

MINUTES
Regular Meeting of the Board of Directors
Denver Metropolitan Major League Baseball Stadium District
September 16, 2020

Board Members Present

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

Board Members Absent

Agenda Item 1.

On Wednesday, September 16, 2020, 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 Bob 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 17, 2020 meeting of the Board of Directors was made by Stephanie Forbes Donner, seconded by Damon Barry and unanimously approved.

Agenda Item 3.

Regular Business:

Capital Repairs and Improvements:

Allyson Gutierrez and Kevin Kahn of the Colorado Rockies, presented the Capital Repairs and Improvements Plan for 2021 and a request to authorize expending \$1,470,000. The requests include cleaning of a portion of the copper coils in the air handler units (AHUs) (which are original equipment) at a cost of \$25,000. This will address approximately 25% of the AHUs and cleaning is a considerable cost savings over replacement. Also requested is \$300,000 for a new computer room air conditioner that replaces original equipment. Repair of the fire pump will be done first as it is a life safety issue at a cost of \$50,000. Three hot water tanks, each holding 300 gallons, two in the home clubhouse and one in the visiting clubhouse will be replaced at a cost of \$30,000. The playground floor needs repair at a cost of \$30,000. Dugout flooring needs replacing at a cost of \$25,000. Bollard replacement along Blake Street will be a phased project with the worst ones being replaced this year at a cost of \$25,000. The largest project is the reconfiguration of Gate E to allow more social distancing, provide greater efficiency when entering, and adjusting for greater use once McGregor Square is complete, at a cost of \$715,000. Populous is looking at reconfiguration of this gate and the other gates to address social distancing requirements.

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Rick Ridder asked if from a future planning standpoint, would other gates need to be reconfigured and would it need to be done this year. Kevin said no other gates would be reconfigured this year, and so far it appears the other gates could be setup to accommodate the social distancing. Kevin said that there maybe things that have to be looked at such as queuing for social distancing, but that does appear to require much expense. Gate A may have to be further evaluated. The restrooms will be looked at for physical distancing, but the toilets, urinals and sinks all have touchless equipment. Per the current guidelines from CDC, City and State for social distancing, hand sanitizing and customer lines, Kevin does not see anything that needs to be done right now. The concessions have plexiglass at all POS sites. Kevin said the Rockies are staying abreast of recommendations and COVID related requirements and are working accordingly.

Scott Martinez asked about the difficulty of determining what the future could bring and whether this expenditure is covering the most important pieces that need to be addressed or should the District and the Rockies hold back funds in case something else arises. Kevin said that the fire pump, air conditioning, and AHUs are health and safety issues that must be addressed and the playground is a safety issue that must be addressed. The other major cost is Gate E which must be addressed both because of the pandemic and new access patterns.

Ramona Martinez said she had concerns that when baseball returns with fans, it potentially will have many new requirements, and how that will affect the capital repairs and improvements needed in the future as compared to the resources available. Bob Lee said the need for funds to repair the ballpark and make improvements was one of the reasons the District negotiated the lease for the West Lot to put into place a mechanism to fund the repairs and replacements. Craig Umbaugh, District's Counsel, said the Rockies are responsible for maintaining the ballpark in a first-class manner under the lease, and to the extent that funds beyond those in the capital repairs account are needed the Rockies are responsible.

Kevin noted that going through a season with no fans, but with broadcasters, staff, players and a number of other people in the ballpark, the Rockies have been able to meet all the CDC, City and State requirements. Special UV lighting, hand sanitizing stations and social distancing has all been implemented and the Rockies feel they can host fans when that time comes.

Andy Feinstein asked why the Broncos are allowing fans and the Rockies are not allowing fans. Greg Feasel indicated the Rockies obtained approval from the State to have a limited number of fans, but Major League Baseball decided to not have fans during the regular season.

After the discussion concluded, a motion to approve 2021 Capital Repairs and Improvements Plan and to authorize the expenditure of \$1,470,000 for the repairs outlined pursuant to the plan was made by Rick Ridder, seconded by Andrew Feinstein and unanimously approved.

RESOLUTION 6-20:

A motion that the 2021 Capital Repairs and Improvements Plan and authorization of an expenditure of up to \$1,470,000 be accepted and approved and to authorize the Chair to execute such documents and to take such other and further action as may be necessary to effect the purposes of this Resolution, was unanimously approved. (7-0)

McGregor Square Update:

Hal Roth, Colorado Rockies, provided an update on construction at McGregor Square and said they are in the homestretch with the exterior work. Work on the interiors is continuing, along with work on the plaza and Wynkoop walkway. The Rockies are focused on office leasing, sale of the condos, rounding out the retail lineup and are working with a hotel operator.

Allyson gave a slide show of the project showing exteriors of the buildings and examples of other work at the site. Allyson said trees along Wynkoop were planted in August so they get established; trench drains and planters are complete, and sand is being placed for pavers as well. The hotel elevators are close to completion and the office building is nearing the punch list stage.

Agenda Item 4.

Comments from the Public:

There were no comments from the Public.

Agenda Item 5.

Comments from the Board:

None.

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 Rick Ridder, seconded by Andy Feinstein and unanimously approved.


Secretary-Treasurer