

WORCESTER BALLPARK COMMISSION

MEETING MINUTES

Date: Wednesday, October 19, 2022 at 10:00am

Location: 110 Madison Street and Virtual

Attendees

Worcester Ballpark Commission (WBC): Chair Moore, Commissioner Harrity, Commissioner Maloney. **Virtually Present**: Commissioner Perez and Commissioner Mulhern

City of Worcester: Julie Lynch, Chief of Public Facilities and Damaris (Dee) Acevedo

WooSox: Dr. Charles Steinberg, Robert Malone, and Hannah Butler

1. Call to Order
 - 1.1. Chair Moore called the meeting to order at 10:10am.
2. Roll call attendance taken by Ms. Lynch at 10:11am.
3. Acceptance of 05-18-22 meeting minutes.
 - 3.1. 05-18-22 Ballpark Commission minutes were approved at 10:12am.
4. Adopt Commission Meeting Schedule
 - 4.1. Ms. Lynch proposed to meet third Wednesday of every month at 10am, no meeting in December due to the holidays. Monthly meetings will occur due to further discussion on City Revenue Events, Community Days, and use of Ballpark other than WooSox events. She proposed quarterly or monthly meetings starting in January.
 - 4.2. Chair Moore requested roll call vote for adoption of meeting schedule. The motion passed.
5. City Event Days Update
 - 5.1. Ms. Lynch discussed meeting with the Law Department as well as Chair Moore to speak about event days. She spoke about a Community Day for the U.S. Armed Forces' Veterans held in August 2022 in which she worked with Ms. Butler. This led to questions about schedules, fees, as well as identifying what Community Day, City Revenue Event, or Meeting, are identified. She proposed to meet with the WooSox for further discussion.
 - 5.2. Ms. Lynch proposed an application for event days to which Commissioner Harrity suggested utilization of a similar procedure for "Rent Free Days" at the DCU/Civic Center Commission . Commissioner Harrity agreed with developing an application in coordination with the City,

WooSox and Commission. Commissioner Mulhern suggested there should be an end date for submission of applications by the public, similar to the DPW Parks Division application process, for review by the Commission and more effective planning. . Commissioner Perez questioned implementing an application end date and stated his concerns.

5.3. Dr. Steinberg mentioned Community Days in 2021 such as: nine (9) high school graduations taking place at the Ballpark due to COVID-19 restrictions indoors. He also offered the new WooSox Board Room as a place to be used in the winter for a community organization to hold a meeting or event. The boardroom fits up to forty (40) people.

5.4. Ms. Lynch proposed to have a summary of availability, constraints, and limits, and subsequently meeting with WooSox to develop a schedule for small or large events as well as cost.

5.5. Commissioner Mulhern inquired about Revenue Generating Days (Food Truck Festival); Dr. Steinberg explained those are part of the WooSox Revenue Generating days, however he wants to coordinate with the City further on Revenue Days.

6. City Update

6.1. Ms. Lynch discussed the status of the design for Polar Park Improvements in order to be in compliance as a AAA Ballpark (according to the lease) and make upgrades which will be discussed further in meetings with the WooSox. The City noted as well that a malfunctioning camera will be replaced by Technical Services in the near future.

7. WooSox Update

7.1. Mr. Malone discussed compliance upgrade for the visitor's clubhouse in which the WooSox will work with designer/contractor regarding final budget and engineering. Drawings should be updated by the next Commission meeting and be ready for permitting. Mr. Malone will update Mr. Adams, Deputy Chief of Public Facilities, on upgrades.

7.2. Mr. Malone discussed improvements such as:

- a. Completion of boardroom as well as executive offices and main office for employees.
- b. Creation/completion of Corona Cabana (beer station) under left scoreboard.
- c. Yingling Flight Deck situated on the right centerfield sitting area.
- d. Completion of Triple Decker Garden by BT's Barbeque; an awning outside of BT's BBQ was added due to rain conditions.
- e. To improve sight lines, main railings were placed down to single-seat height on concourse level, which matches height for handicap seating, accessible seating, etc.

- f. Sherwood Diner was converted into a three-season diner where plumbing, sink, heating and air-conditioning was added to make it a broadcast point and serve hot/iced coffee and confections. Dr. Steinberg emphasized that Sherwood Diner is not a functioning diner to cook food. Coffee can be served and confections are brought from local vendors like vendors in the Worcester Public Market.

7.3. Commissioner Maloney inquired about specific scope of work needed for AAA Ballpark compliance; Dr. Steinberg was unsure. He spoke of the following benefits:

- a. History of leadership/structure of Minor League Baseball.
- b. WooSox providing funding for housing for ballplayers throughout the City. Some of whom resided Downtown and in the Canal District).
- c. As an aside, he also noted that some businesses had regular customers that were having difficulty parking in the area, but noted that the sale of five hundred thousand (500,000) ballpark tickets benefitted surrounding businesses by the influx of five hundred thousand (500,000) people to the area.

7.4. Commissioner Harrity inquired about outdoor concerts at the Ballpark as well as entrance/exits at the concert events. Dr. Steinberg informed the Commission that WooSox are working with artists on picking dates in 2023 and working with staff on where seats at concerts will be in the Ballpark [field, on the Terraplas (plastic protection of grass)] and when concerts will take place in coordination with the WooSox games schedule. Dr. Steinberg, as well as Mr. Malone, gave updates on additional doors/field gates for field egress.

7.5. Chair Moore asked for a presentation of changes, egress, ingress, and manifests of seating for Community Days and Commissioner Mulhern asked for a summary of Community Day and City Revenue Event Days.

8. A roll call vote was taken to adjourn.