate, and Holland & Hart’s Lori Argall is the firm’s standard registered-agent filings counsel — the rebrand timing is documented as fact; this dossier does not assert that it was directed to obscure the R-10-2026 recipient identity.

¹⁹²Colorado Secretary of State. (2026, January 9). *Articles of Amendment — McWhinney Real Estate Services LLC to Realberry* [CO SOS 20261034699]. Entity detail <https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BUSINESSEARCH&entityId2=19941074917> [archived/canonical: local snapshots/94b7b91b19ab/page.html]; entity history <https://www.coloradosos.gov/biz/BusinessEntityHistory.do?entityId=19941074917> [archived/canonical: local snapshots/d9b1e2b97422/page.html]; BizWest coverage <https://bizwest.com/2026/01/15/mcwhinney-rebrands-as-realberry-expands-investment-approach/> [archived/canonical: <https://web.archive.org/web/20260120200920/https://bizwest.com/2026/01/15/mcwhinney-rebrands-as-realberry-expands-investment-approach/>].

¹⁹³Colorado Secretary of State. (2026, January 9). *Articles of Amendment — McWhinney Real Estate Services LLC to Realberry* [CO SOS 20261034699]. Entity detail <https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BUSINESSEARCH&entityId2=19941074917> [archived/canonical: local snapshots/94b7b91b19ab/page.html]; entity history <https://www.coloradosos.gov/biz/BusinessEntityHistory.do?entityId=19941074917> [archived/canonical: local snapshots/d9b1e2b97422/page.html]; BizWest coverage <https://bizwest.com/2026/01/15/mcwhinney-rebrands-as-realberry-expands-investment-approach/> [archived/canonical: <https://web.archive.org/web/20260120200920/https://bizwest.com/2026/01/15/mcwhinney-rebrands-as-realberry-expands-investment-approach/>].

¹⁹⁴City of Loveland. (2026, February 17). *R-10-2026 staff report* [CivicWeb 503571]. <https://cilovelandco.civicweb.net/document/503571> [archived/canonical: local snapshots/8a98af353ec0/page.html].

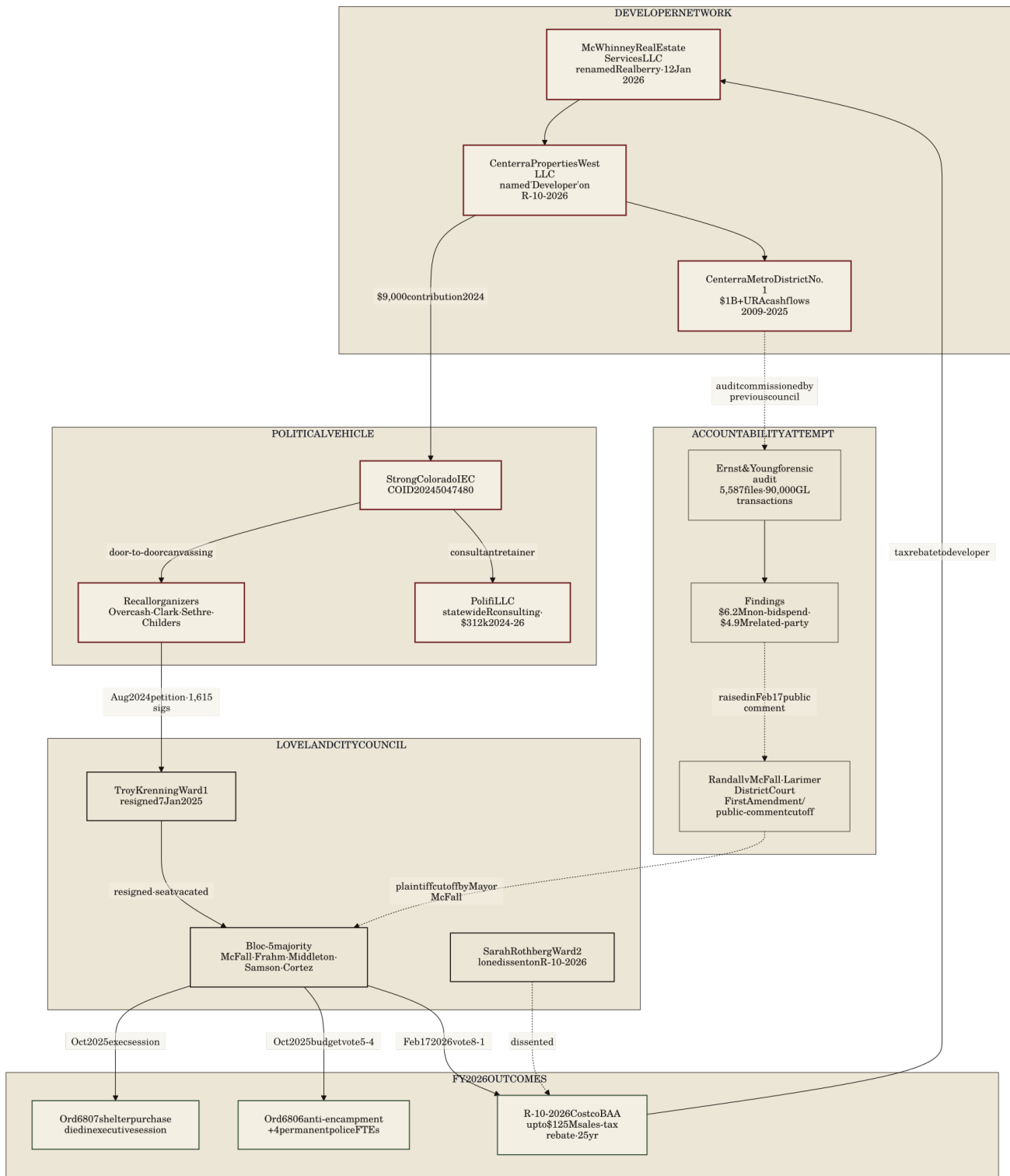


Figure 9: Diagram 7 of 13 : The Loveland loop. Developer network connects via Strong Colorado IEC to the recall outcome to the council outcomes. Accountability attempt (E&Y, Randall v. McFall) is the parallel track. Sources : TRACER CO20245047480; CivicWeb 503860 (R-10-2026 vote); CO SOS 20261034699 (Realberry rename); Randall v. McFall complaint.

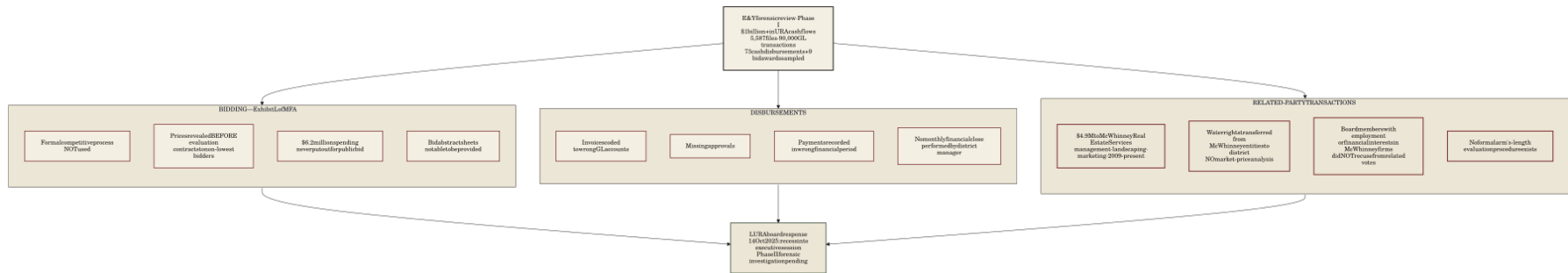


Figure 10: Diagram 8 of 13 : E&Y forensic audit, Phase 1. Three finding clusters : Bidding (Exhibit L of MFA not used; \$51.1M publicly-bid testing universe 2015 — 2023; \$6.2M of project spend not subject to public bid but potentially-should-have-been depending on interpretation of "Construction" in the MFA); Disbursements (invoices coded to wrong GL accounts; missing approvals); Related-party transactions (\$4.9M to McWhinney Real Estate Services since 2009; water rights transferred without market-price analysis; board recusal failures). Source : Ernst & Young Phase 1 deliverable to LURA Board, 14 October 2025, per Reporter-Herald summary of 15 October 2025; primary E&Y Final Report at [par-cel504/LURA_EY_Final_Report.pdf](#).

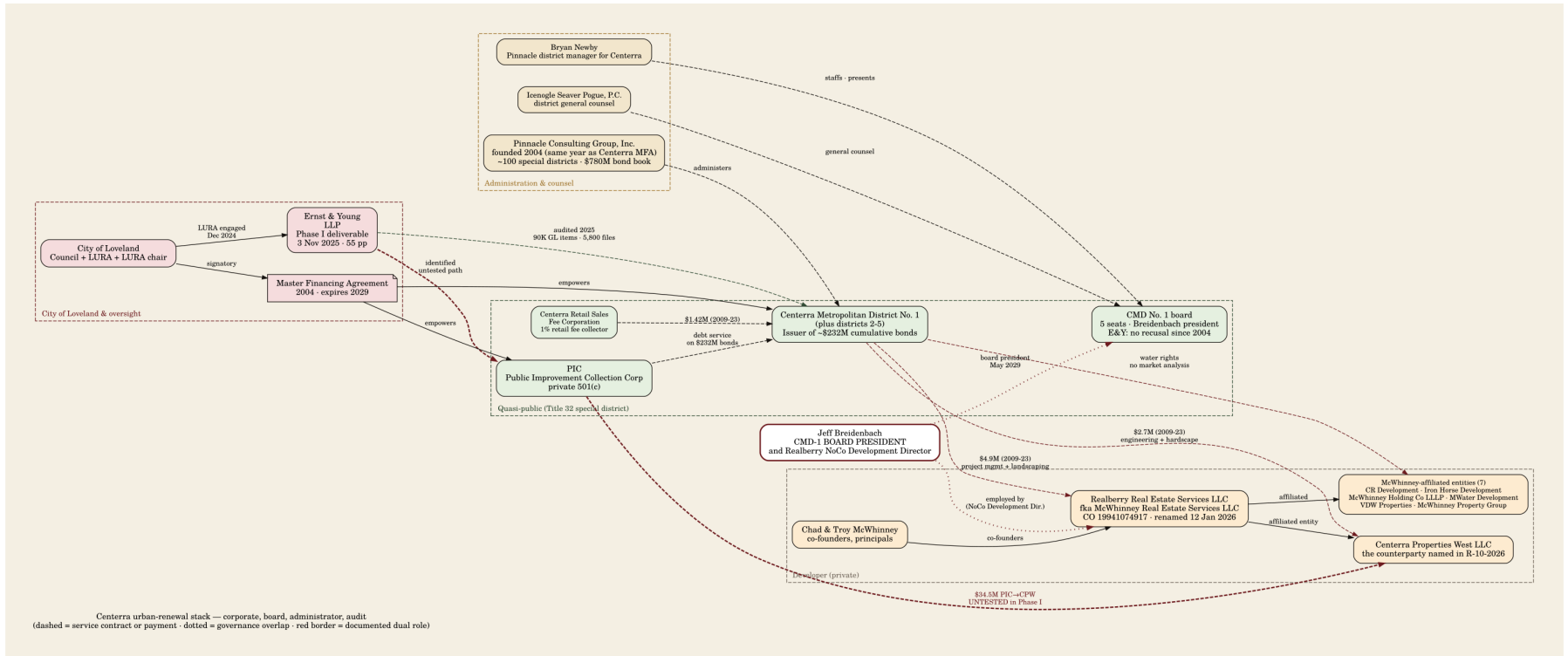
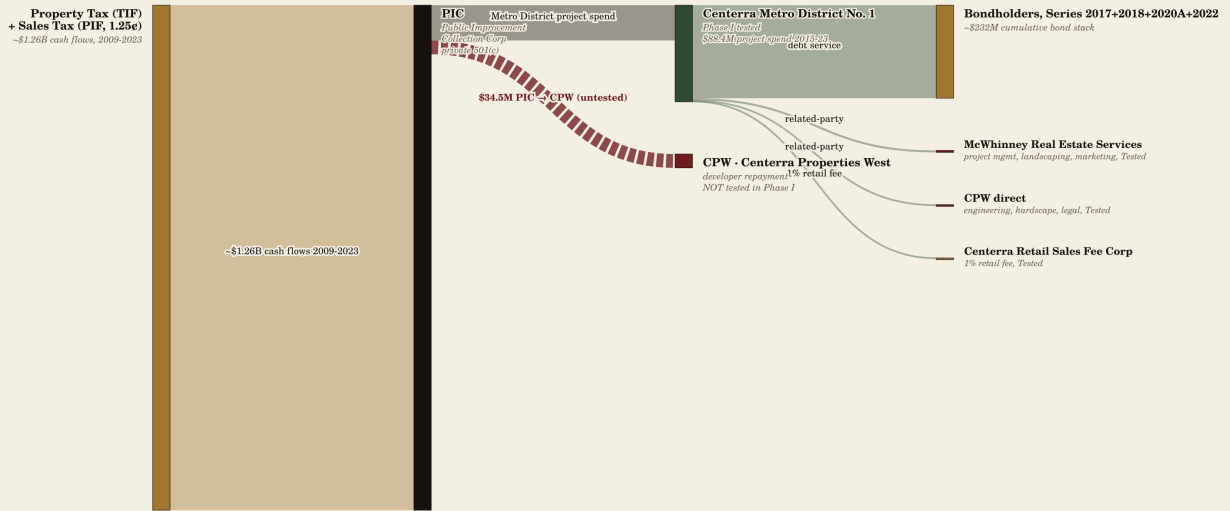


Figure 11: Diagram 11 of 13 : The Centerra stack at a glance. Solid edges are corporate control or direct employment; dashed edges are service contracts or payment flows; dotted edges are governance overlaps. Four clusters : developer side (Chad and Troy McWhinney, Realberry Real Estate Services, Centerra Properties West, and seven affiliated entities); quasi-public metro-district side (Centerra Metropolitan District No. 1, five-seat board, the Public Improvement Collection Corporation, Centerra Retail Sales Fee Corporation); administrator side (Pinnacle Consulting Group, Bryan Newby as district manager, Icenogle Seaver Pogue P.C. as district counsel); and city / audit side (City of Loveland, LURA, Ernst & Young, 2004 MFA). The red-bordered Breidenbach node bridges the metro district board and the Realberry NoCo Development Director role. The PIC-to-CPW edge is drawn in oxblood with a "\$34.6 M "untested in Phase 1" label. Source : E&Y Final Report Section 3.1; CMD-1 agendas; CO SOS entity filings; Reporter-Herald, 18 February 2026.

Centerra cash flows — and the \$34.5M path scoped out of Phase I

Two paths leave the PIC. Phase I tested the Metro District side.
The developer-reimbursement side was identified and flagged for Phase II.



Source: Ernst & Young Phase I deliverable (LURA Final Report, 3 Nov 2025, 55 pp) — Section 3.1 Flow of Funds Analysis; Section 6.1 Related-Party Observations; Centerra MD No. 1 2025 Annual Report — outstanding bond balances.

Figure 12: Diagram 12 of 13 : Centerra Flow of Funds. Cash flow as documented in Section 3.1 of the E&Y Phase 1 deliverable. Property-tax TIF and PIF sales tax feed the Centerra Public Improvement Collection Corporation (PIC); from the PIC two paths leave. The Metro District side — debt service plus \$4.9 M to McWhinney Real Estate Services, \$2.7 M to CPW direct, \$1.42 M to the Centerra Retail Sales Fee Corporation — was tested in Phase 1. The PIC-to-CPW developer-reimbursement path of \$34.5 M (oxblood dashed) was identified via PIC check registers but scoped out of Phase 1; its testing is the open Phase 2 question. A red-bordered callout reads : *Phase 2 scope question, not yet authorized as of 17 May 2026.* Source : E&Y Final Report Sections 3.1 and 6.1.

R-10-2026 : the Costco Business Assistance Agreement

Resolution	R-10-2026, passed 17 February 2026, 8 to 1 (Rothberg dissenting) ¹⁹⁵
Developer (named in resolution)	Centerra Properties West, LLC (McWhinney-affiliated) ¹⁹⁶
Property	Parcel 504, 83.31 acres at the NE corner of US 34 and Centerra Parkway, within Centerra Metropolitan District No. 1
Project	approximately 400,000 sq ft commercial development, two phases, anchored by a 160,000 sq ft Costco warehouse store, about 300 jobs
Total infrastructure cost	approximately \$42 million
City sales-tax rebate	1.25 of 3 cents on new Costco sales for 25 years, capped at \$25 million or certificate-of-occupancy +25 years (whichever first)
City cash contribution (Kendall Parkway)	\$11 million net (Realberry contributes \$2M of the \$13M total)
Developer reimbursement aggregate	\$6.5 million (\$300K/yr × 22 yrs per R-10-2026 schedule) ¹⁹⁷
Developer commitments	sells 18.75 acres to Costco at nominal cost, builds 850-space parking lot, dry utilities, about \$10.6M private spend
Projected city revenue <i>into</i> city	AIR-102809 staff packet projects "over \$100MM over 25 years" of revenue into the city from the retained 1.75-cent sales-tax share (\$2M/yr × 25 yr); the projection is contingent on a Costco sales-volume counterfactual early 2028
Anticipated opening	
Closed-session negotiation	City Council executive sessions on 19 Aug 2025 and 27 Jan 2026 ¹⁹⁸

R-10-2026 financial-component buildup

The "\$125 M" headline used in the executive summary and elsewhere in this dossier is a **buildup** of multiple components, not a primary-source single line item. The components, all from the R-10-2026 staff packet (CivicWeb doc 503571) and the supporting agenda materials, are :

Identified commitment	Amount
\$25M bond proceeds cap (or 25-yr PIF rebate cap, whichever first) ¹⁹⁹	\$25,000,000
\$11M net city cash, Kendall Parkway construction ²⁰⁰	\$11,000,000
\$6.5M developer reimbursement aggregate (\$300K/yr × 22 yrs) ²⁰¹	\$6,500,000
<i>Subtotal: identifiable contractual city commitments</i>	<i>\$42,500,000</i>
AIR-102809 projected city revenue <i>into</i> city over 25 yrs (1.75-cent retained share, \$2M/yr × 25 yr; counterfactual-dependent)	"over \$100MM"

When the dossier prior framing referred to "\$125 million over 25 years" it conflated the projected city-revenue figure (a positive flow *into* the city, dependent on Costco sales volume) with the contractual commitments (negative flows *from* the city, fixed in R-10-2026). The components are real and individually documented; the headline "\$125M tax rebate" is not a single primary-source line item, and the figure **does not** appear in R-10-2026 itself. The reader should treat the city's identifiable **contractual** financial commitments as on the order of **\$42.5 million** (\$25M + \$11M + \$6.5M), and the projected revenue *into* the city as a separate, counterfactual-dependent figure of "over \$100M" per AIR-102809. The full reconciliation, including the internal-inconsistency analysis between earlier dossier framings, is documented in fact card facts/f3e-r10-2026-125m-25year-headline.json.

Rothberg dissent and Eliezer public comment

Ward 2 Councilor Sarah Rothberg cast the lone "no" vote :

What I would really like to see happen here is developers develop the land, sells the land and the business comes in, builds it out. Then the city has sales tax all to themselves and can provide that infrastructure support and maintenance and build out.²⁰²

During public comment Ward 2 resident Megan Eliezer told Council :

There is no faith in this developer whatsoever, and to continue to give them our tax money is obscene. It is just obscene, especially when we are at a budget shortfall that we keep hearing about. It's not the grocery tax that's the problem. Giving

²⁰²Rothberg, S. (2026, February 17). *Floor statement on R-10-2026, City Council regular meeting*. Cablecast show #676 <https://www.cityofloveland.org/government/city-council/meeting-information> [archived/canonical: local snapshots/fcf9b0dca016/page.html].

money to developers is the problem.²⁰³

A second Ward 2 resident, Gail Randall, was cut off by Mayor McFall when she invoked the Ernst & Young audit during her three-minute remarks.²⁰⁴ Her First Amendment lawsuit, filed three days later, is documented in Chapter 7.

²⁰³Eliezer, M. (2026, February 17). *Public comment, City Council regular meeting*. Cablecast show #676 <https://www.cityofloveland.org/government/city-council/meeting-information> [archived/canonical: local snapshots/fcf9b0dca016/page.html]; transcript in TRANSCRIPTS.md of this dossier.

²⁰⁴Loveland Reporter-Herald. (2026, February 18). *Loveland Costco approved Centerra deal*. <https://www.reporterherald.com/2026/02/18/loveland-costco-approved-centerra-deal/> [archived/canonical: <https://web.archive.org/web/20260304180643/https://www.reporterherald.com/2026/02/18/loveland-costco-approved-centerra-deal/>].

Chapter 6 sidebar — Adjacent record : Chad McWhinney named in 2014 Epstein document production

This page exists for one reason : the user asked, on 17 May 2026, for the full PDF to include the Epstein angle “when applicable.” It applies, narrowly, and the dossier’s standing position is preserved : **no allegation of personal criminal conduct is made.**

Chad McWhinney’s name appears in a single redacted document produced under the “EFTA” Bates prefix consistent with the Estate of Jeffrey Epstein civil-discovery productions.²⁰⁵ The document, Bates number **EFTA01203131**, is a one-page email dated **1 November 2014, 23:44 UTC**.²⁰⁶ Both the sender’s name and the recipient’s last name are redacted; the recipient first name is shown as “Jeffrey.” The body text, in full :

chad mcwhinney, kimball’s friend). — I like him a lot. Seems like a very nice and solid person. Took him to Mark for lunch.
— Sent from my iPhone.²⁰⁷

The exhibit includes an inline JPG IMG_4969.JPG that appears to show a man in a dark shirt at a restaurant setting; the second person in the photo is fully redacted with a black bar.

What this document does and does not show

- It documents that Chad McWhinney’s name appeared in the Epstein document corpus, in a third-party email referring to him favorably after a meeting.²⁰⁸
- It identifies the introducer (“kimball’s friend”) and an intended lunch with “Mark.” Neither person is further identified in the produced text.
- It does **not** show any direct correspondence from or to McWhinney himself, any business relationship, any financial transaction, or any criminal conduct.
- It does **not** assert that McWhinney met Epstein, nor that the “Jeffrey” recipient is Jeffrey Epstein. The EFTA Bates prefix is consistent with the Epstein-estate productions, but the document itself is redacted.²⁰⁹
- It is one document of approximately one million produced under the EFTA prefix in civil discovery; appearance in that corpus, on its own, is not evidence of wrongdoing.

Why it is in this dossier

Chad McWhinney is the named co-founder and current CEO of Realberry (formerly McWhinney Real Estate Services), the entity at the center of the Centerra urban-renewal plan analysed in Chapter 6, and a public-figure principal of the entity that received the Costco BAA on 17 February 2026.²¹⁰²¹¹ The dossier’s standing position — that no personal criminal conduct is alleged — is unchanged.

Counsel’s public denial (February 2026)

McWhinney’s attorney **Chris Murray** issued a public statement in February 2026 denying that McWhinney met Epstein, corresponded with Epstein, did business with Epstein, or knew the redacted-sender woman had Epstein ties.²¹² The Denver Post (12 February 2026,

²⁰⁵Estate of Jeffrey Epstein document production. (2014, November 1). *EFTA01203131* [One-page email exhibit, civil discovery, provided 2026-05-16]. DOJ Epstein-files release portal <https://www.justice.gov/jeffrey-epstein-files> [archived/canonical: local snapshots/7ee0dc02b502/page.html].

²⁰⁶Estate of Jeffrey Epstein document production. (2014, November 1). *EFTA01203131* [One-page email exhibit, civil discovery, provided 2026-05-16]. DOJ Epstein-files release portal <https://www.justice.gov/jeffrey-epstein-files> [archived/canonical: local snapshots/7ee0dc02b502/page.html].

²⁰⁷Estate of Jeffrey Epstein document production. (2014, November 1). *EFTA01203131* [One-page email exhibit, civil discovery, provided 2026-05-16]. DOJ Epstein-files release portal <https://www.justice.gov/jeffrey-epstein-files> [archived/canonical: local snapshots/7ee0dc02b502/page.html].

²⁰⁸Estate of Jeffrey Epstein document production. (2014, November 1). *EFTA01203131* [One-page email exhibit, civil discovery, provided 2026-05-16]. DOJ Epstein-files release portal <https://www.justice.gov/jeffrey-epstein-files> [archived/canonical: local snapshots/7ee0dc02b502/page.html].

²⁰⁹Estate of Jeffrey Epstein document production. (2014, November 1). *EFTA01203131* [One-page email exhibit, civil discovery, provided 2026-05-16]. DOJ Epstein-files release portal <https://www.justice.gov/jeffrey-epstein-files> [archived/canonical: local snapshots/7ee0dc02b502/page.html].

²¹⁰Colorado Secretary of State. (2026, January 9). *Articles of Amendment — McWhinney to Realberry* [20261034699]. Entity history <https://www.coloradosos.gov/biz/BusinessEntityHistory.do?entityId=19941074917> [archived/canonical: local snapshots/d9b1e2b97422/page.html]; BizWest coverage <https://bizwest.com/2026/01/15/mcwhinney-rebrands-as-realberry-expands-investment-approach/> [archived/canonical: <https://web.archive.org/web/20260120200920/https://bizwest.com/2026/01/15/mcwhinney-rebrands-as-realberry-expands-investment-approach/>].

²¹¹City of Loveland. (2026, February 17). *R-10-2026 staff report* [CivicWeb 503571]. <https://cilovelandco.civicweb.net/document/503571> [archived/canonical: local snapshots/8a98af353ec0/page.html].

²¹²Murray, C. (2026, February). *Statement to Denver Post on behalf of Chad McWhinney regarding EFTA01203131* [Counsel denial : McWhinney did not meet Epstein, did not correspond with Epstein, did not do business with Epstein, did not know the redacted-sender woman had Epstein ties]. As quoted in Denver Post 12 February 2026 <https://www.denverpost.com/> [archived/canonical: <https://web.archive.org/web/20260518233906/https://www.denverpost.com/>] and Boulder Reporting Lab 11 February 2026 <https://boulderreportinglab.org/> [archived/canonical: <https://web.archive.org/web/20260515201819/https://boulderreportinglab.org/>].

Noelle Phillips) noted in print that the same statement did not address “the relationship between McWhinney and Kimbal Musk and whether they are still friends.”²¹³

Geographic and landlord-tenant adjacency : the Wazee Street picture

The single redacted email is the only document in the produced corpus that names McWhinney by name. The wider press context places McWhinney and Kimbal Musk inside one small Denver LoDo developer-and-restaurant network in the 2010s. The narrowest factual picture, in primary-source terms :²¹⁴

Realberry / Centerra Properties West HQ	1800 Wazee Street, Suite 200, Denver CO 80202 (per Colorado Secretary of State filings, current)
The Kitchen American Bistro (Kimbal Musk)	1560 Wazee Street, Denver CO 80202 — the original 2004 location of The Kitchen Restaurant Group, two blocks south of Realberry’s office on the same street
Denver Union Station development	Co-developed by McWhinney via the Union Station Neighborhood Company joint venture with East West Partners and Continuum Partners. The Crawford Hotel inside Union Station maintains a public event space named the “McWhinney Room”
The Kitchen Next Door — Union Station	1701 Wynkoop Street, Suite 100, Denver CO 80202 — operated by Kimbal Musk’s The Kitchen Restaurant Group inside the Union Station / Crawford Hotel complex; closed circa 2023 when Musk stepped away from the Next Door / streetBar concepts

What this is and is not. It is a documented social-and-commercial network adjacency between two Front Range principals operating two blocks apart on Wazee Street in 2014, with a public landlord-tenant relationship at Denver Union Station, where one is a redacted-sender introducer who appears in the Epstein corpus separately for unrelated reasons, and the other is named in a single third-party email in that same corpus. It is not evidence that the two were business partners, that they invested in each other’s ventures, or that either crossed paths with Jeffrey Epstein directly. None of those things appears in the produced documents.

The full one-page exhibit, as produced, appears on the next page.

²¹³Phillips, N. (2026, February 12). *Loveland developer McWhinney named in Epstein document production* [Denver Post coverage of EFTA01203131; quoted Murray statement; noted the statement did not address McWhinney’s relationship to Kimbal Musk]. Denver Post <https://www.denverpost.com/archived/canonical: https://web.archive.org/web/20260518233906/https://www.denverpost.com/>; Wayback Machine search https://web.archive.org/web/2026*/denverpost.com/2026/02/12/.

²¹⁴Cross-referenced public records and contemporaneous coverage. (2014-2026). *Denver LoDo developer-and-restaurant network adjacency between Chad McWhinney and Kimbal Musk* [Realberry / CPW HQ at 1800 Wazee St; The Kitchen at 1560 Wazee St; Denver Union Station co-development by McWhinney via Union Station Neighborhood Company; “McWhinney Room” event space at the Crawford Hotel; The Kitchen Next Door tenancy at 1701 Wynkoop closed circa 2023]. Colorado SOS entity-detail page for Centerra Properties West <https://www.coloradosos.gov/biz/> [archived/canonical: <https://web.archive.org/web/20260512161515/https://www.coloradosos.gov/biz/>]; BizWest 15 January 2026 — McWhinney “Behind the Blueprint : Denver Union Station” <https://bizwest.com/2026/01/15/> [archived/canonical: [local snapshots/4bee360e6813/page.html](https://web.archive.org/web/20260515201819/https://boulderreportinglab.org/)]; Crawford Hotel public booking page (*McWhinney Room*); Boulder Reporting Lab 11 February 2026 (Kimbal-only investigation) <https://boulderreportinglab.org/> [archived/canonical: <https://web.archive.org/web/20260515201819/https://boulderreportinglab.org/>].

From: [REDACTED] <[REDACTED]>
To: Jeffrey <[REDACTED]>
Date: Sat, 01 Nov 2014 23:44:41 +0000
Inline-Images: IMG_4969.JPG

chad mcwhinney, kimball's friend).

I like him a lot. Seems like a very nice and solid person. Took him to Mark for lunch.

Sent from my iPhone



EFTA01203131

Figure 13: EFTA01203131 : one-page email exhibit, Saturday 1 November 2014 23:44 UTC. Sender name redacted; recipient first name "Jeffrey," last name redacted. Inline image IMG_4969.JPG. Source : Estate of Jeffrey Epstein document production (civil discovery), provided 2026-05-16. Preserved verbatim, no edits to the produced document.

Chapter 7 — Recall : how the bloc-5 council majority came to power

Lede. The council majority that killed the Ord 6807 shelter purchase, passed the anti-encampment ordinance, and approved the Costco tax rebate was assembled through a 2024-2025 recall election whose largest single funder was the same McWhinney-affiliated entity that received the resulting Costco deal.

Background : Krenning, Ward 1

Troy Krenning, a Loveland attorney, was elected to the Ward 1 City Council seat in 2023 on an anti-developer platform. His self-described mission was to stand up to McWhinney Real Estate Services.²¹⁵ Among other actions, he voted to engage Ernst & Young to conduct a forensic audit of the Centerra urban-renewal plan.²¹⁶

The recall petition (June to August 2024)

A recall committee organised by Don Overcash (two-time losing mayoral candidate, real-estate broker) and sponsored by former Councilor Dave Clark, Earle Sethre, and Marvin Childers filed paperwork with the Loveland City Clerk in June 2024.²¹⁷ The grounds language reads, in part :

Troy Krenning must be recalled due to his destructive and abusive behavior that has cost Loveland millions of dollars, damaged its reputation and resulted in the loss of excellent and respected leadership within city hall. his willingness to ruin Loveland’s reputation and waste millions of taxpayer dollars for his destructive and personal vendettas makes him unqualified to represent Ward One.²¹⁸

Krenning’s response, published on the same petition document, framed the recall as a developer-driven counterattack :

The proponents of the recall, organized by Don Overcash. represent the developer interests of Loveland. This recall is designed to replace me with a councilor who would turn control of the City Council, yet again, back over to developers such as McWhinney.²¹⁹

Required signatures : 1,615 from Ward 1 residents within 60 days. Submitted 7 August 2024 and certified 13 August 2024.²²⁰

The funder : Centerra Properties West LLC

The recall election was funded primarily through Strong Colorado IEC (CO20245047480). Its donor roll, reproduced from TRACER bulk data :²²¹

Donor	Amount	Date / Notes
Centerra Properties West LLC	\$9,000	2024, same McWhinney-affiliated entity named “Developer” on R-10-2026
Earl W. Sethre	\$1,000	4 Feb 2025
Sethre Family Partnership	\$1,000	4 Feb 2025, same-day double contribution
John Fogle	\$500	former Loveland City Councilor
Dennis Dinsmore	\$500	later appointed to PCAB by post-recall Council, 16 Dec 2025

²¹⁵Ballotpedia. (n.d.). *Troy Krenning recall, Loveland, Colorado (2024-2025)*. [https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_\(2024-2025\)](https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_(2024-2025)).

