



Southeast Business Partnership October/November 2009 Newsletter

Report from Chairman of SEBP Board of Directors

The Board of Governors and general membership of SEBP met October 2, 2009 to put in motion a reorganization of SEBP. This action was taken in light of shrinking membership investment, fierce economic development competition within the metro area and due to lost opportunities for available federal/state transportation funding.

The reorganization involves modifying SEBP's "Mission" statement with a renewed focus on: Economic Development, Advocacy, Transportation and other infrastructure. The restated "Vision" for SEBP involves maintaining a visible and functional public-private partnership, advocating with "one voice" for the corridor to maximize currency and credibility, create measurable indicators of successful outcomes and focus efforts on the "core area" of the South I-25 Corridor.

To accomplish this Mission and Vision, a new governance structure is being put in place that is a reflection of our Mission and Vision. The new SEBP Board of Directors will include seven representatives from local governments and eight representatives from the local business community.

Once this new Board is seated, it will work to prepare and adopt a new strategic plan to implement the SEBP Mission and Vision. This plan is expected to include a new economic development plan to retain, grow and secure new businesses; a corridor identity and marketing plan, a new advocacy/leadership plan and an enhanced transportation and infrastructure plan.

With the generous financial investment from SPIMD, the inter-governmental partnership of South I-25 metropolitan districts, SEBP will be well positioned to achieve this new Mission and Vision. However, this investment alone will not get us where we want to be. The continued support of SEBP investors throughout the area is essential to our success. It is expected that the Board will establish new categories for investment that will be more affordable while continuing to offer significant value.

Look for more details on this exciting new direction for SEBP as the process continues.

It was with sadness that I announced the resignation of SEBP President and CEO John Lay at the Mid-Year Luncheon October 26th. John has decided that it was time for him to move on to new challenges and we will certainly miss him. I personally want to thank John for his able leadership of SEBP these past seven years and wish him well in his new endeavors.

A search committee will be formed to recruit and select a new Executive Director. In the interim, I have agreed to help manage SEBP until a new Executive Director is selected.

Steve Ormiston
Chairman, SEBP Board of Trustees

Upcoming Events

11/03/09- SEBP and the Douglas County Business Alliance with the Douglas County Delegation

Location: Sky Ridge Medical Center Auditorium - Garden Level - Please enter through the main entrance

Time: 7:30 am

12/15/09—SEBP Holiday Reception

Location: Marriott Denver south at Park Meadows - 10345 Park Meadows Dr., Littleton, CO 80124

Time: 4:30pm

SEBP Staff

Mary Bowers, Vice President

Lynn Myers, Director of Economic Development

Patty Leatherwood, Office Manager

2009 Mid - Year Luncheon @ The Wildlife Experience

Republican candidates for Governor, former Congressman Scott McClinnis and State Senator Josh Penry addressed the sold-out audience with their goals for leading Colorado if elected in 2010. A thriving economy centered on job creation and managing the State budget were topics discussed by both candidates. Co-Chairs of the Metro Denver EDC, John Beeble of Saunders Construction and Don Marshall of Wells Fargo provided insights into the changes they see in the construction and financial services industry and stressed the big vision for Metro Denver including the completion of FasTracks and increased international flights from Denver International Airport. Marshall thanked SEBP for the great work that was done on the Charles Schwab expansion in the SEBP area.



State Senator Josh Penry



Former Congressman Scott McClinnis



Left to right:

Don Marshall Regional President of Wells Fargo Bank
- Denver Metro, and Co-Chair of the Executive
Committee for Metro Denver EDC

John Beeble President and CEO of Saunders
Construction Inc., and Co-Chair of the Executive
Committee for Metro Denver EDC



Jim Benemann,
TV Anchor CBS4 News



Steve Ormiston
Chair of SEBP's Board of Trustees
Vice President of Planning, Shea
Colorado

Site Selection Conference a Great Success!

After months of careful planning the 2009 Metro Denver Site Selection Conference went off without a hitch! Eight site selector consultants visited Metro Denver in late September. SEBP hosted Alison Benton, President of Aliquantas Consulting in Texas. We were also joined by Saul Gomez; a senior manager at Ernst & Young in Los Angeles, for the SEBP sponsored lunch on September 25th. The consultants came to Colorado to learn more about our region for their clients and to share changing trends in corporate location decisions.

Professional site selectors are a unique, and relatively small, number of companies that are retained by corporations to assist them in their expansion and relocation plans. A typical site selector will work with 6 – 10 projects per year. They are a valuable resource and up-stream marketing opportunity for organizations like SEBP.

