

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

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**Board Members Present:** Nadine Caldwell, King Harris, Happy Haynes, Michael Kearns, Kevin Marchman, Stephen Miller, Justin Ross, Terry Whitney, John Moye, Scott Prestidge, Chris Cramer, Councilman Chris Herndon

**In attendance:** Tammi Holloway, Ilana Corson, Bar Chadwick, Brad Dodson, Avi Tropper, Jan Bevier, Todd Ahlenius, Greg Holt, Tom Gleason, Jim Wagenlander, Carol Roberts, Steve Larson, Beverly Haddon, Damon Knop

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

- I. The June 26, 2014 minutes were presented. **A motion to approve the minutes was made and properly seconded. Motion passed.**

**II. Management Report**

Tammi Holloway gave the Management Report. Ms. Holloway has started sending a regular note to Board Members titled "In Case You Missed It..." The note provides board members with information about meetings and issues on a more frequent basis and is another communication tool to keep our board members engaged and informed. SDC, DIA, CCD and Forest City continue to meet regularly with Recycled Materials. Recycled Materials would like to participate in a pilot program that utilizes asphalt. If pilot program is successful and they are able to participate, it is possible that a large portion of their material could be utilized in the program. More information about the pilot program will be available in August. **A motion to accept the Management Report was made and properly seconded. Motion passed.**

**III. City Reports**

Councilman Chris Herndon gave the City of Denver Report. Denver Days, an event aimed at community connections, will be taking place next week. Councilman Herndon will host an event on 8/9 at 10:45am that begins on the 29<sup>th</sup> Avenue Town Green. This will be a bike ride to the new Smiley school campus utilizing the new 26<sup>th</sup> street bike lane. Riders can decorate their bikes beforehand and enjoy live music and games. Councilman Herndon is the new President of the Denver City Council. The board applauded this information.

Greg Holt reported that DIA is continuing to remove concrete around the tower and has mowed that area as well.

Bar Chadwick reported that the Quebec study is complete, which looked at scenarios at Quebec and Syracuse. Ms. Chadwick said that study result indicate that a full widening of the street was not possible but that revised curb and guttering at various intersections could improve the traffic flow on Quebec.

Board Member Nadine Caldwell gave the report for the City of Aurora. The purchase for the Stanley Aviation site was supposed to take place yesterday but was delayed due to environment constraints that need to be addressed. The closing will hopefully take place in August. There is Brownfield money available which will cover about 80% of the environmental mediation. The site is also applying for rezoning which will

take place 8/27, to switch from M1 Industrial Zone to SIR Mixed Use Zone. The site will house an urban marketplace which will be about 100,000 square feet on 22 acres and will be owned by Flightline Ventures. Plans for the site include multiple vendors, office space, a beer garden and a few restaurants.

Board Member Chris Cramer gave the report of Commerce City. Mr. Cramer reported that they were able to use the Natural Resource Damages Fund to purchase two properties at the confluence of Sand Creek and Platte, which they plan to keep as open space. Mr. Cramer also said that two school districts will go to ballot for bond elections to make building improvements and create more opportunities. The World Lacrosse Championship was very successful and they will look for other competitions to bring in the future.

#### **IV. CAB Report**

CAB Co-chairs were unable to attend the meeting. No report was presented. It was suggested that if the CAB Co-chairs are unable to attend, a representative should be sent to update the board.

#### **V. Forest City Update**

Tom Gleason gave the Forest City report. Mr. Gleason reported that CCD presented their changes to the IHO and hopes that the board follows that information. Mr. Gleason also reported that they are working to look at the water tap fees and their impact on the “Grannie Flats” or detached apartments that are part of some homes in the area. Those type of homes have not been developed lately because as of now, water tap fees/system development fees must be paid for both the house and the detached property. Forest City has helped the city take another look at this policy which is positive. Mr. Gleason also mentioned that Forest City is aware of a flyer going around the community about Eastbridge and that Forest City is working with the design and addressing the challenges such as, how to make the site more pedestrian friendly and retail friendly. There has been no formal contract but King Soopers has met informally with SDRC and have made a major commitment of time and effort on the site so far.

#### **VI. Updates from other Stapleton Related Entities**

Beverly Haddon gave the Stapleton Foundation Report. Ms. Haddon stated that the TMA has been renamed Northeast Transportation Connections and they are hosting walks to show different connections in the surrounding neighborhoods. A flyer was given out to support the event.

Avi Tropper, the new principal for the new high school in Northfield gave a presentation on the new high school, the proposed curriculum and what to expect from the IB program at the new school. The board was appreciative of his time and information. A PowerPoint presentation was also shared to further explain the information.

#### **VII. Feedback from the Board Members**

Happy Haynes mentioned that this coming Saturday, the Center for African American Health is having a “Walk, Live, Learn” event. Registration takes place online or at the event.

#### **VIII. Chairman’s Report**

Chairman Marchman commented that he appreciates how the Board has stepped up and been present and engaged. The Chairman also mentioned that next month, we will have a presentation from Forest City about Affordable Housing.

#### **IX. Public Comment**

Todd Ahlenius commented that a group of community members is very concerned about Eastbridge. It was mentioned that this group is prepared to be very vocal in holding Forest City and SDC accountable to their promises about a town center and they are worried about their home investments.

**X. Adjournment**

Meeting adjourned at 9:02 A.M.

Minutes taken by I. Corson

**The next SDC Board meeting will be held  
Thursday, August 28, 2014 at 7:30 A.M.  
in the SDC Offices located at  
7350 E. 29th Avenue, Suite 200, Denver, CO 80238.**