

**Stapleton Development Corporation
Board of Directors Meeting
February 25, 2016**

Board Members Present: Kevin Marchman, Pat Teegarden, Lucia Correll, Chris Cramer, Terry Whitney, Justin Ross, Nadine Caldwell, Councilman Herndon, David Hart, Eddie Miller, Stephen Miller
In attendance: Tammi Holloway, Bar Chadwick, John Fernandez, Tom Gleason, Beverly Haddon

Meeting called to order at 7:37 a.m. by Chair Kevin Marchman.

- I. The January 28, 2016 minutes were presented. **A motion to approve the minutes with an attendance correction (Nadine Caldwell was present) was made and properly seconded. Motion passed.**

II. Financial Report

The financial report was provided by Tammi Holloway. Monthly financials through January 31, 2016 were unremarkable. **A motion to accept the Financial Report was made and properly seconded. Motion passed.**

Staff recommends that SDC engage Jackson, Ashby, Goldstine PC. as SDC's auditor for the 2015 audit. **A motion to engage Jackson, Ashby, Goldstine for the 2015 Audit according to the terms outlined in the Audit Engagement Letter was made and properly seconded. Motion passed.**

The Chair would like to keep the current Audit Committee. Staff will reach out to the Committee and determine if they would like to continue to serve.

III. Nominating Committee Report

Stephen Miller gave the Nominating Committee Report. The Nominating Committee members are Stephen Miller, John Moye and Happy Haynes. The Nominating Committee recommended the following slate of officers: Kevin Marchman, Chairperson; Pat Teegarden, Vice-Chairperson; Happy Haynes, Secretary; Nadine Caldwell, Treasurer; Tammi Holloway, President. A request for nominations from the floor was made and none were offered. A Motion to close nominations was made and properly seconded. **A Motion to elect the recommended slate of officers by was made and properly seconded. Motion passed.**

IV. Management Report

Tammi Holloway gave the Management Report. Ms. Holloway asked all board members to complete conflict of interest questionnaires. Westerly Creek Metropolitan District will have an election in May, 2016. Property owners residing in the District are eligible to run for office. Information on running for office can be found in several locations including the District's and SDC's website. Deadline to declare a nomination is Friday, February 29, 2016. SDC office lease ends February 2016. In the coming months we will start looking at office options. **A motion to accept the Management Report was made and properly seconded. Motion passed.**

V. City of Denver Report

Councilman Herndon gave the Report. Landri Taylor has resigned from the Denver School Board. The Board will select a replacement. DPS website has more information. Northfield High School held a principal candidate forum February 23rd. DPS hopes to make a decision next week (week of February 29th). Building activity north of Northfield continues to speed along. Information about Councilman Herndon's Summer Leadership is available. High School students in grades 10-12 are eligible. Stapleton named 4th Best Master Planned Community in the country. Kudos to everyone that has worked on this project and made it a success.

Bar Chadwick reported that the MLK extension project is moving forward and the IGA with CDOT is almost complete. Also working on a funding agreement as half of the monies for the project come from a CDOT grant and the other half comes from TIF monies. IGA must be complete before updated EIS and final design can be completed. The IGA between Denver, Commerce City and Park Creek Metro District for the extension of CPB north across 56th is complete.

VI. CAB Report

Lucia gave the CAB Report. PAG received a very detailed presentation on the MLK extension at its February meeting. CAB had a CDOT presentation last week on the I70 corridor between I25 and Tower Road. The worst congestion along the corridor is between 270 and I225 (in the Stapleton area). Both presentations were informative.

VII. Forest City Update

Tom Gleason thanked SDC Board and Councilman Herndon for letters of support for affordable housing provider building the Sand Creek Apartments. The Mint project, 399 market rate apartments located just north of the Town Green. A new housing snapshot will be distributed shortly. NEDH is developing in 4 different locations.

VIII. Stapleton Foundation Update

Jesse with Northeast Transportation connection gave a brief presentation on the 303 Artway. 303 Artway is a proposed art-themed trail of walkways and bike paths through Park Hill neighborhood. NETC is one of the outreach coordinators for this project.

IX. Chairman's Report

Chairman Marchman offered condolences to Board Member Nadine Caldwell in the loss of her husband Art Caldwell. A donation in his name will be made to the Sand Creek Regional Greenway Partnership. Chairman Marchman complimented the CAB on the 2015 CAB Report. Board members will be polled to gauge the board interest in having a work session to formulate its appraisal of Forest City's performance. Mr. Marchman also thanked the Board for support and prayers offered during his illness the past few months.

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Adjournment

Meeting Adjourned at 8:42am

Minutes taken by T. Holloway

**The next SDC Board meeting will be held
Thursday, March 24, 2016 at 7:30 A.M.
in the SDC Offices located at
7350 E. 29th Avenue, Suite 200, Denver, CO 80238.**