



### **Minnesota Ballpark Authority Board Meeting Minutes – October 9, 2025**

Chair Margaret Anderson Kelliher called the board meeting of the Minnesota Ballpark Authority for October 9, 2025, to order at 2:00 p.m. The roll was taken. Chair Margaret Anderson Kelliher, Commissioners Justin Baylor, David Ybarra, Charlene Briner, and Dave Lawless were present.

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

**APPROVED**

Commissioner David Ybarra moved approval of the July 17, 2025, meeting minutes seconded by Commissioner Justin Baylor and approved unanimously – 5 YEAS, 0 NAYS

**APPROVED**

Chair Anderson Kelliher introduced the two new MBA board members, Charlene Briner and Dave Lawless. Commissioner's Briner and Lawless each introduced themselves to the Board and provided some background information about themselves.

**Public Comment Period** – Andy Moller, a resident of Inver Grove Heights, inquired about the MBA suite donation to non-profit and school groups. Chair Anderson Kelliher said that before the beginning of each baseball season, the MBA opens an application process, via the MBA website, for Minnesota based non-profit and school groups to apply to use the MBA suite for a Twins game that season. These groups are required to have 501(c)3 status and be in good standing with the Minnesota Secretary of States's office. Organizations applying for the first time are given priority to allow as many organizations to have an opportunity to use the suite as possible. There are about 50-60 groups that use the MBA suite each year through this program. Chair Anderson Kelliher referred Mr. Moller to MBA staff to answer any questions he may have.

**Chair's Report** – Chair Anderson Kelliher noted that it has been a busy time with new Commissioners recently appointed to the MBA in terms of working with their appointing

authorities to get them set up as well as getting to know them and welcoming them to the MBA Board.

**Executive Director's Report** – Executive Director Dan Kenney reported that Mortenson is wrapping up concrete work on the 7<sup>th</sup> Street Plaza. The public art mural project that was approved at the April MBA board meeting will be done by Opening Day 2026. Construction work on the Champions Club has begun and will be complete by Opening Day 2026.

## **ACTION ITEMS**

### **Commendation Resolution 25-MBA-219**

WHEREAS, Jim Campbell was appointed by Hennepin County in 2016 to serve on the Minnesota Ballpark Authority Board of Commissioners; and

WHEREAS, Mr. Campbell brought vast private sector experience to the MBA having served as Group Executive Vice President Wells Fargo and Company and Chairman and CEO of Wells Fargo Bank Minnesota, his career in financial services spanning 38 years; and

WHEREAS, as MBA Commissioner, Mr. Campbell served as the Board's Vice Chairman, his immense experience in business and finance serving as a great asset to the MBA Board; and

WHEREAS, prior to the design and construction of Target Field, Mr. Campbell worked within the business community to push the concept of an open-air ballpark in Minneapolis and lobbied government officials to pass legislation to build a world class facility that would bring other significant private sector investment and development to the surrounding area; and

WHEREAS, the ballpark project finished ahead of schedule, achieving LEED Silver Certification, and opened 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, significant private sector investment has followed the successful development of the ballpark, including the renovation of the Ford Center, the addition of numerous restaurants and tap rooms, the development of Dock Street Flats, the T3 building, Junction Flats, the National Marrow Donor Program (NMDP) headquarters, the Element Hotel, the Fillmore Minneapolis concert venue and the North Loop Green project.

NOW THEREFOR BE IT RESOLVED, that the Minnesota Ballpark Authority hereby expresses its sincere appreciation to Mr. Campbell for his dedicated service in overseeing the long-term preservation of Target Field as a member of the Minnesota Ballpark Authority Board of Commissioners from 2016 to 2025; and

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

BE IT FURTHER RESOLVED, that Mr. Campbell's ongoing commitment to the development of the ballpark, dedication to the MBA mission and sense of humor will be greatly missed by the MBA Board and staff.

