

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

Board Members Present: Chris Cramer, King Harris, Happy Haynes, Khadija Haynes, Michael Kearns, Kevin Marchman, John Moye, Scott Prestige, Justin Ross

In Attendance: Cheryl Cohen-Vader, Bar Chadwick

Meeting called to order at 7:38 a.m. by King H. Harris.

I. March 22, 2012 minutes approved as presented.

II. Chairman's Report

There is a lot of discussion and activity around Stapleton Parks. Park Creek Metropolitan District continues to negotiate with the City over several park issues. The Chairman will keep the Board updated on this ongoing process.

III. Financial Report

Rick Gonzales gave the Financial Report for all activity through March 31, 2012. The Organization is operating within budget and no change is expected as we progress toward year-end.

IV. Management Report

Cheryl Cohen-Vader gave the Management Report. A list of the members on the Mayor's Housing Taskforce was distributed in response to a request for additional information about the committee and its members. Staff is moving forward on a new website. We have secured a new web address and are currently interviewing web designers. We expect to make a decision on a consultant and have the site at least partially built by end of May.

V. CAB Report – Continuation of Stapleton 2011 CAB Report

Khadija Haynes gave the CAB Report. The CAB asked the Board to provide its feedback on several items that the CAB presented to Board for its input/consideration and in some instances approval.

Continuation of Stapleton 2011 CAB Report

Parks and Open Space Recommendations.

Discussions regarding this interest area centered around the following: CAB and PAG would like SDC to prioritize Parks and remain involved with the development of all parks at Stapleton and SDC needs to continue to be an advocate for all parks at SDC. **A Motion was made and properly seconded to adopt all recommendations from the CAB/Parks Advisory Group for Westerly Creek North, 26th Avenue Greenway, and North Stapleton with the following amendment and restatement of North Stapleton Recommendation 2 "Complete the design work, grading and drainage, (delete the following language **but do not start any park construction in North Stapleton until Westerly Creek North and the adjacent park north of Filing 12 are completed or planned with specific funding and timelines.**")**

During discussion two requests were made: to keep the language regarding a path of funding and timelines found in North Stapleton Recommendation 2; and to take out February/March language in 26th Avenue

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Greenway Recommendation 1. **The Motion was amended and seconded to take out February/March language in 26th Avenue Greenway Recommendation 1 only. The motion passed.**

Zoning and Planning Recommendations

Following discussion, **a Motion was made and properly seconded to reaffirm the following Performance Standard II.A. Disposition Schedules, C. Prior to determining what property to take down, Forest City will consult with the CAB and consider its input. Motion passed.**

Affordable Housing Update

Michael Kearns gave the Report. Damon Knopp provided an overview of the April 18, 2012 joint meeting between the City, Forest City, CAB and SDC. The purpose of the meeting was to look at the current For-Sale Affordable Housing program at Stapleton and discuss possible ways to improve the program. Meeting was positive and all parties at the meeting seemed receptive to finding ways to move forward in a manner that makes sense. One suggestion was to devote future meetings to one topic only (example – deed restrictions, down payment assistance). Michael Kearns further commented that looking at the challenges and barriers related to the Affordable For-Sale Housing program and having consensus regarding the purpose of the program was also part of the discussion.

Housing Diversity Committee

The CAB forwarded a Report and a Resolution for the Board's review and consideration (The Report and Resolution are attached). **A motion was made and properly seconded to receive the CAB's Report dated April 12, 2012. Following discussion, an amendment to the motion was made and properly seconded to receive the Report and to take into consideration the items noted in the CAB Resolution and ensure that they are part of the Affordable Housing and Diversity discussions going forward. Motion passed.**

VI. Other Matters

A Board retreat will be scheduled for late May/early June. An electronic message will be circulated to Board members to find a good date.

VII. Public Comment

None

VIII. Board Comments

Kevin Marchman commented that he is not a member of the Mayor's City-wide Task Force on Affordable Housing.

IX. Other Matters

X. Adjournment

Meeting adjourned at 9:04 A.M.

**The next SDC Board meeting will be held
Thursday, May 24, 2012 at 7:30 A.M.
in the SDC Offices located at
7350 E. 29th Avenue, Suite 300, Denver, CO 80238.**

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