

**Stapleton Development Corporation
Board of Directors
Annual Meeting
September 26, 2013
7:30a.m.
7350 E. 29th Avenue, Suite 300
Denver, CO 80238**

Agenda

- | | |
|---|----------------------------|
| I. Approval of August 22, 2013 Minutes | King Harris |
| II. Chairman's Report | King Harris |
| III. Financial Report | Cheryl Cohen-Vader |
| IV. SDC Officer Elections | King Harris |
| V. Management Report | Cheryl Cohen-Vader |
| VI. Concurrence with Revised Stapleton AH Plan | Stephanie Inderwiesen |
| VII. NE Denver Housing Presentation | Gete Mekonnen |
| VIII. Work Group re CO Trust for Stapleton | Jane Harrington |
| IX. CAB Report | David Netz / Lucia Correll |
| X. City Updates (Denver, Aurora, CC) | |
| XI. Updates from Other Stapleton Related Entities | |
| XII. Questions & Comments from Written Reports | |
| XIII. Feedback from the Board Members | |
| XIV. Public Comment | |
| XV. Executive Session | |
| XVI. Adjourn | |

***The next SDC Board meeting is the scheduled for
Thursday, October 24, 2013 @ 7:30am.***

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1. MINUTES

2. FINANCIAL REPORTS

3. MANAGEMENT REPORT

4. FOREST CITY REPORT

**5. STAPLETON FOUNDATION
REPORT**

6. WORK FORCE REPORT

7. MISCELLANEOUS

INSERT UNDER TAB #1

**Stapleton Development Corporation
Board of Directors Meeting
August 22, 2013**

Board Members Present: Nadine Caldwell, Chris Cramer, Happy Haynes, Councilman Chris Herndon, Rita Khan, Michael Kearns, Kevin Marchman, Stephen Miller, John Moye, Terry Whitney

In Attendance: Cheryl Cohen-Vader, Bar Chadwick

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

I. July 25, 2013 minutes approved as presented.

II. Chairman's Report

No Report.

III. Financial Report

Cheryl Cohen Vader gave the Financial Report for all activity through July 31, 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 Report was made and properly seconded. Motion passed.**

IV. Special Presentation – Colorado Community Land Trust (“CCLT”)

Jane Harrington, the CCLT Executive Director, provided a detailed overview of the CCLT (Handout attached). The CCLT owns the land and the homeowner owns the dwelling and all improvements and has a 99 year leasehold right to the land. The CCLT was created by the Lowry Redevelopment Authority to implement their affordable housing program. The land trust mechanism allows them to achieve long-term affordability as well as allow the homeowner to build equity and earn appreciation when the house is sold. The CCLT has been quite successful and they have expanded their portfolio to include homes outside of Lowry and they are looking to expand into other areas. Board Member Maurice Goodgaine provided additional information regarding the CCLT's business plan and their interest in expanding their home /land portfolio. The CCLT has a list of interested buyers for their homes and once the homes hit the market they sell very quickly. CCLT Board Members Louise Ninneman and Elizabeth Gundlach Neufeld were also in attendance.

A motion was made and properly seconded to form a small workgroup (SDC, Forest City, CCLT, CCD and New Town Builders) to discuss the pros and cons of moving forward with exploring the land trust concept here at Stapleton and possible next steps, to include specific discussions that address partnering with CCLT on the marketing of the existing Stapleton affordable housing stock and thoughts about the legal structure of the existing Stapleton affordable housing stock. Motion passed.

V. Management Report

Cheryl Cohen-Vader provided the Report. Attachments to the Report included information about the Quebec Street Alternatives Analysis Meeting and neighborhood crime statistics. Board member Terry

DRAFT

Whitney asked if the widening of Quebec was discussed at the Quebec Street Alternatives Meeting. Angie Malpiede attended the meeting and she responded that the conversation/views really have not changed and the community still believes that widening Quebec is not an option.

VI. City of Aurora

Nadine Caldwell gave the Report. Opening of Denver/Aurora streets is scheduled for Sunday, September 29, 2013 between 25th and 26th on Iola Street from 12pm to 3pm. Radio Disney will be there. Discussions regarding the relocation of the light rail from Montview Blvd. to Fitzsimmons Pkwy continue. Three possible locations are plotted along Fitzsimmons Pkwy. Group favored the location on the north side of Fitzsimmons Pkwy.

VII. City of Commerce City

Chris Cramer gave the Report. Commerce City received notice that a Stapleton resident group has signed a letter of support to realign I70 (to re-route I70 to 270 and I76). Commerce City does not support this. Commerce City City Council voted to put a .01 cent sales tax increase on the November ballot. Revenue from tax increase will be used for transportation and parks projects.

