

Stapleton Development Corporation

Board of Directors Meeting

Approved Minutes

August 24, 2017

The meeting was called to order at 7:35 a.m. by Chair Pat Teegarden.

Chairman's report: Chair Teegarden remarked that SDC is conferring one-on-one with SDC board members to get a sense of the issues that matter most to board members and other stakeholders. He stated that SDC is at a point of maturity and they will be planning the steps for the next couple of years and hopes to have general framework to present to the board in October.

The meeting was then turned over to Vice Chair Kevin Marchman, as Chair Teegarden attended to a previously scheduled family commitment.

Approval of July 27, 2017 Minutes: Terry Whitney moved the minutes be accepted as presented. King Harris seconded the motion and the minutes were accepted with no changes.

Financial Matters: Jan Bevier reported that SDC remains on budget. There were no questions regarding the presented financials. Ms. Bevier stated that she will be starting on new budgets soon and preliminary budgets are expected next month. Terry Whitney moved the financial report be accepted as presented. The motion was seconded and the financial report was accepted.

Management Report: Tammi Holloway gave the report. One closing is scheduled for early September. The closing is for Filing 55 Parcel 1 (approximately 5.8 acres) which is located just south of the 46th and CPB intersection.

CITY UPDATES:

Commerce City – Chris Cramer remarked that the Labor Day PHISH concert at Dick's Sporting Goods Park may pose various issues for the surrounding community. The sales tax increase projects are in full swing. The widening of Tower Road at Pena Blvd is progressing well. The new recreation center at 112th and Highway 2 is under construction and is expected to be the largest rec center in the front range.

Aurora – Nadine Caldwell reported on referrals from Fitzsimmons, for a Bio-Science 3 building at 21st and Scranton, as well as a plaza, which would face Colfax. It would include 10K sq. ft. of retail and residential. 1700 Alton has proposed 3 sets of 2-story modular duplexes.

DIA – Greg Holt commented that DIA continues removing recycled material. For the cleanup of section 10, bids are going out and they will be looking to contract by October. A land sale is expected for F55, Parcel 1 at 46th and Central Park Blvd. the week of September 4th. King Harris offered his appreciation for the recycled materials removal.

City of Denver – Brad Dodson reported on an important piece of the 2017 GO bond that would benefit Stapleton if passed: the widening of 56th Ave from Peoria Pena Blvd, which would help with area traffic congestion.

Stapleton Foundation – Landri Taylor said the Foundation is looking forward to Fall strategic plans for affordable housing. The Foundation recently introduced a grants program for schools. Schools may apply for awards from \$500 to \$5000 for special programs or projects.

Forest City – Tom Gleason reminded attendees of the Denver Police District 5 Coffee with the Community from 8-10 AM on August 25th. Kappa Housing will present to CHFA in hopes of receiving tax credits for 70 units of affordable housing in Northfield. Elements affordable homes is nearing completion of their 1st phase. Northeast Denver Housing is completing 40 units of affordable ownership homes at 36th. All are expected to be closed and occupied by year end.

CAB – no report

Comments:

Happy Haynes informed attendees about Cabinet in the Community on Saturday, August 26th from 9-11 AM at Johnson and Wales.

Kevin Marchman briefed on the City's Housing Advisory Committee. He reported they are on track on report to City Council. The drafts of the 5-year plan, and 1 year operational plan are in place. It is required to align with the City's schedule and to fit with the budget.

King Harris moved the meeting conclude. It was seconded and passed and concluded at 8:08 AM.

SDC Board Members in attendance:

Pat Teegarden, Kevin Marchman, King Harris, Terry Whitney, Happy Haynes (phone), Justin Ross., Nadine Caldwell, Chris Cramer, Greg Holt

Other attendees:

Tom Gleason, Lori Kerr, Tammi Holloway, Brad Dodson (phone), Jan Bevier, John Fernandez, Landri Taylor.