

**Stapleton Development Corporation  
Board of Directors Meeting  
February 28, 2013**

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**Board Members Present:** Nadine Caldwell, Chris Cramer, King Harris, David Hart (on phone), Happy Haynes, Khadija Haynes, Chris Herndon, Rita Kahn, Michael Kearns, Kevin Marchman, Justin Ross, Scott Prestidge

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

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Meeting called to order at 7:37 a.m. by Chairman King Harris

I. January 24, 2013 minutes approved as presented.

**II. Chairman's Report**

Chairman Harris gave the Report. SDC and other major stakeholders (City, DPS, DURA and Forest City) continue to meet. Main agenda item is funding options for schools (3 additional schools are needed to meet the growing demand at Stapleton) and other important Stapleton infrastructure needs.

**III. Financial Report**

Rick Gonzales gave the Financial Report for all activity through January 31, 2013. Activity is unremarkable for the month. **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. Elizabeth Garner, Colorado State Demographer, will provide a special presentation regarding the demographics of the Stapleton neighborhood.

**V. Urban Farm Lease Amendment**

Ms. Cohen-Vader and Tammi Holloway updated the Board regarding a proposed amendment to The Urban Farm's lease. TUF will lease additional open space acreage (approx. 4 acres) to expand their riding arena. TUF is collaborating with a community solar garden company. The community solar garden company will provide educational programming to TUF as well as offer shares of the solar garden to Denver residents. City of Denver supports this project.

**VI. Tower Rehabilitation Update**

Kevin Burnett provided a brief report regarding the MCA's interest in the Tower building. The MCA business office would be housed in the building. In addition, there would be a 100-150 person theater/meeting area. Tentative plan is for Forest City to acquire the site late 2013.

**VII. CAB Report**

Khadija Haynes provided the CAB Report. The CAB has completed its review of the 2012 SIAs. A copy of the Report is attached. Most of the committee's assessments were substantially similar to last year's

assessments. The SDC Board would like time outside of the Board meeting to review the Report. Chairman Harris noted the receipt of the Report from the CAB and stated that the Board should act on the Report at the next regularly scheduled meeting in March. If Board members have questions they should contact CAB Co-Chair Khadija Haynes prior to the March meeting.

**VIII. Feedback from Board Members**

Council Herndon announced his District 11 Neighborhood Forums. The Forums will allow constituents the opportunity to meet and speak with officials from several city departments. The Stapleton Neighborhood Forum will take place March 13<sup>th</sup> at 6pm at the Swigert/McAuliffe campus, followed by the Park Hill Neighborhood Forum on March 19<sup>th</sup> at 6pm at Park Hill Elementary School. The Far Northeast Forum will take place in April. All are welcome to the forums.

CAB/SUN Forum is tentatively scheduled for either the last week of April or the first week of May.

**IX. Public Comment**

None.

**X. 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.

**Executive Session Held at 8:33 A.M.**

**Open Session**

At 8:58 A.M. a motion to return to Open Session was made and properly seconded. Motion passed.

Board Member Justin Ross commented that the Board should continue to be mindful of the FC's Affordable-For Sale numbers. Forest City is required to provide 10% of its homes as Affordable-For Sale homes. In 2012, FC sold 508 homes, less than 5 were affordable.

**I. Adjournment**

Meeting adjourned at 9:02 A.M.

Minutes prepared by T. Holloway

**The next SDC Board meeting will be held  
Thursday, March 28, 2013 at 7:30 A.M.  
in the SDC Offices located at  
7350 E. 29th Avenue, Suite 300, Denver, CO 80238.**