

**Stapleton Development Corporation  
Board of Directors Meeting  
March 22, 2012**

---

**Board Members Present:** King Harris, Happy Haynes, Khadija Haynes, Councilman Chris Herndon, Michael Kearns, Rita Khan, Kevin Marchman, Stephen Miller, John Moye, Scott Prestige, Justin Ross

**In Attendance:** Cheryl Cohen-Vader, Bar Chadwick

---

Meeting called to order at 7:34 a.m. by King H. Harris.

I. February 23, 2012 minutes approved as presented.

**II. Special Presentation – SDC Funding/Infrastructure Funding**

Rick Gonzales gave the Special Presentation. The presentation is a two-part series. The first presentation presented by Mr. Gonzales focused on '*Stapleton Development Corporation Funding Sources.*' The next portion of his presentation focused on '*Stapleton Funding Sources for Infrastructure Design and Construction.*' An attachment of the two PowerPoint presentations is included with the minutes.

**III. Special Housing Report**

Kevin Marchman gave the Special Housing Report. Mr. Marchman reported that he has met with several entities to discuss affordable housing at Stapleton. At the Mayor's request the Affordable Housing committee will make recommendations to the Mayor's Committee on Affordable Housing ("MCAH"). Kevin has provided comments to the MCAH but at this time he will not be making recommendations to SDC because the Mayor has put together a process and plans to include Stapleton in the overall housing plan for the City.

Chairman Harris commented that as a result of the letter sent to the Mayor by the SDC Board a meeting with the Mayor and/or staff has been set for April 2, 2012. A small group is going to the meeting and the expectation is that once we get beyond this meeting we expect to have more meetings and also to pull in more board members as well.

Happy Haynes commented that the group needs to get back to the original thinking and bring the same parties back to the table. A key part of the conversation on 4/2 should be if it makes sense to have Stapleton have the same affordable housing agreement as the rest of the City. It is critical that you have the individuals that have the history on this subject at the table as well.

Justin Ross asked if there was any follow-up and/or meetings with Forest City following the letter sent to Forest City with regard to their failure to meet the affordable for-sale housing numbers. Cheryl Cohen-Vader and King Harris commented that no meetings have occurred and Ms. Cohen-Vader further commented that she had conversations with John Lehigh in an attempt to frame the issue but will wait for the April 2 meeting to occur and go from there.

**A Motion to temporarily stop land sales to Forest City until SDC Board can come to a consensus on how the SDC Board would like to move forward with enforcing the Stapleton Affordable Housing Agreement was made; however the motion died for lack of a second. A Motion to halt all land sales if there is not an identifiable path with specific mechanisms three months from today regarding the SDC Board's enforcement of the Affordable Housing Agreement and how the SDC Board is moving forward on the affordable housing issues was made and properly seconded. The Motion failed.**

#### **IV. CAB Report**

Khadija Haynes gave the CAB Report. Ms. Haynes stated that the CAB had hoped to get a response from the Board on the Forest City Performance Review Report previously submitted to the Board. The CAB would ask that that the Board has its comments prepared by the next board meeting. At the last CAB meeting the Housing Diversity Committee wanted to make a presentation and recommendations that relate to today's discussion to the CAB. The CAB did not endorse as a CAB but to allow the committee to bring to SDC Board as a draft for review (only because they were seeing the report for the first time and did not have time to review the report and that does not mean that they will not endorse the report in the future). Ms. Haynes request that the SDC Board reviews the report and look at it as augmenting the original CAB 2011 Report as the Board goes into the April 2<sup>nd</sup> meeting.

Chairman Harris thanked the members for getting to the meeting on time and thanked the board members for having such great passion around the current issues of affordable housing and parks and that they continue the passion they have surrounding these issues and others.

#### **V. Adjournment**

Meeting adjourned at 9:01 A.M.

**The next SDC Board meeting will be held  
Thursday, April 26, 2012 at 7:30 A.M.  
in the SDC Offices located at  
7350 E. 29th Avenue, Suite 300, Denver, CO 80238.**