

**Stapleton Development Corporation
Board of Directors Meeting
February 27, 2014**

Board Members Present: Nadine Caldwell, Lucia Correll, King Harris, Happy Haynes, Councilman Chris Herndon, Rita Kahn (by phone), Michael Kearns, Kevin Marchman, Scott Prestidge, Justin Ross (by phone), Terry Whitney (by phone)

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

I. January 23, 2014 minutes approved as presented.

II. Financial Report

Jan Bevier gave the Financial Report for all activity through January 31, 2014. Activity is unremarkable for the month. We expect to incur moving expenses toward the end of February and beginning of March. **A motion to accept the Financial Report was made and properly seconded. Motion passed.**

III. Management Report

Tammi Holloway gave the Management Report. Restructuring activities continue. Sentoria Hardiman decided to depart SDC and not accept the restructured Administrative Assistant position; therefore SDC is actively recruiting for an Administrative Assistant. The SDC Office will move at the end of the February to a smaller space on the 2nd floor of the same building. The move will reduce our expenses and additional efforts will be made to reduce other office associated costs. Excess furniture and equipment will be donated to various schools and organizations in the area. The Board received a letter from the CAB regarding the continuance of the parks consultant role. Ms. Holloway offered that SDC is committed to having an advocate in this role and we are looking at our options. Further discussion on this topic will occur under the CAB Report. **A motion to accept the Management Report was made and properly seconded. Motion passed.**

IV. City of Denver Report

Councilman Chris Herndon gave the Report. The Mayor's cabinet approved the changes to the Stapleton IHO. The bill will move through council and hopefully be signed by the Mayor. The process should be complete sometime in April.

V. CAB Report

CAB Co-Chair David Netz gave the Report. CAB presented its Performance Standards Review of Forest City's performance in the key SIA areas. A copy of the Report is attached. Board Member Nadine Caldwell commented that this Report was well done, very easy to understand in terms of grading and that the format of this Report was certainly one of the best. Chairman Marchman thanked the CAB for their work and commented that the SDC Board will respond to the same at its next meeting.

The CAB also brought a recommendation to SDC to support the continuance of the Parks consultant role. The Cab further requested that SDC re-establish the position under SDC's authority and support the continued expenditure of this funding. The letter was included in the SDC Board Packet. David Netz stated his concern that a wealth of parks knowledge would be lost if Dennis Piper was no longer in this role.

Councilman Herndon commented that the City of Denver is a partner with regard to parks at Stapleton and residents can look to the City as an advocate for the Green Book and Blue Book. Board Member King Harris agreed that the City had stepped up its efforts with regard to parks development and that they have served as a partner to Park Creek with regard to parks development. Chairman Marchman commented that we will have a response/update on this matter by the next meeting.

Stapleton neighborhood resident Dr. Patricia Olson offered to personally donate 1/3 of the funding for this position. Chairman Marchman will speak further with Dr. Olson following the meeting.

VI. Forest City Update

Section 10 General Development Plan - Heidi Majerik, Forest City Director of Development

Forest City presented their preliminary proposal for the Section 10 General Development Plan. Ms. Majerik also provided an overview of the GDP process. The preliminary proposal has not been submitted to the City. The plan is in flux and it could change anywhere from 25 to 50 times before arriving at a final submittal phase. The GDP process could take anywhere from 1 year to 2 years for final approval. Forest City is working with the Rocky Mountain Arsenal regarding trail access.

Board Member Nadine Caldwell gave the report for Aurora. A newspaper article named the 2 hottest areas for properties for “flip and fix.” Zip code 80010, which is adjacent to the Stapleton site, is one of the two. This is good because the properties are being snapped up and renovated. But on the other hand it may be bad to the neighborhood composition because the “flip and fix” properties are primarily occupied by renters. Renters are not bad – the ration of renters to owners, 60% renters and 40% owners, is just not ideal. There are potential buyers looking at Stanley Aviation again. Members of the African community purchased the old Broyhill building at Colfax and Galena. It will be turned into an African community center with shops and restaurants and community meeting space.

VII. Updates from other Stapleton Related Entities

Beverly Haddon gave the Stapleton Foundation Report. Two new elementary schools will be open in new spaces next school year. Ms. Haddon commented that there is a bump in the road with regard to the new high school located near 56th Avenue. DPS is taking a look at its plans to what can be firmly delivered with the bond monies allocated to the high school project.

VIII. Feedback from the Board Members

Board Member Michael Kearns commented that the Board needs to fill the Secretary and Treasurer positions. The Nominating Committee will provide a report at the next meeting.

IX. Feedback from Community

A community member, Jay Epperson, commented that the lack of funding for the high school is a serious issue that should be addressed by all. Damon Knop also commented that the issue is causing angst in the community and that the proposed cuts are a big deal.

X. Chairman’s Report

Chairman Marchman commented that both he and the staff are working very hard to make sure we are meeting the obligations of the Organization. Chairman Marchman is in constant contact with the staff and he is committed to providing consistent communication to the SDC Board as well as the community with regard to SDC’s activities and the issues that matter to the community.

XI. Adjournment

Meeting adjourned at 9:05 A.M.

Minutes taken by Tammi Holloway

**The next SDC Board meeting will be held
Thursday, March 27, 2014 at 7:30 A.M.
in the SDC Offices located at
7350 E. 29th Avenue, Suite 200, Denver, CO 80238.**