Vice Chairman Marchman commented that the Mariposa development at 10th and Osage is a great project and he encouraged Board Members to visit the site.

(Secretary Michael Kearns presided for the remainder of the meeting beginning at 8:42am)

VIII. Stapleton Foundation

Angie Malpiede gave the Report. 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. Over 500 people have registered for The Walkfest. Ms. Malpiede also introduced Sam Ramirez who works for the TMA and has responsibility for the bike library at The Hub. Mr. Ramirez provided an update on the TMA's partnership with the Stapleton Farmer's Market (the TMA has a reserved space at the Market for bike riders to park their bikes).

IX. Forest City Report

John Lehigh gave the Report. Mr. Lehigh clarified that Forest City is very committed in finding better ways to execute its affordable housing program.

X. Adjournment

Meeting adjourned at 8:52 A.M.

Minutes prepared by T. Holloway

**The next SDC Board meeting will be held
Thursday, September 26, 2013 at 7:30 A.M.
In the SDC Offices located at
7350 E. 29th Avenue, Suite 300, Denver, CO 80238.**

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Stapleton Development Corporation
Comments on Financial Reports
August 31, 2013

The reports listed below are included in the monthly Board of Director's package.

1. Budget Variance as of August 31, 2013 - CASH basis. (1 page)
2. Unaudited Balance Sheet as of August 31, 2013 - ACCRUAL basis. (1 page)

Comments on cash basis budget variances for the month just ended:

- Change in cash: a \$8,984 decrease in cash was budgeted, a \$9,101 decrease was realized.
- Land Sales and Transfers - as shown below. All funds passed through to DIA.

Current Month Acres			Year to Date Acres			Annual Acres		
Budget	Actual	Variance	Budget	Actual	Variance	Budget	Actual	Variance
20	102	90	90	251	161	90	251	161

- Net revenue: \$29 positive variance.
- Overhead Expenses : \$321 negative variance.
 - Timing difference: Year to date expenditures for overhead remain less than budgeted.
- O&M Expenses: \$391 positive variance

Comments on accrual basis Balance Sheet for the month just ended:

- Accounts Receivable-Other: \$11,891
 - Surveying costs paid by SDC to be reimbursed by DIA when the surveyed land is taken down.
- Accounts Receivable-Tenants: \$2585
 - Past due rent from a lease tenant Castle Rock Const.
- Prepaid Expenses (asset): \$52,715
 - unamortized insurance premiums \$16,933.
 - prepaid staff, rent \$35,782
- Liabilities: \$10,411
 - Security deposits held under various lease agreements. (see General Comments)
 - accounts payable and prepaid rent.

General Comments

Stapleton Development Corporation
Balance Sheet
As of August 31, 2013

Assets

Current Assets

SDC Cash & Investments	\$ 540,563
A/R Other	11,891
Tenant Receivables	3,540
Prepaid Expenses	<u>52,715</u>
	\$ 608,708

Total Assets \$ 608,708

Liabilities

Accounts Payable	829
Security Deposit Liability	8,627
Other Accrued Liabilities	<u>955</u>
	\$ 10,411

Capital

Retained Earnings	7,435,705
Voluntary Distributions to DIA	(6,517,225)
Net Income (Loss)	<u>(320,183)</u>
	\$ 598,297

Total Liabilities and Capital \$ 608,708

Unaudited

Stapleton Development Corporation
 Budget Comparison - Cash Basis
 For the 8 Months Ended August 31, 2013