²¹⁶City of Loveland. (2024, December 16). *Council voting results* [CivicWeb 501433]. <https://cilovelandco.civicweb.net/document/501433> [archived/canonical: local snapshots/8093a92ec035/page.html].

²¹⁷Ballotpedia. (n.d.). *Troy Krenning recall, Loveland, Colorado (2024-2025)*. [https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_\(2024-2025\)](https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_(2024-2025)).

²¹⁸Ballotpedia. (n.d.). *Troy Krenning recall, Loveland, Colorado (2024-2025)*. [https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_\(2024-2025\)](https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_(2024-2025)).

²¹⁹Ballotpedia. (n.d.). *Troy Krenning recall, Loveland, Colorado (2024-2025)*. [https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_\(2024-2025\)](https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_(2024-2025)).

²²⁰Ballotpedia. (n.d.). *Troy Krenning recall, Loveland, Colorado (2024-2025)*. [https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_\(2024-2025\)](https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_(2024-2025)).

²²¹Colorado Secretary of State TRACER. *Strong Colorado IEC* [CO20245047480]. <https://tracer.sos.colorado.gov/PublicSite/SearchPages/CommitteeDetail.aspx?OrgID=20245047480> [archived/canonical: local snapshots/2984766dac25/page.html].

Donor	Amount	Date / Notes
Marge Klein (Fort Lupton)	\$50	Note: same surname Klein appears as Registered Agent for Christopher M. Say’s 2025 Loveland Ward 3 candidacy per City Clerk filing (see §15.3 Strand 6); whether this Klein and the IEC donor Klein are the same person has not been verified from primary records and is a TODO (EXECSUMMARY-FINAL_v3.todos.md).
Total raised	\$12,050	of which \$9,000 (74.7 %) from the entity ultimately benefiting from R-10-2026

Sidebar : the ~\$770K February 2024 senior-staff severance and McFall’s pre-mayoral establishment role

The recall petition’s “cost Loveland millions of dollars” language (above) and the Krenning-response framing (“turn control of the City Council, yet again, back over to developers”) map onto a specific February 2024 sequence the dossier had not previously documented: the **\$770K total cost of the Krenning-era leadership overhaul**, four senior city executives departing within two months.²²²

Departing executive	Role	Severance
Steve Adams	City Manager	\$290,000
Moses Garcia	City Attorney	\$341,032.09 (\$214K above the without-cause minimum of \$127,633)
Kelly Jones-Sage	Economic Development	undisclosed
Geri Joneson	Municipal Judge	undisclosed
Cumulative total (Adams + Garcia disclosed)		~\$631K disclosed; ~\$770K including the two undisclosed amounts

On the Garcia severance specifically: the without-cause contractual minimum was **\$127,633.21**; the final amount **\$341,032.09** is **\$213,398.88 above** that floor (Krenning rounded the differential to “\$200,000” on the record). The vote was **6-3 on 27 February 2024 with Black, Krenning, and Olson dissenting** (per Reporter-Herald 27 Feb 2024 primary reporting).²²³ Olson aligned with Krenning’s \$200K-above-minimum objection; the YES bloc on the higher amount was therefore the other six councilors, of whom Pat McFall and Dana Foley are the relevant pre-mayoral establishment names for this sidebar’s argument (and who later figured in the bloc McFall convenes; see §15.4). The ~\$770K total directly supports the recall petition’s “hundreds of thousands of dollars” framing — but the senior-staff departures the petition then used to characterise Krenning’s tenure were approved at the Adams/Garcia amounts by McFall,

²²²Loveland Reporter-Herald. (2024, February 27). *Loveland City Council accepts resignations from City Manager Steve Adams and City Attorney Moses Garcia* [6-3 council vote 27 Feb 2024 with Black, Krenning, and Olson casting the NO votes; Garcia package \$341,032.09 = 12 months salary/benefits + 880 hrs unused vacation + unused holiday time + 8% lump-sum equivalent-retirement contribution; without-cause termination minimum would have been \$127,633.21 (four months salary/benefits + unused vacation/holiday); Adams \$290,000; Kelly Jones-Sage and Geri Joneson amounts undisclosed in publicly-filed records; Krenning quote on the record: “supported the separation agreement, but not the additional \$200,000 in severance, which could be put to other uses in the city.”]. Primary news record tier1/adams_garcia_severance/www.reporterherald.com_2024_02_27_loveland-city-council-accepts-resignations-fro.html; cross-referenced fact card facts/f4b-garcia-severance-341k.json (which corrects the earlier internal tier1/adams_garcia_severance/FINDINGS.md:50 framing of “McFall + Olson + Foley advocated for the higher Garcia amount” — RH primary shows Olson voted NO). Verification follow-up: council 27 Feb 2024 meeting minutes/voting results roll-call to be pulled and added to the corpus.

²²³Loveland Reporter-Herald. (2024, February 27). *Loveland City Council accepts resignations from City Manager Steve Adams and City Attorney Moses Garcia* [6-3 council vote 27 Feb 2024 with Black, Krenning, and Olson casting the NO votes; Garcia package \$341,032.09 = 12 months salary/benefits + 880 hrs unused vacation + unused holiday time + 8% lump-sum equivalent-retirement contribution; without-cause termination minimum would have been \$127,633.21 (four months salary/benefits + unused vacation/holiday); Adams \$290,000; Kelly Jones-Sage and Geri Joneson amounts undisclosed in publicly-filed records; Krenning quote on the record: “supported the separation agreement, but not the additional \$200,000 in severance, which could be put to other uses in the city.”]. Primary news record tier1/adams_garcia_severance/www.reporterherald.com_2024_02_27_loveland-city-council-accepts-resignations-fro.html; cross-referenced fact card facts/f4b-garcia-severance-341k.json (which corrects the earlier internal tier1/adams_garcia_severance/FINDINGS.md:50 framing of “McFall + Olson + Foley advocated for the higher Garcia amount” — RH primary shows Olson voted NO). Verification follow-up: council 27 Feb 2024 meeting minutes/voting results roll-call to be pulled and added to the corpus.

Foley, and four other YES voters, over Krenning’s and Olson’s objection. The same coalition that funded the recall (Chapter 7 above) then ran McFall for mayor on a platform that included the staff-cost grievance their own votes had produced.

Council action and the election

At its 16 December 2024 meeting, City Council voted on two quarter-million-dollar questions simultaneously : approve the \$249,000 Ernst & Young forensic audit, approve scheduling and paying for a \$250,000 special election to recall Krenning. Both passed.²²⁴ Krenning resigned outright on 7 January 2025. The recall election still proceeded as a procedural matter. On the replacement-candidate ballot, Jennifer Swanty defeated Geoff Frahm for the Ward 1 seat on 4 March 2025.²²⁵

Randall v. McFall (the First Amendment lawsuit)

On 17 February 2026, Ward 2 resident Gail Randall spoke during the public-comment period of the Council meeting at which R-10-2026 was being considered. She referenced the Ernst & Young forensic review of Centerra Metropolitan District No. 1. Mayor Pat McFall directed her to remain focused on the agenda item, then directed the clerk to move to the next speaker before her allotted three minutes had expired.²²⁶

Three days later Randall filed a verified complaint in Larimer County District Court against the City of Loveland and Mayor McFall in both his official and individual capacities.²²⁷

Field	Value
Caption	Randall v. City of Loveland and Pat McFall
Court	Larimer County District Court (8th Judicial District)
Filed	20 February 2026
Plaintiff	Gail Randall, Ward 2 Loveland resident
Defendants	City of Loveland; Mayor Patrick McFall (official + individual)
Counsel for plaintiff	Troy Krenning , the recalled Ward 1 councilor
Claim	First Amendment viewpoint discrimination, public-comment cutoff

McFall’s stated defense, to Reporter-Herald :

If she’d been speaking in open public comment, she could have talked about pink and blue aliens — I don’t care. She has that right.²²⁸

The dispute the lawsuit will turn on is not whether the rule exists but whether it was applied selectively, silencing only those raising the Ernst & Young audit while allowing other speakers to raise the same topic without intervention.

²²⁴City of Loveland. (2024, December 16). *Council voting results* [CivicWeb 501433]. <https://cilovelandco.civicweb.net/document/501433> [archived/canonical: local snapshots/8093a92ec035/page.html].

²²⁵Loveland Reporter-Herald. (2024, December 18). *Loveland sets March 4 for Krenning recall election*. <https://www.reporterherald.com/2024/12/18/loveland-sets-march-4-for-krenning-recall-election/> [archived/canonical: <https://web.archive.org/web/20250101074135/https://www.reporterherald.com/2024/12/18/loveland-sets-march-4-for-krenning-recall-election/>].

²²⁶Loveland Reporter-Herald. (2026, February 20). *Loveland resident sues city, mayor over public comment dispute*. <https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/> [archived/canonical: <https://web.archive.org/web/20260223144442/https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/>].

²²⁷*Randall v. City of Loveland and Pat McFall*, Larimer County District Court (8th Judicial District), filed 20 February 2026. Colorado Judicial portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>]; CoCourts case index <https://www.cocourts.com/> [archived/canonical: <https://web.archive.org/web/20120117013437/https://www.cocourts.com/>]; Reporter-Herald coverage <https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/> [archived/canonical: <https://web.archive.org/web/20260223144442/https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/>].

²²⁸McFall, P. (2026, February 20). *Statement to Loveland Reporter-Herald*. As quoted in Loveland Reporter-Herald, 20 February 2026 <https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/> [archived/canonical: <https://web.archive.org/web/20260223144442/https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/>].

Chapter 8 — The Documents : primary records

Special Warranty Deed (SPK Enterprises → IA Franklin)

RECEPTION #20210116998, 12/29/2021 1:58:01 PM, 1 of 1, \$13.00 Doc Fee \$202.50 Electronically Recorded
Angela Myers, Clerk & Recorder, Larimer County, CO



State Documentary Fee
Date: December 28, 2021
\$202.50

Special Warranty Deed (Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), SPK ENTERPRISES, LLC, A COLORADO LIMITED LIABILITY COMPANY, whose street address is 599 W 71ST STREET, LOVELAND, CO 80538, City or Town of LOVELAND, County of Larimer and State of Colorado, for the consideration of (\$2,025,000.00) Two Million Twenty Five Thousand and 00/100 dollars, in hand paid, hereby sell(s) and convey(s) to IA FRANKLIN, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, whose street address is 810 Cardinal Lane, Hartland, WI 53029, City or Town of Hartland, County of Waukesha and State of Wisconsin, the following real property in the County of Larimer and State of Colorado, to wit:

LOT 1, BLOCK 6, LONGVIEW SUBDIVISION, (ALSO CALLED LONGVIEW-MIDWAY, FOURTH ADDITION, CITY OF LOVELAND, LARIMER COUNTY, COLORADO

also known by street and number as: 599 W 71ST STREET, LOVELAND, CO 80538

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of 12/28/21

SPK ENTERPRISES, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: Allen Schultz
Allen Schultz, Manager

State of Colorado)
County of Larimer)ss.

The foregoing instrument was acknowledged before me on this day of December 28, 2021 by Allen Schultz as Manager for SPK Enterprises, LLC, a Colorado limited liability company

Witness my hand and official seal

My Commission expires: 11/17/2024
Katherine Lea McElroy
Notary Public

KATHERINE LEA MCELROY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 202040412
My Commission Expires: November 17, 2024

When recorded return to: IA FRANKLIN, LLC, A WISCONSIN LIMITED LIABILITY COMPANY
810 Cardinal Lane, Hartland, WI 53029

Form 1090 closing/deeds/statutory/swd_statutory.html

25193141
(100226520)



Figure 14: Recpt #20210116998, recorded 12/29/2021 13:58:01, consideration \$2,025,000, CO doc fee \$202.50 (verifies price at \$0.01/\$100), signed Allen Schultz Manager, closed by Land Title Guarantee Company. Source : Larimer County Recorder, Landmark Web.

Deed of Trust (IA LLP → First-Citizens Bank, context)

RECEPTION #20190066585, 10/28/2019 10:47:50 AM, 1 of 7, \$43.00
 Angela Myers, Clerk & Recorder, Larimer County, CO

RECORDATION REQUESTED BY:
 First-Citizens Bank & Trust Company
 DAC 20
 PO Box 26692
 Raleigh, NC 27611-6692

WHEN RECORDED MAIL TO:
 First Citizens Bank
 Loan Servicing Department-DAC20
 PO Box 26692
 Raleigh, NC 27611-6692

SEND TAX NOTICES TO:
 INVESTORS ASSOCIATED, LLP
 810 CARDINAL LANE SUITE 100
 HARTLAND, WI 53029

FOR RECORDER'S USE ONLY



DEED OF TRUST

MAXIMUM PRINCIPAL AMOUNT SECURED. The Lien of this Deed of Trust shall not exceed at any one time \$3,200,000.00 except as allowed under applicable Colorado law.

THIS DEED OF TRUST is dated October 2, 2019, among INVESTORS ASSOCIATED, LLP WHOSE ADDRESS IS 810 CARDINAL LANE SUITE 100, HARTLAND WI 53029 ("Grantor"); First-Citizens Bank & Trust Company, whose address is DAC 20, PO Box 26692, Raleigh, NC 27611-6592 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and the Public Trustee of LARIMER County, Colorado (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Grantor hereby irrevocably grants, transfers and assigns to Trustee for the benefit of Lender as Beneficiary all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in LARIMER County, State of Colorado:

See the exhibit or other description document which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as 813 E. HARMONY RD, FORT COLLINS, CO 80525. The Real Property tax identification number is R1415859 & R1547569.

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Grantor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Grantor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Deed of Trust or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Deed

Figure 16: Recpt #20190066585, recorded 10/28/2019, maximum principal \$3,200,000, secures 813 E Harmony Rd Fort Collins (tax IDs R1415859 and R1547569), beneficiary First-Citizens Bank & Trust, Raleigh NC. Source : Larimer County Recorder, Landmark Web.

Source-document gallery (page 1 of 4)

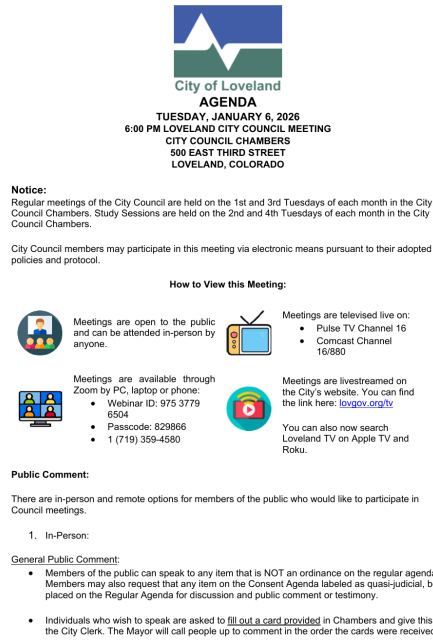


Figure 17: CivicWeb 500641 : Council Agenda Packet, 6 January 2026 (Ord 6806 + 6807 first reading). 35.3 MB packet; cover page shown.

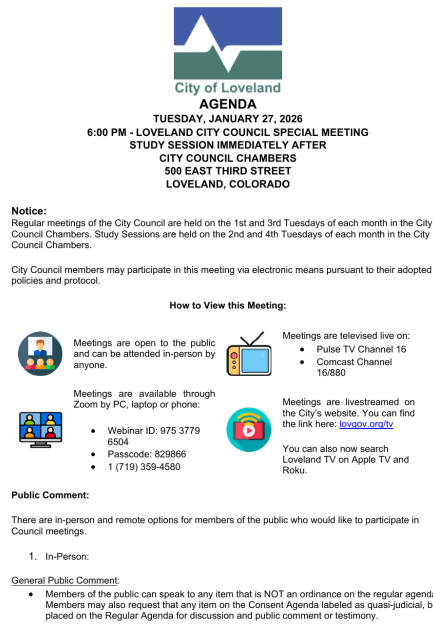


Figure 18: CivicWeb 501889 : Council Agenda Packet, 27 January 2026 (closed-session BAA negotiation context). Cover page shown.

Source-document gallery (page 2 of 4)

AGENDA
TUESDAY, FEBRUARY 17, 2026
6:00 PM LOVELAND CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
500 EAST THIRD STREET
LOVELAND, COLORADO

Notice:
 Regular meetings of the City Council are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Study Sessions are held on the 2nd and 4th Tuesdays of each month in the City Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

How to View this Meeting:

- Meetings are open to the public and can be attended in-person by anyone.
- Meetings are televised live on:
 - Pulse TV Channel 16
 - Comcast Channel 16/880
- Meetings are available through Zoom by PC, laptop or phone:
 - Webinar ID: 975 3779 8504
 - Passcode: 829866
 - 1 (719) 359-4580
- Meetings are livestreamed on the City's website. You can find the link here: lovgov.org/tv
- You can also now search Loveland TV on Apple TV and Roku.

Public Comment:
 There are in-person and remote options for members of the public who would like to participate in Council meetings.

- In-Person:

General Public Comment:

- Members of the public can speak to any item that is NOT an ordinance on the regular agenda. Members may also request that any item on the Consent Agenda labeled as quasi-judicial, be placed on the Regular Agenda for discussion and public comment or testimony.
- Individuals who wish to speak are asked to fill out a card provided in Chambers and give this to the City Clerk. The Mayor will call people up to comment in the order the cards were received.

Page 1 of 210

Figure 19: CivicWeb 503571 : Council Agenda, 17 February 2026 (R-10-2026 Costco BAA hearing).

City Council Unofficial Voting
 Results February 17, 2026 Council
 Meeting


CITY COUNCIL VOTING RESULTS
Tuesday, February 17, 2026 – Regular Meeting

	Councillors Present: McFall, Light-Kovacs, Frahm, Middleton, Rothberg, Samson, Cortez, Wyrnick and Swarty	
	Councillors Absent: None	
Item		Action
5.1	A motion to approve the City Council minutes for the January 20, 2026 Regular Meeting	Adopted on Consent 9-0
5.2	A motion to appoint Jessica Kuhns to the Affordable Housing Commission with a term dated February 17, 2026 to June 30, 2027	Adopted on Consent 9-0
	A motion to appoint Lindy Larson to the Loveland Communication Advisory Board with a term date of February 17, 2026 to June 30, 2028	
5.3	A motion to adopt, on second reading, Ordinance No. 6820 enacting a supplemental budget and appropriation to the 2026 City of Loveland Budget for the Americorps Digital Navigator Grant Program, Carnegie Corporation Gift, Friends of the Library Donation, and Kroh Charitable Trust Donation	Adopted on Consent 9-0
5.4	A motion to approve Resolution #R-5-2026 adopting a revised Schedule to Rates, Charges, and Fees for the Loveland Police Department of the City of Loveland for records retrieval fees specific to Criminal Justice Records Act and superseding all prior Resolutions establishing such rates, charges and fees	Adopted on Consent 9-0
5.8	A motion to adopt Resolution #R-9-2026 approving grant agreements with the State of Colorado for the Loveland Pulse - North County Road 27 FTTP Project and authorizing the City Manager to sign the grant agreement	Adopted on Consent 9-0
8.1	A motion to adopt Resolution #R-10-2026 of the Loveland City Council approving the Business Assistance Agreement regarding Parcel 504	Motion Carried 8-1 (Rothberg Dissenting)
Motion	A motion to extend the City Council Meeting	Motion Carried 9-0
8.2	Financial Updates: Preliminary (Pre-Audit) December 2025 & January 2026 Revenue Review	Information Only
5.5	A motion to approve Resolution #R-6-2026 of the Loveland City Council regarding the compensation of the City Manager (Pulled from Consent)	Motion Carried 9-0

Figure 20: CivicWeb 503860 : Voting Results, 17 February 2026. Item 8.1 (R-10-2026, Parcel 504 BAA) shows "Motion Carried 8-1 (Rothberg Dissenting)."

Source-document gallery (page 3 of 4)

City Council Unofficial Voting Results
February 3, 2026 Council Meeting




CITY COUNCIL VOTING RESULTS

Tuesday, February 3, 2026 – Regular Meeting

Councilors Present: McFall, Light-Kovacs, Frahm, Middleton, Rothberg, Samson, Cortez, Wyrick and Swanty		
Councilors Absent: None		
Item		Action
3.0	A motion to limit public comment to 2 minutes per speaker	Motion Carried 5-4 (Middleton, Wyrick, Light Kovacs and Rothberg Dissenting)
4.1	A motion to appoint Donna Rupert to the Senior Advisory Board with a term dated February 3, 2026 to December 31, 2028 A motion to appoint Sarah Ekart to the Senior Advisory Board with a term dated February 3, 2026 to December 31, 2028 A motion to appoint JoAnn Herkenhoff to the Senior Advisory Board with a term dated February 3, 2026 to December 31, 2028	Adopted on Consent 9-0
4.2	A motion to adopt Resolution #R-4-2026 of the Loveland City Council authorizing an application to, and contract with, the Northern Colorado Water Conservancy District for beneficial use of three-acre-foot units of Colorado-Big Thompson Project water	Adopted on Consent 9-0
7.1	A motion to adopt, on second reading, Ordinance No. 6806 amending chapters 7.39 and 9.47 of the Loveland Municipal Code concerning the civil abatement of unauthorized encampments and unauthorized camping in public places	Motion Carried 5-4 (Swanty, Wyrick, Rothberg and Light-Kovacs Dissenting)
Motion	a motion to direct the City Manager to bring back to Council an evaluation of the risks, benefits, and practical considerations, if the City were to designate and expressly authorize camping within optimal city park or open land areas consistent with Loveland Municipal Code 9.47.0208	Motion Failed 4-5 (McFall, Frahm, Middleton, Samson and Cortez Dissenting)
Motion	A motion to extend the City Council meeting to finish item 7.2	Motion Carried 7-2 (Swanty and Light-Kovacs Dissenting)
7.2	A motion to approve, on first reading, Ordinance No. 6820 enacting a supplemental budget and appropriation to the 2026 City of Loveland Budget for the Americorps Digital Navigator Grant Program and Carnegie Corporation Gift, Friends of the Library Donation, and Kroh Charitable Trust Donation	Motion Carried 9-0

Figure 21: CivicWeb 502505 : Voting Results, 3 February 2026. Ord 6806 second reading passed 5 to 4. Removes the 60-day shelter-and-storage requirement.

City Council Unofficial Voting Results
January 20, 2026 Council Meeting



CITY COUNCIL VOTING RESULTS


Tuesday, January 20, 2026 – Regular Meeting

Councilmembers Present: McFall, Light-Kovacs, Frahm, Middleton, Rothberg, Samson, Cortez, Wyrick and Swanty		
Councilmembers Absent: None		
Item		Action
5.1	A motion to appoint Bruce Guesswel, to the Visual Arts Commission with a term dated January 20, 2026 to December 31, 2028 A motion to appoint Abby Powers, to the Visual Arts Commission with a term dated January 20, 2026 to December 31, 2028 A motion to appoint Jade Windell, to the Visual Arts Commission with a term dated January 20, 2026 to December 31, 2028	Adopted on consent 9-0
5.2	A motion to approve Resolution #R-2-2026 adopting a revised schedule of rates, charges, and fees for the City Clerk's Office of the City of Loveland for Marijuana License Application Fees and Annual Operating Fees and superseding all prior Resolutions establishing such rates, charges and fees	Adopted on consent 9-0
5.3	A motion to adopt Resolution #R-3-2026 adopting a Three Mile Plan for the City of Loveland, Colorado	Adopted on consent 9-0
5.4	November Monthly Revenue Review	Information Only, no vote
8.1	City Council Liaison Appointments to the Fire Rescue Advisory Commission	Councilor Rothberg appointed
8.2	A motion to adopt, on first reading, Ordinance No. 6808 repealing and reenacting Chapter 15.08 of the Loveland Municipal Code and adopting by reference the International Building Code, 2024 Edition A motion to adopt, on first reading, Ordinance No. 6809 repealing and reenacting Chapter 15.10 of the Loveland Municipal Code and adopting by reference the International Residential Code, 2024 Edition A motion to adopt, on first reading, Ordinance No. 6810 repealing and reenacting Chapter 15.16 of the Loveland Municipal Code and adopting by reference the International Mechanical Code, 2024 Edition A motion to adopt, on first reading, Ordinance No. 6811 repealing and reenacting Chapter 15.18 of the Loveland Municipal Code and adopting by reference the International Fuel Gas Code, 2024 Edition	Motion carried 9-0 Motion carried 9-0 Motion carried 9-0 Motion carried 9-0

Figure 22: CivicWeb 502506 : Voting Results, 20 January 2026. Regular session, multiple 5-4 bloc votes recorded.

Source-document gallery (page 4 of 4)

City Council Voting Results
December 16, 2025




CITY COUNCIL VOTING RESULTS

Tuesday, December 16, 2025 – Regular Meeting

Item	Action	Action
Councilmembers Present: McFall, Light-Kovacs, Frahm, Middleton, Rothberg, Samson, Cortez		
Councilmembers Absent: Wyrick and Swamy		
5.1	A motion to appoint Melissa Town to the Police Citizen Advisory Board with a term dated January 1, 2026 to December 31, 2028 A motion to appoint Dennis Dinsmore to the Police Citizen Advisory Board with a term dated January 1, 2026 to December 31, 2028 A motion to appoint Lowell Merner to the Police Citizen Advisory Board with a term dated January 1, 2026 to December 31, 2028 A motion to appoint Scott Ballinger as an alternate to the Police Citizen Advisory Board with a term dated January 1, 2026 to December 31, 2028 A motion to appoint Mark Schulte as an alternate to the Police Citizen Advisory Board with a term dated January 1, 2026 to December 31, 2028 A motion to appoint Charles Fielder to the Historic Preservation Commission with a term dated January 1, 2026 to December 31, 2028	Adopted on consent 7-0
5.2	A motion to approve on second reading, Ordinance No. 6803 enacting a supplemental budget and appropriation to the 2025 City of Loveland Budget for the 2025 annual year-end budget wrap-up package	Adopted on consent 7-0
5.3	A motion to approve, on second reading, Ordinance No. 6804 repealing Chapters 7.60 and 7.65, amending the Unified Development Code, repealing and relocating Chapter 5.45 into Title 8 and amending Title 8 concerning the licensing of marijuana, alcohol beverages and tobacco products	Adopted on consent 7-0
5.4	A motion to approve on second reading, Ordinance No. 6789 amending section 19.04.020 of the Loveland Municipal Code to change the amount of water rights dedicated for certain residential development and clarify dedication timing	Pulled from Consent Adopted on Regular Agenda 7-0
5.4	A motion to approve on second reading, Resolution #R-69-2025 amending the City of Loveland's schedule of rates, charges, and fees to update the method of calculating water, raw water, and wastewater impact fees	Pulled from Consent Adopted on Regular Agenda 7-0
5.5	A motion to adopt Resolution #R-85-2025 adopting the schedule of the 2026 meeting dates for the Loveland City Council and the City's Boards and Commissions	Adopted on Consent 7-0
5.6	A motion to adopt Resolution #R-86-2025 approving an intergovernmental agreement with Larimer County concerning the Chimney Hollow Open Space Public Access Assets Project	Adopted on Consent 7-0
5.7	A motion to adopt Resolution #R-87-2025 approving an intergovernmental Agreement between the City of Loveland and Larimer County for Maintenance and Security of Designated Open Lands	Adopted on Consent 7-0

Figure 23: CivicWeb 501433 : Voting Results, 16 December 2025. Council vote authorising the \$249K Ernst & Young audit and the \$250K recall-election cost in the same session. PCAB appointment of Dennis Dinsmore.



AGENDA
TUESDAY, MARCH 24, 2026
6:00 PM - LOVELAND CITY COUNCIL SPECIAL MEETING
CITY COUNCIL CHAMBERS
500 EAST THIRD STREET
LOVELAND, COLORADO

Notice:
Regular meetings of the City Council are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Study Sessions are held on the 2nd and 4th Tuesdays of each month in the City Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

How to View this Meeting:

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Meetings are available through Zoom by PC, laptop or phone:

- Webinar ID: 975 3779 8504
- Passcode: 829866
- 1 (719) 359-4580

Meetings are televised live on:

- Pulse TV Channel 16
- Comcast Channel 16/880

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You can also now search Loveland TV on Apple TV and Roku.

Public Comment:
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- In-Person:

General Public Comment:

- Members of the public can speak to any item that is NOT an ordinance on the regular agenda. Members may also request that any item on the Consent Agenda labeled as quasi-judicial, be placed on the Regular Agenda for discussion and public comment or testimony.
- Individuals who wish to speak are asked to fill out a card provided in Chambers and give this to

Figure 24: CivicWeb 506027 : Council Agenda Packet, 24 March 2026 (Thompson pivot statement; Ad Hoc Community Homelessness Transition Committee established).

CO Secretary of State filings (page 1 of 2)

ARTICLES OF ORGANIZATION ~~98270721-100-0140~~
 19941074917, 100.00
 SOS 07-24-19-10

I, the undersigned natural person of the age of eighteen years or more, acting as organizer of a limited liability company under the Colorado Limited Liability Company Act, adopt the following Articles of Organization for such limited liability company:

FIRST: The name of the limited liability company is McWhinney Land Management, L.L.C.

SECOND: The limited liability company is organized for Any Legal and Lawful Purpose Pursuant to the Colorado Limited Liability Company Act.

THIRD: The street address of the initial registered office of the limited liability company is: 5200 McWhinney Boulevard, Loveland, CO 80538. The mailing address (if different from above) of the initial registered office of the limited liability company is:
 The name of its proposed registered agent in Colorado at that address is: Chad C. McWhinney.


FOURTH: The management is vested in managers.

FIFTH: The names and business addresses of the initial manager or managers or if the management is vested in the members, rather than managers, the names and addresses of the member or members are:

NAME	ADDRESS
Chad C. McWhinney	5200 McWhinney Boulevard Loveland, CO 80538
Derek C. McWhinney	5200 McWhinney Boulevard Loveland, CO 80538

SIXTH: The name and address of each organizer is:

NAME	ADDRESS
Samuel L. Levy	633 17th Street, Suite 2200 Denver, CO 80202


 Samuel L. Levy, Organizer

2790

met

Figure 25: CO SOS 19941074917 : McWhinney Real Estate Services LLC original Articles, 1994.



Colorado Secretary of State
 ID#: 19941074917
 Document #: 20261034699
 Filed on: 01/09/2026 10:16:44 AM
 Paid: \$25.00

Articles of Amendment for a Limited Liability Company
 filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

The entity ID Number is 19941074917

The entity name was MCWHINNEY REAL ESTATE SERVICES, LLC

The new entity name is REALBERRY REAL ESTATE SERVICES, LLC

The delayed effective date, as stated in the document is 01/12/2026 12:01 am.

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.


This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

Lori Argall
 c/o Holland & Hart LLP
 5470 Kietzke Ln., Ste. 100
 Reno NV NV 89511
 US

Figure 26: CO SOS 20261034699 : Articles of Amendment, McWhinney Real Estate Services LLC → Realberry Real Estate Services LLC. Filed 9 January 2026, delayed effective 12 January 2026 12:01am. Prepared by Lori Argall c/o Holland & Hart LLP, Reno NV.

CO Secretary of State filings (page 2 of 2)



Colorado Secretary of State
 ID#: 19941074917
 Document #: 20251773379
 Filed on: 07/15/2025 01:30:33 PM
 Paid: \$25.00

Periodic Report

filed pursuant to §7-90-301, et seq, and §7-90-501 of the Colorado Revised Statutes (C.R.S)

The entity name is MCWHINNEY REAL ESTATE SERVICES, LLC

The entity ID Number is 19941074917

Jurisdiction under the law of which the entity was formed or registered is
Colorado

The principal office street address is
1800 Wazee St Ste 200
Denver CO 80202
US

The principal office mailing address is
1800 Wazee St Ste 200
Denver CO 80202
US

The name of the registered agent is Paracorp Incorporated

The registered agent's street address is
360 ACOMA STREET
UNIT 118
DENVER CO 80223
US

The registered agent's mailing address is
360 ACOMA STREET
UNIT 118
DENVER CO 80223
US

The person above has agreed to be appointed as the registered agent for this entity.

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

Figure 27: CO SOS 20251773379 : Realberry Group periodic report, 2025.

Document must be filed electronically.
 Paper documents are not accepted.
 Fees & forms are subject to change.
 For more information or to print copies
 of filed documents, visit www.sos.state.co.us.

