

**Stapleton Development Corporation  
Board of Directors Meeting  
January 23, 2014**

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**Board Members Present:** Nadine Caldwell, Lucia Correll, King Harris, David Hart, Councilman Chris Herndon, Michael Kearns, Kevin Marchman, Stephen Miller (by phone), Scott Prestidge, Justin Ross, Terry Whitney (by phone)

**In Attendance:** Beverly Haddon

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Meeting called to order at 7:38 a.m. by Chairman Kevin Marchman.

I. December 5, 2013 and December 31, 2013 minutes approved as presented.

**II. Chairman Report**

Kevin Marchman announced that Cheryl Cohen-Vader is no longer with the organization. Happy Haynes is working the numbers to determine the amount of savings realized with the restructuring. Happy stated that three employees accepted the severance offer and have departed. Restructuring of the three remaining positions is underway and partner entities will weigh in as to what level of support they require going forward. As the office lease expires at the end of February, the move will help further reduce expenses and additional efforts will be made to continue to cut costs.

**III. Financial Report**

Tammi Holloway presented the Financial Report for all activity through December 31, 2013. The reduction in staff and other changes which took place year end is not reflected in the report. Ms. Holloway pointed out that there are variances due to SDC being over billed for staff services related to Rick Gonzales' departure back in July. **A motion to accept the Financial Report was made and properly seconded. Motion passed.**

**IV. Management Report**

Tammi Holloway has reached out to board members to understand where they feel the Board should be headed, and determine how much input they are willing to offer towards those efforts. She has also reached out to partner organizations with hopes of rebuilding and strengthening those relationships, and will continue to do so. SDC and the Foundation are working with Forest City to relocate all tenants on the third floor to the second floor. SDC will occupy the west end, and the Foundation and Sand Creek will occupy the east end. Some office services will continue to be shared. SDC's space includes three offices, a conference room, supply room, small reception area, and a boardroom for use by all entities. Excess furniture and equipment will be donated or sold. **A motion to accept the Management Report was made and properly seconded. Motion passed.**

**V. CAB Report**

CAB Co-Chair Lucia Correll gave the report. On behalf of the CAB, Ms. Correll thanked Tammi and Happy for providing support and communication during this period. CAB will present its Performance Standards review at the February CAB meeting, which then will be forwarded to SDC for its approval. Ms. Correll referenced a letter from the PAG addressed to Chairman Kevin Marchman, and Park Creek Chairman King Harris requesting representation on the Parks Management Team (PMT). She stated that the design

process has begun on Section 10 parks, but there is no CAB or PAG representation. The CAB would like to be involved at the beginning, and believes the first parks, which are a success were built with this process. SDC support is needed to have CAB and PAG represented. Chairman Marchman deferred the matter to the Park Creek Board and SDC will provide input at the next SDC Board meeting. Bar Chadwick clarified the role of the PMT, which is a group of five individuals representing the City of Denver, Forest City and Park Creek that work to resolve any issues in parks design that cannot be agreed upon by the parks design team. The design team designs the parks and consists of a number of organizations represented including DP&R, Mortenson, Forest City, SDC, DIA, and several others. An agreement creating the PMT is included in every IFDA. Park Creek Chairman Harris stated that the methodology of the park design process has not changed. He restated the primary function of the PMT is to resolve design conflicts, and that the PCMD Board may decide it does not want anyone else represented on the PMT. Board Member Justin Ross asked who represents PCMD on the PMT. Ms. Correll responded saying Jim Chrisman and previously Cheryl Cohen-Vader. Mr. Ross asked if the PCMD Board has considered filling the vacancy, and Chairman Harris stated there has been no consideration to fill the vacancy. Ms. Correll stated that representation on the PMT is only one issue of concern for the CAB, the other issue is the number of other meetings pertaining to parks that the PAG is not involved in. Mr. Ross further commented that if there are individuals who want to be involved in these meetings, he doesn't understand why the boards wouldn't want to support them. Happy Haynes recommended that Tammi work with PCMD on how to move forward on this.

## **VI. City Reports**

Councilman Herndon gave the report for Denver. Council Herndon thanked everyone who attended the Northeast Denver groundbreaking, which was also attended by Mayor Hancock.

Greg Holt reported that remediation has been completed at MLK and Syracuse. Forest City will decide when they intend to purchase the site. Transite pipe was found in the area between Westerly Creek and Iola. Work has begun on the Highline Canal Phase II between Moline and 25<sup>th</sup> Avenue.

Bar Chadwick reported the City is in the process of formalizing Brad Dotson's new role as Internal Community Liaison. The City would like to have input on the restructured job positions to ensure all aspects of the project are being covered and nothing is missing.

Board Member Nadine Caldwell gave the report for Aurora. Ms. Caldwell reported that a meeting regarding the design of the Montview Park and bridge is scheduled for January 29, 2014 from 6-8pm at Fletcher Elementary.

Board Member Chris Cramer gave the Commerce City report. Mr. Cramer stated that Commerce City became aware of the GDP for Section 10, which is a shared boundary between Commerce City and the City of Denver. Commerce City will want to have input and participation as things move forward. Commerce City has issues with the decision that Central Park will not continue through to 64<sup>th</sup> Avenue, which creates access issues.

## **VII. Updates from other Stapleton Related Entities**

Beverly Haddon gave the Stapleton Foundation Report. Ms. Haddon thanked and asked for applause for Tammi and Happy's work during this difficult period. The Stapleton Foundation is working with the new Principal of Ashley Elementary, Zack Rahm, and the Northfield High School Principal, Avi Trooper. Ashley will become an innovation school, which was approved by DPS. A reception for Mr. Trooper will be January 31<sup>st</sup> from 4-6pm at the Sam Gary Library.

Tom Gleason gave the Forest City report. Forest City gave a Stapleton Update Presentation to the Land Use Transportation Committee, which was well received. Mr. Gleason distributed a handout and pointed out the number of homes built, park development, and the \$44 million of sales and property taxes generated as of October 31, 2013. That figure is expected to be \$1 billion at build-out.

**VIII. Feedback from the Board Members**

Chairman Marchman thanked Sentoria Hardiman and Jan Bevier as well as the departed employees for their work and help providing needed information and documents during the holidays and shortly thereafter. King Harris also thanked Cheryl Cohen-Vader for her continued assistance to the Park Creek Board during this transition period.

**IX. Adjournment**

Meeting adjourned at 9:04 A.M.

Minutes taken by Sentoria Hardiman.

**The next SDC Board meeting will be held  
Thursday, February 27, 2014 at 7:30 A.M.  
in the SDC Offices located at  
7350 E. 29th Avenue, Suite 300, Denver, CO 80238.**