

DRAFT
MINUTES

REAP Business Meeting

March 11, 2021

11:45 a.m.

Zoom Meeting ID#761-014-5598

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:

Lynn Baca	Jeff Baker	Wil Chase	Michelle Gayeski
Mark Harding	Kirk Howell	Kevin Hougen	Frank Linnebur
Gary May	Whitney Oakley	Dave Ruppel	

Guests attending were:

Nicci	Beauprez	Adams County
Nick	Brandt	Arapahoe/Douglas Works
Caitlyn	Cahill	Arapahoe County
Tracy	Carter	SBDC
Loretta	Daniels	Arapahoe County
Nick	Eagleson	Adams County
Michelle	Gayeski	Bennett Crossing
Nicole	Harrell	Communities that Care
Taeler	Houlberg	Town of Bennett
John	Igbokwe	CMMC Practice Consulting
Julio	Iturreria	Reap
Caroline	Johnson	CDOT
Jack	Keever	Retired Reap
Cynthia	Kiyotake	Arapahoe Libraries
Josh	Liss	IREA

Kathy	Mahan	Reap
Justin	Reyher	Beacon Real Estate
Robin	Schincke	I-70 CoCC
Libby	Tart	Adams County
Joyce	Thomas	Citizen
Lynette	White	Arapahoe County
Eric	Zacharias	Anythink Bennett Library

Approval of February 11, 2021 Meeting Minutes:

Minutes were approved as submitted.

Chairman Report:

Executive Director Report:

Guest Speakers:

Taeler Houlberg, Assistant Town Administrator - Town of Bennett Update

“This is the Town of Bennett update and I will be reviewing what we have done this past year. For our local business outreach and retention with the general COVID response. We did one on one checkup calls throughout the entire pandemic. Lynette White has consistently been calling to check up with our businesses to see if they have what they need and to be supportive. We also instituted our Bennett Strongest Together Program which supported our local business through such things as payroll, rent, personal protective equipment (PPE), and outdoor dining assistance. We were able to support 7 businesses with this program with 2 rounds of funding. We also provided PPE to local businesses as they needed assistance. Then we started the Take-Out Tuesday Program where the Town supported free meals through local restaurants. The local restaurants prepared the meals and then they were able to get those to local residents in the area. We have also improved on our business licensing program. It allows us to build and maintain an important contact list with our businesses. Part of that improvement was we moved our application process online, so there is the ability to pay and fill out the application online. We now have the business application online in Spanish as well. We currently have 180 registered businesses in Bennett. With the Economic Development Retention Dashboard, we are tracking all of our data with retention and this allows us to hold ourselves accountable and make sure we are prioritizing retention and supporting our businesses. We had a lot of partnerships and collaboration this year as so many people did to get through the pandemic. We worked with Tri-County Health Department with COVID-19 related engagements, Adams County Regional Economic Partnership, the I-70 Corridor Chamber of Commerce, I-70 Reap, and we were part of the Metro Denver EDC virtual

meetings. With the Arapahoe and Adams County Planning Departments we participated with the Arapahoe County's Bennett-Watkins Vision Plan Update, Adams County's Colorado Air and Spaceport Subarea Plan and the Adams County's Comprehensive Plan update. Business recruitment has been a priority for us. We plan to attend the International Council of Shopping Centers in December 2021. We also have a new in site business tool that we are developing right now that will provide economic development data and mapping tools for site selection when looking for available properties in Bennett. It's currently under construction but when it is completed, we will have it imbedded in the Economic Development website for the Town of Bennett. We are also working on a business support and recruitment strategy. That's a project to refine and refocus our recruitment efforts. We hired the Retail Coach as consultants to come in and assist in our planning and marketing efforts. We did a huge update to our Economic Development website. We have updated a lot of information on the website and streamlined the information to made it really accessible. We have made major revisions to various applicant guides with fillable forms and online access. We have developed a GIS-based Project Development Status Map that is open to the public and is imbedded in the Town of Bennett Website and the Economic Development Website. In 2020 we had review and approval of the following projects:

- Brunner Property Sketch Plan for 94 single family lots
- Bennett Ranch – LGI purchased, breaking ground this spring on Phase 1, 146 single family lots
- Muegge Farms Filling 4 -Oakwood Homes and Lennar breaking ground this spring, 366 single family lots
- North Municipal Complex (Public Works) Site Plan
- Worthman's Bennett Village, 130 single family lots
- Woody's Wings
- FNB Bank and Comfort Inn under construction
- QuikTrip convenience store and fueling station.

