

## Reunion Town Hall – Oakwood Homes answers to resident questions

June 2, 2022

### Metro District Questions

- Why is Reunion Metro District the main governing body making decisions for the community when homeowners aren't on that board?
  - o The organization of the Reunion Districts, inclusive of the North Range Districts, contemplated the current structure of cooperation between the Districts, with Reunion serving as the coordinating administrative district for all of the districts. In Reunion, Oakwood provides the majority of the funding for development of infrastructure in the community. As the master developer, Oakwood works in partnership with the districts, which are organized to provide financing for public infrastructure. To ensure the combined financing constructs the appropriate amenities and public improvements, the Reunion Metro District was structured under developer control to best align community-wide infrastructure improvement coordination and until the financing and construction of the Reunion master-planned community is complete.

The organization of the Reunion districts, including the North Range districts, involves a cooperative structure with Reunion Metro District serving as the administrator, coordinating the districts' work. The property within the Reunion Metropolitan District is all owned by the Developer and, as a consequence, currently only representatives of the Developer are qualified to serve on that board of directors. As homeowners have become more involved in the districts and in their community, Reunion has strived to keep them informed of the construction and operations that it provides and is working to further involve homeowners in these decisions on an ongoing basis. In addition, Reunion is considering concepts that would directly involve homeowners in operational decision making.
- Does Oakwood own Junior Bonds that were taken out by Metro Districts to fund infrastructure that residents are paying for?
  - o Yes. Oakwood currently holds subordinate bonds for infrastructure that was constructed or funded within North Range Metropolitan District Nos. 2 and 3.
- When will homeowners be able to sit on the Reunion Metro District Board?
  - o As the districts are currently structured, homeowner participation on Reunion is not currently contemplated. However, Reunion is working on structures that would directly involve homeowners in operational decision making.
- How many, and which, metro district board members are employed by Oakwood Homes or another home builder, developer, etc.?
  - o The Reunion Board currently includes three representatives of Oakwood and two from Shea. North Range Metropolitan District Nos. 1 and 2 are completely resident controlled. North Range Metropolitan District No. 3 is currently represented by five

representatives of Oakwood. North Range Metropolitan District Nos. 4 and 5 are currently represented by five representatives of Shea.

- If Oakwood is so invested in the community- how many people on the board nearest the Reunion Center live in our district? Two members serve on multiple special districts on Colorado and live in Highlands Ranch and Littleton. How will Oakwood work to bring community members onboard to help with decision making?
  - o The Reunion Metro District board intends to actively engage the resident board members from NRMD #1 and #2 to strategize concept for more involvement and participation in the decision making process.
- If the North Range Metro Districts are required to pay and contribute their tax dollars to the Reunion Metro District, why are there no representatives other than the developers on that board? This is literal taxation without representation. Will Oakwood relinquish control of the Reunion Metro District to the citizens of the North Range?
  - o Oakwood has a continued role in funding significant amounts of monies that is necessary for critical infrastructure in the master-planned community. These amounts are repaid through bonds from each of the districts that directly benefit from the infrastructure. Oakwood is committed to continuing to work with the community to ensure that each of the North Range Districts has a voice in construction and operations within the community.
- Jim (during meeting) said homeowners can control the amount of money spent on maintenance, then said it is controlled by the Reunion Metro District. There aren't any homeowners on the RMD board and there can't be since Oakwood employees were just reappointed to the board. What are you talking out of both sides of your mouth?
  - o Homeowners do not directly control the amount of money spent on maintenance, but the Board makes decisions to balance the needs of all residents in the district through the annual budget process. Residents have the opportunity to participate in the annual budget workshop and public hearing and provide input.
- Were metro district bonds looking to be refinanced during the past 3 years?
  - o Currently, Reunion and North Range Metropolitan District Nos. 1, 2 and 3 have outstanding bonds in place. Each of the districts continually works with their underwriter to monitor the public market for refunding opportunities within the terms of the underlying bonds.
- Will all of our metro district taxes be removed if we agree to let more homes get built?
  - o No. In addition to bonds that are outstanding and must be paid, there are significant operation and maintenance that is required within the community for which property taxes are required.

## Questions about other topics:

- Has anyone with the city contacted Walmart about their land and if they'll reconsider building a store? If 1 big piece is completed then more companies will follow.

