

**Stapleton Development Corporation
Board of Directors Meeting
July 25, 2013**

Board Members Present: Nadine Caldwell, Chris Cramer, King Harris, Councilman Chris Herndon, Rita Khan, Michael Kearns, Kevin Marchman, Stephen Miller, Scott Prestidge and Justin Ross

In Attendance: Cheryl Cohen-Vader, Bar Chadwick

Meeting called to order at 7:36 a.m. by Chairman King H. Harris

I. May 23, 2013 minutes approved as presented.

II. Chairman's Report

SDC (through its representation on the PCMD Board) has continued to meet with CCD, DURA, FC and Mayor's office regarding the funding gap. All parties have agreed that conversations should continue. Conversations with DIA regarding SDC's funding sources continue as well. Chairman Harris finalized the Nominating Committee. Stephen Miller, Rita Khan and Michael Kearns will serve. Stephen Miller will serve as chair. There were no objections to the committee.

III. Financial Report

Rick Gonzales gave the Financial Report for all activity through June 30, 2013. Landscape costs have increased this year due to several temporary property interests ending. The Organization should end the fiscal year in a good position. **A motion to accept the Financial Reports dated May 31, 2013 and June 30, 2013 was made and properly seconded. Motion passed.**

Board members expressed gratitude to Mr. Gonzales for his many years of service to the Organization and its related entities.

IV. Special Presentation – CCD Sustainable Housing and Communities

Stephanie Inderwiesen and Doug Smith with the CCD's Sustainable Housing and Communities division of the Office of Economic Development provided the presentation. During the downturn in the economy the CCD office was approached by the SDC/CAB group to modify the existing Affordable Housing Plan that covers the Stapleton development area. Three major changes to the existing plan include changes to the Affordable Housing covenants (increase awareness of housing covenants), decrease the deed restriction period from 30 years to 15 years, and to expand the income eligibility with regard to resale (in order to compete with newer units and compete for a larger pool of buyers).

After discussion several questions were posed to Ms. Inderwiesen and Mr. Smith. Board members were asked to review the information provided and the CCD presenters were asked to return for another meeting. Chairman Harris asked Ms. Cohen-Vader to put together a work session on Affordable Housing to allow the board to devote more time to the subject matter. Board members also expressed interest in learning about land trusts.

V. Management Report

Cheryl Cohen-Vader provided the Report. A farewell party for Rick Gonzales is scheduled for today, July 25, 2013 at 6pm. All Board members are invited to attend. DBE numbers for Park Creek work was distributed to the Board for information purposes. A CD recording of last month's Conservatory Green presentation was distributed to board members that were not able to attend the meeting. Additional copies are available.

VI. CCD Report

Councilman Chris Herndon gave the Report. This past weekend the first two families to move to Conservatory Green were welcomed. Councilman Herndon commented that he looked forward to the continued discussions surrounding the affordable housing issue at Stapleton and he also hoped that at some point the discussions become a balanced approach/plan that is implemented/agreed upon so that we are not discussing the same issue in the coming years as this issue is very important.

VII. City of Aurora

Nadine Caldwell gave the Report. Discussions regarding the relocation of the light rail from Montview to Fitzsimmons Pkwy continue. Last week a work group of 40-50 people met and the group favored moving the line to the north side of Fitzsimmons Pkwy. Next meeting is August 21, 2013 at 6pm at North Middle School (located at Montview and Peoria intersection).

VIII. City of Commerce City

Chris Cramer gave the Report. Kroenke is taking steps to get its development north of 56th Avenue going. Rocky Mountain National Wildlife Refuge is doing a master planning process for the first time in 15 years. Commerce City is involved.

IX. Stapleton Foundation

Beverly Haddon gave the Report. DPS is hosting a school design meeting for 3 schools located at Stapleton next Tuesday, July 30th at Westerly Creek Elementary School. The NE Denver Walkfest will take place on August 24, 2013. The Walkfest is designed to encourage walking behavior within and between Park Hill, Stapleton and surrounding neighborhoods. The Walkfest is in furtherance of the Foundation's goal of neighborhood connectivity. DPS is a major partner with the Foundation on the Walkfest.

X. Adjournment

Meeting adjourned at 9:01 A.M.

Minutes prepared by T. Holloway

**The next SDC Board meeting will be held
Thursday, August 22, 2013 at 7:30 A.M.
in the SDC Offices located at
7350 E. 29th Avenue, Suite 300, Denver, CO 80238.**