

**Stapleton Development Corporation
Board of Directors Meeting
June 26, 2014**

Board Members Present: Nadine Caldwell, King Harris, Happy Haynes Councilman Chris Herndon, Michael Kearns, Kevin Marchman, Stephen Miller (via telephone), Justin Ross, Terry Whitney (via phone)
In attendance: Tammi Holloway, Ilana Corson, Bar Chadwick

Meeting called to order at 7:33 a.m. by Chairman Kevin Marchman.

I. April 24, 2014 minutes require approval as there was no quorum in May. **A motion to approve the April 24, 2014 minutes was made and properly seconded. Motion passed.**

II. Financial Report

Tammi Holloway gave the Financial Report for all activity through May 31, 2014. Activity is unremarkable for the month. SDC acquired new office equipment as well as expenses related to computer and server issues. Additional expenses related to office move were incurred as well. **A motion to accept the May and June 2014 Financial Reports was made and properly seconded. Motion passed.**

III. Management Report

Tammi Holloway gave the Management Report. SDC has been working with Recycled Materials regarding the vacation of their leased premises. A significant amount of material must be removed from the site they occupy before Forest City can begin development activities. There has been an uptick in activity regarding Eastbridge and confusion regarding the role that the Stapleton Design Review Committee (SDRC) plays in the development process. Ms. Holloway clarified that the SDRC does not have a role in selecting land purchasers. After a purchase occurs, the purchaser must submit to the SDRC process for any vertical development and adhere to SDRC's guidelines. The process may take months or years to ensure that the applicant conforms to the guidelines. Applicants are also asked to present to the CAB's Zoning and Planning Committee and the CAB also has a representative that is a member of the SDRC. All comments that SDC has received about Eastbridge have been forwarded to Mark Johnson of SDRC. The Design Criteria is posted on the sdcdenver.com website under the Design Review tab. **A motion to accept the Management Report was made and properly seconded. Motion passed.**

IV. City Reports

Councilman Chris Herndon gave the City of Denver Report. There was a public hearing about the 7 Eleven selling 3/2 beer and a ruling will come down on it soon. Some neighbors in Conservatory Green have complained to Councilman Herndon's office about the post office trucks and how they impact their neighborhood. Councilman Herndon met with constituents regarding Eastbridge and the conversations are positive. King Soopers also appears willing to work with the community and address some of their concerns.

Greg Holt reported that DIA has conducted summer maintenance on the Stapleton site. Mowers have mowed the areas that were of concern last month.

Bar Chadwick reported that CCD is preparing a FAQ regarding its design process which should address some of the questions coming from the community. This FAQ should be ready in the next day or two for distribution. Ms. Chadwick also mentioned that CCD's Section 10 GDP public meeting is this evening at 5:30pm in Northfield next to the retailer Hot Topic.

Board Member Nadine Caldwell gave the report for the City of Aurora. A new senior development is going in at 13th and Xanadu near transit. A steering committee has been formed for the new Fitzsimmons station, to look at the station and how it will interact many existing components including the Sand Creek trail. There will be three more meetings as well as a public hearing regarding this.

V. CAB Report

CAB Co-chairs were unable to attend the meeting to present the amended resolution regarding the GDP for Section 10 that was proposed at the April meeting. After much discussion, Happy Haynes **motioned that the SDC Board endorse the principles stated in the CAB resolution related to future affordable and rental housing in Section 10 and that the Board further commit to continuing the discussions about the same so that the CAB does not lose the opportunity for dialogue and providing input at the appropriate point in the planning process. The motion was properly seconded. Motion passed.**

VI. Forest City Update

Tom Gleason gave the Forest City report. Mr. Gleason reported that the playground at 26th and Fulton is ready but the fence is up to keep people off the grass.

VII. Updates from other Stapleton Related Entities

Beverly Haddon gave the Stapleton Foundation Report. Ms. Haddon said that the TMA is working on sustainability and had a great bike-to-work event. Ms. Haddon also mentioned that the new High School's principal will be here by July and SDC should consider adding him to the agenda to speak about the curriculum at the new school.

VIII. Feedback from the Board Members

King Harris reiterated that the Recycled Materials matter will not be an easy problem to solve. It will take the collective effort of SDC, PCMD, DIA CCD and FC. They have 1.3 million tons of material on land that needs to be developed. The development will come to a halt if we don't reach a resolution. Chairman Marchman has asked that Recycled Materials update be added to the monthly meeting agenda.

IX. Chairman's Report

Chairman Marchman commented that he appreciates the Stapleton Foundation's efforts in the past few months. The Chairman also mentioned that he would like Forest City to present on their plans for meeting the affordable housing milestones at the August board meeting. Mr. Chairman would also like to thank the Board for their presence and involvement over the last few months.

X. Public Comment

Jennifer Wadsworth commented about confusion in the community regarding the design standards from the City as compared to SDRC. It was mentioned that this may be cleared up with the FAQ document that is coming out or the community member can follow up with Tammi Holloway.

XI. Adjournment

Meeting adjourned at 9:02 A.M.

Minutes taken by I. Corson

**The next SDC Board meeting will be held
Thursday, July 24, 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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