The City of Commerce City will need to respond to this question.

- What happened to the planned, and promised, development around the STEAD School? There was to be ball fields, indoor sports gyms, ice skating, large numbers of ball fields and at least one hotel. And now it's going to be more houses?

There are no formal development plans for the recreational and commercial property east of Tower Road at this time and Oakwood is continuing to discuss the land uses with the City and a public/private partnership for those types of facilities and businesses.

- Are there any plans for Reunion to incorporate into its own city? Also is there any information about courting new businesses so it's not such a food desert in this area?

No, Reunion has been annexed into the City of Commerce City.

- When I purchased my home from Oakwood Homes in late 2019, Oakwood sales promised, in writing, as a contingency for purchasing my home that Reunion Center, specifically the amenities including the aquatics center, ice house (ice skating rink), and the grange (food and beer hall) would be completed and in operation by the end of 2021. This was the primary reason my family decided to buy here versus another location. In April of 2020, after COVID, prior to closing, I asked sales if COVID would impact the timeline or scale and once again I was assured it would not. I also asked about how Reunion Center would be funded and whether it would result in increases to tax rates, HOA fees, additional metro district debt, TIF agreements, or expensive use fees, and they told me it was going to be solely and fully funded by Oakwood Homes without any city or metro district funds. Besides the timeline obviously not being met, the information being spread now on scope, who is paying for it, and when it is going to be built doesn't match at all what I was told, in writing, when I was buying here. The perception from myself and the community is that it was an unethical bait and switch tactic to sell more homes. My question is, why didn't Oakwood Home meet the written and legal commitments they promised myself and my family as a contingency for purchasing my home, the largest purchase of my life, and doesn't Oakwood has a legal obligation to uphold their written promises?

All agreements with homebuyers are put in writing including all disclosures and contiguous area reports. The Reunion Center was never a promise or commitment to homeowners in writing, but was a proposed vision back in 2019. As noted, there have been macroeconomic factors delaying the development of the site and it always required a public/private partnership with the City to be implemented.

- When we closed on our house in early 2021 we were told by our Oakwood Sales Counselor that much of Reunion Center was going to be open by the end of 2021 and was going to be funded by Oakwood. It feels like that we were lied to and we were given the ol' bait and switch. So how can you explain what we were told in relation to what you are presenting now?

There are no formal development plans for the recreational and commercial property east of Tower Road at this time and Oakwood is continuing to discuss the land uses with the City and a public/private partnership for those types of facilities and businesses.

The COVID-19 pandemic has affected Oakwood's ability to build single family homes with increasing material and labor costs, but there has been strong demand over the last two years.

Commercial developments including sports facilities, hotels, restaurants and other entertainments uses were shut down or had operations severely limited over the last two years and limited new investment in these types of businesses has occurred nationally.

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- Relating to your presentation from the study session on 4/11, I noticed that there are no new planned elementary schools except for in Reunion Ridge. From my understanding both Reunion Elementary and Southlawn Elementary are near capacity. Cash in-lieu of land for schools is fine when the schools have the capacity, but we are being told that students are going to have to attend Turnberry which is located 4 miles from our house. What will Oakwood do to help address the dire school situation, in relation to all this planned future development?

School District 27J is currently building Southlawn Elementary and has a new high school approved with the recent bond measure. Oakwood is currently working with the land owner (Fulenwider) to dedicate the land for the new high school at 96<sup>th</sup> Avenue and Reunion Parkway. There is an additional school site planned for Reunion Ridge at 100<sup>th</sup> Avenue and Potomac Parkway and land will be dedicated by Oakwood/Fulenwider in that location, but it was not included in the recent bond issuance. There may also be another school site on the east side of Reunion Ridge and the new Anderson Farms development west of Chambers.

- On your FAQ it states that metropolitan district funding is necessary for future development. It also states that without it there would need to be significant investment from the city. When we purchased, we were told Reunion Center would be 100% developer funded and would not increase the debt burden of any metropolitan district. If this is not true, it would seem to be highly unethical and leads to the question of why were we knowingly and intentionally misinformed by Oakwood Homes when we bought assuming this was something they were providing to us?

