



Minnesota Ballpark Authority Board Meeting Minutes – October 8, 2026

Chair Margaret Anderson Kelliher called the board meeting of the Minnesota Ballpark Authority for October 8, 2026, to order at 2:05 p.m. The roll was taken. Commissioners David Ybarra, Charlene Briner, Nathan Chomilo and Dave Lawless were present.

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

APPROVED

Commissioner Dave Lawless moved approval of the July 16, 2026, meeting minutes seconded by Commissioner David Ybarra and approved unanimously – 5 YEAS, 0 NAYS

APPROVED

Public Comment – No public comment.

Chair's Report – Chair Margaret Anderson Kelliher – Chair Kelliher welcomed Dr. Nathan Chomilo to the MBA board, appointed by the City of Minneapolis. She then reported that discussions regarding the future of the ballpark sales tax have continued during the last few months and how that will play into the upcoming legislative session. Following the upcoming election, discussions about how Hennepin County will approach the extension of the tax will move forward.

Executive Director's Report – Executive Director Dan Kenney – Executive Director Kenney reported that in July he met with representatives from MNDOT, the City of Minneapolis and ABC Ramps to discuss improvements on the walkway over 7th Street. The issue of lighting under the plaza was also discussed with MNDOT and the City of Minneapolis. Perimeter security work on 7th Street will begin this spring. He added that the producer of the show "Art Meets Home" that is broadcast on Channel 45 has reached out to the MBA and Twins expressing an interest in doing a story on the public art projects that have been done over the years at Target Field.

ACTION ITEMS

10-08-26 Proposed Resolution 26-MBA-229

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 a new Commissioner after the July MBA board meeting, the election of officers is necessary today, and consistent with the MBA by-laws, to fill a vacancy left by the outgoing Commissioner.

Action Requested:

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

APPROVED

10-08-26 Proposed Resolution 26-MBA-230**Purpose:**

To set the 2027 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 2027 quarterly board meetings will be held on Thursday, January 7th, Thursday, April 15th, Thursday, July 15th, and Thursday, October 14th. All meetings will begin at 2:00 p.m. at Target Field. Staff are directed to post the new schedule on the MBA website and to post notification by such other means as they determine necessary and appropriate.

APPROVED

10-08-26 Proposed Resolution 26-MBA-231

Purpose:

To authorize the Executive Director to proceed with publication of the Minnesota Ballpark Authority 2025 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, 2025. 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 2025 Annual Financial Report upon completion of the MBA Audit Exit meeting.

APPROVED

10-8-26 Resolution 26-MBA-232

Purpose:

To adopt a 2027 MBA General Fund operating budget and Special Revenue Fund budget for the Minnesota Ballpark Authority.

Background:

The MBA Board reviewed the proposed 2027 General Fund operating budget of \$753,000 at the Audit Committee meeting on July 16, 2026. The Board then authorized the Executive Director to submit the proposed 2027 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 29, 2026, board meeting and are scheduled to adopt a final budget on December 15, 2026.

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 \$753,000, as part of the General Fund operating budget for 2027. The General Fund budget for 2027 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 2027 is \$1,695,290, and annual rent from the Twins, indexed for inflation, is calculated at \$1,224,703. A Ballpark Capital Reserve Fund budget for 2027 of \$3,455,400 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 2027 General Fund Operating budget of \$753,000, 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 2027 Special Revenue Fund budget of \$3,455,400, for the Ballpark Capital Reserve Fund, as incorporated herein and attached as Schedule B.

APPROVED

SCHEDULE A
2027 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 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	<u>\$ 1,155,902</u>	<u>\$ 1,155,902</u>	<u>\$ 1,155,902</u>
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 Budget
Beginning Fund Balance	\$ 15,366,209	\$ 14,267,038	\$ 14,434,275
Revenues:			
<i>Hennepin County Contribution</i>	1,594,893	1,637,000	1,695,000
<i>Operating Investment Earnings</i>	559,766	150,000	250,000
<i>Lease Revenue</i>	825,819	841,274	871,200
<i>Lease Related Interest</i>	659,083	649,300	639,200
Total Revenue	\$ 3,639,561	\$ 3,277,574	\$ 3,455,400
Expenditures:			
<i>Capital Outlay</i>	4,738,732	-	-
<i>Future Capital Projects</i>	-	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	2,835,337	-
Building Systems and Lighting	-	275,000	-
Total Use of Fund Balance	\$ 4,738,732	\$ 3,110,337	\$ -
Ending Fund Balance	\$ 14,267,038	\$ 14,434,275	\$ 14,434,275
MN Twins Rent per Agreement	\$ 1,169,941	\$ 1,193,162	\$ 1,224,703

10-08-26 Proposed Resolution 26-MBA-233

Purpose:

To authorize the expenditure of funds from the Ballpark Capital Reserve Fund to support the replacement of Target Field's lighting control system and 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:

Over the past 12 months, 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.

At the January meeting, the MBA Board approved the team's request to engage 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 Board authorized 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).

This research and planning process has proceeded over the course of the year, and both projects are ready to move forward. In the attached letter the team is requesting up to \$3.8 million to replace and commission the lighting control system and the building automation system, in advance of Opening Day 2027.

To put this request in context, since the facility opened in 2010, the team has exclusively funded more than \$66.4 million in capital improvement projects, and the MBA Board has authorized spending approximately \$29 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 year-end Capital Reserve Fund balance will be approximately \$12 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 \$3.8 million to fund the replacement of Target Field's lighting management system and 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 \$3.8 million for the replacement of Target Field's lighting control system and building automation system.

BE IT FURTHER RESOLVED that the MBA is not responsible for any additional project cost escalation or project cost overruns.

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 \$3.8 million 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.

APPROVED

DISCUSSION ITEMS

Target Field Operations Update – Dave Horsman, Senior Vice President Ballpark Operations – Dave Horsman reported that the Twins just finished their 17th year of playing baseball at Target Field. The first four months of the season went better than expected and although the last few months the team faded a bit, in September we saw some of the young players make their debut and it was encouraging to see how they performed and know that these players will likely be some of the cornerstones of the team in the future. August was the busiest month that we have ever had at the ballpark with 15 home games and six major events. All events were very successful bringing in nearly a quarter of a million attendees of different demographics and many that may not have previously been Target Field regulars. The Noah Kahan concert sold out within hours of tickets going on sale last February, Savannah Bananas was also a sellout for the three days of games and festivities. The other two concerts, Tim McGraw with The Chicks and Lady A and My Chemical Romance were very well attended as well.

Gary Glawe, Senior Director of Facilities – Mr. Glawe reported that the building made it through another season of baseball in good condition and winterization of the building has begun. The infield turf was replaced this week due to some contamination of the different varieties of grass that were healthy but were slightly different colors so not aesthetically pleasing.

Financial Report – Brenda Juneau, MBA Finance Coordinator - Ms. Juneau reported on the financial report as of September 30, 2026. General and Operating fund revenues come at the end of the year via a grant from Hennepin County so the numbers listed as of now do not include those funds. Also, some larger expenses do not show up until the end of the year. These include insurance and some contractual fees.

There being no further business, Chair Anderson Kelliher adjourned the meeting at 2:47 p.m. Next meeting: January 7, 2027