

MINUTES
Special Meeting of the Board of Directors
Denver Metropolitan Major League Baseball Stadium District
July 22, 2022

Board Members Present

Robert Lee, Chairman
Stephanie Forbes Donner
David Scott Martinez
Rick Ridder
Andrew Feinstein
Ramona Martinez
Damon Barry

Board Members Absent

Agenda Item 1.

On Friday, July 22, 2022, a special meeting of the Board of Directors of the Denver Metropolitan Major League Baseball Stadium District was called to order at 9:03 a.m. by Robert Lee, Chairman. As there was a quorum, the following business was conducted.

Agenda Item 2.

Approval of Minutes

A motion to approve the minutes of the June 28, 2022 meeting of the Board of Directors was made by Andy Feinstein, seconded by Damon Barry and unanimously approved.

Agenda Item 3.

Capital Repairs and Ballpark:

Bob Lee invited Allyson Gutierrez of the Rockies to give an update on state of the current ballpark capital improvement projects.

Allyson recapped the work on the current projects including: replaced heating in dugout; replacing all plumbing fixtures and all sinks on the main concourse; updating sprinkler valves; LED lighting replacement; updated TVs in the Rockpile concession areas; updating speakers in elevator; updated speakers in Blue Moon area and Diamond Dry Good store; updated JBTS cameras wiring; replaced various security cameras; replaced various ceiling tiles and expansion joints; replaced concrete near the grounds crew locker room area; replaced the visiting clubhouse carpet; replaced a portion of batting tunnel turf; playground shade; concrete repairs; steel coating on upper concourse included painting columns and arches; replaced Rockpile bleachers; updated windows in press club as they were delaminating; masonry repairs and cleaning and tuck-pointing and caulking outside around gates D and C areas. Seats for the Toyota Clubhouse are

still pending. Some contingency was spent on replacement of dugout flooring, some landscaping repairs, and to cover increased pricing for steel repairs this year.

Kevin Kahn of the Rockies and Allyson then presented capital improvement projects for consideration for next year. The proposed projects include: air coil cleaning; replacing chilled water pumps; AC unit replacement; plumbing fixtures for sinks; sprinklers in mezzanine area; fire alarm updates; lighting retrofits; speakers updated; additional JBTs outside; repairs to Daktronics board below Mountain Ranch Club; escalator 7 upgrade; start renovating elevators cabs 5 & 6; doors and hardware replaced; security camera replacement; expansion joints and ceiling joints; updating back of house restrooms, fixtures and sinks; various ceiling tile replacement; concrete repairs; steel coatings; repair backstop netting; cleaning masonry and tuck-pointing of brick; landscaping; fencing replacement; updates in Mountain Ranch area and Diamond Dry Goods area (carpet, tile, lighting). The proposed work would also include renovation of suite level including updating restrooms on the suite level and heating replacement. The projected total budget for the work is \$21,380,600, with \$16.5MM being in suite level.

Kevin added that in 2007, 9 suites were converted to 3 super-suites. In 2013, Suites 1-10 were updated and the remaining suites have not been updated since the ballpark opened and the cabinetry, plumbing, inside seating and lighting are original and now outdated. These suites are the last remaining part of the ballpark to not be updated since 1995.

In response to a question from Bob Lee as to whether the suite user profile has changed since inception, Kevin noted the whole concept of suites has changed. Suites used to be purchased on a full season basis primarily by corporations, but now very few are corporate – with only 5 to 7 corporate or full season suites. The majority are sold as part of 10 game, 20 game or half season packages or purchased in 3 game packs or for 1 game for celebrations, such as graduations, birthdays, reunions and parties. Ramona asked how much revenue is generated from suite sales. Dick Monfort joined the discussion and indicated that \$5-6 million in revenue was generated by suite sales. Dick noted this is the one area in the ballpark that does not measure up to other ballparks.

Ramona expressed concern regarding the perception that it is corporations that benefit from and use the suites and whether this is where funds should be allocated. Rick said he shared some of Ramona's concerns about the perception as to whether there was limited benefit from suite improvements and repairs. In response, Dick said he felt it benefits all fans as they are all able to use the suites, not that they all do, for graduations, reunions, events and they are available to any person that wants to purchase tickets which can be done on a single game basis.

