

# SDC Board Meeting

## Approved Minutes

### September 28, 2017

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

The August minutes were moved for approval by Stephen Miller. The motion was seconded and the minutes were accepted as presented.

**Financial Matters** – Jan Bevier reported that SDC is on budget. There were no August land sales. Preliminary budget preparation is in process.

**Management Report** – Tammi Holloway reported the MLD Extension was recently executed. Additionally, Forest City and SDC extended their Purchase Agreement. The MLD will terminate May 2, 2019. A closing is scheduled for Oct 16th for Stapleton Filing No. 43. Ms. Holloway introduced guest Kiera Jackson, DPS Manager of Public Affairs for FNE & Stapleton. DPS is experiencing major growth and Ms. Jackson welcomed comments and concerns regarding DPS. Ms. Holloway reported that Kevin Marchman and a representative from Denver's OED are not in attendance as expected due to a CCD meeting today regarding the CCD draft housing plan. Ms. Holloway reminded attendees to provide comments and feedback regarding the draft plan. Please provide input directly to Kevin Marchman.

#### **CITY UPDATES**

**Aurora** – Nadine Caldwell reported the 3 modular duplexes proposed for 1700 Alton are not preferred. Aurora Parking Management came to the neighborhood meeting and the area immediately around Stanley will be 2-hour parking. The neighborhood does not want permit parking yet. Fitzsimmons golf course will be closing by the end of the year.

**Commerce City** – Chris Cramer reported there were not many not many calls related to the recent Phish concert. There were approximately 12-15 calls from newer residents. The RTD bus route from Center Park Station to the Commerce City Civic Center is not hitting the required number of riders needed. Mr. Cramer encouraged all to keep working to increase ridership. The Colorado Rapids are going to redo a traffic study to take better advantage of CPB.

**Denver** – Bar Chadwick reported they are interviewing contractors for construction of the Northfield fire station. The decision is expected soon. The City is working with OZ Architecture for the fire station and will attend ZAP and Stapleton Design Review Committee in October. The fire station will be located at 50<sup>th</sup> and CPB. The plans for the new park in the bedrock in Section 10 will be detailed in the parks meeting with Civitas on October 24th. A minor Amendment to the Section 10 GDP has been completed. When the revised GDP is posted Bar will share the access link with Lori Kerr who will forward to all board members.

**DPD** – Lt Ian Culverhouse introduced Sgt. Glenn West of DPD, Dist. 5.

**Denver City Council** – Councilman Chris Herndon reported the City Council is in the budget process now. *5280 Magazine* featured two Stapleton restaurants in their listing of top Denver restaurants: Concourse and Cattivella.

**DIA** – Greg Holt reported on 2 land sales in Filing 43 for October. There is a bid out for the Highline Canal final cleanup.

Justin Ross inquired about what residential parcels are sold and what parcels remain. Tammi Holloway remarked that an ownership map which shows sold versus not sold is periodically updated by the developer. SDC will share what is has currently with the Board and will share new maps as well.

**CAB Report** – Jim Wagenlander reported there was extensive discussion about the Stapleton name change. Mr. Wagenlander said Co-Chair Gary Gordon has stepped down, but CAB is looking for a new co-chair. A primary focus of CAB continues to be on housing issues. The Housing Diversity Committee reports that affordable housing remains a huge issue.

#### **UPDATES FROM STAPLETON RELATED ENTITIES:**

**Forest City** – Tom Gleason offered his thanks to DPD, District 5 for their help during the recent Phish concert. Mr. Gleason also thanked Bar Chadwick the for minor amendment to the GDP. The next SUN meeting will focus on park issues. Despite a very strong team and application, Kappa Management did not receive CHFA tax credits. Kenneth Floyd of Kappa offered his thanks to SDC and its community advisory board for their support. They will be moving forward and would appreciate their continued support. Kappa will pursue additional tax credits. Mr. Gleason said Forest City is submitting a site to Denver for the Amazon HQ2 project. Bar Chadwick remarked that Denver is proposing 3 sites. Proposals due to Amazon on Oct 19<sup>th</sup>.

Pat Teegarden offered his thanks to Kappa for their important efforts on housing.

**Stapleton Foundation** – Landri Taylor reported on the Foundation's focus on education. The Foundation offers a grants program for Stapleton community schools. Brian Weber is meeting with schools, including Northfield High School, Rocky Mountain Prep, McAuliffe and other to explain the process and assist with applications. Another important piece is the Foundation's internship program for schools and student with area businesses. High School Jr. and Sr. students will have an opportunity to work with local businesses. Additionally, Mr. Taylor reported on affordable housing and recent discussions on prioritizing the preservation of affordable housing.

**Questions & Comments from Reports** -- None

**Chairman's Report** – Chair Teegarden thanked Landri Taylor for the Foundation work, especially in housing affordability. Chair Teegarden also offered thanks to Justin Ross, Damon Knop and Jim Wagenlander for keeping housing affordability on the front burner.

Chair Teegarden offered to schedule a name change meeting and promised concerned citizens this issue would be addressed.

Landri Taylor then volunteered the Foundation to host a series of meetings. The Foundation would offer that it be structured in way that is concise and comfortable for people. Mr. Taylor mentioned he would work with SDC and CAB to prepare the meeting infrastructure.

Chair Teegarden thanked Mr. Taylor for his offer. Jim Wagenlander also thanked Mr. Taylor and offered CAB support.

Mindee Forman, Stapleton resident since 2014, remarked that the Stapleton name tacitly bothers some of our neighbors and supports a community name change.

Stapleton resident Greg Diggs shared that the Stapleton name is an issue and stated the climate impacts students here.

Kenneth Floyd offered that they won't use the name Stapleton on their proposed Kappa housing development.

Motion to adjourn made. Chair Teegarden declared meeting adjourned at 9:23 AM.

**SDC Board Members & Representatives:** Stephen Miller, Nadine Caldwell, Pat Teegarden, Greg Holt, Chris Cramer, Bar Chadwick, Councilman Herndon, Justin Ross, Terry Whitney via phone,

**Meeting Attendees:** Tammi Holloway, Lori Kerr, Jan Bevier, Landri Taylor, Lt. Ian Culverhouse, Sgt. Glenn West, Kenneth Floyd, Greg Diggs, Tom Gleason, Mindee Forman, Diane Deeter, Keven Burnett, Andrew Johnston