

**MINUTES**  
**Regular Meeting of the Board of Directors**  
**Denver Metropolitan Major League Baseball Stadium District**  
**March 17, 2021**

**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 Wednesday, March 17, 2021, a regular meeting of the Board of Directors of the Denver Metropolitan Major League Baseball Stadium District was called to order at 1:30 p.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 November 18, 2020 meeting of the Board of Directors was made by Ramona Martinez, seconded by Damon Barry and unanimously approved.

**Agenda Item 3.**

**Regular Business**

**RTD Memorandum of Agreement:**

Bob Lee asked Craig Umbaugh, legal counsel for the District, to give an overview of the proposed RTD Memorandum of Agreement. Craig said that after RTD constructed transit improvements adjacent to the Coors Field property, as-built surveys were completed and found that portions of certain improvements were constructed on four parcels of property owned by the District, totaling 160 sf. The parcel sizes consist of 25 sf, 35 sf, 23 sf, and 77 sf respectively. The parcels have catenary system poles on them and one parcel (the 77 sf parcel) has a chain link fenced transformer on it. None of the parcels are usable by the District or the Rockies. An appraisal prepared at the request of RTD valued the four parcels at \$49,695. The District asked special eminent domain counsel, Otten Johnson, to review the proposal and the proposal also was reviewed by the Rockies and its legal counsel. In recognition of the cost savings to RTD of not having to pay for a second appraisal and to compensate the District for legal fees and its time commitment, RTD agreed after negotiations to pay \$68,000 for the four parcels and transaction costs. The Memorandum of Agreement presented to the board documents this transaction. Bob Lee asked for questions on this matter and seeing there were none, a motion was made and seconded to approve the RTD Memorandum of Agreement and authorize the Chair and Board Members to execute the Memorandum of Agreement any other documents related to the transfer of the property and unanimously approved (7-0).

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**RESOLUTION 1-21:**

A motion to approve the RTD Memorandum of Agreement and authorizing the Chair or any Board Member to execute the Memorandum of Agreement and such other documents related to the transaction and to take such other and further action as may be necessary and appropriate to effect the purposed of this resolution was made by Ramona Martinez, seconded by Rick Ridder and unanimously approved (7-0).

Capital Repairs Update:

Hal Roth was introduced along with Allyson Gutierrez, Colorado Rockies, for an update on the Capital Repairs. Allyson said that the installation of the new air conditioners were complete; fire pumps were being disassembled and rebuilt; the hot water tanks were replaced with two new units; and the playground flooring had been replaced and completed. Gate E was reworked with double the amount of walk through areas along with the bollard replacement. The board asked about the replacement of The Evolution of the Ball artwork. Hal explained that the span of the arch had to be lengthened to accommodate a wider pathway under the arch and the piece would be reconstructed and reinstalled next year.

McGregor Square Update:

Allyson gave a power-point presentation on the McGregor Square. The Hotel (13 stories) and 176 rooms should be complete by March 25. Residences (13 stories) and 103 units will be complete by March 22 and residents are moving in by phases. Office Space (11 stories) will be complete by March 26. Retail is still under construction and target opening is April 1. Bob Lee asked of the plaza would be open to the public on opening day. Hal said that it would be but subject to pandemic compliance of masking and distancing resulting in a lot less capacity. Andy Feinstein commented that he was very impressed by the project and it looks incredible. Hal said that without Craig Umbaugh, District's legal counsel, assisting on all the complicated documents and maps, opening this development would not have gone so smoothly. Hal also advised that the project had a great development team and most of the credit goes to them. Hal Roth and Allyson Gutierrez were again congratulated by the board on an accomplishing this during a pandemic.

Bob Lee inquired about the Sports Hall of Fame which was part of the development plan. Hal said that given the environment last year, the second floor of the hotel was purchased for the Hall of Fame, but they were unable to fill out the exhibits given the restrictions. The Hall of Fame entrance will be near the Rockies Store and they are in hopes of getting all the exhibits done this year.

**Agenda Item 4.**

Comments from the Public:

None.

**Agenda Item 5.**

Comments from the Board:

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Ramona said that she had been getting a lot of feedback from fans on the Rockies ownership not spending more money to build a team. Bob said that was the sentiment of a lot of people, but with the pandemic, until the Rockies can generate more revenue, the product was going to be more difficult.

Andrew Feinstein said with the success of McGregor Square he would like to see more development down on the B parking lots which could be a huge opportunity.

Scott Martinez asked about the upcoming season and how the 42% attendance was being positioned. Greg Feasel of the Colorado Rockies was introduced and said that 42.6% or 21,363 fans would be in pods, checker boarded around the stadium. Ticket sales for opening day were doing extremely well and the first homestand is sold out. Rick Ridder said thank you to the Rockies for the work being done during the pandemic, that it was a great team effort and everyone is excited to be back to attending ballgames.

Bob Lee said the next board meeting on June 16 could have possibly been held in person, but since that is a Rockies day game, it cannot be held at the stadium, so it will likely be by Zoom again.

**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

A handwritten signature in cursive script, appearing to read "D. H. Martinez", is written over a horizontal line. The signature is positioned to the right of the word "Secretary".