

MINUTES
Special Meeting of the Board of Directors
Denver Metropolitan Major League Baseball Stadium District
September 5, 2018

Board Members Present

Raymond T. Baker, Chairman
Wil Alston
Jim Basey
Stephanie Forbes Donner
Patty Imhoff
Bob Lee

Board Members Absent

Ruben Valdez

Agenda Item 1.

On Wednesday, September 5, 2018, a special meeting of the Board of Directors of the Denver Metropolitan Major League Baseball Stadium District was called to order at 10:30 p.m. by Raymond T. Baker, Chairman. As there was a quorum, the following business was conducted.

Agenda Item 2.

27th Street Storm Sewer Easement

Ray Baker noted that the sole purpose of this meeting was to discuss the proposed easement agreement with the City and County of Denver. Ray asked Craig Umbaugh, Counsel for the District, to provide an overview on the matter. Craig advised that in the Spring of 2018, the District received a notice of intent to acquire from the City and County of Denver for a permanent easement across District property to connect to the storm sewer, which is part of the City storm drainage project that starts in East Denver and goes to the Platte River and a temporary construction easement. There is a storm sewer line that runs in front of the parking garage, and this line will come down what would be 27th Street, if a public street, and connect into the existing storm drainage line. As part of this process, the District was advised by Tom Ragonetti and Amanda Greenberg of Otten, Johnson, Robinson, Neff & Ragonetti, who have advised on previous condemnation issues for the District. The City had an appraisal done on the property for the taking of 6,815 sf as a permanent easement and 38,150 sf for a temporary easement to stage the construction. The Rockies had a desire to minimize the impact of the construction on the baseball stadium schedule. Craig said that the City has been very cooperative, as it was on the 33rd Street project a few years ago. Craig noted that he has worked closely with Kevin Kahn and Hal Roth of the Rockies and Amanda Greenberg on this.

The City provided an appraisal from Bonnie Roerig, which the District had reviewed by David Clayton, an appraiser that the District has used on numerous occasions, who confirmed the appropriateness of the appraisal. The appraisal valued the permanent easement at \$235,000 and the temporary easement at \$167,000 for a total of \$402,000 in compensation.

Craig noted that Amanda has worked with the Rockies and City to schedule the construction to minimize interference with the baseball season. Amanda Greenberg stated that the City has funds currently encumbered for this project and would like to have final agreement on the schedule. Amanda added that their scheduled construction start date is November 1, and if the season wraps up sooner than that, the City may be able to get started sooner.

Jim Basey asked what happens in the unlikely event the construction is not completed by the start of the next baseball season. Amanda said the City would have to cease construction work and return the drive to usable condition. The City would then get an extension to complete the work which would take effect at the end of the following season.

After discussion, Bob Lee moved and Jim Basey seconded a motion to approve the temporary easement of 38,150 sf, the permanent easement of 6,815 sf, and the Memorandum of Agreement for the total compensation for these easements in the amount of \$402,000, was unanimously approved (6-0).

RESOLUTION 4-18

A motion to approve City and County of Denver 27th Street Storm Sewer Permanent Easement of 6,815 sf, the Temporary Easement of 38,150 sf, the Memorandum of Agreement and the compensation for \$402,000 for the taking of land and authorizing the chair, directors and staff to take such other and further action as may be necessary or appropriate to effect the purposes of this resolution was unanimously approved.

Ray thanked the board for being available on short notice as the City and the Rockies were very interested in having the easement agreements finalized.

The next board of directors meeting is scheduled for September 19, 2018 at 1:30pm.

Agenda Item 3.

Comments from the Public

None.

Agenda Item 4.

Adjourn

There being no other business, a motion to adjourn this meeting of the District was made by Jim Basey, seconded by Patty Imhoff and unanimously approved.


Secretary-Treasurer