**APPROVED**

**Commendation Resolution 25-MBA-220**

WHEREAS, Tony Sanneh was appointed by Governor Tim Walz to serve on the Minnesota Ballpark Authority Board of Commissioners in 2021; and

WHEREAS, Mr. Sanneh brought a unique perspective of community based leadership to the MBA having established The Sanneh Foundation in 2003 to support community based organizations and to assemble a supportive network with the community that provides a positive environment to urban youth to become positive and productive adults, growing the organization from a team of a few volunteers to a full-time staff of nearly 100 that reaches approximately 10,000 youth annually; and

WHEREAS, as one of the most accomplished soccer players to come from the State of Minnesota, Mr. Sanneh established The Sanneh Foundation at the height of his professional soccer career out of his strong desire to create positive social change for youth, a testament to his strong work ethic and problem-solving skills; and

WHEREAS, Mr. Sanneh's many contributions to the MBA have included serving as the Board's Secretary, serving on the MBA Audit and Finance Committee, and serving on the 2021 Public Art Committee, that commissioned a mural on the main plaza that celebrates our community's rich diversity with the message "All Are Welcome at Target Field"; and

WHEREAS, in his years with the MBA, Mr. Sanneh remained committed to the ongoing development of the urban district around the ballpark and surrounding community to remain economically vibrant and environmentally sustainable for those who live, work, and visit the area;

NOW THEREFORE BE IT RESOLVED, that the Minnesota Ballpark Authority hereby expresses its sincere appreciation to Mr. Sanneh for his dedicated service in overseeing the operation and long-term preservation of Target Field as a member of the Minnesota Ballpark Authority Board of Commissioners from 2021 through 2025; and

BE IT FURTHER RESOLVED, that the MBA Board gratefully acknowledges Commissioner Sanneh's valuable contributions to the MBA organization; and

BE IT FURTHER RESOLVED, that Mr. Sanneh's contributions, commitment to the continued development of the ballpark and surrounding neighborhoods, overall work ethic and kindness will be greatly missed by the MBA Board and staff.

**APPROVED**

**10-09-25 Proposed Resolution 25-MBA-221**

**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. Due to the appointment of two new Commissioners after the July MBA board meeting, the election of officers is necessary today, and consistent with the MBA by-laws, to fill vacancies left by the outgoing Commissioners.

**Action Requested:**

**BE IT RESOLVED** that the following MBA Commissioners will serve in the subsequent officer positions: David Ybarra, Vice-Chair, Justin Baylor, Secretary and David Lawless, Treasurer.

**APPROVED**

**10-9-25 Proposed Resolution 25-MBA-222**

**Purpose:**

To authorize the Executive Director to proceed with publication of the Minnesota Ballpark Authority 2024 Annual Financial Report, upon completion of the MBA Audit Exit meeting.

**Background:**

The State Auditor's Office is completing their review of financial statements of the Minnesota Ballpark Authority for the period ended December 31, 2024. When the State Auditor's Opinion Letter is submitted, the MBA Audit Committee will participate in an Audit Exit Meeting. After the Exit meeting, the MBA Executive Director may proceed with publication of the Annual Financial Report with authorization from the MBA Board.

**Action Requested:**

**BE IT RESOLVED** that the Minnesota Ballpark Authority Board authorizes the Executive Director to proceed with publication of the Annual Financial Report upon completion of the MBA Audit Exit meeting.

**APPROVED**

**10-9-25 Resolution 25-MBA-223**

**Purpose:**

To adopt a 2026 MBA General Fund operating budget and Special Revenue Fund budget for the Minnesota Ballpark Authority.

**Background:**

The MBA Board reviewed the proposed 2026 General Fund operating budget of \$749,000 at the Audit Committee meeting on July 7, 2025. The Board then authorized the Executive Director to submit the proposed 2026 MBA budget to Hennepin County for approval, as called for in the Grant Agreement between the Minnesota Ballpark Authority and Hennepin County. The Hennepin County Board of Commissioners reviewed the proposed budget at their September 25, 2025, board meeting and are scheduled to adopt a final budget on December 11, 2025.

No changes or amendments to the proposed MBA General Fund budget are being requested currently. The MBA is requesting a grant from Hennepin County Sales Tax in the amount of \$749,000, as part of the General Fund operating budget for 2026. The General Fund budget for 2026 is shown in Schedule A, as attached.

