

DRAFT
MINUTES

REAP Meeting
October 10, 2019
11:45 a.m.

Colorado Air & Space Port, Watkins, CO

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

The following Board Members were present:

Wil Chase Mark Harding Kirk Howell Frank Linnebur
Neal Mancuso Glenn Rotkovich

Guests attending were:

Karissa	Becklund	High Plains Bank
Hugh	Gommet	
Julio	Iturreria	Reap
Kathy	Mahan	Reap
Katherine	Nickerson	American Advisors Group
Craig	Rathbun	Marshall Real Estate
Bob	Stewart	Hillside Country Homes
Steven	Vetter	I-70 Scout

Approval of September 12, 2019 Meeting Minutes:

Minutes were approved as submitted.

Chairman Report:

Executive Director Report:

Julio mentioned that he had received 2 residential referrals from the Town of Bennett and 1 from Arapahoe County.

Guest Speakers:

Sky Ranch Development Update

Mark Harding, President Pure Cycle Corporation

Mark explained how in 2004, the Legislature required any re-zoning to include proof of water for all developments. Pure Cycle purchased 930 acres of land that had gone into bankruptcy. This land is now I-70 Corridor's newest master plan community known as Sky Ranch. This development is zoned for 3,400 homes and 2.5 million sq. feet of commercial and retail property. Phase 1 includes residential, a neighborhood park, trails and open space. All 506 lots have sold to three national homebuilders. 100 homes are currently under construction. Pure Cycle is responsible to develop infrastructure including water and sewer utility systems, a zero-discharge facility, drainage, roads, parks and open space. The trail system will tunnel under main roads allowing users safe passage. The average home price is \$330,000 up to \$450,000 and Sky Ranch is the most affordable development in the Metro Area. It is expected to develop all 506 lots by September 2020. The zero-waste facility collects 100% of all wastewater from the development for irrigation purposes throughout the master planned community. Pure Cycle owns a diverse portfolio of water right and 50 miles of pipeline.

Other Business:

Adjournment:

The meeting was adjourned at 1:00 p.m.