

**Stapleton Development Corporation  
Board of Directors Meeting  
June 28, 2012**

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**Board Members Present:** King Harris, Happy Haynes (via telephone) Michael Kearns, Stephen Miller, John Moye, Terry Whitney

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

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Meeting called to order at 7:35 a.m. by Chairman King H. Harris.

I. May 24, 2012 minutes approved as presented.

**II. Chairman's Report**

Staff asked to write a letter to DIA as a follow-up to the December 2011 meeting with Kim Day, Manager of Aviation, regarding SDC's ability to withhold land sales proceeds for use toward overhead expenses.

**III. Financial Report**

Rick Gonzales gave the Financial Report for all activity through May 31, 2012. The Organization is over budget for the month of May (due to a delay of expenses) but operating within budget for YTD. **A motion to accept the Financial Report was made and properly seconded. Motion passed.**

**IV. Management Report**

Cheryl Cohen-Vader gave the Management Report. A written response to various parks questions was provided to SUN for its forum.

**V. CAB Report**

No Report. Chairman Harris commented that draft June CAB meeting minutes were forwarded to Board members in accordance with the request for the same made at the May meeting.

**VI. SDC Website Update**

Sentoria Hardiman gave the Website Report. Since the last update offered at the May board meeting, our website designer has put together color pallet options, and layout arrangement options. Ms. Hardiman presented a slide presentation that provided a visual picture of the proposed website. From a timing perspective we expect to do a soft launch by the end of next month.

Michael Kearns asked if DIA has provided an update with regard to its obligations related to the pre-MLD concrete and debris in the Westerly Creek area. Different individuals from DIA have offered different answers. Tammi Holloway commented that Greg Holt responded that he does have a remediation plan for the area and he expects the work (removal of concrete related to remediation) to begin in the fall. SDC serves as the property manager for DIA and in that role SDC is responsible for maintaining the landscaped areas on the Stapleton site. The open space area east of Westerly Creek near Havana is not a landscaped area. If DIA conveys the land that will be an opportunity for SDC to ask for clean up as well. SDC follows up on any tips regarding potential illegal dumpers and if we are able to identify the dumper we notify the dumper and the appropriate city agency. Board members asked if we could continue to ask the direct

question, i.e. what will be the disposition of ALL of the concrete rubble in the Westerly Creek area? John Moye commented that when the MLD was negotiated/executed the joint focus was on environmental clean-up and not on debris or removal of existing stuff at Stapleton.

#### **VII. Board/Public Comment**

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A motion was made that the Board go into an Executive Session under Colorado Revised Statutes, Section 24-6-402(4)(e), "Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators." The motion was seconded and the motion passed unanimously.

#### **VIII. Executive Session held at 8:16A.M.**

#### **IX. Open Session**

At 9:02 A.M. a motion to return to Open Session was made and properly seconded. Motion passed

**A Motion was made and properly seconded to direct management to prioritize the remaining projects funding list and provide the same to the Board prior to the next board meeting so that board members can fully discuss the matter. Motion passed**

#### **X. Adjournment**

Meeting adjourned at 9:03 A.M.

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