Current Monthly Budget	Current Monthly Actual	Variance Favorable / (Unfavorable)		YTD Budget	YTD Actual	Variance Favorable / (Unfavorable)
Revenue						
\$ 598,920	\$ 4,151,524	\$ 3,552,604	Land & Building Sales	\$ 1,966,020	\$ 9,368,250	\$ 7,402,230
(598,920)	(4,151,524)	(3,552,604)	Cost of Sale - Land Option	(1,966,020)	(9,368,250)	(7,402,230)
			Net Property Sales			
\$ 1,205	\$ 1,205		Rental Income	\$ 9,637	\$ 11,137	\$ 1,500
\$ 1,205	\$ 1,205		SDC Gross Proceeds	\$ 9,637	\$ 11,137	\$ 1,500
			Other Income		\$ 14,550	\$ 14,550
24	53	29	Interest Income	250	634	384
<u>\$ 1,229</u>	<u>\$ 1,257</u>	<u>\$ 29</u>	Total Revenue	<u>\$ 9,887</u>	<u>\$ 26,321</u>	<u>\$ 16,434</u>
OVERHEAD EXPENSES						
G & A Expenses						
			Staff Services	\$ 172,221	\$ 171,333	\$ 888
			Rent	\$ 18,116	\$ 18,117	\$ (1)
1,215	1,484	(269)	Dues and Subscriptions	425	450	(25)
8	10	(2)	Office Services	23,586	13,393	10,193
\$ 1,223	\$ 1,494	\$ (271)	Other Expenses	67	34	33
				<u>\$ 214,415</u>	<u>\$ 203,327</u>	<u>\$ 11,088</u>
			Professional Services			
\$ 100		\$ 100	Professional Services	\$ 10,800	\$ 3,429	\$ 7,371
7,765	7,915	(150)	Insurance-Director/Officers	7,765	7,915	(150)
			Consult / Audit Fees	4,250	3,500	750
\$ 7,865	\$ 7,915	\$ (50)		<u>\$ 22,815</u>	<u>\$ 14,844</u>	<u>\$ 7,971</u>
\$ 9,088	\$ 9,409	\$ (321)	Total Overhead Expenses	\$ 237,230	\$ 218,171	\$ 19,059
OPERATIONS AND MAINTENANCE EXPENSES						
Direct Property Management						
\$ 518		\$ 518	Repair & Maintenance	\$ 4,158		\$ 4,158
10		10	PM Mtg, Meals & Mileage	555		555
			Landscaping & Snow Removal	6,640	5,854	786
125	262	(137)	Vehicle & Other	999	945	54
			Security Deposit Refund		15,700	(15,700)
\$ 653	\$ 262	\$ 391		<u>\$ 12,352</u>	<u>\$ 22,499</u>	<u>\$ (10,146)</u>
Allocated Property Management						
			Insurance	\$ 12,301	\$ 10,609	\$ 1,692
			Staff Services	126,195	123,975	2,220
471	687	(216)	Office Services	10,023	6,553	3,470
			Rent	8,413	8,415	(2)
\$ 471	\$ 687	\$ (216)		<u>\$ 156,932</u>	<u>\$ 149,552</u>	<u>\$ 7,380</u>
<u>\$ 1,124</u>	<u>\$ 949</u>	<u>\$ 175</u>	Total O&M Expenses	<u>\$ 169,284</u>	<u>\$ 172,051</u>	<u>\$ (2,766)</u>
<u>\$ 10,212</u>	<u>\$ 10,359</u>	<u>\$ (146)</u>	Total Expenses	<u>\$ 406,514</u>	<u>\$ 390,221</u>	<u>\$ 16,293</u>
<u>\$ (8,984)</u>	<u>\$ (9,101)</u>	<u>\$ (118)</u>	Change in Net Assets	<u>\$ (396,627)</u>	<u>\$ (363,900)</u>	<u>\$ 32,726</u>

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SDC Management Report

August 2013

Financial Report

August financial statements show a slight negative to budget. A decrease in cash of \$8,984 was budgeted vs. a decrease of \$9,101 being realized.

For the month of August, Forest City took down 102 acres of land verses the 20 acres budgeted for the month. Through August, 251 acres have been taken down verses the 90 acres budgeted through the month of August. At this point, land sales for the year are 161 acres ahead of budget.

Stapleton Infrastructure Funding

Our bankers have presented to us (PCMD, DURA, the City and Forest City) a very interesting concept for financing a substantial portion of the remaining infrastructure. We will continue to explore this idea over the next few weeks.

Park Funding

The Stapleton Foundation has graciously offered to help us identify and apply for grant funding to help reduce the gap in funding needed for park development. We had an initial meeting, that included Beverly Haddon (Stapleton Foundation), the Parks Department, and Bar Chadwick, representatives from CAB, Forest City and SDC. The first step is to identify which planned park or parks match the interest and criteria of possible grantors.

SDC Funding

King Harris and Cheryl Cohen-Vader met with Mayor's Office staff and the Manager of Finance regarding the issue of funding SDC. Along with looking for additional funding, the City has requested we also look at ways of reducing SDC's operating cost.

Other meetings have been scheduled to continue these discussions.

Section 10

Forest City is in the beginning process of planning Section 10 (the Stapleton land north of 56th Street). Meanwhile SDC is working to have Recycled Material wrap up their business on the site in a timely and orderly manner.

Commercial Development

A small parcel of land in Filing 42, bordered by Willow on the west and Northfield Blvd on the south has been re-zoned as commercial. A 7-11 store is slated to be built on the parcel. The developer has met informally with Design Review for direction.

Street Openings Between Aurora and Denver

The block party celebrating the streets opening between Aurora and Denver is scheduled for Sunday, September 29th. Iola and Fulton (between 25th and 26th Avenues) will be the first streets to open with the Kingston opening occurring later. The block party is from noon to 3pm with a ribbon cutting ceremony occurring at 1pm.

