



# TOWN OF ELIZABETH

PATRICK G. DAVIDSON, TOWN ADMINISTRATOR

TO: Honorable Mayor, Mayor Pro Tem, and Members of the Board of Trustees  
FROM: Patrick Davidson, Town Administrator  
DATED: September 24, 2024  
SUBJECT: **SUPPLEMENT TO RECORD REGARDING RESOLUTION 24R30**  
**Annexation – 889 S. Elizabeth Street, Elbert County, Colorado**

## BACKGROUND

On May 16, 2024, the Town of Elizabeth received a *Petition for Annexation*, regarding the property commonly identified as 889 South Elizabeth Street, Elbert County, Colorado. The *Petition* was forwarded to the Board of Trustees for action. The Board has accepted the *Petition for Annexation* under Resolution 24R30.

On August 27, 2024, a Public Hearing was held to receive public comment with regard to the proposed annexation. During the Public Hearing the Applicant testified before the Board that information was being incorrectly [or perhaps maliciously] being withheld from the Board of Trustees. In addition, statements were made regarding the willingness of Staff to assist in the annexation process; questions as to the direction provided by the Board of Trustees to Staff; the honesty and integrity of the Staff; and concerns as to who may or may not have made offers and concessions towards resolution of outstanding concerns.

After the August 27, 2024, Public Hearing the Board instructed the Town Administrator to provide copies of relevant emails and correspondence that might be used to clarify the timeline and disputes in this matter. The attached copies, at the consent of the Board, are included as a supplement to the Record creation on August 27, 2024.

## TIMELINE OF EVENTS:

9/26/2023 – request for meeting to discuss prospects of annexation of 889 S. Elizabeth Street  
10/24/2023 – initial meeting to discuss prospects of annexation of 889 S. Elizabeth Street  
5/23/2024 – annexation petition submitted to Town and forwarded to the Board of Trustees  
7/9/2024 – approval of Resolution 24R30 by the Board of Trustees  
8/6/2024 – Planning Commission meeting regarding CMU zoning request  
8/27/2024 – Public Hearing by Board of Trustees for Annexation – no Agreement for action  
9/10/2024 – “Final” Unsigned Agreement provided by Applicant for inclusion in Board Packet

Comments were made during the Public Hearing that excessive or extraordinary time was being taken to process the Annexation Application. A review of the timeline indicates that the Applicant took eight (8) months from the initial meeting on 9/26/2023 to apply. Once submitted, and reviewed by the Board, approximately sixty (60) days passed between approval of the resolution and the Public Hearing.

## Patrick Davidson

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**From:** Zach Higgins  
**Sent:** Thursday, September 28, 2023 4:03 PM  
**To:** Patrick Davidson  
**Subject:** Fwd: 889 S Elizabeth St Annexation

Patrick,

Please see email from Grace. I'm assuming we will want to include Corey in this conversation. Let me know how you would like to proceed .

Thanks,

Zach Higgins, AICP  
COMMUNITY DEVELOPMENT DIRECTOR  
Town of Elizabeth  
zhiggins@townofelizabeth.org  
(303)725-7496

---

**From:** Grace Erickson <providence.consulting@outlook.com>  
**Sent:** Tuesday, September 26, 2023 6:35:14 PM  
**To:** Zach Higgins <zhiggins@townofelizabeth.org>  
**Cc:** darren turn2construction.com <Darren@turn2construction.com>; lana turn2construction.com <lana@turn2construction.com>  
**Subject:** 889 S Elizabeth St Annexation

Zach,

I'm reaching out on behalf of Darren and Lana Spradling with Turn 2 Development (cc'd) in regard to the potential annexation and development of the property located at 889 South Elizabeth Street. We are requesting a meeting with the Town to start discussions on the annexation of this property. Present from our team would be Darren and Lana, private counsel, and myself. Please let us know of a few date/time options that work for the Town, and we can run those by our team. We would like to meet in person for this discussion.

Thank you,  
Grace



**Grace K. Erickson, MPA, CDI.D**  
Managing Director  
☎ (719) 207-2995  
✉ grace@providenceconsultingservices.com  
🌐 ProvidenceConsultingServices.com

## Patrick Davidson

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**From:** Grace Erickson <grace@providenceconsultingservices.com>  
**Sent:** Tuesday, October 24, 2023 4:46 PM  
**To:** cyh@hpwclaw.com; Patrick Davidson; Alexandra Cramer  
**Cc:** darren turn2construction.com; tcollins@tcollinsatlaw.com  
**Subject:** Follow up - 889 S Elizabeth St

Corey, Patrick, and Alex,


Thanks again for meeting with our team today regarding the potential annexation and zoning of 889 South Elizabeth Street. We'll be sure follow back up with you if/when we are ready to proceed with next steps.


Grace




**Grace K. Erickson, MPA, CDI.D**

Managing Director

 (719) 207-2995

 [grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)

 [ProvidenceConsultingServices.com](http://ProvidenceConsultingServices.com)

## Patrick Davidson

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**From:** Michelle Oeser  
**Sent:** Thursday, May 23, 2024 9:58 AM  
**To:** Tammy Payne; Linda Secrist; Loren Einspahr; Barbara McGinn; Marianne Mayer Opl; Michael Schroder  
**Cc:** Patrick Davidson; Zach Higgins; Alexandra Cramer  
**Subject:** Communication  
**Attachments:** Signed petition.pdf; Annexation map.pdf

Good day, Mayor, Mayor Pro Tem, and Trustees,

Attached you will find a submitted annexation petition and map for 889 S Elizabeth St. Pursuant to C.R.S. § 31-12-107(1)(f), the Town Clerk refers the petition to the Board of Trustees as a communication. The Board does not take any action.

Enjoy your beautiful Colorado day!

Kind Regards,

*Michelle M. Oeser*, MMC, PSHRA-CP  
Town Clerk / Administrative Services Director  
Elizabeth, CO. 80107  
303-646-4166 ext. 2  
[moeser@townofelizabeth.org](mailto:moeser@townofelizabeth.org)

The Key to Success  
is to Focus on  
Goals, not Obstacles.



Don't Follow Your Dreams,  
Chase Them!



## Patrick Davidson

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**From:** Grace Erickson <grace@providenceconsultingservices.com>  
**Sent:** Tuesday, June 4, 2024 4:26 PM  
**To:** Zach Higgins; Todd Collins; darren turn2construction.com; Alexandra Cramer  
**Cc:** lana turn2construction.com; Corey Hoffmann; Patrick Davidson  
**Subject:** Re: 889 S Elizabeth Street signed petition and annexation map

Thanks Zach. I'm coordinating with Darren on availability over the next couple months and will get back with you. Also, per Darren's email earlier today, is the Town going to be sending over a draft annexation agreement, or is this something we should be providing redlines on a template with?



**Grace K. Erickson, MPA, CDI.D**

Managing Director

 (719) 207-2995

 grace@providenceconsultingservices.com

 ProvidenceConsultingServices.com

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**From:** Zach Higgins <zhiggins@townofelizabeth.org>  
**Date:** Tuesday, June 4, 2024 at 4:23 PM  
**To:** Todd Collins <tcollins@tcollinsatlaw.com>, Grace Erickson <grace@providenceconsultingservices.com>, darren turn2construction.com <darren@turn2construction.com>, Alexandra Cramer <acramer@townofelizabeth.org>  
**Cc:** lana turn2construction.com <lana@turn2construction.com>, Corey Hoffmann <cyh@hpwclaw.com>, Patrick Davidson <p davidson@townofelizabeth.org>  
**Subject:** RE: 889 S Elizabeth Street signed petition and annexation map

Todd,

I believe we are now all on the same page. I will await further correspondence from Grace and Turn 2 regarding their availability as it relates to future Board of Trustees meetings.

*Zach Higgins, AICP*

Community Development Director

Elizabeth, CO. 80107

Cell: 303-725-7496

[zhiggins@townofelizabeth.org](mailto:zhiggins@townofelizabeth.org)



**From:** Todd Collins <tcollins@tcollinsatlaw.com>  
**Sent:** Tuesday, June 4, 2024 4:14 PM  
**To:** Zach Higgins <zhiggins@townofelizabeth.org>; Grace Erickson <grace@providenceconsultingservices.com>; darren turn2construction.com <darren@turn2construction.com>; Alexandra Cramer <acramer@townofelizabeth.org>

**Cc:** lana turn2construction.com <lana@turn2construction.com>; Corey Hoffmann <cyh@hpwclaw.com>; Patrick Davidson <pdavidson@townofelizabeth.org>

**Subject:** RE: 889 S Elizabeth Street signed petition and annexation map

Zach,

Thank you for emailing me. I will just propose to you what I proposed to Corey. I just didn't want to reach out to you without copying Corey on the issue. While there are specific laws that apply to the process we are discussing, I don't see it as a legal dispute between T2 and the Town in any way shape or form. I will defer to Corey on whether he thinks he and I should be involved in this process.

