

# SDC Board Meeting

May 24, 2018

*Meeting Minutes*

Chair Pat Teegarden called the meeting to order at 7:37 AM. Chair Teegarden confirmed there was a quorum.

**Approval of Minutes:** Terry Whitney moved for the approval of the April 26 minutes. King Harris seconded the motion, and there were no objections. The minutes were approved as presented.

**Financial Report:** Jan Bevier reported that SDC remains on budget for the year. There were 98 acres sold in April. There were no questions regarding the financial report and King Harris moved to accept the report. Terry Whitney seconded the motion and there were no objections. The financial report was approved as presented.

Jan Bevier also remarked that the 2017 audit was complete, and should have it available next month.

**Management Report:** Tammi Holloway offered a follow up regarding last month's topic regarding the SDC name. Ms. Holloway formally filed the trade name designation and it is in place.

Nadine Caldwell mentioned that her role on SDC is up for reappointment. Ms. Holloway noted that Terry Whitney, Happy Haynes, Eddie Miller and Pat Teegarden all come up for reappointment on 6/30/18.

**City of Aurora:** Nadine Caldwell reported on the proposed rezoning of original Aurora to R1. This would allow two properties on 1 lot, if alleys are present, for ADUs – Accessory Dwelling Units. The neighborhood association is requesting R2 zoning, as they are not supporting the ADUs.

**City of Commerce City** - Chris Cramer reported there is only 1 concert forthcoming with potential noise concerns. (Phish, during Labor Day weekend.) There will be a grand opening for the new Recreation Center at 112<sup>th</sup> and Peoria, which will be the largest in the front range. Commerce City continues tackling affordable housing issues.

**Denver:** Councilman Herndon announced the Denver Housing Summit which is taking place today. The art dedication is today for the piece "Woven Light" in Upland Parks, June 6 at 10:30 is the ground breaking for the new fire station in north Stapleton. The 11th-15<sup>th</sup> of June is Councilman Herndon's student leadership program. The City is going through a new police chief search.

**DIA:** Greg Holt noted that May was a slow period. There were no new notices of closings of the 180 of developable acres left.

**Forest City:** Tom Gleason reported that Thrive Homes is on their next phase of affordable ownership homes. CHFA tax credits are being pursued by KAPPA Housing for their proposed Affordable senior housing (70-unit senior rental in Northfield). Phase 2 of Aster at Conservatory Green is under construction. At the recent SUN forum, attorneys from DIA explained mineral rights. Parks: Prairie Basin is undergoing soil amendments, to help the native plants better establish. It has not been turned over to Parks yet. Prairie Meadow will briefly have the bridges closed while concrete is sealed, and finishing touches are completed. Girders are set for CPB expansion with 2 lanes set to open this fall. Regarding MLK Blvd, CDOT is governing the process, however construction is expected to begin soon, with completion next summer.

Nadine Caldwell inquired about the donated land at 25<sup>th</sup> and Fulton, now that Aurora Public Schools are not building on the site. Mr. Gleason said APS keeps the property.

**Foundation for Sustainable Urban Communities:** No report.

**CAB Report:** Jim Wagenlander reported that the FC Performance Review report would be ready by the June meeting. They will submit it to Forest City for their response.

**No comments from written report**

**Chair Report:** Chair Teegarden inquired about the Stapleton Development Corporation on the letterhead. Tammi Holloway noted that minutes/agenda are legal documents. Motion was we use SDC unless legal documents.

Pat: From non-legal perspective, intent to get Stapleton removed anywhere we can. Unless detrimental, can we remove Stapleton? Tammi will take it off letterhead.

Stephen Miller: Parent of organization just shut down 501c3, back through history – 4 name changes, plus sub entities. What Tammi has suggested is appropriate.

Chair Teegarden reported on the recent SUN Forum vote regarding the potential change of the SUN name. The name change that would drop “Stapleton” from the neighborhood organization’s name did not pass, and the group’s name will remain Stapleton United Neighbors (SUN).

**Foundation for Sustainable Communities:** Landri Taylor reported that the Foundation continues to work on topics that impacts our neighborhoods and residents, primarily housing and schools.

The City's Housing Summit begins today. It will address affordable housing issues on a long-term basis. Opening remarks will be given by Mayor Hancock. Mr. Taylor will attend later this morning and afternoon.

The Foundation is also in communication with OED. Their conversations focus on how to sustain inventory of affordable homes reaching the end of term. There are concerns not only in the Metro area, but on a state and national concern.

The Annual NOAAH Conference is June 7<sup>th</sup> and 8<sup>th</sup>. There will be a full array of speakers and topics.

**Public comment:** None

King Harris moved to adjourn the meeting. Stephen Miller seconded the motion. The meeting was adjourned at 8:24 AM.

**Board members Present:** Pat Teegarden, Terry Whitney, King Harris, Stephen Miller, Kevin Marchman, Happy Haynes, Chris Cramer, Greg Holt, Jim Wagenlander, Councilman Chris Herndon. Via Phone: Justin Ross

**Other attendees:** Tammi Holloway, Lori Kerr, Jan Bevier, Tom Gleason, Cora Halpern