Other Board Matters

The Board needs to develop a diverse list of potential candidates so that we have a pipeline of candidates. If you have thoughts on potential candidates, please discuss with King Harris, John Moye or Cheryl Cohen-Vader.

Attachments: Letter from a Resident re Upland of Westerly Creek
Announcement of East Rail Line Open House
I-70 Alignment: DDP Management Group Resolution

The next SDC Board Meeting is scheduled for

Thursday, October 24@ 7:30am

Stapleton Development Corporation
7350 East 29th Avenue, Suite 300
Denver, Colorado 80238

City and County of Denver
Parks and Recreation Dept. 201 W. Colfax Avenue, Dept. 605
Denver, Colorado 80202

Westerly Creek Metropolitan District
7350 East 29th Avenue, Suite 300
Denver, Colorado 80238

Re.: Uplands Park Development

Date: September 3, 2013

Dear Ladies and Gentlemen,

I have been associated with a neighborhood group of residents living in Stapleton filings 12, 20 and 21 who are interested in the "Uplands" open space area along the south bank of Sand Creek, from the Westerly Creek confluence east to Havana. They have contacted you, or will soon, and many of them will attend your September 10th meeting in order to present the type of development they would like to see occur in this area.

Although I'm part of this group, I'm writing to you independently because I strongly disagree with one of the "priorities" of the "Concerned Upland Neighborhood Group".

My strongest disagreement with the Neighborhood Group is with the creation of any "berm" or "noise and visual buffer" on the northern side of Florence Way. Although a few of my neighbors in this group have homes with sides bordering on Florence Way across from the area under consideration, I'm the only resident member whose home fronts onto Florence Way. I live at 3209 Florence Way, 2 blocks west of Havana.

It is my priority to keep this area as natural as possible, to protect the animals living and nesting here, particularly the bald eagles, to maintain the expansive view to the north, east and west from my home, and to not create any visual barriers.

Thank you for your consideration of all residents' views.

Sincerely,



Bette Mackie
3209 Florence Way
Denver CO 80238 (303-641-5910)

Cheryl Cohen-Vader

From: Denver Transit Partners Public Information Office [info@dtpjv.com]
Sent: Tuesday, September 24, 2013 5:36 PM
To: Cheryl Cohen-Vader
Subject: Save the Date for the East Rail Line Open House!

Denver Transit Partners - East Rail Line

Join the Regional Transportation District and its contractor, Denver Transit Partners, for our annual community open house!

Get informed on our construction progress as we build the RTD FasTracks East Rail Line traveling between Union Station and Denver International Airport.

- See heavy construction equipment
- View final station designs
- Learn about the new train cars

We're serving hamburgers and hotdogs, so bring your family, friends and neighbors!

Saturday, Oct. 12, 2013
Swigert International School - Cafetorium
3480 Syracuse St.
Denver, CO 80238
Time: 11 a.m. to 1 p.m.

For additional information, special needs request or to request Spanish translation, please contact Joshua Solis at 303.297.5284 or joshua.solis@dtpjv.com.

Denver Transit Partners | Public Information Office | info@dtpjv.com | 303.297.5284

Forward email



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Denver Transit Partners | 1670 Broadway, Suite 2700 | Denver | CO | 80202

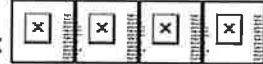


Cheryl Cohen-Vader

From: Downtown Denver Partnership [info@downtowndenver.com]
Sent: Friday, September 06, 2013 3:05 PM
To: Cheryl Cohen-Vader
Subject: Downtown Denver Partnership Skylines

If you're having trouble viewing this email, you may [see it online](#).

Share this:



I-70 Alignment: Downtown Denver Partnership, Inc. Management Group Resolution

For years, transportation planners, city and state officials, residents and the business community have been studying and providing input on a number of alternatives regarding the future of I-70 E/W from I-25 to Pena Boulevard. More recently, a "cut and cover" design from Brighton Boulevard to Colorado Boulevard has been identified by CDOT as the preferred solution. After thorough review, Downtown Denver Partnership Management Group has voted in favor of this approach based on the following:

- WHEREAS, I-70 East is one of two main interstates in Colorado and plays an essential role in the state and regional economy; and
- WHEREAS, I-70 East provides a direct connection for tourists, visitors and residents to and from Downtown Denver and the Denver International Airport and supports the long-term economic vitality of Downtown Denver; and
- WHEREAS, CDOT has been studying the alternatives to improve I-70 East for 10 years and must move forward to address the aging viaduct and provide congestion relief along this busy corridor; and
- WHEREAS, a reroute of I-70 would force travelers several miles north away from the city, prolonging travel time for residents, tourists, and business travelers seeking to travel downtown; and
- WHEREAS, a reroute would negatively impact the economic vision for the National Western Stock Show Complex.

