



TOWN OF ERIE NEWS FLASH

News & Announcements

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Letter from the Mayor: Board Approves Nine Mile Corner Joint Development Agreement Outline

Just a few days ago I shared with you my priority for 2016 – “maintain our momentum in pursuing more commercial revenue opportunities.” Tonight I am pleased to announce that during our January 12th meeting, the Board of Trustees approved a Joint Development Agreement Outline between the Town of Erie and Evergreen Devco, Inc., which includes the terms for the future disposition of the property and development of [Nine Mile Corner](#). This milestone represents the most recent (but by no means the last) in a series of deliberative actions taken by the Town over several years and brings us one step closer to developing this retail and residential site at an important gateway to our community.

The Nine Mile Corner site is situated on approximately 45 acres of town-owned land located at the southeast corner of Highway 287 and Arapahoe Road in Erie. As specified in the agreement, the property will be divided and developed by Evergreen (the Town’s development partner) in two distinct areas – Retail and Residential. The current estimated purchase price is \$5,000,000. The final purchase price will be established prior to closing once surveying has been completed; the establishment of each of the areas has been finalized; and the final Disposition and Development Agreement has been executed.

The agreement approved tonight outlines the obligations of both parties and includes an aggressive development timeline. A few of the key provisions call for the Town and Evergreen to create a mutually agreeable master plan for the site; Evergreen to secure a retail anchor tenant (in excess of 50,000 sq. ft.) subject to Town approval; Evergreen and their broker David Hicks & Lampert to market the property to attract quality retail and commercial tenants and participation at RECON - the International Council of Shopping Centers’ global convention for the shopping center industry.

I pledged from the outset of this project to keep the public – including adjacent property owners informed of our progress with the development of Nine Mile Corner. I look forward to sharing further updates as they become available.

It is an honor to serve as your Mayor.

Sincerely, Mayor Tina Harris



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BACKGROUND: During their December 22, 2015 Special Meeting, the Town of Erie Board of Trustees met in Executive Session to discuss negotiations regarding the future development of [Nine Mile Corner](#). Nine Mile Corner is approximately 45 acres in size and located on the southeast corner of Highway 287 & Arapahoe Road. The Board is scheduled to next consider this matter during their January 12, 2016 Regular Meeting.

In September of this year, the Town of Erie Urban Renewal Authority selected [Evergreen](#) as their development partner for the southeast corner of Highway 287 & Arapahoe Road. Evergreen is a real estate company specializing in retail, commercial and multi-family development.

In October of this year, the Town of Erie Board of Trustees conducted a Special Meeting for the purpose of introducing the Site Plan process for the Highway 287 & Arapahoe Road Retail Center and soliciting feedback from members of the public. During the meeting, representatives from Evergreen including project lead Tyler Carlson presented their [Nine Mile Corner](#) project concept which supports Erie's economic growth and celebrates the community's history.

In November, Evergreen conducted two neighborhood meetings. The first was a "Backyard Buffer" meeting with neighbors immediately south (Beacon Hill, Lafayette) and immediately north (Arapahoe Ridge, Erie) to solicit feedback on site plan considerations. The second was a "Tenant Focus Group" meeting held at the Erie Community Center to solicit feedback on desired retailers.

View the online Mayor's Page [here](#).