Minnesota Ballpark Authority Board Meeting Minutes – July 16, 2026

Chair Margaret Anderson Kelliher called the board meeting of the Minnesota Ballpark Authority for July 16, 2026, to order at 2:00 p.m. The roll was taken. Commissioners Justin Baylor, David Ybarra, Charlene Briner, and Dave Lawless were present.

Commissioner Justin Baylor moved approval of the agenda, seconded by Commissioner Dave Lawless, and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED

Commissioner David Ybarra moved approval of the April 16, 2026, meeting minutes seconded by Commissioner Charlene Briner and approved unanimously – 5 YEAS, 0 NAYS

APPROVED

Public Comment – No public comment.

Chair's Report – Chair Margaret Anderson Kelliher – Chair Anderson Kelliher stated that while Commissioner Baylor's term has expired, he will continue to serve as the City of Minneapolis appointment to the MBA until the City either reappoints or appoints someone else to the MBA board. This is consistent with past MBA board appointments to prevent a gap in leadership.

Executive Director's Report – Executive Director Dan Kenney – The Warehouse District Minneapolis Renaissance Coalition is promoting a rebranding to focus on music, sports, and theater, in connection with the reconstruction of 1st Avenue in hopes of bringing more energy and people back downtown. The MBA and Twins will meet with MNDOT in September to discuss the skyway connection to the ballpark and the freeway lighting that is to be replaced under the plaza that is the MBA's cost responsibility.

Audit Committee Report – Commissioner Charlene Briner – Commissioner Briner reported that the Audit Committee met on July 6, 2026. The committee reviewed the 2027 MBA Operating and Capital Reserve Budget and proposed that it be submitted to the MBA board for approval.

ACTION ITEMS

07-16-26 Proposed Budget Resolution 26-MBA-227R1

Purpose:

To authorize submittal of the proposed 2027 MBA Operating and Capital Reserve Budget to Hennepin County.

Background:

Minnesota Laws, Chapter 473, Section 473.757, subdivision 11 provides that Hennepin County may use certain proceeds from the authorized sales and use tax revenue to pay for governmental operating costs of the Authority, other than operating and maintaining the Ballpark. Subdivision 1 authorizes Hennepin County to make grants to the Authority for reserves for Ballpark capital improvements. The MBA and Hennepin County have entered into a grant agreement that provides details regarding the annual grant for Authority operating costs along with annual payments into a reserve fund for ballpark capital improvement expenses. The Grant Agreement requires the Authority to submit a proposed operating and capital improvement budget to Hennepin County before August of each year. A final budget will be adopted by the MBA Board in October.

Attached is the MBA proposed operating (Schedule A) and capital reserve (Schedule B) budget for 2027. The MBA Audit Committee reviewed the proposed budget on Tuesday, July 7, 2026, making a motion to recommend approval by the Board.

Schedule A summarizes the proposed General Fund budget for 2027, representing a 0.5% increase in expenditures from the 2026 budget.

Per the Grant Agreement, Hennepin County also agrees to make annual payments for 30 years into a special revenue fund for future ballpark capital improvements. The authorized annual contribution shall be $1,100,000 in the first year and escalates by an inflation index thereafter.

The Development Agreement between the Twins and MBA defines Consumer Price Index (CPI) increases for rent payments and capital contributions to the Special Revenue Fund. This increase is calculated in the index known as the US Department of Labor Bureau of Labor Statistics, Consumer Price Index, All Urban Consumers, United States City Average, All items. All parties agreed that the change in CPI base will be calculated as the change from January 2010 to June of the current year then multiplied by the original 2010 contribution, resulting in an annual contribution for the following year.

A proposed budget for the Capital Reserve Fund includes Twins Rent and Hennepin County capital contribution using the CPI change from January 2010 through June 2026. For Hennepin County, the budgeted contribution will be $1,695,290 for 2027.

The Ballpark Lease Agreement between the MBA and the Minnesota Twins, LLC Section 3.1 outlines annual Tenant rent of $900,000, of which $600,000 is indexed for inflation annually. As calculated for the period beginning January 2010 through June 2026 the Twin’s rent amount is $1,224,703 for 2027.

Action Requested:

BE IT RESOLVED that the Minnesota Ballpark Authority Board hereby approves the Audit Committee recommendation for a Proposed 2027 MBA General Fund Operating Budget of $753,000 and 2.6 Full-Time Equivalents, and authorizes the Executive Director to submit the proposed 2027 MBA operating budget, attached as Schedule A, to Hennepin County, requesting a 2027 grant budget of $753,000 from Hennepin County Ballpark Sales and Use Tax; and

BE IT FURTHER RESOLVED that the Minnesota Ballpark Authority Board hereby approves the Audit Committee recommendation for the Proposed 2027 MBA Capital Reserve Fund Budget of $ 3,455,400, as shown in Schedule B.

