

**Stapleton Development Corporation
Board of Directors Meeting
December 3, 2015**

Board Members Present: Happy Haynes (by phone), Kevin Marchman, Pat Teegarden, Chris Cramer, Lucia Correll, Stephen Miller (by phone), Terry Whitney (by phone), David Hart (by phone), Scott Prestidge, Justin Ross,
In attendance: Ilana Corson, Tammi Holloway, Greg Holt, Beverly Haddon, Bar Chadwick, Carol Roberts, Steve Larson, Forrest Hancock, Jim Wagenlander, John Fernandez, Damon Knop, Tom Gleason, Jan Bevier

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

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

II. Financial Report

Jan Bevier presented the Financial Report. There is a negative variance at the moment because due to the untimely receipt of rent from a tenant. **A motion to accept the Financial Report was made and properly seconded. Motion passed.**

III. Management Report

Tammi Holloway gave the Management Report. Last month's land sales include streets/roadways adjacent to the RTD Park-n-Ride and Developable and Open Space acreage in Section 10. **A motion to accept the Management Report was made and properly seconded. Motion passed.**

IV. DIA Report

Greg Holt also reported that the roadways around the Central Park Park 'n' Ride were sold as well as 115 acres of developable land and 50 acres of Open Space in Section 10.

V. CAB Report

CAB would like SDC to stay on top of the affordable housing issue, especially with the upcoming build-out of Section 10.

VI. Forest City Update

Tom Gleason distributed a map of existing and planned affordable for sale/rental sites. In the past few weeks, the community has been unclear of the requirements that Forest City must adhere to in regards to affordable housing. Mr. Gleason pointed out that the "Green Book" plan is broad planning document and has projections of the proportion of affordable housing to market-rate. Mr. Gleason also points out that Stapleton has an affordable rental plan that the City and County of Denver does not have and because of the deed restrictions tied to the affordable plan, Stapleton has been less attractive to developers. As of now, there have been 277 affordable for-sale units completed with an additional 84 breaking ground this week. New Town (now Thrive) will start in January on 108 affordable for-sale homes on the north side of I-70.

SDC wanted to know if Forest City would be able to meet the proposed goal of 10% of all homes being for-sale affordable by the end of development and Mr. Gleason assured the Board that the percentage would be met but he could anticipate the exact number of units at this time. Other discussion involved the future development of the transit oriented development (TOD) site at the Central Park Station. Board members wondered if affordable units would be on the TOD site as that would be great access to public transportation and amenities but no decisions have been made yet. Citizens Advisory Board members were also present to express their concern about Forest City not keeping pace with the development of affordable for-sale and affordable rental units as compared to the number of market rate rental and for sale units. Bar Chadwick will let the Housing Staff know the concerns and facilitate setting up a pointed meeting with the City about the issue. Tammi Holloway suggested that the parties use the Housing Diversity's standing meeting date and time for this meeting which is next Thursday, December 10, 2015 at 7:30A.M.

VII. Chairman's Report

Chairman Kevin Marchman would like to have a discussion focused specifically on affordable housing in the first quarter of 2016.

VIII. DPS Update

Happy Haynes reported that there is an interim Principal at Northfield High School until the end of the year and a process will be underway shortly to select a Principal for the 2016-2017 school year. Community input will be a part of the process.

IX. Executive Session

A motion was made that the Board go into an Executive Session under Colorado Revised Statutes, Section 24-6-402(4)(e), "Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators." The motion was seconded and the motion passed unanimously.

Executive Session Held at 8:48 A.M.

X. Open Session

At 8:55 A.M. **A Motion to return to Open Session was made and properly seconded. Motion passed.**

Meeting Adjourned at 8:56am
Minutes taken by I. Corson

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