

Stapleton Development Corporation
Board of Directors Meeting
March 27, 2014

Board Members Present: Nadine Caldwell, Chris Cramer, King Harris, David Hart, Happy Haynes, Councilman Chris Herndon, Rita Khan (via telephone), Michael Kearns, Kevin Marchman, Stephen Miller, John Moye, Scott Prestidge, Justin Ross, Terry Whitney

Meeting called to order by Chairman Kevin Marchman at 7:38 A.M.

- I. February 27, 2014 minutes approved as presented.
- II. **Financial Report** – Jan Bevier gave the Financial Report for all activity through February 28, 2014. Activity is unremarkable for the month. Ms. Bevier anticipates that the Organization will be ahead or on Plan in April. **A motion to accept the Financial Report was made and properly seconded. Motion passed.**

2014 Financial Plan was presented for discussion and adoption. SDC expenses dramatically decreased due to decreased staff and cost sharing for several expenses. Additional monies were allocated for professional services to include services related to parks development and community engagement (the scope of the work is not yet defined). **A motion to approve the 2014 Financial Plan was made and properly seconded. Motion passed.**

- III. **Management Report** – Tammi Holloway gave the Management Report. Ms. Holloway along with several Board members commented that the Board’s meeting with the Mayor and key staff went well. SDC has completed the move from the 3rd floor to the 2nd floor. Ilana Corson joined the team as the new Administrative Assistant and Design Review Coordinator for SDC and started on Monday, March 24. **A motion to accept the Management Report was made and properly seconded. Motion passed.**
- IV. **Board Response to CAB Report 2013 Assessment** – Kevin Marchman presented the response to the CAB’s 2013 Assessment of Forest City’s performance. Board members were complimentary to the CAB regarding the report format as well as the amount of work put into compiling the report.

Several Board members voiced frustration regarding the Affordable For-Sale numbers (remaining stagnant from year to year) and the Board’s lack of engagement on the same. Board member Justin Ross voiced his ongoing concern that development of Affordable For-Sale housing remains out of pace with the development of Market-Rate housing and will not catch up before the development is complete. Chairman Marchman asked for suggestions and a discussion ensued. Suggestions included halting sales, learning from and collaborating with Lowry Land Trust and other similar projects. Happy Haynes suggested that Board members sit on CAB committees so

that this topic and others remain on our radar. Kevin Marchman stressed that SDC is committed to fulfilling the Green Book vision and it will take many hands to achieve this vision. Scott Prestidge would like Forest City to outline their forward progress on this issue at the next Board meeting as well. **A motion to accept the CAB's 2013 Report on Forest City's performance and forward the same with a letter from SDC that references the Board's concerns regarding Affordable For-Sale housing and Parks development was made and properly seconded. Motion passed.**

V. **City Updates –**

- a. **Denver** – Councilman Herndon provided an update on the work completed by the DPS Naming Committee for the new high school located along 56th Avenue. The Committee narrowed the names to five: Northfield, John Denver, Nelson Mandela, Paul Sandoval and Justina Ford. A decision will be made by the school board. Councilman Herndon also mentioned that Doug Smith is no longer with the City as the Housing Program Director.
- b. **Aurora** – Nadine Caldwell reported that buyers remain interested in Stanley Aviation property. The neighborhood would like to see retail and restaurants. Wal-Mart plans to develop a Wal-Mart Marketplace at Colfax and Havana and there are plans to meet with the developer to discuss the color scheme. The City of Aurora has decided to allow 24 marijuana retail shops in the city. There will be four stores in each of the six wards.
- c. **Commerce City** – Chris Cramer reported that Commerce City has selected a contractor for the old dog track area for a mixed-use development that will have an educational aspect as well. They have also met with Forest City regarding their Section 10 planning.

VI. **Updates from Other Stapleton Related Entities** – Beverly Haddon from the Stapleton Foundation spoke about the new high school and the approximately 13 million dollar funding gap between what is needed to build phase I and what the community believes was promised to them. A bond election in 2016 will be necessary to have funding for phase II of the high school. Board Member Terry Whitney suggested that information about the bonds that was shared in the board meeting, be shared with community members. There is information about the bonds on the DPS website.

VII. **CAB Report** – CAB Co-chair Lucia Correll reported that Forest City shared plans regarding Filing 45 at its last meeting. The CAB has concentrated on Section 10 and developed a review of Forest City's draft open space planning and they hope to share it while participating in the Section 10 GDP process.

VIII. **Chairman's Report** – Kevin Marchman gave the Chairman's report. He mentioned that the board is still evaluating the responsibilities of a consultant specifically related to parks and open space design and development. SDC received an offer from a community member to contribute \$12,000 to support Dennis Piper specifically in this position. IRS guidelines do not allow donors to earmark their contributions for specific individuals and still retain the charitable aspect of their donation. In addition, the consultant position was a position with Park Creek Metropolitan District, not SDC.

There are also two Board officer positions open. The Nominating Committee chaired by Michael Kearns presented King Harris as Treasurer and Happy Haynes as Secretary. **A motion to elect Happy Haynes and King Harris into their respective positions was made and properly seconded. Motion passed. A motion to appoint Tammi Holloway as the CEO and President of SDC was made and properly seconded. Motion passed.**

- IX. **Public Comment** – Dennis Piper expressed concern for his future and his hope to continue working as a Park Consultant.

- X. A motion was made that the Board go into an Executive Session under Colorado Revised Statutes, Section 24-6-402(4)(e), “Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators.” The motion was seconded and the motion passed unanimously.

Executive Session Held at 8:50 A.M.

- XI. Open Session
At 9:11 A.M. A Motion to return to Open Session was made and properly seconded. Motion passed.

- XII. Meeting Adjourned at 9:11A.M.

Minutes prepared by I. Corson

**The next SDC Board meeting will be held
Thursday, April 24, 2014 at 7:30 A.M.
in the SDC Offices located at
7350 E. 29th Avenue, Suite 200, Denver, CO 80238.**