



April 12, 2024

Board of Trustees
Town of Erie
645 Holbrook Street
P.O. Box 750
Erie, CO 80516

Re: Stratus Redtail Ranch, LLC Preliminary Plat PP-001230-2021

Ladies and Gentlemen:

I am the Unit Leader for the Colorado Department of Public Health and Environment (CDPHE) Superfund/Brownfields program. I also serve as the Chair of the Colorado Brownfields Revolving Loan Fund (CBRLF) Board. In those capacities, I oversee the CDPHE response to requests for (i) No Action Determinations under the Colorado Voluntary Cleanup Program and (ii) funding under the Colorado Brownfields Revolving Loan Fund. It is my understanding that Stratus Redtail Ranch LLC will be presenting to the Erie Board of Trustees, for its approval, a Preliminary Plat of an approximately 295-acre parcel of real estate located in the Town of Erie, currently zoned for residential use.

I am quite familiar with the property. In 2021, my unit issued a No Action Determination regarding the southern approximately 250 acres of the property, which is where the residential use will be located under the proposed preliminary plat. That determination indicated that no further remedial work or investigation was necessary to assure that this portion of the property was safe for residential uses. With regard to an approximately 45 acre parcel on the northern portion of the property, another division of CDPHE is responsible for overseeing construction of a cap to an abandoned landfill that has existed in an uncontrolled condition since the mid-1960s, almost 50 years prior to the acquisition of the property by Stratus.

Stratus Redtail has been very proactive in working to address environmental contamination associated with northern parcel, having worked first with the United

States Environmental Protection Agency (EPA) and later, the CDPHE Solid Waste Program to remediate the issues on this portion of the Property. Installing an engineered cover system is the final remedial work that needs to be completed. It is my understanding that Stratus has spent significant funds to remediate this decades old issue. In connection with the remediation, Stratus contacted the CBRLF to assist Stratus by loaning to Stratus funds to complete the construction of the cap, scheduled to commence in 2024. The CBRLF, through the Colorado Housing and Finance Authority (CHFA), has closed on a loan to Stratus and looks forward to the commencement and ultimate cleanup of the 45-acre parcel.

The CBRLF is a partnership between CDPHE, the Colorado Housing and Finance Authority (CHFA) and seven Front Range local governments, formed to provide financing to facilitate cleanup of contaminated properties with the goal of allowing productive reuse of the affected property. CBRLF and CHFA are excited to be involved in this project and wholeheartedly support Stratus' efforts to complete the cleanup. Although CBRLF is not regulatory agency, nor has any responsibility for overseeing the cleanup, I have been in contact with my colleagues at CDPHE and understand that Stratus has been working closely with the CDPHE Solid Waste Program to complete the cleanup pursuant to the CDPHE approved plan. The Solid Waste Program is responsible for approving the ultimate cleanup and construction of the cap.

The Stratus Redtail Ranch project is an excellent example demonstrating how public-private partnerships can work to implement environmental cleanup and allow productive reuse of formerly contaminated properties. The CBRLF Board looks forward to approval of this plat.

Sincerely,

A handwritten signature in blue ink that reads "Douglas C. Jamison". The signature is written in a cursive style with a large initial "D".

Douglas C. Jamison
Chair, Colorado Brownfields Revolving Loan Fund Board