THEREFORE BE IT RESOLVED, the Downtown Denver Partnership supports the Colorado Department of Transportation's (CDOT) efforts to improve and reconstruct I-70 East in its current alignment without delay and to provide a safer and more attractive entry point to Denver through the proposed lowered and capped highway.

For more information or if you have questions, please contact Brittany Morris Saunders at

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**Citizens Advisory Board
Monthly Report Form**

Organization: Forest City Stapleton, Inc.

Presented by: Tom Gleason

Reporting Period: September 2013

Date of Report:

Activity/Project Description:

- Forest City and Dennis Arbogast of URS joined RTD in a briefing for the September ZAP Committee on the Central Park FasTracks station at Stapleton and related Smith Road corridor work in preparation for the January 2016 arrival of commuter rail between Downtown and DIA.
- DPS has scheduled the groundbreaking for the Conservatory Green elementary school on Wednesday, September 18th at 10 a.m. The school will receive a formal name once DPS completes its naming process.
- City of Aurora is preparing to authorize the opening of the Fulton and Iola street connections between Stapleton and Aurora. The extension of Kingston Street will come later due to drainage work that must be completed as part of the construction. A celebration of the first two street extensions will be held on Sunday, Sept. 29th.
- Tom Gleason joined Northeast Denver Housing in a presentation before the Colorado Housing and Finance Authority (CHFA) which is seeking tax credits for the next affordable rental housing at Stapleton. The site for that housing, part of Forest City's donated land program for non profits creating affordable rental housing, is on the north side of Northfield Blvd. at Trenton Street. A decision from CHFA is expected in October.

Ongoing Issues:

- No additional items at this time.

Attachments:

- None

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DENVER
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Denver Public Schools

September 2013 Update



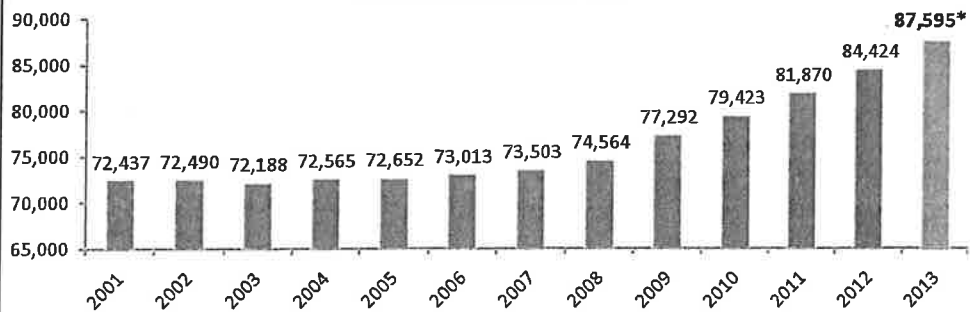
Accountability,
Research &
Evaluation



Discover a World of Opportunity™

District Enrollment

DPS Enrollment Since 2001



*Projected 2013 Enrollment



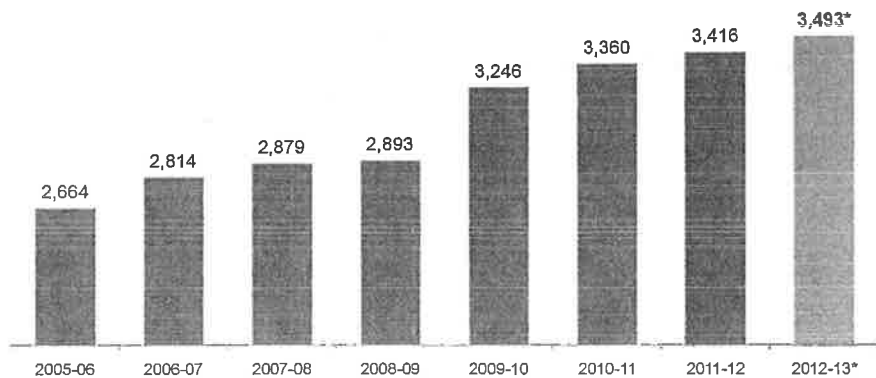
Assessment,
Research &
Evaluation

2



District Graduates

DPS Graduates since 2005-06



* Preliminary 2012-13 data show that DPS has graduated more students in 2012-13 than in any previous year. We're also seeing more completers, up 75 students from 2011-12, or a 2% increase.

