



Minnesota Ballpark Authority Board Meeting Minutes – April 11, 2024

Chair Margaret Anderson Kelliher called the board meeting of the Minnesota Ballpark Authority for April 11, 2024, to order at 2:05 p.m. The roll was taken. Commissioners Tony Sanneh, David Ybarra and James Campbell were present. Commissioner Justin Baylor was absent.

Commissioner Jim Campbell moved approval of the agenda, seconded by Commissioner David Ybarra, and approved unanimously – 4 YEAS, 0 NAYS.

APPROVED

Commissioner Tony Sanneh moved approval of the January 18, 2024, meeting minutes seconded by Commissioner Jim Campbell and approved unanimously – 4 YEAS, 0 NAYS

APPROVED

Public Comment Period - No Public Comment

Chair’s Report – Chair Anderson Kelliher reported that Executive Director Kenney’s personnel evaluation would take place at the end of today’s board meeting in a closed session.

Executive Director’s Report – Executive Director Kenney reported that Mortenson and Populus have been engaged to assist in the Target Field building assessment and are making progress on this project. There will be more to share in the next few months. Executive Director Kenney asked Susie Helget to give an update on non-profit and school group use of the MBA suite for this season. Ms. Helget stated that the application process opened on Monday, February 4th. 51 organizations have been scheduled to use the suite this season including 12 new groups. A list of these organizations will be posted on the MBA website at the end of the season.

ACTION ITEMS

04-11-24 Proposed Resolution 24-MBA-199

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

04-11-24 Proposed Resolution 24-MBA-200

Purpose:

To authorize the Chair and Executive Director to enter into agreements for continuing legal services.

Background:

The McGrann Shea law firm has represented the Minnesota Ballpark Authority (MBA) since 2006. The MBA received notice in February that McGrann Shea is winding down its operations. Kaela Brennan, the MBA's General Counsel, has joined the law firm of Spencer Fane, LLP. Carla Pedersen, who represents the MBA on real estate matters, has joined the Barna, Guzy & Steffen, Ltd. law firm. The Executive Director is recommending retaining Kaela Brennan and Carla Pedersen to continue in their current roles, at their respective new firms. Attached are proposed letters of engagements from each of the firms.

Action Requested:

BE IT RESOLVED that the MBA Board authorizes the Chair and Executive Director to enter into agreements with Spencer Fane, LLP and Barna, Guzy & Steffen, Ltd. for continuing legal services.

APPROVED

04-11-24 Proposed Resolution 24-MBA-201

Purpose:

To approve the 2024 Principles of Agreement between the Minnesota Ballpark Authority, Hennepin County, and the Minnesota Twins for the ballpark lease extension.

Background:

Hennepin County authorized seeking new legislation during the 2024 legislative session to extend the existing ballpark sales tax to support County-owned or operated healthcare facilities. The County's proposed legislation would also support future capital expenditures for the ballpark and related public infrastructure, to provide for a ballpark lease extension to 2059, with two 10-year renewal options.

The legislative session convened in February. The MBA Board Chair and Executive Director engaged in discussions with Team and County representatives of concepts for this statutory change, and general principles to extend the ballpark lease, to provide to the Board for approval.

Attached are the Principles of Agreement that are being recommended for approval by the Board.

BE IT RESOLVED that the Minnesota Ballpark Authority approves the 2024 Principles of Agreement between the Minnesota Ballpark Authority, Hennepin County, and the Minnesota Twins.

BE IT FURTHER RESOLVED that the Minnesota Ballpark Authority hereby ratifies the involvement of the Chair and the Executive Director in developing the concepts culminating in the 2024 Principles of Agreement. The Board further authorizes the Chair and the Executive Director to take such actions as are necessary or convenient to effectuate the 2024 Principles of Agreement, including, if appropriate upon legislative approval, negotiating amendments to the Ballpark Lease, the Grant Agreement, and related documents for Board approval consistent with this resolution and the 2024 Principles of Agreement.

APPROVED

DISCUSSION ITEMS

Target Field Operations Update – Matt Hoy, Senior VP, Operations, Minnesota Twins. Mr. Hoy gave a brief overview of the Twins Correspondence letters that were included in the meeting packets. Maintenance last year cost approximately \$9 million and \$8.6 million has been budgeted for this year. The scoreboard project is complete, and work on updating the rope lighting around the celebration sign continues. Upper Deck Golf is returning July 12-13, 2024. Three concerts have been scheduled for this season Sunday, July 28th Foo Fighters, Saturday, August 17th Green Day and Smashing Pumpkins and Monday, August 22nd Def Leppard, Journey, and the Steve Miller Band. Target Field will host 12 State High School games in April and May which will take place after a Twins home game. The

building came through in very good shape after this mild winter. Two promenade support beams were replaced late last fall near Target Field Station and the plaza topping slab in this area will be replaced in the next couple of months.

Financial Report – Brenda Juneau, MBA Finance Coordinator. Ms. Juneau reported on the financials for the period ending March 31, 2024. Expenditures to date in the General Fund are typical for this time of year, and there have been no significant expenditures.

PERSONNEL EVALUATION

Meeting adjourned at 2:34 p.m. for Closed Executive Session – Performance Evaluation of Executive Director, Dan Kenney.

Reconvened meeting at 2:48 p.m. for Summary of Conclusions of Evaluation and Resolution.

4-11-2024 Resolution 24-MBA-202

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 \$203,038.50, effective January 1, 2024.
2. Employment Term: Extend the term of employment through August 21, 2025.
3. All other terms and conditions of the employment agreement to remain the same.

APPROVED

There being no further business, Chair Margaret Anderson Kelliher adjourned the meeting at 2:50 p.m. Next meeting: July 11, 2024