Per the Lease Agreement between the Minnesota Ballpark Authority and Twins Ballpark, LLC, a capital reserve fund was established, upon completion of the ballpark, to account for future ballpark improvements. Annual contributions to the Twins Ballpark Capital Reserve Fund include rent from Twins Ballpark, LLC and a capital contribution from Hennepin County. Contributions from the County are provided annually in the amount of \$1,100,000, indexed for inflation. The annual calculated capital contribution from Hennepin County for 2026 is \$1,637,464, and annual rent from the Twins, indexed for inflation, is calculated at \$1,193,162. A Ballpark Capital Reserve Fund budget for 2026 of \$3,277,574 is hereby recommended and shown in Schedule B as attached.

**Action Requested:**

**BE IT RESOLVED** that the Minnesota Ballpark Authority Board hereby adopts a final 2026 General Fund Operating budget of \$749,000, including 2.6 Full-Time Equivalents, as incorporated herein and attached as Schedule A; and

**BE IT FURTHER RESOLVED** that the Minnesota Ballpark Authority Board hereby adopts a 2026 Special Revenue Fund budget of \$3,277,574, for the Ballpark Capital Reserve Fund, as incorporated herein and attached as Schedule B.

**APPROVED**

**SCHEDULE A**  
**2026 OPERATING BUDGET**  
**GENERAL FUND**

The General Fund provides for day-to-day operations of the MBA.

**Budget Summary - Fund 82**

|                            | 2024<br>Actual    | 2025<br>Budget    | 2026<br>Budget    |
|----------------------------|-------------------|-------------------|-------------------|
| Beginning Fund Balance     | \$ 1,152,951      | \$ 1,164,806      | \$ 1,164,806      |
| <b>Revenues:</b>           |                   |                   |                   |
| <i>County Grant</i>        | 655,000           | 674,000           | 749,000           |
| <i>Local Grant</i>         | 108               | -                 | -                 |
| <i>Interest Revenue</i>    | 37,769            | 40,000            | -                 |
| <i>Other</i>               | -                 | -                 | -                 |
| <b>Total Revenue</b>       | <b>\$ 692,877</b> | <b>\$ 714,000</b> | <b>\$ 749,000</b> |
| <b>Expenditures:</b>       |                   |                   |                   |
| <i>Personal Services</i>   | 491,937           | 500,980           | 530,980           |
| <i>Commodities</i>         | 380               | 500               | 500               |
| <i>Contracted Services</i> | 139,709           | 163,320           | 156,320           |
| <i>Other</i>               | 48,996            | 49,200            | 61,200            |
| <b>Total Expenses</b>      | <b>\$ 681,022</b> | <b>\$ 714,000</b> | <b>\$ 749,000</b> |
| Ending Fund Balance        | \$ 1,164,806      | \$ 1,164,806      | \$ 1,164,806      |

|                                               |     |     |     |
|-----------------------------------------------|-----|-----|-----|
| Budgeted Positions<br>(Full-Time Equivalents) | 2.6 | 2.6 | 2.6 |
|-----------------------------------------------|-----|-----|-----|

**SCHEDULE B**  
**2026 BUDGET**  
**BALLPARK CAPITAL RESERVE FUND**

A Special Revenue Fund accounts for the proceeds of specific revenue sources that are restricted to expenditures for specified purposes. The Ballpark Capital Reserve Fund is a Special Revenue Fund established as required in the Ballpark Lease Agreement By and Between the Minnesota Ballpark Authority and Twins Ballpark, LLC. Revenue sources for this fund include rent from Twins Ballpark, LLC, capital contributions from Hennepin County and interest earned on investments. Expenditures from the fund are restricted to capital improvements of the ballpark.

