

**Stapleton Development Corporation  
Board of Directors Meeting  
June 25, 2015**

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**Board Members Present:** Nadine Caldwell, Kevin Marchman, Michael Kearns, Pat Teegarden, King Harris, John Moye, Lucia Correll, Terry Whitney, David Hart (by phone)  
**In attendance:** Ilana Corson, Tammi Holloway, Greg Holt, Jan Bevier, Marcus Whitney, Steve Larson, Carol Roberts, Tom Gleason, Amanda Schoultz

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Meeting called to order at 7:42 a.m. by Chairman Kevin Marchman.

I. The May 28, 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 that the RTD tour was mind-blowing and the staff is working to schedule a second tour for those who could not attend.

**III. Financial Report**

Jan Bevier gave the Financial Report. Ms. Bevier reported that SDC is on budget and current activity is unremarkable.

Nadine Caldwell gave the Audit Committee Report. The Audit Committee met with Lucius Ashby, CPA with Jackson, Ashby and Goldstine and reviewed the audit. The committee discussed adding a footnote and a few changes to existing footnotes (changes to reflect the number of staff members, the impact of restructuring and additional information regarding a tenant's operations). Mr. Ashby reviewed the Organization's financial position and briefly summarized the Report. There was no outstanding audit or accounting issues. **A motion to accept the Financial Report was made and properly seconded. Motion passed. The Audit Committee recommended acceptance of the 2013 and 2014 Audit Report with the additional footnotes and budget information discussed today. Motion passed.**

**IV. Management Report**

Tammi Holloway gave the Management Report. Ms. Holloway reported that things are running smoothly. At CAB, SDC indicated that the staff will assist the District with the creation of a website to help with communication in the community. The Recycled Materials (RMCI) permit was finalized but they are still waiting on insurance certifications, which will allow RMCI to remove material from the site. They have milestones that must be met, with the first report milestone next month. Ms. Holloway further reported that the FAA provided deeds of release for parcels in Sections 15 & 22. This allowed us to have three closings. Further, it was discussed that part of Section 10 is still held up by the dispute between the Rocky Mountain Arsenal Refuge. DIA believes they received the land from the Army, while RMAR thinks the land is theirs. The matter will be resolved by the FAA. **A motion to accept the Management Report was made and properly seconded. Motion passed.**

**V. City Reports**

Greg Holt reported that mowing has not happened due to weather but should soon. It was also mentioned

that the Highline Canal Phase 2 will go out for pre-bid on Monday and the contract should be complete by August and construction beginning in September.

Nadine Caldwell gave the Aurora report. Ms. Caldwell reported that they had the meeting about the Fitzsimons station area plan at North Middle School and about 50 people attended. At the meeting, it was mentioned that they might make 23<sup>rd</sup> and 25<sup>th</sup> through streets, between Scranton and Racine, to create main streets to the Lightrail. There is also about 850-1400 units of housing proposed on the site, along with retail and some hotels. The Fitzsimons campus is also funding a shuttle that will circulate on the same schedule as the Lightrail.

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

Lucia Correll reported that CAB discussed the RMAR issue as well and how that might affect park acreage. Denver reported that they would be using some of the \$60 million to fund an update to the “King Survey” that was done in 2012, which will access and forecast the TIF. Ms. Correll said that PAG would be taking a tour of the Northfield parks at next month’s meeting.

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

Tom Gleason reported that Aster Town Center Phase 2 is constructed. It was also reported that the storm damaged Westerly Creek North construction efforts and Mortenson will be accessing the damages.

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

The Stapleton Foundation provided board members with packets from the Scavenger Hunt as well as commemorative hats.

#### **IX. Other Presentations**

##### St. Stephen’s Baptist Church

Marcus Whitney presented St. Stephen’s new site plan. St. Stephen’s is moving from their current location at 21<sup>st</sup> and Humboldt and will be the first African American Church in the Stapleton neighborhood. St. Stephen’s is building a new temporary sanctuary and learning center that will be approximately 27,000 square feet. They are planning to open the learning center on 8/15 but registration will begin 7/15 for ages 6 weeks – 5 years old. The temporary sanctuary will accommodate about 150 people and a larger permanent sanctuary is planned for construction next year, will add an additional 175 seats. The long term plan may also include some affordable housing on the site but it is still to be determined. Pastor West is offering tours of the site this coming Sunday at 3pm, June 28<sup>th</sup> if anyone would like to join.

#### **X. Comments**

Terry Whitney commented that it is very exciting that United plans to stay in Denver and expand their flight training program here.

#### **XI. Adjournment**

Meeting adjourned at 8:25A.M.

Minutes taken by I. Corson

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