

Minutes
Regular Meeting of the Board of Directors
METROPOLITAN FOOTBALL STADIUM DISTRICT
Wednesday, March 19, 2025

Board members present:

Ray Baker	Bob Lee	Damon Barry
Alex Boian	Scott Young	Steve White
Rick Sapkin		

Agenda Item 1:

Call to Order

On Wednesday, March 19, 2025, 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. Mr. Baker introduced Mr. Damon Barry and Mr. Scott Young, who are the newest board members representing Adams and Arapahoe County. As there was a quorum, the following business was conducted.

Agenda Item 2:

Approval of Minutes

A motion to approve the minutes of November 13, 2024, was made by Steve White, seconded by Bob Lee, and unanimously approved.

Agenda Item 3:

Epicurean Concessionaire Innovation Fund request – Paul Aylmer

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

Paul Aylmer, President and CLO for Epicurean. Mr. Aylmer discussed Epicurean's request for approval of \$125,619.54 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. The current balance of this account is \$418,956.15. Mr. Aylmer noted that the majority of the funds are being used for kitchenware 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 \$125,619.54 and allow the disposal of the used assets was made by Bob Lee, seconded by Steve White and unanimously approved.

Agenda Item 4:

Aramark Concessionaire Innovation Fund request – Mark Klein

Matt Sugar introduced Mark Klein, General Manager, with Aramark. On behalf of Aramark, Mr. Klein requested approval of an expenditure of \$531,819.43 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 \$953,603.96 after these repairs and replacements are completed in 2025.

After further discussion by the board, a motion to approve the request to spend \$531,819.43 and allow the disposal of the used assets was made by Steve White, seconded by Alex Boian and unanimously approved.

Agenda Item 5:

Capital Request – Zach Myhra

Zach Myhra, Facility Manager for Stadium Management Company ("SMC"), stated that there are several approved 2024 projects that SMC was unable to accomplish (such as mechanical equipment replacement, escalator, replacing fire system pipe, stair repairs, and fire alarm systems), so there is some funding that will be carried over to the 2025 request to complete these projects. Mr. Myhra gave the board a brief summary of some of the upcoming projects for 2025. A large project is seat and cupholder replacements on Level one (1), which are rows 1 through 20. Structural projects include fireproofing, traffic coating, and waterproofing repairs. Ground repairs include standard sidewalk concrete replacement and parking lot repairs. The security expenses are the phased replacement of security cameras and card access upgrades. SMC is requesting approval of spending up to \$14,721,600 to the extent funds are available from the Capital Repairs and Replacement Fund for 2025.

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 \$14,721,600 to the extent funds are available by Alex Boian, seconded by Tim White and unanimously approved.

Agenda Item 6:

Stadium Update

Jay Roberts, General Manager of Stadium Management Company (“SMC”), discussed upcoming events. Mr. Roberts informed the board that the previous year was the largest in stadium history for non-football events. At the end of April and May, the stadium will host Monster Trucks and Supercross again this year. The summer will be busy with several concerts, which include Cold Play, Post Malone, and The Weeknd. Metallica has two shows in June. The Lumineers have their concert in August. The football preseason also kicks off on August 16th.

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

Mr. Baker informed the board that the Audit/Finance committee and the Capital committee have been reorganized. Each committee will have 4 members each, with Don Johnson as chair of the Audit/Finance committee and Tim White as the chair for the Capital committee.

Matt Sugar updated the board on the status of the proposed 23rd Avenue project. The Colorado Department of Transportation (CDOT) has had several community meetings at the beginning of the year. The District has moved forward with trying to understand what traffic currently looks like and how any changes would affect the facility by entering and exiting the stadium. The District is hoping to have that information within the month. The District has also signed off as being opposed to option 2, along with the coalition group that includes The Aquarium, Children’s Museum, SMC and the surrounding neighborhoods. The proposed option 2 is closing the bridge to vehicle traffic. Rick Sapkin informed the board that as he understands, CDOT has stated that option 2 is no longer an option. After further discussion, Mr. Sapkin will try to contact CDOT and request that a letter stating such be provided to the District.

No action from the board is required at this time.

Agenda Item 9:

Other Matters--None

Agenda Item 10:

Adjourn

There being no other business, a motion to adjourn was made by Bob Lee, and was seconded Steve White and unanimously approved.

Next meeting is scheduled for Tuesday, June 18, 2025