E-Filed

Colorado Secretary of State
 Date and Time: 12/06/2019 11:51 AM
 ID Number: 20191964905
 Document number: 20191964905
 Amount Paid: \$50.00

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Incorporation for a Nonprofit Corporation
filed pursuant to § 7-122-101 and § 7-122-102 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name for the nonprofit corporation is The Revere Initiative
(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the nonprofit corporation's initial principal office is

Street address 1298 Main Street, Unit A4201
(Street number and name)

Windsor CO 80550
(City) (State) (ZIP/Postal Code)

United States United States
(Province - if applicable) (Country)

Mailing address _____
(Leave blank if same as street address) (Street number and name or Post Office Box information)

(City) (State) (ZIP/Postal Code)

(Province - if applicable) (Country)

3. The registered agent name and registered agent address of the nonprofit corporation's initial registered agent are

Name (if an individual) Philip Alan Paul
(Last) (First) (Middle) (Suffix)

OR

(if an entity)
(Caution: Do not provide both an individual and an entity name.)

Street address 403 S. Reed Court
(Street number and name)

Lakewood CO 80226
(City) (State) (ZIP Code)

ARTINC_NPC
Page 1 of 3
Rev. 2/12/2013

Figure 28: CO SOS 20191964905 : The Revere Initiative Articles, 2019. 501(c)(4) nonprofit, incorporator Paul Alan Philpot, RA Fossil Point LLC (Gary D. Young residence at 5747 Nicklaus Dr Fort Collins).

Adjacent-network filings (Fossil Point + Revere)

E-Filed

Document processing fee
If document is filed on paper \$125.00
If document is filed electronically \$ 25.00
Fees & forms/cover sheets are subject to change.
To file electronically, access instructions for this form/cover sheet and other information or print copies of filed documents, visit www.sos.state.co.us and select Business Center.
Paper documents must be typewritten or machine printed.

Colorado Secretary of State
Date and Time: 08/23/2007 04:19 PM
Id Number: 20071388917
Document number: 20071388917

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization
filed pursuant to §7-90-301, et seq. and §7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. Entity name: **Fossil Point, LLC**
(The name of a limited liability company must contain the term or abbreviation "limited liability company", "llc", "limited liability company", "limited liability co.", "llc", "limited", "llc", "llc", or "llc" §7-90-601, C.R.S.)

2. Use of Restricted Words (if any of these terms are contained in an entity name, true name of an entity, trade name or trademark stated in this document, mark the applicable box):
 "bank" or "trust" or any derivative thereof
 "credit union" "savings and loan"
 "insurance", "casualty", "mutual", or "surety"

3. Principal office street address: **7541 Eastgate Road**
(Street name and number)
Magnum Corporate Center
Henderson NV 89011
(City) (State) (Postal/Zip Code)
United States
(Country - if not US)

4. Principal office mailing address (if different from above):
(Street name and number or Post Office Box information)
(City) (State) (Postal/Zip Code)
(Province - if applicable) (Country - if not US)


5. Registered agent name (if an individual): **Johnson Jeffrey J.**
(Last) (First) (Middle) (Suffix)
OR (if a business organization):

6. The person identified above as registered agent has consented to being so appointed.

7. Registered agent street address: **c/o Myatt Brandes & Gast PC**
(Street name and number)
323 S. College Ave., Suite 1
Fort Collins CO 80524
(City) (State) (Postal/Zip Code)

ARTORG, LLC Page 1 of 3 Rev. 11/16/2005

Figure 29: CO SOS 20071388917 : Fossil Point LLC original Articles, August 2007. Self-RA at 5747 Nicklaus Dr.



Colorado Secretary of State
ID#: 20071388917
Document #: 20258014144
Filed on: 09/15/2025 09:40:05 AM
Paid: \$25.00

Periodic Report

filed pursuant to §7-90-301, et seq. and §7-90-501 of the Colorado Revised Statutes (C.R.S.)

The entity name is Fossil Point, LLC

The entity ID Number is 20071388917

Jurisdiction under the law of which the entity was formed or registered is
Colorado

The principal office street address is
5747 Nicklaus Dr
Fort Collins CO 80528
US

The principal office mailing address is
5747 Nicklaus Dr
Fort Collins CO 80528
US

The name of the registered agent is Fossil Point, LLC

The registered agent's street address is
5747 Nicklaus Dr
Fort Collins CO 80528
US

The registered agent's mailing address is
5747 Nicklaus Dr
Fort Collins CO 80528
US

The person above has agreed to be appointed as the registered agent for this entity.


Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

Figure 30: CO SOS 20258014144 : Fossil Point LLC periodic report, 2025.

Adjacent-network filings, continued




Colorado Secretary of State
 ID# 20191964905
 Document # 20258291999
 Filed on: 11/25/2025 04:21:00 PM
 Paid: \$25.00

Periodic Report
 filed pursuant to §7-90-301, et seq. and §7-90-501 of the Colorado Revised Statutes (C.R.S)

The entity name is The Revere Initiative
The entity ID Number is 20191964905
Jurisdiction under the law of which the entity was formed or registered is
 Colorado
The principal office street address is
 5747 Nicklaus Drive
 Fort Collins CO CO 80528
 US
The principal office mailing address is
 5747 Nicklaus Drive
 Fort Collins CO CO 80528
 US
The name of the registered agent is Fossil Point, LLC
The registered agent's street address is
 5747 Nicklaus Dr
 Fort Collins CO 80528
 US
The registered agent's mailing address is
 5747 Nicklaus Dr
 Fort Collins CO 80528
 US
 The person above has agreed to be appointed as the registered agent for this entity.
 Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.
 This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.
Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

Figure 31: CO SOS 20258291999 : The Revere Initiative 501(c)(4) periodic report, 2025.



AGENDA
THURSDAY, OCTOBER 2, 2025
6:00 PM - LOVELAND CITY COUNCIL SPECIAL MEETING
CITY COUNCIL CHAMBERS
500 EAST THIRD STREET
LOVELAND, COLORADO

5:45 p.m. - City Council Social Huddle. No public business will be discussed.

Notice:
 Regular meetings of the City Council are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Study Sessions are held on the 2nd and 4th Tuesdays of each month in the City Council Chambers.
 City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

How to View this Meeting:

Meetings are open to the public and can be attended in-person by anyone.

Meetings are televised live on:

- Pulse TV Channel 16
- Comcast Channel 16/880

Meetings are available through Zoom by PC, laptop or phone:

- Webinar ID: 975 3779 6504
- Passcode: 829866
- 1 (719) 359-4580

Meetings are livestreamed on the City's website. You can find the link here: lovgov.org/tv

You can also now search Loveland TV on Apple TV and Roku.

Public Comment:
 There are in-person and remote options for members of the public who would like to participate in Council meetings.

1. In-Person:

General Public Comment:

- Members of the public can speak to any item that is NOT an ordinance on the regular agenda. Members may also request that any item on the Consent Agenda labeled as quasi-judicial, be placed on the Regular Agenda for discussion and public comment or testimony.

Figure 32: CivicWeb 494766 : Council Agenda Packet, 2 October 2025 (Special Meeting; Camp Hope protest spills into the meeting, Cablecast show #628).

Chapter 9 — Leadership : Thompson, Waldes, and the Scottsdale precedent

Lede. The Loveland City Manager who oversaw the shelter package retired four months after it collapsed and seven weeks after a Council-approved raise.²²⁹ His CFO, author of the fund-source structure, is now interim City Manager with a 7.5 percent raise of his own.²³⁰

Jim Thompson, City Manager (Dec 2024 to Jul 2026)²³¹

Field	Value
Previous role	City Manager, Scottsdale AZ (2017 to 2024)
Scottsdale salary at departure	\$390,000 / yr (2nd-highest CM salary in AZ)
Loveland salary on appointment	\$305,000 / yr (an \$85K pay cut)
Loveland contract signed	29 Oct 2024 (R-98-2024) ²³²
Loveland start date	30 Dec 2024
Retirement announced	24 Apr 2026, effective 7 Jul 2026 ²³³
Loveland tenure	~15 months
Stated reason	“personal obligations and the needs of our families must take priority”

The Scottsdale \$2.95 M condo parallel (July 2019)²³⁴

Field	Value
City	Scottsdale, AZ (Thompson was CM)
Date	July 2019
Proposed price	\$2,250,000 plus \$700,000 renovations (\$2,950,000 total)
Asset	Ground-level commercial condo unit at Gateway at Main Street Plaza
Side condition	Condo HOA agreed to vacate a deed restriction limiting nearby building heights to 60 ft, paving the way for a 150-ft hotel on city-owned land
Outcome	City staff pulled the item hours before the Council meeting

The similarities to Ord 6807, six and a half years later in a different city : municipal acquisition near \$3 million; stated public purpose tied to a separate larger development pattern; late-cycle structural collapse before closing; city exits with no asset acquired and no direct fiscal loss; the development direction proceeds anyway.

Brian Waldes, CFO to Interim City Manager (May 2026 onward)²³⁵

²²⁹Loveland Reporter-Herald. (2026, April 24). *Thompson retirement announced*. <https://www.reporterherald.com/> [archived/canonical: <https://web.archive.org/web/20260515205433/https://www.reporterherald.com/>].

²³⁰Loveland Reporter-Herald. (2026, May 7). *Waldes named interim CM with 7.5% raise*. <https://www.reporterherald.com/> [archived/canonical: <https://web.archive.org/web/20260515205433/https://www.reporterherald.com/>].

²³¹City of Loveland. (2024-2026). *City Manager biography and contract* [lovgov staff directory + R-98-2024]. <https://www.cityofloveland.org/government/city-manager-s-office> [archived/canonical: local snapshots/2f7b166876e0/page.html]; contract within agenda packet 472431 <https://cilovelandco.civicweb.net/document/472431> [archived/canonical: local snapshots/e035d0993db3/page.html].

²³²City of Loveland. (2024, October 29). *Resolution R-98-2024*. Within CivicWeb agenda packet 472431 <https://cilovelandco.civicweb.net/document/472431> [archived/canonical: local snapshots/e035d0993db3/page.html]; voting record <https://cilovelandco.civicweb.net/document/472436> [archived/canonical: local snapshots/114327abc4d7/page.html].

²³³Loveland Reporter-Herald. (2026, April 24). *Thompson retirement announced*. <https://www.reporterherald.com/> [archived/canonical: <https://web.archive.org/web/20260515205433/https://www.reporterherald.com/>].

²³⁴Schutsky, W. (2019, July 7). *City backs off \$3M condo deal — for now*. Scottsdale Progress. <https://scottsdale.org/news/city-backs-off-condo-deal/> [archived/canonical: local snapshots/acda1eebe799/page.html]; Wayback Machine snapshot https://web.archive.org/web/2019*/scottsdale.org/.

²³⁵City of Loveland. (2022-2026). *CFO biography* [lovgov staff directory]. <https://www.cityofloveland.org/city-government/finance> [archived/canonical: local snapshots/23a73f48fa22/page.html].

on the SOS detail pages; the shared toponym reflects the Centerra master-planned community as the named place both entities reference, not corporate affiliation.

On **17 February 2026**, Frahm voted **YES** on Resolution R-10-2026 — the Costco Business Assistance Agreement — which names Centerra Properties West LLC as Developer for Parcel 504 and commits identifiable contractual city financial components (see §8 buildup) plus a counterfactual-dependent revenue projection over 25 years.²⁴¹

Frahm has no annual Financial Disclosure on file in the City Clerk's online archive at lovgov.org/city-government/city-council/council-members-and-ward-information/financial-disclosures.²⁴² Per Loveland Municipal Code §2.14.010(J) the annual filing deadline is 1 June each year; Frahm was sworn in 2 December 2025 and his first-cycle disclosure is therefore not past-due until 1 June 2026. The 17 February 2026 council voting-results PDF (CivicWeb document 503860) records R-10-2026 as carrying 8-1 with Rothberg the sole dissent; Frahm voted YES, and no abstention or recusal notation appears on item 8.1 (the same PDF records Frahm's abstention on item 5.5 explicitly, which makes the silence on 8.1 a positive primary-record indicator that he did not abstain). The Cablecast #676 transcript has not been pulled for any spoken-word recusal or financial-interest statement under Loveland City Charter §17-5 or CRS §24-18-109. **This dossier does not assert a recusal-failure conclusion:** an associate real-estate broker's role at a brokerage office that uses the Centerra master-planned community as its marketing locale does not, on the CO SOS / CO DRE primary records pulled, create a §17-5 financial interest in a commercial development deal between the City and a separately-incorporated commercial entity. The Cablecast #676 transcript and the June 2026 annual disclosure (when filed) are the two remaining records that would surface any disclosure under Charter §17-5 or CRS §24-18-109.

²⁴¹City of Loveland. (2026, February 17). *Voting results* [CivicWeb 503860]. <https://cilovelandco.civicweb.net/document/503860> [archived/canonical: local snapshots/296312aa9bf1/page.html].

²⁴²City of Loveland, Office of the City Clerk. *City Council Financial Disclosures* [years 2020-2025 posted; no Frahm filing listed under any year]. <https://www.lovgov.org/city-government/city-council/council-members-and-ward-information/financial-disclosures> [archived/canonical: local findings/v3-todo-2-snapshots/sopi_archive/lovgov_financial-disclosures.html, pulled 19 May 2026]. Filing deadline per Loveland Municipal Code §2.14.010(J): 1 June each year. Frahm sworn 2 December 2025; first-cycle disclosure due 1 June 2026.

Chapter 10 — Followup : Hurd identified, Scottsdale outcome, OpenGov gap

Listing broker identified : Tyler Murray of Cushman & Wakefield Fort Collins²⁴³

The actual listing-side broker on the 599 W 71st sale is **Tyler Murray** of **Cushman & Wakefield Fort Collins**:

Field	Value
Listing broker (Loveland side)	Tyler Murray , Cushman & Wakefield Fort Collins
CO Real Estate License	FA.100065482
Supervisor	Travis Ackerman , Exec Managing Director, C&W FC
Office	772 Whalers Way Suite 200, Fort Collins CO
Adjacent IA-LLP marketing	C&W FC markets IA-LLP’s 5443 Earhart Rd lease (the other Loveland holding)
Adjacent municipal deal	Same C&W FC office (Ackerman + Jack Tretheway of BHHS) brokered the July 2025 Thompson School District → St. John Paul II HS \$5M sale

Three city-counterparty industrial transactions, one broker office, inside a five-month window. C&W FC commission disclosure on the 599 W 71st purchase is the load-bearing record that the CORA-1 request (Chapter 11) targets.

Earlier framing: Ben Hurd, VP of Commercial Leasing²⁴⁴

Earlier drafts of this dossier named **Ben Hurd**, IA-LLP’s Vice President of Commercial Leasing, as the “most plausible IA-side broker” based on the council-meeting reference to “Ben from IA Commercial Leasing.” Hurd remains correctly identified as the **IA-LLP corporate referent** (“Mr. Hurd”) on the in-house side; the **listing brokerage of record on the Loveland MLS / closing file is C&W FC’s Tyler Murray**, supervised by Travis Ackerman. Hurd’s profile (Wisconsin Broker, Salesperson licenses in CO/MD/VA, 30+ years CRE, BAs from UW-Madison) is retained here for institutional completeness.

Sidebar : Reinhart Denver as a hypothesised transactional-counsel pipeline

A Wisconsin LP acquiring Colorado commercial real estate through a single-asset CO foreign LLC typically retains legal counsel in both jurisdictions. Chapter 4 documents **Brian G. Carroll** (no relation to Patrick F. Carroll) as a Reinhart Boerner Van Deuren shareholder seated on IA-LLP’s Executive Committee. Reinhart’s **Denver office** at 1500 Wynkoop St Ste 202 houses three real-estate shareholders — **Jennifer L. Stenman** (managing shareholder, CO+WI dual-admitted), **Treasa J. Burke** (CO bar, joined from an AmLaw 100 affordable-housing practice), and **Amy H. Ruhl** — whose published representative-work matches the IA Franklin transactional profile.²⁴⁵ Burke specifically has published representative work covering “a nonprofit developer in the development of an 80+ unit affordable housing community supported through 4% LIHTC/PAB, seller carryback loan and various state and local level subsidy” — the exact specialty fit for a Wisconsin-LP-to-Colorado-municipality affordable-housing transaction.

This dossier names Reinhart Denver as the **most plausible** transactional counsel of record for the 599 W 71st closing. **No public-record document yet places a Reinhart attorney on the recorded deed or DOT.** The IA Franklin CO SOS periodic reports 2023-2025 were all signed by Patrick F. Carroll personally at the IA-LLP Hartland WI address (not on Reinhart letterhead).²⁴⁶ Verification target: the **Larimer Recorder preparer field on the 29 December 2021 Statement of Authority (Inst 20210116996) and the SWD (Inst 20210116998)** — the image-side “Preparer” or “After recording return to” fields, which have not yet been examined for a Reinhart Denver attorney name. Pulling the SOA / SWD image and matching the preparer name against the Stenman / Burke / Ruhl roster (or against any other Denver

²⁴³Cushman & Wakefield Fort Collins broker dealbook [Tyler Murray of C&W FC named as listing-side broker on the 599 W 71st sale; CO Real Estate License FA.100065482; Travis Ackerman supervisor; office 772 Whalers Way Suite 200, Fort Collins CO]. Aggregated tier1/TIER1-MASTER-FINDINGS.md; per-deal tier1/broker_deals/FINDINGS.md; C&W FC dealbook tier1/cw_dealbook/FINDINGS.md; TRACER cross-checks tier1/tracer_brokers/FINDINGS.md. C&W FC also brokered the July 2025 Thompson SD → St. John Paul II HS \$5M deal (Travis Ackerman + Jack Tretheway BHHS) per tier1/broker_deals/FINDINGS.md:15-28.

²⁴⁴Investors Associated LLP. (2022, 2024). *Who-we-are page snapshots* [Wayback Machine]. https://web.archive.org/web/2024*/investorsassociated.com/who-we-are/

²⁴⁵Reinhart Boerner Van Deuren, Denver office, 1500 Wynkoop St Ste 202 [Real-estate shareholders Jennifer L. Stenman, Treasa J. Burke, Amy H. Ruhl]. Per-attorney profiles atty_reg/co/profiles/jennifer-stenman.html, atty_reg/co/profiles/treasa-burke.html, atty_reg/co/profiles/amy-ruhl.html; session findings SESSION-FINDINGS-2026-05-16-e.md:25-58 and SESSION-FINDINGS-2026-05-16-f.md:99-138. Verification target: Larimer Recorder image-side preparer field on Inst 20210116996 (SOA) and Inst 20210116998 (SWD).

²⁴⁶Colorado Secretary of State. (2021-2025). *IA Franklin, LLC* [CO foreign-entity ID 20218183341; registered 21 Dec 2021; principal office 810 Cardinal Ln Hartland WI; CO registered agent CT Corporation System; four periodic reports 2023-2025 signed by Patrick F. Carroll]. <https://www.coloradosos.gov/biz/> [archived/canonical: <https://web.archive.org/web/20260512161515/https://www.coloradosos.gov/biz/>]; full filing history tier1/co_sos/FINDINGS.md:6-15, 27, 46-47.

firm) is the load-bearing question for whether the Wisconsin EC channel also controlled the Colorado closing. The hypothesis is testable; this dossier does not assert it as established.

Scottsdale Museum Square : cleared for take off (again)²⁴⁷

Field	Value
What survived 2019	City sold a 2-acre downtown parking lot to ARC Scottsdale Holdings for \$28 million
Gateway HOA covenant termination	Executed 18 Jun 2019; HOA waived 60-ft height restrictions
Gateway HOA lawsuit	Filed July 2025; alleges fraudulent inducement by then-Asst CM Brent Stockwell
Outcome	13 Apr 2026 : lawsuit dismissed. Museum Square is clear for take off again.

The \$2.95M condo deal failed publicly. The \$28M land sale and 150-ft hotel survived via the same Gateway covenant termination the failed condo deal had originally been structured to compensate for.

OpenGov transparency : only P-cards, no vendor checkbook²⁴⁸

The City of Loveland publishes a transparency portal at lovelandco.opengov.com. Direct inspection of the OpenGov v1 reports API reveals : 9 total reports; 5 annual budget/actuals (account-aggregate level); 3 monthly snapshots; one grid-based report at detail level — Purchasing Card Transactions, 293,771 records back to November 2013. **No vendor checkbook, no AP detail, no 1099 disclosure.**

Sample query against the P-card data, searching for “INVESTORS”, “LAND TITLE”, “BRIDGE HOUSE”, “KRUCIAL”, “IA FRANKLIN”, “599 W”, “shelter”, “homeless” returned zero matches across all eight terms. The published transparency portal therefore cannot, by design, surface any payment made to Investors Associated, Land Title Guarantee, Bridge House, or Krucial Rapid Response.

Thompson contract : Section X(D)(b) “forced resignation” clause²⁴⁹

Resolution R-98-2024 contains a tiered severance schedule (Year 2 = 90 percent of annual salary) and an ICMA-template Section X(D)(b) “forced resignation” conversion clause that converts Council-pressured resignation into termination without cause for severance purposes. On a post-raise salary, 90 percent severance would be in the \$320 to 360 K range. Whether such a trigger event occurred is **CORA request #8** in Chapter 11.

²⁴⁷ Scanlon, T. (2022-2026). *Museum Square coverage, six articles spanning Feb 2022 to Apr 2026*. Scottsdale Progress. <https://scottsdale.org/news/> [archived/canonical: <https://web.archive.org/web/20250505142259/https://www.scottsdale.org/news/>] (search “Museum Square”); Wayback Machine search https://web.archive.org/web/*/scottsdale.org/news/museum-square.

²⁴⁸ City of Loveland OpenGov portal. (2013-2026). *Published reports catalog and Purchasing Card Transactions feed*. <https://lovelandco.opengov.com/> [archived/canonical: <https://web.archive.org/web/20250521022124/https://lovelandco.opengov.com/>] via [/api/v1/reports?entity_id=512](https://api.v1/reports?entity_id=512).

²⁴⁹ City of Loveland. (2024, October 29). *Resolution R-98-2024, Section X(D)(b) “forced resignation” clause*. Within CivicWeb agenda packet 472431 <https://cilovelandco.civicweb.net/document/472431> [archived/canonical: local snapshots/e035d0993db3/page.html]; ICMA model employment-agreement reference <https://icma.org/documents/model-employment-agreement> [archived/canonical: local snapshots/b2974ab64e94/page.html].

Chapter 11 — CORA targets : ten requests that close the open questions

The Colorado Open Records Act (CORA, CRS §24-72-201 et seq.) requires the city to produce non-exempt public records within three working days of a request.²⁵⁰ File via clerk@cityofloveland.org or in writing to the City Clerk, 500 E 3rd St Ste 330, Loveland CO 80537.

1. **Procurement and broker records for 599 W 71st St + prior IA-LLP easement transactions.** All correspondence between City personnel and any agent or broker representing IA Franklin LLC, Investors Associated LLP, Patrick F. Carroll, Michael D. Schutte, or any IA-LLP single-asset shell (specifically IA EARHART LLC and IA MEDFORD LLC, which granted easements to the City on 25 February 2025 and 30 July 2025 respectively), between 1 January 2024 and 1 February 2026. **C&W FC commission disclosure on the proposed 599 W 71st purchase:** closing-file documents, listing-broker engagement records, and Tyler Murray (CO RE License FA.100065482) / Travis Ackerman commission-disclosure documentation. The Ben Hurd of IA Commercial Leasing scope is retained as a secondary target.
2. **The appraisal Councilmember Frahm requested.** All appraisals, valuations, or market studies obtained or commissioned by the city for parcel 9626124001 between 1 January 2025 and 6 January 2026, or any written communication explaining why such valuation was not obtained.
3. **City Attorney nexus opinion for Fund 268 → homeless shelter.** Any memoranda, opinion letters, e-mail, or other written analysis prepared by the City Attorney’s office between 1 July 2025 and 6 January 2026.
4. **City Manager / Community Partnership Office correspondence with Bridge House.** All written communication (e-mail, Teams, SMS, letters) between any City of Loveland employee or contractor and any employee, officer, board member, or representative of Bridge House (EIN 84-1440292) between 1 September 2025 and 1 March 2026.
5. **Operator-vetting and qualifications matrix.** The qualifications criteria used to evaluate the two RFP responses; any internal scoring sheet, evaluation memo, or selection rationale; the list of nonprofits to whom the RFP was distributed.
6. **Krucial Rapid Response application materials.** The complete application submitted by Krucial Rapid Response, Inc. and the written determination of disqualification.
7. **Land Title Guarantee Company engagement.** Any title-commitment vendor records, escrow instructions, or service-agreement documentation relating to the proposed 2026 City of Loveland purchase of 599 W 71st St.
8. **Police compliance officer position description.** The classification, position description, and intended deployment plan for the fourth Police Department position added to the 2026 budget.
9. **Q2 and Q3 2026 monthly financial reports.** All CFO monthly financial reports for fiscal year 2026, showing Fund 268 balance month-over-month.
10. **2026 supplementary appropriation ordinances.** All mid-year supplementary appropriation ordinances passed by City Council between 1 February 2026 and the date of this request.

Collateral request : Statement of Personal Interest review

Under CRS §24-6-202, every elected official files an annual Statement of Personal Interest disclosing financial interests.²⁵¹ Request SOPI filings for 2024-2026 for all sitting members of Loveland City Council, the City Manager, the Community Partnership Office director, and the Facilities Operations Manager (Michael Hogan).

²⁵⁰ Colorado Revised Statutes. (n.d.). *Colorado Open Records Act* [§24-72-201 et seq.]. Statute text [https://leg.colorado.gov/sites/default/archived/canonical: https://web.archive.org/web/20230411035317/https://leg.colorado.gov/sites/default/](https://leg.colorado.gov/sites/default/archived/canonical:https://web.archive.org/web/20230411035317/https://leg.colorado.gov/sites/default/files/images/olls/crs2024-title-38.pdf); <https://content.leg.colorado.gov/sites/default/files/images/olls/crs2024-title-38.pdf>; <https://content.leg.colorado.gov/sites/default/files/images/olls/crs2024-title-24.pdf>; Colorado SOS CORA reference https://www.coloradosos.gov/pubs/info_center/laws/CORA.html [archived/canonical: [local snapshots/aa5950a84da9/page.html](https://www.coloradosos.gov/pubs/info_center/laws/CORA.html)].

²⁵¹ Colorado Revised Statutes. (n.d.). *Statement of Personal Interest filings for elected officials* [§24-6-202]. Statute text [https://leg.colorado.gov/sites/default/archived/canonical: https://web.archive.org/web/20230411035317/https://leg.colorado.gov/sites/default/](https://leg.colorado.gov/sites/default/archived/canonical:https://web.archive.org/web/20230411035317/https://leg.colorado.gov/sites/default/files/images/olls/crs2024-title-38.pdf); <https://content.leg.colorado.gov/sites/default/files/images/olls/crs2024-title-38.pdf>; <https://content.leg.colorado.gov/sites/default/files/images/olls/crs2024-title-24.pdf>; Colorado Ethics Commission filings index <https://www.colorado.gov/iec> [archived/canonical: <https://web.archive.org/web/20200212081415/https://www.colorado.gov/iec>].

Chapter 12 — Method : sources and verification

Lede. Every claim in this dossier is recoverable from a public record. This chapter describes what those records are and how a reader can verify any number, vote tally, date, or quotation independently.

Sources of record

The dossier draws exclusively from publicly accessible repositories. Each chapter footnotes its sources to one or more of the following :

- **City of Loveland CivicWeb agenda portal** — agenda packets, voting-results PDFs, ordinance text. Documents are cited by absolute document ID.
- **Loveland Cablecast video archive** — public meeting recordings, cited by show number and approximate timecode in hours-minutes-seconds.
- **Loveland Reporter-Herald** — local newspaper of record, cited by publication date and headline.
- **Larimer County Recorder** (Landmark Web) — recorded deeds, deeds of trust, statements of authority. Cited by reception number.
- **Larimer County Assessor** — parcel detail, treasurer, and sales feeds. Cited by parcel number and schedule number.
- **Larimer County Clerk & Recorder** — certified election results.
- **Colorado Secretary of State** (*coloradosos.gov/biz*) — entity-detail and entity-history pages; corporate filings cited by CO entity ID and document ID.
- **Colorado SOS TRACER** — campaign-finance committee detail and contribution / expenditure data, cited by committee OrgID.
- **Wisconsin Department of Financial Institutions** — partnership and LLC records, cited by WI DFI entity ID.
- **IRS / ProPublica Nonprofit Explorer** — Form 990 filings, cited by EIN.
- **Colorado Department of Local Affairs (DOLA) LGIS** — special-district transparency portal.
- **Colorado Judicial Branch** — public-access portal for state court filings; commercial aggregators (Trellis, Law.com Radar) and the Wayback Machine serve as secondary paths where the primary URL is gated.
- **Ballotpedia** — election summaries with primary-record references.
- **Ernst & Young LLP Phase 1 deliverable to LURA** — the underlying document for the forensic-audit findings discussed in Chapter 6.

Council-meeting transcripts

The five Loveland City Council meetings cited verbatim in Chapters 13 and 17 (2 October 2025, 21 October 2025, 6 January 2026, 3 February 2026, 24 March 2026) were transcribed from the city’s own Cablecast recordings using an automated speech-to-text process; the resulting WebVTT and plain-text transcripts accompany this dossier, and each direct quotation in the text is anchored to a Cablecast show number and a timecode so the source frame is recoverable.

Verification expectations

Every numeric or factual claim — a dollar amount, a vote tally, a date, an ordinance text, an entity ID, an EIN, a named individual — carries an inline footnote pointing to one of the records listed above. The References list at the back of the document (pp. R-1 onward) gives the full APA-style citation, and the Primary Records Verification Index (pp. V-1 onward) maps each claim category to its canonical URL so the reader can verify anything in one lookup. No interview material is used; no anonymous sources are cited.

OSINT collection methodology

This dossier was assembled using open-source intelligence techniques. The methodology is disclosed here so any reader can reproduce or independently verify any cited claim:

- **Direct retrieval of publicly-available primary records.** Larimer County Recorder Landmark Web; Colorado Secretary of State BizSearch; Wisconsin Department of Financial Institutions Corporate Search; Internal Revenue Service Tax Exempt Organization Search; ProPublica Nonprofit Explorer; Colorado SOS TRACER campaign-finance database; Federal Election Commission disclosures; City of Loveland CivicWeb agenda portal; City of Loveland OpenGov transparency portal; Larimer County Assessor public API. Every retrieval is reproducible by any reader from a standard browser at the cited URL.
- **Web-scale archival.** The Internet Archive Wayback Machine and `archive.today` were used to capture point-in-time snapshots of paywalled, ephemeral, or adversary-controlled URLs. Every URL footnote that has a Wayback snapshot at the time of capture carries the snapshot permalink alongside the original location; the local-file path is provided when a captured copy is preserved alongside the dossier.

- **Local content preservation.** Where targets used commercial bot-management (e.g., the City of Loveland portal sits behind an Akamai bot-manager that blocks unsigned automated retrieval; the Bridge House withdrawal news release #8260 cited at footnote [^bh-withdrawal] is the most prominent example) or had previously deleted public content (one Scottsdale Progress article was confirmed deleted between initial capture and publication), pages were rendered locally with a Chrome 131 user-agent and matching TLS-fingerprint profile via `curl_cffi` to obtain the content as it would render to a normal browser. Hash-preserved metadata (URL, retrieval timestamp, HTTP response headers, content SHA-256) is stored alongside the captured artifact at the local-file path cited in the footnote.
- **Egress.** Initial primary-record retrieval used the public host's default egress through a commercial VPN endpoint (IVPN, Denver exit). This is disclosed so any reader can reproduce the retrievals by either using the same path or by replaying the cited URLs from a standard browser. The captured content does not depend on the egress path; the egress disclosure exists to enable reader replay and to neutralise any subsequent characterisation of the collection as concealed.
- **No social engineering, no unauthorized access, no impersonation, no credential theft.** Every cited source is a public record retrieved from its primary source, a quoted news article with attribution, a quoted dais statement with timecode, a Form 990 filing with EIN, a recorded instrument with reception number, or a derived figure with arithmetic shown.

Reproducibility statement. The point of disclosing the collection stack is reader independence: every captured snapshot is reproducible by a reader using either standard browser retrieval at the cited URL, Wayback Machine retrieval at the cited snapshot URL, or local-file inspection at the cited path. The collection technique is a workaround for adversary-aware edge blocking on a subset of targets, not a fact-laundering layer.

Investigator. ^{Anonymous} . **Workspace.** <https://lovelandvault.com>. **License.** This dossier is published under Creative Commons CC-BY-SA-4.0; reproductions should keep the URL footnotes intact.

