

**Stapleton Development Corporation**  
**Board of Directors**  
**Approved Meeting Minutes April 27, 2017**

The meeting was called to order by Chair Pat Teegarden at 7:39 AM

The minutes of the March 23<sup>rd</sup> meeting were presented for approval. Kevin Marchman made a motion the minutes be approved as written. The motion was seconded and passed.

**Financial Matters:** Jan Bevier reported that SDC is operating on budget. There were no land sales for the month. There were no questions regarding financials. Ms. Bevier announced she had met with Nadine Caldwell for the Audit Committee, and expects the audit will be approved next month. Ms. Bevier expects to distribute the audit report before next month's meeting. John Moyer moved to accept the March 2017 report. It was seconded and the financial report was adopted.

**Chair Report:** Chair Teegarden announced there was a request from Kappa Housing for a letter of support regarding their CHFA application. They have provided intent to build senior affordable housing and requested a letter of support. Their proposed development would be on the SW quadrant of Northfield Blvd and Central Park Blvd. Kevin Marchman reported he has followed Kappa Housing from inception and they are a strong team, however competition for tax credits is very steep. A motion was made to send a letter of support. It was moved and seconded with no opposition and approved. Tammi Holloway will draft a support letter on behalf of SDC.

Kevin Marchman remarked about the City of Denver Affordable Housing Committee. The primary role of the committee will be the allocation of the trust fund monies. Mr. Marchman will offer an update in the coming months. The minutes of the meetings and the schedule may be found on the OED web page.

Chair Pat Teegarden informed the board that Carol Roberts of the *Front Porch* publication made an official Colorado Open Records Act (CORA) request for the materials presented by Forest City at the recent CAB meeting. The materials requested were for Forest City's preliminary vision for the TOD site. The information presented was not made available to the press. In reference to Chair Teegarden's information, Tammi Holloway confirmed the CORA request made to SDC was for the preliminary map/drawings that Jim Chrisman of Forest City presented. Ms. Holloway responded to the CORA request that SDC is not in possession of those documents. The presentation was oral and there were drawing boards used during presentation, which were Forest City's. Tom Gleason of Forest City remarked that their goal in presenting is for discussion and for CAB to offer commentary. Forest City likes to give CAB the courtesy of

providing the information early. Bar Chadwick remarked that during the city process, the City of Denver's policy is that concept plans are not public knowledge. If a project is not ready and a picture/drawing goes out, the public views it as approved.

John Fernandez of the *Front Porch* stated they will take photos in the future as it was a public meeting and they should have access to the presentation materials.

Stephen Miller remarked that various counties have different levels of dissemination of communication as it relates to the residents and the intent of Forest City's presentation was to get feedback from CAB members.

Chair Teegarden stated the conversation was completed and closed via email. SDC Board does not have any record of the presentation so there was nothing to reveal.

King Harris noted that the notion that Forest City shares with CAB has been open from day one. Due to this situation, Forest City won't share much going forward.

**Nominating Committee:** John Moyer reported there is no update. He is currently accepting nominations for the Vice Chair, as that position became vacant, due to Pat Teegarden's transition to Chair.

**Management Report:** Tammi Holloway informed the board that the next quarterly meeting with the Office of Economic Development and Rick Padilla will be on May 11<sup>th</sup>. If it occurs after the Housing Diversity Meeting, she will solicit input for any discussion items. Ms. Holloway is looking at the SDC dissolution plan. She has begun meeting with Board members to create a matrix. Ms. Holloway expects to present the preliminary steps at the May or June board meeting. Pat Teegarden will also join meetings. Regarding the upcoming land closing for the Aurora parcels, it has been delayed to May 18<sup>th</sup>. There were no questions.

### **City Updates:**

There were no **City of Aurora** or **Commerce City** reports.

**DIA** – Greg Holt reported that the pile of recycled materials continues to dissipate. September 2017 is anticipated to be the removal completion date. King Harris commended Mr. Holt for his effective removal of the recycled materials.

**City of Denver** – Councilman Herndon reported the 5-party deal with Forest City, DURA, Park Creek, DPS and Denver went through to City Council approval. The GO Bond, initially \$500 million, is almost \$1 billion now. The voters will have the final say in November.

Stephen Miller inquired to Happy Haynes about the Westerly Creek trail to Stanley (trail on the south end). Will the City of Denver construct a new trail to Stanley on south end? If so, who builds the trail? Ms. Haynes remarked that generally the City doesn't build, we accept the trail

after it is built. Bar Chadwick mentioned that it was not on the project list or approved. Stephen Miller was told that Stanley & Aurora said they'd build it. It was agreed to revisit this topic next month – Stephen will look for information from the Stanley team.

**CAB Report** – Gary Gordon stated the meeting on TOD was good and reactions were positive.

### **Updates from Stapleton Related Entities**

**Forest City:** Tom Gleason reported that talking parking meters, created by artist Jim Green, are installed at Eastbridge. The meters are active from 8 AM – 8PM. NE Denver Housing is looking to build a 40-unit affordable building north of Northfield. Across from the TOD site along 36<sup>th</sup> Ave to 37<sup>th</sup>, preliminary plans include a hotel, office buildings and apartments. 1000 residential units are in the plans. The area would include residential plus retail and an active pedestrian plaza.

**Stapleton Foundation:** Landri Taylor – Chair Pat Teegarden asked Mr. Taylor to provide a briefing that was given to the Foundation board. (The Foundation commissioned a research firm to gather data regarding how to compare metro wide affordability, access to market rate and affordable housing, plus demographic info. BBC was the firm commissioned.

Mr. Taylor also noted the Foundation formed an ad hoc committee to refine the data.

Justin Ross questioned how to ensure more progress is made regarding affordable housing and stressed that the developer needs to build their committed affordable housing.

Public Comment: There was no public comment.

Kevin Marchman remarked there was an older statewide housing assessment study by BBC, county by county, spearheaded by CHFA. Denver is growing the best practice.

Chair Teegarden closed by commenting he will try to join any one-off meetings of SDC board as we move to next phase.

The meeting was adjourned at 9:05 AM.

Attendees: Tom Gleason, Jan Bevier, **Pat Teegarden**, Tammi Holloway, **Greg Holt**, **John Moye**, **Kevin Marchman**, Lori Kerr, **Bar Chadwick**, Landri Taylor, **Gary Gordon**, **Stephen Miller**, **Terry Whitney** - via phone, John Fernandez, **King Harris**, **Happy Haynes** via phone, **Justin Ross**