

JOHN WILLIAM SEWARD “JACK”

John “Jack” Seward has called Central Park home for the last 15 years and has spent the eight on the staff of the Master Community Association (MCA). Today he serves as Community Services Coordinator, stewarding the communities' 60-plus parks, 1,400 acres of open space, 39,000 trees, 66 miles of trails, seven pools, two amphitheaters, and related infrastructure, including wastewater and underground utilities. Jack has a deep and in-depth understanding of neighborhood development including master planning, infrastructure financing, and governance. He is the author of the neighborhood's parks management plan and has developed strong working relationships across departments at the City and County of Denver. Jack has a strong understanding of the history, roles, and purposes of the Central Park special districts and is considerably experienced in their governance including their instruments of agreement with one another and other organizations. He also oversees all covenant enforcement and compliance for the MCA. As a member of the Board of Directors of the Central Park United Neighbors, Jack serves on SDI Design Review Committee, reviewing all commercial construction projects in the community. He can tell you where to find the water pipes, how to fix the streetlights, and what type of trees is planted outside your house. He fills the pools with water each spring and covers them up in the fall. Jack is extremely dedicated to the community where he lives and works.

JOHN KARNER

My name is John Karner, and I appreciate the opportunity to run as a candidate for the Westerly Creek Metropolitan District (WCMD) Board. As residents of the Central Park Neighborhood for nearly 10 years, my family and I care deeply about our community, and I understand the important impact that WCMD plays in the future of our neighborhood. I hope to have the opportunity to serve in this important role by being an advocate for all property owners as WCMD continues to influence the buildout and operation of our neighborhood.

I believe my professional background in municipal finance and economic development will allow me to bring a well-informed perspective to the operation of WCMD. More so, my prior role with the City and County of Denver Department of Finance was directly involved with the planning and coordination of the special districts created to support the redevelopment of Central Park. This experience provides me with integral knowledge of the various entities involved in the redevelopment of the Central Park neighborhood, how the flow of taxpayer funds continues to support the redevelopment effort, as well as the founding vision set forth for the community. My focus as a board member will be to ensure that the WCMD operates in a manner that aligns with the desires and goals of its residents while also building out a long-term operating plan that is fiscally sustainable. I hope to earn your support for my nomination. Property owners are welcome to reach out to me directly at jkarner4@gmail.com.



BARBARA DORNSEIF

As of March 17, 2023 this candidate has not provided a candidate statement.

ROBERT DOUGLAS MARSH

Robert Douglas Marsh currently serves in his first year as a member of the Board of Directors of the Westerly Creek Metropolitan District. He seeks re-election to help lead the District's transition to ownership of community assets and all that entails.

A resident of Central Park for six years, his 25 years' experience as a public water authority board member is particularly relevant.

Marsh served as one of five members, *South Central Connecticut Regional Water Authority (RWA)* from 2010 to mid-2017. The utility provides water and land management services to nearly 500,000 in 20 cities and towns. The RWA regularly issued and refinanced sizable capital improvements bond issues and has a robust asset management program. Previously, he chaired the RWA's oversight body, akin to a regional public utilities commission, for 8 years.

During his career, Marsh also served as an officer or board member of a dozen nonprofits and professional societies.

Marsh led the boutique consulting firm Organization Dynamics LLC for 30 years, strengthening more than 300 community and economic development nonprofits across the nation by improving governance and operating practices and guiding strategic planning. The firm also provided executive search services. Marsh has undertaken similar international assignments on behalf of Ernst & Young, Deloitte, KPMG, USAID, and the U.S. State Department.

Before founding Organization Dynamics, Marsh served as CEO and in senior staff positions for metro and local chambers of commerce.

Marsh earned his B.S. with honors in Urban Planning and Regional Development from Ball State University. He is a graduate of the Institute for Organization Management and its three-year Academy program associated with the University of Notre Dame and the U. S. Chamber Foundation. He also was an Associate Fellow at Yale University.

He is retired and has no current or planned ties to developers, commercial interests, or financial institutions.

Why Should You Elect Robert Douglas Marsh

A new era is upon us. Park Creek Metropolitan District will, in classic developer fashion, begin to convey "community assets" to Westerly Creek Metropolitan District (WCMD) at "build out" later this year or early next.

As a first-year WCMD board member I initiated a due diligence process to make certain that taxpayer and resident interests were well-served during this transition. The District has selected a consulting engineering firm familiar with metro districts to help. I seek re-election to see the process through.

Historically WCMD had one principal responsibility—fund Park Creek's budget, but without being permitted to provide input. In other words, WCMD was tasked with setting the special district tax rate and little else. At "build out", Westerly Creek begins to take ownership and becomes responsible for O&M (operations and management), not just funding.

For 25 years I served first on the regional oversight board of a water authority (akin to a public utilities commission) serving Greater New Haven, then on its operating board. This two-board structure has analogies to the PCMD/WCMD relationship. Significantly, like PCMD the utility was frequently in the bond market. Experience matters.

I am retired and independent, without commercial interests at stake. I have the time to devote to WCMD—and to this community—in what will be a demanding few years.

Give me the opportunity to continue to work for you.