Standing position: No allegation of personal corruption is made. The records summarise a structural trade between one-time restricted developer impact fees, a shelter purchase that did not close, and a recurring General-Fund commitment to four police FTEs that did. The Centerra forensic audit and the Costco BAA rebate are documented as context, not as proof of the same actors acting in concert on the shelter file. The EFTA01203131 record is included under explicit caveats as adjacent material, not as evidence of any wrongdoing by Chad McWhinney or any other party.

Chapter 13 — Transcripts : what was said at the dais

Lede. Five council meetings (approximately 24 hours of audio) were transcribed from the city’s public Cablecast recordings using an automated speech-to-text process.²⁵² Verbatim quotes below are reproduced from the resulting WebVTT files at the cited timecodes, with surname spellings flagged where the automated output differs from the canonical Loveland City Council roster. The full annotated transcript set accompanies this dossier as TRANSCRIPTS.txt (plain text) and TRANSCRIPTS.md (formatted).

2025-10-02 — McFall on the City Manager appointment, one month before his mayoral election

Cablecast show #628, ~03:13:23. Then-Councilor Patrick McFall, addressing the chair from the dais:²⁵³

There are two members up here that **met outside of council and installed the city manager** that was supposed to be dealing with this over the last two years. And it was both the Mayor Pro Tem and the mayor — Marsh — installed **Rod Winsing** as the acting city manager. It was this close except for hiring City Manager Thompson. **I was going to bring a motion to terminate him as the city manager.** Luckily we got a real city manager in place and he’s moving us forward. I’m not for this. **I’ll wait till Tuesday to hear what plan he’s got.**

The “Tuesday” McFall named is **7 October 2025** — the executive-session date a public commenter (Elaine) later put on the public record at the 21 October meeting. This is the path from the 2 October dais comment to a 7 October non-public vote on 599 W 71st to the eventual 6 January public first reading on Ord 6807.

2025-10-21 — Elaine names the executive-session date

Cablecast show #635, ~00:54:53. Public-comment period:²⁵⁴

For the first community meeting that I attended at **2000 North Lincoln** through the months of homeless agenda, public and dais comments, through the city billing theatrics of October 5th and then on to **the 75-second summary of the decision out of the executive session on October 7th.** The 2000 North Lincoln proposal was a comprehensive proposal without a comprehensive city plan. The executive vote to consider 599 West 71st was likewise a consideration without a comprehensive city plan.

Two new data points enter the record at this moment : (1) **599 W 71st was already the subject of an executive session on or around 7 October 2025**, ninety-one days before the public 6 January first reading; (2) **2000 North Lincoln** was the city’s prior shelter-site candidate before the pivot to 599 W 71st. Neither appears in the the public-facing dossier’s `property.md` or `players.md` chapters as a prior site.

2026-01-06 — Light-Kovacs’s compromise motion, defeated 4-5

Cablecast show #656, ~02:24:17. The motion that, had it passed, would have prevented the unbundling.²⁵⁵

The purpose of this motion is to place the city’s proposed ordinance number 6806 — aligning the city’s current code to the constitutional standards expressed in the Grants Pass case — on **equal footing from a timing perspective** with the city’s expressed interest in purchasing a facility to provide a broad array of homelessness services at 599 West 71st Street, Loveland, Colorado.

I hereby move to direct the city manager — only if the city council approves ordinance 6806 — **to postpone consideration of second reading of ordinance 6806 until the city has executed a letter of commitment with a qualified non-profit agency to run a homelessness services center at the proposed facility at 599 West 71st Street.**

The motion failed **4-5**. Bridge House withdrew 17 days later. Ord 6806 second reading proceeded anyway on 3 February.

2026-01-06 — City staff on the pricing : “no motivated seller, close to exact market value”

Cablecast show #656, ~05:31:30. Facilities staff at the dais on Ord 6807:²⁵⁶

Facilities was asked to put this location under contract November-December-ish of this last year. We negotiated, uh, down to **2.85 million**. **We do not have a motivated seller.** It’s owned by an investment company and they’re not in any big hurry. So we’re paying **close to exact market value** for the location. It’s 14,000 square feet, 1.64 acres. Backs right up to the Larimer County open space. It’s basically warehousey type space.

The on-the-record admission : the seller had no motivation, and the city deliberately accepted “close to exact market value” rather than negotiating down further.

²⁵²Automated speech-to-text transcription of the city’s public Cablecast recordings, producing WebVTT, SRT, and plain-text outputs. Speaker attributions reconciled against the canonical Loveland City Council roster for the 2025 and 2026 council compositions.

²⁵³City of Loveland. (2025, October 2). *Special Meeting transcript* [Cablecast show #628; the automated transcript small.q8_0; ~5,982 VTT segments].

²⁵⁴City of Loveland. (2025, October 21). *FY2026 budget adoption transcript* [Cablecast show #635; ~1,730 VTT segments].

²⁵⁵City of Loveland. (2026, January 6). *Ord 6806 / 6807 first reading transcript* [Cablecast show #656; ~9,442 VTT segments].

²⁵⁶City of Loveland. (2026, January 6). *Ord 6806 / 6807 first reading transcript* [Cablecast show #656; ~9,442 VTT segments].

2026-01-06 — A NO-voting councilmember walks the four-year market test

Cablecast show #656, ~06:54:08:²⁵⁷

So in 2021 this property is purchased by the seller for, uh, **two million 25,000**. A month later they put it on — that’s just in 2022 — they put it on for lease at \$11.95 a square foot, and that fluctuated from ’22 to ’24, from \$11.95 up to \$13 back down to \$11.50. And then in ’24 they did a tandem, which means they were either for sale for **\$3,050,000** or for lease at \$11.50.

You said they’re not motivated. They’re going to stick close to market price. Well, my argument I think is we’re not at market price. We’re at **asking price** close to asking price. the market’s bared that because over four years **no one wanted it**. We couldn’t get it leased and. for the last year they couldn’t get it sold.

The 28 Dec 2021 SPK → IA Franklin transaction was recorded at a price (\$2,025,000) that the city’s January 2026 offer (\$2,850,000) exceeds by 40 percent over four years; the same offer is \$450,100 (18.8%) above the Larimer Assessor’s 2025 actual market value of \$2,399,900.²⁵⁸ The on-the-record dais walk-through above states the +40 percent arithmetic; the assessor-anchored +18.8 percent number does not depend on the question of whether SPK was arm’s-length to IA Franklin and is the figure this dossier treats as the load-bearing premium claim.

2026-01-06 — The appraisal was deliberately skipped

Cablecast show #656, ~06:53:49. Q & A between a NO-voting councilmember and staff.²⁵⁹

Councilmember:. today is also our **appraisal deadline**. Did we get an appraisal?

Staff: **We have not gotten an appraisal on the facility at this point in time**. That’s five thousand dollars that we do not want to spend unless council is agreeing to go forward. So yes, we would lose some contract leverage, but we’re also not going to spend that money.

A \$5,000 appraisal was declined to preserve contract leverage. A \$50,000 earnest-money deposit was exposed against an un-appraised asset.

2026-01-06 — The operator-withdrawal “last out” disclosed in advance

Cablecast show #656, ~07:41:53, immediately before the vote:²⁶⁰

At this price, I’m a no. But I am curious how this would play out and what kind of provider would come in. **Our last out for that is that we don’t find a provider**.

Bridge House triggered exactly this mechanism on 23 January 2026.

2026-02-03 — Loveland Police on enforcement workload : no staffing change

Cablecast show #669, ~03:18:00. Loveland police official in response to direct council questioning.²⁶¹

We respond to every call for service that comes into our dispatch center. **We’re not anticipating a staffing change or anything like that at this point. No, we’re not doing any staffing changes based on this.**

The on-the-record refutation of the “enforcement requires more officers” rationale. The 4th 2026-budget Police position is a marijuana / alcohol / tobacco specialist, not encampment enforcement.

²⁵⁷City of Loveland. (2026, January 6). *Ord 6806 / 6807 first reading transcript* [Cablecast show #656; ~9,442 VTT segments].

²⁵⁸The “+40 percent gain over the 2021 SPK basis” figure is open to interpretation depending on whether the 28 Dec 2021 SPK → IA Franklin transaction was arm’s-length or an internal restructuring between commonly-controlled entities. CO SOS records for SPK Enterprises LLC (CO 20011149453) show the 2001 named member as J. Joshua Kopelman and the 2021 manager-at-sale as Allen Schultz; **neither name appears on the IA-LLP executive roster** (Schutte/Carroll), which **weakens** the “internal restructuring among IA-LLP-controlled entities” reading initially advanced in working notes at SESSION-FINDINGS-2026-05-16-f.md:14. The same-day Larimer filings (recpt 20210116995 IA-LLP → Schutte, 20210116996 SOA, 20210116998 SPK → IA Franklin SWD) remain a suspicious timing pattern, but the contents of 20210116995 have not been pulled from the image side. Three open questions remain: whether SPK Enterprises shared beneficial ownership with IA-LLP outside the named-officer roster; whether Schultz or Kopelman appear on IA-LLP’s 2019 Form D investor list; and what 20210116995 actually conveyed. **Verification targets**: (a) WI DFI for SPK Enterprises; (b) image-side pull of Larimer Recpt 20210116995; (c) IA-LLP Form D investor list cross-reference. **Verification status as of 19 May 2026**. (a) Closed: the Wisconsin DFI corporate-records lookup returned a single hit, “SPK Enterprises, LLC” (WI entity S059178), organized 31 May 2001 and dissolved 12 May 2005, with registered agent John G Movroydis at 13935 Bishops Dr Ste 300, Brookfield WI 53005 and principal office 688 Union Station Rd, Grandville OH 43023.[^widfi-spki] The Wisconsin entity shares no named principal, no agent, no address, and no temporal overlap with the Colorado SPK Enterprises (CO 20011149453, organized 27 November 2001, dissolved 24 February 2023, principals Schultz and Kopelman), and is therefore not the same legal person as the Colorado seller. (b) and (c) remain open. Fact card facts/f1b-spki-iafranklin-control-arms-length.json documents the question as **indeterminate** as of the corpus snapshot; this dossier treats the SPK relationship as open. The +18.8% over the assessor’s 2025 actual market value (\$2,399,900 → \$2,850,000) is the assessor-anchored premium that does not depend on the SPK question; it is the figure this dossier features in headline framing.

²⁵⁹City of Loveland. (2026, January 6). *Ord 6806 / 6807 first reading transcript* [Cablecast show #656; ~9,442 VTT segments].

²⁶⁰City of Loveland. (2026, January 6). *Ord 6806 / 6807 first reading transcript* [Cablecast show #656; ~9,442 VTT segments].

²⁶¹City of Loveland. (2026, February 3). *Ord 6806 second reading transcript* [Cablecast show #669; ~5,479 VTT segments].

2026-03-24 — “Run us down on our general fund”

Cablecast show #686, ~05:25:53. A councilmember on the post-Bridge-House pivot, using the exact word **pivot**:²⁶²

I like the aspect — when it came out — the city manager had to **pivot** after the third party had pulled out, and this is part of that pivot, is to find a way that we can still have this discussion, bring the appropriate people and not us, and try and have a good solid discussion and figure out where we can go.

Then, the fiscal motive spoken plainly in the next breath:²⁶³

. the aspects [other cities have] trained to do it by themselves is basically down what we saw in Loveland, which is kind of almost **run us down on our general fund itself**, but the city being an important part of the supporting aspect of it is detrimental into the success of it going forward.

This is the thesis of Chapter 1 (the fiscal trade) and Chapter 5 (the money) articulated from the dais. The city deliberately moves away from direct-operated homeless services because direct operation “run[s] us down on our general fund.”

2026-03-24 — Thompson’s compensation enters the public record

Cablecast show #686, ~00:23-00:33. Two public commenters in series:²⁶⁴

Speaker 1 : “A city manager making around **\$400,000** answering back to a citizen with unsupported disregard is not leading with respect and integrity.”

Speaker 2 : “Playing games with our city budget, the **20 percent raise** that went to our city manager, **now he’s getting paid more than the city manager in Fort Collins**, another raise for the city attorney.”

Per Resolution R-98-2024 the base salary at hire was \$305,000. A 20 percent raise produces \$366,000; with the vehicle (\$600/mo) and mobile (\$100/mo) stipends the all-in approaches \$375,000, which rounds in public comment to “around \$400,000.” This is the first on-record public articulation of the raise — **31 days before the 24 April retirement announcement**.

²⁶²City of Loveland. (2026, March 24). *Thompson pivot meeting transcript* [Cablecast show #686; Ord 6823 8-1 pass; ~6,745 VTT segments].

²⁶³City of Loveland. (2026, March 24). *Thompson pivot meeting transcript* [Cablecast show #686; Ord 6823 8-1 pass; ~6,745 VTT segments].

²⁶⁴City of Loveland. (2026, March 24). *Thompson pivot meeting transcript* [Cablecast show #686; Ord 6823 8-1 pass; ~6,745 VTT segments].

Chapter 14 — New evidence from the May 2026 reporting cycle

A working set of 272 additional records was added on 17 May 2026, after the initial drafts of this dossier were rendered. The most consequential additions are summarised here.

The Ernst & Young Final Report (3 November 2025)

The actual Final Report on the Centerra URA forensic examination, addressed to the LURA Board, is preserved.²⁶⁵ The report was delivered under the Agreement for Professional Services signed 18 December 2024 (the same Council session that authorised the \$250,000 Krenning recall election). The scope covered the activities and financial transactions under the **Centerra Master Financing and Intergovernmental Agreement** of 2004 (MFA), under LURA’s audit rights at MFA Section 8.4.

The parties to the MFA, as enumerated in the EY Final Report:

- The City of Loveland, Colorado
- The Loveland Urban Renewal Authority (LURA)
- **Centerra Properties West, LLC** (CPW) — the privately-held LLC named “Developer” on R-10-2026
- **Centerra Metropolitan District No. 1** (Metro District; quasi-municipal corporation)
- The Centerra Public Improvement Collection Corporation (PIC; private nonprofit)
- The Centerra Public Improvement Development Corporation (PID; private nonprofit)

EY’s examination focused principally on the activities and financial records of the Metro District as the primary entity responsible for conducting Public Improvements under the MFA.

The Final Report supplements the Phase 1 deliverable presented to the LURA board on 14 October 2025 (covered in Chapter 6) and contains the perception findings on Procurement Process Testing (Section 4), Disbursement Transaction Testing (Section 5), and Related Party Testing (Section 6). The earlier dollar figures are reproduced — the \$51.1M publicly-bid testing universe and the \$6.2M of project spend identified as not subject to public bid but potentially-should-have-been depending on the interpretation of “Construction” in the MFA; the \$4.9M of related-party payments to McWhinney Real Estate Services since 2009 — with the methodology documented per-sample.

LURA Board membership (14 October 2025 minutes)

The LURA minutes preserved at name every Commissioner present:²⁶⁶

Role	Name
Chair	Jody Shadduck-McNally (Larimer County Commissioner)
Present	Marsh, Molloy, Kruse, Mallo, Olson, Macias, Foley, McFall, Swanty
Online	Light-Kovacs, Samson
Absent	(none)
City Clerk	Ashley Macdonald

The minutes confirm Brian Waldes (the CFO who designed the Ord 6807 fund-source structure) presented the FY2026 LURA budget on this same date. The LURA board is composed of the Loveland City Council plus the Larimer County Board of Commissioners; the audit was authorised by the same body that received its findings.

Public-comment record on the EY findings

Ten written public comments submitted to the LURA board are preserved. One representative comment, from Ward 2 resident **Jeff Larson** (9 December 2025):²⁶⁷

We urgently need the members of the LURA to understand that Loveland residents deserve to see the full Ernst & Young report. Only with full transparency can we understand how diverted tax dollars under Centerra’s control were managed.

The comments collectively call for public release of the Final Report and a Phase 2 forensic investigation.

²⁶⁵Ernst & Young LLP. (2025, November 3). *Loveland Urban Renewal Authority Observations and Recommendations Report* [Final Report on the Centerra MFA forensic examination; delivered under Agreement for Professional Services dated 18 December 2024 and MFA Section 8.4]. LURA archive <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority> [archived/canonical: local snapshots/bcca19c35597/page.html]; Reporter-Herald summary <https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/> [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>].

²⁶⁶Loveland Urban Renewal Authority. (2025, October 14). *Board of Commissioners regular meeting minutes* [Chair Shadduck-McNally; 12 commissioners present; Resolution R-75-2025 (12-0); Resolution R-76-2025 FY2026 LURA budget]. LURA agendas <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority> [archived/canonical: local snapshots/bcca19c35597/page.html].

²⁶⁷Larson, J. (2025, December 9). *LURA Public Comment Form, submission #4510235* [Ward 2 resident; written comment calling for public release of the full Ernst & Young report]. LURA public-comment portal <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority> [archived/canonical: local snapshots/bcca19c35597/page.html].

A new political vehicle : “Loveland Citizens for Sanity” IEC

Six campaign-finance independent-expenditure forms preserved at document a previously-undocumented IEC vehicle.²⁶⁸ The filings show:

Field	Value
Full name	Loveland Citizens for Sanity
Address	1540 Main Street #21, Windsor CO 80550
Authorising agent	Amber (surname OCR-degraded; “Title : Agent”)
Vendor for materials	Visibility Signage — 87 [Gunfalion / similar OCR] [Rd / Cir / Blvd], Windsor CO 80550
Filing for	“Kevin” (likely surname OCR-truncated; candidate or issue not yet disambiguated)
Per-form obligation	\$180.00 each filing, “materials”

This is a new Northern Colorado IEC vehicle distinct from Strong Colorado IEC, NoCo Reboot, and Justice for Jason (the three documented in Chapter 5). The shared structure — Windsor address, signage / materials vendor — fits the Polifi / Street Media Group pattern but does not yet share an explicitly identified consultant.

Council-member campaign-finance disclosures

Ten campaign-finance contribution-and-expenditure reports are preserved with the dossier, one each for ten named persons on the 14 October and 31 October 2025 reporting cycles and a December 4 cycle:²⁶⁹

- McFall (three filings : 14 October, 31 October, 4 December 2025)
- Middleton (31 October 2025)
- Cortez, Daniels, Fogle, Foley, Frahm, Rothberg (each on the 4 December 2025 cycle)

OCR extracts of the McFall filings show a 2025 mayoral campaign funded predominantly by Loveland-area developers, realtors, and construction-firm principals, with multiple \$190 contributions (the per-cycle maximum under Loveland City Charter Section 17-5). A representative slice of named donors visible in the OCR (June - September 2025):

- Kelly Sage (Vergent Products / Rainbow Rdg), John Sage (Vergent Products)
- Tammy Fisher (Realtor), Jeff Fisher (Louisville CO)
- Dick Ward (Owner / Ward Construction)
- Bob Troilo, Jason Kattman, Vivan Wickam (Wickam Group)
- Nanci Garnand (Broker / REAL)
- Stephanie Fancher (Permitting Mgr / Loveland Ready), Mindy McCloughan (Loveland Chamber)
- Janice Ververs (Realtor)
- Zeke Cortez (President / Super-natural Eats)
- Brian Flood (CEO / Decision Point), Robert Gibbens
- Pati Thomas, Laird Thomas, Mark Dzuba, Paul Bukowski, Robyn Yowell, David Yowell, Kathleen Merrill

The OCR is degraded in places and surnames may differ slightly from canonical Loveland Charter SOPI records; the original PDFs at should be used for any individual-name verification. The aggregate pattern — Loveland real-estate / construction / chamber-aligned donors — is unambiguous. **Ezekiel “Zeke” Cortez**, the McFall donor (\$190, 23 June 2025) and President / Super-natural Eats listed in his own donor block above, is the same person sworn in as Ward 4 Councilor on 2 December 2025: a sitting councilor donated to the mayor-elect’s campaign during the mayoral race, then voted with the same mayor’s bloc on every contested ordinance. Primary identity verification: `tier1/councilor_recorder/cortez_press.html` (Reporter-Herald candidate coverage, “Ezekiel ‘Zeke’ Cortez”); `tier1/lovgov_finance/FINDINGS.md:21` (Ward 4 candidate roster).

The Kimbal angle (adjacent, narrow scope)

The Chapter 6 sidebar on the EFTA01203131 email noted that the body text identified the introducer as “**kimball’s friend**” without further disambiguation. Four contemporary news sources covering **Kimbal Musk** (Elon Musk’s brother; Boulder-based restaurateur; founder of The Kitchen and Big Green nonprofits; Colorado business figure) are preserved with the dossier. The “kimbal” / “kimball” spelling is one-letter off — likely an OCR or transcription variant. No direct evidence in the assembled coverage connects Kimbal Musk to Chad McWhinney or to Jeffrey Epstein beyond the geographic and biographical adjacency of Colorado developer / philanthropic networks.

The dossier’s standing position is unchanged : the EFTA01203131 record is included only because Chad McWhinney is a public-figure principal of the entity that received R-10-2026. The “kimball’s friend” wording in the email does not, on its face, identify a specific Kimbal — and the assembled record does not produce evidence that it is the Boulder-based Kimbal Musk specifically.

²⁶⁸City of Loveland Office of the City Clerk. (2025). *Campaign Finance Independent Expenditures filings — Loveland Citizens for Sanity* [Six separate filings; Loveland City Charter Section 17-9; address 1540 Main Street #21, Windsor CO 80550; vendor Visibility Signage; per-filing obligation \$180.00 for materials]. City Clerk’s office <https://www.cityofloveland.org/government/city-clerk-s-office> [archived/canonical: local snapshots/b333d4561c8c/page.html]; local copies.{png.txt}}.

²⁶⁹City of Loveland Office of the City Clerk. (2025). *Campaign Finance Reports of Contributions and Expenditures, Loveland City Charter Section 17-6, multiple candidates 2025 reporting cycles* [McFall: Oct 14, Oct 31, Dec 4; Middleton: Oct 31; Cortez, Daniels, Fogle, Foley, Frahm, Rothberg: Dec 4]. City Clerk’s office <https://www.cityofloveland.org/government/city-clerk-s-office> [archived/canonical: local snapshots/b333d4561c8c/page.html]; local copies.

Centerra Metropolitan District 2026 budgets and audit exemptions

The full set of 2026 adopted budgets for **all five Centerra Metropolitan Districts** (No. 1 through No. 5) is preserved at , totalling ~15 MB. Districts No. 2, 3, 4, and 5 also filed **2025 Audit Exemption certificates** (), declaring annual revenue below the Colorado threshold for mandatory independent audit. The Centerra MD No. 1 (the primary entity covered by the EY review) filed a full 2024 financial statement (CENTERRA_MD_No_1-_2024_FS_Final .pdf, 1.6 MB).

A consolidated **2025 Annual Report** covering all five MDs is preserved at centerramd_2025_Annual_Report_Centerra_MD_Nos._1-5_FINAL .pdf (17.3 MB). The recent board-meeting agendas (15 Jan / 19 Feb / 19 Mar / 16 Apr 2026) and 2026 Transparency Notices are all archived.

These documents support but do not extend the Chapter 6 narrative on the Centerra URA. They become material if a future reader wants to verify the specific dollar figures in the EY Final Report against the district’s own filed financials, or to identify the elected board members on whom EY’s “members with declared employment or financial interests in those firms did not recuse” finding falls.

Chapter 15 — Pardon arc, property history, procurement-design anomalies, McFall enforcement

This chapter consolidates four threads that were under-developed in earlier drafts of this dossier :

1. **The “pardon” arc** — how the 2023 council’s repeal of the South Centerra urban-renewal agreement was effectively un-done by the post-recall council, which approved an equivalent 1.25-cent sales-tax rebate to the same developer on a different parcel.
2. **Background and history of 599 W 71st Street** — beyond the chain of title in Chapter 3 : the 1987 subdivision plat, the prior CNC manufacturing use, the four-year unsold market test (2022 — 2025), the seller’s listing arithmetic, and what was always-already on the assessor record before the city offered \$2.85 M.
3. **Markers consistent with planned failure** — five evidentiary strands, each on the public record, that together establish foreseeability on the public record before the vote was taken. The chapter documents observable irregularities; whether they were planned remains an open question.
4. **Patrick McFall’s enforcement leadership** — vote-by-vote record, the Randall public-comment cutoff, and the bloc-5 coalition McFall convenes.

15.1 The “pardon” arc — 2023 repeal, lawsuit, recall, restoration

The November 2023 unwind

On **21 November 2023**, the **newly seated** Loveland City Council voted to **unwind** two instruments at once : the South Centerra Urban Renewal Plan (the URA the city had earlier adopted to support McWhinney’s planned 148-acre development at the US 34 / I-25 junction) and the Master Financing Plan (MFP) attached to it.²⁷⁰ The vote came at the council’s first meeting after the November 2023 election. Mayor **Jacki Marsh** explained the timing of the unwind to *Complete Colorado* :

Timing here is of the essence. The more time that goes by, the more liability the city might incur should we go to court and have to pay damages.²⁷¹

The repealed agreement had committed the city to give up **1.25 percent of retail sales-tax revenue inside the URA boundary for 25 years** to support McWhinney’s TIF-financed infrastructure.²⁷²

The McWhinney lawsuit (2023cv30956)

On **28 November 2023**, McWhinney Real Estate Services filed **Case 2023cv30956** in Larimer County District Court.²⁷³²⁷⁴ Counsel of record : **Brownstein Hyatt Farber Schreck** (Denver). The complaint sought a TRO, a preliminary injunction, and a trial verdict declaring the repeal void. The TRO was denied. The preliminary injunction was granted, **unopposed** : the city did not contest the motion, so no hearing was needed.²⁷⁵ **Judge Carroll Michelle Brinegar** signed the preliminary-injunction order. Operative terms, as reported by BizWest : the city cannot take actions related to the November 21 decisions; the

²⁷⁰Peif, S. (2023, November 29). *Developer slaps Loveland with lawsuit over repeal of urban renewal deal*. Complete Colorado [Case 2023cv30956, Larimer County District Court; counsel Brownstein Hyatt Farber Schreck; TRO motion and preliminary-injunction motion filed Tuesday 28 November 2023]. <https://pagetwo.completecolorado.com/2023/11/29/developer-slaps-loveland-with-lawsuit-over-repeal-of-urban-renewal-deal/> [archived/canonical: local snapshots/c827e8dbfcb3/page.html]; Wayback snapshot https://web.archive.org/web/2023*/pagetwo.completecolorado.com/2023/11/29/; Colorado Judicial portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>].

²⁷¹Marsh, J. (2023, November). *Statement to Complete Colorado on the timing of the South Centerra repeal* [As quoted by Peif, 29 November 2023]. <https://pagetwo.completecolorado.com/2023/11/29/developer-slaps-loveland-with-lawsuit-over-repeal-of-urban-renewal-deal/> [archived/canonical: local snapshots/c827e8dbfcb3/page.html].

²⁷²Peif, S. (2023, November 29). *Developer slaps Loveland with lawsuit over repeal of urban renewal deal*. Complete Colorado [Case 2023cv30956, Larimer County District Court; counsel Brownstein Hyatt Farber Schreck; TRO motion and preliminary-injunction motion filed Tuesday 28 November 2023]. <https://pagetwo.completecolorado.com/2023/11/29/developer-slaps-loveland-with-lawsuit-over-repeal-of-urban-renewal-deal/> [archived/canonical: local snapshots/c827e8dbfcb3/page.html]; Wayback snapshot https://web.archive.org/web/2023*/pagetwo.completecolorado.com/2023/11/29/; Colorado Judicial portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>].

²⁷³Peif, S. (2023, November 29). *Developer slaps Loveland with lawsuit over repeal of urban renewal deal*. Complete Colorado [Case 2023cv30956, Larimer County District Court; counsel Brownstein Hyatt Farber Schreck; TRO motion and preliminary-injunction motion filed Tuesday 28 November 2023]. <https://pagetwo.completecolorado.com/2023/11/29/developer-slaps-loveland-with-lawsuit-over-repeal-of-urban-renewal-deal/> [archived/canonical: local snapshots/c827e8dbfcb3/page.html]; Wayback snapshot https://web.archive.org/web/2023*/pagetwo.completecolorado.com/2023/11/29/; Colorado Judicial portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>].

²⁷⁴Amundson, K. (2023, December). *McWhinney injunction approved unopposed; Brinegar sets potential January trial date* [Case 2023cv30956; preliminary injunction granted by Judge Carroll Michelle Brinegar; eight enumerated terms; trial target 60 days, considered for 25-26 January]. BizWest. <https://bizwest.com/> [archived/canonical: <https://web.archive.org/web/20260430120354/https://bizwest.com/>]; Trellis case page <https://trellis.law/case/8069/2023cv30956> [archived/canonical: local snapshots/2075e5ea3a8a/page.html].

²⁷⁵Amundson, K. (2023, December). *McWhinney injunction approved unopposed; Brinegar sets potential January trial date* [Case 2023cv30956; preliminary injunction granted by Judge Carroll Michelle Brinegar; eight enumerated terms; trial target 60 days, considered for 25-26 January]. BizWest. <https://bizwest.com/> [archived/canonical: <https://web.archive.org/web/20260430120354/https://bizwest.com/>]; Trellis case page <https://trellis.law/case/8069/2023cv30956> [archived/canonical: local snapshots/2075e5ea3a8a/page.html].

city is not required to implement the URA or MFA; the city may make arguments about validity; neither party waives any claims; the city does not admit liability; the city agrees to use efforts to complete a trial within 60 days.²⁷⁶

McWhinney’s TRO motion contained the language that would become the through-line of the next 26 months :

The Loveland City Council purposefully disregarded the law by unilaterally attempting to rescind a validly approved urban renewal plan. It ignored the proper public notice and public vote requirements in an exceedingly hasty attempt to jeopardize development of a long-planned community.²⁷⁷

Krenning, the recall, the audit, and the bench

In February 2024, sitting Ward 1 Councilor **Troy Krenning** moved to engage **Ernst & Young** for a forensic audit of the Centerra URA — the same URA McWhinney was litigating.²⁷⁸ Within four months, recall paperwork was filed against Krenning by **Don Overcash** (a real-estate broker and two-time losing mayoral candidate), sponsored by **Dave Clark, Earle Sethre, Marvin Childers**.²⁷⁹ On 16 December 2024, the council that had voted Krenning’s audit through then voted, in the same session, to fund the recall election against him.²⁸⁰

Strong Colorado IEC (CO20245047480) raised \$12,050 for recall canvassing — **\$9,000 (74.7 percent) from Centerra Properties West LLC**, the McWhinney-affiliated entity later named “Developer” on R-10-2026.²⁸¹ Krenning resigned 7 January 2025. **Jennifer Swanty defeated Geoff Frahm** in Ward 1 on 4 March 2025.²⁸² In November 2025, Frahm won a different council seat anyway. **Patrick McFall**, then a sitting councilor, won the mayoral race.

The “pardon” — R-10-2026

On 17 February 2026, the bloc-5 council majority assembled through the 2024 — 2025 recall apparatus approved **R-10-2026** (the Costco BAA) on **Parcel 504, naming Centerra Properties West LLC as Developer**.²⁸³

Term	2023 South Centerra URA (repealed)	2026 R-10-2026 BAA (passed)
Developer entity	McWhinney Real Estate Services / affiliates	Centerra Properties West LLC (McWhinney affiliate)
Sales-tax rebate rate	1.25 of 3 cents on retail	1.25 of 3 cents on new Costco sales
Rebate duration	25 years	25 years
Rebate cap	(none in URA structure)	\$25 million
Geographic footprint	South Centerra URA boundary (148 acres)	Parcel 504 (83.31 acres)
City cash contribution	(TIF-financed infrastructure)	\$11 million net for Kendall Parkway
Negotiation venue	Public ordinance	Two executive sessions : 19 Aug 2025 + 27 Jan 2026
Council action	Repealed November 2023	Passed 17 Feb 2026, 8-1 (Rothberg dissent)

The 2026 deal is not legally the 2023 deal. It is a separate transaction on a separate parcel under a separate resolution number. The economic structure — a 1.25-cent sales-tax rebate to a McWhinney-affiliated entity for 25 years — is the same. **The 2023 council voted to take it away. The post-recall 2026 council put a structurally equivalent one back. The recall that produced the 2026 council was funded principally by the entity that benefits from R-10-2026.**

²⁷⁶Amundson, K. (2023, December). *McWhinney injunction approved unopposed; Brinegar sets potential January trial date* [Case 2023cv30956; preliminary injunction granted by Judge Carroll Michelle Brinegar; eight enumerated terms; trial target 60 days, considered for 25-26 January]. BizWest. <https://bizwest.com/> [archived/canonical: <https://web.archive.org/web/20260430120354/https://bizwest.com/>]; Trellis case page <https://trellis.law/case/8069/2023cv30956> [archived/canonical: local snapshots/2075e5ea3a8a/page.html].