If the Town is willing to work with T2 and Grace on scheduling the substantial compliance review, I don't see any reason whatsoever for me and Corey to get involved in this at this time. My proposal to Corey was for the Town to please allow T2 and Grace to review the BOT's meeting schedule and coordinate a BOT meeting date with T2's representatives and owners so that they may be available for all of the reviews and hearings. If it is acceptable to the Town, would it be possible for Grace to coordinate with T2 and the Town and propose dates for scheduling the substantial compliance review? That is all that they are asking for. We just want to make sure that everyone is on the same page and that we all realize that the Town has legal duties and deadlines for petitions for annexation. We also want the Town to know that it is the petitioner that is requesting the delay and in doing so would in no way shape or form point the finger at the Town for delaying any reviews so long as it is T2 requesting such delays.

Earlier, the situation, as it was described to me, felt as if everyone may not have been on the same page, and that is all I am trying to assure . . . T2, Grace, and the Town are all moving forward in a coordinated effort and that there is no need for Corey and I to be involved in this process unless absolutely necessary.

Sincerely,

Todd Collins, Managing Attorney  
Todd Collins & Associates, LLC  
724 E Kiowa Ave Ste 5  
PO Box 456  
Elizabeth, CO 80107  
Ph: (303) 588-2200  
[www.tclawoffices.com](http://www.tclawoffices.com)

**From:** Zach Higgins <[zhiggins@townofelizabeth.org](mailto:zhiggins@townofelizabeth.org)>

**Sent:** Tuesday, June 4, 2024 3:58 PM

**To:** Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>; Grace Erickson <[grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)>; darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>; Alexandra Cramer <[acramer@townofelizabeth.org](mailto:acramer@townofelizabeth.org)>

**Cc:** lana turn2construction.com <[lana@turn2construction.com](mailto:lana@turn2construction.com)>; Corey Hoffmann <[cyh@hpwclaw.com](mailto:cyh@hpwclaw.com)>; Patrick Davidson <[pdavidson@townofelizabeth.org](mailto:pdavidson@townofelizabeth.org)>

**Subject:** RE: 889 S Elizabeth Street signed petition and annexation map

Todd,

We understand your clients concerns and we are open to finding an agreeable date for resolution and future hearing. Please let me know, Corey and Todd, how much time you would like to discuss before scheduling the resolution and future hearing.

Thanks,

*Zach Higgins, AICP*

Community Development Director  
Elizabeth, CO. 80107  
Cell: 303-725-7496  
[zhiggins@townofelizabeth.org](mailto:zhiggins@townofelizabeth.org)



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**From:** Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>  
**Sent:** Tuesday, June 4, 2024 3:52 PM  
**To:** Grace Erickson <[grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)>; darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>; Alexandra Cramer <[acramer@townofelizabeth.org](mailto:acramer@townofelizabeth.org)>  
**Cc:** Zach Higgins <[zhiggins@townofelizabeth.org](mailto:zhiggins@townofelizabeth.org)>; lana turn2construction.com <[lana@turn2construction.com](mailto:lana@turn2construction.com)>; Corey Hoffmann <[cyh@hpwclaw.com](mailto:cyh@hpwclaw.com)>  
**Subject:** RE: 889 S Elizabeth Street signed petition and annexation map

All,

Please do not schedule the substantial compliance review until Corey and I have been able to discuss. It is my understanding that the Town Clerk is required only to submit the petition for annexation to the BOT without “undue delay” so that the BOT may review the petition for substantial compliance. Undue delay is not a definite time frame, and it is a relative term especially when the Petitioner, Turn 2, is requesting the delay in submitting the petition to the BOT for review for substantial compliance. Turn 2 will not consider the Town liable for any delays in submission so long as Turn 2 is requesting the delays.

Sincerely,

Todd Collins, Managing Attorney  
Todd Collins & Associates, LLC  
724 E Kiowa Ave Ste 5  
PO Box 456  
Elizabeth, CO 80107  
Ph: (303) 588-2200  
[www.tclawoffices.com](http://www.tclawoffices.com)

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**From:** Grace Erickson <[grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)>  
**Sent:** Tuesday, June 4, 2024 1:54 PM  
**To:** darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>; Alexandra Cramer <[acramer@townofelizabeth.org](mailto:acramer@townofelizabeth.org)>  
**Cc:** Zach Higgins <[zhiggins@townofelizabeth.org](mailto:zhiggins@townofelizabeth.org)>; lana turn2construction.com <[lana@turn2construction.com](mailto:lana@turn2construction.com)>  
**Subject:** Re: 889 S Elizabeth Street signed petition and annexation map

Alex,

Thank you for the update. In addition to Darren's comments below, please confirm with us if our project will go before the Board on June 11<sup>th</sup> as soon as you know so that we can line up a presence from our team. My understanding is we don't necessarily need to speak on the 11<sup>th</sup>, correct? It's just substantial compliance.


Also, in addition to Darren's comments below, it sounds like the zoning hearings would be scheduled after annexation approval, is that correct? I thought we had discussed scheduling them concurrently in our initial meeting with the attorneys, but I could be wrong. Please let me know if that's the approach, as I know that we only have 90 days to get the property zoned if that's the case.

Thanks,  
Grace



Grace K. Erickson, MPA, CDI.D

Managing Director

 (719) 207-2995

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 ProvidenceConsultingServices.com

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**From:** darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>

**Date:** Tuesday, June 4, 2024 at 1:47 PM

**To:** Alexandra Cramer <[acramer@townofelizabeth.org](mailto:acramer@townofelizabeth.org)>, Grace Erickson <[grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)>

**Cc:** Zach Higgins <[zhiggins@townofelizabeth.org](mailto:zhiggins@townofelizabeth.org)>, lana turn2construction.com <[lana@turn2construction.com](mailto:lana@turn2construction.com)>

**Subject:** Re: 889 S Elizabeth Street signed petition and annexation map

Alex, do we have an annexation agreement yet? I also can not attend a July 23<sup>rd</sup> hearing

**Darren Spradling**

**Turn 2 Development LLC**

303-881-5005 mobile

303-646-2559 office

303-646-2830 fax

[www.turn2construction.com](http://www.turn2construction.com)

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**From:** Alexandra Cramer <[acramer@townofelizabeth.org](mailto:acramer@townofelizabeth.org)>

**Sent:** Tuesday, June 4, 2024 11:59 AM

**To:** Grace Erickson <[grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)>

**Cc:** darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>; Zach Higgins <[zhiggins@townofelizabeth.org](mailto:zhiggins@townofelizabeth.org)>; lana turn2construction.com <[lana@turn2construction.com](mailto:lana@turn2construction.com)>

**Subject:** RE: 889 S Elizabeth Street signed petition and annexation map

Hi Grace,

The Town's attorney is working on drafting up the resolution which will set the public hearing date for the annexation. This public hearing date must be between 30 to 60 days from the effective date of the resolution. We are shooting for the June 11th BOT meeting and a hearing date of July 23rd. Once we get confirmation from Corey, we will let you know that these dates are set.

Thanks,

*Alexandra Cramer*

**Planner / Project Manager**

Elizabeth, CO. 80107

Phone: 303-646-4166

[acramer@townofelizabeth.org](mailto:acramer@townofelizabeth.org)



**From:** Grace Erickson <[grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)>

**Sent:** Monday, June 3, 2024 4:09 PM

**To:** Zach Higgins <[zhiggins@townofelizabeth.org](mailto:zhiggins@townofelizabeth.org)>; Alexandra Cramer <[acramer@townofelizabeth.org](mailto:acramer@townofelizabeth.org)>

**Cc:** darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>; lana turn2construction.com <[lana@turn2construction.com](mailto:lana@turn2construction.com)>

**Subject:** Re: 889 S Elizabeth Street signed petition and annexation map

Zach and Alex,


I wanted to check in on this and where we are at with next steps.

Thanks,  
Grace



**Grace K. Erickson, MPA, CDI.D**

Managing Director

 (719) 207-2995

 [grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)

 ProvidenceConsultingServices.com

---

**From:** Grace Erickson <[grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)>

**Date:** Thursday, May 16, 2024 at 10:40 AM

**To:** Zach Higgins <[zhiggins@townofelizabeth.org](mailto:zhiggins@townofelizabeth.org)>, Alexandra Cramer <[acramer@townofelizabeth.org](mailto:acramer@townofelizabeth.org)>

**Cc:** darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>, lana turn2construction.com <[lana@turn2construction.com](mailto:lana@turn2construction.com)>

**Subject:** 889 S Elizabeth Street signed petition and annexation map

Zach and Alex,

I wanted to send you the digital versions of the signed petition and annexation exhibit that Lana will be dropping off today.


