



BUILDER REALTY COUNCIL OF METROPOLITAN DENVER GENERAL BOARD MEETING MINUTES

Date of Meeting:	Tues. July 20, 2021
Location:	The Cascade Building, 6300 S. Syracuse Way, STE 120, Centennial, CO 80111
Meeting Facilitator:	Troy Warrick, President
Attendance:	17 People in Attendance; 20 People Pre-Registered;
Start and End Time:	9:19a.m. to 9:57a.m.

Troy Warrick, President facilitated the meeting.

Warrick introduced the Guest Speaker.

The Guest Speaker- Carla Ferreira, Dir. of Onsite Development at The Aurora Highlands, Colorado. Topic Title- 'The Aurora Highlands'. As the Principal, Carla Ferreira assists in all aspects of The Aurora Highlands development. She handles coordination between the various consulting teams from design, engineering and construction to sales & marketing. Member of Colorado Concerns. Father-daughter development team, family run business.

Announcements

- Recapped summary of BRC Builders Breakfast at Wings over the Rockies, Wed June 23rd, Soaring to New Heights.
- Launching new membership efforts.
- BRC is hosting a social mixer Aug. 4th 2021. BRC Social. Location- Que Bueno Suerte 1518 S. Pearl, Denver, CO.
- BRC members please LIKE the BRC private Facebook site.
- The Aurora Highlands event: Aug 19, 2021 4:30pm-7:30pm Gaylord Rockies Mt Pass Sports Bar upper level. Complimentary drinks. See website.

Presentation- 'The Aurora Highlands'

- Ferreira announced social event at the Gaylord or a visitor center on site.

Building the Foundation for Northeast Auroras Future

- 3200 acres, commercial + residential. Have 21,000 acres for commercial, retail, residential near DIA.
- Plan to build 170,000 new jobs to the area which is called the Aerotopolis region.

Connection to the Region

- Accesses downtown Denver, the DTC, the Aurora Medical Campus, and DIA.
 - Build new freeway and on/off ramps to new freeways.
 - Navigate around Tower Rd and will have full freeway interchanges.
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Master Plan

- 10 builders have signed up. Phase 1 and Phase 2.
- 12,000 residential units house up to 32,000 people.
- 8 villages offering attached homes.
- Available are 22 miles of trails. Parks and open space. Over 21 miles of running, hiking, and biking trails. 12 neighborhood parks. 20 pocket parks.
- Water Park too. A recreational facility for families 365 day/year. Indoor pool, indoor water play, slides, sun deck and more.
- Ice & Rec Center provides ice hockey, ice arena complex, climbing wall, child care center. Open to everybody regionally. Phased build.
- Building Medical & corporate campuses. Building a hospital here and have already sold the site.
- Investing in College community too.

Builders

- Bridgewater new to Colorado a small builder based in Windsor, CO.
- Richmond American Homes, Pulte Homes, and add over 100 new home sites. 200 home sites. Sales start by end of 2021. Townhomes, condos, semi-custom million dollar homes. Paired homes too. Price point not public yet. The prices will appeal to every home owner price point.
- The lot size about 60' lots rather average.
- First Phase
 - Parks, round about circles, 840 homes to be built. Builders give the same commission to realtors. All the same commissions.
 - Richmond American Homes has built for over 40 years. Richmond is the largest builder building over 55,000 homes. Across the nation Richmond has built over 200,000.
 - Many residential models offered. Townhomes
 - Pulte Homes must wait for lots to be released before a wait-list is opened to realtors.

Builder App Available to Realtors

- The app works like Zillow and offered by The Aurora Highlands company.

Q & A

- Any affordable housing? Not offered. Govt. regulated. Not offer affordable housing yet.
- Prices of Aurora Highlands? The prices are the same as any other community around the Denver metro.
- County/City requirement to obtain water rights? Aurora Highlands are in Adams county so use Aurora water and have all the water rights needed.
- Biggest developer challenge? The city of Aurora government. We meet every week with Aurora. The building plan is not typical and as such, does not fit in their typical planning experience. We have 5000

acres and this is not typical for Aurora as they are used to a 40 acre model. We worked every day during lockdown. Sold ¼ of the land to various builders. Getting permits to build too.

- Any HOA? No HOA. The Metro district maintains all roads and maintenance. In future a condo building may impose their own new HOA. A master developer will not have an HOA. A condo complex can impose their own HOA. There are covenants and metro district operates as an HOA.
- Which builders provide model home? Richmond only. Pulte later. Bridgewater has a trailer.
- Taxes? Taxes are per metro district and metro will provide Aurora Highlands the answer. The same as other metro districts. No extra tax to pay for groceries for example.
- Bring commercial to the area? Yes. See previous project, Shadow Creek Ranch TX. Here Aurora Highlands partnered with commercial developer. Grocery stores and others that come in. All sold out. The Texas site was originally a swamp and Aurora Highlands developed the site to house 50K people.
- We buy and develop the land. Green valley ranch is the neighbor.
- Schools open? Yes in 2022-2023 per Aurora schools.

Respectfully submitted,

C.J. Wells

Secretary