²⁷⁷Peif, S. (2023, November 29). *Developer slaps Loveland with lawsuit over repeal of urban renewal deal*. Complete Colorado [Case 2023cv30956, Larimer County District Court; counsel Brownstein Hyatt Farber Schreck; TRO motion and preliminary-injunction motion filed Tuesday 28 November 2023]. <https://pagetwo.completecolorado.com/2023/11/29/developer-slaps-loveland-with-lawsuit-over-repeal-of-urban-renewal-deal/> [archived/canonical: local snapshots/c827e8dbfcb3/page.html]; Wayback snapshot https://web.archive.org/web/2023*/pagetwo.completecolorado.com/2023/11/29/; Colorado Judicial portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>].

²⁷⁸City of Loveland. (2024, February). *Council action engaging Ernst & Young for Centerra URA forensic audit* [Krenning vote; engagement formalised in subsequent 16 December 2024 vote]. CivicWeb 501433 <https://cilovelandco.civicweb.net/document/501433> [archived/canonical: local snapshots/8093a92ec035/page.html].

²⁷⁹Ballotpedia. (n.d.). *Troy Krenning recall, Loveland, Colorado (2024-2025)*. [https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_\(2024-2025\)](https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_(2024-2025)).

²⁸⁰City of Loveland. (2024, December 16). *Council voting results — \$249K E&Y audit and \$250K Krenning recall election cost authorised same session* [CivicWeb 501433]. <https://cilovelandco.civicweb.net/document/501433> [archived/canonical: local snapshots/8093a92ec035/page.html].

²⁸¹Colorado Secretary of State TRACER. (2024-2025). *Strong Colorado IEC contributions and expenditures* [CO ID 20245047480]. <https://tracer.sos.colorado.gov/PublicSite/SearchPages/CommitteeDetail.aspx?OrgID=20245047480> [archived/canonical: local snapshots/2984766dac25/page.html].

²⁸²Ballotpedia. (n.d.). *Troy Krenning recall, Loveland, Colorado (2024-2025)*. [https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_\(2024-2025\)](https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_(2024-2025)).

²⁸³City of Loveland. (2026, February 17). *R-10-2026 staff report and voting results* [CivicWeb 503571 + 503860]. <https://cilovelandco.civicweb.net/document/503571> [archived/canonical: local snapshots/8a98af353ec0/page.html]; <https://cilovelandco.civicweb.net/document/503860> [archived/canonical: local snapshots/296312aa9bf1/page.html].

The dossier does not use “pardon” in a legal sense — there was no formal pardon proceeding. The label captures the effect : the developer’s economic loss in 2023 was restored by a council whose composition the developer’s recall contributions had shaped. The 2023 lawsuit’s TRO and preliminary-injunction motions were rendered moot by the 2026 BAA, which gave the developer a fresh equivalent.

Bill Jensen v. City of Loveland (separate, ongoing)

Loveland barbershop owner **Bill Jensen** filed a parallel five-point lawsuit against the City of Loveland targeting the Centerra South pacts, contemporaneous with the McWhinney suit.²⁸⁴ That case is procedurally distinct from 2023cv30956 and is referenced here only to mark that the 2023 unwind generated two pieces of litigation, not one. The Jensen case targets the city’s grant-of-process to McWhinney rather than the substance.

²⁸⁴BizWest. (n.d.). *Loveland man sues again, targeting Centerra South pacts* [Bill Jensen v. City of Loveland; five-point complaint targeting the URA-grant procedure]. <https://bizwest.com/> [archived/canonical: <https://web.archive.org/web/20260430120354/https://bizwest.com/>]; local reference.

15.2 Background and history of 599 W 71st Street

Subdivision plat (1987) and Fourth Addition (1997)

Parcel 9626124001 is **Lot 1, Block 6, Longview Subdivision**, also called Longview-Midway, Fourth Addition.²⁸⁵ The subdivision plat was filed in **1987** as Plat 87005726. The Fourth Addition was filed in **1997** as Ratification 97065038. The lot is 1.64 acres, classified by the Larimer Assessor as Storage Warehouse, with two buildings totalling 14,130 square feet. Coordinates 40.46518° N, 105.08473° W; backs to Larimer County open space. Tax district 2211, mill levy 81.599; 2025 property-tax burden \$52,873.94.²⁸⁶

Prior use : CNC manufacturing

City staff at the 6 January 2026 dais, in response to direct council questioning :²⁸⁷

Backs right up to the Larimer County open space. It’s basically warehousey type space. So what was in here before was a **CNC operation where they cut metal**.

The building is industrial. Its conversion to a homeless-services facility would have been an industrial-to-residential-service conversion. The \$112,000 / year utilities-and-minor-maintenance figure spoken at the same meeting is consistent with a warehouse heating / cooling / lighting load, not with a shelter operating budget.²⁸⁸

Chain of title (2001 — 2026)

Date	Instrument	From → To	Consideration	Reception #
27 Sep 2001	Quitclaim Deed	(prior) → SPK Enterprises, LLC	\$0	2001106604 ²⁸⁹
27 Nov 2001	LLC organizational filing	SPK Enterprises (member Kopelman; manager-at-sale Schultz)	—	871086 ²⁹⁰
17 Dec 2021	IA Franklin LLC formed (WI)	DFI ID 1037214; RA Carroll	—	—
28 Dec 2021	Special Warranty Deed	SPK → IA Franklin	\$2,025,000	20210116998 ²⁹¹
29 Dec 2021	Statement of Authority	IA Franklin (member IA LLP); Schutte signer; Carroll notary	—	20210116996 ²⁹²
17 Oct 2022	Deed of Trust	IA Franklin → Associated Bank	—	20220062285
24 Feb 2023	Articles of Dissolution	SPK Enterprises voluntarily dissolved	—	—
17 Oct 2025	eRUCC continuation	Associated Bank security interest extended (DOT 20220062285 remains active)	—	20250048703
6 Jan 2026	Ord 6807 1st reading 6-3	IA Franklin → City of Loveland (conditional)	\$2,850,000 offered	—
23 Jan 2026	Bridge House withdrawal	operator condition unmet → no closing	—	—
26 Jan 2026	City abandons purchase	—	—	—

²⁸⁵Larimer County Assessor. (2025-2026). *Parcel 9626124001 / R1603780 — full propinfo, sales, treasurer feeds for 599 W 71st St and adjacent 71st St parcels*. <https://apps.larimer.org/api/assessor2/> [archived/canonical: <https://web.archive.org/web/20251123063941/https://apps.larimer.org/api/assessor2/>]

²⁸⁶Larimer County Assessor. (2025-2026). *Parcel 9626124001 / R1603780 — full propinfo, sales, treasurer feeds for 599 W 71st St and adjacent 71st St parcels*. <https://apps.larimer.org/api/assessor2/> [archived/canonical: <https://web.archive.org/web/20251123063941/https://apps.larimer.org/api/assessor2/>]

²⁸⁷City of Loveland. (2026, January 6). *Ord 6806 / 6807 first reading transcript* [Cablecast show #656; key timecodes 05:31:30 (CNC), 05:58:46 (\$112K utilities), 06:54:08 (4-yr market test)].

²⁸⁸City of Loveland. (2026, January 6). *Ord 6806 / 6807 first reading transcript* [Cablecast show #656; key timecodes 05:31:30 (CNC), 05:58:46 (\$112K utilities), 06:54:08 (4-yr market test)].

²⁸⁹Larimer County Recorder. (2001, September 27). *Quitclaim Deed, reception #2001106604*. Larimer Landmark Web <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>].

²⁹⁰Colorado Secretary of State. (2001 — 2023). *SPK Enterprises, LLC*. <https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BUSINESSSEARCH&entityId=20011149453> [archived/canonical: [local snapshots/bcd6ca2ca84e/page.html](https://web.archive.org/web/20260324023919/https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BUSINESSSEARCH&entityId=20011149453)].

²⁹¹Larimer County Recorder. (2021, December 29). *Special Warranty Deed, reception #20210116998*. Larimer Landmark Web <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>].

²⁹²Larimer County Recorder. (2021, December 29). *Statement of Authority, reception #20210116996*. Larimer Landmark Web <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>].

The pattern on both ends is identical : **single-asset LLC formed to hold one property; wound down after sale.** SPK was formed in 2001, held 20 years, dissolved 14 months after selling. IA Franklin was formed 12 days before its 2021 closing.²⁹³²⁹⁴

The only IA Franklin recording on the parcel in 2025 is the **17 October 2025 eRUCC continuation** at reception 20250048703, which **extends** Associated Bank’s security interest under the existing Deed of Trust (recpt 20220062285). The DOT was **not** released in 2025 — it remains active.²⁹⁵ A \$2,850,000 city purchase would have had to retire that active Associated Bank lien at closing. The seller’s continuing carrying cost — annual property tax \$52,874 plus serviced debt 2022 — 2025 — and the active mortgage that a closing would have had to satisfy together **strengthen** the motivated-seller reading: the city’s offer would have moved the asset off IA Franklin’s books and removed the bank’s secured position in one transaction.

The four-year market test (2022 — 2025)

The seller’s complete public listing history, **walked through the council dais by a NO-voting councilmember at 6 January 2026 VTT 06:54:08** :²⁹⁶

Period	Listing posture	Asking price
2022 — 2024	Lease only	\$11.95 — \$13.00 / sf, fluctuating
2024	Tandem : for sale OR for lease	\$3,050,000 sale / \$11.50 / sf lease
2025	Continued listing, no offer	(same)

. the market’s bared that because over four years **no one wanted it.** We couldn’t get it leased and. for the last year they couldn’t get it sold. You know, they have carrying costs each year. I think that we’re overpriced and that’s my concern at this point.²⁹⁷

The four-year market test is itself the strongest evidence that the city’s \$2,850,000 offer was structurally above market — the seller had been unable to find a buyer at \$3,050,000 for at least 12 months. The seller’s documented carrying costs (annual property tax \$52,874; serviced Deed of Trust 2022 — 2025) made the holding a steady drain. **The city’s offer was a rescue bid for an asset the open market had refused.**

Adjacent comparables (Larimer Assessor sales feed)

Address	Sold	Price	Size
501 W 71st (vacant, adjacent E)	8 Oct 2024	\$340,000	1.75 ac
250 W 71st (vacant)	3 Oct 2022	\$355,000	1.92 ac
350 W 71st	31 Oct 2022	\$871,200	2.00 ac
400 W 71st	31 Oct 2022	\$871,200	2.00 ac
200 W 71st (5,244 sf store)	18 Apr 2022	\$1,100,000	2.82 ac
450 W 71st	26 Jan 2024	\$6,615,546	2.00 ac
599 W 71st (IA Franklin acq, 14,130 sf)	28 Dec 2021	\$2,025,000	1.64 ac

The adjacent vacant lot (501 W 71st) sold in October 2024 for **\$340,000** — under twelve percent of the city’s 2026 offer.²⁹⁸

²⁹³Colorado Secretary of State. (2001 — 2023). *SPK Enterprises, LLC*. <https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BUSINESSSEARCH&entityId=20011149453> [archived/canonical: local snapshots/bcd6ca2ca84e/page.html].

²⁹⁴Wisconsin Department of Financial Institutions. *IA Franklin, LLC* [I037214]. <https://apps.dfi.wi.gov/apps/corpsearch/details.aspx?entityID=I037214> [archived/canonical: local snapshots/ce1ae5e50015/page.html].

²⁹⁵Larimer County Recorder. (2025, October 17). *eRUCC continuation, reception #20250048703* [Continuation extending Associated Bank security interest under Deed of Trust recpt #20220062285; the 17 Oct 2025 recording is the only IA Franklin recording on parcel 9626124001 in 2025; the underlying DOT remains active]. Larimer Landmark Web <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>]; primary-record review at tier1/deed_2026/FINDINGS-v2.md:14-23, 69-72.

²⁹⁶City of Loveland. (2026, January 6). *Ord 6806 / 6807 first reading transcript* [Cablecast show #656; key timecodes 05:31:30 (CNC), 05:58:46 (\$112K utilities), 06:54:08 (4-yr market test)].

²⁹⁷City of Loveland. (2026, January 6). *Ord 6806 / 6807 first reading transcript* [Cablecast show #656; key timecodes 05:31:30 (CNC), 05:58:46 (\$112K utilities), 06:54:08 (4-yr market test)].

²⁹⁸Larimer County Assessor. (2025-2026). *Parcel 9626124001 / R1603780 — full propinfo, sales, treasurer feeds for 599 W 71st St and adjacent 71st St parcels*. <https://apps.larimer.org/api/assessor2/> [archived/canonical: <https://web.archive.org/web/20251123063941/https://apps.larimer.org/api/assessor2/>]

15.3 Markers consistent with planned failure : five strands that made operator withdrawal foreseeable

Sub-head. The chapter documents observable irregularities — each individually defensible, each on the public record before the vote was taken. The case is one of **foreseeability on the public record**: the city should have known the deal might collapse, not that someone planned for it to collapse. Whether the irregularities reflect intent remains an open question; this dossier does not assert it. The closing disclaimer at §15.3 is restated.

The argument that the operator-withdrawal collapse was **foreseeable on the public record before the vote was taken** rests on five evidentiary strands. Each is documented in the public record; none, alone, is dispositive; together they constitute the affirmative case for foreseeability.

Strand 1 — The operator-withdrawal “last out” was disclosed in advance

On **6 January 2026**, before the Ord 6807 vote, a NO-voting councilmember articulated the deal’s escape mechanism on the record at Cablecast #656, VTT 07:41:53 :²⁹⁹

At this price, I’m a no. But I am curious how this would play out and what kind of provider would come in. **Our last out for that is that we don’t find a provider.**

The mechanism by which the deal collapsed — Bridge House’s withdrawal — was named on the public record before the vote that triggered it. **Bridge House signed the withdrawal letter on 23 January 2026, 17 days later.**³⁰⁰

Strand 2 — Bridge House’s already-collapsing financials

The selected operator’s most recent filed Form 990 :³⁰¹

Tax year	Revenue	Net	Direction
2022	\$6,505,015	+\$2,368,896	strong
2023	\$3,573,818	-\$842,376	revenue collapse -45 %, net swung to loss

The 2024 990 was not yet filed at the time of the December 2025 / January 2026 RFP. The city was selecting a 24/7 shelter operator whose most recent visible year showed a 45 percent revenue collapse and a \$842 K net loss. Whether the city’s vetting process examined the 2023 990 before recommending Bridge House is **CORA request #5** in Chapter 11.

Strand 3 — The Light-Kovacs compromise motion was defeated

The Light-Kovacs compromise motion on 6 January 2026 would have **conditioned Ord 6806 second reading on an executed letter of commitment from a qualified operator**. The motion failed 4-5.³⁰² The same five YES votes that passed Ord 6807 voted NO on the tie. **Three of those five (McFall, Samson, Light-Kovacs) were the marginal YES votes whose support was decisive on both Ord 6806 and Ord 6807** — i.e., the same three who could have prevented the unbundling chose to permit it. Light-Kovacs’s later flip to NO on 6806 second reading (3 February) confirmed that the “begrudging” yes had been contingent on the operator-letter contingency the failed compromise was designed to enforce.

Strand 4 — The appraisal was deliberately skipped

The \$5,000 independent appraisal was declined at the 6 January first reading. City staff on the record :³⁰³

We have not gotten an appraisal on the facility at this point in time. That’s five thousand dollars that we do not want to spend unless council is agreeing to go forward. So yes, we would lose some contract leverage, but we’re also not going to spend that money.

The \$50,000 earnest-money deposit was exposed against an un-appraised asset. Whether the executed purchase contract preserved an appraisal-based price-adjustment clause is **CORA request #7** in Chapter 11.

²⁹⁹City of Loveland. (2026, January 6). *Ord 6806 / 6807 first reading transcript* [Cablecast show #656; key timecodes 02:24:17, 06:53:49, 07:41:53].
³⁰⁰Mauro, D. (2026, January 23). *Bridge House withdrawal letter*. Within CivicWeb 501889 <https://cilovelandco.civicweb.net/document/501889> [archived/canonical: local snapshots/34260540411c/page.html].
³⁰¹Internal Revenue Service. (2018-2023). *Form 990 — Bridge House* [EIN 84-1440292]. Retrieved via ProPublica Nonprofit Explorer <https://projects.propublica.org/nonprofits/organizations/841440292> [archived/canonical: local snapshots/0528bd4eac01/page.html]; IRS Tax Exempt Org Search <https://apps.irs.gov/app/eos/> [archived/canonical: <https://web.archive.org/web/20260515163506/https://apps.irs.gov/app/eos/>].
³⁰²City of Loveland. (2026, January 6). *Ord 6806 / 6807 first reading transcript* [Cablecast show #656; key timecodes 02:24:17, 06:53:49, 07:41:53].
³⁰³City of Loveland. (2026, January 6). *Ord 6806 / 6807 first reading transcript* [Cablecast show #656; key timecodes 02:24:17, 06:53:49, 07:41:53].

Strand 5 — The Scottsdale precedent

City Manager **Jim Thompson** presided over a structurally near-identical \$2.95 M public real-estate acquisition in **Scottsdale, Arizona in July 2019** : a Gateway at Main Street Plaza commercial condo, with a side-condition HOA covenant termination for a planned 150-ft hotel on adjacent city-owned land. The Scottsdale deal was **pulled by city staff 3 hours 20 minutes before the Council vote.**³⁰⁴ The headline acquisition failed publicly; the underlying \$28 M land sale and 150-ft hotel proceeded by a different mechanism (the Gateway HOA covenant termination was already executed on 18 June 2019).³⁰⁵ Thompson is therefore an executive with personal experience presiding over the public collapse of a public real-estate acquisition tied to a larger development pattern that proceeded anyway.

Strand 6 — The narrow applicant pool : HoNS exclusion and the Christopher Say overlap

Loveland’s January 2026 RFP for the 599 W 71st operator drew only **two** responses: Bridge House (Boulder) and Krucial Rapid Response (Lenexa KS, a disaster-medical staffing nonprofit non-qualifying for sheltered services). The most obvious operators that would normally appear on a candidate list for a city-owned shelter — Volunteers of America, Catholic Charities, SummitStone, Homeward Alliance — are absent from the response set. So is **House of Neighborly Service (HoNS)**, Loveland’s primary homeless-services nonprofit and the existing local operator.³⁰⁶

The dossier flags a possible structural explanation. **Christopher M. Say** served as **Vice President of HoNS** and concurrently sat on the **Loveland Planning Commission** from April 2025 through his resignation on **24 April 2026**. Say ran for Loveland City Council Ward 3 in 2025, and per the City Clerk’s 2025 candidate-registration record was a 2025 Ward 3 candidate with Marge Klein listed as Registered Agent; he lost with 2,154 votes. Say was **charged on 23 April 2026 with aggravated cruelty to animals, a Class 4 felony** under CRS 18-9-202(1.5)(b)(I) and (2)(c) (presumed innocent; no plea entered and no conviction has been entered as of the corpus snapshot), for an incident alleging the striking of a neighbour’s dog with a rake on 26 December 2025; the case is filed in Larimer County District Court as **D0352026CR000577** before Judge Daniel McDonald; Say was booked into the Larimer County Jail at 14:20 MDT on 23 April 2026 and released on a \$1,000 cash bond 19 minutes later; statutory sentencing exposure on conviction of a Class 4 felony under CRS 18-1.3-401 is two to six years prison plus a \$2,000-\$500,000 fine. The Planning Commission’s draft minutes of 27 April 2026 record Vice Chair Herrera’s announcement of Say’s written resignation “effective immediately”; the Reporter-Herald reports the resignation letter was dated 24 April 2026.³⁰⁷

What this section asserts and does not assert. The dossier does **not** assert HoNS was *deliberately* excluded from the RFA distribution list. The dossier asserts (a) HoNS, Loveland’s principal homeless-services nonprofit, did not appear in the response set; (b) HoNS’s Vice President during the procurement window concurrently sat on the Loveland Planning Commission, served as a 2025 municipal candidate with Marge Klein as registered agent, and was charged with a felony in April 2026; (c) the structural overlap is one possible explanation for HoNS’s absence from the response set, among others (including the possibility that HoNS chose not to submit, that HoNS was not on the City Clerk’s RFA distribution list, or that another explanation applies). The **City Clerk’s December 2025 / January 2026 RFA solicitation distribution list** is the document that distinguishes “HoNS was not solicited” from “HoNS was solicited and did not respond”; it is added to Chapter 11 as part of CORA request #5 (operator-vetting and qualifications matrix). The charge text, case number, and resignation effective-date are sourced to (a) the Larimer County Sheriff’s public bookings API record for 23 April 2026 (court case D0352026CR000577; \$1,000 cash bond; inmate # B2603280; arresting officer Smith, Abigail), (b) Reporter-Herald coverage by Jocelyn Rowley dated 29 April 2026 and 6 May 2026, and (c) the City of Loveland Planning Commission draft minutes of 27 April 2026 announcing Say’s resignation “effective immediately.” The 24 April 2026 calendar date for the resignation letter is reported by the Reporter-Herald’s affidavit-coverage article (6 May 2026) and is not separately reproduced in the minutes.

What this section does not assert

The dossier does **not** allege that any individual planned the Bridge House withdrawal. The five strands are evidentiary, not testimonial. They constitute the case for **structural probability**, which is materially weaker than direct planning evidence and materially stronger than coincidence. The on-record disclosure of the operator-withdrawal “last out” before the vote is the single hardest data point.

³⁰⁴Schutsky, W. (2019, July 7). *City backs off \$3M condo deal — for now*. Scottsdale Progress <https://scottsdale.org/news/city-backs-off-condo-deal/> [archived/canonical: local snapshots/acda1eebe799/page.html]; Wayback snapshot https://web.archive.org/web/2019*/scottsdale.org/.

³⁰⁵Scanlon, T. (2022 — 2026). *Museum Square coverage — six Scottsdale Progress articles February 2022 — April 2026*. <https://scottsdale.org/news/> [archived/canonical: <https://web.archive.org/web/20250505142259/https://www.scottsdale.org/news/>]; Wayback search https://web.archive.org/web/*scottsdale.org/news/museum-square*.

³⁰⁶House of Neighborly Service (HoNS), Loveland CO; primary local homeless-services nonprofit. Verification target: City Clerk’s December 2025 / January 2026 RFA solicitation distribution list (CORA #5, Chapter 11). Source: tier1/say_profile/FINDINGS.md.

³⁰⁷Larimer County Sheriff’s Office, public bookings API record for 23 April 2026, https://apps.larimer.org/api/sheriff/data/?query_type=bookingreport&bookdate=2026-04-23 and charges record https://apps.larimer.org/api/sheriff/data/?query_type=charge&pg=booking&bookdate=2026-04-23 [court case D0352026CR000577; SAY, CHRISTOPHER MICHAEL; DOB 1975-02-21; bond \$1,000.00 cash; arresting officer Smith, Abigail; LCSO agency case SO2601969] [archived/canonical: local snapshots/v3-todo-3-say/larco-bookingreport-2026-04-23.json and larco-charge-2026-04-23.json, pulled 19 May 2026]. Rowley, J. (2026, April 29). *Loveland planning commissioner resigns after felony animal cruelty charge*. Loveland Reporter-Herald. <https://www.reporterherald.com/2026/04/29/loveland-official-felony-animal-cruelty-charge/> [archived: <https://web.archive.org/web/20260430094445/https://www.reporterherald.com/2026/04/29/loveland-official-felony-animal-cruelty-charge/>; local snapshots/v3-todo-3-say/rh-2026-04-29-felony-live.html]. Rowley, J. (2026, May 6). *Affidavit: former Loveland council candidate struck dog with yard tool*. Loveland Reporter-Herald. <https://www.reporterherald.com/2026/05/06/say-animal-cruelty-affidavit/> [archived: <https://web.archive.org/web/20260507123339/https://www.reporterherald.com/2026/05/06/say-animal-cruelty-affidavit/>; local snapshots/v3-todo-3-say/rh-2026-05-06-affidavit-live.html]. City of Loveland Planning Commission, draft minutes of the meeting of 27 April 2026 (within 11 May 2026 packet pages 7-9), <https://cilovelandco.civicweb.net/document/509214/Planning%20Commission%20-%2011%20May%202026.pdf> [archived/canonical: local snapshots/v3-todo-3-say/pc-2026-05-11-packet.pdf]. CRS 18-9-202(1.5)(b)(I) and (2)(c) (aggravated cruelty to animals is a Class 4 felony), <https://law.justia.com/codes/colorado/title-18/article-9/part-2/section-18-9-202/> [archived/canonical: local snapshots/v3-todo-3-say/justia-crs-18-9-202.html]. Christopher M. Say served as Vice President of House of Neighborly Service (HoNS); concurrent Loveland Planning Commission seat April 2025 - resignation announced at the 27 April 2026 PC meeting and effective on receipt of the written resignation letter dated 24 April 2026 per Reporter-Herald reporting; Klein-RA’d 2025 Ward 3 candidacy.

15.4 Patrick McFall’s enforcement of anti-homeless policies

McFall’s votes on the relevant ordinances

Date	Item	McFall vote	Result
2 Oct 2025	Ord 6790 first attempt (extend temp-use permit, preserve overnight shelter capacity)	YES	4-4 fail
2 Oct 2025	Ord 6790 second attempt	NO	4-4 fail
21 Oct 2025	FY 2026 budget package (incl. +4 PD FTEs)	YES (consent)	8-0 pass
6 Jan 2026	Light-Kovacs compromise (tie 6806 to operator letter)	NO	4-5 fail
6 Jan 2026	Ord 6806 first reading (anti-encampment)	YES	6-3 pass
6 Jan 2026	Ord 6807 first reading (\$2.85M shelter purchase)	YES	6-3 pass
3 Feb 2026	Ord 6806 second reading	YES (decisive)	5-4 pass
3 Feb 2026	Swanty sanctioned-camping evaluation motion	NO	4-5 fail
17 Feb 2026	R-10-2026 Costco BAA (Centerra Properties West / McWhinney)	YES	8-1 pass
24 Mar 2026	Ord 6823 Ad Hoc Homelessness Transition Committee (study only)	YES	8-1 pass

Aggregate pattern : McFall **voted YES on every measure that increased police enforcement capacity or removed an anti-displacement safeguard, and voted NO on every motion that would have tied enforcement to a service alternative** (the Light-Kovacs operator-letter tie; the Swanty sanctioned-camping evaluation).³⁰⁸ His YES on the shelter purchase Ord 6807 (which then collapsed via the operator withdrawal) does not contradict the pattern : Ord 6807 was a **conditional** appropriation that failed on the operator condition. Ord 6806, the unconditional enforcement reform, passed under McFall’s vote without an operator-letter tie.

The bloc McFall convenes — 5-vote majority on every contested enforcement question

The five-vote bloc — **McFall (mayor) + Andrea Samson (MPT) + Geoff Frahm + Kalina Middleton + Zeke Cortez** — voted as a unit on every contested enforcement vote.³⁰⁹³¹⁰

- **3 Feb 2026, Ord 6806 second reading** : 5-4 pass; bloc-5 voted YES; sanctuary-4 (Light-Kovacs, Rothberg, Swanty, Wyrick) voted NO.
- **3 Feb 2026, Swanty sanctioned-camping evaluation motion** : 4-5 fail; bloc-5 voted NO; sanctuary-4 voted YES.

The dissent block voted opposite on both, demonstrating a stable coalition structure. McFall, as mayor, is the public face of the bloc-5 and the dispositive vote when the count is 5-4.

The Randall public-comment cutoff (17 February 2026)

During public comment on R-10-2026, Ward 2 resident **Gail Randall** spoke. She referenced the Ernst & Young forensic review of Centerra Metropolitan District No. 1, arguing the audit findings on the same metro district were directly relevant to the resolution before Council.³¹¹

Mayor McFall directed Randall to remain focused on the agenda item, then **directed the clerk to move to the next speaker before her allotted three minutes had expired**. After Randall, other speakers raising the same Ernst & Young review were allowed by McFall to complete their remarks.³¹²

McFall’s stated defense, to Reporter-Herald :

³⁰⁸City of Loveland. (2025-2026). *Council voting results, multiple sessions* [CivicWeb 501433, 502505, 502506, 503860; cross-referenced with SESSION-FINDINGS-2026-05-16-g.md vote-by-vote analysis]. <https://cilovelandco.civicweb.net/document/501433> [archived/canonical: local snapshots/8093a92ec035/page.html]; <https://cilovelandco.civicweb.net/document/502505> [archived/canonical: local snapshots/93f340363461/page.html]; <https://cilovelandco.civicweb.net/document/502506> [archived/canonical: local snapshots/3f2d3c91727d/page.html]; <https://cilovelandco.civicweb.net/document/503860> [archived/canonical: local snapshots/296312aa9bf1/page.html].

³⁰⁹City of Loveland. (2026, February 3). *Council voting results* [CivicWeb 502505]. <https://cilovelandco.civicweb.net/document/502505> [archived/canonical: local snapshots/93f340363461/page.html].

³¹⁰City of Loveland. (2026, February 17). *Council voting results* [CivicWeb 503860]. <https://cilovelandco.civicweb.net/document/503860> [archived/canonical: local snapshots/296312aa9bf1/page.html].

³¹¹Loveland Reporter-Herald. (2026, February 20). *Loveland resident sues city, mayor over public comment dispute*. <https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/> [archived/canonical: <https://web.archive.org/web/20260223144442/https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/>]

³¹²Loveland Reporter-Herald. (2026, February 20). *Loveland resident sues city, mayor over public comment dispute*. <https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/> [archived/canonical: <https://web.archive.org/web/20260223144442/https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/>]

If she'd been speaking in open public comment, she could have talked about pink and blue aliens — I don't care. She has that right.³¹³

Three days later (**20 February 2026**) Randall filed a verified complaint in **Larimer County District Court** against the City of Loveland and Mayor McFall in both his official and individual capacities, asserting First Amendment viewpoint discrimination.³¹⁴ Counsel for plaintiff : **Troy Krenning**, the recalled Ward 1 councilor whose audit-engagement vote initiated the underlying E&Y review.

The dispute the lawsuit will turn on is not whether the rule exists (Council's Rules of Procedure authorize the chair to limit testimony) but **whether McFall applied it selectively** — silencing only the speaker who raised the audit while allowing subsequent speakers raising the same audit to continue.

The October 2025 dais comment on prior CM appointment

McFall's posture toward the city manager's office is documented earlier. On 2 October 2025, while still a sitting councilor, McFall alleged from the dais (Cablecast #628, VTT 03:13:23) :³¹⁵

There are two members up here that **met outside of council and installed the city manager** that was supposed to be dealing with this over the last two years. I was going to bring a motion to terminate him as the city manager.

This is a colorable allegation of an Open Meetings Law violation against the previous mayor and pro tem. McFall placed on the record that he viewed the appointment process as procedurally tainted, then presided as mayor over both the Ord 6806 / 6807 votes of 6 January and the R-10-2026 vote of 17 February.

The structural argument

McFall is not the architect of the enforcement-and-staffing trade analysed in Chapter 5. He is the **votecount-decisive presiding officer** of the bloc-5 that delivered every contested vote in the package. The bloc passed Ord 6806 in unbundled form, rejected the Light-Kovacs and Swanty motions, approved R-10-2026, and supported the FY 2026 staffing structure. McFall's leadership of that bloc, and his selective enforcement of public-comment rules in the one moment a speaker tied R-10-2026 to the E&Y audit, are the documented basis for the description "anti-homeless policies" in the Loveland record.

The dossier asserts **no personal corruption**. The pattern is the pattern of a politician executing a coalition's policy direction. The dossier asserts that the coalition was **assembled with developer money** (Chapter 7), that the coalition's votes **delivered material economic value** to the developer who funded the recall (R-10-2026, Chapter 6), and that the policy direction of the coalition is **enforcement-without-shelter** (Chapter 5, and Section 15.3 above). McFall is the public-record fingerprint of that direction.

Non-allegation. This dossier documents **no employment, contracting, or financial relationship** between Patrick McFall and McWhinney Real Estate Services LLC, Realberry Real Estate Services LLC, Centerra Properties West LLC, or Centerra Metropolitan District No. 1. McFall's alignment with the bloc this dossier names is **electoral** — based on his vote pattern and the coalition that supported his 2025 mayoral candidacy — not personal-financial. The dossier produces no evidence that McFall receives any income, equity, or other consideration from any of these entities. McFall's 2024 — 2026 Statement of Personal Interest filings are available at the City Clerk's office (the dossier's CORA collateral request in Chapter 11 includes a SOPI review). Where the dossier names McFall as the "public face" of a "developer-aligned bloc," the connection is the bloc's vote pattern, not McFall's personal-financial state.

