

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding, dated December 27, 2021 is between INDIBUILD LLC, a Colorado limited liability company ("Developer") and FAMILY HEALTH WEST, a non-profit in the State of Colorado ("FHW").

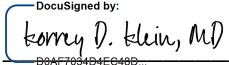
FHW is a regional health care provider and Critical Access Hospital in the City of Fruita, Colorado, which operates a 25-bed hospital, Emergency Room and network of specialty clinics. The Developer has entered into a contract to purchase a portion of 1138 18 ½ Rd. on which it plans to construct an affordable housing project consisting of approximately 50 rental units ("Project").

FHW recognizes the Project could provide affordable housing opportunities for the families it serves, its employees, and the community at large. The Developer desires to garner FHW's support for its Project.

Recognizing the mutual benefits of cooperation, the Developer and FHW agree:

1. Objective of Memorandum. This Memorandum memorializes an understanding between the Developer and FHW that the Project presents mutual advantages to both parties. FHW has agreed to assist the Developer, at no cost to FHW, to obtain governmental approvals and financing for the Project.
2. FHW's Support for Governmental Approvals. FHW will provide a letter of support to the Developer by February 1, 2022 that discusses the community's need for affordable housing and the challenges faced by FHW employees because of the community's lack of affordable housing. The Developer may submit this letter to state and local governmental entities including the Colorado Housing and Finance Authority and City of Fruita as a component of the Developer's applications for financing or land use entitlements.
3. Proactive Marketing. The Developer will regularly inform FHW about the status of the Project. If the Developer secures the necessary governmental approvals and financing and moves forward with the Project, the Developer will host information sessions and otherwise market the Project to FHW employees.

Family Health West

By: 
Name: Korrey D. Klein, MD
Title: President and CEO

IndiBuild LLC

By: 
Kimberley Coughlin, Manager



December 27, 2021

Fruita Planning Commission and City Council
325 E. Aspen Ave.
Fruita, CO 81521

Colorado Housing and Finance Authority
1981 Blake Street
Denver, CO 80202

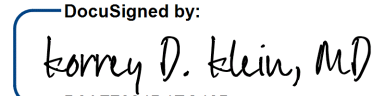
To Whom It May Concern:

On behalf of Family Health West, we support IndiBuild's Fruita Mews attainable housing project. It will provide clean, safe, attainable homes for our rent burdened families struggling to make ends meet. With trails and sidewalks that encourage walking and biking, community gardens that support growing of food, the project will also support healthy lifestyle choices. We here at Family Health West look forward to maintaining regular contact with IndiBuild and its management company regarding opportunities for our employees to obtain attainable housing options.

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

Sincerely,

THE LOWER VALLEY HOSPITAL ASSOCIATION
d/b/a FAMILY HEALTH WEST

DocuSigned by:

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Korrey D. Klein, MD
President and CEO