

**Stapleton Development Corporation
Board of Directors Meeting
February 26, 2015**

Board Members Present: Nadine Caldwell, Happy Haynes, Councilman Chris Herndon, Kevin Marchman, Justin Ross, Terry Whitney, Stephen Miller, Michael Kearns, Pat Teegarden, Lucia Correll, David Netz, John Moyer
In attendance: Tammi Holloway, Ilana Corson, Jan Bevier, Tom Gleason, Greg Holt, Jim Wagenlander, Beverly Haddon, Bar Chadwick

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

I. The January 22, 2015 minutes were presented. **A motion to approve the minutes was made and properly seconded. Motion passed.**

II. Chairman's Report

Chairman Kevin Marchman announced that Rita Kahn resigned from the board and the Mayor has approved the appointment of Pat Teegarden to the board. Mr. Teegarden has 30 years of experience in the civil field, holding many positions that make him an excellent asset to the board.

III. Financial Report

Jan Bevier gave the Financial Report. SDC is under budget. The audits will be completed in the near future. Nadine Caldwell asked if the audit committee was still in place. Tammi Holloway responded that the Audit Committee will review the audit prior to presentation to the board. Jan Bevier will work with the Audit Committee. **A motion to accept the Financial Report was made and properly seconded. Motion passed.**

IV. Management Report

Tammi Holloway gave the Management Report. Ms. Holloway reported that the legal issues with Recycled Materials is ongoing. SDC would like to remove them and their material from the site and is working with the City and Forest City to accomplish this. Ms. Holloway also mentioned that DIA has agreed to take on certain site maintenance responsibilities like they did last year. She thanked Greg Holt for his effort. Ms. Holloway has received phone calls about St. Stephen's Church construction and is directing everyone to St. Stephens and their website for more information. **A motion to accept the Management Report was made and properly seconded. Motion passed.**

V. City Reports

Bar Chadwick gave the City and County of Denver report. Ms. Chadwick reported that the Westerly Creek North groundbreaking was rescheduled due to weather and will now be Tuesday, March 10 at 1pm.

Greg Holt from DIA reported that they will be doing mowing this year in June. He also reported that DIA submitted a "No Further Action" for the Aurora parcel in January, and the state will begin their review next week which will allow development in that parcel to begin shortly. Highline Canal Phase 2 will be remediated in the fall as well.

Nadine Caldwell gave the Aurora report. Ms. Caldwell said that the Montview Bridge is under construction. It was also reported that Stanley Marketplace is trying for rezoning and historical designation. Ms. Caldwell spoke about a meeting Aurora had to discuss Montview Blvd. being more pedestrian/bike friendly and will have another meeting on 5/9 at North Middle school. Ms. Caldwell mentioned that Aurora received a presentation from the Fitzsimmons Redevelopment Authority and would like SDC to have the same presentation because a lot has changed on the plan. Lastly, it was reported that there will be a meeting at the Historical Society on 3/31 at 7pm and Ms. Caldwell extended an invitation to the Board if they would like to attend and get a tour of Fitzsimmons Building 500, which is rarely available for tours.

VI. CAB Report

David Netz and Lucia Correll, CAB co-chairs, presented the CAB's 2014 Performance Review of Forest City. A detailed report will be posted on sdcdenver.org as well as included in the board packet. Chairman Marchman thanked CAB for the presentation and would like to have a joint meeting with the SDC and CAB, before the next SDC meeting, to assist the board with formulating its assessment of Forest City. A discussion ensued about the Green Book and its relevance to the market today. Chairman Marchman would like to visit the topic again. **A motion to accept the CAB's 2014 Performance Assessment Review of Forest City was made and properly seconded. Motion passed.**

Lucia Correll also reported that a new member has joined the CAB - Monica Jones from the Conservatory Green neighborhood. **A motion to approve Monica Jones as a new CAB member was made and properly seconded. Motion passed.**

VII. Forest City Update

Tom Gleason reported that the visitor's center in Northfield will be closing on Monday and will be placed into storage for Section 10. It is being removed from Northfield to make way for Drake's construction project that will be on the site. Mr. Gleason also mentioned that ZAP may include St. Stephen's next month and also commented that Texas Roadhouse missed going to ZAP because there was a communication issue and the construction began quicker than expected. Terry Whitney asked if United relocates to another city, has Forest City thought of potential uses for their land. Tom Gleason responded that there have been no discussions with Forest City about their site.

VIII. Stapleton Foundation

Beverly Haddon reported that the Stapleton Foundation will be celebrating the Green Book throughout the year with several events, including a luncheon, scavenger hunt and a history event. Ms. Haddon requests help with clues for the scavenger hunt.

IX. Adjournment

Meeting adjourned at 9:05A.M.

Minutes taken by I. Corson

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

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