Thank you,  
Grace



**PROVIDENCE**  
CONSULTING, LLC

Grace K. Erickson, MPA, CDI.D

Managing Director

 (719) 207-2995

 [grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)

 ProvidenceConsultingServices.com

## Patrick Davidson

---

**From:** Corey Hoffmann <cyh@hpwclaw.com>  
**Sent:** Thursday, July 25, 2024 7:58 AM  
**To:** Todd Collins  
**Cc:** Christina Lukenbill; darren turn2construction.com; Patrick Davidson  
**Subject:** RE: 889 S Elizabeth St Annexation

Good morning, Todd,

Grace conveyed the message accurately. Because annexation is purely consensual, it is incumbent upon Town staff to assure that we are acting consistent with the direction of the Board of Trustees. Accordingly, on Tuesday night, the Board went into executive session as allowed by C.R.S. § 24-6-402(4)(e) to provide direction to Patrick and me regarding any terms to be negotiated related to the annexation agreement. The Board gave us direction that it does not want to consider annexation unless and until the homes and the outbuildings are demolished, and the well and septic system are abandoned.

Accordingly, if the term is unacceptable to your client, the Board certainly understands your client's position, and you can certainly withdraw the petition for annexation. In the alternative, the Board is willing to consider a timeline for demolition, but is unwilling to consider the annexation for approval unless and until the above conditions are met.

I am happy to chat with you if you or your client needs additional clarification.

Corey

Corey Y. Hoffmann  
Hoffmann, Parker, Wilson & Carberry, P.C.  
511 16<sup>th</sup> Street, Suite 610  
Denver, CO 80202  
Direct: (303) 951-2094  
Main: (303) 825-6444

**From:** Todd Collins <tcollins@tcollinsatlaw.com>  
**Sent:** Wednesday, July 24, 2024 4:04 PM  
**To:** Corey Hoffmann <cyh@hpwclaw.com>  
**Cc:** Christina Lukenbill <christina@tcollinsatlaw.com>; darren turn2construction.com <darren@turn2construction.com>  
**Subject:** 889 S Elizabeth St Annexation  
**Importance:** High

You don't often get email from [tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com). [Learn why this is important](#)

Corey,

I just received an email from Grace regarding what the Town is requesting from Turn 2 before annexation of the property at 889 S Elizabeth Street. It is my understanding that the Town is requesting the following:

“The board is requiring the homes and the outer buildings to be removed, the septic system to be abandoned and reclaimed, and the water well to be abandoned and plugged before annexation”.

Honestly, that is a bit of a ridiculous demand without knowing if the annexation will even be approved. We would be open to a contingency agreement where those things occurred within a reasonable time frame once the annexation is approved. Such an agreement should relieve both sides' concerns, that is if the Town truly wants to move forward in good faith. Simply put, such an ask without a contingency is a nonstarter. Let me know if we can work on this, or if we should just move forward with withdrawal and developing as a county property.

Sincerely,

Todd Collins, Managing Attorney  
Todd Collins & Associates, LLC  
724 E Kiowa Ave Ste 5  
PO Box 456  
Elizabeth, CO 80107  
Ph: (303) 588-2200  
[www.tclawoffices.com](http://www.tclawoffices.com)

## Patrick Davidson

---

**From:** Grace Erickson <grace@providenceconsultingservices.com>  
**Sent:** Monday, July 29, 2024 1:03 PM  
**To:** Patrick Davidson; Zach Higgins  
**Cc:** Patrick Davidson  
**Subject:** Re: 889 S Elizabeth St Annexation

Received, thank you. This was my first seeing this. I will touch base with my client, and we'll get back with you accordingly.

Grace



**Grace K. Erickson, MPA, CDI.D**  
Managing Director  
☎ (719) 207-2995  
✉ grace@providenceconsultingservices.com  
🌐 ProvidenceConsultingServices.com

**From:** Patrick Davidson <p davidson@townofelizabeth.org>  
**Date:** Monday, July 29, 2024 at 12:50 PM  
**To:** Grace Erickson <grace@providenceconsultingservices.com>, Zach Higgins <zhiggins@townofelizabeth.org>  
**Cc:** Patrick Davidson <p davidson@townofelizabeth.org>  
**Subject:** FW: 889 S Elizabeth St Annexation

Grace:

I wanted to reach out to make sure you are “in the loop” with regard to the annexation concerns. I note that you did not appear to be added to Corey’s email, however, it was sent to both your client and Mr. Collins, so hopefully it has been forwarded to you.

At this time, the Board is willing to entertain the prospects of annexation, pending the advanced removal of the outbuildings and the abandonment and reclamation of the well site and the septic system. This is a condition precedent to annexation. Once these steps are taken, the Board will entertain the option for annexation should your client so choose. It is my understanding that you have requested an updated redline of the annexation agreement. This will be provided upon completion of the abandonment and reclamation, as there appears nothing to reduce to further writing at this time.

In the alternative, as you know, the annexation petition may be withdrawn.

Should questions remain, I would recommend Mr. Collins visit with Corey for any additional clarifications.

Patrick

Patrick G. Davidson, Town Administrator  
151 S. Banner Street

Elizabeth, CO 80107  
(720) 351-4504  
[pdavidson@townofelizabeth.org](mailto:pdavidson@townofelizabeth.org)



---

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**Sent:** Thursday, July 25, 2024 7:58 AM  
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**Cc:** Christina Lukenbill <[christina@tcollinsatlaw.com](mailto:christina@tcollinsatlaw.com)>; darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>; Patrick Davidson <[pdavidson@townofelizabeth.org](mailto:pdavidson@townofelizabeth.org)>  
**Subject:** RE: 889 S Elizabeth St Annexation

Good morning, Todd,

Grace conveyed the message accurately. Because annexation is purely consensual, it is incumbent upon Town staff to assure that we are acting consistent with the direction of the Board of Trustees. Accordingly, on Tuesday night, the Board went into executive session as allowed by C.R.S. § 24-6-402(4)(e) to provide direction to Patrick and me regarding any terms to be negotiated related to the annexation agreement. The Board gave us direction that it does not want to consider annexation unless and until the homes and the outbuildings are demolished, and the well and septic system are abandoned.

Accordingly, if the term is unacceptable to your client, the Board certainly understands your client's position, and you can certainly withdraw the petition for annexation. In the alternative, the Board is willing to consider a timeline for demolition, but is unwilling to consider the annexation for approval unless and until the above conditions are met.

I am happy to chat with you if you or your client needs additional clarification.

Corey

Corey Y. Hoffmann  
Hoffmann, Parker, Wilson & Carberry, P.C.  
511 16<sup>th</sup> Street, Suite 610  
Denver, CO 80202  
Direct: (303) 951-2094  
Main: (303) 825-6444

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**From:** Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>  
**Sent:** Wednesday, July 24, 2024 4:04 PM  
**To:** Corey Hoffmann <[cyh@hpwclaw.com](mailto:cyh@hpwclaw.com)>  
**Cc:** Christina Lukenbill <[christina@tcollinsatlaw.com](mailto:christina@tcollinsatlaw.com)>; darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>  
**Subject:** 889 S Elizabeth St Annexation  
**Importance:** High

Corey,

I just received an email from Grace regarding what the Town is requesting from Turn 2 before annexation of the property at 889 S Elizabeth Street. It is my understanding that the Town is requesting the following:

“The board is requiring the homes and the outer buildings to be removed, the septic system to be abandoned and reclaimed, and the water well to be abandoned and plugged before annexation”.

Honestly, that is a bit of a ridiculous demand without knowing if the annexation will even be approved. We would be open to a contingency agreement where those things occurred within a reasonable time frame once the annexation is approved. Such an agreement should relieve both sides' concerns, that is if the Town truly wants to move forward in good faith. Simply put, such an ask without a contingency is a nonstarter. Let me know if we can work on this, or if we should just move forward with withdrawal and developing as a county property.

Sincerely,

Todd Collins, Managing Attorney  
Todd Collins & Associates, LLC  
724 E Kiowa Ave Ste 5  
PO Box 456  
Elizabeth, CO 80107  
Ph: (303) 588-2200  
[www.tclawoffices.com](http://www.tclawoffices.com)

## Patrick Davidson

---

**From:** darren turn2construction.com <darren@turn2construction.com>  
**Sent:** Monday, July 29, 2024 1:54 PM  
**To:** Grace Erickson; Patrick Davidson  
**Subject:** Re: 889 S Elizabeth St Annexation

Patrick, please give me a call to discuss when you have a moment.

### Darren Spradling Turn 2 Development LLC

303-881-5005 mobile  
303-646-2559 office  
303-646-2830 fax  
www.turn2construction.com

---

**From:** Grace Erickson <grace@providenceconsultingservices.com>  
**Sent:** Monday, July 29, 2024 12:56 PM  
**To:** darren turn2construction.com <darren@turn2construction.com>  
**Subject:** FW: 889 S Elizabeth St Annexation



**Grace K. Erickson, MPA, CDI.D**  
Managing Director  
☎ (719) 207-2995  
✉ grace@providenceconsultingservices.com  
🌐 ProvidenceConsultingServices.com

---

**From:** Patrick Davidson <p davidson@townofelizabeth.org>  
**Date:** Monday, July 29, 2024 at 12:50 PM  
**To:** Grace Erickson <grace@providenceconsultingservices.com>, Zach Higgins <zhiggins@townofelizabeth.org>  
**Cc:** Patrick Davidson <p davidson@townofelizabeth.org>  
**Subject:** FW: 889 S Elizabeth St Annexation

Grace:

I wanted to reach out to make sure you are “in the loop” with regard to the annexation concerns. I note that you did not appear to be added to Corey’s email, however, it was sent to both your client and Mr. Collins, so hopefully it has been forwarded to you.

