

**Stapleton Development Corporation
Board of Directors Meeting
April 28, 2016**

Board Members Present: Kevin Marchman, Lucia Correll, Terry Whitney, Nadine Caldwell, Eddie Miller (via phone), King Harris (via phone), Happy Haynes, Scott Prestidge

In Attendance Tammi Holloway, Lori Kerr, Bar Chadwick, Tom Gleason, Greg Holt, John Fernandez, Jan Bevier

Meeting Called to Order

The meeting was called to order at 7:38 a.m. by Chair Kevin Marchman.

Management Report: Tammi Holloway:

Ms. Holloway reported there was a closing for a 3-acre parcel last week in Filing 13. The Westerly Creek Metropolitan District Regular Election is Tuesday, May 3, 2016 from 7 AM to 7 PM to elect new directors for the Westerly Creek board. Polling place is 7350 E. 29th Ave, Suite 200. There is a memorial service for Dr. Paul Martin in Denver at the Macedonia Baptist Church tentatively scheduled for May 14th. SDC received comments from board members, Forest City and the foundation about Dr. Martin and will compile these remarks and send to his family. Ms. Holloway also introduced the new Stapleton Development Corp Office Admin/Design Review Coordinator Lori Kerr.

Terry Whitney inquired as to whether the Westerly Creek election had been publicized. It was reported that it was published in the *Front Porch* newspaper and on the Westerly Creek and SDC websites, plus reported in CAB meetings.

Partner City Updates:

Aurora – Nadine Caldwell: Ms. Caldwell reported about the latest meeting with Fitzsimmons Redevelopment regarding the Master Plan at Anschutz. The area north of Montview Blvd. was originally slated to be research facilities, but now research has requested to be imbedded within the hospitals. Because of TOD, the area is now planned for commercial, apartments, and 2 hotels. Fletcher Elementary School nearby is underperforming and the district is considering options, including making it a possible charter school. Developer Troy Gladwell has purchased the property at 25th and Elmira. Gary Investments is building thirty-eight 1, 2 and 3 bedroom units. 25% of the units will be dedicated to mental health and the remainder will be slotted for teachers, police, fire fighters, etc. There is another meeting with them next week.

Denver – Bar Chadwick: There was a good kick off meeting with Forest City regarding the plan for the final build out of Central Park Blvd. Items discussed included design updates, railroad crossing

agreements, high voltage wires overhead. There is currently no funding for the proposed bridge, but there is time to secure it and that remains a top priority.

Executive Session at 7:48AM

A motion was made that the Board go into an Executive Session for the purpose of receiving advice of counsel and direction on negotiation and strategy with respect to the performance standards and related issues including affordable housing in accordance with 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.

Open Session at 8:23AM

A motion to return to Open Session was made and properly seconded. Motion passed.

Financials: Jan Bevier

Ms. Bevier reported that we are doing well for the year and on budget. The audit got started late. Auditor will be in on Monday, May 2. Chairman Marchman asked for a motion to approve the financials as presented. It was moved and seconded and the motion was carried.

Chairman Marchman asked for comments or corrections regarding the minutes for the prior meeting. Since there were none, a request for a motion to approve was made. Terry Whitney moved that the minutes were approved as written. It was seconded and passed.

Stapleton Entity Updates:

DIA: Greg Holt: An RFQ was put out Monday, April 25, 2016 regarding the removal and recycling of the concrete material piles up north. Proposals will be accepted beginning on Monday, May 2. The contracts will be 30-day renewable contract. Statements for qualification will be taken through September.

FOREST CITY: Tom Gleason: Forest City briefed CAB at their last meeting. The 2 main challenges remain: affordable rental and the challenge of getting tax credits. Moline MLK 105 units low income, if successful getting CHFA credits, \$1M from Angeles Trust. Challenge, if tax credits not approved, million goes elsewhere in country. CHFA is expected to make their decision soon. Tammi Holloway commented that CHFA shared that there were approximately 13 applicants applying for 5 million in tax credits.

CHAIRMAN'S REPORT: Kevin Marchman

Resolution in support of supporting National Fair Housing Month was presented to the Board for review. A motion to approve the resolution was made and properly seconded. Motion passed.

Meeting Adjourned at 8:39AM.