

**Stapleton Development Corporation
Board of Directors Meeting
October 23, 2014**

Board Members Present: Chris Cramer, King Harris, David Hart, Happy Haynes, Councilman Chris Herndon, Michael Kearns, Kevin Marchman, Stephen Miller, John Moye, Justin Ross, Lucia Correll

In attendance: Tammi Holloway Ilana Corson, Bar Chadwick, Troy Gardner, Tyler Carlson, Jan Bevier, Greg Holt, Tom Gleason, Carol Roberts, Beverly Haddon, Lucius Ashby

Meeting called to order at 7:40 a.m. by Chairman Kevin Marchman.

I. A motion to approve the September 25, 2014 minutes was made and properly seconded. Motion passed.

II. Management Report

Tammi Holloway gave the Management Report. Ms. Holloway reported that SDC is still in ongoing negotiation with Recycled Materials. The first milestone that RMCI must meet is to execute an agreement with an entity that will purchase their remaining product. They milestone deadline is 10/31. Ms. Holloway also mentioned that Mark Shaker of Stanley Marketplace has agreed to give the board a tour of the space at a mutually agreeable time. **A motion to accept the Management Report was made and properly seconded. Motion passed.**

III. Financial Report

Jan Bevier reported that SDC is remains close to budget.

Lucius Ashby, auditor, reported that the audit went smoothly with no major issues or adjustments needed. SDC has incurred a financial loss of about \$150,000 since January 1. SDC spending is about \$50,000 per quarter. Mr. Ashby noted the ongoing depletion of SDC resources. **A motion to accept the Financial Report and Audit was made and properly seconded. Motion passed.**

IV. Special Presentation – Tyler Carlson from Evergreen Development

Tyler Carlson from Evergreen Development gave an overview of the retail development portion of the Eastbridge Town Center and their plans for that. Mr. Carlson mentioned that a grocery anchor is critical to their development and they are excited to work with Forest City and King Soopers on this project. The project will be oriented towards the interior area to create a plaza-like space for families and kids. It was stressed that the buildings will be attractive from the outside streets as well. The hopes for the project is that it will attract at least one rooftop restaurant and have public art in the plaza space. There have been concerns about the pedestrian crossings in the area and Mr. Carlson said that they are working with the City to try to figure out if there will be pedestrian crossings and where those crossings will be. The whole parking lot will be completed by King Soopers for consistency but Evergreen will own everything west of Geneva Court. Evergreen will go before SDRC on 11/12 with their pre sketch plan to get initial feedback before making its application to the SDRC.

Tom Gleason updated the board on King Sooper's Eastbridge project. King Soopers has reduced the size of their parking lot to the lowest amount possible without pushing parking into surrounding neighborhoods. This is an ongoing process and a few items such as Geneva Court and the incoming gas station, will still need to be addressed but King Soopers is working with the community. Lucia Correll mentioned that the community members are very concerned about the gas station. Tom Gleason said they are trying to find a remedy to the situation which might include moving the gas station to the north parcel.

Justin Ross pointed out that putting a gas station on the north parcel could affect affordable housing efforts because the new gas station would be directly across from affordable housing. He further mentioned that moving the gas station from the north to the south also has impacts (would be near a daycare). Councilman Herndon mentioned that he spoke with numerous health experts about the gas station and to-date no one has stated that living near a gas station presents health risks. King Soopers has not closed on the property but it is anticipated that they will by year end. Michael Kearns points to the effort that King Soopers has made to work with the community and how that will help businesses be successful. Tammi Holloway added that although this design has been seen by the community, King Soopers has not formally submitted an application to SDRC nor the City of Denver. King Soopers went to SDRC with their pre-sketch designs, but application has not occurred. Chris Cramer stated that he is shocked at the amount of changes that the community has gotten King Soopers to make. Mr. Cramer added that this is a huge departure from King Soopers normal formula for building new stores and it is refreshing to see how they have listened and tried to accommodate the neighborhood. He hopes to have the same give and take from King Soopers for future Commerce City sites.

V. City Reports

Councilman Chris Herndon gave the City of Denver Report. He reported that the Mayor's "Cabinet in the Community" will take place on 11/1 at Bill Roberts K-8 at 9am.

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

Board Member Chris Cramer gave the report of Commerce City. Mr. Cramer reported that tomorrow, Kroenke Sports Enterprises will be closing on 270 acres of land known as Victory Crossing. Commerce City has also applied for a TIF grant through DRCOG for an enhanced bus service to Victory Crossing. They are making an effort to coordinate with the RMNA as well so that more people are aware of the resources in the area.

VI. CAB Report

Lucia Correll gave the CAB report. Ms. Correll said that this month's CAB meeting was dedicated to getting an update on Westerly Creek and Stanley Marketplace. CAB is very excited about both and Stanley has 47 letters of intent already. PAG is looking at the amount of sports fields and currently there are going to be about half of what was originally envisioned in the Green Book. Another concern is that there is no money to build the sports complex. Ms. Correll mentioned that the new Grocery Co-op will open next year and currently, they have about 400 members but need a minimum of 600 members. There is a new CAB member representing East Montclair neighborhood, Greg Nelson. Ms. Correll also left Emerald Ash Borer brochures for informational purposes.

VII. Forest City Update

Tasha Jones gave an update on affordable housing signage. Ms. Jones says that concerns were raised about the stigma surrounding the current affordable housing signs and they are working to address these concerns. The potential solution is to use the words “affordable” as opposed to “income-qualified”. Board member Michael Kearns wants to know why we need to use any such words and could we do something like “homes starting at the low 100’s”. Chairman Marchman expressed his concern that the signs should align with the city’s affordable housing efforts, which requires more visibility. Mr. Kearns mentioned that the word “affordable” has the connotation that the rest of Stapleton is not affordable and that is not the image that we want. Board member Justin Ross mentioned the resolution that came from CAB Housing and Diversity Committee on this issue. **A motion to table the affordable housing signage discussion to next month was made and properly seconded. Motion passed.**

VIII. Updates from other Stapleton Related Entities

Beverly Haddon gave the Stapleton Foundation Report. Ms. Haddon said that there are two upcoming meetings with the bond oversight committee and DPS. Tomorrow they will meet to discuss the priorities for distributing funds. On 11/7, they will get the information on where the gaps are and form commitment goals. The goal is to make a recommendation before school choice begins in January. Ms. Haddon has also launched a “Green Book Committee”, which will help plan for a 20th anniversary celebration of the Green Book. Ms. Haddon is also assisting PAG in their efforts to fund the parks funding gap.

IX. Chairman’s Report

No report.

X. Public Comment

No public comment.

XI. Adjournment

Meeting adjourned at 9:02 A.M.

Minutes taken by I. Corson

**The next SDC Board meeting will be held
December 4, 2014 at 7:30 A.M.
in the SDC Offices located at
7350 E. 29th Avenue, Suite 200, Denver, CO 80238.**