The NRMD #1, NRMD #2, and NRMD #3 are not being used to fund any of the development of the Reunion Center. However, there are new metropolitan districts which were formed and approved by the City of Commerce City in 2019, including the Reunion Sports, Entertainment, and Cultural Metro District. This and other districts may be used to fund infrastructure for the development. The Reunion Center development was also always contingent upon a public-private partnership with the City to be implemented.

- Unrelated to Reunion Center, the carriage homes in Reunion have literally created a parking nightmare. People are parking on the sides of busy roads and blocking driveways. Does Oakwood have any plans to help alleviate this problem?

All Oakwood developments meet the minimum parking requirements of the City Land Development Code and parking is allowed on public streets. If driveways are blocked, the City of Commerce City Police Department may be contacted for enforcement.

- Why is the city allowing Oakwood to take advantage of reunion residents? They are constantly making promises about things that will be built to make the neighborhood better but not following through. Where is the accountability??

Oakwood is delivering on all of its commitments to public infrastructure, amenities, and school and park dedications under the PUD Zone Document.

- Has the city considered termination ties with Oakwood? As someone who bought a house in 2018 that still has MAJOR issues needing to be repaired by Oakwood, I would say they are not a reputable builder. They do not care about the people buying the houses, they are just money hungry and greedy.

Oakwood does not currently have a Master Development Agreement or other partnership agreement in place with the City at this time. Any specific warranty issues should be directed to Oakwood Homes-Denver Division.

- Does the city realize by allowing the cancelation of the reunion center to build more housing, you are forcing citizens to go spend money and create revenue in other cities? We have to go to Brighton, Thornton, Denver, etc. just to do things or eat out. It is not beneficial to the city and the quality of life is going to get way worse with the extra housing up here.

The City may need to respond to this question. However, Oakwood sent a letter to the City on March 1, 2021 summarizing the accomplishments and partnership to date since taking over as the master developer in August, 2017. In late 2020, the City and Oakwood entertained a prospect to construct a fieldhouse on the Reunion Center property but it was determined by both the City and Oakwood that their proposal was infeasible. However, we learned what it may take to execute an agreement and build such a facility, so the letter clarified that is served as a framework for future negotiations. This specific user for this specific facility was deemed infeasible.

- Oakwood used to have a monthly meeting where residents could chat with Kelly from Oakwood about their issues. When residents would attend this meeting and air their grievances or discuss any issues Kelly would call them stupid, gaslight them, and use any excuse to be unprofessional or rude. Why was this allowed to continue for months on end? Complaints were made to the city and to Oakwood and NOTHING was done

The meetings with Kelly Leid were intended to communicate long term plans for Reunion and ceased during the COVID-19 pandemic when in person meetings were restricted.

- When we bought our house in 2018, we were told there would be a community center built by Oakwood by 2020 with a baseball field and other activities. We were also told that there will be an outdoor mall. Oakwood used this information as a bargaining chip to keep us in our building contract after they screwed us over multiple times because of lies that we were told by Jeff in the sales office about building times, house layouts, add ons that we paid for and then were refused a refund even though we would not get the add on. We called the company out for being negligent and they said don't worry, we are building all of these things to make the neighborhood more attractive. 4 years later we are being told none of this will be built.

Where is the accountability? When will we kick Oakwood or as the neighborhood calls them, oakwont out of our homes??

All agreements with homebuyers are put in writing including all disclosures and contiguous area reports. The Reunion Center was never a promise or commitment to homeowners in writing, but was a proposed vision back in 2019. As noted, there have been macroeconomic factors delaying the development of the site and it always required a public/private partnership with the City to be implemented.

- Why did you want to replace Reunion Center with more houses?

There are no residential plans submitted to the City east of Tower Road.

- Does the construction of Reunion Center have a proposed start date?

No. There are no formal development plans for the recreational and commercial property east of Tower Road at this time and Oakwood is continuing to discuss the land uses with the City and a public/private partnership for those types of facilities and businesses.

- How can we help Reunion Center to get built faster?

Encourage the City of Commerce City to restart negotiations on the Master Development Agreement and Sports Authority Agreement provided in 2020. In addition, encouraging more residential development to create more demand for commercial services so the market responds to said demand. Finally, speaking positively in public meetings and on social media about the benefits of living in Reunion and the desire for more businesses and services. Public perception in the real estate market may assist in driving new businesses to locate in Commerce City and Reunion Center.