At this time, the Board is willing to entertain the prospects of annexation, pending the advanced removal of the outbuildings and the abandonment and reclamation of the well site and the septic system. This is a condition precedent to annexation. Once these steps are taken, the Board will entertain the option for annexation should your client so choose. It is my understanding that you have requested an updated redline of the annexation

agreement. This will be provided upon completion of the abandonment and reclamation, as there appears nothing to reduce to further writing at this time.

In the alternative, as you know, the annexation petition may be withdrawn.

Should questions remain, I would recommend Mr. Collins visit with Corey for any additional clarifications.

Patrick

Patrick G. Davidson, Town Administrator  
151 S. Banner Street  
Elizabeth, CO 80107  
(720) 351-4504  
[pdavidson@townofelizabeth.org](mailto:pdavidson@townofelizabeth.org)



---

**From:** Corey Hoffmann <cyh@hpwclaw.com>  
**Sent:** Thursday, July 25, 2024 7:58 AM  
**To:** Todd Collins <tcollins@tcollinsatlaw.com>  
**Cc:** Christina Lukenbill <christina@tcollinsatlaw.com>; darren turn2construction.com <darren@turn2construction.com>; Patrick Davidson <pdavidson@townofelizabeth.org>  
**Subject:** RE: 889 S Elizabeth St Annexation

Good morning, Todd,

Grace conveyed the message accurately. Because annexation is purely consensual, it is incumbent upon Town staff to assure that we are acting consistent with the direction of the Board of Trustees. Accordingly, on Tuesday night, the Board went into executive session as allowed by C.R.S. § 24-6-402(4)(e) to provide direction to Patrick and me regarding any terms to be negotiated related to the annexation agreement. The Board gave us direction that it does not want to consider annexation unless and until the homes and the outbuildings are demolished, and the well and septic system are abandoned.

Accordingly, if the term is unacceptable to your client, the Board certainly understands your client's position, and you can certainly withdraw the petition for annexation. In the alternative, the Board is willing to consider a timeline for demolition, but is unwilling to consider the annexation for approval unless and until the above conditions are met.

I am happy to chat with you if you or your client needs additional clarification.

Corey

Corey Y. Hoffmann  
Hoffmann, Parker, Wilson & Carberry, P.C.

511 16<sup>th</sup> Street, Suite 610  
Denver, CO 80202  
Direct: (303) 951-2094  
Main: (303) 825-6444

**From:** Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>

**Sent:** Wednesday, July 24, 2024 4:04 PM

**To:** Corey Hoffmann <[cyh@hpwclaw.com](mailto:cyh@hpwclaw.com)>

**Cc:** Christina Lukenbill <[christina@tcollinsatlaw.com](mailto:christina@tcollinsatlaw.com)>; darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>

**Subject:** 889 S Elizabeth St Annexation

**Importance:** High

You don't often get email from [tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com). [Learn why this is important](#)

Corey,

I just received an email from Grace regarding what the Town is requesting from Turn 2 before annexation of the property at 889 S Elizabeth Street. It is my understanding that the Town is requesting the following:

“The board is requiring the homes and the outer buildings to be removed, the septic system to be abandoned and reclaimed, and the water well to be abandoned and plugged before annexation”.

Honestly, that is a bit of a ridiculous demand without knowing if the annexation will even be approved. We would be open to a contingency agreement where those things occurred within a reasonable time frame once the annexation is approved. Such an agreement should relieve both sides' concerns, that is if the Town truly wants to move forward in good faith. Simply put, such an ask without a contingency is a nonstarter. Let me know if we can work on this, or if we should just move forward with withdrawal and developing as a county property.

Sincerely,

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Todd Collins & Associates, LLC  
724 E Kiowa Ave Ste 5  
PO Box 456  
Elizabeth, CO 80107  
Ph: (303) 588-2200  
[www.tclawoffices.com](http://www.tclawoffices.com)

## Patrick Davidson

---

**From:** Grace Erickson <grace@providenceconsultingservices.com>  
**Sent:** Wednesday, July 31, 2024 10:21 AM  
**To:** Patrick Davidson; Zach Higgins; Corey Hoffmann  
**Cc:** darren turn2construction.com; lana turn2construction.com; Todd Collins  
**Subject:** 889 South Elizabeth Street Annexation Counter  
**Attachments:** Counter letter- 889 South Elizabeth Street Annexation.pdf

All,


Please find attached Turn 2 Development's formal counter to the Board of Trustees.


Grace




**Grace K. Erickson, MPA, CDI.D**

Managing Director

 (719) 207-2995

 [grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)

 [ProvidenceConsultingServices.com](http://ProvidenceConsultingServices.com)



P.O. Box 2586  
Elizabeth, CO 80107  
303-881-5005

July 31, 2024

Town of Elizabeth Board of Trustees:

This letter is to respond to the communication Staff relayed on behalf of the Board on July 24, 2024 regarding the annexation negotiations for the 889 South Elizabeth Street Annexation. We have provided a generous counter that we believe addresses both parties' interests.

We were informed by Staff that "the Board is requiring the homes and the outter buildings to be removed, the septic system to be abandoned and reclaimed, and the water well to be abandoned and plugged before annexation". We were informed that the interest behind this requirement is that the Board desires the site to be development ready. When it was inquired as to why the Board would ask for the site to be scraped prior to annexation, Staff stated that the Town is concerned that they have little recourse if the demolition and abandonment were agreed to but remained unfulfilled.

While we appreciate the Town's interest and concern, we cannot destroy capital based solely on the hope that the Board might consider our application in the future, and we hope that the Board can see how that would be a poor business decision. However, we would like to offer an alternative solution for the Board's consideration- one that is more reasonable from a business standpoint- based on our understanding of the Town's viewpoint.

We are amenable to demolishing the buildings and abandoning well and septic following non-appealable annexation and zoning. We understand the timeline would need to be firmly established in the annexation agreement, and we are agreeable to an aggressive but reasonable timeline considering the other agencies that would be involved in approvals for scraping the site. In addition, we are open to providing collateral in the form of cash to ensure we hold up our half of the bargain. We would be willing to deposit a nonrefundable sum of \$50,000 within 30 days of approval to be credited toward demolition permits, land use applications, etc.

We appreciate your consideration and look forward to receiving your response.

Sincerely,

Darren Spradling

Main: (303) 825-6444

---

**From:** Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>

**Sent:** Wednesday, July 31, 2024 5:50 PM

**To:** Corey Hoffmann <[cyh@hpwclaw.com](mailto:cyh@hpwclaw.com)>

**Subject:** RE: 889 S Elizabeth St Annexation

Corey,

Thank you for getting back to me. Between us attorneys, I am a little troubled about the executive session. I am aware that the board may convene and executive session for issues that will be negotiated by the Town, but it cannot formally adopt any position or resolution during that session. But, based on what you are telling me and what Zach informed us, the Board did in fact adopt a position on the issue at that executive session. Doing that in a closed session is specifically forbidden by OML even when an executive session is properly convened. Regardless, I have stated my opinion on the Sunshine issue, and I will let that be the end of it.

I am confident that we all can reach an agreeable timeline for demo to occur once the annexation is moving forward. I think everyone involved wants this project to move forward, there just seems to be a lack of trust on both sides. I have meetings scheduled with Darren this week. Let me see if I can get a realistic timeline from him on demo. Keep in mind we have tenants in there we would have to legally evict, we would have to properly apply for the State demo permits and have the asbestos certs completed before we could even start demo. I just ask that the timeline is realistic based on the legal and procedural hurdles that must be overcome, and I want to make sure the Board is aware of those.

Sincerely,

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PO Box 456  
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**From:** Corey Hoffmann <[cyh@hpwclaw.com](mailto:cyh@hpwclaw.com)>

**Sent:** Thursday, July 25, 2024 7:58 AM

**To:** Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>

**Cc:** Christina Lukenbill <[christina@tcollinsatlaw.com](mailto:christina@tcollinsatlaw.com)>; darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>;  
[pdavidson@townofelizabeth.org](mailto:pdavidson@townofelizabeth.org)

**Subject:** RE: 889 S Elizabeth St Annexation

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Accordingly, if the term is unacceptable to your client, the Board certainly understands your client's position, and you can certainly withdraw the petition for annexation. In the alternative, the Board is willing to consider a timeline for demolition, but is unwilling to consider the annexation for approval unless and until the above conditions are met.

I am happy to chat with you if you or your client needs additional clarification.

