

SDC Board Meeting

December 7, 2017

Approved Minutes

The meeting was called to order by Chair Pat Teegarden at 7:43 a.m.

Approval of October Minutes: King Harris moved the October meeting minutes be accepted as presented. Terry Whitney seconded the motion and the minutes were accepted.

Financial Matters: Jan Bevier reported on the November Financials. SDC remains ahead of budget for the year. There were no questions regarding the Financials. Next, the 2018 draft budget was presented to the board for review and discussion. SDC expects payment from the City under the Stapleton Services agreement. Terry Whitney inquired about the timing for funding. Per Ms. Bevier, payment was received within 30 days last year. This year, payment took approximately 60 days. (Address had incorrect suite number.) Ms. Holloway will be submitting another invoice this month for the previous three months. All work defined under the contract will be reimbursed. Tammi Holloway commented that Bar Chadwick has been helpful with securing payments under the Agreement.

King Harris made a motion to accept the Financial Report. Terry Whitney seconded motion and the Financial Report was accepted as presented.

King Harris also made a motion to accept the draft budget for 2018. It was seconded and the draft budget was accepted.

Management Report: Tammi Holloway reported there were closings in Filing 54 (in Section 10) and Filing 55 (near CPB and 46th Place), and 2 parcels in Filing 10 (adjacent to CPB & Montview). Ms. Holloway will be providing Conflict of Interest questionnaires to all board members. Ms. Holloway distributed maps which depicted remaining plots of land, per the earlier requests of Justin Ross and the Housing Diversity Committee. Ms. Holloway also reported on the recent NOAAH meeting regarding gentrification and the important conversations surrounding this topic. Kevin Marchman added that it was a continued discussion from the conference topic held on the subject this summer at the annual NOAAH conference.

Chair Teegarden mentioned that Westerly Creek Chair, Tom Downey, requested time on the SDC agenda to discuss concerns regarding the future of the SDC Board.

CITY UPDATES:

Aurora – Nadine Caldwell reported on the new multi-family project, Solana Stapleton, that will be located at 25th and Newton. There will be 280 units with a mix of 1, 2 & 3-bedroom

floorplans and 475 parking spaces, plus 184 attached garages. The project is located within boundaries of both City of Aurora and City of Denver and meets all zoning requirements.

Commerce City – Chris Cramer reported there are 4 new council members out of 9. Tower Road improvements/widening is completed (between 80th & 103rd Ave.)

City of Denver:

Councilman Chris Herndon offered thanks for supporting the bond issue. District 5 will receive a new headquarters. The new Punch Bowl Social is remarkable and was featured on CNN Travel and Travel & Leisure.

Bar Chadwick reported that Brad Dodson has moved to a new role and is now working with National Western.

Happy Haynes reported that a group of community members met about the Stapleton name issue on city owned properties. (Stapleton Rec. Center and the adjoining park, Stapleton Drive.) The expectation is the facility will be renamed. Stapleton Drive is not a city road and is part of the I-70 right of way

DIA: Greg Holt reported that after last month's sales, about 200 acres and 30 acres open space remain. In January, Forest City is expected to purchase the Aurora commercial parcels, 2 parcels in F43, plus another 12-15 acres in an area of section 10. There is a contract at the clerk's office for section 10 cleanup (2 sections of the canal + west canal).

CAB – Jim Wagenlander stated the December Focus discussion will be on naming issues and CAB is scheduled to entertain motions at that meeting. CAB will take votes and decide what they recommend.

Forest City – Tom Gleason shared maps outlining the affordable housing sites. (Maps are also available on the Forest City website.) The Snapshot was distributed. 18% of all homes this year are affordable. Rentals include 20.6% that are affordable.

Justin Ross suggested halting land sales until Forest City provides their plan for meeting the Affordable Housing Plan. He asked the board to consider the numbers as completion of land sales is nearing. Terry Whitney noted that he agreed with Mr. Ross. Tom Gleason mentioned there are parcels that are slated for affordable for-sale and for-rent. King Harris asked if Forest City reevaluates land parcels and convert commercial sites to residential if appropriate? Councilman Herndon provided an example - in 2008 the parking structure was torn down and it was originally slated for office use but was developed as residential.

Happy Haynes commented that next steps should be explored and this board should commit to focus on that as a short conversation will not do justice to the subject matter. A consensus of

board was that this board needs to focus on the plan for this development and understand the related issues and possible solutions.

Terry Whitney moved that within next 30 days SDC schedule a special meeting specifically devoted to housing. Happy Haynes seconded the motion and the motion passed.

DPD – No report.

Terry Whitney moved the meeting be adjourned. King Harris seconded the motion and the meeting was adjourned at 9:00 AM by Chair Teegarden.

Attendees: Justin Ross, Landri Taylor, Terry Whitney, Nadine Caldwell, Bar Chadwick, King Harris, Greg Holt, Jim Wagenlander, Tammi Holloway, Pat Teegarden, Lori Kerr, Jan Bevier, Tom Gleason, Lt. Ian Culverhouse, John Fernandez, Councilman Herndon, Happy Haynes. (Phone: Kevin Marchman)