- Do not put more traffic on Walden Street. The development east of Walden, South of Homestead Trail and North of 105 MUST have access to Tower Rd/High Plains Parkway from development, not in the future.

The connection of 105<sup>th</sup> Avenue to High Plains Parkway may not occur until Tower Road is realigned and reconstructed due to the vertical alignment of the two road sections.

- When will Oakwood and the City realize we need infrastructure before building more homes? Grocery store is insanely busy at all times and it will continue to get worse. We also need hospitals, more police presence, etc. This will continue to get out of hand if Oakwood continues to build.

Under the prior Consolidated Development Agreement and associated Intergovernmental Agreements, Oakwood built regional infrastructure concurrent with residential development, such as 112<sup>th</sup> Avenue. Absent a new Master Development Agreement with the City, Oakwood is responsible for paying traffic and drainage impact fees and regional infrastructure shall be constructed by the City.

- How can we better HOA for our community?

Participate in annual budget workshops held by the Reunion Metro District and contact your representatives on NRMD #1 and #2 to express concerns or suggestions.

- How can we better our schools and education so that our children excel beyond?

This is question to be answered by Brighton School District 27J.

- Why are you allowing fracking in Reunion neighborhoods?

The underlying landowner owns mineral rights and is exercising their private property rights in compliance with Federal, State, and local laws and regulations.

- What is Oakwood's plan to improve infrastructure to match what was promised by Shea, and what is needed to make Reunion truly "A Real Hometown", including adequate recreational facilities, retail, open spaces and parks, adequate roads, etc.? I want to live in an attractive community and not in unplanned suburban sprawl.

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- If the North Range Metro Districts are required to pay and contribute their tax dollars to the Reunion Metro District, why are there no representatives other than the developers on that board?

Because of the size of Reunion, when the metropolitan districts serving the community were initially organized, it was imperative to have a primary district that could coordinate both construction and operations within the community. That need continues to this day due to the size and significance of the facilities and services that the districts provide. As homeowners have become more involved in the districts, Reunion has strived to keep them informed of the construction and operations within the community and is working to further involve homeowners in these decisions on an ongoing basis.

- This is literal taxation without representation. Will Oakwood relinquish control of the Reunion Metro District to the citizens of the North Range?

Because of the size of Reunion, when the metropolitan districts serving the community were initially organized, it was imperative to have a primary district that could coordinate both construction and operations within the community. That need continues to this day due to the size and significance of the facilities and services that the districts provide. As homeowners have become more involved in the districts, Reunion has strived to keep them informed of the construction and operations within the community and is working to further involve homeowners in these decisions on an ongoing basis.

- When will Oakwood and their legal counsel stop the wasteful maneuvering to have our elected representatives recused and stop submitting CORA requests in an effort to silence the voices of the citizens?

Colorado state law allows any individual to request public records or local government officials.

- These are OUR elected representatives. All while Oakwood simultaneously gives money to the campaigns of other council members and fails to ask for recusals of them when there is a clear financial incentive for those members to vote in favor of Oakwood. When will Oakwood stop this hypocritical stance to intimidate and bully the citizens of Commerce City?

Oakwood is attempting to process land use approvals and exercise its property rights under the rules and regulations of the City of Commerce City.



- When will Oakwood and be collaborative instead of combative?

Oakwood is attempting to process land use approvals and exercise its property rights under the rules and regulations of the City of Commerce City. A partnership agreement for the Reunion Center sports facilities was provided to the City in July, 2020 and the City has not responded to this offer of collaboration. Oakwood sought to negotiate an extension and revision to the Consolidated Development Agreement throughout 2020 and 2021 and the City Council allowed this agreement to expire on December 17, 2021.

- When Oakwood plans any developments, they say that they are thinking of the community as a whole, but when the community outside of 300 feet voices their opinion they take issue with that and then dismiss any opinion or feedback because they are not required to listen. Will Oakwood stop the practice of dismissal and be willing to listen to the community as a whole on any and all projects in the North Range?

