



Minnesota Ballpark Authority Special Board Meeting Minutes – December 16, 2021

Chair Margaret Anderson Kelliher called the special board meeting of the Minnesota Ballpark Authority for December 16, 2021, to order at 8:34 a.m. The roll was taken. Commissioners David Ybarra, James R. Campbell, and Tony Sanneh were present. Commissioner Joan Campbell was absent.

Commissioner James R. Campbell moved approval of the agenda, seconded by Commissioner Tony Sanneh, and approved unanimously – 4 YEAS, 0 NAYS.

APPROVED

Commissioner David Ybarra moved approval of the October 14, 2021, meeting minutes seconded by Commissioner James R. Campbell and approved unanimously – 4 YEAS, 0 NAYS

APPROVED

Chair's Report – Chair Margaret Anderson Kelliher reported that the review for Executive Director Dan Kenney was very positive and that she, Commissioner James Campbell, and the Executive Director updated the position's job description, which had not been done since 2010. This issue would be discussed today during Executive Director Kenney's Personnel Evaluation.

Executive Director's Report – Executive Director Kenney reported that the Hines Project is underway. He also noted that details are being finalized with the artist team selected for the public art mural that will be installed outside Gate 29. The project will be complete by Opening Day 2022.

COMMENDATION

Resolution 21-MBA-179

WHEREAS, Kathleen Lamb has served as General Counsel for the Minnesota Ballpark Authority since its inception in 2006; and

WHEREAS, Ms. Lamb brought an extensive law background and vast knowledge to the Minnesota Ballpark Authority with multiple specialty practice areas including Government Relations, Corporate and Business Practice and Municipal Law and served as General Counsel to

the Metropolitan Sports Facilities Commission, the public entity that operated the Metrodome; and

WHEREAS, during the construction of Target Field, Ms. Lamb participated in negotiations with multiple parties and helped reach consensus in a timely manner on the Ballpark Grant Agreement, the Development Agreement, and the 30-year Lease and Use Agreements with the Minnesota Twins, to support the start of construction in May of 2007; and

WHEREAS, along with Ms. Lamb's expert Counsel, the Minnesota Ballpark Authority, in partnership with the Minnesota Twins, Hennepin County, Mortenson Construction and Populous/HGA Architects completed Target Field on budget and two months ahead of schedule, achieving LEED Silver Certification, opening to rave reviews including being named the #1 Sports Stadium Experience in North America in 2010 by *ESPN The Magazine* and the Best Ballpark of 2010 by *Ballpark Digest*; and

WHEREAS, Ms. Lamb also represented the City of St Paul in negotiations to develop the award winning CHS Field in Lowertown, home to the St Paul Saints, the Minnesota Twins top minor league affiliate; and

WHEREAS, in her years of work during the design, construction, and operation of Target Field, Ms. Lamb was diligent in protecting the public interest in the project, in her preparation, and always accessible and responsive in suggesting practical solutions for the Authority;

NOW THEREFORE BE IT RESOLVED, that the Minnesota Ballpark Authority hereby expresses its sincere appreciation to Ms. Lamb for her dedicated service as General Counsel for the Minnesota Ballpark Authority from 2006 through 2021; and

BE IT FURTHER RESOLVED, that the MBA Board gratefully acknowledges Ms. Lamb's valuable contributions to the MBA organization; and

BE IT FURTHER RESOLVED, that Ms. Lamb's contributions, commitment to the organization and friendship will be greatly missed by the MBA Board and staff.

APPROVED

ACTION ITEMS

Resolution 21-MBA-180

Purpose:

To elect officers to the Minnesota Ballpark Authority Board.

Background:

The MBA Chair is appointed by the Hennepin County Board pursuant to the ballpark legislation. The MBA by-laws provide that in addition to the Chair, there will be a Vice-Chair, Secretary and Treasurer elected from the Authority's membership at the organizational meeting of the Authority and thereafter shall be elected annually at the first regular meeting of each year by a majority vote of the Authority members.

Action Requested:

BE IT RESOLVED that the following MBA Commissioners will serve in the subsequent officer positions: James R. Campbell, Vice-Chair, Tony Sanneh, Secretary and David Ybarra, Treasurer.

APPROVED

Resolution 21-MBA-181

Purpose:

To approve the selection of Daktronics for the Video Display Project; to authorize the expenditure of funds from the Ballpark Capital Reserve Fund; to authorize MBA staff to finalize the scope, design, and cost details with the Minnesota Twins; to authorize the Chair and Executive Director to negotiate and enter into any necessary agreements to achieve these improvements, and to provide for the expenditure of funds; and to amend the 2021 Special Revenue Fund budget.

