

From: Greg Bechler <greg@byson.io>

Sent: Sunday, September 11, 2022 10:35 PM

To: Ed Cannon <ecannon@town.fraser.co.us>

Cc: Julie Esterl <julie.esterl@baselinecorp.com>; Alyssa Rivas <alyssa.rivas@baselinecorp.com>; Kevin Rifkin <kevin@byson.io>

Subject: Koselig on Main - Timeline of submittals and hearings regarding deed restricted units

Hi Ed,

Attached is the draft we plan to present at the next Board of Trustees meeting.

Could you please send us clips, or have whoever manages the town of Fraser's Youtube channel, send clips for the June 22nd Final Plat hearing, (37:52-39:30) and the July 20th Board of Trustees hearing (56:16-57:20) so that we can add them to the presentation on slides 14 and 27 as was done on slides 9 and 10?

Apologies for the length and detail of this presentation, but we had a chance to watch the Board of Trustees meeting, from September 7th, and were surprised by the accusations regarding our intentions and character. There were multiple mentions, in a public forum, that we are being "shady" and that we are not to be trusted. I hope you understand that for a group that has been working in good faith with the town, plans to do more business with the town, and whose livelihood is based on reputation, this is concerning.

We are also concerned that during the September 7th meeting, some of the accusations are above and beyond the issue of the deed-restricted units and are implying we are not within code. We made use of and follow the code, adopted by the town to create a feasible project that delivers exactly what was asked for in the 2017 strategic plan. A few things that seem to be overlooked right now are the fact that we are delivering for-rent, workforce units. We are burying a significant portion of power lines at our own cost. We are creating main street sidewalks and a park for public use. We are delivering commercial space that will create a community area, multiple jobs, and tax revenue. We have already repaired the city storm drainage under the project on our own dime. We found and remedied the illegal dumping of waste oil from a business up the hill. We are actually delivering 2 new deed-restricted units. We are doing all of this without asking for a zoning variance, bond financing, town contribution, etc.

Because of the accusations made during the September 7th meeting, we felt obligated to provide all of the attached details which outline the paper trail of when deed restrictions were mentioned in public hearings, both verbally and within the submitted documents, and within certain emails.

We were under the assumption throughout this process that it was clear there would be two deed-restricted units as we had it written multiple times within our submittal documents and any time there was confusion, we cleared it up within an hour. We were unaware that there was any serious confusion until after the board of trustees meeting.

The email chains are being provided, not to point any fingers, but to defend ourselves from accusations that we purposefully created confusion about the number of deed-restricted units and did nothing and that we acted with any malice.

We purposefully kept this out of the presentation but would like to share with the smaller group, that in no written documents, nor in any of the meetings that we rewatched multiple times was there mention of 4 units or 20% of the total project.

While we acted under the assumption that all parties reviewed the material we submitted that had it in writing, in multiple places, that it was 2 units to be deed restricted, we understand that sometimes the materials do not get reviewed. That being said, we do expect that if materials are unable to be reviewed by the board or staff, we are made aware so we can understand that some of these might have been missed and we can read the important materials during any hearings.

Please let me know if you would like to address this with the board ahead of the September 21st meeting or wait until then for us to present this information. We are open to either option.

Thanks,
Greg

All the best,



Greg Bechler

Principal

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