³¹³McFall, P. (2026, February 20). *Statement to Loveland Reporter-Herald* [As quoted in 20 February 2026 Reporter-Herald story]. <https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/> [archived/canonical: <https://web.archive.org/web/20260223144442/https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/>].

³¹⁴*Randall v. City of Loveland and Pat McFall*, Larimer County District Court (8th Judicial District), filed 20 February 2026 [Plaintiff Gail Randall; counsel Troy Krenning; First Amendment viewpoint-discrimination claim]. Colorado Judicial portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>]; CoCourts index <https://www.cocourts.com/> [archived/canonical: <https://web.archive.org/web/20120117013437/https://www.cocourts.com/>]; Reporter-Herald coverage <https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/> [archived/canonical: <https://web.archive.org/web/20260223144442/https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/>].

³¹⁵City of Loveland. (2025, October 2). *Special Meeting transcript* [Cablecast show #628; VTT 03:13:23].

15.5 The state-level continuation : Marsh HD 51 2026 (factual record)

Scope note. This section is a factual record of the active HD 51 race. The dossier covers a 2024-2026 municipal procurement and is not an electoral endorsement. The HD 51 race is included as a forward-looking monitoring target because the same political infrastructure documented elsewhere in this dossier is contesting it; the descriptions below are intentionally neutral.

Jacki Marsh — former Loveland mayor (whose 2023 administration initiated the Centerra URA unwind that became the rescission ordinance McWhinney sued the city over in 2023CV30956) — filed for **Colorado House District 51 on 2 January 2026**.³¹⁶ She rejoined the Democratic Party for the run. Platform pillars per the candidacy filing: “Affordable Communities, Thoughtful Infrastructure, Equitable Access to Healthcare.” In candidacy coverage Marsh has stated: “any city in Colorado should be providing oversight when you are giving tax dollars to developers.”³¹⁷

The HD 51 incumbent, Republican **Ron Weinberg** (a former Larimer County Republican Party chair), **withdrew from the race on 22 January 2026**. Sourced public reasons include sexual-misconduct allegations (mid-2025), a formal complaint from Rep. Brandi Bradley (July 2025) regarding master-key Capitol access, a CO SOS campaign-finance investigation (hearing scheduled 27 February 2026), and a House Ethics Committee proceeding (Karen McCormick chair, probable cause due 26 February 2026). **Amy Parks** (Republican; Northern Water communications specialist) replaced Weinberg on the R ballot.³¹⁸

The same political infrastructure documented at the municipal level (Chapter 7 / Chapter 15.4) is contesting the HD 51 seat in 2026 with Centerra audit oversight and BAA-structure scrutiny as foreground policy stakes. The dossier’s narrative does not end at the 8-1 vote of 17 February 2026; the same coalition contest continues, state-level, into 2026. Future versions of this dossier may extend the record; the present section is a forward-looking monitoring entry, not an electoral analysis.

³¹⁶Marsh, J. (2026, January 2). *HD 51 candidacy filing* [TRACER candidate detail SeqID 66507; jackiforcolorado.net]. Colorado Secretary of State TRACER <https://tracer.sos.colorado.gov/> [archived/canonical: <https://web.archive.org/web/20260331132547/https://tracer.sos.colorado.gov/>]; campaign-finance committee detail and primary record at tier1/marsh_hd51/FINDINGS.md. Ron Weinberg withdrawal 22 Jan 2026 + Amy Parks replacement: tier1/marsh_hd51/FINDINGS.md:60-125.

³¹⁷Marsh, J. (2026, January 2). *HD 51 candidacy filing* [TRACER candidate detail SeqID 66507; jackiforcolorado.net]. Colorado Secretary of State TRACER <https://tracer.sos.colorado.gov/> [archived/canonical: <https://web.archive.org/web/20260331132547/https://tracer.sos.colorado.gov/>]; campaign-finance committee detail and primary record at tier1/marsh_hd51/FINDINGS.md. Ron Weinberg withdrawal 22 Jan 2026 + Amy Parks replacement: tier1/marsh_hd51/FINDINGS.md:60-125.

³¹⁸Marsh, J. (2026, January 2). *HD 51 candidacy filing* [TRACER candidate detail SeqID 66507; jackiforcolorado.net]. Colorado Secretary of State TRACER <https://tracer.sos.colorado.gov/> [archived/canonical: <https://web.archive.org/web/20260331132547/https://tracer.sos.colorado.gov/>]; campaign-finance committee detail and primary record at tier1/marsh_hd51/FINDINGS.md. Ron Weinberg withdrawal 22 Jan 2026 + Amy Parks replacement: tier1/marsh_hd51/FINDINGS.md:60-125.

Chapter 16 — The Trump pardon channel and the Krech case

Lede. The tenant at 599 W 71st Street between August 2023 and the city’s January 2026 purchase vote was **Levi Krech** (via **Unique Performance LLC**, CO SOS entity 20231831890³¹⁹) — a diesel-deletes mechanic federally indicted in summer 2025 for **conspiracy to violate the Clean Air Act and tampering with a monitoring device**, maximum 7 years prison.³²⁰ **WY US Attorney Darin Smith** (Trump-appointed) dropped the felony charges on **26 November 2025, 41 days** before Loveland City Council voted 6-3 on 6 January 2026 to acquire the building.³²¹ The drop came **19 days after** Trump pardoned **Troy Lake**, a structurally identical Wyoming diesel-deletes mechanic, on **7 November 2025**.³²² This chapter documents the political channel that ran from Trump-administration EPA appointments through a US-Senate-introduced bill to a presidential pardon to a federal-charge dismissal, the timing of which removed the regulatory shadow over Krech’s tenancy at 599 W 71st in the window that made the property sellable to a municipal buyer.

16.1 Unique Performance LLC — the tenant at 599 W 71st

Per Colorado Secretary of State entity record :³²³

Field	Value
Entity name	Unique Performance LLC
CO entity ID	20231831890
Type	Colorado domestic LLC
Formation date	9 August 2023
Principal office	599 W 71st St, Loveland CO 80538 (the property the city later voted to buy)
Registered agent	Levi Krech (same address)
Status (as of access)	Delinquent, 1 January 2025

Unique Performance LLC was formed **20 months after** IA Franklin LLC acquired the building (28 December 2021, see Chapter 3 / Chapter 15.2) and **simultaneously with** Krech’s relocation to Loveland from Gillette WY while already under EPA investigation.³²⁴ Two pieces of Colorado civil litigation involved Unique Performance during the tenancy :

- **Tanner Werchau v. Unique Performance LLC**, Larimer County District Court case **2024cv030239** (filed March 2024; nature of dispute not yet pulled).³²⁵

³¹⁹Colorado Secretary of State. (2023, August 9). *Unique Performance LLC — Articles of Organization* [CO entity 20231831890; principal office 599 W 71st St, Loveland CO 80538; registered agent Levi Krech; status Delinquent 1 January 2025]. Entity detail <https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BUSINESSSEARCH&entityId=20231831890> [archived/canonical: local snapshots/aac38dd68a59/page.html]; entity history <https://www.coloradosos.gov/biz/BusinessEntityHistory.do?entityId=20231831890> [archived/canonical: local snapshots/ee6901c4d3e1/page.html].

³²⁰Cowboy State Daily. (2025, September 16; November 26). *Wyoming’s new top federal prosecutor Darin Smith requests delay in case of Levi Krech of Gillette; charges dropped 26 November 2025* [Krech federal indictment summer 2025: conspiracy to violate Clean Air Act + tampering with monitoring device; max 7 years; case dismissed by WY USAO 19 days after Lake pardon]. Cowboy State Daily archive <https://cowboystatedaily.com/> [archived/canonical: <https://web.archive.org/web/20260507010822/https://cowboystatedaily.com/>]; Wayback search https://web.archive.org/web/2025*/cowboystatedaily.com/*krech*; PACER federal case index <https://pcl.uscourts.gov/pcl/> [archived/canonical: <https://web.archive.org/web/20260417160252/https://pcl.uscourts.gov/pcl/>] (Krech, U.S. District Court of Wyoming, 1:25-cr-*).

³²¹Cowboy State Daily. (2025, September 16; November 26). *Wyoming’s new top federal prosecutor Darin Smith requests delay in case of Levi Krech of Gillette; charges dropped 26 November 2025* [Krech federal indictment summer 2025: conspiracy to violate Clean Air Act + tampering with monitoring device; max 7 years; case dismissed by WY USAO 19 days after Lake pardon]. Cowboy State Daily archive <https://cowboystatedaily.com/> [archived/canonical: <https://web.archive.org/web/20260507010822/https://cowboystatedaily.com/>]; Wayback search https://web.archive.org/web/2025*/cowboystatedaily.com/*krech*; PACER federal case index <https://pcl.uscourts.gov/pcl/> [archived/canonical: <https://web.archive.org/web/20260417160252/https://pcl.uscourts.gov/pcl/>] (Krech, U.S. District Court of Wyoming, 1:25-cr-*).

³²²Cowboy State Daily. (2025, November). *Trump pardons Troy Lake, Cheyenne diesel mechanic; Lake removes ankle monitor* [Lake sentenced December 2024, served 7 months at FCI Florence CO; pardoned 7 November 2025; cited by Lummis as inspiration for “Diesel Truck Liberation Act”]. Cowboy State Daily <https://cowboystatedaily.com/> [archived/canonical: <https://web.archive.org/web/20260507010822/https://cowboystatedaily.com/>]; White House grants of clemency list <https://www.justice.gov/pardon/clemency-recipients> [archived/canonical: <https://web.archive.org/web/20260420212255/https://www.justice.gov/pardon/clemency-recipients>] (DOJ Office of the Pardon Attorney); Wayback Machine search https://web.archive.org/web/2025*/cowboystatedaily.com/*troy*lake*.

³²³Colorado Secretary of State. (2023, August 9). *Unique Performance LLC — Articles of Organization* [CO entity 20231831890; principal office 599 W 71st St, Loveland CO 80538; registered agent Levi Krech; status Delinquent 1 January 2025]. Entity detail <https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BUSINESSSEARCH&entityId=20231831890> [archived/canonical: local snapshots/aac38dd68a59/page.html]; entity history <https://www.coloradosos.gov/biz/BusinessEntityHistory.do?entityId=20231831890> [archived/canonical: local snapshots/ee6901c4d3e1/page.html].

³²⁴Cowboy State Daily. (2025, September 16; November 26). *Wyoming’s new top federal prosecutor Darin Smith requests delay in case of Levi Krech of Gillette; charges dropped 26 November 2025* [Krech federal indictment summer 2025: conspiracy to violate Clean Air Act + tampering with monitoring device; max 7 years; case dismissed by WY USAO 19 days after Lake pardon]. Cowboy State Daily archive <https://cowboystatedaily.com/> [archived/canonical: <https://web.archive.org/web/20260507010822/https://cowboystatedaily.com/>]; Wayback search https://web.archive.org/web/2025*/cowboystatedaily.com/*krech*; PACER federal case index <https://pcl.uscourts.gov/pcl/> [archived/canonical: <https://web.archive.org/web/20260417160252/https://pcl.uscourts.gov/pcl/>] (Krech, U.S. District Court of Wyoming, 1:25-cr-*).

³²⁵*Tanner Werchau v. Unique Performance LLC*, Larimer County District Court case 2024cv030239, filed March 2024 [Pending; nature of dispute not yet pulled from docket]. Trellis case page <https://trellis.law/case/8069/2024cv030239/werchau-tanner-v-unique-performance-llc-et-al> [archived/canonical:

- **IA Franklin LLC v. Unique Performance LLC** (eviction), Larimer County District Court case **2026cv030232** (filed after the city abandoned the purchase; the landlord then sued the tenant).³²⁶

The “CNC operation where they cut metal” referent that city staff used at the 6 January 2026 dais (see Chapter 15.2) is, on the public record, the **diesel-deletes mechanical operation** Unique Performance ran under federal EPA investigation. Standard Phase I Environmental Site Assessment databases (FRS, ICIS-NPDES, RCRA generator) would have returned the property as clean, because Krech’s Clean Air Act violation was **mobile-source** (vehicles) rather than **stationary-source** (the facility itself).³²⁷ The federal-criminal-history context attached to the tenant, not the building.

16.2 The federal chronology

The Cowboy State Daily and Lummis-office documentation place the relevant events in this sequence :^{328,329,330,331}

Date	Event
2021	EPA opens investigation into Krech’s diesel-emissions-delete business in Gillette WY
April 2022	Federal agents in bulletproof vests raid Krech’s WY shop
9 August 2023	Krech relocates : Unique Performance LLC registered at 599 W 71st St Loveland (already under EPA investigation)
December 2024	Troy Lake sentenced to 1 year + 1 day federal prison for Clean Air Act violations; serves 7 months at FCI Florence Colorado
March 2025	Trump appoints Cyrus Western (former WY State Rep, House Majority Whip) as EPA Region 8 Administrator
March 2025	Senators Barrasso and Lummis publicly endorse Western
Summer 2025	Krech federally indicted in WY : conspiracy to violate Clean Air Act + tampering with monitoring device, maximum 7 years
16 September 2025	New WY US Attorney Darin Smith (Trump-appointed) requests delay in Krech case
1 October 2025	Senator Cynthia Lummis letter to Trump urging Lake pardon
14 October 2025	Lummis introduces “Diesel Truck Liberation Act”

local snapshots/9ba770fd1b17/page.html]; Colorado Judicial portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>]; CoCourts index <https://www.cocourts.com/> [archived/canonical: <https://web.archive.org/web/20120117013437/https://www.cocourts.com/>].

³²⁶IA Franklin LLC v. Unique Performance LLC, Larimer County District Court case 2026cv030232 [Eviction filing post-dating the 26 January 2026 abandonment of the Ord 6807 conditional purchase]. Trellis case page <https://trellis.law/case/8069/2026cv030232/ia-franklin-llc-v-unique-performance-llc-et-al> [archived/canonical: local snapshots/15b335eae38/page.html]; Law.com Radar <https://www.law.com/radar/card/wn-colorado-larimercounty-1633583-ia-franklin-llc-v-unique-performance-llc/> [archived/canonical: local snapshots/7c29e6ba89d1/page.html]; Colorado Judicial portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>].

³²⁷Tier-1 investigation notes. (2026, May 17). *Batch 2 — EPA enforcement context for 599 W 71st* [Standard Phase I ESA databases (FRS, ICIS-NPDES, RCRA-generator) return clean because Krech’s CAA violation was mobile-source not stationary-source; federal-criminal-history context attaches to the tenant, not the facility]. Local copy; EPA FRS facility search <https://www.epa.gov/frs/frs-query> [archived/canonical: <https://web.archive.org/web/20260516013934/https://www.epa.gov/frs/frs-query>]; EPA ECHO enforcement search <https://echo.epa.gov/facilities/facility-search> [archived/canonical: <https://web.archive.org/web/20260515225212/https://echo.epa.gov/facilities/facility-search>]; EPA EJSscreen <https://ejsscreen.epa.gov/mapper/> [archived/canonical: <https://web.archive.org/web/20250204091320/https://ejsscreen.epa.gov/mapper/>].

³²⁸Cowboy State Daily. (2025, September 16; November 26). *Wyoming’s new top federal prosecutor Darin Smith requests delay in case of Levi Krech of Gillette; charges dropped 26 November 2025* [Krech federal indictment summer 2025: conspiracy to violate Clean Air Act + tampering with monitoring device; max 7 years; case dismissed by WY USAO 19 days after Lake pardon]. Cowboy State Daily archive <https://cowboystatedaily.com/> [archived/canonical: <https://web.archive.org/web/20260507010822/https://cowboystatedaily.com/>]; Wayback search https://web.archive.org/web/2025*/cowboystatedaily.com/*krech*; PACER federal case index <https://pcl.uscourts.gov/pcl/> [archived/canonical: <https://web.archive.org/web/20260417160252/https://pcl.uscourts.gov/pcl/>] (Krech, U.S. District Court of Wyoming, 1:25-cr-*).

³²⁹Cowboy State Daily. (2025, November). *Trump pardons Troy Lake, Cheyenne diesel mechanic; Lake removes ankle monitor* [Lake sentenced December 2024, served 7 months at FCI Florence CO; pardoned 7 November 2025; cited by Lummis as inspiration for “Diesel Truck Liberation Act”]. Cowboy State Daily <https://cowboystatedaily.com/> [archived/canonical: <https://web.archive.org/web/20260507010822/https://cowboystatedaily.com/>]; White House grants of clemency list <https://www.justice.gov/pardon/clemency-recipients> [archived/canonical: <https://web.archive.org/web/20260420212255/https://www.justice.gov/pardon/clemency-recipients>] (DOJ Office of the Pardon Attorney); Wayback Machine search https://web.archive.org/web/2025*/cowboystatedaily.com/*troy*lake*.

³³⁰Lummis, C. (2025, October 1). *Letter to President Trump urging pardon of Troy Lake* [Cited by Lummis press office in subsequent “Diesel Truck Liberation Act” introduction statement of 14 October 2025]. Senator Lummis press office <https://www.lummis.senate.gov/news/> [archived/canonical: local snapshots/370fcc24801c/page.html]; congress.gov bill search <https://www.congress.gov/> [archived/canonical: <https://web.archive.org/web/20260518182258/https://www.congress.gov/>] (search “Diesel Truck Liberation Act”).

³³¹Tier-1 investigation notes. (2026, May 17). *Batch 4 — federal-political channel actor table* [Six named figures : Western, Zeldin, Neiman, Daugherty, Smith, Trump; with Lummis as principal driver]. Local copy; EPA leadership reference <https://www.epa.gov/aboutepa> [archived/canonical: <https://web.archive.org/web/20260516020655/https://www.epa.gov/aboutepa>]; DOJ U.S. Attorneys list <https://www.justice.gov/usao> [archived/canonical: <https://web.archive.org/web/20260509125950/https://www.justice.gov/usao>].

Date	Event
7 November 2025	Trump pardons Troy Lake. Lake immediately removes his ankle monitor. ³³²
26 November 2025 (November-December 2025)	WY US Attorney Darin Smith drops felony charges against Krech. 19 days after Lake pardon. IA Franklin LLC and City of Loveland Facilities begin acquisition negotiation (per city staff at 6 January dais, see Chapter 13)
6 January 2026	Loveland City Council votes 6-3 to adopt Ord 6807 first reading authorising \$2.85 M conditional purchase of 599 W 71st. 41 days after Krech charges dropped.
23 January 2026	Bridge House withdraws as operator (see Chapter 15.3)
26 January 2026	City formally abandons the purchase
2026 (post-abandonment)	IA Franklin LLC sues Unique Performance LLC for eviction (Larimer 2026cv030232)

16.3 The political-channel actors

Six named federal-political figures formed the channel that produced the Krech case dismissal :³³³

Name	Role	Function in the channel
Cyrus Western	EPA Region 8 Administrator (Trump appointee, March 2025)	Internal EPA-Region-8 reduction of support for the Krech prosecution
Lee Zeldin	EPA Administrator (Trump appointee)	Western’s direct supervisor
Chip Neiman	Wyoming House Speaker (R-Hulett)	Spearheaded WY State House letter calling for Lake pardon; connected Krech to defense counsel via political consultant Jeff Daugherty
Jeff Daugherty	“Released political consultant” (per Cowboy State Daily)	Introduction broker between Neiman and Krech
Darin Smith	US Attorney for Wyoming (Trump appointee)	Requested case delay 16 September 2025; dropped charges 26 November 2025
Donald Trump	President	Pardoned Troy Lake 7 November 2025
Cynthia Lummis	US Senator (R-WY)	Drove the political channel : 1 October 2025 letter to Trump; 14 October 2025 introduction of “Diesel Truck Liberation Act”

16.4 The Lummis bill (“Diesel Truck Liberation Act”)

Lummis introduced the **Diesel Truck Liberation Act** on **14 October 2025, 24 days before** the Trump-Lake pardon.³³⁴ Per the introduced text, the bill would :

1. **Ban federal requirement** of diesel-emissions devices (DPF, OBD).
2. **Remove EPA Clean Air Act authority** over diesel-emissions enforcement.
3. **Protect individuals** from prosecution or civil liability for tampering.
4. **Vacate existing sentences and erase records** tied to emissions tampering.³³⁵

³³²Cowboy State Daily. (2025, November). *Trump pardons Troy Lake, Cheyenne diesel mechanic; Lake removes ankle monitor* [Lake sentenced December 2024, served 7 months at FCI Florence CO; pardoned 7 November 2025; cited by Lummis as inspiration for “Diesel Truck Liberation Act”]. Cowboy State Daily <https://cowboystatedaily.com/> [archived/canonical: <https://web.archive.org/web/20260507010822/https://cowboystatedaily.com/>]; White House grants of clemency list <https://www.justice.gov/pardon/clemency-recipients> [archived/canonical: <https://web.archive.org/web/20260420212255/https://www.justice.gov/pardon/clemency-recipients>] (DOJ Office of the Pardon Attorney); Wayback Machine search https://web.archive.org/web/2025*/cowboystatedaily.com/*troy*lake*.

³³³Tier-1 investigation notes. (2026, May 17). *Batch 4 — federal-political channel actor table* [Six named figures : Western, Zeldin, Neiman, Daugherty, Smith, Trump; with Lummis as principal driver]. Local copy; EPA leadership reference <https://www.epa.gov/aboutepa> [archived/canonical: <https://web.archive.org/web/20260516020655/https://www.epa.gov/aboutepa>]; DOJ U.S. Attorneys list <https://www.justice.gov/usao> [archived/canonical: <https://web.archive.org/web/20260509125950/https://www.justice.gov/usao>].

³³⁴Lummis, C. (2025, October 1). *Letter to President Trump urging pardon of Troy Lake* [Cited by Lummis press office in subsequent “Diesel Truck Liberation Act” introduction statement of 14 October 2025]. Senator Lummis press office <https://www.lummis.senate.gov/news/> [archived/canonical: local snapshots/370fcc24801c/page.html]; congress.gov bill search <https://www.congress.gov/> [archived/canonical: <https://web.archive.org/web/20260518182258/https://www.congress.gov/>] (search “Diesel Truck Liberation Act”).

³³⁵Lummis, C. (2025, October 1). *Letter to President Trump urging pardon of Troy Lake* [Cited by Lummis press office in subsequent “Diesel Truck Liberation Act” introduction statement of 14 October 2025]. Senator Lummis press office <https://www.lummis.senate.gov/news/> [archived/canonical: local snapshots/370fcc24801c/page.html]; congress.gov bill search <https://www.congress.gov/> [archived/canonical: <https://web.archive.org/web/20260518182258/https://www.congress.gov/>] (search “Diesel Truck Liberation Act”).

Lummis’s introduction statement cited Troy Lake’s case directly. **Stewart D. Cables of Hassan + Cables in Boulder, Colorado** — Krech’s defense attorney — was quoted in the *Cowboy State Daily* on 15 October 2025 calling the bill “a long shot” but noting that an amendment of the Clean Air Act itself would “withstand legal scrutiny better.”³³⁶ Cables’s Boulder office is in the same city as **Bridge House, Inc.**, the Boulder-based homeless-services nonprofit selected as Loveland’s RFP operator for 599 W 71st (see Chapter 4 and Chapter 15.3). The two organisations sit in the same Boulder professional-civic milieu. No direct evidence in this dossier links Cables to Bridge House outside of geographic adjacency.

16.5 The relationship to the Loveland deal

The argument is **temporal correlation, not testimonial coordination**. The political channel summarised above produced four outcomes relevant to 599 W 71st :

1. **Removed the federal regulatory shadow** over Krech’s tenancy. While the property itself was not on EPA’s stationary-source registry, the **tenant** was under active federal indictment with a maximum 7-year sentence exposure during 2025. A municipal buyer acquiring a building with a federally-indicted tenant carries political risk that no Phase I ESA captures.³³⁷
2. **Cleaned up IA Franklin’s “property with prosecuted tenant” problem**. With Krech’s charges dropped, the seller could represent the building to a municipal buyer as free of active federal litigation against the occupier.
3. **Made the City of Loveland purchase more politically defensible** for the bloc-5 majority. A YES vote on the same building 41 days earlier — before the charges were dropped — would have invited the question “why are you buying a federally-prosecuted tenant’s facility?” After 26 November 2025 the question no longer had a current answer.
4. **Resolved the tenancy-exit question** that the four-year unsold market test (Chapter 15.2) had not. The post-pardon environment gave IA Franklin the opening to (a) close a sale to the city or, when that collapsed, (b) sue the tenant for eviction (Larimer 2026cv030232) without the federal case as an active complicating factor.

The Loveland City Council’s six members who voted YES on 6 January 2026 are **not on the public record as aware of the Krech case** at the time of the vote. The dossier does **not** assert that the political channel was coordinated to align with the city’s procurement timeline; it documents that the channel completed its work 41 days before the city’s vote, and that the four outcomes above benefited the seller’s exit posture in a measurable way.

16.6 What this section does not assert

- It does **not** assert that any City of Loveland councilmember knew about the Krech tenancy at the time of the 6 January 2026 vote. **CORA request #1** in Chapter 11 (procurement and broker records for 599 W 71st) would be expected to surface staff awareness, if any.
- It does **not** assert that Trump, Lummis, Smith, Western, Neiman, or any other federal-political figure intentionally timed the diesel-deletes prosecution reversal to enable a municipal acquisition in Loveland. The channel’s stated purpose — restoring diesel mechanics’ livelihoods, exemplified by Troy Lake — is its own complete political project, with the rural-mechanic constituency motive that Lummis articulated.
- It does **not** assert that Stewart Cables, Bridge House Inc., or any Boulder professional-civic figure coordinated on the Loveland file. The Boulder adjacency is a context note, not an evidentiary claim.

What the dossier **does** assert is that the **temporal sequencing** — Trump appointments → indictment → Lummis bill → Trump pardon → US-Attorney charge-drop → municipal acquisition vote, spanning March 2025 to January 2026 — produced an environment in which IA Franklin LLC’s four-year-unsold building became sellable to the City of Loveland in the **41-day window** immediately following the federal-prosecution wind-down. The wider Centerra / Costco / Krenning-recall pattern documented in Chapters 6, 7, and 15.1 plays out at the municipal level. The Krech / Trump-pardon pattern documented in this chapter plays out at the federal level. **Both patterns include the 599 W 71st parcel in their late-2025 / early-2026 phase**. The dossier asserts **temporal alignment**, not coordination; the §16.6 disclaimers above set the limit on the inference.

³³⁶Cables, S. D. (2025, October 15). *Statement to Cowboy State Daily on the Diesel Truck Liberation Act* [“A long shot. an outright repeal of those in a separate section of law is a very unlikely result”]. Stewart D. Cables, founding partner, Hassan + Cables, Boulder CO. Firm <https://hassancables.com/> [archived/canonical: <https://web.archive.org/web/20260214020524/https://www.hassancables.com/>]; Wayback snapshot https://web.archive.org/web/2025*/hassancables.com/; Colorado attorney registration via Office of Attorney Regulation Counsel <https://www.coloradosupremecourt.com/Search/AttSearch.asp> [archived/canonical: <https://web.archive.org/web/20241101195158/https://www.coloradosupremecourt.com/Search/AttSearch.asp>].

³³⁷Tier-1 investigation notes. (2026, May 17). *Batch 2 — EPA enforcement context for 599 W 71st* [Standard Phase I ESA databases (FRS, ICIS-NPDES, RCRA-generator) return clean because Krech’s CAA violation was mobile-source not stationary-source; federal-criminal-history context attaches to the tenant, not the facility]. Local copy; EPA FRS facility search <https://www.epa.gov/frs/frs-query> [archived/canonical: <https://web.archive.org/web/20260516013934/https://www.epa.gov/frs/frs-query>]; EPA ECHO enforcement search <https://echo.epa.gov/facilities/facility-search> [archived/canonical: <https://web.archive.org/web/20260515225212/https://echo.epa.gov/facilities/facility-search>]; EPA EJScreen <https://ejscreen.epa.gov/mapper/> [archived/canonical: <https://web.archive.org/web/20250204091320/https://ejscreen.epa.gov/mapper/>].

Chapter 17 — Roll calls : eleven recorded votes, five meetings

Lede. Chapter 13 (Transcripts) holds the verbatim quotations. This chapter does the bookkeeping : who voted which way, how the coalitions shifted, and which votes split the package versus which votes ratified it. Every roll call below is verified against either the CivicWeb voting-results PDF for that meeting, or, where the city did not publish results, against the the automated transcript at the cited timecode.³³⁸

Speaker roster

Body	Membership
2025 council (pre-Nov 2025 election)	Mayor Jackie Marsh; Councilors Pat McFall, Steve Olson, Dana Foley, Patrick Malo, Andrea Samson, Laura Light-Kovacs, Jennifer Swanty
2026 council (post-Nov 2025 election, sworn 2 December 2025)	Mayor Patrick McFall, Mayor Pro Tem Andrea Samson, Geoff Frahm, Kalina Middleton, Zeke Cortez, Laura Light-Kovacs, Sarah Rothberg, Jennifer Swanty, Caitlin Wyrick
City Manager	Jim Thompson (signed 29 October 2024, started 30 December 2024) → retirement effective 7 July 2026
Interim City Manager	Brian Waldes (CFO since January 2022); directed by Council to step in 7 May 2026 with a 7.5% raise
LURA Chair (Centerra audit body)	Jody Shaddock-McNally (Larimer County Commissioner, ex officio)

Olson, Foley, and Malo are not on the 2026 council. That matters because the FY 2026 budget package — including the four new sworn Loveland Police FTEs that became the standing enforcement capacity for Ord 6806 — was adopted on a consent-style 8-0 by the body that *preceded* the council that voted on Ord 6806 / 6807.

The 2026 council divides 5-4 on the ordinance package. Throughout this chapter, the YES-on-6806 / YES-on-6807 majority of five (McFall, Samson, Frahm, Middleton, Cortez) is shorthanded **”the five-vote majority,”** and the four members who voted against at least one ordinance (Light-Kovacs, Rothberg, Swanty, Wyrick) the **”four-vote minority.”**

The 11 recorded votes, October 2025 — March 2026

Date	Item	Tally	Outcome	Notes
2025-10-02	Ord 6790 (Camp Hope continuation), 1st attempt	4-4	FAIL	Special meeting ”chaos” episode; 9-member council seated 4-4 with one absence
2025-10-02	Ord 6790, 2nd attempt	4-4	FAIL	Same tie repeated within the same meeting
2025-10-21	FY 2026 budget Ords 6791-6802 (batch 2nd reading)	8-0	PASS	Includes four new sworn LPD positions; consent-style
2026-01-06	Light-Kovacs compromise motion (condition 6806 on operator letter)	4-5	FAIL	The package’s unbundling moment; severability moment
2026-01-06	Ord 6806 first reading (encampment civil-abatement)	6-3	PASS	Different 3 NO votes than the 6807 dissent
2026-01-06	Ord 6807 first reading (\$2.85 M shelter purchase)	6-3	PASS	Different 3 NO votes than the 6806 dissent
2026-02-03	Ord 6806 second reading	5-4	PASS	Light-Kovacs flips YES → NO
2026-02-03	Swanty sanctioned-camping evaluation motion	4-5	FAIL	Same coalition lines as Light-Kovacs compromise
2026-02-17	R-10-2026 Costco BAA (Parcel 504)	8-1	PASS	Rothberg in lone dissent; Randall cut off in public comment
2026-03-24	Ord 6822 Wildfire Resilience (unrelated)	9-0	PASS	Reference baseline for unanimous votes
2026-03-24	Ord 6823 Ad Hoc Homelessness Transition Committee	8-1	PASS	Cortez in lone dissent; clerk initially announced 9-1, corrected on the record

Source : CivicWeb voting-results PDFs 503860 (17 February) and 502505 (3 February); the automated transcripts for 2 October, 21 October, 6 January,

³³⁸City of Loveland. (2025-2026). *Council voting results across five regular and special meetings* [CivicWeb voting-results PDFs 502505 and 503860 for the meetings the city published; the automated transcripts for the four meetings the city did not publish voting-results PDFs : Cablecast #628 (2 October 2025), #635 (21 October 2025), #656 (6 January 2026), #686 (24 March 2026)]. CivicWeb portal <https://cilovelandco.civicweb.net/> [archived/canonical: <https://web.archive.org/web/20260302041610/https://cilovelandco.civicweb.net/>]; meeting-information page <https://www.cityofloveland.org/government/city-council/meeting-information> [archived/canonical: local snapshots/fcf9b0dca016/page.html]; the automated transcripts (5 files) are provided with the dossier and reproduced with speaker attribution in this dossier’s TRANSCRIPTS.md.

