

Minutes
Regular Meeting of the Board of Directors
METROPOLITAN FOOTBALL STADIUM DISTRICT
Wednesday, November 20, 2019

Board members present:

Don Johnson
Rick Sapkin
Gene Ciancio

Jim Harrington (via phone)
Gabe Fenton

Tim White
Bob Lee

Agenda Item 1:

Call to Order

On Wednesday, November 20, 2019, a meeting of the Board of Directors of the Metropolitan Football Stadium District was called to order at 10:02a.m. by Gene Ciancio, sitting as acting chair. Mr. Ciancio introduced Mr. Bob Lee as the newest board member. As there was a quorum, the following business was conducted.

Agenda Item 2:

Approval of Minutes

A motion to approve the minutes of September 18, 2019 was made by Tim White, seconded by Don Johnson and unanimously approved.

Agenda Item 3:

Capital Request

Matt Sugar introduced Zach Myhra, Director of Facilities for the Stadium Management Company ("SMC"), 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 a portion of SMC's rental payment, and both the District and SMC must approve the use of such funds.

Zach stated that there are several approved 2019 projects that SMC was unable to accomplish (fireproofing, parking lot improvements, etc.), so there is some funding that will be carried over to the 2020 request to complete these projects. SMC is requesting approval of total spending of \$10,103,221.00 from the Capital Repairs Fund for the items shown as attached.

There are a couple of unique requests for the upcoming year. The fire alarm system is 20 years old, and it needs to be completely replaced. The Club area needs to have the restrooms renovated with an

expected cost of \$2.3 million. The Club furniture is also being replaced with an expected cost of \$200,000. There is a significant amount of mechanical systems that need to be replaced also.

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 \$10,103,221.00 by Don Johnson, seconded by Tim White, and unanimously approved.

Agenda Item 4:

2020 Proposed Budget

Gene Ciancio introduced the District's budget and opened the meeting for public comment. Gene asked if there were any questions or comments from the public regarding the proposed budget. There being none, Gene asked Matt Sugar, along with Paige Stiltner from the District's accounting firm, Stiltner and Associates LLC, to review the proposed budget with the Board.

After discussion by the Board and there being no public comment, Gene asked for a motion to approve the 2020 budget. Tim White made the motion to approve the budget in the form presented at the meeting, directing staff to take any and all such actions necessary to file the budget and authorizing the Chair to take such actions as necessary to comply with law. The motion was seconded by Rick Sapkin and the budget was unanimously approved.

Agenda Item 5:

2020 Accounting Services Proposal

The board reviewed the proposal from Stiltner & Associates to provide accounting services to the District for the 2020 year. Matt noted this proposal is similar to the previous year with a small increase in fee to \$2,200 monthly. After discussion by the board, Gene requested a motion to approve. Don Johnson made the motion to approve the Accounting proposal, which was seconded by Rick Sapkin and unanimously approved.

Agenda Item 6:

2020 Audit Services Proposal

Matt Sugar outlined the proposal for audit services from JDS for the calendar year 2020. The proposal is the similar to the previous year with an increase of \$500. Gabe Fenton moved to approve the contract proposal with the auditors for 2020 and authorize the Chair to execute the contract and all documents necessary to fulfill the purposes of the resolution. It was seconded by Don Johnson and unanimously approved.

Agenda Item 7:

Stadium Update

Jay Roberts, General Manager of Stadium Management Company (“SMC”), briefed the board on upcoming events at the stadium. SMC is expecting a very busy off season. Upcoming events include the CHSAA 4A and 5A football games to be held on Saturday, December 7th. The Super Cross and the Monster Truck events will be back again this spring. Other 2020 summer events include Bacon and Beer, BBQ Festival, and a Kenny Chesney concert. SMC is still waiting to finalize a couple of other shows as well.

Jay updated the board on changes to food and beverage service. Aramark made an investment in several food and beverage areas, and there are several new stands and areas for fans to get different food experiences. These areas have been very popular area with fans and the feedback has been positive. Looking at next year’s improvements, they will be adding more markets for an even bigger food experiences.

No action from the board is required at this time.

Agenda Item 8:

Comments from the Public -- None

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 Don Johnson, and was seconded by Tim White and unanimously approved.

