

# Stapleton Development Corporation

## Board Meeting Minutes

April 26, 2018

The April SDC Board meeting was called to order at 7:42 AM by Chair Pat Teegarden.

**SDC Report:** Tammi Holloway reported on her attendance at the Policy Link Equity Conference in Chicago, as a representative of the Foundation for Sustainable Urban Communities. Many sessions attended featured housing issues, as affordable housing is a nationwide concern. SDC provided a letter of support to Kappa Housing for their application for tax credits for their proposed Senior Housing development.

In April, there were closings for F32/34 (parcel located by CPB/Uinta, 35<sup>th</sup>/36<sup>th</sup>). There was also closings on Aurora Commercial, Filing 54 (North of 56<sup>th</sup> Avenue) and Filing 54 trunk open space parcel.

**DIA Report:** Greg Holt noted there is less than 200 acres of developable land and 30 acres of open space remaining.

**City of Aurora:** There was no City of Aurora Report.

**City of Commerce City:** There was no Commerce City Report.

**City of Denver:** Bar Chadwick reported on the North Fire Station groundbreaking event scheduled for June 6, 2018.

**DPD Dist. 5:** Lt. Ian Culverhouse had no report.

### Forest City:

- Tom Gleason reported on the re-zoning north of 56<sup>th</sup> Ave. due to the bedrock area. The amount of open space for the area remains the same, but is now reconfigured over the bedrock. The request was approved unanimously.
- There will be A-line closures this weekend. Girders will be set at 3AM Saturday. Rail service interruptions will be replaced by bus service, due to powerline work. RTD will issue news releases for closures. The intent is keep closures on weekend to impact fewer passengers.
- NE Denver Housing broke ground on their affordable family housing community at 26<sup>th</sup> and Moline. The project is opening next year. Some units are targeted for veterans.
- Mr. Gleason encouraged park remarks and concerns. Prairie Basin parks is adding nutrients and reseeded. They are using a new contractor.
- SUN Forum is May 15<sup>th</sup>.

**Approval of Minutes:** King Harris moved the February 2018 meeting minutes for approval. Kevin Marchman seconded the motion and the minutes were approved as presented.

**Financial matters:** Jan Bevier reported that SDC is running ahead of budget. The audit begins on Monday. John Moye moved for acceptance of Financial Report. It was seconded and accepted as presented.

**Foundation for Sustainable Urban Communities:**

- Landri Taylor reported on his attendance at the Policy Link conference in Chicago. The conference covered all facets of housing. Transportation and effective policy work were also major topics.
- The Foundation prepared a letter of support for the KAPPA Senior Housing project.
- The Foundation is sponsoring the IB program fees at Northfield high school and is supporting that designation 100%. The goal is to achieve the #1 DPS IB school in next the 3-4 years.
- Mr. Taylor recently met with Denver OED regarding preservation of housing. They are considering a pilot program to capture potential foreclosure properties to prevent exits from the affordable housing agreement. The Foundation + NE Denver Housing are also discussing a pilot program on foreclosures.
- NETC received a \$2.5 million grant to do communication with business and residences. NETC doing a great job. Please see NETC video on the Foundation website

**Denver City Council:** Councilman Herndon reported that DPD Chief White is retiring. The City is in the process of selecting a new police chief. Northfield High School will have 4 grades at the high school this fall.

**Chair report:** Chair Teegarden reported he would like to discuss transition plan for SDC in the coming months and will make that top a project. He also remarked as to whether the community should change name (remove Stapleton). Chair Teegarden attended a meeting at the Sam Gary Library, hosted by SUN. The meeting was for community reflection and some nationally acclaimed historians spoke. Chair Teegarden inquired what should SDC's role be? The Chair anticipated the biggest event on horizon is the May 15 SUN Meeting at The Cube. SUN will be providing ballots for voting to change the SUN name.

Happy Haynes offered that for SDC, there are not just community concerns. There are questions in terms of legal implications, ripple effects, leases, etc. Tammi Holloway remarked that SDC will not change its name on any documents/agreements. For several years the Organization has employed the acronym SDC when answering the phone, website, etc. There will be no legal document changes, which is what SDC is already doing.

Happy Haynes suggested that the Board make a formal decision on this matter.

A motion was made for the Organization to continue the current practice of using SDC instead of Stapleton Development Corporation in all references to the Organization provided there are no legal implications and any documents of a legal nature will include the name as

incorporated. Kevin Marchman seconded the motion. The votes were as follows: 4 votes For, 0 opposed and 2 Abstentions. Motion passed.

Happy Haynes also commented that this decision is only about our Organization and not the community. The community will decide for itself.

John Moyer reminded that to amend business record at Secretary of State's office. Management will take the appropriate administrative steps to formalize the Board's vote regarding the name.

**Public comment:** Cora Galpern with Rename Stapleton For All thanked the Board for passing the motion regarding the name. Ms. Galpern also asked if the Board members would release their personal contact information. Tammi Holloway responded that the Board policy regarding personal contact information (Individuals should use the SDC Office email, phone and address and the information will be forwarded to Board members) was provided to the Rename group. In addition, Board members were personally polled about Tammi providing their information to Rename Stapleton and 3 members agreed to provide the information (elected official and 2 members who said Rename already had their information).

Stephen Miller asked about the encampment on land north of the creek and south of CPB I70 exit. The land is owned by DIA and managed by SDC. Individuals camping are trespassers and police when notified have removed them in the past. Tom Gleason responded that the city is doing it in a thoughtful way. Dist 5 working with resource officers. DPD and City have process steps in place and have procedure for addressing encampments, partner with service agencies, etc.

Happy Haynes made a motion to adjourn. It was seconded and the meeting adjourned at 8:48 AM.

**Board members in attendance:** John Moyer, King Harris, Pat Teegarden, Happy Haynes, Stephen Miller, Via phone: Kevin Marchman, Justin Ross, Terry Whitney.

**Other attendees:** Tammi Holloway, Lori Kerr, Jan Bevier, Landri Taylor, Bar Chadwick, Cora Galpern, Tom Gleason, Lt. Ian Culverhouse, Greg Holt, Councilman Chris Herndon.