Corey

Corey Y. Hoffmann  
Hoffmann, Parker, Wilson & Carberry, P.C.  
511 16<sup>th</sup> Street, Suite 610  
Denver, CO 80202  
Direct: (303) 951-2094  
Main: (303) 825-6444

**From:** Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>  
**Sent:** Wednesday, July 24, 2024 4:04 PM  
**To:** Corey Hoffmann <[cyh@hpwclaw.com](mailto:cyh@hpwclaw.com)>  
**Cc:** Christina Lukenbill <[christina@tcollinsatlaw.com](mailto:christina@tcollinsatlaw.com)>; darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>  
**Subject:** 889 S Elizabeth St Annexation  
**Importance:** High

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[www.tclawoffices.com](http://www.tclawoffices.com)

## Patrick Davidson

---

**From:** Corey Hoffmann <cyh@hpwclaw.com>  
**Sent:** Thursday, August 1, 2024 12:57 PM  
**To:** Patrick Davidson  
**Subject:** FW: 889 S Elizabeth St Annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI below.

Corey

Corey Y. Hoffmann  
Hoffmann, Parker, Wilson & Carberry, P.C.  
511 16<sup>th</sup> Street, Suite 610  
Denver, CO 80202  
Direct: (303) 951-2094  
Main: (303) 825-6444

**From:** Corey Hoffmann  
**Sent:** Thursday, August 1, 2024 12:57 PM  
**To:** Todd Collins <tcollins@tcollinsatlaw.com>  
**Subject:** RE: 889 S Elizabeth St Annexation

Todd,

I understand your point, but no decision was made. The Board gave us direction on what they would accept as part of an annexation agreement consist with the language in C.R.S. § 24-6-402(4)(e). Any decision would be made following the public hearing, and since the annexation and initial zoning are legislative and purely consensual as a matter of law, they will make their decision based on what is and is not in the annexation agreement, and any other evidence presented at the public hearing.

In addition, as you know the language in C.R.S. § 24-6-402(4)(e) specifically contemplates providing instructions to negotiators. The cases addressing the limitations on executive sessions and specifically adoption of a position do not address this particular subsection of the OML. Feel free to take a look at the Supreme Court's recent granting of cert in a case I will be arguing involving Aurora that addresses this issue in the attorney-client privilege context, which the Court has agreed to hear as of July 22. As Patrick Davidson indicated to Grace, we will take the property owner's negotiating position back to the Board on August 13. Any information on timing of demolition etc. in advance of August 13 would obviously be helpful. Thanks in advance.

Corey

Corey Y. Hoffmann  
Hoffmann, Parker, Wilson & Carberry, P.C.  
511 16<sup>th</sup> Street, Suite 610  
Denver, CO 80202  
Direct: (303) 951-2094  
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**Sent:** Wednesday, July 31, 2024 5:50 PM

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**Sent:** Thursday, July 25, 2024 7:58 AM

**To:** Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>

**Cc:** Christina Lukenbill <[christina@tcollinsatlaw.com](mailto:christina@tcollinsatlaw.com)>; darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>;  
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**From:** Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>

**Sent:** Wednesday, July 24, 2024 4:04 PM

**To:** Corey Hoffmann <[cyh@hpwclaw.com](mailto:cyh@hpwclaw.com)>

**Cc:** Christina Lukenbill <[christina@tcollinsatlaw.com](mailto:christina@tcollinsatlaw.com)>; darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>

**Subject:** 889 S Elizabeth St Annexation

**Importance:** High

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[www.tclawoffices.com](http://www.tclawoffices.com)

## Patrick Davidson

---

**From:** Grace Erickson <grace@providenceconsultingservices.com>  
**Sent:** Tuesday, August 13, 2024 2:05 PM  
**To:** Michael DeVol; Patrick Davidson; Zach Higgins  
**Cc:** darren turn2construction.com; lana turn2construction.com  
**Subject:** Re: PW inquiry -889 S Elizabeth St

All noted, thanks Mike.



**Grace K. Erickson, MPA, CDI.D**  
Managing Director  
☎ (719) 207-2995  
✉ grace@providenceconsultingservices.com  
🌐 ProvidenceConsultingServices.com

---

**From:** Michael DeVol <mdevol@townofelizabeth.org>  
**Date:** Tuesday, August 13, 2024 at 1:54 PM  
**To:** Grace Erickson <grace@providenceconsultingservices.com>, Patrick Davidson <p davidson@townofelizabeth.org>, Zach Higgins <zhiggins@townofelizabeth.org>  
**Cc:** darren turn2construction.com <darren@turn2construction.com>, lana turn2construction.com <lana@turn2construction.com>  
**Subject:** RE: PW inquiry -889 S Elizabeth St

Grace,

I have been acquiring information from the agencies that oversee the Well and Sanitary Sewer compliance.

The Water Well(s) will need to follow abandonment protocol as determined by the State Water Engineer's website.

The sanitary sewer is under the jurisdiction of Elbert County Health, and with discussions between Marissa and Stacey the Septic Tank will need to be pumped out, along with demolition and removal of septic tank and removed to an approved site. The leach field needs to be severed from the tank and can be removed as normal landfill material as it is on the effluent/clean side of the system.

The only Permit from Public Works could possibly be a ROW Permit depending on equipment movement patterns for hauling of removed material or equipment loading or off-loading.

Thank you,

Mike Devol  
Public Works Director  
Town of Elizabeth  
GCWWTP Operations  
[mdevol@townofelizabeth.org](mailto:mdevol@townofelizabeth.org)  
303-913-6453

**From:** Grace Erickson <grace@providenceconsultingservices.com>

**Sent:** Wednesday, August 7, 2024 11:08 AM

**To:** Patrick Davidson <pdavidson@townofelizabeth.org>; Zach Higgins <zhiggins@townofelizabeth.org>; Michael DeVol <mdevol@townofelizabeth.org>

**Cc:** darren turn2construction.com <darren@turn2construction.com>; lana turn2construction.com <lana@turn2construction.com>

**Subject:** PW inquiry -889 S Elizabeth St

All,

I wanted to reach out to all three of you, as I've been unable to get in touch with anyone from Public Works on my inquiry this past week regarding demolition permit requirements. We are preparing a timeline for demolition if the property were to be annexed, which I had every intention of getting to you today. The only item I'm waiting on is a response from the Town if there are any permit requirements from the Town regarding abandoning well and septic (including hauling of the leach field). I have this worked out with every agency except for the Town. As far as I'm aware, there would not be any permitting requirements, but I've been unable to get confirmation or talk to anyone via phone.


The only permits through the Town itself that I have include the demolition permit for the structures. Everything else is County and State. Please let us know if this is correct. Feel free to give me a call if it's easier to discuss via phone.

Thank you,  
Grace




**Grace K. Erickson, MPA, CDI.D**

Managing Director

 (719) 207-2995

 [grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)

 ProvidenceConsultingServices.com

## Patrick Davidson

---

**From:** Grace Erickson <grace@providenceconsultingservices.com>  
**Sent:** Thursday, August 8, 2024 4:56 PM  
**To:** Patrick Davidson; Zach Higgins; Corey Hoffmann  
**Cc:** darren turn2construction.com; lana turn2construction.com; Todd Collins  
**Subject:** Re: 889 South Elizabeth Street Annexation Counter

Patrick and all,

In regard to the timeline for demolition of structures and abandonment of well and septic noted in our counter, we would agree to having this fulfilled no sooner than one year from annexation approval. This accounts for the appeal period and notice to current tenants. Please note that we are not high-balling you on this timeline- this is the absolute best we can and will do. The timeline, while realistic, allows for little contingency in the case of weather or other unforeseen issues. I want to be clear on this as to not waste anyone's time.

Please also note that we are in discussions with Elbert County on development alternatives for this property if the Town decides to deny the annexation. It is not our preference to develop outside of Town limits- we truly hope we can come to an agreement with the Town which results in approval of our project. Commercial development within the Town's limits will be most beneficial for everyone (I know that I don't need to list the reasons for you as to why). However, we are actively planning to act on these alternatives if necessary.


Have a good weekend, everyone.

Grace



**Grace K. Erickson, MPA, CDI.D**

Managing Director

 (719) 207-2995

 grace@providenceconsultingservices.com

 ProvidenceConsultingServices.com

**From:** Patrick Davidson <p davidson@townofelizabeth.org>

**Date:** Wednesday, July 31, 2024 at 11:26 AM

**To:** Grace Erickson <grace@providenceconsultingservices.com>, Zach Higgins <zhiggins@townofelizabeth.org>, Corey Hoffmann <cyh@hpwclaw.com>

**Cc:** darren turn2construction.com <darren@turn2construction.com>, lana turn2construction.com <lana@turn2construction.com>, Todd Collins <tcollins@tcollinsatlaw.com>

**Subject:** RE: 889 South Elizabeth Street Annexation Counter

Good morning, Grace:

I am in receipt of the counteroffer. I will have an opportunity to present this to the Board for further discussion and response during the Board's August 13<sup>th</sup> meeting.

