

Stapleton Development Corporation

Board of Directors Meeting

~ *Approved Minutes* ~

January 26, 2017

Board Members in Attendance: John Moye, Scott Prestidge, Lucia Correll, Nadine Caldwell, Kevin Marchman, King Harris, Eddie Miller, Chris Cramer, Pat Teegarten, Terry Whitney, Justin Ross, Stephen Miller (via phone).

Attendees: Tammi Holloway, Bar Chadwick, Landri Taylor, Greg Holt, John Fernandez, Lori Kerr, Amanda Schoultz, Jan Bevier, Tom Gleason, Angie Malpiede.

The meeting was called to order at 7:36 AM by Chair Kevin Marchman.

There was a motion to approved the minutes of the previous meeting as presented. The motion was carried.

Financial Matters – Jan Bevier reported on the December Financials. Ms. Bevier stated the Organization was behind budget due to professional services. Overall in 2016, SDC stayed within budget. Going forward SDC is expected to stay within budget as there is nothing unusual in the budget. The draft 2017 was budget approved. A motion to approve the draft 2017 budget at presented was made and properly seconded and the motion was passed.

Management Report – Tammi Holloway reported on closings that occurred on January 25th: F52/54 parcels 1-5 (school site), F52/54 parcels 6-10 (TOS), F34 parcels A & B (DEV), and F49 parcel 7 (ROW). The office space lease for 7350 E. 29th Avenue is still in negotiations, but is expected to wrap up soon.

Board member Justin Ross asked for a list of anticipated land takedowns to be reported monthly. Tammi Holloway agreed to include it in the monthly management report.

Greg Holt provided a brief overview of the remaining land parcels.

City Updates:

Aurora – Nadine Caldwell reported on the newly planned– Stanley Aviation residential property, which is going through the planning commission now. It will be located at the south end of Stanley. It features 2 buildings, 5 stories each, totaling 172 units. 43 will be micro-units,

80 1-bedroom, 48 2-bedrooms which are all expected to be metal clad featuring an aviation theme. Yellowbelly Chicken restaurant has opened in Stanley, as well as Sweet Cow ice cream.

Commerce City – Chris Cramer reported on the potential interest in Section 10 regarding the commercial land at 56th and Central Park Blvd., but stated there are no submittals from Kronke Sports. A grant was received for 3-year bus route (#62) that runs from CPB through Civic Center at 60th and Vasquez. The route is not fully open for public use and includes a detour for approximately 2 months.

Denver – The City asked Forest City to give a briefing to City Council for the upcoming LUTI (Land Use, Transportation and Infrastructure) session. The presentation will be distributed to SDC members once available. Tasha Jones, Tom Gleason and Brian Fennelly will present.

DIA – Greg Holt reported on January 25th sales previously mentioned in the Management Report. 25 acres were open space. There are less than 50 Trunk Open Space acres remaining. DIA is also in the process of selling non-MLD parcels in Aurora. King Harris thanked Greg Holt for his efforts related to recycled materials.

CAB – Lucia Correll reported differing opinions on the future of CAB. The PAG subcommittee will be seeking a location for its functions in the future.

King Harris commented that CAB meetings with the Mayor's office should not occur unless invited by SDC. Lucia Correll responded that CAB may not agree with SDC's opinion and would like to have a public opinion.

Lucia Correll presented the CAB's performance review of Forest City. Overall, the CAB gave Forest City an acceptable review. Everyone will receive a copy of the presentation to review. There will be a vote next month on acceptance of the report. Kevin thanked Lucia for the report. Justin Ross thanked Lucia for picking up trash in Westerly Creek!

Forest City: Tom Gleason reported the new director of the HOPE Office, Eric Sullivan, will have a site tour of existing and future affordable housing in Stapleton. Kappa Management has been given 2 sites to submit proposals on. They must respond by mid-February.

Stapleton Foundation – Landri Taylor reported on the recent CAB retreat held to help determine the future direction of the CAB. Mr. Taylor thanked the responders for their comments, many of which were echoed at the CAB retreat. The direction for today and the future are being discussed. The 7th *be well* annual dinner will be held January 26th. 400 attendees are expected at the Stapleton Doubletree Hotel. 2 new members have been added to the board of directors: Dr. Ken Durgans and Gloria Rubio-Cortez. The Foundation continues to strengthen their focus on affordable housing and education. By March, there will be a report that outlines what these initiative should look like.

Chairman's report: Chairman Marchman informed the Mayor's office that he would step down as Chair of the SDC Board. Participation on the Housing Advisory Committee makes it difficult to remain as Chair. Mr. Marchman will remain on the Board as a member. He thanked the board and staff for their support, guidance and wisdom. Pat Teegarden will serve until board decides on the next chair. John Moye welcomed nominations and submissions are asked to be forwarded to John.moye@moyewhite.com.

Public comment: Angie Malpiede remarked on the RTD Route 62. It started on January 23rd and provides service from the Central Park train station to Northfield high school. It is in operation from 6:15 AM to 6:14 PM and runs every 30 minutes. Chris Cramer remarked that it will be a great service to Rapids Soccer games and other events at Dick's Sporting Goods Park.

Scott Prestidge thanked Kevin Marchman for his service as Chair. Mr. Prestidge also added two requests: With regards to the TOD Planning, he asked that the board be regularly informed with updates and that Forest City provides a map for affordable housing objectives and the timeframe for completion.

The meeting was adjourned at 9:04 AM.

Minutes taken by L. Kerr