



TO: Fruita City Council, Mayor, and Planning Commission

FROM: Planning & Development Department

DATE: November 14, 2023

AGENDA TEXT: Joint City Council & Planning Commission Workshop w/ 2Forks Ventures & Butler Snow

BACKGROUND

The City has been working with 2 Forks Ventures, Inc (“Developer”) with the goal of pursuing a public private partnership to develop the Beach property. The attached to the Memorandum of Understanding, (“MOU”) agreement more specifically describes the relationship between both entities in addition to the subject property.

The purpose of this joint workshop is for the Planning Commission and City Council to discuss the following items listed below.

- Update and check-in with 2Forks Ventures regarding progress with deliverables listed in the Memorandum of Understanding
- Beach development process expectations w/ anticipated timeline on deliverables
- Presentation by 2 Forks Ventures
- Presentation by Butler Snow regarding public financing strategies.

PROJECT TIMELINE

- At the June 6th, 2023, City Council meeting, the Staff presented the Memorandum of Understanding (“MOU”) in executive session and afterwards, in open session, received Council direction to place the agreement on the June 20th, 2023.
- The MOU was formally approved at the June 20th, 2023, City Council meeting.
- The City Council recently approved RESOLUTION 2023-23 amending the 2023 budget by appropriating \$75,000 to begin the due diligence assessments, which includes environmental engineering, civic engineering, surveying, and more.

Attachments:

Memorandum of Understanding w/ City of Fruita & 2 Forks Ventures
Fruita Land Use Code 17.19_Planned Unit Development
Conceptual Budget
Butler Snow PowerPoint Presentation