Oakwood follows notice procedures set forth in the Land Development Code for all land use applications. A public meeting was held in October, 2018 prior to the PUD Zone Document amendment approval in March, 2019. A study session with City Council was held on April 11, 2022 and a Town Hall was held to inform the residents of plans for Reunion on April 20, 2022.

- As demonstrated during the Plat 38 discussions, Oakwood firmly stands by their mixed-use interpretation. In accordance with the presentation last night, the entire Reunion Center project would fall under that same interpretation of mixed-use. At any point the developer could just up and decide to make the entire area more homes with a simple PUD change, and as long as it meets the criteria it will be rubber stamped. There is absolutely no guarantee that Oakwood or any developer has to build anything they have advertised as long as these types of PUDs and zoning are in place. What guarantees do we have that anything promised will be done?

There have been no formal promises for the land uses in the Reunion Center, only a vision presented in August, 2019 which was contingent upon a partnership with the City of Commerce City. The PUD Zone Document allows a variety of land uses “by right” which was approved by the City Council.

- In addition, when will these projects be completed?

It is unclear which specific projects are referenced this question.

- Why is Oakwood holding the Reunion Center project hostage to a land swap?

The site shown for the ballfields in the 2019 presentation is zoned business park and intended for commercial land use, generating property and sales taxes. Oakwood’s proposal to the City back in 2019 was to convert this site into a public recreational space with lighted ballfields away from with sufficient infrastructure to support large events. The City does not have funds available to construct the regional park near 96<sup>th</sup> Avenue and Second Creek on land to be dedicated by Oakwood. The proposal was to exchange a portion of the regional park site on 96<sup>th</sup> Avenue for a new regional park in Reunion Center and partner with the City to fund the construction, operations, and maintenance through the newly formed Reunion Sports Authority. Absent a land exchange or other financial plan, the ballfields site should be put to use generating tax revenue to pay for the associated infrastructure.



- What other solutions have they devised to ensure this project will move forward?

Very limited solutions have been identified at this point as the City is focused on processing several land use applications being presented by Oakwood at this time. Oakwood continues to focus on entitlements for Phase 1, NW of 104<sup>th</sup> Avenue and Tower Road, which does not require a partnership with the City to proceed.

- Since the CDA is now a dead topic, it should be noted that citizens want input into whatever new master development agreement is put in its place. That any meetings regarding this should be very public and transparency and citizen feedback is key to building a better community.

Any new Master Development Agreement would need to be approved by the City Council in a public meeting.

- Just by way of comparison, I lived in a multibuilder planned community in Fort Worth called Woodland Springs. For 4500 homes there were 6 community centers, all of which had pools, and there were multiple parks, playgrounds, tennis and basketball courts, and even a rollerblade hockey court. Also there was no through traffic going through the neighborhood. There was a great community feel and little crime. Compare this to Reunion with many more homes already existing and many more planned to be built. Oakwood has not built the Real Hometown they have promised.

- ####(Question 1)### The most recent illustrative site plans for Reunion Village 8 show filings 39 and 40 with residential development boundaries that extend far beyond the PUD floodplain that is outlined in Reunion PUD Zone Document Amendment #5. Will Oakwood provide updated site plans for filings 39 and 40 that do not extend into the floodplain boundaries?

Final plats may not extend into the mapped floodplain. The PUD Zone Document is a general representation of the floodplain boundaries.

- ####(Question 2)### According to a narrative document for Reunion PUD Amendment #5, the golf course expansion was removed from village 8, which is the area behind King Soopers, to help preserve water and other resources in the area. The document also states that the areas where golf was proposed would be shown as open space on the comp plan. Based on the latest illustrative site plan for village 8, many of the areas that were proposed for golf are now showing residential development. If we are trying to preserve water and other resources, why is Oakwood backtracking on plans to preserve these areas as open space? Residential development would not only consume more water and other resources, it would remove one of the most scenic open spaces in the entire area.

Oakwood is working with the City on a golf course expansion (9 hole, Par 3) on the north east side of Second Creek, west of Chambers Road.