Patrick

Patrick G. Davidson, Town Administrator  
151 S. Banner Street  
Elizabeth, CO 80107  
(720) 351-4504  
[pdavidson@townofelizabeth.org](mailto:pdavidson@townofelizabeth.org)



**From:** Grace Erickson <[grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)>  
**Sent:** Wednesday, July 31, 2024 10:21 AM  
**To:** Patrick Davidson <[pdavidson@townofelizabeth.org](mailto:pdavidson@townofelizabeth.org)>; Zach Higgins <[zhiggins@townofelizabeth.org](mailto:zhiggins@townofelizabeth.org)>; Corey Hoffmann <[cyh@hpwclaw.com](mailto:cyh@hpwclaw.com)>  
**Cc:** darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>; lana turn2construction.com <[lana@turn2construction.com](mailto:lana@turn2construction.com)>; Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>  
**Subject:** 889 South Elizabeth Street Annexation Counter

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Please find attached Turn 2 Development's formal counter to the Board of Trustees.

Grace



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Have a good weekend, everyone.


Grace



**Grace K. Erickson, MPA, CDI.D**

Managing Director

 (719) 207-2995

 grace@providenceconsultingservices.com

 ProvidenceConsultingServices.com

**From:** Patrick Davidson <p davidson@townofelizabeth.org>

**Date:** Wednesday, July 31, 2024 at 11:26 AM

**To:** Grace Erickson <grace@providenceconsultingservices.com>, Zach Higgins <zhiggins@townofelizabeth.org>, Corey Hoffmann <cyh@hpwclaw.com>

**Cc:** darren turn2construction.com <darren@turn2construction.com>, lana turn2construction.com <lana@turn2construction.com>, Todd Collins <tcollins@tcollinsatlaw.com>

**Subject:** RE: 889 South Elizabeth Street Annexation Counter

Good morning, Grace:

I am in receipt of the counteroffer. I will have an opportunity to present this to the Board for further discussion and response during the Board's August 13<sup>th</sup> meeting.

Patrick

Patrick G. Davidson, Town Administrator  
151 S. Banner Street  
Elizabeth, CO 80107  
(720) 351-4504  
[pdavidson@townofelizabeth.org](mailto:pdavidson@townofelizabeth.org)



**From:** Grace Erickson <[grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)>  
**Sent:** Wednesday, July 31, 2024 10:21 AM  
**To:** Patrick Davidson <[pdavidson@townofelizabeth.org](mailto:pdavidson@townofelizabeth.org)>; Zach Higgins <[zhiggins@townofelizabeth.org](mailto:zhiggins@townofelizabeth.org)>; Corey Hoffmann <[cyh@hpwclaw.com](mailto:cyh@hpwclaw.com)>  
**Cc:** darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>; lana turn2construction.com <[lana@turn2construction.com](mailto:lana@turn2construction.com)>; Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>  
**Subject:** 889 South Elizabeth Street Annexation Counter

All,

Please find attached Turn 2 Development's formal counter to the Board of Trustees.

Grace



**Grace K. Erickson, MPA, CDI.D**  
Managing Director  
 (719) 207-2995  
 [grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)  
 ProvidenceConsultingServices.com

## Patrick Davidson

---

**From:** Patrick Davidson  
**Sent:** Wednesday, August 14, 2024 3:05 PM  
**To:** 'Grace Erickson'; darren.turn2construction.com  
**Cc:** Zach Higgins; Corey Hoffmann; Todd Collins  
**Subject:** RE: 889 South Elizabeth Street Annexation Discussions

Grace:

As you are aware, annexation is a mutual agreement between the parties, subject to the desires of the Board of Trustees and the actual and perceived needs of the community. The Board is free to determine the conditions for annexation, and to move in the direction and at the speed it deems appropriate. With the proposed zoning being CMU, the Board of Trustees would *likely* be agreeable to the following uses at that specific location:

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- Amusement/Recreation Establishments
- Business Service Establishments
- Clubs and Lodges
- Computer Design-Generated Operations
- Exhibitions and Art Galleries
- Farmers or other Open Markets
- Financial Institutions
- Garden/Flower Shops
- Nursery schools and day care operations
- Parking lots
- Parks
- Performance Theatres
- Personal Service Establishments
- Professional, Commercial or Business Offices
- Recreation Facilities – private or public
- Place of Religious Assembly
- Restaurant and Lounges
- Retail stores, sales, and display rooms and shops
- Schools – public or private; and
- Universities, colleges, or Technical Institutions

You will note that this list does not include all approved uses for CMU under the Town Code. Quite simply, traffic concerns, noise, and other factors, combined with the location of the property, necessitates certain limitations as to approved uses. In addition, please note that this list does not provide any waiver of any other building or zoning requirements, including the need for an application and approval for use by special review.

I am well aware of hearing on August 27. As stated above, the uses proposed are *likely* to be approved by the Board in the annexation agreement but will still require formal action by the Board. Due to the pending negotiations, I would recommend that if the applicant wishes to pursue this matter, we conduct the public hearing on August 27th, close the public hearing, and then look to finalize the annexation agreement on September 24<sup>th</sup>.

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151 S. Banner Street  
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**From:** Grace Erickson <[grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)>  
**Sent:** Wednesday, August 14, 2024 1:15 PM  
**To:** Patrick Davidson <[pdavidson@townofelizabeth.org](mailto:pdavidson@townofelizabeth.org)>; darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>  
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**Subject:** Re: 889 South Elizabeth Street Annexation Discussions

Patrick,

Thank you for the response. We need to know exactly what it is that the Town wants before agreeing any further to its evolving asks. We have made every effort to be agreeable and negotiate in good faith; however, we believe that the way the Town is spoon feeding pieces of information tied to our approval demonstrates poor faith negotiating. Additionally, the Town has had ample time to communicate to us its needs and desires.

That all said, what do you want? Please let us know when we can expect to receive the information on what you are asking, as we have a hearing on August 27<sup>th</sup>.

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**From:** Patrick Davidson <[pdavidson@townofelizabeth.org](mailto:pdavidson@townofelizabeth.org)>  
**Date:** Wednesday, August 14, 2024 at 12:06 PM  
**To:** Grace Erickson <[grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)>, darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>  
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Corey Hoffmann <[cyh@hpwclaw.com](mailto:cyh@hpwclaw.com)>, Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>

**Subject:** 889 South Elizabeth Street Annexation Discussions

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If the demolition, reclamation, and other work is undertaken in a timely manner, the \$50,000 sum may be used to offset the costs associated with the actual demolition and reclamation of the property.

There are other conditions and concerns the Board has with regarding to the annexation, including specifically the types of uses that may be authorized under CMU at this location. As such, we will need to have further discussions. However, I thought because this is likely one of the more difficult topics for discussion, it should be the initial focus of the negotiations.

Should this initial term prove agreeable, we can then visit as to other conditions.

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## Patrick Davidson

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**From:** Grace Erickson <grace@providenceconsultingservices.com>  
**Sent:** Thursday, August 15, 2024 1:59 PM  
**To:** Patrick Davidson; darren.turn2construction.com  
**Cc:** Zach Higgins; Corey Hoffmann; Todd Collins  
**Subject:** Re: 889 South Elizabeth Street Annexation Discussions

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Lastly, we hear you on the process and understand how this works. What we are looking to do here is very much in line with what the Staff and Board have been portraying to the public that you are trying to achieve. This is why we are frustrated that behind the scenes, the Town is being difficult to work with on their publicly portrayed goals. We've gone through the process, and the process has gone smoothly until about now. We hope to close this out with you in a positive manner.

Thanks,  
Grace



Grace K. Erickson, MPA, CDI.D

Managing Director

(719) 207-2995

grace@providenceconsultingservices.com

ProvidenceConsultingServices.com

**From:** Patrick Davidson <p davidson@townofelizabeth.org>

**Date:** Wednesday, August 14, 2024 at 3:05 PM

**To:** Grace Erickson <grace@providenceconsultingservices.com>, darren turn2construction.com <darren@turn2construction.com>

**Cc:** Zach Higgins <zhiggins@townofelizabeth.org>, Corey Hoffmann <cyh@hpwclaw.com>, Todd Collins <tcollins@tcollinsatlaw.com>

**Subject:** RE: 889 South Elizabeth Street Annexation Discussions

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**Sent:** Wednesday, August 14, 2024 1:15 PM  
**To:** Patrick Davidson <[pdavidson@townofelizabeth.org](mailto:pdavidson@townofelizabeth.org)>; darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>  
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**Date:** Wednesday, August 14, 2024 at 12:06 PM  
**To:** Grace Erickson <[grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)>, darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>  
**Cc:** Zach Higgins <[zhiggins@townofelizabeth.org](mailto:zhiggins@townofelizabeth.org)>, Patrick Davidson <[pdavidson@townofelizabeth.org](mailto:pdavidson@townofelizabeth.org)>, Corey Hoffmann <[cyh@hpwclaw.com](mailto:cyh@hpwclaw.com)>, Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>  
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## Patrick Davidson

---

**From:** Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>  
**Sent:** Friday, August 16, 2024 2:16 PM  
**To:** Corey Hoffmann; Patrick Davidson  
**Cc:** Grace Erickson; darren turn2construction.com  
**Subject:** RE: Conference re annexation of 889 S Elizabeth St

Works for us.