APPROVED

SCHEDULE A

2027 PROPOSED OPERATING BUDGET

GENERAL FUND

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

Budget Summary - Fund 82

	2025 Actual	2026 Budget	2027 Proposed Budget
Beginning Fund Balance	$ 1,164,806	$ 1,155,902	$ 1,155,902
Revenues:			
County Grant	674,000	749,000	753,000
Local Grant	644	-	-
Operating Investment Earnings	40,423	-	-
Total Revenue	**$ 715,067**	**$ 749,000**	**$ 753,000**
Expenditures:			
Personal Services	511,721	530,980	545,600
Commodities	561	500	500
Contracted Services	163,505	156,320	145,700
Other	48,184	61,200	61,200
Total Expenses	**$ 723,971**	**$ 749,000**	**$ 753,000**
Ending Fund Balance	$ 1,155,902	$ 1,155,902	$ 1,155,902
Budgeted Positions (Full-Time Equivalents)	2.6	2.6	2.6

SCHEDULE B

2027 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

	2025 Actual	2026 Budget	2027 Proposed Budget
Beginning Fund Balance	$ 15,366,209	$ 14,267,038	$ 17,269,612
Revenues:			
Hennepin County Contribution	1,594,893	1,637,000	1,695,000
Operating Investment Earnings	559,766	150,000	250,000
Lease Revenue	825,819	841,274	871,200
Lease Related Interest	659,083	649,300	639,200
Total Revenue	**$ 3,639,561**	**$ 3,277,574**	**$ 3,455,400**
Expenditures:			
Capital Outlay	4,738,732	-	-
Future Capital Projects	-	3,277,574	3,455,400
Total Expenses	**$ 4,738,732**	**$ 3,277,574**	**$ 3,455,400**
Capital Outlay Projects -			
Use of Fund Balance			
POS & Concession Stands	2,324,069	-	-
Champion's Club Renovation	2,414,663	-	-
Building Systems and Lighting	-	275,000	
Total Use of Fund Balance	**$ 4,738,732**	**$ 275,000**	**$ -**
Ending Fund Balance	$ 14,267,038	$ 17,269,612	$ 17,269,612
MN Twins Rent per Agreement	$ 1,169,941	$ 1,193,162	$ 1,224,703

07-16-26   Proposed Resolution 26-MBA-228

Purpose:

To authorize a supplemental appropriation to the MBA General Fund Operating Budget for 2025

Background:

MBA Administration has completed a year-end review of the 2025 General Fund operating budget related to actual expenditures. The review identified a budget shortfall driven by a late-arriving invoice for 2025 audit services, which was received and processed in June 2026. While this timing contributed to the overall overage, the area of expenditure requiring additional budget authority is not Contractual Services. Instead, the shortfall is the result of insufficient prior-year appropriations in Personal Services, specifically for the employee PTO buy-back benefit in 2025.

The 2025 Personal Services budget was previously approved at $500,980. Actual expenses totaled $511,721, exceeding the adopted budget by $10,741. Total operating expenses for 2025 were $723,971, exceeding the approved budget of $714,000.

To ensure the MBA can properly align its 2025 expenditures with approved budget authority, staff request a supplemental appropriation of $10,000 to the 2025 General Fund operating budget, using General Fund balance. The General Fund balance of $1,155,902 is sufficient to cover the additional Personal Services costs incurred.

A Board action for an additional appropriation of $10,000 will ensure compliance with the budget authority requirements.

Schedule 1
2025 General Fund Budget - Supplemental Appropriation

SUPPLEMENTAL APPROPRIATIONS

		Fund	Dept ID	Account	Description	Amount
Use of Unrestricted Fund Balance	REVENUE	82	892200	49970	Use of Fund Balance	$ 10,000
Personal Services	EXPENDITURE	82	892200	50809	PTO Buyback	$ 10,000

Action Requested:

BE IT RESOLVED that the 2025 General Fund Budget be increased by a fund balance supported supplemental appropriation of $10,000.

APPROVED

DISCUSSION ITEMS

Target Field Operations Update –Gary Glawe, Senior Director of Facilities - Mr. Glawe reported that the team is doing well right now and hope that this will continue through to the end of the season. The field is in great shape because of the replacement of the grass this spring. The August calendar is filled this year with concerts, Savannah Banana Ball and Twins games. Concrete replacement work needed for the new security perimeter along 7th Street will begin in September.

Financial Report – Brenda Juneau, MBA Finance Coordinator - Ms. Juneau reported on the Financial Summary as of June 30, 2026. Not much has changed since the last report. The changes in the Capital Reserve Fund are due to approved reimbursements for the Champions Club renovations.

There being no further business, Chair Anderson Kelliher adjourned the meeting at 2:20 p.m. Next meeting: October 8, 2026