

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:

I recently spoke during the public comment period at Planning Commission for the Fruita Mews on December 14, 2021. In addition to my verbal support, I would like to provide written support to IndiBuild for the Fruita City Council and to all governmental agencies that will be reviewing The Fruita Mews applications for funding. The Fruita Mews 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. I am so excited about the property that I have agreed to volunteer my master gardening skills to the property upon its completion.

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

Sincerely,

  
Dana Seelye

Dana Seelye

## MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding, dated December 28, 2021 is between INDIBUILD LLC, a Colorado limited liability company ("Developer") and Dana Seelye, a master gardener located in Fruita, CO ("Mr. Seelye").

Mr. Seelye is a master gardener located in the City of Fruita, Colorado, who provides volunteer/fee service landscape design, community garden guidance and landscaping to local HOA's and the Grand Junction VA Medical Center. 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, a nature trail and community gardens ("Project").

Mr. Seelye 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 Mr. Seelye's support and volunteer master gardening services for its Project.

Recognizing the mutual benefits of cooperation, the Developer and Mr. Seelye agree:

1. Objective of Memorandum. This Memorandum memorializes an understanding between the Developer and Mr. Seelye that the Project presents mutual advantages to both parties. Mr. Seelye has agreed to assist the Developer, at no cost to the Mr. Seelye, to obtain governmental approvals and financing for the Project.
2. Mr. Seelye's Support for Governmental Approvals. Mr. Seelye 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 Fruita employees and residents 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. Master gardening mentorship. The Developer will regularly inform the Mr. Seelye about the status of the Project. If the Developer secures the necessary governmental approvals and financing and moves forward with the Project, and upon community garden completion and lease up of the property, the Developer and Mr. Seelye will host information sessions and mentorship for plantings and maintenance of the community gardens approximately 4 times per year.

**Dana Seelye, Master Gardener**

DocuSigned by:

*Dana Seelye*  
By:

Name: Dana Seelye

**IndiBuild LLC**

DocuSigned by:

*Kimberley Coughlin*  
By:

Kimberley Coughlin, Manager