Todd Collins, Managing Attorney  
Todd Collins & Associates, LLC  
724 E Kiowa Ave Ste 5  
PO Box 456  
Elizabeth, CO 80107  
Ph: (303) 588-2200  
[www.tclawoffices.com](http://www.tclawoffices.com)

**From:** Corey Hoffmann <[cyh@hpwclaw.com](mailto:cyh@hpwclaw.com)>  
**Sent:** Friday, August 16, 2024 2:08 PM  
**To:** Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>; Patrick Davidson <[pdavidson@townofelizabeth.org](mailto:pdavidson@townofelizabeth.org)>  
**Cc:** Grace Erickson <[grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)>; darren turn2construction.com <[darren@turn2construction.com](mailto:darren@turn2construction.com)>  
**Subject:** RE: Conference re annexation of 889 S Elizabeth St

Todd,

Patrick and I are available for a virtual meeting at 3:00pm next Thursday August 22. Please confirm the date and time works and I will send an invite and Zoom link to everyone on this email. Thanks.

Corey

Corey Y. Hoffmann  
Hoffmann, Parker, Wilson & Carberry, P.C.  
511 16<sup>th</sup> Street, Suite 610  
Denver, CO 80202  
Direct: (303) 951-2094  
Main: (303) 825-6444

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**Sent:** Friday, August 16, 2024 1:14 PM  
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**Subject:** Conference re annexation of 889 S Elizabeth St

Corey,

Thank you for reaching out to me this morning. Regarding our conversation, I have reached out to both Darren and Grace. We are all three available for a conference on either Thursday or Friday next week. Will

those dates work for you and Patrick? If so, what time would you like to meet. Do you prefer virtual or in-person?

Sincerely,

Todd Collins, Managing Attorney  
Todd Collins & Associates, LLC  
724 E Kiowa Ave Ste 5  
PO Box 456  
Elizabeth, CO 80107  
Ph: (303) 588-2200  
[www.tclawoffices.com](http://www.tclawoffices.com)

## Patrick Davidson

---

**From:** Grace Erickson <grace@providenceconsultingservices.com>  
**Sent:** Friday, August 23, 2024 9:55 AM  
**To:** Patrick Davidson; Zach Higgins; Corey Hoffmann  
**Cc:** darren turn2construction.com; Todd Collins  
**Subject:** Re: 889 South Elizabeth Street Annexation Discussions

All,

As discussed via Zoom, here is a list of uses currently allowed in CMU that Turn 2 Development would be amenable to prohibiting.


Prohibited Uses:


Bed and Breakfast Inns  
Boarding and Rooming Houses  
Movie Theaters  
Miniature Golf Establishments




**Grace K. Erickson, MPA, CDI.D**

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In regard to the hearing and approval, we are all for public transparency here. Our preference is for the hearing to occur and for the decision to be made in the same meeting. The hearing should involve the actual annexation terms. We need due process to actually be able to provide testimony to what's up for approval. Waiting a month after the hearing for approvals/changes is not acceptable to us. We'd like to have this settled by August 27<sup>th</sup>, and if for some reason this needs to be continued, we'd like it continued to September 10<sup>th</sup>. We want a decision and don't want to drag this out any further.

We also want to remind the Town that the applicant happens to be a local business and commercial property owner as well as a longtime, involved community member, if that's worth anything. Understand that how the Town treats this applicant and project has a direct impact on town business and on the economic vitality of this project. I understand the Town wanting to propel and direct development of this property, but you are doing so with a stick instead of a carrot. You are offering no incentives. Note that excessive government regulation and involvement, especially in this economy, is not what drives private, commercial investment. The more costly this process is, the less desirable the outcome is going to be from a development standpoint.

Lastly, we hear you on the process and understand how this works. What we are looking to do here is very much in line with what the Staff and Board have been portraying to the public that you are trying to achieve. This is why we are frustrated that behind the scenes, the Town is being difficult to work with on their publicly portrayed goals. We've gone through the process, and the process has gone smoothly until about now. We hope to close this out with you in a positive manner.

Thanks,  
Grace



Grace K. Erickson, MPA, CDI.D  
Managing Director  
☎ (719) 207-2995  
✉ grace@providenceconsultingservices.com  
🌐 ProvidenceConsultingServices.com

**From:** Patrick Davidson <p davidson@townofelizabeth.org>

**Date:** Wednesday, August 14, 2024 at 3:05 PM

**To:** Grace Erickson <grace@providenceconsultingservices.com>, darren turn2construction.com <darren@turn2construction.com>

**Cc:** Zach Higgins <zhiggins@townofelizabeth.org>, Corey Hoffmann <cyh@hpwclaw.com>, Todd Collins <tcollins@tcollinsatlaw.com>

**Subject:** RE: 889 South Elizabeth Street Annexation Discussions

Grace:

As you are aware, annexation is a mutual agreement between the parties, subject to the desires of the Board of Trustees and the actual and perceived needs of the community. The Board is free to determine the conditions for annexation, and to move in the direction and at the speed it deems appropriate. With the proposed zoning being CMU, the Board of Trustees would *likely* be agreeable to the following uses at that specific location:

- Accessory Buildings
- Home Occupations
- Amusement/Recreation Establishments
- Business Service Establishments
- Clubs and Lodges
- Computer Design-Generated Operations
- Exhibitions and Art Galleries
- Farmers or other Open Markets
- Financial Institutions
- Garden/Flower Shops
- Nursery schools and day care operations
- Parking lots
- Parks
- Performance Theatres
- Personal Service Establishments
- Professional, Commercial or Business Offices
- Recreation Facilities – private or public
- Place of Religious Assembly
- Restaurant and Lounges
- Retail stores, sales, and display rooms and shops
- Schools – public or private; and
- Universities, colleges, or Technical Institutions

You will note that this list does not include all approved uses for CMU under the Town Code. Quite simply, traffic concerns, noise, and other factors, combined with the location of the property, necessitates certain limitations as to approved uses. In addition, please note that this list does not provide any waiver of any other building or zoning requirements, including the need for an application and approval for use by special review.

I am well aware of hearing on August 27. As stated above, the uses proposed are *likely* to be approved by the Board in the annexation agreement but will still require formal action by the Board. Due to the pending negotiations, I would recommend that if the applicant wishes to pursue this matter, we conduct the public hearing on August 27th, close the public hearing, and then look to finalize the annexation agreement on September 24<sup>th</sup>.

Patrick

Patrick G. Davidson, Town Administrator  
151 S. Banner Street  
Elizabeth, CO 80107  
(720) 351-4504  
[pdavidson@townofelizabeth.org](mailto:pdavidson@townofelizabeth.org)





**From:** Grace Erickson <grace@providenceconsultingservices.com>  
**Sent:** Wednesday, August 14, 2024 1:15 PM  
**To:** Patrick Davidson <p davidson@townofelizabeth.org>; darren turn2construction.com <darren@turn2construction.com>  
**Cc:** Zach Higgins <zhiggins@townofelizabeth.org>; Patrick Davidson <p davidson@townofelizabeth.org>; Corey Hoffmann <cyh@hpwclaw.com>; Todd Collins <tcollins@tcollinsatlaw.com>  
**Subject:** Re: 889 South Elizabeth Street Annexation Discussions

Patrick,

Thank you for the response. We need to know exactly what it is that the Town wants before agreeing any further to its evolving asks. We have made every effort to be agreeable and negotiate in good faith; however, we believe that the way the Town is spoon feeding pieces of information tied to our approval demonstrates poor faith negotiating. Additionally, the Town has had ample time to communicate to us its needs and desires.

That all said, what do you want? Please let us know when we can expect to receive the information on what you are asking, as we have a hearing on August 27<sup>th</sup>.

Thank you,  
Grace



**Grace K. Erickson, MPA, CDI.D**  
Managing Director  
☎ (719) 207-2995  
✉ [grace@providenceconsultingservices.com](mailto:grace@providenceconsultingservices.com)  
🌐 ProvidenceConsultingServices.com

---

**From:** Patrick Davidson <p davidson@townofelizabeth.org>  
**Date:** Wednesday, August 14, 2024 at 12:06 PM  
**To:** Grace Erickson <grace@providenceconsultingservices.com>, darren turn2construction.com <darren@turn2construction.com>  
**Cc:** Zach Higgins <zhiggins@townofelizabeth.org>, Patrick Davidson <p davidson@townofelizabeth.org>, Corey Hoffmann <cyh@hpwclaw.com>, Todd Collins <tcollins@tcollinsatlaw.com>  
**Subject:** 889 South Elizabeth Street Annexation Discussions

Good afternoon, Grace,

As a follow-up to prior discussions in this matter, and in response to the counteroffers provided on July 31, 2024, and your email of August 8, 2024, we would propose the following:

A non-refundable sum of \$50,000 be posted with the Town immediately upon approval of the annexation. The applicant will be granted one (1) year in which to demo the homes and outbuildings, plug and abandon the water well, and reclaim the septic system. However, if the well is not abandoned at the end of the one (1) year period – to the day – the Town will use the \$50,000 to plug and abandon the well on the applicant's behalf. The agreement will grant specific authority to the Town to make entry to the property, and to complete the same, without reservation, objection, or recourse by the applicant.

