

**Stapleton Development Corporation  
Board of Directors Meeting  
April 23, 2015**

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**Board Members Present:** Nadine Caldwell, Happy Haynes, Kevin Marchman, Michael Kearns (by phone), Pat Teegarden, King Harris (by phone), John Moye, Chris Cramer, Lucia Correll, Stephen Miller, Terry Whitney (by phone)  
**In attendance:** Ilana Corson, Tammi Holloway, Greg Holt, Beverly Haddon, Bar Chadwick, Carol Roberts, Steve Larson, John Lehigh, Amanda Schoultz

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Meeting called to order at 7:38 a.m. by Chairman Kevin Marchman.

I. The March 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 said the board member tour that was supposed to happen last week was postponed due to weather. He will work on getting another date for the tour. A draft letter was presented to the board in regard to CAB's Performance Review of Forest City. Some minor wording changes (change "effort" to "progress") were suggested, as well as the suggestion to add a timeline to the expectations put forth. Another large emphasis was placed on the affordable housing aspect so that Forest City will know how important this goal is to the SDC board. **A motion to make the discussed changes to the letter by management was made and properly seconded. Motion passed.**

**III. Financial Report**

The financial report will be available next month.

**IV. Management Report**

Tammi Holloway gave the Management Report. Ms. Holloway reported that they are working, through the courts, on a stipulated agreement with RMCI which will be filed Tuesday. The stipulated agreement would terminate Recycled Materials lease with SDC, and they would receive a permit from DIA to continue to operate their facility and remove aggregate from the site. They must meet certain milestones and if they do not meet those, they will be required to move and the property will wind up in DIA's hands. Everything must be off the site by 2016 to avoid interruption to the development schedule. **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 environmental cleanup is going well. There has been no formal announcement about the funding of MLK extension.

Chris Cramer gave the Commerce City report. Mr. Cramer reported that Commerce City is now a member of the Northeast Transportation Connections, which will help bring connectivity to these areas. The "5 Projects in 5 Years" goal is fast approaching, with the Aquatic Center at 60<sup>th</sup> and Monaco being the 1<sup>st</sup> one.

Nadine Caldwell gave the Aurora report. Ms. Caldwell reported that on April 24<sup>th</sup>, at 1:30pm there will be a hearing at City Hall regarding the VA Hospital. Ms. Caldwell also mentioned that Moorhead Rec Center was originally budgeted at \$9.1 million but now costs are \$18 million so they are working on a new plan with a smaller footprint. On 5/9 at 10am, Aurora will be meeting at North Middle School, where they will lay out the plan for the Montview corridor. Lastly, there will be a Colfax cleanup Saturday, April 25<sup>th</sup> which will extend from Yosemite to Havana.

#### **VI. CAB Report**

There was nothing outstanding to report. Lucia Correll requested that the unofficial CAB meeting minutes be available for the SDC meeting as well.

#### **VII. Forest City Update**

John Lehigh reported that they were very busy with lots of activity. Forest City received the NFA for the Aurora Parcel and now they are working with Aurora on possible residential development, south of 26<sup>th</sup>, which will also include the park. Mr. Lehigh had no updates on Section 10 due to the Recycled Materials matter. Mr. Lehigh commented that Forest City is committed to the affordable housing plan even after the last acre of land has been sold. He also commented that Forest City would not be opposed to exploring increasing capacity with regard to the affordable home builders.

#### **VIII. Stapleton Foundation**

Beverly Haddon reported that the Green Book celebration planning continues. On June 13<sup>th</sup> there will be a community scavenger hunt with 10 clues. It will be a one day event but it will also be available online through the summer with a large prize for the winner at the end. Steve Larson, from the Stapleton Front Porch, is heading a committee to choose historical photos for a display about the history of Stapleton. A photo collection featuring Mr. Larson's work will be one component of the Greenbook Anniversary celebration.

#### **IX. Adjournment**

Meeting adjourned at 8:34A.M.

Minutes taken by I. Corson

**The next SDC Board meeting will be held  
Thursday, May 28 at 7:30 A.M.  
in the SDC Offices located at  
7350 E. 29th Avenue, Suite 200, Denver, CO 80238.**