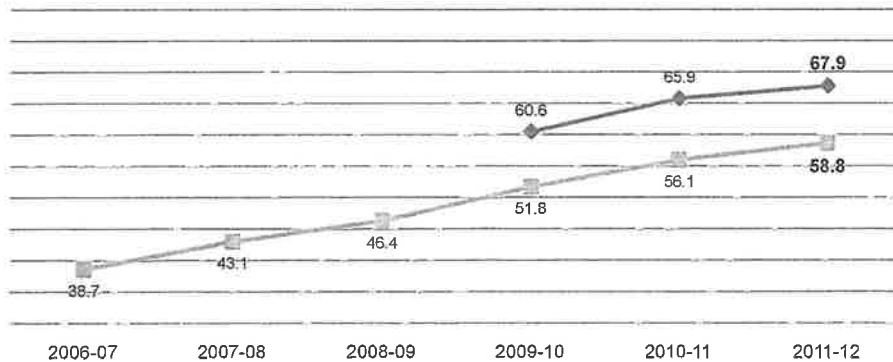


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On-Time Graduation Rates

Four-Year On-Time Graduation



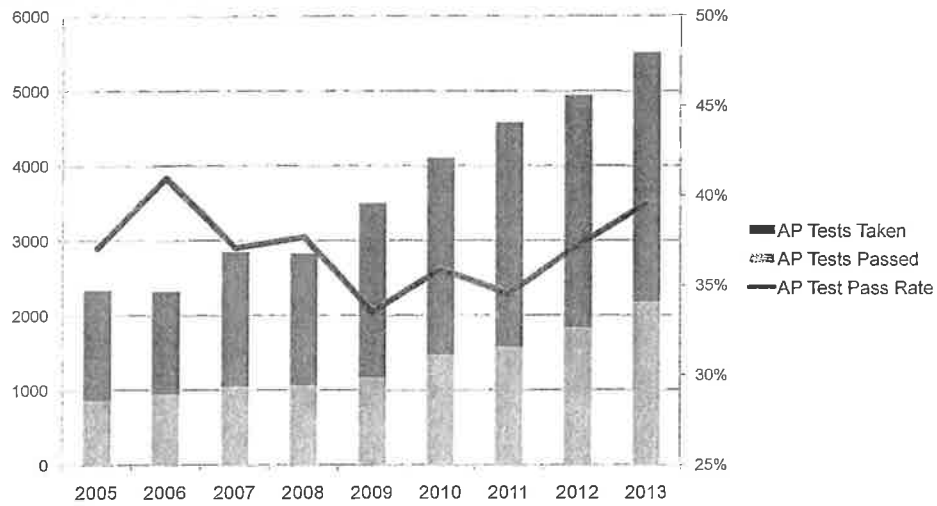
◆ On-Time Graduation Rate for First-Time 9th Graders who Start with DPS
 ■ On-Time Graduation Rate for All Students



4



Advanced Placement (AP)

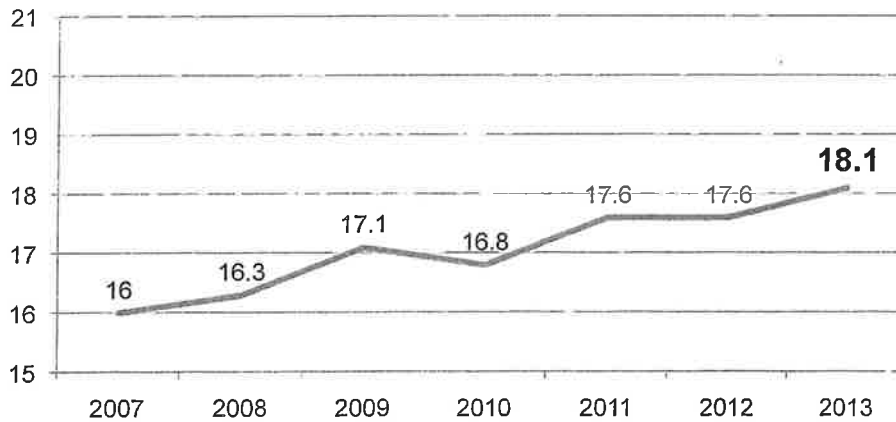


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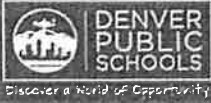


ACT Results

ACT Composite Average



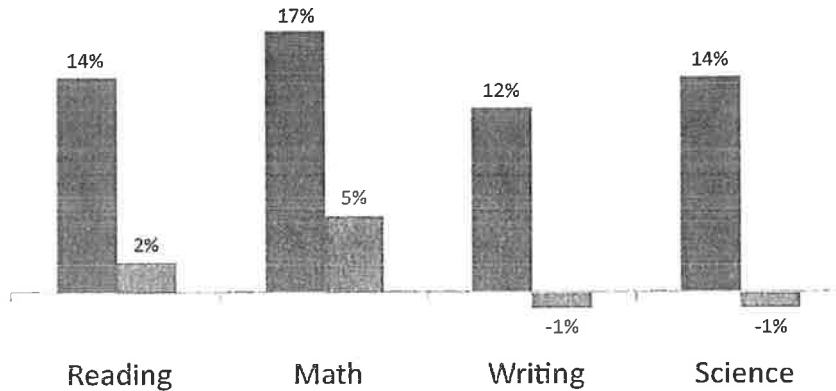
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DPS significantly outperformed the rest of the state in terms of the proficiency-rate change since start of Denver Plan in 2005

