

**Stapleton Development Corporation
Board of Directors Meeting
September 24, 2015**

Board Members Present: Kevin Marchman, Michael Kearns, Pat Teegarden, King Harris (by phone), John Moye, Lucia Correll, Scott Prestidge, David Hart, Councilman Chris Herndon, David Netz

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

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

I. The August 27, 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 the board for their active participation.

III. Financial Report

Jan Bevier gave the Financial Report. Ms. Bevier reported that financials are slightly ahead of budget and she plans to have a preliminary budget by next month. **A motion to accept the Financial Report was made and properly seconded. Motion passed.**

IV. Management Report

Tammi Holloway gave the Management Report. Two land sales this month – Parcels located in Filing 47 and Filing 10. Additional land sales are expected in October. SDC/RTD Temporary Park-n-Ride Sublease was extended one month to September 30, 2015. They are nearly out of the old site and started operations at the new permanent facility on or about September 13, 2015.

V. City Reports

Councilman Chris Herndon stated that United Properties had their groundbreaking for the Beverage Distributors warehouse. There was also a ribbon cutting ceremony for the Paul Sandoval campus last Saturday. Councilman Herndon congratulated the new Director of Parks and Recreation, Happy Haynes.

Greg Holt also commented on the land sales this month. DIA expects to sell SDC the control tower and surrounding roadways, the roadways around the Park-n-Ride, and the Aurora parcels next month. The last mowing will take place next month. Lastly, Mr. Holt said that Recycled Materials did not meet their August material removal milestone and they were placed in default on Monday and have until October 5, 2015 to respond. There is a potential buyer for the full asphalt pile and if that happens, Recycled Materials will still have to stay on the removal schedule to have all material removed by next fall.

VI. CAB Report

David Netz and Lucia Correll gave the CAB report. It was reported that CAB is working on completion of the "Greenbook Plan" and they would like to have housing and park counts for 2016 from Forest City. At the September meeting, Forest City presented their concept for the last piece of the 29th Avenue Town Center portion, which will be a 399-unit complex called "The Mint". In October, CAB will host their meeting at The Hub in Northfield and will have RTD give an update on the Central Park Station plans. It was also

mentioned that Jim Wagenlander visited Mongolia with a delegation from Denver and he hopes that some redevelopment business will come out of it since Ulaanbaatar is redeveloping their old airport as well. The Parks Advisory Group is working on recommendations for the 26th Avenue street designs.

VII. Forest City Update

Tom Gleason stated that he will work on getting a timeline for the full build-out but it depends on how fast commercial and residential development continue.

VIII. Stapleton Foundation

Beverly Haddon reported that the Greenbook Photo Show Exhibit will be October 6, 2015 at 6:30pm at the Sam Gary Library. There will be 53 photos and Denver Mayors Michael B. Hancock, Wellington E. Webb and Federico Pena are expected to attend. Northeast Transportation Connections received a \$300,000 grant to build two bike shelters at the Central Park Station that will hold 40 bikes each.

IX. Other Discussion

There was discussion about the September 10, 2015 Stapleton United Neighbors special meeting at which Black Lives Matter 5280 discussed changing the name Stapleton. Those in attendance said that the meeting was constructive but more dialog needs to take place surrounding the issues that were brought up in the meeting, not just the name change. Lucia Correll said that SUN is open to changing their name but it would require a 2/3 vote of SUN members and the change must be done in accordance with the bylaws. The Councilman thinks this was a missed opportunity to educate the community about the outreach and programming that currently happens in the community.

X. Adjournment

Meeting adjourned at 8:12A.M.

Minutes taken by I. Corson

**The next SDC Board meeting will be held
Thursday, October 22 at 7:30 A.M.
in the SDC Offices located at
7350 E. 29th Avenue, Suite 200, Denver, CO 80238.**