Background:

At the July 2021 MBA meeting, the Board considered and approved Resolution 21-MBA-173 to authorize the expenditure of \$7.6 million from the Ballpark Capital Reserve Fund to replace the existing control room equipment, as the first phase of the scoreboard replacement project.

The second phase of the project will replace all the video displays at Target Field. As outlined at the July meeting, the team has committed to funding 50% of the total project costs for the new control room and the video displays.

MBA staff has been meeting with the team, Mortenson, HGA, and other consultants to develop the scope, schedule, and budget for the new video displays and other related projects that are a part of Phase 2. After extensive negotiations with three potential vendors, the project team recommends awarding the Video Display Project to Daktronics.

As outlined in the attached team correspondence, Daktronics offers outstanding resolution capabilities, domestic production (boards will be built in Redwood Falls, MN), superior warranty and service guaranty.

In July the team provided preliminary estimate costs for Phase 2. At that time, if all additions and alterations were accepted, the cost for the new video displays would be just over \$25 million. The proposed budget for Phase 2 is now approximately \$21.9 million, with several significant upgrades to the ballpark's existing displays.

MBA staff recommends approval of Daktronics for Phase 2 and the commitment of up to \$7.15 million from the Ballpark Capital Reserve Fund.

Action Requested:

BE IT RESOLVED that the Minnesota Ballpark Authority approves the selection of Daktronics for the Video Display Project; and

BE IT FURTHER RESOLVED that the Minnesota Ballpark Authority authorizes the expenditure of funds from the Ballpark Capital Reserve Fund in an amount not-to-exceed \$7.15 million for the replacement of the ballpark video displays and related projects; and

BE IT FURTHER RESOLVED that staff is authorized to finalize the scope, design, and cost details for the video displays and related projects with the Minnesota Twins, and the Chair and Executive Director are authorized to negotiate and enter into any necessary agreements to achieve these improvements; and

BE IT FURTHER RESOLVED that the Minnesota Ballpark Authority authorizes amending the 2022 Special Revenue Budget: and

BE IT FURTHER RESOLVED that the Minnesota Ballpark Authority approves a supplemental appropriation of \$7,150,000 to the 2022 Capital Reserve Budget, funded by a transfer from the Capital Reserve Fund balance for the replacement of the ballpark video displays and related projects: and

BE IT FURTHER RESOLVED that the Executive Director be authorized to transfer and disburse funds as directed.

APPROVED

DISCUSSION ITEMS

Target Field Operations Update – Matt Hoy, Senior VP, Operations, Minnesota Twins.

Mr. Hoy gave an update on the NHL Winter Classic to be held at Target Field on January 1, 2022. The Twins opened up areas of the building over the last few weeks in preparation for the event and the NHL will take over the building on Friday, December 18 to prepare for the game. This is a sold out event beginning with a Fan Fest in the afternoon to be held outdoors and on the main level of Target Center and the game is at 6:00 p.m. The Control Room renovation will begin after teardown is completed. The replacement of the playing field and the batter's eye junipers will take place closer to spring. The replacement of the scoreboard and video boards will begin after the 2022 season to be finished by Opening Day 2023.

Financial Report – Brenda Juneau, MBA Finance Coordinator. Ms. Juneau gave a financial report for the period ending November 30, 2021. In the General Fund, the Operating Grant request sent to Hennepin County was for \$620,000, which is \$50,000 under the adopted 2021 budget. In the Capital Projects Fund, the owner controlled insurance program (OCIP) was closed out leaving a balance of \$280,562. The Minnesota Ballpark Authority kept its remaining \$40,000 contribution, and the remaining team balance was sent back to the Twins per the agreement.

Summary of Conclusions of Performance Evaluation

Resolution 21-MBA-182

Purpose:

To authorize the Chair to execute an amendment to the employment agreement with the Executive Director of the Authority.

Background:

On August 18, 2006, the Minnesota Ballpark Authority entered into an employment agreement with Dan Kenney, Executive Director of the Authority. Among other terms and conditions, the agreement states that each year of the Executive Director's employment, the Authority shall review and may adjust the Executive Director's base salary in its sole discretion. This resolution authorizes the Chair to enter into an amendment to that agreement.

Action Requested:

BE IT RESOLVED that the Minnesota Ballpark Authority authorizes the Chair to enter into an amendment to the Employment Agreement with the Executive Director with the following terms:

1. Base Salary: Increase the annual base salary to an annual base salary of \$184,162.00, effective January 1, 2022.
2. Employment Term: Extend the term of employment through August 21, 2023.
3. All other terms and conditions of the employment agreement to remain the same.

APPROVED

There being no further business, Chair Margaret Anderson Kelliher moved to adjourn. The motion was approved unanimously 4 YEAS 0 NAYS. The special board meeting of the Minnesota Ballpark Authority for December 16, 2021 was adjourned at 9:31 a.m.

Next meeting: April 14, 2022