

**Stapleton Development Corporation  
Board of Directors Meeting  
July 26, 2012**

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**Board Members Present:** John Ackerman, Nadine Caldwell, King Harris, Happy Haynes, Khadija Haynes, Cheris Herndon, Rita Kahn (by phone), Michael Kearns, Kevin Marchman, John Moye, Scott Prestidge, Justin Ross, 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. June 28, 2012 minutes approved as presented.

**II. Chairman's Report**

A presentation by Forest City on the North Stapleton plan has been postponed until the August meeting. Terry Whitney has agreed to Chair the board Nominating Committee, along with John Moye and Scott Prestidge. Anyone interested in serving on the committee, which will propose a slate of names for officers in September, should contact John Moye.

**III. Financial Report**

Rick Gonzales gave the Financial Report for all activity through June 30, 2012. The Organization is operating with a negative cash flow for the month of June (due to a delay of expenses) but operating within budget for YTD. Forest City is taking down a little more land than anticipated, and appears to be doing so at a faster pace. **A motion to accept the Financial Report was made and properly seconded. Motion passed.**

**IV. Management Report**

Cheryl Cohen-Vader gave the Management Report. Ms. Cohen-Vader referred to her report adding that residents are concerned about the future of RK mechanical and what would happen if they were to go away. There has also been some buzz in the Central Park West neighborhood about getting around the TOD.

**V. CAB Report**

Khadija Haynes gave the CAB Report. Ms. Haynes echoed the communities concern about RK Mechanical, and added that there is lingering concern about the 26<sup>th</sup> Avenue park and connecting streets into Aurora. The CAB Membership Committee is looking at the makeup of CAB and will provide an update to CAB soon. The CAB expects to submit its Performance Standards report by the end of summer. Chris Herndon was elected President Pro-Tem of the Denver City Council.

**VI. Questions & Comments from Written Reports**

Beverly Haddon announced the opening and official dedication of the Sam Gary library, August 11 at 10am, with words from the Mayor, Councilman Herndon, and other officials. The library focuses on children's literacy.

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Tom Gleason reported that leasing at the Aster Apartments is going well, and leasing for the Eastbridge Apartments will begin in September.

**VII. Feedback from Board Members**

None.

**VIII. Public Comment**

Lucia Correll asked what the rules are for calling Executive Session, and what topic is being discussed in today's Executive Session. Chairman King Harris, and Board member John Moyer answered.

**IX. Executive Session**

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.

**X. Executive Session held at 8:25A.M.**

**XI. Open Session**

At 8:56 A.M. a motion to return to Open Session was made and properly seconded. Motion passed

**XII. Adjournment**

Meeting adjourned at 9:01 A.M.

**The next SDC Board meeting will be held  
Thursday, August 23, 2012 at 7:30 A.M.  
in the SDC Offices located at  
7350 E. 29th Avenue, Suite 300, Denver, CO 80238.**