**Budget Summary - Fund 83**

|                                           | 2024<br>Actual      | 2025<br>Budget      | 2026<br>Budget      |
|-------------------------------------------|---------------------|---------------------|---------------------|
| Beginning Fund Balance                    | \$ 11,936,033       | \$ 15,366,209       | \$ 9,942,209        |
| <b>Revenues:</b>                          |                     |                     |                     |
| <i>Hennepin County contribution</i>       | 1,548,870           | 1,602,000           | 1,637,000           |
| <i>Investment earnings</i>                | 407,398             | 150,000             | 150,000             |
| <i>Lease revenue</i>                      | 805,416             | 825,819             | 841,274             |
| <i>Interest revenue</i>                   | 668,492             | 348,181             | 649,300             |
| <i>Other</i>                              | -                   | -                   | -                   |
| <b>Total Revenue</b>                      | <b>\$ 3,430,176</b> | <b>\$ 2,926,000</b> | <b>\$ 3,277,574</b> |
| <b>Expenditures:</b>                      |                     |                     |                     |
| <i>Capital Outlay</i>                     | -                   | -                   | -                   |
| <i>Future Capital Projects</i>            | -                   | -                   | 3,277,574           |
| <b>Total Expenses</b>                     | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ 3,277,574</b> |
| <i>Capital Outlay Projects - Budgeted</i> |                     |                     |                     |
| <i>Use of Fund Balance</i>                |                     |                     |                     |
| POS & Concession Stands                   | -                   | 3,100,000           | -                   |
| Champion's Club Renovation                | -                   | 5,250,000           | -                   |
| <b>Total Use of Fund Balance</b>          | <b>\$ -</b>         | <b>\$ 8,350,000</b> | <b>\$ -</b>         |
| Ending Fund Balance                       | \$ 15,366,209       | \$ 9,942,209        | \$ 9,942,209        |
| MN Twins Rent per Agreement               | \$ 1,144,838        | \$ 1,169,941        | \$ 1,193,162        |

## **10-09-25 Proposed Resolution 25-MBA-224**

### **Purpose:**

To set the 2026 Minnesota Ballpark Authority board meeting schedule.

### **Background:**

The Minnesota Open Meeting Law anticipates that public bodies will set regular meetings. In August of 2006, the MBA passed a resolution establishing regular monthly board meetings. In June of 2010, upon completion of ballpark construction and the opening of Target Field, the MBA changed the board meeting schedule from monthly to quarterly meetings.

### **Action Requested:**

**BE IT RESOLVED** that the Minnesota Ballpark Authority 2026 quarterly board meetings will be held on Thursday, January 8th, Thursday, April 16th, Thursday, July 16th, and Thursday, October 8th. All meetings will begin at 2:00 p.m. at Target Field. Staff are directed to post the new schedule on the website and to post notification by such other means as they determine necessary and appropriate.

Commissioner Lawless proposed an amendment to change the January 8<sup>th</sup> date to January 15<sup>th</sup>. The amendment was approved.

**APPROVED**

## **DISCUSSION ITEMS**

### **Target Field Operations Update – Matt Hoy, MN Twins, Senior VP Operations**

Mr. Hoy reported that total attendance for Twins games at Target Field this year was 1,768,728. One high point of the season was on July 11<sup>th</sup>, when 40,000 guests attended the game and the post-game concert featuring Nelly. Mr. Hoy noted that the two remodeled concession stands installed for the 2025 season did well that evening in expediting service to guests, performing 20 to 25% better than they had prior to the remodel. A concert has been scheduled for August 24, 2026, featuring My Chemical Romance. The winter shut down of the facility is well underway. Concessions have been emptied and closed for the season. The American Tower upgrade to 5G is close to completion. System testing will begin in early November. As Executive Director Kenney stated, concrete work on the plaza will be finished soon. The Champions Club project is underway and will be completed by Opening Day. It is anticipated that at the January MBA board meeting, the Twins will be coming with Capital requests related to facility systems within the building. One is the cistern, a 12-foot culvert water collection system that is located under the outfield warning track and is beginning to show signs of age and some deterioration. More details on this restoration project will be provided at the January board meeting.



**Financial Report – Brenda Juneau, MBA Finance Coordinator** Ms. Juneau reported on the financials through September 30, 2025. The General Operating Fund appears to be well under budget at this point in the report and this is because several of the expenses are paid at the end of the year, for example, MBA insurance, several contract services and Audit services. In the Capital Reserve Fund, contributions from Hennepin County and annual rent from the Twin are received in November or December. There will be \$1.169 million from the Twins for annual rent and \$1.6 million from Hennepin County.

*There being no further business, Chair Margaret Anderson Kelliher adjourned the meeting at 2:39 p.m. Next meeting: January 15, 2026*