



Minnesota Ballpark Authority Special Board Meeting Minutes – January 18, 2024

Chair Margaret Anderson Kelliher called the board meeting of the Minnesota Ballpark Authority for January 18, 2024, to order at 2:05 p.m. The roll was taken. Commissioners Tony Sanneh, Justin Baylor, and David Ybarra were present. Commissioner Jim Campbell participated via interactive technology because he was out of state.

Commissioner David Ybarra moved approval of the agenda, seconded by Commissioner Tony Sanneh, and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED

Commissioner Justin Baylor moved approval of the October 13, 2023 meeting minutes seconded by Commissioner Tony Sanneh and approved unanimously – 5 YEAS, 0 NAYS

APPROVED

Public Comment Period - No Public Comment

Chair’s Report – Chair Anderson Kelliher reported that she will be meeting with Board members between now and the April board meeting to discuss Executive Director Kenney’s performance evaluation and the election of officers to the board.

Executive Director’s Report – Executive Director Kenney stated that he and Chair Anderson Kelliher have had discussions with the Twins over the last year about the long-term outlook for the ballpark. The resolution in the meeting packet asks for the board’s approval to hire an outside consultant to do an evaluation of the facility and a shared cost participation agreement with the Twins in a not-to-exceed amount of \$175,000.

ACTION ITEMS

01-18-24 Proposed Resolution 24-MBA-198

Purpose:

To authorize the expenditure of Minnesota Ballpark Authority funds from the Ballpark

Capital Projects Fund for an in-depth facility condition assessment of Target Field, in partnership with the Minnesota Twins; to authorize MBA staff to finalize the scope and cost details with the Team and to execute a cost participation agreement; and to authorize the Chair and Executive Director to enter into any necessary agreements to complete these activities.

Background:

Over the course of 2023, the MBA Board Chair and the Executive Director had discussions with the Team’s executive leadership group regarding the long-term outlook for the ballpark. In April of 2024, Target Field will host its 15th Opening Day. Because we are almost halfway through the initial 30-year lease term, it was agreed it would be appropriate to recommend that the MBA and the Team share in the costs of a comprehensive study that incorporates:

- (1) A current, in-depth facility condition assessment of Target Field;
- (2) A comparative review of similar Major League Baseball (MLB) facilities; and
- (3) Developing a capital expenditures model to quantify anticipated necessary improvements and upgrades in capital improvements required over the long-term.

In late November and early December, the Executive Director worked with Matt Hoy and Dan Starkey of the Twins to interview three firms that specialize in sports facility assessments and long-range capital expenditures planning.

Brailsford & Dunlavey (B&D) emerged as the best fit for the current needs. This firm has extensive experience working on ballpark projects and working with public agencies that own MLB facilities in Cincinnati, Washington D.C., and Seattle. For the Washington State Public Facilities District (PFD), B&D developed the 2016 Long-term Capital Needs Assessment to assist the PFD and Mariners. B&D also produced an updated Capital Needs Assessment in 2022, and the 2023 Master Plan for upgrade improvements, which included the capital expenditure projects completed before the 2023 season.

The B&D professional services engagement could cost up to \$350,000, depending on the number of subconsultants needed to complete the facility condition assessment. The Team has requested, and MBA staff recommends, a 50/50 cost share, with the MBA funding up to \$175,000 for the study costs.

Action Requested:

BE IT RESOLVED that the Minnesota Ballpark Authority Board authorizes the expenditure of funds from the Ballpark Capital Projects Fund in an amount not-to-exceed \$175,000 for an in-depth facility condition assessment of Target Field; to authorize MBA staff to finalize the scope and cost details with the Minnesota Twins and to execute a cost participation agreement for these professional services on an equal cost share basis up to the maximum authorized amount; and to authorize the Chair and Executive Director to enter into any necessary agreements and to take such other reasonable actions necessary or convenient to satisfy the purposes of this Resolution.

APPROVED

DISCUSSION ITEMS

Target Field Operations Update –Dave Horsman, MN Twins, VP, Ballpark Operations and Gary Glawe, MN Twins, Senior Director, Facilities.

Mr. Horsman reported that TwinsFest will be held January 26-27, 2024. Friday's event will be held at the Fillmore in downtown Minneapolis and Saturday's event will be held at Target Field. In preparation for the upcoming season, hiring for various positions within the Twins organization as well as Delaware North and Marsden Building Maintenance is ongoing. Employee training is expected to begin mid-February. High School baseball games at Target Field this season will increase to 12 teams playing in 6 games beginning in April. A very popular event, Upper Deck Golf, will be back in June. Three concerts have been scheduled for this summer, July 28th with the Foo Fighters, August 17th, Green Day and Smashing Pumpkins and August 19th, Def Leppard/Journey with the Steve Miller Band. Post game concerts have also been scheduled and those will be announced at a later date.

Mr. Glawe stated that after 15 seasons at Target Field he continues to get very positive comments about the ballpark. A structural issue by Gate 6 and the transit building has been addressed and will be completed by Spring. Sprinkler pipe replacement throughout the building will be taking place over the next few years. To mitigate damage to the pipes the Twins will be going from compressed air to nitrogen generators, the cost of nitrogen generators is approximately \$50,000 for each generator. Drain assemblies from the concession areas will also be replaced. A disinfectant product used during COVID compromised the drains and the organization has returned to using a product that does not cause.

Non-Profit and School Group Suite Use – Susie Helget, Administrative Manager.

Ms. Helget reported that the MBA will begin accepting applications for 2024 non-profit and school group use of the MBA suite in early February. Last season 55 organizations enjoyed a Twins game in the MBA suite. The names of the organizations that use the suite are published each year on the MBA website.

Financial Report – Brenda Juneau, MBA Finance Coordinator. Ms. Juneau reported on the financials for the period ending November 30, 2023. General Fund expenditure increases are due to increases in contracts, salaries and the state audit. Capital contributions will be available in the December report and a year-end financial report will be available at the April Board meeting. Ms. Juneau reported that the annual state audit is finished and an exit and entrance meeting with the MBA Audit Committee and State Auditor's office will be held sometime in January.

There being no further business, Chair Margaret Anderson Kelliher adjourned the meeting at 2:43 p.m.

Next meeting: April 11, 2024