

**Stapleton Development Corporation
Board of Directors Meeting
April 24, 2014**

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

In attendance: Tammi Holloway, Ilana Corson, Jan Bevier, Bar Chadwick, Beverly Haddon, Carol Roberts, Brad Dodson, Greg Holt, John Lehigh, Jane Harrington

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

- I. March 27, 2014 minutes approved with the addition of adding Lucia Correll to the Board Members "in attendance" section.

II. Financial Report

Jan Bevier gave the Financial Report for all activity through March 31, 2014. Activity is unremarkable for the month. Year to date is ahead of average. **A motion to accept the Financial Report was made and properly seconded. Motion passed.**

III. Management Report

Tammi Holloway gave the Management Report. DIA has agreed to handle property maintenance obligations through December 2014. This will result in an expense reduction for SDC. Ms. Holloway also clarified that the Stapleton Design, Inc. is not a public entity and the Stapleton Design Review Committee meetings are not public as well. The SDRC's review criteria requires applicants to attend a CAB committee meeting prior to receiving final approval of their application. In addition, a CAB member also sits on the SDRC which is another mechanism to provide community input. We have set up an email for SDRC comments and concerns. The address is comments@sdccdenver.org. Ms. Holloway asked for the Boards endorsement of Rus Heise as a SDC representative on the PCMD Board. A brief resume was distributed to the board for review. **The board moved to endorse Rus Heise for the PCMD board. Endorsement approved. A motion to accept the Management Report was made and properly seconded. Motion passed.**

IV. City Reports

Councilman Chris Herndon gave the Report. The Mayor approved the changes to the Stapleton Inclusionary Housing Ordinance (IHO). In the area north of Conservatory Green up to 56th Avenue there will be about 800 housing units and approximately 82 will be affordable.

Bar Chadwick updated on the Westerly Creek and Uplands design plans. The process is moving forward and there will be a meeting to show the design team's progress on May 20, 2014 at 5:30pm at Denver School of Science and Technology High School.

Board Member Nadine Caldwell gave the report for Aurora. There have been eight meetings about Montview Park and there will continue to be meetings until enough community input has been received. Additionally, the Stanley Aviation site is in the process of being developed with plans for restaurant and

retail. At the time of the meeting, financing was still in limbo but there are hopes that it will be in place by their May 8, 2014 meeting.

V. CAB Report

CAB Co-Chair Lucia Correll gave the Report. The CAB members received a great presentation on Westerly Creek Greenway at their last meeting and encouraged SDC to invite the same presenters. It was also mentioned that CAB is unclear of SDC's role on the PCMD Board. CAB would like to make sure that they have a clear voice on the PCMD Board. King Harris explained that SDC's role on the PCMD Board was to advocate the position of SDC in matters that pertain to SDC.

VI. Forest City Update

John Lehigh gave the Forest City Report. Mr. Lehigh encouraged board members to drive around the area to see the progress of on-site. Northeast Denver Housing has 18 affordable housing units under construction with 12 already under contract. The development is on the north side of MLK just east of Spruce. Mr. Lehigh reported that Northfield has seen an increase in sales this year and they continue to work on making Northfield a stronger shopping center. Mr. Lehigh also mention that Forest City would publish a factual sheet to explain what is happening with Eastbridge in order to clarify some of the information mentioned in an article that was written on the Front Porch Stapleton's website. Mr. Lehigh commented that Forest City has tried for years to get a natural grocer for Eastbridge but their attempts have not been successful

VII. Updates from other Stapleton Related Entities

Beverly Haddon gave the Stapleton Foundation Report. Ms. Haddon gave a history of the Foundation and explained their four main outreaches: lifelong learning, neighborhood connections, sustainable communities and parks & open space. Since 1990, the Foundation has been the heart and soul of the Green Book by keeping community and business leaders engaged in the project. The Foundation also has been instrumental in assuring RTD connections to Stapleton through Angie Malpiede and TMA. Ms. Haddon also mentioned the Northeast Walkfest that will take place May 10 with walks starting in several areas including at Holly Square and Bill Roberts. The DPS Elementary, Middle and High Schools that register the most kids will be awarded \$1000.

VIII. Feedback from the Board Members

Board Member Justin Ross would like to know what the City is doing about the mosquito problem. City representatives responded that they are working on solutions by pinpointing breeding grounds. It was also mentioned that a lot of the bugs that look like mosquitoes are actually called midges and do not bite.

IX. Chairman's Report

Chairman Marchman commented that he is working on presenters for upcoming meetings.

X. Adjournment

Meeting adjourned at 9:02 A.M.

Minutes taken by I. Corson

**The next SDC Board meeting will be held
Thursday, May 22, 2014 at 7:30 A.M.**

**in the SDC Offices located at
7350 E. 29th Avenue, Suite 200, Denver, CO 80238.**

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