

**Stapleton Development Corporation  
Board of Directors Meeting  
May 23, 2013**

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**Board Members Present:** Nadine Caldwell, Happy Haynes, David Hart, Michael Kearns, Chris Kramer, Kevin Marchman, Stephen Miller, John Moye, Justin Ross, Terry Whitney

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

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Meeting called to order at 7:37 a.m. by Vice Chairman Kevin Marchman

I. April 25, 2013 minutes approved as presented.

**II. Financial Report**

Rick Gonzales gave the Financial Report for all activity through April 30, 2013. The Organization is operating within Budget. **A motion to accept the Financial Report was made and properly seconded. Motion passed.**

**III. Management Report**

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

**IV. Special Presentation – Forest City Stapleton, Inc. – Lee Ferguson**

Lee Ferguson provided a brief overview of Forest City's newest neighborhood, Conservatory Green, that is under construction just north of the Northfield shopping area.

**V. City of Aurora**

Nadine Caldwell gave the Report. Possible issues related to the portion of the light rail that will run through Fitzsimmons have surfaced. The proposal is to move the line from Montview to Fitzsimmons Pkwy.

**VI. City of Denver**

Bar Chadwick gave the Report. CCD is working with Commerce City regarding the realignment of 56<sup>th</sup> Avenue. Good meetings as well as progress. CCD also decided that going forward Forest City may name the parks located in the development as they like.

**VII. Board Member Comments**

Happy Haynes commented that the DPS Board of Education voted to move the McAuliffe IB School program to the Smiley school campus in Park Hill in the 2014-15 school year. Conversations continue regarding the future of Ashley campus.

Justin Ross commented that SDC must continue to be mindful of its legacy. Conversations regarding Affordable Housing and discussions regarding solutions must be a priority. Ms. Cohen-Vader proposed that the board have a work session on affordable housing to allow more discussion on the matter. Possible dates will be circulated to board members

Next month Forest City will provide a presentation on housing models that start in the \$200,000 range.

**Adjournment**

Meeting adjourned at 8:58 A.M.

Minutes prepared by T. Holloway

**The next SDC Board meeting will be held  
Thursday, June 27 at 7:30 A.M.  
in the SDC Offices located at  
7350 E. 29th Avenue, Suite 300, Denver, CO 80238.**