

**Stapleton Development Corporation  
Board of Directors Meeting  
March 24, 2016**

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**Board Members Present:** Kevin Marchman (via telephone), Pat Teegarden (via telephone), Lucia Correll (via telephone), Chris Cramer, Terry Whitney, Justin Ross (via Telephone), King Harris, Happy Haynes, Eddie Miller, Stephen Miller, Scott Prestige

**In attendance:** Tammi Holloway, Bar Chadwick, John Fernandez, Tom Gleason, Beverly Haddon

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Meeting called to order at 7:36 a.m. by Chair Kevin Marchman.

I. The February 25, 2016 minutes were presented. **A motion to approve the minutes with an attendance correction (Stephen Miller was present) was made and properly seconded. Motion passed.**

**II. Financial Report**

The financial report was provided by Tammi Holloway. Monthly financials through February 29, 2016 were presented. **A motion to accept the Financial Report was made and properly seconded. Motion passed.**

**III. Management Report**

Tammi Holloway gave the Management Report. Westerly Creek Metropolitan District will have an election in May, 2016. The SDC office is the polling place for the election. Lori Kerr will begin working with SDC and related entities beginning April 4<sup>th</sup>. She will serve as the Design Review Coordinator and provide administrative support for PCMD and the SDC related entities. Two closings occurred in early March – NE Corner of 40<sup>th</sup> Avenue and CPB (1.597 acres) and a Portion of Filing 10, Lot 1, Block 3 (1.026 acres). **A motion to accept the Management Report was made and properly seconded. Motion passed.**

**IV. City of Denver Report**

**Happy Haynes commented that the City of Denver** is undertaking a major updating of its comprehensive planning documents. Updates to Blueprint and all master plans (parks, public work, transit and Denver Works) will be done and worked together in coordination with each other under an umbrella process this year. This is extraordinary for the City to undertake the process in this manner. Board member Haynes further commented that the planning process used at Stapleton will more than likely serve as a resource to this City's planning process.

**V. Commerce City Report**

North Metro Line Opening in Commerce City Thursday, March 31, 2016 is the groundbreaking for the 72<sup>nd</sup> Avenue Station on the North Metro Line. The train bridge that is being built over the refineries, 270, sand creek and next to the platte, will be the longest bridge in the state. Tower Road improvements from Pena to 104<sup>th</sup> will get started in about 4 months. The groundbreaking for the new recreation center located at 112<sup>th</sup> and Potomac will happen in a few months as well.

**VI. CAB Report**

Lucia gave the CAB Report. Tracy Huggins, Executive Director of Denver Urban Renewal Authority provided a recap of where DURA started regarding financing for Stapleton. DURA oversees the Tax Increment Financing (TIF) for this development. The presentation is covered in the CAB minutes and SDC should consider having a similar presentation from DURA.

**VII. Forest City Update**

Tom Gleason gave the Report. Grading is underway on the Aurora parcels. Hopefully turn over lots to builders in October. Anticipate 322 homes with the price range of mid 200k's to the 400k's. Gene Myers with Thrive announced their next affordable development that will be 165 homes in 3 neighborhoods: Conservatory Green; Willow Park East; and Wicker Park. Thrive's permits are into the City of Denver and they hope to begin construction in April. Eastbridge town center is progressing. An office building will be located on the former fueling center site (to the south).

**VIII. Stapleton Foundation Update**

Beverly Haddon gave the Report. NETC is working hard on the Central Park Station opening event on Saturday, April 23, 2016 10am – 2pm. Bewell is working on continuing its grant with the CDC and a new grant with the Colorado Trust. Job posting for the Foundation CEO position is available. Carolyn McCormick with Peak HR Consulting is overseeing the search.

**IX. Chairman's Report**

Mayor's Office of Economic Development is giving its CAPER Report which is their report on their 2015 HUD activities and neighborhood development. Chairman Marchman will provide an update on this at the next meeting. To respond appropriately to the 2015 CAB Report a work session/meeting devoted to affordable housing will be scheduled and the Chairman will reach out to board members and ask them assist with responding to the other portions of the CAB Report. Eddie Miller plans to meet with the affordable housing providers here and will provide an update from his meeting to Tammi and Kevin.

Chairman Marchman offered condolences regarding the sudden passing of Rev. Dr. Paul Martin, a former chair of the SDC Board and a strong community advocate. Board Member King Harris asked that the board take a moment of silence to recognize Dr. Martin. Happy Haynes suggested that SDC collect individual reflections from board members, Stapleton Foundation and Forest City and incorporate the same into a resolution/ writing that is then forwarded to his family.

**Adjournment**

**Meeting Adjourned at 8:42am**

Minutes taken by T. Holloway

**The next SDC Board meeting will be held  
Thursday, April 28, 2016 at 7:30 A.M.  
in the SDC Offices located at  
7350 E. 29th Avenue, Suite 200, Denver, CO 80238.**