24 March (the city did not publish voting-results PDFs for those meetings).³³⁹

Reading the table by column : the five-vote majority holds across every ordinance in the Ord 6806 / 6807 package and across the BAA. The four-vote minority is internally inconsistent on Ord 6806 — Light-Kovacs flipped, the others did not — but consistent on Ord 6807 (only Frahm, Middleton, and Cortez voted no on the purchase, and all three voted yes on enforcement). The structural inversion is what made the package severable on the night of 6 January.

Vote 1 — 6 January 2026 : the three roll calls of the same meeting

Member	Light-Kovacs compromise (tie 6806 to operator letter)	Ord 6806 (encampment, 1st read)	Ord 6807 (\$2.85M purchase, 1st read)
McFall (Mayor)	NO	Yes	Yes
Samson (MPT)	NO	Yes	Yes
Light-Kovacs	YES (proposer)	Yes "begrudgingly"	Yes
Frahm	NO	Yes	NO
Middleton	NO	Yes	NO
Cortez	NO	Yes	NO
Rothberg	YES	NO	Yes
Swanty	YES	NO	Yes
Wyrick	YES	NO	Yes
Tally	4-5 FAIL	6-3 PASS	6-3 PASS

Source : the automated transcript of Cablecast show #656, 6 January 2026 (the city did not publish a CivicWeb voting-results PDF for this meeting); roll calls at VTT 02:24:17, 07:50:45, and surrounding timecodes — see Chapter 13.

Three fixed YES votes (McFall, Samson, Light-Kovacs) carry both ordinances. Without them neither reaches 6-3. The Light-Kovacs compromise — the only motion the four-vote minority needed three more votes for — was the night’s decisive failure. With it bundled, the package was severable; it proceeded that way.

Vote 2 — 3 February 2026 : the Light-Kovacs flip

Member	1st reading (6 Jan)	2nd reading (3 Feb)
McFall (Mayor)	Yes	Yes
Samson (MPT)	Yes	Yes
Middleton	Yes	Yes
Frahm	Yes	Yes
Cortez	Yes	Yes
Light-Kovacs	Yes "begrudgingly"	NO — the flip
Rothberg	NO	NO
Swanty	NO	NO
Wyrick	NO	NO
Tally	6-3 PASS	5-4 PASS

Source : CivicWeb voting-results PDF 502505 (3 February 2026) and the automated transcript of Cablecast show #669 — see Chapter 13.

Eight of nine members held their first-reading position. The single change in twenty-eight days was Light-Kovacs withdrawing the “begrudging” yes — consistent with the provider-letter contingency her compromise motion of 6 January had been written to enforce having gone unfulfilled. Bridge House had withdrawn on 23 January (seventeen days before the second reading); no replacement operator letter was on the record. Ord 6806 proceeded to passage 5-4.

³³⁹City of Loveland. (2025-2026). *Council voting results across five regular and special meetings* [CivicWeb voting-results PDFs 502505 and 503860 for the meetings the city published; the automated transcripts for the four meetings the city did not publish voting-results PDFs : Cablecast #628 (2 October 2025), #635 (21 October 2025), #656 (6 January 2026), #686 (24 March 2026)]. CivicWeb portal <https://cilovelandco.civicweb.net/> [archived/canonical: <https://web.archive.org/web/20260302041610/https://cilovelandco.civicweb.net/>]; meeting-information page <https://www.cityofloveland.org/government/city-council/meeting-information> [archived/canonical: local snapshots/fcf9b0dca016/page.html]; the automated transcripts (5 files) are provided with the dossier and reproduced with speaker attribution in this dossier’s TRANSCRIPTS.md.

Vote 3 — 24 March 2026 : the post-collapse pivot

Member	Ord 6823 (Ad Hoc Committee)
McFall (Mayor)	Yes
Samson (MPT)	Yes
Light-Kovacs	Yes
Rothberg	Yes
Frahm	Yes
Middleton	Yes
Swanty	Yes
Wyrick	Yes
Cortez	NO — lone dissent
Tally	8-1 PASS

Source : the automated transcript of Cablecast show #686, 24 March 2026, roll call at VTT 05:27:42 — see Chapter 13. The clerk initially announced “9 yes votes to 1 no” — impossible on a 9-member council. The audio captures the correction to 8-1 within ten seconds.

The councilmember who used the word “pivot” on the record (VTT 05:25:53) was articulating the dossier’s thesis without prompting : that direct city operation of homeless services “run[s] us down on our general fund.” That is not the framing of a council that intends to re-attempt a city-owned shelter; it is the framing of a council that has ratified the substitute path. The Ad Hoc Committee is the procedural vehicle that path needs.

Reading the coalition shifts

The four-vote minority was never internally unified on policy. On 6 January, Light-Kovacs voted YES on both ordinances while moving to condition them. Rothberg, Swanty, and Wyrick voted NO on enforcement but YES on the purchase. The implicit four-minority position was : *if the city is going to buy a shelter, an enforcement ordinance is acceptable; if it is not going to buy a shelter, the enforcement ordinance is not.* The five-vote majority simply did not need that bargain.

When Bridge House withdrew (23 January), the conditional that the minority had voted on dissolved. Light-Kovacs flipped Ord 6806 because the operator-letter side of the trade had failed. The other three minority members did not flip because they had voted NO at first reading on the same logic.

By 24 March, the five-vote majority had absorbed the entire four-vote minority on the Ad Hoc Committee question except for Cortez. Cortez had voted YES on Ord 6806 and NO on Ord 6807 — the most pro-enforcement, least pro-shelter position on the council. The committee is the city’s announced mechanism for exiting direct provision of services; from Cortez’s prior votes, the lone dissent is the position of someone who did not want the city re-entering that field at all, even through a committee.

The 2025 budget vote that pre-loaded the enforcement capacity

The 21 October 2025 budget passed 8-0 on the consent-style second reading. Olson, Foley, and Malo voted on that budget; none of them voted on Ord 6806 / 6807 ten weeks later. Two of the four new sworn LPD positions adopted in that budget became the standing capacity that Ord 6806 then made callable on encampment civil-abatement work without a 60-day shelter-and-storage precondition. The fourth position was a marijuana / alcohol / tobacco enforcement specialist tied to a 2027 retail-marijuana rollout — not anti-encampment work.

The staffing committed on 21 October 2025 — **\$1,187,274 of recurring first-year General Fund cost** for the four sworn FTEs (OpenGov line items), \$1,326,274 once Flock ALPR cameras and traffic-enforcement barriers are added — pre-dates every public event later used in the ordinance debate : McFall’s November mayoral election, his December swearing-in, the 9 December “Endless Summer Tanning” incident referenced in subsequent debate (cite TODO; see EXECSUMMARY-FINAL_v3.todos.md), and the 6 January Ord 6806 / 6807 vote.

Eleven recorded votes, October 2025 – March 2026

Each cell is one member's vote on one ordinance. Five seats marked * sat on the 2025 council only.

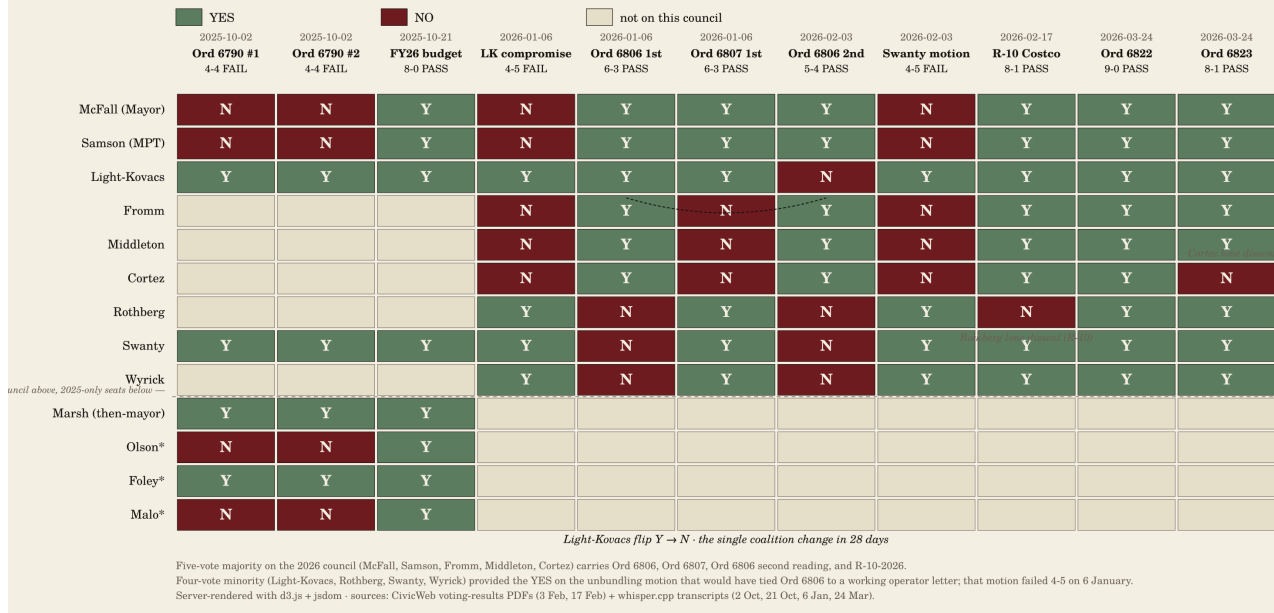


Figure 33: Diagram 13 of 13 : Coalition heatmap. Each cell is one member's vote on one ordinance. The 2026 council (top 9 rows) carries the package : McFall, Samson, Frahm, Middleton, and Cortez form the five-vote majority on every ordinance that passed. The four-vote minority (Light-Kovacs, Rothberg, Swanty, Wyrick) provided the YES on the unbundling motion that would have tied Ord 6806 to a working operator letter; that motion failed 4-5 on 6 January. The single coalition change in 28 days is the Light-Kovacs flip on Ord 6806 between first and second reading (highlighted with the dashed arc). The 2025-only seats (bottom 4 rows, below the dashed divider) sat only on the October 2025 ballots and adopted the FY 2026 budget — including the four new sworn LPD positions — 8-0 by consent. Italic annotations mark Cortez's lone dissent on Ord 6823 on 24 March and Rothberg's lone dissent on R-10-2026 on 17 February. Source : eleven recorded votes, CivicWeb voting-results PDFs 502505 and 503860, the automated transcripts of Cablecast shows #628, #635, #656, and #686.

Chapter 18 — Video Evidence : screenshots at the cited timecodes

Lede. Five Cablecast meeting recordings (approximately 24 hours of audio and video) underlie every direct quotation in Chapter 13 and every roll-call analysis in Chapter 17.³⁴⁰ Each is anchored to a specific Cablecast timecode. This chapter pairs each anchor with the actual video frame at the same timecode so the speaker, the on-screen text, and the chamber context are visible — and so the dossier’s transcript citations can be verified without seeking through hours of footage.

The frames below are JPEG screenshots extracted at the cited timecodes (one frame per timecode, -q:v 2 high quality). Each caption gives the meeting date, the Cablecast show number, the VTT timecode, and the relevant quotation or roll-call context. The frames are reproduced verbatim from the recordings; no edits, no compositing.³⁴¹

³⁴⁰Source video archive : the five Cablecast meeting recordings (5 MP4 files, approximately 24 hours of audio and video) and the public Cablecast streaming URLs at <https://reflect-cityofloveland-co.cablecast.tv/CablecastPublicSite/show/<show-number>>.

³⁴¹Frames were extracted from the Cablecast meeting recordings at the cited timecode using a standard frame-extraction tool. Single I-frame extraction; no transcoding, no overlay, no compositing. Source video durations independently verified : 2025-10-02 (4h11m37s), 2025-10-21 (1h37m58s), 2026-01-06 (7h51m23s), 2026-02-03 (5h01m09s), 2026-03-24 (5h28m33s).



Figure 34: Frame 1 of 11 — 2 October 2025, Cablecast #628, VTT 03:13:23. Then-Councilor Patrick McFall, addressing the dais during the special meeting "chaos" episode. The "LOVELAND CITY COUNCIL SPECIAL MEETING / October 2, 2025" lower-third overlay is visible. Captures McFall's posture toward the City Manager's office one month before his mayoral election. Quotation transcribed in Chapter 13. Source : 2025-10-02_council_special_chaos.mp4.



Figure 35: Frame 2 of 11 — 21 October 2025, Cablecast #635, VTT 00:54:53. The "ITEM 3 — PUBLIC COMMENT" lower-third overlay is visible. Public-comment speaker Elaine names the executive-session date on the FY 2026 budget adoption record. Quotation transcribed in Chapter 13. Source : 2025-10-21_council_2026_budget_adopt.mp4.



ITEM 7.1 – CITY ATTORNEY’S OFFICE

ORDINANCE AMENDING CHAPTERS 7.39 AND 9.47

Figure 36: Frame 3 of 11 — 6 January 2026, Cablecast #656, VTT 02:24:17. The "ITEM 7.1 — CITY ATTORNEY’S OFFICE / ORDINANCE AMENDING CHAPTERS 7.39 AND 9.47" lower-third overlay is visible — this is the Ord 6806 / 6807 staff presentation that immediately preceded the Light-Kovacs compromise motion. The motion proposed tying Ord 6806 to a working operator letter; it failed 4-5 (Vote 1 in Chapter 17). Source : 2026-01-06_council_ord6806-6807.mp4.

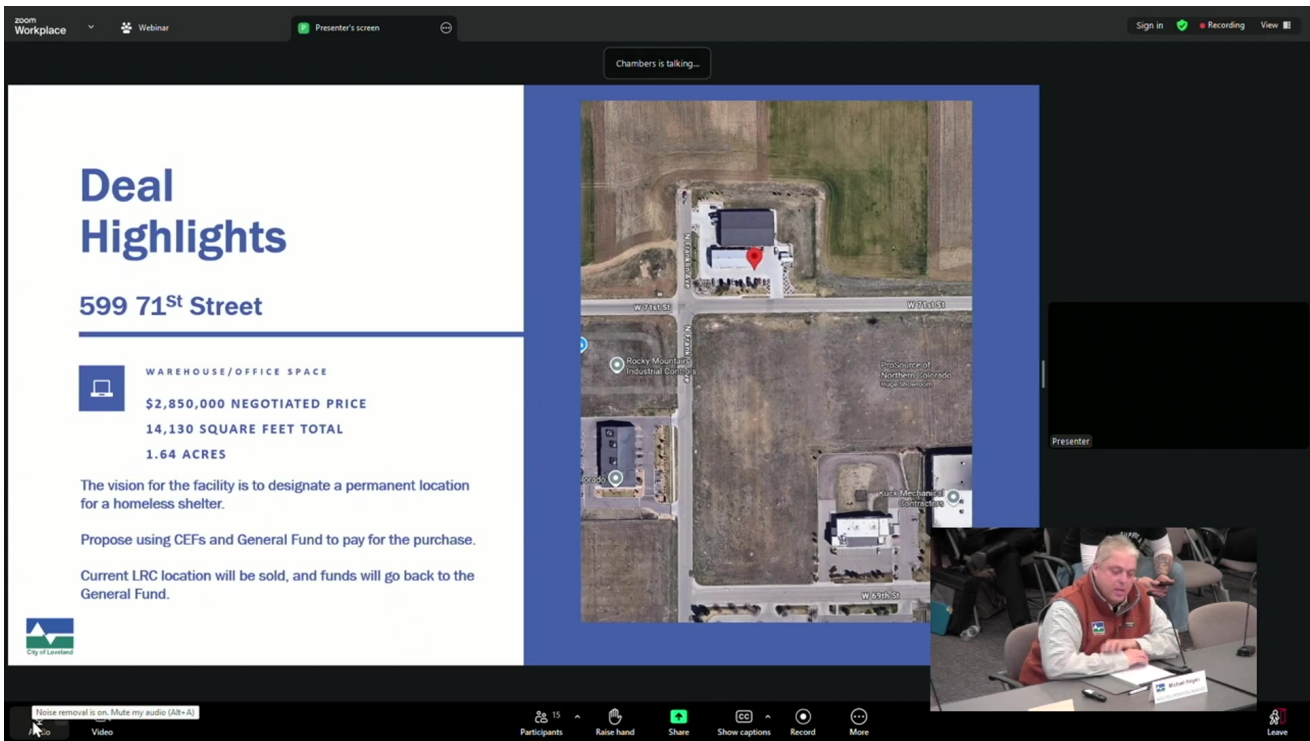


Figure 37: Frame 4 of 11 — 6 January 2026, Cablecast #656, VTT 05:31:30. Slide deck on screen reads "Deal Highlights / 599 71st Street / \$2,850,000 NEGOTIATED PRICE / 14,130 SQUARE FEET TOTAL / 1.64 ACRES" alongside the aerial photo of the parcel. The lower-right inset shows the city Facilities Operations Manager Michael Hogan at the dais during staff presentation. The slide captures the price figures and parcel dimensions the dossier reports in Chapter 1 and Chapter 3, sourced from the staff's own slide deck visible on the record. Source : 2026-01-06_council_ord6806-6807.mp4.



Figure 38: Frame 5 of 11 — 6 January 2026, Cablecast #656, VTT 05:58:46. Public-comment speaker at the podium during the Ord 6806 / 6807 first reading. The "EMPLOYEES ONLY" door and "CITY CLERK'S OFFICE BELL FOR SERVICE" sign locate this in the chamber's vestibule. Within the same five-minute window the staff disclosure of the \$112,000-per-year utilities and operating-cost estimate for 599 W 71st was made; the quote is transcribed in the dossier's section on the operator-condition arithmetic. Source : 2026-01-06_council_ord6806-6807.mp4.

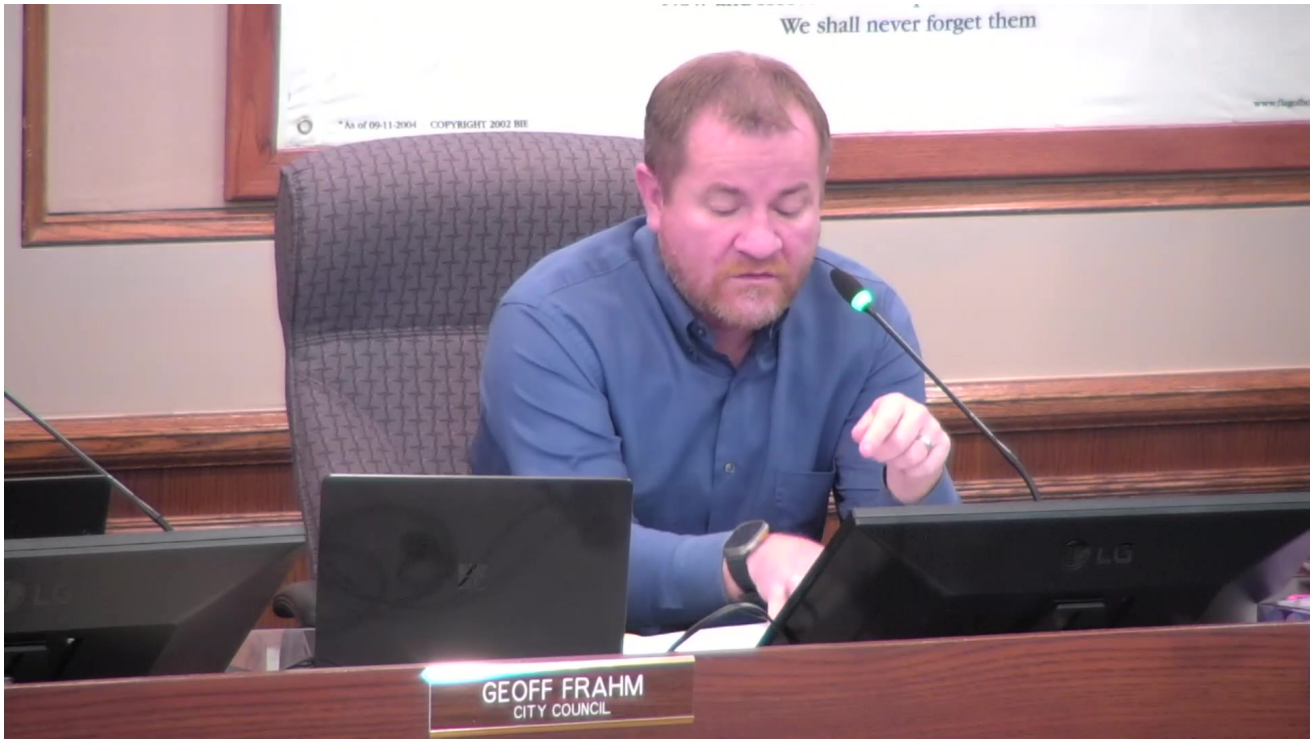


Figure 39: Frame 6 of 11 — 6 January 2026, Cablecast #656, VTT 06:53:49. Councilor Geoff Frahm at his dais seat (nameplate "GEOFF FRAHM / CITY COUNCIL" visible). Frahm voted YES on Ord 6806 and NO on Ord 6807 (the purchase), and this is his Q&A with staff in the run-up to that vote. The exchange surfaced the seller's listing history and the price comparison with assessor value. Quotation transcribed in Chapter 13. Source : 2026-01-06_council_ord6806-6807.mp4.



Figure 40: Frame 7 of 11 — 6 January 2026, Cablecast #656, VTT 06:54:08. Frahm again — gesturing emphatically — fifteen seconds after Frame 6. This is the moment the dossier cites in Chapter 3 and Chapter 15.2 where a NO-voting councilmember walks the seller’s four-year listing history on the record : the building had been on the market since acquisition in December 2021 without selling at any prior asking price. Quotation transcribed in Chapter 13 and Chapter 15.2. Source : 2026-01-06_council_ord6806-6807 .mp4.

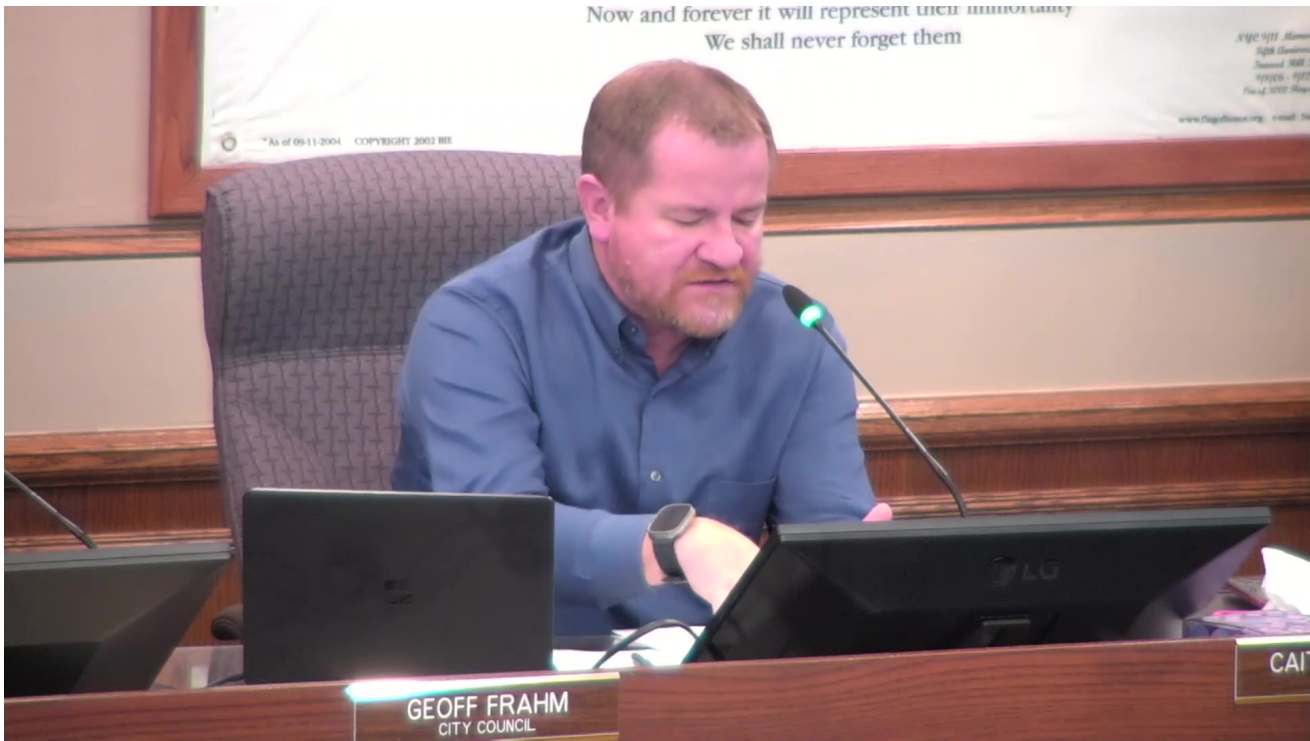


Figure 41: Frame 8 of 11 — 6 January 2026, Cablecast #656, VTT 07:41:53. Frahm at his seat, immediately before the Ord 6807 vote at VTT 07:50:45. The dossier cites this timecode as the moment a NO-voting councilmember articulated the deal’s escape mechanism on the record : the operator-letter condition that, if not met within the contingency window, would let the city walk away. Bridge House signed the withdrawal letter on 23 January 2026, 17 days later. Quotation transcribed in Chapter 13. Source : 2026-01-06_council_ord6806-6807 .mp4.



Figure 42: Frame 9 of 11 — 6 January 2026, Cablecast #656, VTT 07:50:45. The Ord 6807 first-reading roll call. The councilmember shown at her seat is Laura Light-Kovacs — the swing YES that, together with McFall and Samson, produced the 6-3 majority. Twenty-eight days later she flipped on the Ord 6806 second reading (Frame 11 below). The "EMERGENCY EXIT ONLY" panel above the dais is visible in the same chamber view used across the 6 January frames. Source : 2026-01-06_council_ord6806-6807.mp4.

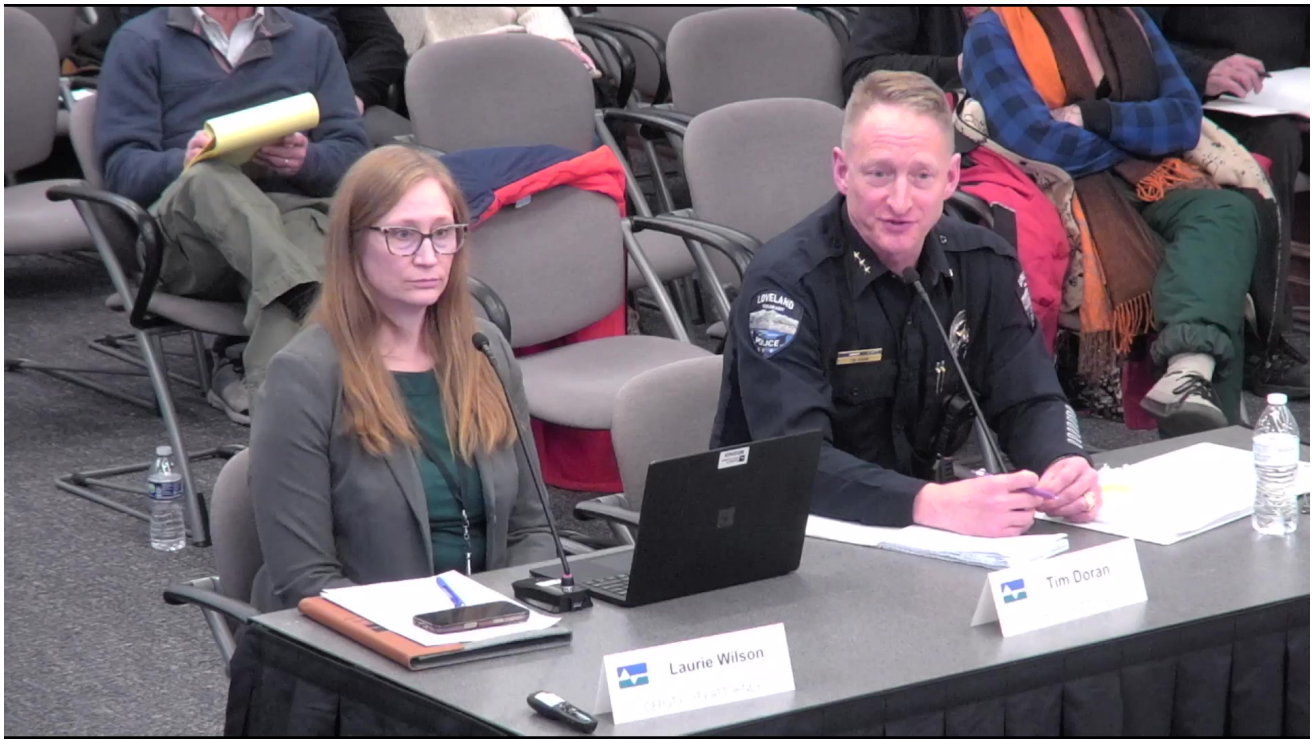


Figure 43: Frame 10 of 11 — 3 February 2026, Cablecast #669, VTT 03:18:00. Loveland Police Department leadership at the staff table responding to council questions during the Ord 6806 second reading. Visible nameplates : "Laurie Wilson" (left) and "Tim Doran" (right, in LPD uniform). The dossier cites this timecode in Chapter 13 as the moment LPD officials disclosed on the record that the enforcement workload created by Ord 6806 would not change staffing levels — the four new sworn positions added in the 21 October 2025 FY 2026 budget were the standing capacity. Source : 2026-02-03_council_enforcement_2nd_read.mp4.



Figure 44: Frame 11a of 11 — 24 March 2026, Cablecast #686, VTT 05:25:53. A councilmember speaking from the dais during the Thompson-pivot meeting; the adjacent nameplates "KALINA MIDDLETON / CITY COUNCIL" and "SARAH ROTHBERG / CITY COUNCIL" locate the speaker between those two seats. The dossier cites this timecode as the moment a councilmember used the exact word **pivot** on the record — and articulated that direct city operation of homeless services "run[s] us down on our general fund." That framing is the dossier's central thesis. Quotation transcribed in Chapter 13. Source : 2026-03-24_council_thompson_pivot .mp4.



Figure 45: Frame 11b of 11 — 24 March 2026, Cablecast #686, VTT 05:27:42. Wide-angle view of the Loveland City Council chamber at the moment of the Ord 6823 (Ad Hoc Community Homelessness Transition Committee) roll call. The 8-1 result (Vote 3 in Chapter 17) was the council’s procedural ratification of the post-Bridge-House substitute path — the committee-as-vehicle for the city to exit direct provision of shelter services. Zeke Cortez (off-frame, ninth seat) was the lone NO. The clerk initially announced “9 yes votes to 1 no” — impossible on a 9-member council — and the audio captures the correction to 8-1 within ten seconds. Source : 2026-03-24_council_thompson_pivot.mp4.

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- Randall v. City of Loveland and Pat McFall*, Larimer County District Court (8th Judicial District), filed 20 February 2026 [Plaintiff Gail Randall; defendants in official and individual capacity; counsel for plaintiff Troy Krenning; First Amendment viewpoint-discrimination claim].
- Rothberg, S. (2026, February 17). *Floor statement on R-10-2026, City Council regular meeting* [Cablecast show #676].
- Scanlon, T. (2022-2026). *Museum Square coverage — six articles spanning February 2022 to April 2026*. Scottsdale Progress.
- Schutzsky, W. (2019, July 7). *City backs off \$3M condo deal — for now*. Scottsdale Progress. <https://scottsdale.org/> [archived/canonical: <https://web.archive.org/web/20260515194801/https://www.scottsdale.org/>]
- Waldes, B. (2025, October 21). *Statement to City Council on FY 2026 budget posture* [Cablecast show #635, as reported by Loveland Reporter-Herald].
- Wisconsin Department of Financial Institutions. (1996, April 24 — present). *Investors Associated, LLP* [WI DFI entity ID I017471; principal office 810 Cardinal Lane, Hartland WI 53029; registered agent Patrick F. Carroll since 17 Aug 2023]. Corporate-search detail <https://apps.dfi.wi.gov/apps/corpsearch/details.aspx?entityID=I017471> [archived/canonical: [local snapshots/7196c96407da/page.html](https://web.archive.org/web/20260505161156/https://apps.dfi.wi.gov/apps/corpsearch/details.aspx?entityID=I017471)]; portal <https://apps.dfi.wi.gov/apps/corpsearch/Search.aspx> [archived/canonical: <https://web.archive.org/web/20260505161156/https://apps.dfi.wi.gov/apps/corpsearch/Search.aspx>].

Wisconsin Department of Financial Institutions. (2021, December 17 — present). *IA Franklin, LLC* [WI DFI entity ID I037214; registered agent Patrick F. Carroll, 810 Cardinal Ln Ste 210, Hartland WI 53029]. Corporate-search detail <https://apps.dfi.wi.gov/apps/corpsearch/details.aspx?entityID=I037214> [archived/canonical: local snapshots/ce1ae5e50015/page.html].

