

Minutes
Regular Meeting of the Board of Directors
DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT
March 23, 2011

Board Members Present

Raymond T. Baker, Chairman
Wil Alston
Patricia Baca
Ruben Valdez
Patricia Imhoff
Bob Lee

Board Members Absent

John Dikeou

Agenda Item 1.

On Wednesday, March 23, 2011, a special meeting of the Board of Directors of the Denver Metropolitan Major League Baseball Stadium District was called to order at 10:30 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 November 22, 2010 meeting of the Board of Directors, was made by Patty Imhoff, seconded by Bob Lee and unanimously approved.

Agenda Item 3.

New Business:

Coors Field Analysis:

Brad Crowley, Populous Architecture, was introduced. Brad was one of the original architects on Coors Field back in 1993 and has continued to work with the Baseball District in providing maintenance overview status. Populous was contracted to do an analysis on Coors field on how this ballpark can be taken into the future and what updates need to be completed on what time table.

Brad presented the board with various color photos of some of the most prominent issues that need to be addressed in the upcoming years to make this stadium a viable venue for the Colorado Rockies. The exterior brick, stone of the façade appear to be in excellent condition with very little signs of wear. The steel within the project has been repainted several times and looks good. The concrete has shows cracks and deterioration which is inherent to the Colorado weather. He has found that this is very common in most stadiums and parks as water always finds its way into the concrete and then temperature causes cracks and erosion. No structural life safety issues are present right now, but temperature and water cause the most problems on the structural integrity.

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The seating is one of the main issues to be addressed in the near future as they are becoming nonfunctional with rusty springs, stanchion anchors pulling away from the concrete and the fading of the plastic which aesthetically makes them look old. All 50,000 seats would need to be replaced at a cost of \$100 per seat which is inclusive of labor. Patty Imhoff inquired as to the process by which the plastic seats are molded and that maybe there is a better product or company that would be able to use a better color for less UV damage. Some companies use a lot of regrinding of plastic which allows for an inferior product. Hussey Seating was the original supplier of the seats and it was unknown where the seats were made, but those issues could be addressed if it doesn't affect the cost.

Populous was tasked with the Coors Field Analysis to produce a plan to allow Coors Field to plan on how to bring this park into the next generation. After 15 years, many parts of the stadium can no longer be repaired, there are no parts available and things need to be replaced. This report would show timing, costs and what needs to be updated for future viability of the operation of the ballpark. Patty Baca asked if this report could be comprised of any and all aspects of upgrades/updates so that if and when improvements were done, there would not be any redundancy. Populous agreed and stated that they have done several of these analyses for other stadiums and parks in our same situation and once the report is complete, it's a very informative document.

Ruben Valdez expressed that the District should start now to see what avenues there are to secure financing. The Football District tax will expire for football in 2012 and Bob Lee questioned whether we could sell bonds. Craig advised we could sell bonds, but it would defeat the purpose if there was no financial backing to repay those. Also if a seat tax was imposed, then the District would lose their tax exempt status, not viable. Bob Lee also stated that there are several groups vying for the Football District tax and with the economy in the condition it is in, not sure how the public would feel about passing the tax again for the ballpark. Ray stated that all opportunities and avenues for funding would be considered and once we get the plan, costs and timing put into a document, it will give everyone a better idea on what would be needed.

Populous will draft the report with timing, costs and other updates for the board to review.

Agenda Item 4.

Comments from the Public:

None

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Agenda Item 5.

Comments from the Board:

Patty Baca said the public may not be aware that Coors Field is the third oldest ballpark because of the Rockies maintaining it so well. She feels that the Rockies should publicize the over 20 million they have spent to keep the stadium looking fresh and up to date.

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 Patty Baca, seconded by Ruben Valdez and unanimously approved.


Secretary-Treasurer