Stephanie stated that her view is that the suite work was similar to the rooftop bar with the standing room only section, as even if one does not use that section it benefits the overall ballpark. She noted that Coors Field is the third oldest park in the National League and the

Rockies have done an amazing job of taking a long term vision towards upkeep. Stephanie noted her opinion that to keep the stadium to be best in class, upgrades to the suites are necessary.

Dick said in his view the magic of Coors Field is that it is accessible to everybody from a price standpoint. The Rockpile ticket is \$2 or \$4, the rooftop is \$15, and the average ticket price is \$28-29, with the goal being to always have a sampling of something that fits everyone. Dick also noted that the Rockies considered doing these suite improvements in two phases but Allyson determined that there would be a savings of \$2-3MM by doing all work at the same time. Dick added that the ballpark cannot go another 27 years without renovating the suites.

Ramona noted that she understood the need to renovate the suites but as indicated had concerns about the perception and making sure that other needs in the ballpark were not being overlooked. Damon added he would like to review the funding available for the proposed capital improvements and Rick asked for input on future needs and future projects.

Dick responded that the Rockies estimate expected capital needs for future years will be about \$5MM per year but on occasion the amount may be more. For example, outside seat replacement would cost around \$8MM when that is necessary which is not expected in the near future. Another example would be that in 10 to 15 years, it should be anticipated that new scoreboards will be necessary, which could cost up to \$25MM depending on technology changes.

Michael Kent, Colorado Rockies CFO, was introduced and provided an overview of the funding for the Capital Fund. Michael noted that payments pursuant to the West Lot Lease go into the Capital Fund to be used for capital expenditures. Under the Stadium Lease another \$1.5MM per year is paid by the Rockies into the Capital Fund to be used for capital expenditures. It is a joint decision by the District Board and Rockies on how to use the money in the Capital Fund. The rent payments pursuant to the Stadium lease go into the District's general fund. As of June 30, the District had a balance of \$2,062,000 in its general account. The Stadium Lease provides that after the District has budgeted for its operating costs and designated appropriate reserves, the District will consider transferring funds to the Capital Fund. Michael stated that the Rockies are requesting that the Board consider a transfer of \$1MM on August 1, 2022 from the general account into the Capital Fund and then on October 1, 2022, a transfer of \$700,000 into the Capital Fund from the \$1MM rent payment to be made in September. Michael asked that the Board also consider approving a transfer of \$700,000 on February 1, 2023 into the Capital Fund from the rent payment to be made in January, 2023 and a transfer of \$500,000 on October 1, 2023 into the Capital Fund from the rent payment in September, 2023.

In response to questions from Andy and Damon as to whether the Board had to address transfers in future years at this time, Craig Umbaugh stated the Board could decide what amounts to approve for transfer and for instance could approve only transfers to be made in 2022. The Board could meet in the future to discuss other transfer requests.

After further discussion regarding the transfers and the proposed capital improvement projects as discussed, Ramona made a motion to approve the transfer from the District general account to the Capital Fund of \$1MM on August 1, 2022, the transfer of \$700,000 from District general account to the Capital Fund on October 1, 2022 provided the September 15 rent payment is received from the Rockies to authorize funding of the Capital Repairs request in the amount of \$21,380,600 and to authorize the Chair, directors and staff to execute such documents and take such action as may be necessary to carry out the resolution. Rick Ridder seconded and the board unanimously approved (7-0).

RESOLUTION 3-22

A motion to approve the District transfer \$1MM from the District general account to the Capital Fund on August 1, 2022, transfer \$700,000 from the District general account to the Capital Fund on October 1, 2022 provided the September 15 Rockies rent payment to the District is received, to authorize the funding of the Capital Repairs request in the amount of \$21,380,660, and to authorize the Chair or any other director or staff execute such documents and take such other and further action as may be necessary to effect the purposes of this Resolution, was unanimously approved. (7-0).

Agenda Item 4.

Comments from the Public

There were no comments from the Public.

Agenda Item 5.

Comments from the Board

Bob Lee said it was nice to have everyone in person and thanked everyone for coming.

Agenda Item 6.

Adjourn

There being no other business, a motion to adjourn this meeting of the District was made by Ramona Martinez, seconded by Andy Feinstein and unanimously approved.


Secretary-Treasurer