

**CITIZENS ADVISORY BOARD
MEETING MINUTES**

March 17, 2016

7:30 a.m. – 9:00 a.m.

7350 E. 29th Ave., Suite 200

CAB Members Present: Lucia Correll, Dave Netz, Nadine Caldwell, Bar Chadwick, Diane Deeter, Brad Dodson, John Fernandez, Tom Gleason, Councilman Chris Herndon, Phil Flores, Kate Kramer, Steve Larson, Jesse Livingston, Angie Malpiede, Barbara Neal, Greg Nelson, Carol Roberts

Meeting called to order at 7:34 by David Netz.

February meeting minutes will be available for review and approval at the April meeting.

Co-Chairs Report

Dave Netz gave the Co-Chair Report. Elizabeth Garner will present at the April meeting and provide a census update. Barbara Neal will provide a wrap-up of the Public Arts Program in June.

Special Presentation –Tracy Huggins, Director of DURA

Tracy Huggins provided a recap of where DURA started regarding financing for Stapleton (Stapleton Cash Flow Projections worksheet attached). Collaboration, creativity and commitment have allowed the finance plan to work as well as it has today. DURA oversees the Tax Increment Financing (TIF) for this development.

To-date DURA has ensured that the originally intended 5 DPS schools were built, maintained payments to City for city retained taxes, and been in a position to provide funding for the trunk infrastructure development as needed by PCMD to keep the pace of development moving. DURA has used every single dollar for debt service through 2013. 2014 was first year that there was any surplus money. Surplus monies are transferred over to the project account and used for projects. There was also a surplus in 2015 of about 3 million dollars.

Between 2013 and 2025, DURA anticipates 96 million of available additional revenue to pay for projects (the amount does not reflect any financing costs). The amount we anticipate having above and beyond the debt service payment is 89 million. In the last couple years of the development the release of bond fund reserves becomes available to pay for projects.

City of Denver: City Council

Councilman Herndon commented that Virgin Airlines is now flying out of DIA. CCD finalized the number of new officers that will be hired this year – 85 officers. Several retail openings occurring north of 47th Avenue.

City of Denver: Finance/Planning

Bar Chadwick provided an update on the bridge. Many internal federal actions need to occur. Design is done but the complete financing has not been identified. EIS should be done in June

2016.

DPD District 5

Commander Thomas gave the Report. Crime statistics ticked slightly this past month. Notable incidents include, robbery in Northfield, robbery at Bass Pro. Rise in garage burglaries due to garages being left open.

Aurora –

Nadine Caldwell gave the Report. A group drove around the new Morehead Recreation Center. Bids came in 2 million dollars less than anticipated. This will allow the pool to be done at the same time as the recreation center. Project should take a year to complete. Several rezonings applications for this area are coming up as well. Aurora Public Schools (APS) would like to buy up all land along 25th Avenue from Fulton to Geneva. APS would like to build a high school campus on this land which would be very beneficial to this area and would totally change the area.

Forest City

Tom Gleason gave the Report. Media coverage on The Elements project by Thrive Homebuilders was great. Thrive is an affordable project north of I70 – will produce approximately 165 homes.

Grading underway in Aurora for the drainage for the development of what will be 322 homes. FC hopes to deliver lots to builders in October 2016.

Barbara Neal gave a brief Public Art update. Three projects in progress:

- (1) Talking Parking Meters in Eastbridge Plaza;
- (2) Wayne Pavilion Structure in Prairie Basin park; and
- (3) Structure in Sand Hills Prairie Park (not under contract yet)

Stapleton Development Corporation

No Report

NETC

Angie Malpiede gave the report. The A line to the airport opens April 22, 2016. There will be parties on the runway on April 23rd at the Central Park Station. The festivities will include a drumline from Montbello High School, a Native American Blessing ceremony, live music and several prizes throughout the day.

Jim Wagenlander asked for clarification regarding the status of the cycle track. Cycle Track will not move forward. Denver opposes the cycle track as well as does Forest City. Option 1 which has bike lanes on the north and south sides of 26th will be implemented.

SCRGP - Kate Kramer distributed a copy of the Sand Creek Regional Greenway newsletter (Attached). The Race for Open Space is May 1, 2016, please come out and support a fantastic race and fundraiser.

MCA /Communications Committee - Diane Deeter gave the Report. 261 simmers signed up for

swim team and 1200 residents signed up for swim lessons. Swim lessons will open to the public on April 1. Spots are reserved for the public. 61 of 150 lifeguards and pool managers are returning for the upcoming season. Retention of summer employees is pretty good.

CAB/SUN/FC Forum is scheduled for [May 17th 6pm- 8pm. SUN](#) elections will occur at this meeting and the Housing Diversity Committee will present also.

Design Review

Phil Flores gave the Report. Design Review met this month and reviewed a few projects – Freddy's, Tire Center, Chiropractor and natural health office. These are reviews that are already in progress. Tammi Holloway also added that a significant number of signage reviews are occurring which reflect the retail activity happening north of I-70.

PAG

Lucia Correll gave the Report. Meeting minutes are attached.

Zoning and Planning

David Netz gave the Report. No projects were presented.

Meeting adjourned at 8:52am.

Minutes taken by T. Holloway