- ####(Question 3)### In a recent Oakwood presentation, you all provided some numbers for the number of acres allocated for residential, commercial, and mixed-use development from 1993 to present day. You indicated that residential land use accounts for 1,900 acres, while commercial and mixed-use land use accounts for 600 acres. In other words, residential land use represents 76% of the land use, while commercial and mixed-use land use represents 24% of the land use. Up until 2019, there was a "Reunion Facts" document hosted on the Reunion

website stating that land use was designated as 45% residential, 35% commercial, and 20% non-urban. Why has Oakwood increased planned residential land use by 20%?

The discussion of 1,900 acres and 600 acres are estimates of the developed area of Reunion. It does not include the open space and other public land dedications.

- ####(Question 4)#### With plans for at least another 10k homes in the area, 27J calculates that each new home will generate 0.75 students. Of those, 0.25 will be elementary students, 0.25 will be middle school students, and 0.25 will be high school students. That's approximately 7,500 new students. I am concerned that our schools will not be able to support the influx of new students, but I am even more concerned that we will not have enough childcare services available for the influx of newborns and toddlers. Even today, our childcare facilities do not have enough capacity for current residents and their waitlists can be a year or longer. Childcare services in this area are expensive and personally cost my family, with a teacher and sibling discount, over \$21k per year for my 5-year-old twins. The local elementary schools do offer before and after school childcare services that cost about 1/3 of that, which is fantastic, but that leads to another problem. When 27J opens registration for before and after school childcare, parents have as few as 5 minutes to get their children registered. If a parent fails to register their children within those 5 minutes, they are added to a waitlist and forced to seek alternative childcare services. Think about that... A 5 minute window in time is what determines whether a family will have to pay an additional \$15k for childcare in the following year. If Oakwood is planning to build another 10k homes, how are residents expected to find and obtain affordable childcare services?

Oakwood is dedicating all required school sites to Brighton School District 27J pursuant to the PUD and City Comprehensive Plan. School District 27J would need to respond to the other questions and issues noted.

- ####(Question 5)#### According to the mayor, when the Reunion Metro District was conceived, the intention was to have a mill levy cap of 50 mills, where 35 mills was projected to cover the debt and 10 mills to cover operations and maintenance. The debt mill levy should have been lowered to 30 mills this year and the operation and maintenance mills should have been prorated until the buildout was complete. Instead, the current mill levy is 88 mills with 64 mills for the debt and 24 mills for operations and maintenance. These two mills account for 42% of our property taxes, which have seen a dramatic increase over the past few years. Residents cannot afford to continue paying these tax rates. Why does the debt and operating mill levy continue to increase and how can we lower them?

Oakwood is working actively to address residents' concerns regarding the debt and operating mill levy. A complete, updated answer will be available shortly.

- Also, why are residents prevented from having majority representation on the Reunion Metro District board of directors?

Because of the size of Reunion, when the metropolitan districts serving the community were initially organized, it was imperative to have a primary district that could coordinate both construction and operations within the community. That need continues to this day due to the size

and significance of the facilities and services that the districts provide. As homeowners have become more involved in the districts, Reunion has strived to keep them informed of the construction and operations within the community and is working to further involve homeowners in these decisions on an ongoing basis. As the districts are currently structured, homeowner participation on Reunion is not currently contemplated. However, Reunion is working on structures that would directly involve homeowners in operational decision making.

- What amount does the city propose to contribute to improvements needed on 112th, Chambers, and with the construction of the High Plains Parkway?

The City of Commerce City will need to respond to this question.

The citizens that live in Reunion cannot continue to fund all of the improvements to North Commerce City. When will the City and the Developer begin to help us pay for these improvements?

Since the Consolidate Development Agreement expired, Oakwood is obligated to pay traffic and drainage impact fees to the City. The City would fund public improvements using impact fees.

Why does Oakwood get a percentage of the sales tax fees in this area?

Oakwood does not receive sales taxes from the City.

Will the City and the Council commit to support an end to Title 32 special districts?

The City of Commerce City will need to respond to this question.

- Why does the city put the burden of building regional infrastructure on Developers and or metro districts?

The City of Commerce City will need to respond to this question.

- How long will Oakwood continue to flood the area with homes, use Reunion Center as a selling ploy without actually starting to develop the needed amenities???? They have not, unlike Shea, put aside land for additional actions or completed an accurate traffic impact study.

Oakwood is continuing to invest in amenities such as the Southlawn Pool and Reunion Coffee House concurrent with residential development. Traffic studies are updated and provided to the City for review and approval with each Final Plat application.

