

1 the law's going to do it and so let's just kind of make
2 it happen, right? So go ahead.

3 MR. VOGTLE: I appreciate the additional
4 questions and let me make sure I'm understanding them
5 so I answer all your questions. So I think when you
6 talk about the 2019 specific plan, there's a reason
7 we're in 2025 and that hasn't been built yet. I think
8 what was designed, it's beautiful but it's designed,
9 you know, a lot of times those plans, they don't hit
10 the market. They don't pencil. The development costs
11 to develop big lots like that, to bring in all the
12 infrastructure and to have that few of homes to sell
13 at the end of the day on this larger project when you
14 have all the CFD, all the school fees, they just don't
15 pencil.

16 And there's a reason this site and a lot of sites
17 like this, they sit empty for years is because they
18 just don't work with half acre lots. What worked in
19 1980 and 70s, developers can't afford to bring that
20 kind of infrastructure and the price points they
21 deliver to those homes, they just don't pencil. And
22 so, I mean, I'm just trying to answer your question
23 one time.

24 You asked, why don't you just build a 2019
25 specific plan like everyone wants? And the answer is