



Minnesota Ballpark Authority Board Meeting Minutes – April 27, 2020

Following the March 13, 2020 Declaration of Peacetime Emergency by Governor Walz, the Minnesota Ballpark Authority (MBA) held a special meeting on Monday, April 27, 2020 at 2:00 p.m. remotely via Zoom Meetings, according to Minnesota Statutes, Section 13D.021. MBA Chair Margaret Anderson Kelliher had concluded that an in-person meeting and the regular meeting location for the MBA was not practical or prudent because of the health pandemic declared under the Emergency Order and according to current guidance from the Minnesota Department of Health and the CDC. The public was able to monitor the meeting through an on-line link or phone number.

Chair Margaret Anderson Kelliher called the board meeting of the Minnesota Ballpark Authority for April 27, 2020 to order at 2:02 p.m. The roll was taken. Commissioners David Ybarra, Joan Campbell, Paul Williams and James R. Campbell were present.

Commissioner James R. Campbell moved approval of the agenda, seconded by Commissioner Joan Campbell and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED

Commissioner David Ybarra moved approval of the January 9, 2020 meeting minutes seconded by Commissioner James R. Campbell and approved unanimously – 5 YEAS, 0 NAYS

APPROVED

Chair's Report – Chair Margaret Anderson Kelliher noted that she and Executive Director Dan Kenney have been working together on a number of issues. She asked Mr. Kenney to give a report on the Hines development project.

Executive Director's Report – Executive Director Dan Kenney reported that the MBA has finalized amendments with the Met Council on the Operations and Maintenance agreement related to the SWLRT project. In a related matter, the three bike trail parcels owned by the MBA have been transferred to Hennepin County Regional Rail Authority. Consistent with the MBA Board's direction and authorization at the January meeting, the ballpark lease agreements have been updated. As the Chair mentioned, Hines is proposing a new project across 5th Street from the ballpark that will include apartments, office, retail, and new open space. The MBA and the team are working with Hines on a number of issues, including providing the new project with access to ballpark service road, while maintaining Target Field operations. Executive Director Kenney also gave a brief overview of the annual correspondence from the Minnesota Twins in the MBA meeting packet. Lastly, Executive Director Kenney said that he recently spoke with David Lawless, CFO of Hennepin County, and because of the COVID 19 outbreak, the County anticipates ballpark sales tax collections may be down as much as 25% from 2019. At this point with, with reserves in place, Mr. Lawless doesn't anticipate any impact on the approved 2020 grant amounts for MBA operating costs or the Ballpark Capital Reserve Fund.

ACTION ITEMS

4-27-20 Proposed Resolution 20-MBA-162

Purpose:

To authorize the Chair and Executive Director to execute a cost participation agreement with the Minnesota Twins for consultant study costs related to the analysis of the North Loop Green Phase 3 project.

Background:

At the January MBA Board meeting, Resolution 20-MBA-159 was adopted delegating to the Chair and Executive Director the authority to consider, negotiate and give final approvals to the proposed plans for the North Loop Green Phase 3 project.

The Minnesota Twins have engaged SRF Consulting to assist in the review and analysis of the project plans, including the Travel Demand Management Study. SRF served as the lead consultant on the Environmental Impact Statement for the ballpark project and the subsequent development of Target Field's Transportation Management Plan.

Over the past couple of months, the consultants have been conducting a technical review of North Loop Green plans and outlining potential impacts on ballpark operations. MBA staff and the team are utilizing this information to structure the construction cooperation and operations agreements with the project developer.

The team has requested that the MBA fund half the cost of the SRF engagement and MBA staff is recommending contributing up to Seven Thousand Five Hundred Dollars (\$7,500.00) to this effort. The MBA's proposed contribution would be paid from the Ballpark Capital Project Fund, which has a current balance of approximately \$8.6 million.

Action Requested:

BE IT RESOLVED that the MBA Board authorizes the Chair and Executive Director to negotiate and execute a cost participation agreement with the Minnesota Twins in an amount not-to-exceed Seven Thousand Five Hundred Dollars (\$7,500.00) from the Ballpark Capital Project Fund for the consultant costs associated with the review of the North Loop Green Phase 3 project.

APPROVED

DISCUSSION ITEMS

Target Field Operations Update – Matt Hoy, Senior VP, Operations, Minnesota Twins. Mr. Hoy reported that most of the building projects that were undertaken during the off season are complete. They are finalizing a few of the suite remodels and they will be completed soon. The playing field is in excellent condition. The batter's eye has been filled in with new juniper plants and looks beautiful. The Club House construction work and the additional covering and heating elements for the bullpens are finished. Plans for Gate 34 this season include a portable bar, more food service and casual seating in the green space. Work to upgrade the Target Field Wifi has been put on hold for now. The Twins are working on a return to work policy that will include getting into and out of the building safely and keeping the building clean and sanitized. Mr. Hoy said that many scenarios are being discussed about when and how the baseball season will begin, but nothing definitive yet.

Financial Report – Brenda Juneau, MBA Finance Coordinator. Ms. Juneau reported on the 2019 MBA Financial Summary. The MBA annual audit is still scheduled for August of this year. MBA governmental funds combined ending fund balances of \$25,441,209 shows an increase of \$3,035,152 from the prior year. The increase is a result of annual capital contributions into the special revenue fund from Hennepin County and the Twins. Ms. Juneau also reported on the 1st quarter 2020 financial report noting there was little activity to date.

MBA Suite Use Report – Susie Helget, Administrative Manager. Ms. Helget reported that the MBA was scheduled to host 63 non-profit and school groups in suite 49 this season. All organizations have been notified that those who were using the suite on a game date that is not played this season will automatically be offered a suite date in the 2021 playing season.

There being no further business, Chair Anderson Kelliher moved to adjourn. The motion was approved unanimously 5 YEAS, 0 NAYS. The board meeting of the Minnesota Ballpark Authority for April 27, 2020 was adjourned at 2:50 p.m.

Next Meeting: July 16, 2020