

REAP Meeting Minutes
June 8, 2023

Watkins

The meeting was called to order at 12:03 pm by Kirk Holwell.

Bennett

The following were in attendance:

Strasburg

Kirk Holwell	Nathan Sumner
Holly Swain	Mark Harding
Gary May	Donna Sus
Jim Lunsway	Jack Bell
Erica Gordon	Debra Deines
Deb Yoder	Lester Longbone
Angie Bedolla	Steve Hebert
Chris LaMay	Jim Moravec
Savannah Vickery	Isis Rojas
Michael Collitt	Sherry James
Glenn Rotkovich	Kip Cheroutes
Carrie Bonds	

Aurora

The April minutes were approved as submitted.

Adams
County

Chairman's Report – Nothing to report

Arapahoe
County

A presentation was provided by Steve Hebert, Town of Bennett Planning Manager. The topic was "Green Light for Bennett: Development Updates".

Colorado
Air & Space
Port

Several developments are underway, preliminary planning stages to currently under construction.

Muegge Farms

Zoned for 700 acres, of which 391 acres are residential for 2800 homes being built by Oakwood & Lennar Homes. In 2023, 366 homes will be constructed. Commercial buildings will consume 190 acres & currently consist of King Soopers, Love's Truck Stop, & Tractor Supply. It will also include a Civic Center & a Town Center.

Love's Truck Stop Parking Lot Expansion

A public-private partnership has been formed with the Town of Bennett, CDOT & Love's that will expand the parking area to 110 new spaces. The development will relieve parking on & off ramps, public streets & private property. It will also provide safe parking for truckers.

[REAP Mission Statement](#)

Stimulate private investment in order to increase opportunities for employment, expand the tax base, broaden the economy, and generally improve the quality of life of our citizens.

Bennett Village

Includes 21 acres located east of Brothers Four with 134 lots for homes currently under construction by Lennar Homes.

Bennett Crossing

Consists of 293 acres of which 120 acres are for residential being constructed by LGI & Lennar Homes. There are 116 commercial acres that include CORE Electric, Comfort Inn & Suites, FNB Bank, Sonic, Ziggi's Coffee, Quik Trip, Les Schwab Tires, Best Box Self-Storage, a Mortuary, Farmers Merchants Bank, & a Primary Care facility.

Bennett Ranch

Includes 173 acres zoned for 623 residential detached & attached homes begin constructed by LGI. There are also 1.8 commercial acres. This project will begin construction in 2023.

Sky View

This project consists of 40 acres with 175 detached homes built by D.R. Horton located on the southeast corner of Colfax & Penrith Rd & is completely built.

Brunner Property

Located just east of Sky View, this project is 20 acres & will include 87 single family detached homes constructed by Richmond slated for construction 2023-2025.

Prospect Ridge

Located on the southwest corner of Colfax & Harback Rd. north of I-70. This project is 375 acres & will include 1,495 homes. There is also 10 commercial acres. Estimated construction will begin in 2025.

Mundell Farms

Located on the southwest corner of Converse Rd. & E. 38th. Construction is estimated to begin in 2023 for 900 homes.

Bennett Farms

Located east of Colorado Air & Space Port, 406 acres were annexed in 2022 that will include 2,751 homes & over 1 million square feet of commercial & light industrial use.

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Kiowa Creek Preserve

This project includes 314 acres for 915 residential units & 164,000 sq. ft. for commercial use. There will also be 128 acres for a park/open space & will serve as a floodplain.

Antelope Hills Filing 3

This consists of 189.8 acres & surrounds the existing Antelope Hill Filing 1 Subdivision. It is zoned PD-RE residential estate as part of the original subdivision.

Simon Concrete Expansion

They will be a big user of the recycled water for mixing concrete.

Market Place & CO 79

A traffic signal has been installed & is currently under testing by CDOT. It is expected to be operational in June 2023.

I-70 Ramp Improvements

The eastbound ramp will be improved for easier access off of I-70 to include a traffic signal. Completion is expected in Fall 2023.

Kiowa-Bennett Road Improvements

Road repairs continue with chip sealing being completed in June.

Water Tank

A 1 million gallon elevated water tank was completed & operational in April 2023 & joins the .5 million gallon elevated tank. A mural was painted around the entire tank by 2 artists from Limon through a grant from Adams County Parks, Open Space & Cultural Arts.

Bennett's Re-use Water (Purple Pipe)

Approximately 94% of wastewater is recovered which amounts to 150,000 gallons per day. There is 2.5 miles of purple irrigation pipe currently installed with another .5 miles to be installed by the end of the year. The water is used to irrigate Trupp & Civic Center Parks during the summer. Soon, the school district will be converted using the recovered water. Simon Concrete is an industrial user.

New Public Works building at North Municipal Complex

REVIVE Program

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This program provides grant money for residential improvements & revitalization.

Executive Directors Report

Kip gave a preview of upcoming meetings –

July – Oil & Gas Update from CIVITAS

August – Knowledge Bowl student from Byers

September – Port Colorado project – TBD

October – REAP hosted water forum, DNR – TBD

Kip & Sherry attended a signing ceremony by the Governor at Lincoln Health Center in Byers for a new law helping rural hospitals work with each other. Kip would like to follow-up on a “Bustang” type that ties into health care that CDOT had allocated 1M for but has not had any movement. REAP would like to explore the connection of a growing community in Bennett & transportation for health care, especially with the large increase of new homes being constructed.

REAP has also been involved with the Arapahoe County EV workshops for planning charging stations & locations. CORE is in discussion with Deer Trail to install charging stations.

REAP has purchased a table at the “Boots Not Suits” dinner event for VIP’s at Arapahoe County Fairgrounds which celebrates the kick-off for the county fair.

The meeting was adjourned at 1:10 pm..



**Regional Economic
Advancement Partnership**

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