

January 27, 2022

Fruita City Council
325 E. Aspen Ave.
Fruita, CO 81521

Cc: Colorado Housing and Finance Authority

To Whom It May Concern:

My name is Phil Onofrio. I am the past COO of the Mesa County D51 School District. I am writing to you to express my support for The Fruita Mews, and therefore request that approve their rezone application before you on 2/1/22. I met Kim Pardoe in March of 2021, when she was interested in looking at land that D51 might want to dispose. I met with her shortly after for site tours of our disposable land in Grand Junction, Clifton and Fruita. Kim was quickly focused on a site we didn't own in Fruita, as that is where she wanted to provide housing. I told her of the troubles the district was incurring in the hiring process due to wage/housing price disparity and that it would be great if she could provide housing for teachers. There began the relationship IndiBuild formed with D51. We toured the Monument Ridge Elementary School and she fell in love with the site. We assisted her with her connection to the seller, who was our seller for the school. We shared all of our site reports and assisted in any way possible in her due diligence of 1138 18 ½ Rd.

I am personally excited for Ms. Pardoe to build the housing that is so desperately needed in the Valley and in Fruita specifically. Mr. Burenheide was a teacher for D51 for 32 years and was very motivated to see his farmland be used for the success of the Fruita schools and its teachers.

Please approve The Fruita Mews application and help Fruita to achieve a more equitable, attainable and sustainable future for all.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Onofrio". The signature is fluid and cursive, with the first name "Phil" and last name "Onofrio" clearly distinguishable.

Phil Onofrio