

I would like to write a few short paragraphs and introduce ourselves to you.

There are six partners that currently own Lyons Properties LLC which is better known as Riverbend.

Our partners have all played roles in improving Lyons. They have been active on many fronts, but at this point I'm just going to talk about Betsy and myself.

I moved with my family from Iowa in 1981 and took a banking job in Estes Park. I lived there until 1984 when I moved to Boulder.

I moved from Boulder to Apple Valley Rd. in the spring of 1998 and Betsy followed within two years. It was a property on Apple Valley that Craig Ferguson with Planet Bluegrass told me about and thought I should come and take a look at. Loved it and had it under contract within 4 hours and have never looked back.

I have known Craig for many years and actually came to Lyons with him to look at the property which later became the Planet Bluegrass property in 1991.

Through my 41 years in Colorado I have owned either by myself or with partners 16 different businesses. After being a banker, I was a business broker and small business has been my world every sense. I've owned at least five small businesses in Lyons.

After moving to Lyons in 1998 I realize that the eastern corridor was where Lyons had the opportunity to grow commercially. I purchased with a partner a property in the eastern corridor. We later sold that to Raul and Buddha Vasquez.

That property is now a dispensary and the parking lot for Spirit Hound distillery.

In 2000 I bought Western Stone with a partner and owned that for two years until I sold to my partner.

In 2001 a partner and I purchased the Post Office building on High Street which we remodeled into the Stone Cup. Betsy and I owned and managed the Stone Cup for two years and then sold it to Sam and Mindy Talent. We also owned and housed Lyons Fitness.

I think it was in around 2004 that myself and three other partners purchased the corner lot at fourth and Main that currently houses Moxie coffee shop. My partners were all businessmen in Lyons and we felt this was a critical corner for the future of Lyons downtown. I sold out of this property long before Moxie came to town.

In 2006 I purchased the first of three properties that would later become the Lyons Farmette. We purchased two neighboring properties, one in 2010 and one in 2013 that would be combined to create the current Farmette property.

Also in 2006 we purchased Riverbend mobile home park. We operated that as a mobile home park until the flood in September 2013. This property was a major contributor to

affordable housing in Lyons. We were always very proud that we could keep the rents quite competitive. At the time of the flood tenants were paying \$440 a month in rent and that included water and trash pick up. We were told by others in the mobile home business that our rents were under the market by \$100-\$150 per month. We never charged a late fee and on two occasions that I can remember paid tenants electrical bills so that their power wouldn't be shut off allowing their pipes to freeze.

After the flood in 2013 we cleaned up the Riverbend property and applied for temporary zoning to host weddings. Our first choice would have been to rebuild the trailer park and have all of the 32 family come back and live there, but that was not possible because of flood plain/way issues. We had already been hosting weddings at the Farmette for a couple years and realized Riverbend would be a great location for this. It became clear in the first year that this project was going to take more money than we could come up with. We looked for partners in the community and Betsy said they had to have three qualifications: We had to be community minded, have money to invest and we had to like them. ;)

Some of our partners subsequently started Wee Casa.

We are very proud of what the Farmette and Riverbend contribute to our community. Besides hosting 175 weddings last year and being the home for Wee Casa, We host farm dinners at the Farmette which showcases local chefs and farms. Between the two properties we hosted events that raised over \$100,000 for nonprofits in 2022 alone. We hope to repeat this for many years to come. We also now have an education Director at the Farmette that offers many amazing classes to the public.

Betsy and I love our community, we are very proud to be part of it and We look forward to spending the rest of our lives here.