

# WORCESTER BALLPARK COMMISSION

## MEETING MINUTES

Date: Wednesday, January 10, 2024 at 10:00am

Location: 100 Madison Street or Virtual

### Attendees

**Worcester Ballpark Commission (WBC):** *Chairman Moore, Commissioner Maloney, Commissioner Fisher, Commissioner Harrity, Commissioner Mulhern, Commissioner Evans, Commissioner Perez*

**City of Worcester:** Julie Lynch, Chief of Public Facilities (DPF)

**WooSox:** Hannah Butler and Robert Malone

1. Ms. Lynch performed a roll call attendance. Commissioner Mulhern was absent. All other Commissioners were present.
  - Call to Order Chairperson Moore called the meeting to order at 10:06am.
2. Acceptance of Meeting Minutes – A roll call vote was taken for acceptance of the meeting minutes from December 8, 2023 and May 19, 2023.
3. Commissioner Duties, Orientation & Appointment Terms
  - 3.1. Ms. Lynch reminded the commissioners they could schedule training through Human Resources' Pam Callahan for Ethics, Open Meeting Law, and Robert's Rules.
4. Ballpark Community and Revenue Days Summary
  - 4.1. Comm. Harrity provide an update that the subcommittee, comprised of three commissioners, and DPF met with ASM Global at the DCU Center to obtain information regarding whether or not they could provide support for event days at the Ballpark. ASM Global noted that there were physical and, financial limitations to holding large events at Polar Park, but that smaller events could be held in the DCU Club for instance, if financing was provided to contract with a producer, and reserve talent. Ms. Lynch asked whether or not the Commission could go into executive committee to discuss Revenue Days, due to competition surrounding Revenue Days. Upon decision, the event would go to the commission for open discussion. Chair Moore answered that this was not likely possible, and that the City Solicitor should provide guidance.
  - 4.2. Ms. Lynch noted there was no interest at this time in holding a Revenue Day Event at the park, but suggested that perhaps Comm. Maloney's interest in holding Rugby games could provide a possible event. Comm. Maloney asked if there was a distinction between Revenue and Community Days. Ms. Lynch provided that a revenue day would provide profit to the City and a community day would not. Comm. Maloney noted that the schedule for Rugby would have to be worked out. A discussion on the impact on the field took place. Ms. Butler noted that the field must be protected, and that it is the team's most important asset. Wanting to minimize impact on the field, events are carefully vetted. Comm. Harrity noted that football and rugby schedules align. Ms. Butler noted that timing of play and longevity of play in the fall impacts recovery for spring baseball opening day. Fenway does replace sections of the field when a concert is held.
  - 4.3. Ms. Lynch questioned access to the field that was an issue after the park was completed. Mr. Malone noted there have been no updates to egress off the field or access. Steel work,

excavation, concrete work in order to provide 12'-1" height will be expanded. The WooSox have not budgeted the cost of this work.

4.4. Comm. Harrity asked what the next step was to secure Revenue Day events at the park. Ms. Lynch noted that the next step would be to for the Law Dept. would need to provide clarification on whether or not events have to be discussed in an open meeting. Ms. Lynch noted that she would provide an update as soon as she receives direction from the Law Dept.

4.5. Ms. Lynch requested an update from the WooSox on the rollout of their Computer Maintenance Management software (CMMS) in order to inform the Capital Improvement Plan. There is currently no budget available for this purpose. Mr. Malone shared a list of maintenance and repair work that had been completed. Ms. Lynch clarified that the Capital Committee was comprised on four members, two from the WooSox and two from the City of Worcester. Ms. Lynch shared Resolutions of the Polar Park Capital Committee, summarizing the work and approvals of the Capital Committee, who oversee and approve Facility Fees for ballpark capital improvements. All funding obtained from the Facility Fee, obtained from ticket sales, has been identified for ongoing improvements through 2025. Commissioner Perez requested a timetable from the WooSox on the proposed CIP and clarification on the Commission's responsibility. Ms. Lynch generally updated the Commissioners on the Commissions responsibilities, and at the direction of the Chair noted a summary of Commission responsibilities will be provided for discussion at the next meeting.

#### 4.6. Capital Improvements

The WooSox reviewed the Capital Committee's upcoming project scope of work.

5. Sale of the WooSox – Comm. Harrity recounted Dr. Steinberg's account of the sale of the WooSox, and requested an update, if any. Ms. Butler noted there were no changes that she was aware of .

#### 6. Woo Sox Past and Future Event Highlights

6.1. Ms. Butler noted some future events including opening day and a 2/10 Valentines dinner, and a few additional events until opening day. Ms. Butler also noted she received a request for a Community Day from the YWCA. Ms. Lynch noted the Commission would review and vote.

#### 7. Next Meeting

7.1. Ms. Lynch noted that upcoming meetings were scheduled through May 2024 on the second Wednesday of each month at 10am.

#### 8. Adjourn

8.1. A vote to adjourn the meeting was passed at 10:51am.