

**MINUTES**  
**Regular Meeting of the Board of Directors**  
**Denver Metropolitan Major League Baseball Stadium District**  
**March 22, 2023**

**Board Members Present**

Robert Lee, Chair  
Greg Anton  
Damon Barry  
Ramona Martinez  
Rick Ridder

**Board Members Absent**

David Scott Martinez  
Andrew Feinstein

**Agenda Item 1.**

On Wednesday, March 22, 2023, a regular meeting of the Board of Directors of the Denver Metropolitan Major League Baseball Stadium District was called to order at 1:36 p.m. by Robert Lee, Chair. 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 16, 2022 regular meeting of the Board of Directors was made by Ramona Martinez, seconded by Rick Ridder and unanimously approved.

**Agenda Item 3.**

**Regular Business**

**Ballpark Update:**

Bob introduced Kevin Kahn, Vice President of Ballpark Operations and Allyson Gutierrez, Sr. Director of Engineering with the Colorado Rockies Baseball Club. Kevin said they are going through the pre-opening day crunch right now. The Rockies are very excited to have almost a full staff for operations after holding a sign-up day for ushers, concession workers, and cleaning staff.

Allyson presented a power point presentation highlighting work on the 2023 Capital Repair and Improvement projects. Allyson reviewed the line items on the attached list of Capital Repairs Projects and noted most have been completed. The biggest item on the list is the suite renovation, which be complete by Opening Day. Allyson said all work is going well and the projects that are less disruptive will continue through the season and all budgeted projects to be completed by end of 2023 with the exception of that replacement of the chilled water pumps will start after the season.

Bob Lee asked how often the steel coating had to be reapplied. Allyson said that Colorado has high intensity UV rays and strong summer sun, so she expects to repaint every 8 to 10 years. She said that because of the weather, some projects are ongoing year after year, such as, expansion joints and concrete repairs.

Rick Ridder asked about the new MLB regulations on restrooms and locker rooms and if there had been any problem facilitating those new requirements. Kevin said that the family restrooms were now designated as all gender restrooms and they modified other spaces for the additional locker rooms for female coaches and additional traveling staff. Kevin said that traveling parties have increased in size from approximately 55 people to 75 or 80 people now. The auxiliary locker rooms were modified for other events also under MLB guidelines.

Damon Barry asked how Wrigley Field and some other older stadiums were able to incorporate the added space since they were short on space. Kevin said Wrigley Field tunneled underground to accommodate this requirement and Dodgers Stadium used unfinished space under the stadium seating bowl.

Ramona asked what the procedure was for bidding out projects and was the cleaning contract under those same procedures for awarding contracts. Kevin stated that the Rockies work within the State of Colorado guidelines on all projects for which a bidding process is required. He said Aramark Cleaning Services currently holds the cleaning contract and have been a tremendous partner using local staff. Kevin said the cleaning contract goes out for bid every few years. Kevin noted that during the pandemic, it was difficult to secure staffing, but that has changed this year.

Rick asked Kevin what he considers the next big stadium repair and improvement matters. Kevin stated that infrastructure is always key: fire alarm systems, concrete replacement (mainly upper deck now), escalators and elevators, waste-line pipes, which have been a problem as they were installed with cast iron pipes that go under streets, structures, and they are so difficult to access. Other projects will include precast in the seating bowl and technology which is ever changing, but right now is not an issue. Kevin said they continue to use the Capital Improvements and Repair study as a road map unless urgency of projects takes precedence.

Rick asked about customer satisfaction. Kevin said that after every game, a survey form is pushed out to fans and responses are reviewed. Kevin said that in general, there have been very few complaints.

Agenda Item 4.

Comments from the Public:

JoAnn Harrick, a ballpark neighbor, commented that the Rockies are doing a great job with the landscape and parking lot and she was very happy with the open communications between the Rockies and the neighbors.

Agenda Item 5.

Comments from the Board:

Damon Barry asked about the status of the documentary on baseball in the Rocky Mountain area. Matt said that he heard it was still progressing, but there were some delays to incorporate final pictures.

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 Rick Ridder and unanimously approved.

  
Secretary

## 2023 CAPITAL REPAIR PROJECTS

	<u>Original</u>	
AHU Coil Cleaning	\$25,000	Pricing
Chilled Water Pumps	\$250,000	After season 2024
AC Unit Replacement Amp Room	\$200,000	Ordered – April
Plumbing Fixtures Main Concourse	\$150,000	Complete
Sprinklers Mezzanine Area	\$150,000	Phase 1 Complete
Fire Alarm	\$225,000	Pricing – 2024/2026
Lighting Retrofits & LED's, Controls Upgrades	\$250,000	Phase 1 Complete
Misc Smaller Speaker Areas	\$97,500	Complete
JBT	\$55,000	Complete
Daktronics Board	\$301,790	Ongoing
Elevator 5 and 6 (cabs and controllers)	\$744,202	Ongoing
Doors/Hardware	\$20,000	Complete
Security Camera	\$75,000	Complete
Structural Repairs	\$40,000	Pricing
Expansion Joints	\$75,000	Ongoing
Sealant Joints	\$75,000	Ongoing
Carpet	\$40,000	Complete
BOH Restroom updates	\$35,000	Pricing
Ceiling Tile Replacement	\$50,000	Complete
Concrete Repairs	\$21,000	Ongoing
Steel Coatings	\$538,166	Ongoing
Topping Slab Repairs/Coatings	\$130,000	Complete
Backstop Netting structure restoration	\$25,000	Complete
Masonry Restoration	\$50,000	Complete
Flagpoles	\$15,000	Complete
Field Wall Padding	\$180,000	Complete
Landscape Repairs	\$30,000	Ongoing
Fencing Replacement	\$6,600	Complete
Mountain Ranch Updates	\$200,000	Complete
Diamond Dry Good Store	\$150,000	Ongoing
Suppression system (I.T. Room)	\$40,000	Pricing
Fiber Termination	\$11,000	Complete
Plan Room equip & trunking system	\$20,000	Ongoing
Radios, repeaters & trunking system	\$186,000	Complete
CCTV cameras	\$100,000	Complete
Security bollards	\$12,000	Complete
Swing gate – parking lot	\$10,000	Complete
LED rotational signage (Home plate)	\$175,000	Complete
Auxiliary locker room remodel	\$40,000	Complete
Total = \$594,000		
Total Capital Repair Project	\$ 5,474,600	
Suite Level Renovations	\$16,500,000	
Grand Total = \$21,974,600		