

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

Board Members Present: Nadine Caldwell, Chris Cramer, David Hart, King Harris, Happy Haynes, King Harris, Kevin Marchman, Michael Kearns, John Moye, Pat Teegarden

In attendance: Ilana Corson, Tammi Holloway, Bar Chadwick, Tom Gleason, Greg Holt, Beverly Haddon,

Meeting called to order at 7:36 a.m. by Chairman Kevin Marchman.

I. The February 26, 2015 minutes were presented. **A motion to approve the minutes was made and properly seconded. Motion passed.**

II. Chairman's Report

Chairman Kevin Marchman thanked everyone that participated in the the joint work session of SDC and CAB Committee Chairs. The Chairman anticipates further discussion next month stemming from the session.

III. Financial Report

It was reported that the draft audit is nearly complete and Jan Bevier will convene the audit committee in the coming month. **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 SDC Board and the CAB Committee Chairs had a joint work session last night along with participants from Forest City, Sand Creek and Stapleton Foundation. The goal was to discuss the CAB's assessment of Forest City's 2014 performance and use the conversation to begin to formulate the Board's response. The majority of the session was spent discussing housing diversity and three issues emerged for discussion. First, the Board would like a full build-out scenario from Forest City which will include the sites that are land banked for affordable housing and the number of units proposed for those sites and what the gap potentially may be between what is the number of units on proposed for those sites and and what they are required to build according to the Stapleton Affordable Housing Plan. Second, the Board would like to put together a comprehensive plan on how to address affordable housing and how to close the existing gaps (in terms of number of units). Lastly, the question was asked of Forest City: Why can't Forest City take on more than two affordable housing builders at the same time? Ms. Holloway said the next steps are for the SDC board to put together a draft response for Forest City, regarding the CAB Performance Standard Review. The plan is to have the draft circulated to the board by the April meeting. Tom Gleason will also engage Forest City to answer the questions asked of him. **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 Westerly Creek North is coming along nicely.

Greg Holt from DIA reported that they received the NFA for the Aurora parcel but it requires minor revisions.

Chris Cramer gave the Commerce City report. Mr. Cramer reported that Dick's Stadium will host the MLS All-Star game for the 2nd time, which will be July 29, 2105. Commerce City was also awarded a grant to reroute RTD Bus Route 88 to go into Prairie Parkway and back to the normal route. This will happen when the roads are complete. Mr. Cramer said that there has been renewed interest in retail at Victory Crossing with the new housing that is being developed in Conservatory Green.

VI. CAB Report

No updates.

VII. Forest City Update

Tom Gleason reported that King Soopers presented to the SDRC earlier this month. The feedback from the committee was that they were concerned about the neighborhood impacts the gas station might have on the southern parcel. In response, Forest City and King Soopers are currently working on a new site plan, that will move the gas station to the north parcel. A board member suggested that SDC conduct a community survey to capture the opinions of residents on the King Soopers/Eastbridge issues. Other board members felt that a survey could have been done much earlier, but at this point the project is already in the design review process. It was pointed out that there were multiple community sessions over the last year in which residents could express their opinions.

VIII. Stapleton Foundation

Beverly Haddon reported that Be Well received a CDC grant which will allow them to develop neighborhood connections with the Montbello neighborhood for health access. The Foundation is also working on raising money for programming at Moorhead Recreation Center. Also, the Scavenger Hunt for the anniversary of the Green Book will be built around the guiding principles and will most likely take place in June.

IX. Adjournment

Meeting adjourned at 9:05A.M.

Minutes taken by I. Corson

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