

**MINUTES**  
**Regular Meeting of the Board of Directors**  
**Denver Metropolitan Major League Baseball Stadium District**  
**October 16, 2019**

**Board Members Present**

Raymond T. Baker, Chairman  
Stephanie Forbes Donner  
Lisa Neal Graves  
Jim Basey  
Patty Imhoff  
Scott Martinez  
Bob Lee

**Board Members Absent**

**Agenda Item 1.**

On Monday, October 16, 2019, a meeting of the Board of Directors of the Denver Metropolitan Major League Baseball Stadium District was called to order at 9:05 a.m. by Raymond T. Baker, 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 August 29, 2019 meeting of the Board of Directors was made by Bob Lee, seconded by Patty Imhoff and unanimously approved.

**Agenda Item 3.**

**New Business**

**Parking Agreement**

Matt Sugar and Kevin Kahn presented the background on the parking and access license agreement requested by David Myers of 2399 Blake Street Owner, LLC, for access to the A Lot for the use of 30 spaces at this time and up to 150 spaces. The agreement is only assignable upon consent and is for a two-year term with option for automatic annual renewal, unless the District declines to renew and provides notice. This agreement has similar terms and restrictions as the agreement between the District and Danielson which was done a couple years ago. Ray said District has similar agreements and all are designed to provide access while protecting the parking for game-day and event parking for the Rockies. Kevin stated that a lot of the parking has disappeared along Blake Street due to building and construction. The lots and the garage are used mainly due to the construction in the area. A lot of the tenants no longer have cars with the parking situation, so alternate transportation is being utilized.

There being no further discussion, Ray asked for a motion regarding the agreement.

**RESOLUTION 8-19:**

A motion that the Parking and Access License Agreement between the District and 2399 Blake Street Owner, LLC be approved and that the chair, any directors and staff are authorized to execute such documents and take such other and further action as may be necessary or appropriate to effect the purposes of this resolution was made by Bob Lee, seconded by Scott Martinez and unanimously approved. (7-0)

**Capital Repairs and Improvements:**

Kevin Kahn advised that the Rockies are starting the 2020 projects which include the field heating. Ray said that the original field was designed and installed with electric heat which was only designed to get the grass started in the spring, not to melt snow. Kevin said that the electric heat drew so much power, they could not even run the lights for the field and heat at the same time. The new hydronic system will be much more efficient and with the new boilers being installed at the same time, it will be much more cost effective. The Rockies are currently working on the second phase of the speakers in the upper deck, restroom floor coatings, security cameras, playground renovation, upgrades to escalators and elevators will be starting next month. All work should be finished before the next season.

Ray asked about additional netting at Coors Field. Kevin said that the architects and engineers are working to resolve the three camera bays and still photo areas so as not to impede those areas with the netting. They are working to analyze the length and weight of the extension, along with wind loads. Kevin said he has been reviewing hundreds of samples of netting which all vary due to color, thickness, weight, etc. Kevin said they intend to have resolution as soon as possible. Kevin said the team was not contacted prior to the NBC story about injuries in the ballpark. Kevin believes that the story was very misleading and inaccurate as it was only based on call logs from the medical providers.

Patty Imhoff inquired about the projected life of the new hydronic heat system and if the turf will be reused or if it will be replaced. Kevin said when the original field was installed, this technology did not exist. A lot of the cables were cut during aeration causing the old system to be inefficient. The turf is being donated to various soccer fields and our field will be all new turf. Kevin said this field is designed with a lot of new technology and will be much more efficient and cost effective and should last for the life of the lease and longer.

Ray asked about the schedule on the West Lot. Kevin said they are up to the eighth floor of the hotel, 7<sup>th</sup> floor of the condos and 4<sup>th</sup> floor of the offices. They will be starting enclosure soon.

Jim Basey asked about the relocation of the “Evolution of the Ball” art piece and if the artist and engineers had made any progress in the relocation. Matt noted the artist recently provided the original drawings and specs of the work and that engineers are moving forward on the design to reconstruct. Kevin stated they are also looking at Gate E as a way to redesign and reroute the crowds coming from the West Lot. Patty asked what that would look like. Kevin said right now there are ticket offices by the bridge that could be moved or possibilities of a walkway under the bridge, among the various opportunities being reviewed.

Election of Officers:

Ray said that he was not seeking reappointment to the board and recommends electing a new chair for a smooth transition. Ray said that during the time he has been Chairman, the board has worked through and wrapped up a lot of the critical issues which makes it easier for him step down and pass the position onto another board member. Ray said that in his opinion, the logical choice would be Bob Lee given his experience with the real estate issues, lease issues, and parking and his overall involvement in the past years. Patty Imhoff nominated Bob Lee to be chair of the Board, effective immediately, seconded by Jim Basey and unanimously approved (7-0). Bob Lee commended Ray on his leadership, knowledge and management of the complicated issues the District faced during his time as Chairman. Patty Imhoff said Ray’s overall knowledge of baseball in Colorado and the overall management of Coors Field since inception cannot be replaced and his absence will be a great loss to the District. The other board members seconded that statement and said Ray will always be remembered as an outstanding member of the board.

**RESOLUTION 9-19:**

A motion that Bob Lee will be elected as Chairman of the Denver Metropolitan Major League Baseball Stadium District and that he shall be authorized to take such other and further action as may be necessary or appropriate to effect the purposes of this resolution was made by Patty Imhoff, seconded by Jim Basey and unanimously approved. (7-0)

**Agenda Item 4.**

Comments from the Public

There were no comments from the Public.

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**Agenda Item 5.**

**Comments from the Board:**

Ray said that the memorial service for Ruben Valdez was being held on the Coors Field club level at 10am. Ray said that Ruben had been a valued member of the board. Bob Lee said that he met Ruben Valdez in 1979, that Ruben had served as Speaker of the House of Representatives and Ruben always got things done in a nonpolitical manner. Bob said Ruben will truly be missed. Stephanie noted also that he was a model for how to be the Speaker of the House and he will be missed, sentiments that were joined by the entire board.

**Agenda Item 6.**

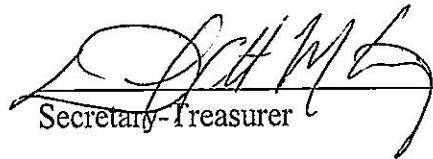
**Other Business**

None

**Agenda Item 7.**

**Adjourn**

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

  
Secretary-Treasurer