If the demolition, reclamation, and other work is undertaken in a timely manner, the \$50,000 sum may be used to offset the costs associated with the actual demolition and reclamation of the property.

There are other conditions and concerns the Board has with regarding to the annexation, including specifically the types of uses that may be authorized under CMU at this location. As such, we will need to have further discussions. However, I thought because this is likely one of the more difficult topics for discussion, it should be the initial focus of the negotiations.

Should this initial term prove agreeable, we can then visit as to other conditions.

Patrick

Patrick G. Davidson, Town Administrator  
151 S. Banner Street  
Elizabeth, CO 80107  
(720) 351-4504  
[pdavidson@townofelizabeth.org](mailto:pdavidson@townofelizabeth.org)



## Patrick Davidson

---

**From:** Corey Hoffmann <cyh@hpwclaw.com>  
**Sent:** Thursday, September 12, 2024 1:24 PM  
**To:** Patrick Davidson; Zach Higgins  
**Subject:** FW: 889 Elizabeth St, Elizabeth, CO - AA

FYI below.

Corey

Corey Y. Hoffmann  
Hoffmann, Parker, Wilson & Carberry, P.C.  
511 16<sup>th</sup> Street, Suite 610  
Denver, CO 80202  
Direct: (303) 951-2094  
Main: (303) 825-6444

**From:** Corey Hoffmann  
**Sent:** Thursday, September 12, 2024 1:24 PM  
**To:** Todd Collins <tcollins@tcollinsatlaw.com>  
**Subject:** RE: 889 Elizabeth St, Elizabeth, CO - AA

Todd,

We have reviewed and will do as requested. However, as I suspect you know from our prior conversations, this is inconsistent with the direction I have received from the Board of Trustees, and inconsistent with the representations your client made to the Board of Trustees on August 27. Therefore, I anticipate your client will get his wish of an up or down vote, and based on his statements in our call and your email below, it is my understanding that the proposed Annexation Agreement you provided is your client's final take it or leave it final offer. I will present it as such to the Board. However, it will be without a staff recommendation for approval because it is inconsistent with direction received by staff from the Board of Trustees.

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511 16<sup>th</sup> Street, Suite 610  
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Direct: (303) 951-2094  
Main: (303) 825-6444

**From:** Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>  
**Sent:** Tuesday, September 10, 2024 5:15 PM  
**To:** Corey Hoffmann <cyh@hpwclaw.com>  
**Subject:** 889 Elizabeth St, Elizabeth, CO - AA

Corey,

Attached is the Annexation Agreement that I have been asked to submit to you to include in the September 24 packet.

Todd Collins, Managing Attorney  
Todd Collins & Associates, LLC  
724 E Kiowa Ave Ste 5  
PO Box 456  
Elizabeth, CO 80107  
Ph: (303) 588-2200  
[www.tclawoffices.com](http://www.tclawoffices.com)

2:35



Loren

Text Message  
Today 2:29 PM

Hey just reaching out on a personal note not breaking any rules and not project related - my client wanted me to apologize on his behalf- he wasn't trying to attack you or anything like that. He was obviously really upset. But he didn't mean anything personal toward you. Just wanted to let you know.



## Patrick Davidson

---

**From:** Corey Hoffmann <cyh@hpcwclaw.com>  
**Sent:** Thursday, September 12, 2024 1:24 PM  
**To:** Patrick Davidson; Zach Higgins  
**Subject:** FW: 889 Elizabeth St, Elizabeth, CO - AA

FYI below.

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**Sent:** Thursday, September 12, 2024 1:24 PM  
**To:** Todd Collins <tcollins@tcollinsatlaw.com>  
**Subject:** RE: 889 Elizabeth St, Elizabeth, CO - AA

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---

**From:** Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>  
**Sent:** Tuesday, September 10, 2024 5:15 PM  
**To:** Corey Hoffmann <[cyh@hpcwclaw.com](mailto:cyh@hpcwclaw.com)>  
**Subject:** 889 Elizabeth St, Elizabeth, CO - AA

Corey,

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Elizabeth, CO 80107  
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[www.tclawoffices.com](http://www.tclawoffices.com)

## Patrick Davidson

---

**From:** Corey Hoffmann <cyh@hpwclaw.com>  
**Sent:** Thursday, September 12, 2024 2:01 PM  
**To:** Patrick Davidson; Zach Higgins  
**Subject:** FW: 889 Elizabeth St, Elizabeth, CO - AA  
**Attachments:** Annexation Agreement-2024 GE REDLINES-090624.docx

More on 889 S. Elizabeth

Corey

Corey Y. Hoffmann  
Hoffmann, Parker, Wilson & Carberry, P.C.  
511 16<sup>th</sup> Street, Suite 610  
Denver, CO 80202  
Direct: (303) 951-2094  
Main: (303) 825-6444

---

**From:** Corey Hoffmann  
**Sent:** Thursday, September 12, 2024 2:00 PM  
**To:** Todd Collins <tcollins@tcollinsatlaw.com>  
**Subject:** RE: 889 Elizabeth St, Elizabeth, CO - AA

Todd,

The email should definitely be shared with Darren. This attached version is what Darren agreed to as to the uses. We are still not even close on the abandonment of well and septic, but the uses were as indicated in Section 3 of the attached.

Corey

Corey Y. Hoffmann  
Hoffmann, Parker, Wilson & Carberry, P.C.  
511 16<sup>th</sup> Street, Suite 610  
Denver, CO 80202  
Direct: (303) 951-2094  
Main: (303) 825-6444

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**From:** Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>  
**Sent:** Thursday, September 12, 2024 1:37 PM  
**To:** Corey Hoffmann <[cyh@hpwclaw.com](mailto:cyh@hpwclaw.com)>  
**Subject:** RE: 889 Elizabeth St, Elizabeth, CO - AA

Can I share this email with Darren?

His first question will be, "how is it inconsistent with what he said on August 27?"

Between you and I, I am literally fighting Grace at every turn on this thing. I am doing all I can to move this forward, but Grace's emotion spreads to Darren when she and Darren are on the phone together or in person. If

there is something you and I can discuss, that wouldn't be a significant change to the AA then let me know. If there is a happy medium between what we proposed and what the Town wants, please let me know.

Sincerely,

Todd Collins, Managing Attorney  
Todd Collins & Associates, LLC  
724 E Kiowa Ave Ste 5  
PO Box 456  
Elizabeth, CO 80107  
Ph: (303) 588-2200  
[www.tclawoffices.com](http://www.tclawoffices.com)

---

**From:** Corey Hoffmann <[cyh@hpwclaw.com](mailto:cyh@hpwclaw.com)>  
**Sent:** Thursday, September 12, 2024 1:24 PM  
**To:** Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>  
**Subject:** RE: 889 Elizabeth St, Elizabeth, CO - AA

Todd,

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Corey

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**From:** Todd Collins <[tcollins@tcollinsatlaw.com](mailto:tcollins@tcollinsatlaw.com)>  
**Sent:** Tuesday, September 10, 2024 5:15 PM  
**To:** Corey Hoffmann <[cyh@hpwclaw.com](mailto:cyh@hpwclaw.com)>  
**Subject:** 889 Elizabeth St, Elizabeth, CO - AA

Corey,

Attached is the Annexation Agreement that I have been asked to submit to you to include in the September 24 packet.

Todd Collins, Managing Attorney  
Todd Collins & Associates, LLC  
724 E Kiowa Ave Ste 5  
PO Box 456  
Elizabeth, CO 80107

## Patrick Davidson

---

**From:** Alexandra Cramer  
**Sent:** Friday, September 13, 2024 10:23 AM  
**To:** Patrick Davidson; Zach Higgins  
**Subject:** Fwd: Turn2 Development annexation

FYI

Get [Outlook for iOS](#)

---

**From:** Roger Goodhue <cowboyroger@icloud.com>  
**Sent:** Friday, September 13, 2024 09:29  
**To:** leinspahr@toenofelizabeth.org <leinspahr@toenofelizabeth.org>  
**Cc:** Alexandra Cramer <acramer@townofelizabeth.org>  
**Subject:** Turn2 Development annexation

Loren,

I am assisting Darren Spradling along with our architect Brian Pearson, we are working on the site plan and architectural designs for the proposed construction of the commercial development of the site at Elizabeth St. and 136.

During the last public meeting concerning this project, you offered to meet with our team directly, when it became apparent that any meeting between Patrick Davidson and Darren Spradling was not in the best interest of this project. Based on your offer I've received the approval from Darren to reach out to you and the Town to open up some communication.

I stopped by the town on Tues. Sept 10 and left a message for Patrick Davidson and you about our interest in coming together on this project.

I didn't hear anything, so on Thursday morning I once again called Patrick twice before I got through to him.

He said, at the direction of the board of directors we were to go through the Town's attorney and Darren's attorney. He also was unwilling to recognize me as a representative of the project.

Will you call me please.

Roger Goodhue

Cowboyroger@me.com

303-880-2058