Change in TCAP % Proficient or Above Since 2005

■ DPS 2005 to 2013 ■ State* 2005 to 2013

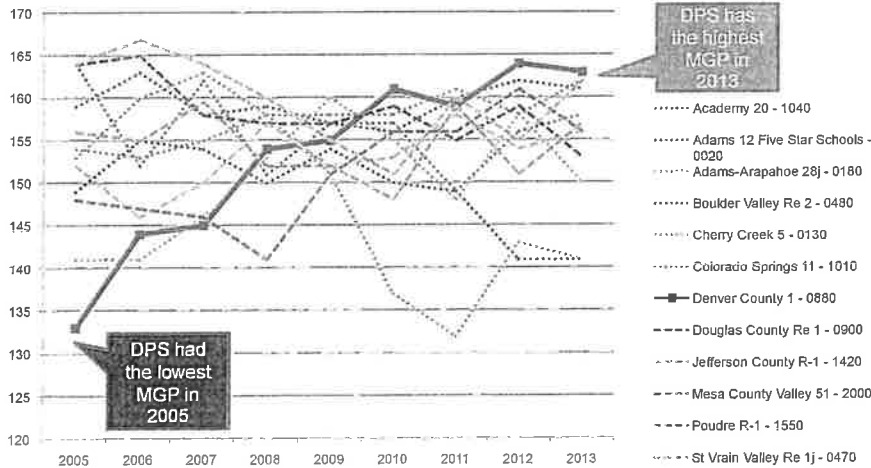


*State data does not include DPS scores.



DPS has gone from having the lowest rate of academic growth among the state's largest districts to having the highest rate of growth—two years in a row!

Combined TCAP MGP—Largest 12 Districts (>20,000)





DPS priorities for the instructional core: We ensure that 100% of our students are college and career ready by promoting high achievement and closing our achievement gaps.

Help our Educators Grow

We will use frameworks, coaching, feedback and professional development to support educator growth.

Shift our Teaching Practices with Students

We will implement new standards using rigorous and culturally relevant curriculum, instruction and assessments.

Improve the Outcomes of Linguistically Diverse Students

We will strengthen our systems and practices for ELLs and other diverse learners.

Differentiate Support to Schools

We will provide equitable and differentiated supports and interventions by sharing best practices, piloting new ways to improve

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**CITIZENS ADVISORY BOARD
MEETING MINUTES**

September 19, 2013

7:30 a.m. – 9:00 a.m.

7350 E. 29th Ave., Suite 300

Present: René Bullock, Jason Buszta, Nadine Caldwell, Bar Chadwick, Lucia Correll, Brad Dodson, Laura Edler, Phil Flores, Elizabeth Garner, Donna Garnett, Scott Gilmore, Councilman Chris Herndon, Damon Knop, Kate Kramer, David Lucas, Steve Larson, Barbara Neal, Alex Neir, David Netz, Joe Phillips, Dennis Piper, Carol Roberts, Ofc. Brandi Thomas, Blake Zimmerman, **FC:** Tom Gleason, **SF:** Bev Haddon, Leslie Joseph, Angie Malpiede, **SDC:** Cheryl Cohen-Vader

Call to Order: David Netz called the meeting to order. The August 15, 2013, minutes were approved unanimously.

Co-Chair Report:

Partner Cities Updates:

City of Denver: No written report.

Bar Chadwick introduced Brad Dodson who will shadow her at Stapleton.

Councilman Chris Herndon reported on the progress of the legal marijuana legislation in the city.

Scott Gilmore reported that the fountain at Central Park was damaged in the torrential rain storms the previous week.

City of Aurora: No written report.

Nadine Caldwell reported on the ribbon cutting for the opening of the street connections. Aurora will vote on September 30 to reduce the water tap fees by \$8000.

Commerce City: No written report.

René Bullock reported that contractors building multi-family housing in Commerce City have an affordable housing clause in their contracts.

Sand Creek in Commerce City was extremely high following the rain storms.

