

SDC Board of Directors Meeting

Approved Minutes

March 23, 2017

The meeting was called to order at 7:37 AM by acting Chair Pat Teegarden (current SDC Vice Chair).

There was a motion to approve the January 2017 minutes. The minutes were approved as presented.

Financial Matters – Jan Bevier reported that SDC is ahead of budget. The audit is almost complete. The February financial report was accepted as presented.

Nominating Committee Report: John Moyer reported that Pat Teegarden was nominated to serve as new SDC Chair to replace outgoing Chair Kevin Marchman. A motion was made and properly seconded for Pat Teegarden to serve as SDC Chair. King Harris made a motion to close the nominations. The Board unanimously approved Pat Teegarden as SDC Chair. Mr. Teegarden said he would be honored to accept the position.

Management Report: Tammi Holloway reported that SDC does not have any closings scheduled but a few land sales are expected this spring (Aurora parcels). Scott Prestidge sent an email to Ms. Holloway inquiring when SDC ends, what happens? Ms. Holloway responded that per the developer, they anticipate roughly another 12-18 months of land takedowns to acquire the remaining land parcels. Given this timeline Ms. Holloway advised that she will prepare a matrix outlining SDC's obligations/responsibilities under the various agreements that SDC is a party to. Input will be solicited from SDC Board, DIA, CCD and other stakeholders. This will evolve into a wind-down/dissolution plan. The plan should be reviewed as a board and a determination of what processes/actions are required. Should there be a working group to develop that plan, Scott Prestidge volunteered to assist. Chair Teegarden mentioned as buildout nears, there will be many challenges to face and he thanked Scott Prestidge for keeping this issue in front of us.

On a separate note, the office space lease 2-year renewal was executed.

CITY UPDATES:

Aurora – No report.

Commerce City – Chris Cramer

- Mr. Cramer reported on the new bus route, #62, which was made available through a federal transportation grant. The route runs from Central Park station and will eventually continue north to Dick's Sporting Goods Field and the Civic Center (Currently CPB Blvd. is not open north of 56th Ave). Per the grant, a ridership evaluation will be required to see if can continue. The goal is 300 riders/day. Ridership is currently at 60 per day.
- The Colorado Rapids have kicked off their season. The Central Park station is not proving to be popular with fans yet. There are a couple of concerts forthcoming that may increase ridership.

Denver: Councilman Herndon

- There was a GO Bond meeting and the 2017 GO Bond stakeholder committee will make project recommendations for bond funding and the next authorization will be put before voters in the November 2017 general election. Landri Taylor is serving on the Parks and Recreation GO Bond Committee.

DIA: Greg Holt

- Several land sales are expected, but there are no firm dates available. The largest sale is anticipated to be an Aurora commercial site. There is also a commercial site at I-70 and Central Park Blvd. That sale is tentative for early summer. Future takedowns will be expected in the 4th quarter of 2017. The lot at the SW Corner of Northfield and Central Park Blvd has been graded.

CAB Report: Jim Wagenlander

The SDC attendees welcomed new CAB member Gary Gordon. Mr. Gordon gave an overview of his experience, including his interests in Stapleton. King Harris moved that SDC approve Gary Gordon as a new member CAB member as well as CAB Co-Chair. The motion was seconded and passed.

Forest City Performance Approval – Pat Teegarden offered thanks to Forest City for a job well done regarding their CAB performance report. Tammi Holloway clarified that in the January SDC meeting, CAB presented their FC performance report to the SDC board. The SDC Board accepted the report. Forest City was given the opportunity to respond. Tom Gleason reported they were pleased with the report and Forest City is glad that CAB and SDC are happy with the progress. King Harris moved that SDC commend CAB for their work on the report and to find Forest City in compliance with the Purchase Agreement. The motion was seconded, with no discussion or objection, and approved.

CAB Ad Hoc Committee -- Tammi Holloway reported that at the March CAB Meeting, Jim Wagenlander (Co-Chair) and Gary Gordon (Co-Chair) discussed changes to be made at CAB. Mr. Wagenlander stated that the ad hoc committee has been tasked with exploring the future of CAB. The committee is considering whether it will be to solely advise SDC or include other endeavors? Mr. Wagenlander said his hope is to refresh involvement and stay effective. In a few years, development will conclude. At that point perhaps a community advisory role will be considered, in conjunction with other communities. CAB is trying to determine future involvement – which included surrounding neighborhoods, as well as 3 cities.

Scott Prestidge inquired to Jim Wagenlander if it was the CAB's intent to ultimately advise the Stapleton Foundation? Mr. Wagenlander said he ultimately envisions CAB as a stand-alone entity, but hopes to restructure it from where it currently stands and he hopes for great involvement with other groups. Pat Teegarden stated that as SDC is looking at its dissolution plan, CAB will be part of that plan. Scott Prestidge said that once the SDC/CAB relationship is officially dissolved, CAB should consider rename or rebranding. Jim Wagenlander responded that CAB has begun that process, but it is premature to discuss. However, there is no attempt to break away prematurely. CAB believes it has a role beyond SDC (monitoring compliance of the Green Book). CAB's current role is of advisory of SDC, but this will come to an end as it's currently viewed. Chair Teegarden remarked that these comments will serve as a notice to all that CAB will be at the end with us as we shut down.

Forest City: Tom Gleason

- Gleason reported there are 322 planned homes for the Aurora section. 189 have already closed.
- Paving is going very well, due to good weather.
- A site at Moline and MLK is being considered for an affordable rental community with another developer for senior housing. The property could potentially be affordable/low income.
- F 43 is being considered for Senior housing by Kappa Housing. The development could include about 70 units.
- Section 10 has 822 lots in F49. 232 lots have already been purchased.
- Terry Whitney asked for an update on Punchbowl Social and how many units are in new Town Center apartment community? Mr. Gleason stated that Mint has 399 units. They expect to convey 1st units for occupancy in June. Punchbowl Social is shooting for an opening later this summer.
- Eastbridge recently had public art installed: talking parking meters.
- Scott Prestidge inquired about the \$200K homes in Aurora. Gleason reported they will be townhomes.

Stapleton Foundation – Landri Taylor

Taylor stated their Stapleton Affordability report was finalized on Tuesday. Tammi Holloway will distribute the Report to SDC. There is a great deal of relevant data addressing affordability at Stapleton. Upon receipt of the information, Mr. Taylor encouraged readers to not draw conclusions, but to digest the information. Stapleton is primed to be addressing affordability. The company that did the research will make a presentation on April 11th to the Foundation board.

There were no comments from the written report.

Chair Report – Chair Teegarden thanked Kevin Marchman for his leadership as past Chair. Kevin Marchman announced that he was appointed to the City of Denver Housing Advisory Committee and was elected Chair. There are 24 members serving. Marchman said the term is for 2 years and he will keep the SDC board apprised.

Chair Teegarden said regarding affordable housing and housing diversity, which are 2 different challenges, we have experts around the table. With Landri Taylor’s report from the Stapleton Foundation, SDC has a great foundation.

There was no public comment.

There was a motion to adjourn at 8:39 AM. It was seconded and passed.

Attendees: Tom Gleason, Jan Bevier, King Harris, Bar Chadwick, Pat Teegarden, Tammi Holloway, Gary Gordon, Jim Wagenlander, Landri Taylor, John Moye, Eddie Miller, Lori Kerr, John Fernandez, Terry Whitney, Kevin Marchman, Chris Herndon, Chris Cramer, Greg Holt, Scott Prestidge, Justin Ross via phone, Happy Haynes via phone