

**Minutes**  
**Regular Meeting of the Board of Directors**  
**METROPOLITAN FOOTBALL STADIUM DISTRICT**  
**Wednesday, March 20, 2024**

Board members present:

Ray Baker  
Alex Boian  
Tim White

Bob Lee  
Gene Ciancio  
Rick Sapkin

Jim Harrington  
Steve White

Agenda Item 1:

Call to Order

On Wednesday, March 20, 2024, a meeting of the Board of Directors of the Metropolitan Football Stadium District was called to order at 9:59 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 8, 2023, was made by Steve White, seconded by Jim Harrington, and unanimously approved.

Agenda Item 3:

Epicurean Concessionaire Innovation Fund request – Shaun Reed

Matt Sugar gave an overview of the concession agreements and the requirements that concessionaires each fund a capital repair and replacement account (the Innovation Fund) to maintain and upgrade their equipment. Each fund is to be used upon concessionaire's request, with the District and SMC's approval. Matt Sugar introduced Shaun Reed, General Manager for Epicurean. Mr. Reed discussed Epicurean's request for approval of \$104,088.31 in expenditures from the Epicurean capital repair and replacement account to replace various items inside the suites and Epicurean's areas of operations, which are past their usable life. Mr. Reed noted that the majority of the funds are being used for kitchen wares and equipment. Other items include repair and preventative maintenance for ice machines and refrigeration, equipment removal, and various other kitchen equipment upgrades.

There being no further questions or comments, a motion to approve the request to spend \$104,088.31 and allow the disposal of the used assets was made by Tim White, seconded by Steve White, and unanimously approved.

Agenda Item 4:

Aramark Concessionaire Innovation Fund request – Michael Ringler

Matt Sugar introduced Michael Ringler, General Manager with Aramark. On behalf of Aramark, Mr. Ringler requested approval of an expenditure of \$350,850.01 from the Aramark capital repair and replacement account to address maintenance/repair and replacement projects. This year's requests include repairs to existing equipment, equipment removal, and replacement of various other equipment. The current balance of this account will be around \$814,000.00 after these repairs and replacements are completed in 2023.

There being no further questions or comments, a motion to approve the request to spend \$350,850.01 and allow the disposal of the used assets was made by Gene Ciancio, seconded by Steve White, and unanimously approved.

Agenda Item 5:

Capital Request – Zach Myhra

Mr. Myhra stated that there are several approved 2023 projects that SMC was unable to accomplish (such as mechanical equipment replacement, elevators, control room equipment, corridor furniture, and fire detection), so there is some funding that will be carried over to the 2023 request to complete these projects. Mr. Myhra gave the board a brief summary of some of the upcoming projects for 2024. Structural projects include fireproofing and waterproofing repairs. Ground repairs include standard sidewalk concrete replacement, and stair and parking lot repairs. System repairs and replacements will be one of the highest costs, which include replacement of fire system pipe, step replacement on escalators, replacing domestic water pipes, freeze protection, storm drainage improvements and mechanical equipment replacement. The security expense is to address physical security on the West side of the building, near the Counties at Gateway Plaza. The project will strengthen the vehicle deterrents on that side of the building. SMC is requesting approval of spending up to \$10,392,021 to the extent funds are available from the Capital Repairs and Replacement Fund for 2024.

After further discussion by the board, a motion was made to approve the request for expenditures from the Capital Repairs Fund up to the amount of \$10,392,021 to the extent funds are available by Steve White, seconded by Bob Lee, and unanimously approved.

Agenda Item 6:

Stadium Update

Jay Roberts, General Manager of Stadium Management Company (“SMC”), discussed upcoming events. In May, Monster Trucks and Supercross will both have events at the stadium. A soccer match will be played between Mexico and Uruguay early June. Concerts include Zach Bryan, the Rolling Stones, Morgan Wallen, Kenny Chesney and The Foo Fighters.

No action from the board is required at this time.

Agenda Item 7:

Comments from the Public -- None

Agenda Item 8:

Comments from the Board

Matt Sugar updated the board on new bills being introduced from the Governor’s office. The potential new rules indicate that Special District’s websites will need to be ADA compliant, and documents would need to be ADA accessible. These new rules, if they pass, would mean that The District would need to set up a new compliant website and learn to how to make documents ADA accessible. Mr. Sugar will provide the board with an update at the next scheduled meeting in June.

Agenda Item 9:

Other Matters--None

Agenda Item 10:

Adjourn

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

Next meeting is scheduled for Tuesday, June 18, 2024