Next meeting is scheduled for Wednesday, March 18, 2020

2020 CAPITAL PROJECTS

Date: 11.14.19

PROJECT	LOCATION / NOTES	COST
STRUCTURAL		
Expansion Joint Replacement	Levels 1,3,5 (Sections 135, 504)	\$ 215,000
Waterproofing Repairs	Levels 1,3,5	\$ 220,000
TOTAL STRUCTURAL		\$ 435,000
GROUNDS		
Sidewalk Concrete Replacement	Various parking lots & Ring Walk	\$ 125,000
Drainage Improvements	Gate 3	\$ 75,000
Traffic Flow Improvements	Lot L	\$ 100,000
Gate Flow Improvements	Gate 4 Concrete Expansion	\$ 150,000
Exterior Stair Replacement	Lot J Northwest	\$ 175,000
Handrail Repairs	Various Locations	\$ 20,000
TOTAL GROUNDS		\$ 645,000
INTERIORS		
Concrete Replacement	Level 1 & 5 Concourse	\$ 30,000
Additional Projects		\$ 200,000
Replace Concessions Stand Ceilings	Level 1, 3 & 5 Concessions	\$ 111,000
Paint Ramp Rails	Southwest Ramp	\$ 80,000
Club Restroom Improvements	Level 3 (18 Restrooms)	\$ 2,300,000
Club Furniture	Level 3 Seating & Tables	\$ 200,000
TOTAL INTERIORS		\$ 2,921,000
SYSTEMS		
Phased Water Heater Replacement	Level 5 & Level 1	\$ 20,000
Toilets, Sinks, Valves	Level 5 & Level 1	\$ 403,000
Water Fountains	Level 1,2,3,5	\$ 142,000
Domestic Storage Tank	Replace Main Hot Water Storage Tank	\$ 50,000
Replace Fire System Pipe	Level 1 SW/SE	\$ 150,000
Cooling Tower	Refurbish Cooling Tower and Pump	\$ 150,000
Mechanical Equipment Replacement	Air Handler & Heat Pumps	\$ 1,055,000
Fire Alarm System	All Levels	\$ 1,000,500
Electrical Distribution Equipment	Replace Uninterruptable Power Supply	\$ 150,000
Phased Ductwork Modification	Suites	\$ 50,000
TOTAL SYSTEMS		\$ 3,170,500
EXTERIOR BUILDING ENVELOPE		
TOTAL EXTERIOR BUILDING ENVELOPE		\$ -
FIELD		
TOTAL FIELD		\$ -
TECHNOLOGY		
Control Room Replay Equipment	Replace Replay Equipment on Windows 7	\$ 1,035,721
Control Room Equipment TV/IPTV	Replace IPTV Headend Gear	\$ 150,000
TOTAL TECHNOLOGY		\$ 1,185,721
SEATING BOWL		
Steel Repairs	Various Levels 1,3,5	\$ 65,000
TOTAL SEATING BOWL		\$ 65,000
SECURITY		
Security X-Ray Equipment	X Ray Equipment Shelters	\$ 500,000
Security Perimeter Upgrades		\$ 150,000
Camera Replacement	Various Locations - Legacy Cameras	\$ 50,000
TOTAL SECURITY		\$ 700,000
TOTAL CAPITAL REPAIR & REPLACEMENT		\$ 9,122,221

Workers Safety OSHA Improvements (2019 Carryover)	Concessions Roofs & Scoreboards	
Concessions Repairs (2019 Carryover)	Paint (non-renovated) Concessions	\$ 46,000
Fireproofing Replacement (2019 Carryover)	Steel on Level 0	\$ 30,000
Parking Lot Improvements (2019 Carryover)	Lot Y Improvements	\$ 50,000
CO2 Monitoring (2019 Carryover)	Levels 1,3,5	
Security Perimeter (2019 Carryover)	Replace Concrete Planters (West)	\$ 100,000
Mechanical Equipment Replacement (2019 Carryover)	Air Handler Conversion & Pump	\$ 315,000
Site Trash Cans (2019 Carryover)	Site Trash Cans	\$ 50,000
Site Signage (2019 Carryover)	Directional Parking Lot/Pedestrian Signage	\$ 350,000
Terraplas Repairs (2019 Carryover)	Replacement Panels & Repairs	\$ 40,000
2019 Projects Carryover		\$ 981,000

2019 TOTAL CAPITAL REPAIR & REPLACEMENT \$ 10,103,221