- I would like to know why Oakwood thinks it is appropriate to CORA council member communication. If they want to be community partners, they need to face adversity and resistance. Disagreement does not need to be turned into legal actions to silence opinions.

Colorado state law allows any individual to request public records or local government officials.

- What are the current plans for a new Consolidated Development Agreement be  
What are the current plans for revising the City's Land Development Code to provide better notice to the community of plans for actual development?

Oakwood is working on a new Master Development Agreement with the City at this time. The City of Commerce City will need to respond to questions about revisions to the LDC.

- What are the current plans for a new Consolidated Development Agreement among the City, Oakwood and Fulenwider and will a committee of residents and service providers, such as the school district, the fire protection district and the water and sanitation district be able to provide input into this new Agreement?

Oakwood is working on a new Master Development Agreement with the City at this time. Residents and third party referral agencies will not be signatories to the agreement, but it is expected that the City will involve other parties in their decision making and negotiations.

- When are we expected to get another grocery store?

The City of Commerce City retained an economic development consultant that stated the trade area should be closer to 50,000 residents before the market demand would warrant a grocery store.

- Why are we marketing lots of amenities in the area where there are not? We were told there would be many things that have since been denied.

Southlawn Pool and the Reunion Coffee House are two amenities that have been constructed since Oakwood took over as master developer in 2017. There is no specific timeline for other amenities on the long term plans.

- What is being done to bring in healthier food options into the Reunion. The main corridor is full of fast food and only one grocery store.

The City of Commerce City retained an economic development consultant that stated the trade area should be closer to 50,000 residents before the market demand would warrant a grocery store.

- I believe Oakwood sent a letter to the city in 2019 saying the Reunion Center was no longer feasible. When we signed our contract on our Oakwood home 9/2020 we were given a infographic for Reunion Center. When we closed on our home 7/2021. Isn't false advertising illegal? Why is Oakwood operating this way? Does the city not see any issue with this business practice?

Oakwood sent a letter to the City on March 1, 2021 summarizing the accomplishments and partnership to date since taking over as the master developer in August, 2017. In late 2020, the City and Oakwood entertained a prospect to construct a fieldhouse on the Reunion Center property but it was determined by both the City and Oakwood that their proposal was infeasible. However, we learned what it may take to execute an agreement and build such a facility, so the letter clarified that it is served as a framework for future negotiations. This specific user for this specific facility was deemed infeasible.

- Why isn't Oakwood contributing to the 27J fund that they can optionally give funds to when submitting land development plans?

The Capital Facility Fee Foundation is an optional fee and school impact fees may not be required under state law. The CFFF directs money to schools throughout the District and it is not restricted to be spent in the area it is collected. Oakwood set up the Reunion Community Foundation and contributes more per house than to the CFFF. In addition, Oakwood requires all third-party builder who purchase lots from Oakwood to contribute to the RCF. These funds were used for the \$27 million plan of finance for the STEAD High School, the first public high school (chartered by 27J) in Reunion.

- Why does the city offer areas of land as multiuse to Oakwood without designating something strictly for commercial use in order to prevent a blank slate for developers?

The City of Commerce City would need to answer this question.

- Why can't Reunion develop but Green Valley Ranch in response to growth but Commerce City is so far behind in supporting its residents?

Green Valley Ranch constructed its first home in 1993 and the Reunion constructed its first home in 2003. GVR is a more mature community with more residential development, which led to more commercial development. The overall development of Reunion is effectively 10 years behind GVR in the market life cycle.

- The Northern Range has a considerable leakage to the tune of \$716,706,267.00. So as the major developer how do you plan on filling this VOID!!!

Oakwood took over as the master developer in August 2017 and spend the first 18 months finalizing new metro districts and updating the PUD Zone Document. In 2019 and into 2020, Oakwood focused on new residential development and a framework for the Reunion Center. The COVID-19 pandemic caused severe impacts to the commercial real estate market, and now inflationary and supply chain pressures are continuing to make new investments challenging. Oakwood has several sites available for commercial development, but requires substantial infrastructure to bring the sites to market. Public/private partnerships with the City and activation of new metro districts will work to move these projects forward.