Metro Denver's assets frequently mentioned by the site selectors included: the diversity of the economy and the fact that it's spread across the entire region. The site selectors visited Lockheed Martin, NREL, DigitalGlobe and Fitzsimons. Other themes mentioned were the reality of regional thinking and acting. Colorado's economic development professionals know each other and work well together. There really is something to the term "quality of life" and lastly Colorado has made changes to tax policies that are attractive for relocating companies. Alison Benton commented that elected officials and economic development professionals "play nice in the sandbox".



Joe Potter, ULA



Alison Benton, Site Selector and
President, Aliquantas Consulting



Sherri Kroonenberg, Charles Schwab



Group photo @ Lockheed Martin

Catholic Health Initiatives (CHI) and Baxa Corp. Sign Major Leases

The country's second-largest faith-based Health system and co-sponsor of Centura health, will move from its current location in Denver to 198 Inverness Drive West, the Inverness Office Park in Arapahoe County. CHI signed an 11-year lease for 100,000 square feet according to Lowe Enterprises. The company operates 78 hospitals in 20 states.

Baxa Corp. is moving its headquarters to 9540 S. Maroon Circle the Maroon V office building in Douglas County. The relocation will consolidate Baxa's executive and administrative operations, which are now in three separate locations. The LEED certified, Class A Maroon V was developed by Meridian International Business Center owner Shea Properties. Baxa signed an agreement to lease 64,000 square feet at the 88,584 square foot building. Baxa Corp. develops and makes products for hospital pharmacies as well as nursing environments, including intravenous (IV) fluid-delivery systems. Baxa's headquarters is currently at 14445 Grasslands Drive. The company will expand its production at the Grasslands location.

Pulte Mortgage Moves Into New National Headquarters

Inverness Business Park is the location for the new national headquarters for Pulte Mortgage, LLC. The official ribbon cutting took place on September 17th. The 95,000 square foot building was constructed by Opus NW. CBRE was the tenant representative and Inverness Properties represented the landlord. To date Pulte Mortgage has hired 105 new employees for their expanded operations. Arapahoe County Commissioners approved the Business Personal Property Tax Rebate Incentive agreement for the Company on October 20th.



Arapahoe County Home to Three New Federal Buildings

The Southeast Metro area is the beneficiary of three new federal buildings. The Weitz Company constructed the 100,000 square foot, Government Services Administration building (left). The new 45,855 square foot US Citizenship and Immigration Services (CIS) Denver office was built by Kiewit Building Group (right). ICE, Immigration and Customs Enforcement Agency, completed a 55,000 square foot building.



Colorado Companies to Watch - 2010 Nominations Due by February 5th

2010 marks the second year the Colorado Companies to Watch awards will be given to 50 high performance, 2nd stage companies in the State. The program was developed by the Edward Lowe Foundation to promote entrepreneurship. To qualify a company must be privately held, headquartered in Colorado, employ 6 - 99 full-time equivalent employees, and have sales or working capital of \$750,000 to \$50,000,000 in sales. For complete information on the program please go to www.Colorado.CompaniestoWatch.org. SEBP nominated award winner GEVO in 2009.

United Launch Alliance Leads STEM Teacher Internship Program

United Launch Alliance recognizes that teachers are one of the most important leverage points in building the sustainable systems and partnerships that will insure over time that students will be ready to meet the challenge of an ever-evolving workforce. In order to improve the connections between the classroom and the workplace, ULA in partnership with PEBC, the Public Education & Business Coalition, has designed the STEM Teacher Internship Program. This four-week, paid summer internship will be available to secondary math and science teachers at a variety of companies in the metro area beginning the summer of 2010. If you know of a STEM (science, technology, engineering, mathematics) company that would like to participate or you would like more information about the ULA Teacher Internship Program, please contact Rosann Ward at PEBC: (303)861-8661 or rbward@pecb.org.

JOIN SEBP and the Douglas County Business Alliance with the Douglas County Delegation Tuesday, November 3, 2009 at 7:30 am Sky Ridge Medical Center Auditorium - Garden Level - Please enter through the main entrance

Speakers will include:

House Minority Leader Mike May, Rep. Frank McNulty, Rep. Carole Murray, Senator Ted Harvey and Senator Mark Scheffel and Douglas County Commissioners 2010 Session outlook.

The DCBA will take this opportunity to hear from the Legislators and County Commissioners on what they see coming for the business community during the 2010 Session. Please RSVP to mmarchun@capstonegroupllc.com