

**Stapleton Development Corporation  
Board of Directors Meeting  
May 22, 2014**

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**Board Members Present:** Nadine Caldwell, Councilman Chris Herndon, Stephen Miller (by phone), Michael Kearns, Kevin Marchman, Justin Ross, Terry Whitney, Chris Cramer

**In attendance:** Tammi Holloway, Ilana Corson, Jan Bevier, Bar Chadwick, Carol Roberts, Brad Dodson, Greg Holt, John Lehigh, Steve Larson, Jim Chrisman, Tom Gleason, Angie Malpiede, Chris Walsh, Brad Boyle

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CONVENED: No Quorum

ADJOURNED: No Quorum

*Due to a lack of a board quorum no business decisions were made.*

Meeting called to order at 7:35 a.m. by Chairman Kevin Marchman.

I. April 24, 2014 minutes were discussed. The addition of adding Stephen Miller to the Board Members “in attendance” section has been noted and updated.

**II. Financial Report**

Jan Bevier gave the Financial Report for all activity through April 30, 2014. Activity is unremarkable for the month. Year to date is on budget.

**III. Management Report**

Tammi Holloway gave the Management Report. Office improvements continue as SDC updates their letterhead and business cards. Ms. Holloway reported that SDC was in attendance at both the SUN Meeting on Monday 5/19 and the Westerly Creek/Uplands Public Meeting on Tuesday 5/20. Ms. Holloway also clarified SDC’s position on the Parks Position. SDC is restricted in terms of what a consultant can do per guidelines previously established by DIA. Under those guidelines, a consultant cannot do development work. SDC is still trying to refine the spokes of the Parks work that will be done but wanted to be clear about the guidelines they must adhere to with DIA.

**IV. City Reports**

Bar Chadwick gave the City and County of Denver Report. The Public Meeting for Westerly Creek/Uplands went extremely well. A trail connection will be looked at further but besides that, everyone was on the same page as the designs move forward. Matrix continues to work on the design plans, with construction planned to start January 1.

Board Member Nadine Caldwell gave the report for Aurora. The Walmart on Havana & Colfax is moving forward. The color scheme was changed to reflect more neutral tones and the store is planned to open by the end of the year. Ms. Caldwell also reported that two new restaurants will be opened in Aurora. One is Annie’s, a café specializing in pies, and Paprika, a Moroccan restaurant. Ms. Caldwell mentioned that the City of Aurora is attending the International Shopping Center Convention in Las Vegas this coming weekend to look for potential interest in the Stanley Aviation site.

Board Member Chris Cramer gave the report for Commerce City. It was reported that they are speaking with Kroenke to be the Master Developer for Victory Crossing, in which there has been some interest in retail. Mr. Cramer also mentioned that the World Lacrosse Championship will begin at Dick's Sporting Good Park on July 10. This event will bring 31 delegations from all over the world, to Denver and bring business to the area.

**V. CAB Report**

Justin Ross gave the CAB Report. A resolution was brought to the table, speaking to Section 10 and the GDP process. It was discussed that in the CAB meeting, CAB would like SDC to commit to this resolution. The resolution was not explained with enough detail because both CAB co-chairs were absent from the meeting and there was confusion from those who were in attendance at both meetings. After a discussion, it was decided to move the resolution to next month's meeting so that further clarification can be achieved.

**VI. Forest City Update**

Tom Gleason gave the Forest City Update. Forest City, in part, hosted the SUN meeting to address the community's concerns over Eastbridge Town Center. Jim Chrisman spent a lot of times answering questions about the new development. Mr. Chrisman noted that King Soopers still has not signed on officially and we hope to hear a decision by early next month. The big concern for the community and for the store is parking. The community feels that the parking lot is a large eye sore, while the grocer feels that adequate parking is necessary for a successful store. In other models similar to the Eastbridge model, inadequate parking has pulled parking onto the neighboring streets and disrupted the community. Mr. Gleason also clarified that the retail space on the east end, will include 27,000 square feet with allowance for 7-8 retail spaces. These spaces are not yet in development and when the time is right, a developer will be brought in to help facilitate. The concerns from the SUN meeting will be expressed to King Soopers.

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

Angie Malpiede reported that the TMA is sponsoring family-friendly bike rides, beginning in June. She distributed a flyer for the event.

**VIII. Chairman's Report**

Chairman Marchman reported that he has been attending community meetings throughout the month. The Chairman also made it known that he is open to discussion with CAB about the resolution before the next meeting if they would like to.

**IX. Adjournment**

Meeting adjourned at 8:08 A.M.

Minutes taken by I. Corson

**The next SDC Board meeting will be held  
Thursday, June 26, 2014 at 7:30 A.M.  
in the SDC Offices located at  
7350 E. 29th Avenue, Suite 200, Denver, CO 80238.**