

Minutes
Regular Meeting of the Board of Directors
METROPOLITAN FOOTBALL STADIUM DISTRICT
Wednesday, April 12, 2017

Board members present:

Ray Baker	Don Johnson	Jim Harrington
Roy Palmer	Chauncey Billups (via phone)	Gabe Fenton (via phone)
Gene Ciancio		

Agenda Item 1:

Call to Order

On Wednesday, April 12, 2017, a meeting of the Board of Directors of the Metropolitan Football Stadium District was called to order at 10:07 a.m. by Ray Baker. As there was a quorum, the following business was conducted.

Agenda Item 2:

Approval of Minutes

A motion to approve the minutes of November, 30, 2016 was made by Roy Palmer, seconded by Don Johnson and unanimously approved.

Agenda Item 3:

Epicurean Concessionaire Innovation Fund request – Adam Hammond

Matt Sugar introduced Adam Hammond, general manager for Epicurean. Matt Sugar reminded the board that the Concession agreement requires Epicurean to fund a capital repairs and replacement account to maintain and upgrade their equipment. This fund is to be used by their request and with the District's approval. Adam discussed Epicurean's request for approval of \$47,455.00 in expenditures from the Suite concessionaire's capital repairs and replacement account to replace the various items of kitchen equipment, which are past their usable life. Epicurean is also requesting a disposal of assets. There are approximately 400 plates that are past their useable life due to normal wear and tear. Jay Roberts has arranged the donation of these plates to the Denver Rescue Mission.

There being no further questions or comments, a motion to approve the request to spend \$47,455.00 and the disposal of assets was made by Roy Palmer, seconded by Don Johnson, and unanimously approved.

Agenda Item 4:

Centerplate Concessionaire Innovation Fund request – Justin Kizima

Justin Kizima of Centerplate was introduced. Justin Kizima described Centerplate's request for approval to spend \$554,000.00 for repair/maintenance and replacement of equipment from the Concessionaire's capital repair and replacement account. Seventy-seven percent (77%) of this amount is geared toward replacement of equipment that was originally purchased at the time the stadium was built and is past its useable life. Centerplate is following recommendations of the Capital Assessment to replace these items, one of the biggest items being the replacement of the floors in the keg coolers. Other items include refrigeration units, ice machines and the repairs of various food service equipment.

After discussion, a motion to approve the request to spend \$554,000.00 was made by Don Johnson, seconded by Roy Palmer, and unanimously approved.

Justin Kizima also requested approval for the disposal of assets, with any profits from this put back into the Concessionaire fund. A motion to approve the request for disposal of assets was made by Jim Harrington, seconded by Roy Palmer, and unanimously approved.

Agenda Item 5:

Capital Request – Zach Myhra

Matt Sugar introduced Zach Myhra to discuss SMC's request for approval of the use of Capital Repairs Funds. Matt noted that pursuant to the Lease, the Capital Repairs Fund is funded annually from SMC's rental payment, and both the District and SMC must approve the use of such funds. Zach stated that SMC is requesting approval of spending \$ 6,175,997.00 from the Capital Repairs Fund. The typical structural repairs will be around \$ 2,000,000.00. This includes items such as the expansion joints, sealing, floor repairs, steel repairs, etc. The majority of the request is for a Wi-Fi installation for which the overall cost is close to 6 million dollars, but there will be a split of the cost. SMC and the District will pay around 2.9 million dollars and Verizon will pay the remaining 2.9 million dollars. Items carried over from last year are the security and automation projects.

Another item to note is the new requirement for carbon dioxide monitoring in enclosed spaces such as beverage/draft coolers that was issued by the Denver Fire department and the City and County of Denver. The new requirement is a health and safety requirement for workers who enter areas in the stadium where carbon dioxide may be present. This policy goes in to effect January 1, 2018, but may be some flexibility from the fire department on the completion deadline, according to Zach Myhra. SMC and other major venues in Denver (Coors Field, Pepsi Center) are trying to work through the details and what the requirement means to their respective stadium. SMC has been working with Denver Fire to prioritize areas for the upcoming year, which include nine walk in coolers. SMC will have to make a plan

in the next year or two to monitor all areas including 100 concession stands where beverages are dispensed. This will be an ongoing cost the next few years and the estimated total cost could be around 2 million dollars. There were questions and discussions regarding how much prior notice the SMC was given to these new requirements and whether or not the SMC participated or had any input in the initial discussions about these new requirements. Zach explained SMC was not part of the decision making and did not have a vote in this process. It was agreed by SMC and the board that there needs to be a better understanding about these requirements and more specific details regarding this process. There should be an update available at the next board meeting.

After a discussion by the board, a motion was made to approve the request for expenditures from the Capital Repairs Fund in the amount of \$6,175,997.00 by Roy Palmer, seconded by Jim Harrington, and unanimously approved

Agenda Item 6:

SVED – Chris Parr

Chris Parr, Director of the Sun Valley Eco District (SVED), briefed the board on the progress of the Purchase and Sale Option Agreement between the District, Denver Housing Authority (DHA), and the Sun Valley Eco District (SVED). Craig Umbaugh reminded the board that they had previously approved an option agreement with DHA regarding Parking Lot N, which is currently owned by the District, and the parcels at 2510 and 2534 West Colfax, which is currently owned by SVED/DHA. That option agreement is for DHA to acquire Lot N and for the District to acquire the parcels on West Colfax, which are closer to the stadium. At that time, DHA had been looking for a HUD grant to help fund this project, which they have received.

There have been several discussions with Jay Roberts (SMC), the District, and Chris Parr regarding the specific number of parking spaces required by the Broncos. Chris mentioned that the DHA parcel at 2506 West Colfax, which will be a new mixed use and shared office space for community activities, will also include a parking structure that will provide office parking during the week but then would allow the stadium to use this structure for parking on game days and other events. After the land swap and with the use of the parking structure, there would be no loss in parking spaces.

Chris outlined a tentative schedule for moving forward, which may shift as the details are resolved. In April and May, there will be the survey, appraisal, and Phase I site inspection for the parcels. In June and August, they are expecting the board review and consideration, with the possible closing in September.

No action from the board is required at this time.

Agenda Item 7:

Stadium Update – Jay Roberts

Jay Roberts spoke briefly about upcoming events at the stadium. There will be three concerts held at the stadium this summer. Metallica starts the concert series on June 7th, followed by Guns n Roses and Justin Bieber. Gold Cup Soccer will hold two matches, and Drums along the Rockies will be back at the stadium along with Outlaws lacrosse and the High School lacrosse championships. Just booked is the Global Dance event which will take place at the Sports Legend Mall.

No action from the board is required at this time.

Agenda Item 8:

Comments from the Public

Michael Guiietz, a representative of the Jefferson Park Neighborhood Association, briefed the board about working with Councilman Espinosa and the BID to improve the infrastructure for pedestrians along 17th to 25th on Federal. This mainly includes additions of crosswalks to allow easier access to certain areas.

Agenda Item 9:

Comments from the Board--None

Agenda Item 10:

Other Matters--None

Agenda Item 11:

Adjourn

There being no other business, a motion to adjourn was made by Gene Ciancio, and was seconded by Jim Harrington and unanimously approved.

Next meeting is scheduled for Wednesday, June 21, 2017