

**Minutes**  
**Regular Meeting of the Board of Directors**  
**METROPOLITAN FOOTBALL STADIUM DISTRICT**  
**Wednesday, September 17, 2014**

Board members present:

Norm Early	Gabe Fenton	Joy Burns (via phone)
Gene Ciancio	Ray Baker (via phone)	
Jack Hilbert	Jim Harrington (via phone)	

Agenda Item 1:

Call to Order

On Wednesday, September 17, 2014, a meeting of the Board of Directors of the Metropolitan Football Stadium District was called to order at 11:12 a.m. by Norm Early, sitting as Chair. As there was a quorum, the following business was conducted.

Agenda Item 2:

Approval of Minutes

A motion to approve the minutes of June 17, 2014 was made by Jack Hilbert, seconded by Joy Burns and unanimously approved.

Agenda Item 3:

Denver Housing Authority – Chris Parr

Chris Parr from DHA (Denver Housing Authority) gave the board an update on DHA's activities in the Sun Valley area. The General Development Plan is done and they are now moving on to the Master Planning phase. DHA received a Choice Neighborhood Planning Grant of \$ 500,000. The city provided an additional \$ 250,000 in matching funds for this grant and DHA provided another \$ 250,000, totaling \$1,000,000 in grant money. In 2015, DHA will be applying for the Choice Neighborhood Implementation grant and those grants are usually sized around \$30 million.

Chris pointed out the lower Colfax Assemblage (starts around Brooklyn's restaurant and goes east to the river). DHA has made a few acquisitions in this area, but there are no specific development plans for this area yet. They are looking at the potential of the area with it being in such close proximity to the Stadium and the light rail station.

Gabe Fenton asked what the actual size of the area is and if there are any environmental issues that exist in the area. Chris stated the area is around 80-100 acres. Environmental issues have already been addressed in the river and Lakewood Gulch area. The Xcel tank farm is currently under a VCUP plan.

Ray Baker asked about the boundaries right now and if they are permanent, to which Chris stated no. He explained that as they go through this planning process, they have the ability to go back and add other surrounding areas. Chris said DHA wants to talk about opportunities that the Stadium might have moving forward.

Jack Hilbert raised cautions regarding the grants, including the participating requirements and Federal reporting. Jack suggested that the District consider being participating neighbors but the District should be excluded from the boundaries and the grant work. Ray Baker stated that the planning is fluid at this point and that everything is out on the table to which Chris agreed. Chris will be creating a committee to work on the future needs of this project and Matt has committed to be on this committee. Matt will then bring back any information or concerns to the District.

Chris was asked about the land assemblage on lower Colfax and if there were any current plans or restrictions for this area. Chris explained that there are no current plans for that area at this time. DHA is waiting for the next part of the planning process, the Master planning. There are Federal restrictions on that land right now that require them to go through the planning process and then take that plan back to HUD for approval.

Andy Gorchof of Stadium Management Company (SMC) was introduced. Andy stated that SMC is very excited about the redevelopment of the area. SMC has been very consistent with their communications with the City throughout the process and the need to recognize the existing Stadium plan that is considered the guiding document by the City for any physical improvements in the stadium area. The Stadium Plan was created when this stadium was built and was created by the residents, local businesses, and the stadium. The primary focus was to solve the issues with the former Mile High where there was no interaction with the adjacent stadium areas, such as minimizing stadium traffic through the residential areas and making sure that the stadium has transition areas from the stadium to the residential areas. Andy said the area being discussed by Chris is an area that is included in this Stadium Management plan. Chris stated that this is where they would like to start with the Stadium Management Plan, in moving forward with their Master plan.

No action from the board is required at this time.

Agenda Item 4:  
VQ Hotel

Craig Umbaugh updated the board about the possible easements that were mentioned at the previous board meeting in regard to the possible Hotel VQ renovation project and the parking structure. As the

redevelopment plan proceeds, issues regarding access to the parking and the redevelopment will need to be resolved.

No action from the board is required at this time.

#### Agenda Item 5:

##### Stadium Updates – Andy Gorchov, SMC

Andy Gorchov gave the board an update on the field condition. The field has received a lot of wear and tear due to the summer events at the Stadium, including the Broncos training camp days that were held here at the stadium this year. There is nothing unsafe about the field, it has just received a lot of use in the past few months. The next week will be the first time since the Broncos season started that there is a three week window where there will be no events here at the stadium. They will be reseeding the field during this time. They will also have more time in the second half of the season to work on the field and they are expecting it be in great shape after that. Jack Hilbert asked if the field condition was a result of the fibers in the field deteriorating. Andy went on to explain that the field is the original field that was put in when the stadium was built. The Grassmaster turf system has a ten year life expectancy, and it is now 14 years old. He doesn't feel that the field condition is a result of the life expectancy, but it is more that SMC cannot re-sod the field with the Grassmaster turf system. The process takes a little more time with having to reseed the field and waiting for the grass to establish. Jack asked if we should be looking at replacing the Grassmaster system sometime in the future, since it is past its life expectancy and, if so, should it be part of the yearly repairs. Andy said that they are due for a field renovation and that they have been discussing the best solution and timing.

Andy mentioned that the Riot Fest would be taking place this weekend. There will be around 75 bands on about 4 stages. Andy is expecting around 17,000 people per day. Riot Fest is the third music festival held at the Stadium this year.

Zach Myhra of SMC gave an update of the Capital projects that were discussed at the previous board meeting. The projects have started and they are all going well at this time. This past weekend the process of the installation of the new electric meters started. The process will continue on for the next two years and they are expecting completion by July 2016.

#### Agenda Item 6:

##### Comments from the Public

Jerry Olson wanted to let the board know that he is very happy to see the plan from the Denver Housing Authority and that it includes Federal Boulevard. He feels that the Federal Boulevard area has been overlooked since the area was originally developed in the 1960's.

Agenda Item 7:  
Comments from the Board

Joy Burns complimented Andy Gorchoy on how the event staff in Parking Lot J had handled a situation involving a car accident at the first game. The lot attendant acted quickly and stopped the vehicle to make him aware that he had hit a car and retrieved all of his contact information.

Joy also commented on the handout that was given out at the last game regarding the new rules for tailgaters and parking in Lot C and Lot M. She asked Andy if there is anything that SMC can do to make sure that these new rules are being followed. Andy responded that they are trying to educate the fans on the new rules. Andy said one of the biggest complaints that people have are when they arrive later to the game is that they are unable to find places to park due to tailgaters taking up more than one space. Security teams are trying to get to the tailgaters early as they park before they set up to restrict them to one space. SMC is also establishing "directed parking." This means that 90 minutes after a parking lot has opened, SMC has attendees direct cars in an orderly fashion to fill up all available spaces that are remaining.

Gabe Fenton proposed that the board take a tour of the East Club level and inspect the area, especially as the board meetings usually involve entering on the west side. This area does not seem to be in as good of a condition as other areas. Andy stated that SMC will review that area. Matt Sugar will determine a good time for the board to do this and let everyone know.

Agenda Item 8:  
Other Matters

Matt Sugar updated the board on upgrades to the District's website and is seeking a more professional look for the website.

Agenda Item 9:  
Adjourn

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

Next meeting is scheduled for Wednesday, November 19, 2014