



Minnesota Ballpark Authority Board Meeting Minutes – January 15, 2026

Vice Chair David Ybarra called the board meeting of the Minnesota Ballpark Authority for January 15, 2026, to order at 2:00 p.m. The roll was taken. Commissioners Justin Baylor, David Ybarra, Charlene Briner, and Dave Lawless were present. Chair Margaret Anderson Kelliher was absent.

Commissioner Charlene Briner moved approval of the agenda, seconded by Commissioner Dave Lawless, and approved unanimously – 4 YEAS, 0 NAYS.

APPROVED

Commissioner Dave Lawless moved approval of the October 9, 2025, meeting minutes seconded by Commissioner Justin Baylor and approved unanimously – 4 YEAS, 0 NAYS

APPROVED

Public Comment – No public comment

Chair's Report – No report

Executive Director's Report – **Executive Director Dan Kenney** reported the Operations and Maintenance Agreement with Hines Development for the North Loop Green project has been finalized. In November and December, Executive Director Kenney and Twins staff hosted two tours of the ballpark for Hennepin County Commissioners and Administration. They discussed conditions of the ballpark in 2010 when it opened and work that has been done since that time. They also discussed next steps forward for the County's initiative to support their healthcare infrastructure and future capital investment at the ballpark to maintain the facility. A tour has also been set up at the request of the State Senate Tax Chair with State officials on January 26th.

Audit Committee Report – **Chair Charlene Briner** reported that the 2024 Audit Exit and 2025 Entrance meeting with the State Auditor's office took place on January 12th. The Auditors stated that nothing came to their attention that is materially inconsistent with the financial statements so the MBA will receive an unmodified opinion for 2024.

Documentation will be sent to the MBA when the materials are finalized in the next few weeks. The 2025 audit should take place sometime this fall.

ACTION ITEMS

01-15-26 Proposed Resolution 26-MBA-225

Purpose:

To authorize the expenditure of funds from the Ballpark Capital Reserve Fund for engineering services to support the replacement of Target Field's lighting control system and the building automation system; to authorize MBA staff to finalize the scope and cost details with the Minnesota Twins; and to authorize the Chair and Executive Director to enter into any necessary agreements and provide for the expenditure of funds.

Background:

Since the October MBA Board meeting, the Executive Director has been meeting with the team regarding upcoming ballpark capital improvement projects. The lighting control system and the building automation system need to be replaced in the near term.

As outlined in the attached letter, the team proposes engaging an engineering firm to assist in developing the project scope, the procurement process, and the installation and commissioning of the new systems and equipment. The team is requesting the MBA authorize up to \$275,000 from the Ballpark Capital Reserve Fund for this scope of work (\$160,000 for the Building Management System and \$115,000 for the lighting control system).

To put this request in context, since the facility opened in 2010, the team has exclusively funded more than \$65.3 million in capital improvement projects, and the MBA Board has authorized spending approximately \$23.5 million from the Ballpark Capital Reserve Fund.

The Ballpark Capital Reserve Fund was established in 2007, as part of the Ballpark Lease Agreement between the Minnesota Ballpark Authority and the Minnesota Twins. Annual contributions from Hennepin County and the Minnesota Twins began in 2010, and the current Capital Reserve Fund balance is approximately \$15.5 million. The use of these funds is restricted to payment for CapEx Work, which is defined in the Lease as:

- (a) all capital modifications, replacements or additions to the Ballpark that (i) taken as a whole, can be demonstrated to be reasonably necessary, directly or indirectly, for the Team to maintain its relative financial position within MLB with regard to revenues from the Ballpark; or (ii) are reasonably necessary to keep the Ballpark in first-class condition or to prevent the facilities and amenities of the Ballpark from becoming materially outdated or obsolete in comparison to other MLB ballparks constructed between 2002 and 2010; provided, however, that work described in this subparagraph (a) performed during the first two (2) years of the Term shall not be CapEx Work; and

(b) all work, the cost of which may properly be capitalized under GAAP, that is reasonably required to be performed in and about the Ballpark to repair, restore or replace any elements of the Ballpark necessitated by any damage, destruction, ordinary wear and tear or obsolescence.

MBA staff is requesting authorization to work with the Minnesota Twins to enter into a cost reimbursement agreement in an amount not-to-exceed \$275,000 to fund engineering services to support the replacement of Target Field's lighting management system and the building automation system.

Action Requested:

BE IT RESOLVED that the Minnesota Ballpark Authority authorizes the expenditure of funds from the Ballpark Capital Reserve Fund in an amount not-to-exceed \$275,000 for engineering services to support the replacement of the Target Field's lighting control system and building automation system.

BE IT FURTHER RESOLVED that MBA staff is authorized to finalize the scope, design and cost details with the Minnesota Twins, and the Chair and Executive Director are authorized to enter into any necessary agreements and provide for the expenditure of funds from the Ballpark Capital Reserve.

BE IT FURTHER RESOLVED that the Minnesota Ballpark Authority approves a supplemental appropriation of \$275,000 to the 2026 Capital Reserve Budget, funded by a transfer from the Capital Reserve Fund balance; and

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

DISCUSSION ITEMS

Target Field Operations Update – Dave Horsman, Senior Vice President Ballpark Operations Mr. Horsman reported that Twins Fest will be held at Target Field on January 23rd and 24th. Spring training in Fort Myers will begin the week of February 8th. The regular season begins March 26th with the Twins in Baltimore and the Home Opener at Target Field will be April 3rd against the Tampa Bay Rays. Other events happening this season will be Savannah Bananas baseball, August 7th, 8th, and 9th. Because of the very high popularity of Banana Ball, the games are expected to sell out. My Chemical Romance is a concert scheduled for August 24th. The Target Field events department schedule is beginning to fill up with wedding receptions, business meetings, trade shows and other events. The Twins tour department is beginning to ramp up for the season with public and private tours. The tour department's Learning Through Baseball tour program for school groups is also starting to fill up for the spring. The Black Baseball mural by artist Antione Jenkins will be installed on the main concourse before Opening Day and there will be a media event to reveal the artwork sometime in March.

Gary Glawe, Senior Director Facilities Mr. Glawe stated that Target Field has been awarded its 6th LEED Certification. The underground cistern system has been inspected

by American Engineering and Testing. The system was found to have only about a 3% degradation of steel material that is underground. There are some minor issues that can be mitigated fairly easily so there is no immediate risk to that system. It will be checked in another three years. The Champion's Club project is proceeding on schedule.

Financial Report – Executive Director Dan Kenney Mr. Kenney said that the financial report is through November 2025. The plaza project is shown in the report and is under budget. Under Capital Improvement Projects, the Champion's Club project is noted there and is progressing on time and on budget.

There being no further business, Vice Chair David Ybarra adjourned the meeting at 2:21 p.m. Next meeting: April 16, 2026