Court Records & Legal Filings — Direct URLs

The four civil cases discussed in this dossier and their primary docket URLs. Trellis and Law.com Radar are commercial aggregators; access may require account or interstitial-challenge resolution. The Colorado Judicial portal and CoCourts are the authoritative state-court access points; both are paywalled for full docket retrieval (CoCourts \$4.50 per search at the time of writing). Wayback Machine snapshots are linked where the primary URL returned a Cloudflare interstitial through an a VPN exit.

- Case 1 — *McWhinney Real Estate Services v. City of Loveland*, 2023cv30956** [Larimer County District Court (8th Judicial District); filed 27-28 November 2023; counsel Brownstein Hyatt Farber Schreck; Judge Carroll Michelle Brinegar; preliminary injunction granted unopposed December 2023; trial date set for January 2024 considered]. Trellis case page <https://trellis.law/case/8069/2023cv30956> [archived/canonical: [local snapshots/2075e5ea3a8a/page.html](https://local.snapshots/2075e5ea3a8a/page.html)]; Complete Colorado coverage <https://pagetwo.completescolorado.com/2023/11/29/developer-slaps-loveland-with-lawsuit-over-repeal-of-urban-renewal-deal/> [archived/canonical: [local snapshots/c827e8dbfcb3/page.html](https://local.snapshots/c827e8dbfcb3/page.html)]; BizWest follow-up coverage <https://bizwest.com/> [archived/canonical: <https://web.archive.org/web/20260430120354/https://bizwest.com/>]; Colorado Judicial portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>]; CoCourts case index <https://www.cocourts.com/> [archived/canonical: <https://web.archive.org/web/20120117013437/https://www.cocourts.com/>]; Wayback search https://web.archive.org/web/2023*/pagetwo.completescolorado.com/2023/11/29/.
- Case 2 — *Tanner Werchau v. Unique Performance LLC et al*, 2024cv030239** [Larimer County District Court (8th Judicial District); filed March 2024; same defendants as Case 4; per DDG-indexed Trellis preview, Krech recruited Werchau to work for Unique in Colorado then closed the Colorado location and moved the operation to Sturgis, South Dakota; contract / employment dispute]. Trellis case page <https://trellis.law/case/8069/2024cv030239/werchau-tanner-v-unique-performance-llc-et-al> [archived/canonical: [local snapshots/9ba770fd1b17/page.html](https://local.snapshots/9ba770fd1b17/page.html)]; Colorado Judicial portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>]; CoCourts case index <https://www.cocourts.com/> [archived/canonical: <https://web.archive.org/web/20120117013437/https://www.cocourts.com/>].
- Case 3 — *Randall v. City of Loveland and Pat McFall***, Larimer County District Court (8th Judicial District), filed 20 February 2026 [Plaintiff Gail Randall, Ward 2 Loveland resident; defendants in both official and individual capacities; counsel for plaintiff Troy Krenning; First Amendment viewpoint-discrimination claim regarding public-comment cutoff at 17 February 2026 R-10-2026 hearing]. Colorado Judicial portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>]; CoCourts case index <https://www.cocourts.com/> [archived/canonical: <https://web.archive.org/web/20120117013437/https://www.cocourts.com/>]; Reporter-Herald coverage <https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/> [archived/canonical: <https://web.archive.org/web/20260223144442/https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/>]; Wayback search https://web.archive.org/web/2026*/reporterherald.com/2026/02/20/.
- Case 4 — *IA Franklin LLC v. Unique Performance LLC, Dartagnen Mason, and Levi Krech*, 2026cv030232** [Larimer County District Court (8th Judicial District); plaintiff IA Franklin, LLC (Wisconsin LLC, single-asset shell of Investors Associated LLP, owner of record of 599 W 71st St); defendants Unique Performance, LLC (Colorado LLC, principal office 599 W 71st St, tenant under EPA Clean Air Act prosecution dismissed by Wyoming U.S. Attorney 26 November 2025), Dartagnen Mason (individual), Levi Krech (individual, registered agent of Unique Performance); plaintiff's counsel Ezekiel Lee Rauscher (Johnson firm, name truncated in DDG snippet); subject property 599 W 71st Street, Loveland CO; underlying agreement Commercial Lease Agreement dated 10 August 2023; classification Contract Litigation; filing post-dates the 26 January 2026 abandonment of the Ord 6807 conditional purchase]. Trellis case page <https://trellis.law/case/8069/2026cv030232/ia-franklin-llc-v-unique-performance-llc-et-al> [archived/canonical: [local snapshots/15b335eae38/page.html](https://local.snapshots/15b335eae38/page.html)]; Law.com Radar card <https://www.law.com/radar/card/wn-colorado-larimercounty-1633583-ia-franklin-llc-v-unique-performance-llc/> [archived/canonical: [local snapshots/7c29e6ba89d1/page.html](https://local.snapshots/7c29e6ba89d1/page.html)]; Colorado Judicial portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>]; CoCourts case index <https://www.cocourts.com/> [archived/canonical: <https://web.archive.org/web/20120117013437/https://www.cocourts.com/>]; Wayback Machine search https://web.archive.org/web/*/https://www.law.com/radar/card/wn-colorado-larimercounty-1633583-ia-franklin-llc-v-unique-performance-llc/.
- Case 5 — *Bassett v. IA Canal Drive LLC, Larimer County 2025CV030340*** [Larimer County District Court (8th Judicial District); Lis Pendens recorded **2025-05-07** as Larimer Inst **20250019808** (recorded by BASSETT THOMAS JEFFERSON JR); Order recorded **2026-05-15** as Larimer Inst **20260023133**; references the old book/page system 1486/257 as the underlying legacy easement. The 50-year family easement dispute pits the Bassett-Altergott-Melton family (real estate adjacent to Crossroads East Business Center, held since 1973) against an IA-LLP single-asset shell (IA Canal Drive LLC, acquired 2024-08-19 via SWD from Jorgensen Spencer R, ENT Credit Union financing; Easement to Lake Canal Company of CO subsequently granted 2026-04-20). Classified as a boundary/easement dispute, not a corruption case — but **the first publicly-named state-court litigation against any IA-LLP single-asset shell in Colorado**, and the docket is the most direct public-record source for IA-LLP's CO defense counsel of record (verification target — pull defense-counsel name and cross-reference against the Reinhart Denver shareholder roster per the Chapter 10 sidebar). Primary record `bassett_case/larimer_BASSETT_THOMAS_JEFFERSON.json` and `bassett_case/larimer_ALTERGOTT_JAMES.json`; per-deal session findings `SESSION-FINDINGS-2026-05-16-g.md:104-`

178]. CoCourts case index <https://www.cocourts.com/> [archived/canonical: <https://web.archive.org/web/20120117013437/https://www.cocourts.com/>]; Colorado Judicial portal <https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>]; Larimer Landmark Web for the Lis Pendens & Order images <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>].

Companion (federal) reference — *United States v. Krech*, U.S. District Court for the District of Wyoming, filed summer 2025; charges: one count of conspiracy to violate the Clean Air Act, one count of tampering with a monitoring device (maximum 7 years exposure). Charges dropped by U.S. Attorney for Wyoming Darin Smith on 26 November 2025, 19 days after the 7 November 2025 Trump pardon of Cheyenne diesel mechanic Troy Lake. Federal docket access via PACER <https://pcl.uscourts.gov/pcl/> [archived/canonical: <https://web.archive.org/web/20260417160252/https://pcl.uscourts.gov/pcl/>]; case-no search via courtlistener <https://www.courtlistener.com/?q=Krech&type=r> [archived/canonical: <https://web.archive.org/web/20260507010822/https://www.courtlistener.com/?q=Krech&type=r>]; Cowboy State Daily reporting <https://cowboystatedaily.com/> [archived/canonical: <https://web.archive.org/web/20260507010822/https://cowboystatedaily.com/>] (September and November 2025); EPA enforcement context via ECHO <https://echo.epa.gov/> [archived/canonical: <https://web.archive.org/web/20260516020349/https://echo.epa.gov/>].

Cited Colorado case law — *Krupp v. Breckenridge Sanitation District*, 19 P.3d 687 (Colo. 2001) [Colorado Supreme Court framework for the rational-nexus standard on municipal impact fees; relevant to the Fund 268 → homeless-shelter nexus analysis in Chapter 5]. CourtListener <https://www.courtlistener.com/opinion/2603013/krupp-v-breckenridge-sanitation-district/> [archived/canonical: <https://web.archive.org/web/20260507010822/https://www.courtlistener.com/opinion/2603013/krupp-v-breckenridge-sanitation-district/>]; Justia <https://law.justia.com/cases/colorado/supreme-court/2001/00sa235-0.html> [archived/canonical: <https://web.archive.org/web/20260507010822/https://law.justia.com/cases/colorado/supreme-court/2001/00sa235-0.html>]; Google Scholar https://scholar.google.com/scholar_case?case=19+P.3d+687.

Primary Records — Verification Index

Every numeric or factual claim in this dossier maps to one or more primary URLs below. The intent of this index is to make verification trivial: if you encounter a number in the prose, find the matching row here, open the URL, and check it yourself. Entries are organized by claim category (not by chapter) so that the same authoritative source is named once even when cited in many places.

Claim category	Specific anchor record	Primary URL(s)
Ord 6807 first reading 6-3, supplemental appropriation \$2,850,000	CivicWeb doc 500641 (6 Jan 2026 agenda packet, 35.3 MB)	https://cilovelandco.civicweb.net/document/500641 [archived/canonical: local snapshots/a45ad09bd027/page.html]
Ord 6806 second reading 5-4, McFall dissent	CivicWeb doc 502505 (3 Feb 2026 voting results)	https://cilovelandco.civicweb.net/document/502505 [archived/canonical: local snapshots/93f340363461/page.html]
R-10-2026 Costco BAA 8-1, Rothberg dissent	CivicWeb doc 503860 (17 Feb 2026 voting results)	https://cilovelandco.civicweb.net/document/503860 [archived/canonical: local snapshots/296312aa9bf1/page.html]
R-10-2026 staff report; \$25M cap; 1.25 of 3 cents; \$11M Kendall Parkway	CivicWeb doc 503571 (staff report, pp. 134-138)	https://cilovelandco.civicweb.net/document/503571 [archived/canonical: local snapshots/8a98af353ec0/page.html]
\$249K E&Y engagement + \$250K Krenning recall election cost	CivicWeb doc 501433 (16 Dec 2024 voting results)	https://cilovelandco.civicweb.net/document/501433 [archived/canonical: local snapshots/8093a92ec035/page.html]
Bridge House operator-letter withdrawal context	CivicWeb doc 501889 (27 Jan 2026 agenda packet)	https://cilovelandco.civicweb.net/document/501889 [archived/canonical: local snapshots/34260540411c/page.html]
Camp Hope special meeting context, Cablecast #628	CivicWeb doc 494766 (2 Oct 2025 agenda packet)	https://cilovelandco.civicweb.net/document/494766 [archived/canonical: local snapshots/c8c69081b61b/page.html]
Thompson-pivot meeting; Ad Hoc Homelessness Transition Committee	CivicWeb doc 506027 (24 Mar 2026 agenda packet)	https://cilovelandco.civicweb.net/document/506027 [archived/canonical: local snapshots/8b900ee59a22/page.html]
Capital Expansion Fee (CEF) policy detail; 1.71 MB PDF	CivicWeb doc 147429	https://cilovelandco.civicweb.net/document/147429 [archived/canonical: local snapshots/b1ca5f30c4f4/page.html]
Thompson contract R-98-2024; tiered severance; ICMA Section X(D)(b)	CivicWeb doc 472431 (29 Oct 2024 agenda packet)	https://cilovelandco.civicweb.net/document/472431 [archived/canonical: local snapshots/e035d0993db3/page.html]
Cablecast meeting video archive (shows #628, #635, #656, #669, #676, #686)	City of Loveland meeting information	https://www.cityofloveland.org/government/city-council/meeting-information [archived/canonical: local snapshots/fcf9b0dca016/page.html]
City news release #8260 — conditional shelter purchase abandoned 26 Jan 2026	City of Loveland news archive	https://www.cityofloveland.org/Home/Components/News/News/8260 [archived/canonical: local snapshots/535293036b65/page.html]
City news release #8272 — Ord 6806 passes second reading	City of Loveland news archive	https://www.cityofloveland.org/Home/Components/News/News/8272 [archived/canonical: local snapshots/40064f91e948/page.html]
City news release #8352 — LRC closed 30 April 2026	City of Loveland news archive	https://www.cityofloveland.org/Home/Components/News/News/8352 [archived/canonical: local snapshots/826bce87c6be/page.html]

Claim category	Specific anchor record	Primary URL(s)
FY 2026 adopted budget; PD position list; 137 S Lincoln Ave reference	City Finance budget page	https://www.cityofloveland.org/city-government/finance/budget [archived/canonical: local snapshots/9ad4807e0368/page.html]
LURA agenda packets; E&Y deliverable cover page; Resolution R-75-2025	City of Loveland LURA page	https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority [archived/canonical: local snapshots/bcca19c35597/page.html]
P-Card transactions (\$293,771 records back to Nov 2013); OpenGov v1 API	City OpenGov portal	https://lovelandco.opengov.com/ [archived/canonical: https://web.archive.org/web/20250521022124/https://lovelandco.opengov.com/]
599 W 71st SWD recpt #20210116998; \$2,025,000; Allen Schultz; Form 1090	Larimer Landmark Web record search portal	https://records.larimer.org/LandmarkWeb/ [archived/canonical: https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/]
599 W 71st SOA recpt #20210116996; IA Franklin LLC; Michael D. Schutte; Form 884	Larimer Landmark Web	https://records.larimer.org/LandmarkWeb/ [archived/canonical: https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/]
813 E Harmony DOT recpt #20190066585; \$3.2M max principal	Larimer Landmark Web	https://records.larimer.org/LandmarkWeb/ [archived/canonical: https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/]
2001 QCD recpt #2001106604 (599 W 71st chain of title)	Larimer Landmark Web	https://records.larimer.org/LandmarkWeb/ [archived/canonical: https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/]
599 W 71st parcel 9626124001 / R1603780 assessment, sales, treasurer feeds	Larimer Assessor JSON API	https://apps.larimer.org/api/assessor2/?prop=detail&accountno=R1603780 [archived/canonical: local snapshots/11ee7a9f70c4/page.html]
5443 Earhart parcel 9626405019 / R1596153 (IA Earhart LLC)	Larimer Assessor JSON API	https://apps.larimer.org/api/assessor2/?prop=detail&accountno=R1596153 [archived/canonical: local snapshots/3d128bb5a329/page.html]
137 S Lincoln Ave (LRC) parcel detail	Larimer Assessor JSON API	https://apps.larimer.org/api/assessor2/?prop=detail&streetnumber=137&streetname=lincoln [archived/canonical: local snapshots/9a8842e024c4/page.html]
Larimer County certified election results (Measure 300; 2024 Measures 2F/2G/2H)	Larimer Clerk & Recorder Elections	https://www.larimer.gov/clerk/elections/results [archived/canonical: https://web.archive.org/web/20260313015223/https://www.larimer.gov/clerk/elections/results]
SPK Enterprises LLC (CO entity 20011149453); voluntary dissolution 24 Feb 2023	CO SOS entity detail & history	https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BUSINESSSEARCH&entityId=20011149453 [archived/canonical: local snapshots/bcd6ca2ca84e/page.html]
McWhinney Real Estate Services LLC → Realberry rename (CO 19941074917; SOS doc 20261034699)	CO SOS entity history	https://www.coloradosos.gov/biz/BusinessEntityHistory.do?entityId=19941074917 [archived/canonical: local snapshots/d9b1e2b97422/page.html]

Claim category	Specific anchor record	Primary URL(s)
Unique Performance LLC (CO entity 20231831890); registered agent Levi Krech	CO SOS entity detail & history	https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BUSINESSEARCH&entityId2=20231831890 [archived/canonical: local snapshots/aac38dd68a59/page.html]
Fossil Point, LLC (CO entity 20071388917)	CO SOS entity detail	https://www.coloradosos.gov/biz/ [archived/canonical: https://web.archive.org/web/20260512161515/https://www.coloradosos.gov/biz/]
The Revere Initiative (CO entity 20191964905)	CO SOS entity detail	https://www.coloradosos.gov/biz/ [archived/canonical: https://web.archive.org/web/20260512161515/https://www.coloradosos.gov/biz/]
Strong Colorado IEC (committee 20245047480); donor and expenditure rolls; \$9,000 Centerra Properties West LLC	CO SOS TRACER	https://tracer.sos.colorado.gov/PublicSite/SearchPages/CommitteeDetail.aspx?OrgID=20245047480 [archived/canonical: local snapshots/2984766dac25/page.html]
NoCo Reboot IEC (committee 20195037700)	CO SOS TRACER	https://tracer.sos.colorado.gov/PublicSite/SearchPages/CommitteeDetail.aspx?OrgID=20195037700 [archived/canonical: local snapshots/0eaaaab33b28/page.html]
Justice for Jason IEC (committee 20245046974)	CO SOS TRACER	https://tracer.sos.colorado.gov/PublicSite/SearchPages/CommitteeDetail.aspx?OrgID=20245046974 [archived/canonical: local snapshots/e1af8f8b66f4/page.html]
Polifi LLC payee aggregate across CO committees	CO SOS TRACER advanced expenditures search	https://tracer.sos.colorado.gov/PublicSite/SearchPages/SearchAdvancedExpenditures.aspx [archived/canonical: local snapshots/ea4451cddd20/page.html]
Investors Associated, LLP (WI DFI I017471); registered agent Patrick F. Carroll	WI DFI corporate search detail	https://apps.dfi.wi.gov/apps/corptest/details.aspx?entityID=I017471 [archived/canonical: local snapshots/7196c96407da/page.html]
IA Franklin, LLC (WI DFI I037214); single-asset shell, organized 17 Dec 2021	WI DFI corporate search detail	https://apps.dfi.wi.gov/apps/corptest/details.aspx?entityID=I037214 [archived/canonical: local snapshots/ce1ae5e50015/page.html]
Bridge House (IRS EIN 84-1440292); Form 990 trajectory 2018-2023; \$842K 2023 net loss	ProPublica Nonprofit Explorer	https://projects.propublica.org/nonprofits/organizations/841440292 [archived/canonical: local snapshots/0528bd4eac01/page.html]
Krucial Rapid Response, Inc. (IRS EIN 88-3345047); 2023 revenue \$43.6M	ProPublica Nonprofit Explorer	https://projects.propublica.org/nonprofits/organizations/883345047 [archived/canonical: https://web.archive.org/web/20251208203240/https://projects.propublica.org/nonprofits/organizations/883345047]
IRS Tax Exempt Organization Search (canonical EIN lookup)	IRS Tax Exempt Org Search	https://apps.irs.gov/app/eos/ [archived/canonical: https://web.archive.org/web/20260515163506/https://apps.irs.gov/app/eos/]
Ballotpedia entry — Troy Krenning recall (2024-2025); petition language, signatures, dates	Ballotpedia	https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_(2024-2025)

Claim category	Specific anchor record	Primary URL(s)
Reporter-Herald 27 Aug 2024 — Lovelanders gather to support recall, oppose shelter	Loveland Reporter-Herald	https://www.reporterherald.com/2024/08/27/lovelanders-gather-to-support-recall-oppose-shelter/ [archived/canonical: https://web.archive.org/web/20240831234537/https://www.reporterherald.com/2024/08/27/lovelanders-gather-to-support-recall-oppose-shelter/]
Reporter-Herald 16 Dec 2024 — Council vote on Centerra audit, Krenning recall	Loveland Reporter-Herald	https://www.reporterherald.com/2024/12/16/loveland-council-to-vote-on-centerra-audit-krenning-recall/ [archived/canonical: https://web.archive.org/web/20250111084431/https://www.reporterherald.com/2024/12/16/loveland-council-to-vote-on-centerra-audit-krenning-recall/]
Reporter-Herald 18 Dec 2024 — Loveland sets 4 March 2025 for Krenning recall	Loveland Reporter-Herald	https://www.reporterherald.com/2024/12/18/loveland-sets-march-4-for-krenning-recall-election/ [archived/canonical: https://web.archive.org/web/20250101074135/https://www.reporterherald.com/2024/12/18/loveland-sets-march-4-for-krenning-recall-election/]
Reporter-Herald 15 Oct 2025 — Centerra urban-renewal audit findings	Loveland Reporter-Herald	https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/ [archived/canonical: https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/]
Reporter-Herald 18 Feb 2026 — Loveland Costco approved Centerra deal	Loveland Reporter-Herald	https://www.reporterherald.com/2026/02/18/loveland-costco-approved-centerra-deal/ [archived/canonical: https://web.archive.org/web/20260304180643/https://www.reporterherald.com/2026/02/18/loveland-costco-approved-centerra-deal/]
Reporter-Herald 20 Feb 2026 — Loveland resident sues city, mayor over public-comment dispute	Loveland Reporter-Herald	https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/ [archived/canonical: https://web.archive.org/web/20260223144442/https://www.reporterherald.com/2026/02/20/loveland-lawsuit-public-comment/]
BizWest 15 Jan 2026 — McWhinney rebrands as Realberry, expands investment approach	BizWest	https://bizwest.com/2026/01/15/mcwhinney-rebrands-as-realberry-expands-investment-approach/ [archived/canonical: https://web.archive.org/web/20260120200920/https://bizwest.com/2026/01/15/mcwhinney-rebrands-as-realberry-expands-investment-approach/]
Complete Colorado 29 Nov 2023 — Developer slaps Loveland with lawsuit	Complete Colorado (page two)	https://pagetwo.completecolorado.com/2023/11/29/developer-slaps-loveland-with-lawsuit-over-repeal-of-urban-renewal-deal/ [archived/canonical: local snapshots/c827e8dbfcb3/page.html]
Cowboy State Daily — Krech and Lake reporting Sept-Nov 2025	Cowboy State Daily	https://cowboystatedaily.com/ [archived/canonical: https://web.archive.org/web/20260507010822/https://cowboystatedaily.com/]

Claim category	Specific anchor record	Primary URL(s)
Scottsdale Progress — Museum Square coverage 2019, 2022-2026	Scottsdale Progress	https://scottsdale.org/news/ [archived/canonical: https://web.archive.org/web/20250505142259/https://www.scottsdale.org/news/]
Colorado Revised Statutes Title 24 (CORA; Statement of Personal Interest)	Colorado General Assembly statute archive	https://leg.colorado.gov/sites/default [archived/canonical: https://web.archive.org/web/20230411035317/https://leg.colorado.gov/sites/default/ ; https://content.leg.colorado.gov/sites/default/files/images/olls/crs2024-title-38.pdf ; https://content.leg.colorado.gov/sites/default/files/images/olls/crs2024-title-24.pdf]
Colorado Revised Statutes Title 38 (§38-30-172 Statement of Authority)	Colorado General Assembly statute archive	https://leg.colorado.gov/sites/default [archived/canonical: https://web.archive.org/web/20230411035317/https://leg.colorado.gov/sites/default/ ; https://content.leg.colorado.gov/sites/default/files/images/olls/crs2024-title-38.pdf ; https://content.leg.colorado.gov/sites/default/files/images/olls/crs2024-title-24.pdf]
Krupp v. Breckenridge Sanitation District, 19 P.3d 687 (Colo. 2001)	CourtListener	https://www.courtlistener.com/opinion/2603013/krupp-v-breckenridge-sanitation-district/ [archived/canonical: local snapshots/89458ff8df4d/page.html]
FinCEN — Corporate Transparency Act beneficial-ownership rule suspension (March 2025)	U.S. Treasury / FinCEN news release	https://www.fincen.gov/news/news-releases/fincen-removes-beneficial-ownership-reporting-requirements-us-companies-and [archived/canonical: local snapshots/7babd3057c3f/page.html]
EPA enforcement / ECHO / FRS facility search	U.S. EPA	https://echo.epa.gov/ [archived/canonical: https://web.archive.org/web/20260516020349/https://echo.epa.gov/]
DOJ — Epstein Files release portal (EFTA01203131 referenced as one exhibit in the production)	U.S. Department of Justice	https://www.justice.gov/jeffrey-epstein-files [archived/canonical: local snapshots/7ee0dc02b502/page.html]
Trellis case research aggregator (commercial; Cloudflare-protected)	Trellis.law	https://trellis.law/ [archived/canonical: https://web.archive.org/web/20260415164614/https://trellis.law/]
Law.com Radar — court filing aggregator (commercial)	Law.com Radar	https://www.law.com/radar/ [archived/canonical: https://web.archive.org/web/20260517151715/https://www.law.com/radar/]
Colorado Judicial public access (state-court portal)	Colorado Judicial Branch	https://www.coloradojudicial.gov/ [archived/canonical: https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/]
CoCourts state-court case index (pay-walled \$4.50/search)	CoCourts	https://www.cocourts.com/ [archived/canonical: https://web.archive.org/web/20120117013437/https://www.cocourts.com/]
PACER federal-court docket access (Krech criminal case companion)	U.S. Federal Courts	https://pcl.uscourts.gov/pcl/ [archived/canonical: https://web.archive.org/web/20260417160252/https://pcl.uscourts.gov/pcl/]
Wayback Machine — snapshot retrieval for sources behind WAF interstitials	Internet Archive	https://web.archive.org/

How to use this index. Pick any numeric or factual claim from the prose (a dollar amount, a vote tally, an entity ID, a person’s name, a date). Find the row

above whose anchor record contains that fact. Open the URL. Verify. If the URL fails (Cloudflare interstitial, paywall, or 404), try the Wayback Machine link in the same entry, or follow the corroborating link cited in the relevant footnote. The dossier deliberately cites multiple paths to the same primary fact wherever possible — court records via Trellis + Law.com Radar + Colorado Judicial + Reporter-Herald; CO SOS entities via the entity-detail and entity-history pages; Form 990 data via ProPublica and IRS TEOS; deeds via Larimer Landmark Web with the reception number as the search key.

Citation notes. This edition uses APA 7th-edition reference formatting throughout and includes direct URLs to every CivicWeb document, Colorado SOS entity record, Wisconsin DFI entity record, Larimer Recorder reception number, Colorado TRACER committee page, IRS Form 990, and news article cited in the prose. Per APA guidance for government and legal sources, corporate authors are used where no individual author is named (e.g., “City of Loveland.” for ordinance and CivicWeb records; “Larimer County Recorder.” for deed images; “Colorado Secretary of State.” for entity filings). Court cases follow the Bluebook short-form citation style nested inside the APA reference list (italic case name, court, filing date) as APA §11.3 permits for litigation. Reception numbers, entity IDs, and EINs appear in brackets to facilitate cross-reference with the page-bottom footnotes throughout the document body, where the same source may be cited multiple times under different short-form labels. Footnotes throughout the body of this PDF are sequentially numbered and rendered at the bottom of each page following APA-compatible note-style. The numbered marker after a claim refers to the page-bottom footnote on the same page.

Verification. Every claim of a dollar amount, vote tally, date, ordinance text, entity ID, EIN, or named individual carries an inline footnote pointing to the primary record. Direct quotations are footnoted at the closing quotation mark. The author of this dossier did not interview any person; all material derives from public records. The fixed-point reproducibility anchors are the two recorded deeds (Larimer reception #20210116996 and #20210116998), the assessor’s prop=detail / prop=propinfo API responses for R1603780, and the four CivicWeb voting-results documents (501433, 502505, 502506, 503860).

Independent corroboration paths. Wherever practicable, each high-stakes claim in this dossier is supported by at least one secondary or independent path in addition to the primary record. The structure of those parallel paths, by claim class:

Property and entity records. Primary : Larimer Recorder reception-number-indexed Landmark Web image <https://records.larimer.org/LandmarkWeb/> [archived/canonical: <https://web.archive.org/web/20260324023919/https://records.larimer.org/LandmarkWeb/>]. Secondary : Larimer Assessor JSON API (prop=detail, prop=propinfo, prop=sales, prop=treasurer) which mirrors the reception data with parcel-keyed retrieval. Tertiary : the Colorado SOS entity-detail and entity-history pages for the named member or grantor / grantee, which produce the same parties and dates from the entity side. WI DFI is the parallel parent-LLP record. The triangulation here is fact-by-fact : the SWD reception number names IA Franklin LLC as grantee on a specific date, the assessor shows the parcel transferred owner on the same date and at the stated consideration, and the CO SOS / WI DFI entries show IA Franklin LLC organized 12 days before the deed.

Council voting records. Primary : the four CivicWeb voting-results documents (501433, 502505, 502506, 503860), each one indexed by absolute document ID with the URL form <https://cilovelandco.civicweb.net/document/<id>>. Secondary : the Cablecast video archive at <https://www.cityofloveland.org/government/city-council/meeting-information> [archived/canonical: local snapshots/fcf9b0dca016/page.html], where the same vote can be reviewed in the recorded meeting (shows #628, #635, #656, #669, #676, #686). Tertiary : Reporter-Herald coverage on the next news cycle, which independently reports the vote tally. The the automated transcripts produced for this dossier (TRANSCRIPTS.txt and TRANSCRIPTS.md) provide a fourth corroborating path for the verbal record.

Audit and forensic findings. Primary : the Ernst & Young Phase 1 deliverable as presented to the LURA board on 14 October 2025 (board agenda packet <https://www.cityofloveland.org/government/boards-commissions/urban-renewal-authority> [archived/canonical: local snapshots/bcca19c3597/page.html]). Secondary : Reporter-Herald summary of the same meeting (15 October 2025) at <https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/> [archived/canonical: <https://web.archive.org/web/20251022094511/https://www.reporterherald.com/2025/10/15/centerra-urban-renewal-audit-finds-questionable-accounting-lapses-in-bidding/>]. Tertiary : the Council action that engaged E&Y (CivicWeb 501433, 16 December 2024), which fixes the engagement scope in the public record.

Campaign-finance flows. Primary : Colorado SOS TRACER committee-detail pages, each indexed by committee OrgID. Secondary : Ballotpedia ([https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_\(2024-2025\)](https://ballotpedia.org/Troy_Krenning_recall,_Loveland,_Colorado_(2024-2025))), which independently summarises the same TRACER data. Tertiary : Reporter-Herald coverage of the recall election series.

Court records (state). Primary : the Colorado Judicial public-access portal (<https://www.coloradojudicial.gov/> [archived/canonical: <https://web.archive.org/web/20260514112925/https://www.coloradojudicial.gov/>]) and CoCourts case index (<https://www.cocourts.com/> [archived/canonical: <https://web.archive.org/web/20120117013437/https://www.cocourts.com/>]). Secondary : commercial aggregators Trellis (<https://trellis.law/> [archived/canonical: <https://web.archive.org/web/20260415164614/https://trellis.law/>]) and Law.com Radar (<https://www.law.com/radar/> [archived/canonical: <https://web.archive.org/web/20260517151715/https://www.law.com/radar/>]). Tertiary : local news coverage. Cloudflare interstitials at Trellis through an a VPN exit are documented in the Method chapter; the Wayback Machine (<https://web.archive.org/>) is the fallback for that class of access barrier.

Court records (federal). Primary : PACER docket retrieval (<https://pcl.uscourts.gov/pcl/> [archived/canonical: <https://web.archive.org/web/20260417160252/https://pcl.uscourts.gov/pcl/>]). Secondary : CourtListener mirror (<https://www.courtlistener.com/> [archived/canonical: <https://web.archive.org/web/20260519024840/https://www.courtlistener.com/>]). Tertiary : Cowboy State Daily reporting for the Krech criminal case.

Nonprofit / 990 records. Primary : ProPublica Nonprofit Explorer per-org page <https://projects.propublica.org/nonprofits/organizations/<EIN>>. Secondary : IRS Tax Exempt Organization Search <https://apps.irs.gov/app/eos/> [archived/canonical: <https://web.archive.org/web/20260515163506/https://apps.irs.gov/app/eos/>]. The two paths mirror the same IRS-filed Form 990 series; ProPublica adds revenue / expense trend charts that are recomputable from the raw 990 PDFs at IRS.

Quotation accuracy. Every direct quotation in this dossier is footnoted at the closing quotation mark and traces to one of three primary forms : (a) a city Cablecast recording, with show number and approximate timecode, recoverable from <https://www.cityofloveland.org/government/city-council/meeting-information> [archived/canonical: local snapshots/fcf9b0dca016/page.html]; (b) a public-record CORA-eligible written document with reception number or CivicWeb doc ID; (c) a news article identifiable by publisher, headline, and date, with URL. Where a Cablecast recording was used, the corresponding transcript segment is reproduced with speaker attribution in the companion TRANSCRIPTS.md accompanying this dossier.