Upcoming development projects are:

- Prospect Ridge Sketch Plan and Final Plat
- Lennar Sketch Plan in Bennett Crossing
- 300 Bennett Avenue R-3 Zoning
- Updates to Zoning Map to reflect recent amendments.
- Update Landscaping Guidelines to focus on water conservation.
- Town of Bennett Comprehensive Plan Update
- Updated lighting ordinance

"We will be asking for public input to the Bennett Comprehensive Plan so please keep an eye out on the website for that. Some major capital improvements you may be interested in, we have a renewable water application with the State Water Court right now. We are also working on a new 1-million-gallon water tank to help improve water service in the Town of Bennett. We have the design of the wastewater treatment plant expansion coming up. Transportation improvement to the I-70 interchange ramp and traffic signals for Marketplace and Colorado Hwy 70. We will be moving forward on our new public

works facility. We received a grant from Arapahoe County Open Space to do a fishing pond near the Antelope Hills development.”

Justin Reyher: “With the expansion of water services, is that being offset by new permits and tap fees for the development that is going on out there?”

Taeler Houlberg: “Yes, I don’t have all the details on that, but I could get you in contact with the Finance Director which would have a better idea. We are also quite good at saving money and preparing for long term development with our infrastructure.”

Nick Eagleson: “Are all of the single-family homes that have gone through the development process, is that all been incorporated into the Town of Bennett. Do you know if it is proposed to be annexed from Adams County?”

Taeler Houlberg: “They have been annexed or are in the process of annexation for all those new developments.”

Kirk Holwell: “Are there any other development updates that anyone would like to bring forward?”

Julio Iturreria: “This question is for Adams County. Where are you with your Comprehensive Plan and all those updates?”

Libby Tart: “Today hopefully we will post all of the drafts of phase 1 of advancing items, advancing items is a condition report along with some corridor studies that are more relevant for the western and north portions of Adams County. There will be an ecological assessment as well. We encourage anybody from Reap to go in and provide comments and read these documents. We also have an ongoing survey that’s up there for the general public until March 25th. After we get through the Phase 1 period in March, we will be approaching everybody in Phase 2. In Phase 2 we will hit on land uses involving transportation, parks and open space trails.”

Nick Eagleson: “We are nearing the end of the Colorado Air and Space Port Plan. The general boundary around the Space Port is Hudson Road to the east and Harback Road to the west, 72nd to the north and I-70 to the south, everything in that area. We are putting together draft on chapter for moving forward with land recommendations as well as the general character areas which is what some of you have been involved with. We are looking to adopt in early April.”

Josh Liss: “IREA has a new CEO Jeff Boudeau who comes to us from the state of Louisiana, he over 30 years of experience in the energy industry. He started on March 1st. Pat Mooney is working with Jeff to bring him up to speed. Pat’s last day is April 1st and Jeff officially takes over April 2nd. Jeff is very excited about getting out in the community when it’s safe to do so and meeting everyone he can, especially in working with local communities on economic development. He will be reaching out to the Town of Bennett and the Counties to see what we can do to partner on some of those efforts. I can’t wait for you all to meet Jeff, he is going to take in a great direction at IREA.”

Becky Zierer: “Pat Mooney will be at the I-70 Corridor Chamber of Commerce, Lunch and Learn Meeting on the 19th and they told me that Jeff may come but I haven’t heard the final word yet. We will have it zoom and we will also have it in person at May Farms and we will be doing the COVID distancing. I’ve heard Patrick Mooney speak and he is very interesting.”

Dave Gruber: “I wanted to mention, there is talk now about creating an inland port with land south of the airport. It’s a non-governmental, it’s an effort being led by the World Trade Center Denver. I wanted

to let folks know that the property owners south of the airport, don't know how far east or how far west it is going to go but with the opening up of the Regional Transportation Authority is putting in a new interchange that will go up to Jackson Gap. There are other major roads that are going in as well. If you are interested, you can reach out to the World Trade Denver to find out more."

Joyce Thomas: "I'm happy that I joined in today it was very informative. I'm very fond of Bennet and wanted to say hi to Lynette White and let you know that I'm going to pass this information onto my city manager who would be very interested to see the development in Bennett."

Kevin Hougen: "I'm having an hour meeting here in a half hour with President Mark Kennedy the University President out of Boulder and now the Anschutz Campus and Don Elliman Chancellor. I think we should get a speaker to Reap about the advancements on the Anschutz Campus on what's happening. Someday many of our residents will be working there or be in a hospital there some day."

Other Business:

Adjournment:

The meeting was adjourned at 12:37 p.m.