Committee Reports:

- **Communications:** No meeting.
- **Design Review:** No written report.
Laura Edler reported on 2 meetings: 1) September 5 was regarding the expansion of the church which is currently housed in Hangar 61 and is proposing to buy lots which will extend them to Montview Blvd. and increase the size of the sanctuary. This will require them to build an additional building. 2.) The meeting on September 18 was for a 7-11 convenience store /at Northfield.

- **Housing Diversity:** No written report.
Damon Knop reported that their proposal with the revised wording was scheduled to go to the SDC board in the upcoming week.
- **Membership:** Written report submitted.
Lucia Correll reported that the committee is interested in developing an orientation for new members which would include meeting with Cheryl Cohen-Vader, tours of the SDC offices, etc..
- **Parks Advisory Group:** Written report submitted.
Lucia Correll reported on a letter sent to several key persons from the residents of Stapleton regarding the Uplands Park development. Cheryl Cohen-Vader was asked to put this issue on the SDC agenda.
There was a No Further Action Required issued from the State Environmental Office for the area remediated in Westerly Creek.
Dennis Piper reported that most of the damage to Sand Creek is below 35th avenue in undeveloped area and most of the work will be on the east side of the creek.
- **Zoning & Planning:** No written report.
David Netz reported on 2 main topics: 1.) TOD: representatives from the City and RTD provided updates on the roads, Smith Road, parking, designated art spaces, etc. Mainly, RTD would be open to finding a spot for a bike share program. 2.) Section 10: Stakeholders from surrounding communities need to be in on the planning.
Diagonally across from the high school has been designated for retail ventures.
- **Transportation:** No report..

SDC Update: No written report.

Cheryl Cohen-Vader reported SDC discussions are focused on affordable housing. On the agenda will be SDC's acceptance of the City's modified affordable housing program. Northeast Denver Housing will present their activities in Stapleton. And a small committee will be formed to look at whether the Colorado Community Land Trust would be a good fit for Stapleton.

Forest City Update: Written report submitted.

Tom Gleason reported that the dedication of the elementary school at Conservatory Green was cancelled and no re-schedule date has been announced. Barbara Neal reported that there is approximately \$.5million left in the DURA budget for public art in Stapleton.

Also, if there is RTD funding for public art at the Central Park Station, the committee will begin to look for art for that station.

The committee is looking for people interested in participating in the selection of public art in north Stapleton.

Stapleton Foundation Update: No written report.

Bev Haddon reported that the NorthEast WalkFest was a great success. The schools that won the \$1000 incentive monies donated by the Foundation were: Smith Elementary, Smiley Middle School and the Denver School of the Arts. The major issue in education at Stapleton is regarding regulation preferences for school boundaries.

Be Well will be very active in helping people sign up for health insurance after October 1.

Stapleton Partner Updates:

- **Police Academy/Denver Police District 5:** No written report.
Officer Brandi Thomas reported that burglaries in the Stapleton area are often the result of garages being left open. Thefts from autos are, largely, the result of valuables being visible in vehicles. However burglaries and thefts in Stapleton are down in number.
Officer Thomas reminded the group of the upcoming Halloween party which will be held on October 31 at the Denver Police Academy.
- **Stapleton United Neighbors:** No written report.
Damon Knop reported that October 17th is the big education expo at Bill Roberts School.
RTD was at the last meeting where SUN was pushing to have the station at Fitzsimons placed close to Peoria Street.
There was to be a kickball tournament on Saturday, September 21.
- **Master Community Association:** No report.
- **Bluff Lake Nature Center:** No report.
- **Sand Creek Regional Greenway:** Written report submitted.
Kate Kramer reported that the Sand Creek Greenway suffered a large amount of damage from the storms. There are trails washed away and bridges down. It is very dangerous in Commerce City. Right now the biggest concern is at Westerly Creek which would hold a cleanup on Saturday, September 21.
- **The Urban Farm:** No written report.
Donna Garnett reported that a little over 1/3 of the Urban Farm was under water. They were able to move all of the animals. The indoor arena had minimal water damage. The after school program has been delayed one week.
The Farm Fest festival would go on as planned on September 21.
The Urban Farm is one of 3 non-profits chosen by Sprint for a \$10,000 to \$25,000 grant – the amount to be announced later - to do a technology project. The chosen project will pair TUF with DPS and CSU to bring forth their best technological knowledge to help solve the world's food problem.
October 19th and 20th will be the aquaponics workshop for the public.

October 26 will be the TUF Barn Dance.

- **Rocky Mountain Arsenal:** Written report submitted.
David Lucas reported on flooding issues at the Arsenal which is closed while the roads are being repaired. There was \$23 million worth of damage on the refuge.

Adjourned:

The meeting was adjourned. The next meeting of the Citizens Advisory Board will be **October 17, 2013 @ 7:30 a.m.**