

**DRAFT**  
**MINUTES**  
**REAP BOARD MEETING**

January 14, 2016

11:45 a.m.

Front Range Airport, Watkins, CO

The monthly meeting of the I-70 Regional Economic Advancement Partnership was called to order at 12:00 p.m. by Chairman Gary Duke, who welcomed the attendees and called for introductions.

**The following Board Members were present:**

Wil Chase	Doug Claussen	Gary Duke	Ivy Fischer
Michelle Gayeski	Kristina Greeno	Mark Harding	Al Holcomb
Kirk Holwell	Monica Johnson	Norm Johnson	Sandra Johnson
Grider Lee	Neal Mancuso	Terry NeSmith	Jan Pawlowski
Matt Reay	Paul Rosenberg	Glenn Rotkovich	Kent Vashus
Jan Yeckes			

**Board Members not present:**

Charles Bayley	Rod Bockenfeld	Glenn Conser	Kristi/Rick Cranston
Cyndi Delaney	Kathy Dean	Mark/Frank Linnebur	Gary May
Brad Pierce	Dave Ruppel	Louis Salazar	Kevin Schott
Tom Turrell	Dennis Veal	Jeff Vogel	Becky Zierer

**Guests attending were:**

Libbie	Adams	Adams County
Nana	Appiah	Adams County
Zach	Angotti	High Plains Bank
Marilyn	Cross	CDOT
Craig	Curl	SBDC
Karl	Dakin	Greenhouse District LLC
Kathy	Denzer	Conoco/Phillips
Cynthia	Doty	Peak Vista
Tom	Henley	Xcel Energy
Kevin	Hougen	Aurora Chamber President
Julio	Iturreria	Arapahoe County
Brandon	Johansson	Aurora Sentinel Reporter
Jack	Keever	Reap
Cynthia	Kiyotake	Arapahoe County Libraries
Roberta	Lawler	Vogel & Associates
Jennifer	Lien	Siemens
Kathy	Mahan	Reap
Richard	Miller	Clean Energy Collective
Brian	Molitoris	Photographer
Connie	Moos	Guaranty Bank
John	Sampson	Strasburg Schools
Trish	Stiles	Town of Bennett
Kristin	Sullivan	Adams County
Chris	Lechmen	BMS Bennett Mini Storage
Dan	Fahey	F & C Realty
Melissa	Kendrick	Kendrick Construction
Bob	Hastings	RE Hastings

## **Approval of the October 8, 2015 Minutes**

Minutes were approved as submitted.

## **Chairman's Report:**

## **Executive Director Report:**

Jack Keever introduced Norm and Sandra Johnson. The Johnsons own the Chimera Ranch and recently received many awards for their alpacas at the National Western Stock Show. The Johnson's shared photos of their herd and products they produce on the farm.

## **Guest Speakers:**

Kristin Sullivan, Adams County Deputy Director of Community and Economic Development spoke about the goals of the Strasburg Plan. Designation of urban growth is within 2 miles of an existing community. The goals are to offer high quality housing in a variety of price and types that contribute to the small town and rural character. The Wolf Creek Run development has 212 single-family homes that were built beginning in 2005 through 2015. This development is located north of 26<sup>th</sup> Avenue and west of Wolf Creek Road. There are 0 lots remaining for Wolf Creek Run. The Blackstone Ranch development will include 86 single-family homes and is located south of 26<sup>th</sup> Avenue and west of Strasburg Mile Road. No public hearing has been scheduled for the Blackstone Ranch Project. There are currently 43 lots remaining for Blackstone Ranch. The Coyote Ridge development includes 183 single-family lots. This is located north of E. 18<sup>th</sup> Ave. and east of Monroe Road. There are currently 48 lots remaining. The developer of these three projects is Pauls Corporation. Other miscellaneous subdivisions include approximately 20 additional lots.

The County reports seeing initial signs of Aerotropolis development in the Front Range Airport area. The County will continue to support the Spaceport vision to bring new industry and economic development to this area.

Julio Iturreria, Arapahoe County Long Range Planner talked about Sky Ranch development. Sky Ranch is owned by Pure Cycle and consists of 931.2 acres. In 2001, Sky Ranch was approved by Arapahoe County. Sky Ranch includes 4,850 residential units and 1.35 million square feet of commercial space. The Prosper development is owned by Furniture Row. This project is 5,139 acres and was approved by Arapahoe County in February 2015. Prosper includes 9,000 residential units and 8 million square feet of commercial space. Other possible developments within unincorporated Arapahoe for 2016 includes Strasburg Station, a 30 acre development in Strasburg, Colorado Motor Sports east of Byers and Houlihan's rezoning of 1,280 acres at 105,000 square feet for 2.41 acres minimum lot size or 531 units west of Manila Road and south of I-70.

A map was presented from the City of Aurora for the East Annexation Expedited Study Area Land Use. The approximate study area is located from Imboden Rd. west to Hayesmount Rd. and south of Alameda Ave. to Yale Ave. No word yet on the City's intent to annex this area.

Trish Stiles, Town of Bennett, Town Administrator talked about the 2016 development priorities for the Town of Bennett. The Town will be working to proactively manage development projects adding additional commercial and housing. The Town is currently working on design guidelines and zoning to make the process more user-friendly. Bennet Crossing is a 300 acre development, phase 1 commercial is in process for plat and phase 1 residential has not yet been submitted. Bennett Crossing is estimated to include 275 residential homes. Muegge Farms is a 700 acre development located along I-70 and Hwy 79 which includes both commercial and residential development. Prospect Ridge is 375 acres and is currently in process, public hearings will start in the spring of 2016. Prospect Ridge is estimated to include 900 residential homes. The Antelope Hills and Bates development will include an additional 200 homes. Trish announced that Carl's Jr. will be coming soon to Bennett.

Kent Vashus, Mayor of the town of Deer Trail, announced that nearly 55 single family homes were built in 2015. These homes range in the price range of \$139,000 - \$165,000 making them more affordable in comparison to the

Metro Area. Currently there is a commercial development for a new KCI Restaurant and a tire shop. Under review is another development that will add an additional 50 new homes.

**Other Business:**

Jack announced that in place of the February Reap meeting, the I-70 Corridor Chamber of Commerce & Reap will sponsor the I-70 Corridor Day at the Capitol. The next meeting will be March 10<sup>th</sup>.

**Adjournment:**

The meeting was adjourned at 1:10 p.m.