

**Stapleton Development Corporation
Board of Directors Meeting
January 22, 2015**

Board Members Present: Nadine Caldwell, King Harris, Happy Haynes, Kevin Marchman, Justin Ross, Scott Prestidge, Terry Whitney, Stephen Miller, Michael Kearns
In attendance: Tammi Holloway, Ilana Corson, Jan Bevier, Tom Gleason, Greg Holt, John Karner, Tara Bettale, Kevin Flynn, Angie Malpiede, Damon Knop, John Lehigh, Beverly Haddon, Bar Chadwick

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

- I. The December 4, 2014 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. SDC did well in December. The auditors are coming next week to begin the 2014 audits. **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 Recycled Materials was issued a notice of default because they failed to produce certain documents to show they entered into an agreement with a pilot program to help clear their materials, by 1/16/15 but that didn't happen. Their lease has been terminated and they have 30 days to get clear the site. **A motion to accept the Management Report was made and properly seconded. Motion passed.**

IV. Special Presentation

Kevin Flynn, Public Information Manager for the Eagle project, presented the plans for the East Line Lightrail project. The East Line wire will go live soon and the year-long testing program will also begin. It was mentioned that they have applied for a quiet zone designation to mitigate noise as well. The Eagle line (which runs through Stapleton) will be a 37 minute travel time from Union Station to DIA. They are almost complete with the design and construction is 71% complete. It will utilize all local Colorado rails and recycled steel. The new trains will have handicap accessible doors at all doors. The new Central Park station will have 1500 parking spaces oriented towards the tracks so it is easier to walk straight from the car to the station. At a later time, some of these parking spaces may be replaced with development. It will be 14 minutes to downtown, 23 minutes to DIA. They are pushing for awareness of the new trams through email and hard copy information, in both Spanish and English. The Eagle line project has added \$1.13 billion to the local economy, including new jobs. This will be the nation's 1st public/private partnership in operating the rail. This offloads the risk of operation to the private sector.

V. City Reports

Bar Chadwick gave the City and County of Denver report. Ms. Chadwick said that the high school athletic fields were transferred from PCMD to the City. A book transfer of Westerly Creek to the general fund was also made. They hope to break ground in February. Ms. Chadwick also introduced John Karner as a new member of her staff.

Nadine Caldwell gave the Aurora report. Ms. Caldwell said that the Neighborhood Walmart opened at Colfax and Havana and it has been packed. Walmart will hold an opening party on Sunday from 12-3pm. Ms. Caldwell mentioned that Aurora is putting together two meetings about Montview. They will be looking at better options for street designs. The first one will be on 2/11 from 6-7:30pm at North Middle School, while the next will take place in May. On 12/8/14, the bridge renovation on Montview went to city council and they are moving ahead with that.

VI. CAB Report

Damon Knop gave the CAB report. Mr. Knop said that CAB would be finalizing their 2014 Performance Standards review for the SDC meeting in February.

VII. Forest City Update

Tom Gleason reported that FC has conveyed additional lots to NE Denver Housing and they already have reservations for all 20 of the new units.

VIII. Stapleton Foundation

Beverly Haddon reported that DPS will fund the "commons light" building at the new Northfield campus, with \$7.1 million. Angie Malpiede mentioned that DPS and RTD worked together and will have a bus bay at the CPB station for DPS.

IX. Adjournment

Meeting adjourned at 8:55 A.M.

Minutes taken by I. Corson

**The next SDC Board meeting will be held
Thursday, February 26, 2015 at 7:30 A.M.
in the SDC Offices located at
7350 E. 29th Avenue, Suite 200, Denver, CO 80238.**