

**Stapleton Development Corporation
Board of Directors Meeting
September 25, 2014**

Board Members Present: King Harris, Happy Haynes, Michael Kearns, Kevin Marchman, Justin Ross, Scott Prestidge, Terry Whitney, Stephen Miller (via phone)
In attendance: Tammi Holloway, Ilana Corson, Bar Chadwick, Brad Dodson, Jan Bevier, Tom Gleason, Greg Holt, Carol Roberts, Steve Larson, Beverly Haddon, Darcy Wilson, Christopher Lewis

Meeting called to order at 7:39 a.m. by Chairman Kevin Marchman.

I. The August 28 minutes were presented. **A motion to approve the minutes was made and properly seconded. Motion passed.**

II. Financial Report

Jan Bevier gave the Financial Report. Financials are unremarkable. Currently we are under budget due to limited professional services and O&M related expenses. The SDC audit is almost complete as well. **A motion to accept the Financial Report was made and properly seconded. Motion passed.**

III. Management Report

Tammi Holloway gave the Management Report. Ms. Holloway reported that SDC and related parties continue to work on the tenant issue with Recycled Materials. Recycled Materials lease will expire on 9/30 unless the parties agree to a sublease extension. SDC will once again look at working with the library to create a collection of documents relating to the development of Stapleton. We shelved the project while we transitioned at the beginning of the year but hope to pick the conversation back up before the end of the year. Ms. Holloway also mentioned that Mark Johnson, Chair of Stapleton Design Review Committee, penned a letter about the SDRC review process that was forwarded to the board and other related entities. Individuals with questions about the SDRC are encouraged to utilize the SDRC email address or come to the office to meet with staff. **A motion to accept the Management Report was made and properly seconded. Motion passed.**

IV. City Reports

- **Denver** – Brad Dodson reported that Mayor Hancock will be hosting “Cabinet in the Community” at Bill Roberts K-8 on Saturday, November 1 from 9-11am. This is an opportunity for the community to engage with the Mayor and his staff. Cary Kennedy will do a presentation on Stapleton finances and strategies for narrowing the gap as well.

Bar Chadwick reported that the City continues to work on the bank loan that was mentioned last month. Ms. Chadwick also mentioned that Parks doesn't have an agreement with DPS about the 20 acres around Northfield High School. Right now, there will be no athletic field when the High School opens. An agreement that has been in the works was sent back to DPS three weeks ago but no response has been given. A primary unresolved issue is that DPS has not agreed to the terms of the city's use of the athletic fields. A group also met yesterday to discuss the progress of Westerly Creek North and that process is moving forward.

V. CAB Report

No report.

VI. Forest City Update

No report.

VII. Updates from Other Stapleton Related Entities

Beverly Haddon reported that following a conversation with CAB Co-Chair David Netz about his idea to have a celebration for the 20th anniversary of the Green Book, the Foundation agreed to spearhead a planning committee for the celebration. The celebration event will take place in March 2015. Bar Chadwick commented that she also had a similar conversation and that the City is also planning a celebration around Stapleton International Airport closing and DIA opening in March 1995.

VIII. Chairman’s Report

Chairman Marchman reported that he has received emails and comments from the Stapleton neighborhood and other Denver neighbors about Eastbridge. The Chairman also noted the passing of Marjorie “Marge” Gilbert who was an outstanding community steward from Park Hill. Chairman Marchman inquired about the “low-income/affordable” housing signs to Tom Gleason. Mr. Gleason said that they were waiting for direction from the SDC Board before they made any adjustments. The Board seemed to think there was more of a consensus at the last meeting to either remove or somehow improve the signs. **A motion was made and properly seconded that SDC formally convey to Forest City that Forest City reconsider the signage placed solely for identifying low income, income qualified and/or affordable housing. Forest City should reconsider the signage language (the message should be stated in a sensitive manner that does not alienate or divide people by income level) or remove the signs. Motion passed.**

A motion was made and properly seconded that Forest City submit a signage policy for all undeveloped property by the next SDC board meeting. Motion passed.

IX. Public Comment

Eastbridge resident Christopher Lewis came to ensure that Eastbridge remains on the Board’s radar. He doesn’t believe the current Eastbridge plan fits the Green Book as he understands it. Mr. Lewis commented that that Eastbridge will look similar to Quebec Square which is not what the residents’ desire and that there is a gas station too close to residences. Board member King Harris said he is sure that SDRC will do the best they can do but it is a fallacy to think that if it is not done the way the community wants it done, that means the Board is not listening. Board member Scott Prestidge commented that the Eastbridge debate is a testament to community and input and thanked Mr. Lewis for his comments because they effect change.

X. Adjournment

Meeting adjourned at 8:54 A.M.

Minutes taken by I. Corson

**The next SDC Board meeting will be held
Thursday, October 23, 2014 at 7:30 A.M.
in the SDC Offices located at
7350 E. 29th Avenue, Suite 200, Denver, CO 80238.**