

**Stapleton Development Corporation
Board of Directors Meeting
October 25, 2012**

Board Members Present: King Harris, David Hart, Happy Haynes, Rita Kahn, Michael Kearns, Kevin Marchman, Stephen Miller (by phone), John Moye, Justin Ross, Scott Prestidge

In Attendance: Cheryl Cohen-Vader, Bar Chadwick

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

I. September 27, 2012 minutes approved as presented.

II. Chairman's Report

SDC sent a response to the letter from a group of Stapleton residents regarding the "timely completion of planned parks and open space system in the established portions of the Stapleton community." Conversations regarding what can be done to expedite the funding of park construction in established areas continue to occur.

III. Financial Report

Rick Gonzales gave the Financial Report for all activity through September 30, 2012. The Organization is operating within and favorable to the budget through September for the fiscal year 2012. **A motion to accept the Financial Report was made and properly seconded. Motion passed.**

IV. Management Report

Cheryl Cohen-Vader provided a written report that was included in the Board packet.

V. Affordable For-Sale Housing Taskforce

Michael Kearns and Damon Knopp provided the Report. City representatives came to the October Housing meeting and presented information on the City's progress and plans to increase its progress related to the affordable for sale housing at Stapleton. Six proposals are on the table related to tweaking the current housing program (Earlier notification to City regarding default, reducing the deed restrictive time frame, lower starting price points, escalating resale rate, buy-out options (for initial buyer turned seller), and loosed rental restrictions) . All proposals must be vetted. Meetings have a positive tone.

VI. DPS Stapleton Specific Plans

DPS staff gave a brief presentation regarding their plans for the proposed new 6-12 grade school campus to be located north of I70. The campus will be completed in phases. Discussions with DPR and other entities interested in sharing recreational fields are occurring.

VII. Forest City Report – 26th Avenue Park Concerns

Heidi Majerik provided the Report. Forest City has completed the pre-application meeting with the City of Aurora with regard to the development of a 2 acre park at 26th Avenue and Fulton Street. Forest City is preparing design documents.

VIII. Stapleton Foundation Report

Beverly Haddon referred Board members to the written report of the TMA. The TMA worked very hard to get route 89 approved. For additional information see the written report.

IX. Public Comment

A Stapleton resident commented on the Forest City presentation regarding the proposed 26th Avenue Park. A suggestion was made for the resident to offer input/participate through the Parks Advisory Group (PAG).

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 8:52A.M.

XI. Open Session at 9:10 A.M.

At 9:10 A.M. a motion to return to Open Session was made and properly seconded. Motion passed

XII. Adjournment

Meeting adjourned at 9:10 A.M.

Minutes prepared by T. Holloway

**The next SDC Board meeting will be held
Thursday, December 6, 2012 at 7:30 A.M.
in the SDC Offices located at
7350 E. 29th Avenue, Suite 300, Denver, CO 80238.**