Robert Douglas Marsh

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MATTHEW BLACKBURN

I chose to be a candidate for the Westerly Creek Metro District board of directors out of a sense of duty to the community to lend my leadership experience to the board, as we enter a critical transition period in the brief history of the greater Central Park neighborhood. From 2008 to 2012, I worked for Denver’s Wastewater Management Division, where one of my responsibilities was to review contracts and intergovernmental agreements, for compliance with city ordinances and generally accepted accounting principles. In the Department of Public Works (now DOTI), I led a multi-disciplinary advisory team to the City Engineer, tasked to forecast the expenditure of funds raised through public bond issuances for capital projects.

I also have established relationships in the neighborhood through my public accounting practice, and serving on the boards of Central Park Artists since 2017, and Central Park Business Association since 2022. Lending a hand in support of local artists and business owners allows me to connect to more of the full spectrum of experience of taxpayers in Westerly Creek Metro District. Serving on the board of directors will deepen and strengthen those bonds.

As a fiduciary, having served my clients for nearly 10 years as a Certified Public Accountant (CPA), I am trained to remain neutral and unbiased when evaluating information essential to good decisions, to be aware when a narrow interest is being represented, or not all the “cards are on the table.” Hours of continuing education in tax, accounting and ethics helps me detect bias and blind spots – useful when guiding clients to the most beneficial resolution to complex puzzles.

Nothing is more personal than paying taxes, and every WCMD taxpayer would like to retire the Park Creek Metro District bond obligations, thus reducing the additional property tax Mill Levy as quickly as possible. The time has come for me to offer my leadership experience to the WCMD board of directors, its taxpayers, and our community. My pledge is to be an informed steward of the public trust to the full extent of my ability.

Thank you for reading my statement. I would appreciate your vote.



Matthew Blackburn, CPA
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BRENDAN L. LOY

It's me. Hi. I'm your neighbor; it's me. My name is Brendan Loy, and I'm a dad, a husband, a Colorado attorney, and a long-time Central Park resident. Since moving to this neighborhood in 2009 with my then-pregnant wife and our 1-year-old toddler, I've had the pleasure of witnessing our community's growth and transformation. For all of those 14 years, since our days as pinching pennies as house-poor first-time homebuyers, I've always loved living here.

Nowadays, I'm the father of three children — two middle-school daughters, ages 11 and 13, and a 15-year-old nonbinary kiddo who attends Northfield High — and the proud husband of an E.R. nurse, my wife of 18 years, Becky. Perhaps you've driven by our purple house and seen the Pride flag on our front porch, or the campaign signs in our yard, or the Christmas lights that I swear we'll take down soon, and wondered who lives there. Well, the answer is: someone deeply invested in the future of our neighborhood, and ensuring that it remains an exceptional place to live, work, and raise a family. That's why I'm asking for vote to join the Westerly Creek Metropolitan District board.

I love this neighborhood and want to see its infrastructure well-run and its money well-spent. My commitment to advocating for policies and initiatives that support our residents' well-being is driven by my belief in inclusivity, social justice, and environmental responsibility. I'm also a fast learner, and a friendly, easygoing person, whose collaborative nature will enable me to work effectively with fellow board members, residents, and stakeholders to achieve our shared goals.

Then again, all of that is probably true of my fellow candidates as well. But here's something that might not be: besides being a lawyer and a family man, I moonlight as a cringey TikTok millennial (according to my kids), making videos about Taylor Swift, politics, Pokémon, and any number of other topics, both silly and serious. That might not sound relevant to the WCMD board, but it's an example of my communication skills, and it's something I can put to good use on behalf of our community. Imagine how much more you might know about the WCMD's activities and community goings-on, if you could learn about them from a board member via TikTok videos, Facebook memes, or maybe even the occasional bit of self-satire on The Landing Strip. In conclusion, if you elect me as a board member, I pledge to use the same skills that launched a hundred thousand views of my viral Swiftie videos, and apply them to keeping my neighbors informed and engaged.

If elected to the WCMD board, my priorities will include:

- Ensuring transparency and open communication between the board and the Central Park community by regularly sharing updates, seeking feedback, and encouraging residents to participate in decision-making processes.
- Continuing the ongoing work on evaluating the current two-district structure with Park Creek Metropolitan District (PCMD) and exploring potential improvements to our intergovernmental agreement. This strategic planning process will enable us to optimize the use of resources, streamline operations, and better serve the needs of our residents.

- Helping to ensure the responsible and efficient use of funds collected from the special district mill levy to support and maintain high-quality infrastructure that meets the needs of our growing community, and other initiatives that enhance the quality of life in Central Park.
- Leveraging technology to the advantage of our community, its residents, and WCMD initiatives, much like how I used the much-discussed A.I. bot, ChatGPT, to help me compose a first draft of this candidate statement in the waning hours before I fly with my kids to Arizona for opening weekend of Taylor Swift's tour. (Hey, at least I'm honest!)
- Fostering a sense of community and belonging by encouraging collaboration among residents, local businesses, and organizations to address shared challenges and celebrate our neighborhood's unique identity.

In conclusion, as a candidate for the Westerly Creek Metropolitan District board, I am excited for the opportunity to serve my fellow Central Park residents and contribute to the continued success of our neighborhood. I believe that my passion for our community, coupled with my skills in collaboration and communication, will make me an effective advocate for our shared interests. For that reason, I ask for your support in the election on May 2.

Thank you for your time and attention to my statement, and to those of my fellow candidates. Whoever you may choose to vote for, please vote!

