

# WORCESTER BALLPARK COMMISSION

## MEETING MINUTES

Date: Friday, May 19 at 10:00am  
Location: 110 Madison Street or Virtual

### Attendees

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

**City of Worcester:** Julie Lynch, Chief of Public Facilities

**WooSox:** Robert Malone

1. Ms. Lynch performed a roll call attendance. Comm. Perez was absent.
2. Call to Order
  - 2.1. Chairperson Moore called the meeting to order at 10:01am.
3. Acceptance of Meeting Minutes at 10:02am taken by Chair Moore.
4. Chair Moore welcomed Commissioner Evans
5. Community Day Request from the YWCA of Central Mass.

Ms. Lynch updated the Commission that this was a Community Day event on April 8, 2023 and as discussed in prior meetings the Chair approve this Community Day without delaying to the next meeting in order to expedite approval.

Robert Malone of the WooSox was unable to provide an update on the event, but did not hear of any issues and assumed it went well.
6. City Event Days Update
  - 6.1. Ms. Lynch noted that the City had no capital updates to provide.
  - 6.2. Ms. Lynch noted that the WooSox had a capital project and could provide an update on it.
7. Ballpark Update
  - 7.1. Mr. Malone noted ballpark updates:
    - a. Quarterly and monthly maintenance were ongoing including contracts for filter changes and coil cleaning.
    - b. Renovations and upgrades for food service equipment were performed. Food recycling was added. No longer co-mingled with trash.
    - c. Painting was also performed.
    - d. Next big project is a major cleaning of the chiller tower as part of preventive maintenance.
    - e. Ostrow addressed yearly maintenance on bus bar/switchgear.
    - f. Review with NGrid next week, to discuss ways the park can be more sustainable.
      - a. Adding an overlay to the BMS system of “time off/time on” / overlay module. Sync ball and event schedule to cycle off HVAC when not in use.
    - g. Fixing ballast and LED drivers is ongoing. Ordered additional LED drivers to utilize.
    - h. Sharing cameras with the WPD was also an initiative.
    - i. Additional security was added to the building.

7.2. Commissioner Harrity asked if someone could address issues with the parking in and around the ballpark.

7.3. Mr. Malone noted that this year 3 more golf carts were added. Two hours prior to the game, the carts go to the Library lot and Worcester Common Garage and two other sites approximately every 5 minutes. If people leave early people are directed to gates C or D for rides and shuttle back to lots. He noted this adds to the income stream for the City of Worcester by allowing those assets to be used. He noted they are like a party on wheels with good characters to drive. Next year may go to lithium ion. Last year was a big complaint about parking, but 5 or 6 shuttles seem to be adequate. There is also a text for a ride, in multiple languages, which use radios to dispatch carts. For security, there is another anonymous text for a nuisance fan or overly excited fan. Usually, six or less texts per game. Ms. Lynch asked where the drop off is. Mr. Malone answered that this was as requested. Gate C is for accessible drop-off. IN the off season, if tickets are at will-call. Ticket booths have been added at gate B or C. Gates B and C also allow tickets to be purchased for future games.

8. Ms. Lynch followed up on whether or not the WooSox have completed a Capital Improvement Plan, as well as CMMS software. The WooSox use "Aloe" software, which can be used for even the fans to report on maintenance items. WooSox operations e.g. broken seat or pipe insulation can be reported by staff. Regarding long term maintenance, PDL agreement, Project Development League, requires standards for the park. Even though the park was constructed under the prior PDL agreement, the MILB will tour and grade the park based on a rubric. The park was deficient on 11 points, less than the required 30, but by next season they will need to be under 10. Several action will be undertaken to prepare including hydro tubs will be added to the visitors clubhouse, and completed in the two off weeks. Need to first get through the main PDL requirement in order not to be fined as an organization. That is the first focus for Capital Upgrades and expenditures. Ms. Lynch had mentioned the digital scoreboard and Mr. Malone responded that it is a large expense. Noting that "you only know what you know". All manufactured by ANC who WooSox have an agreement. An 11 ½ x 11 ½ panels that have four screws and if something happens to one of them. With 7 together in one power supply, and has cases of power supplies that they replace 4 or 5 per season. Individual panels are sent out to repair. So its really not the scoreboard, a million dollar asset, that has to be replaced, since the individual modules are replaced over time, and sometimes it is just the color that is off. If that occurs, a plug and play repair is performed. So, the concern that the scoreboard has to be repaired and we didn't plan for a million dollar expenditure; the WooSox can contend with this. Fenway shares this same type of board and can support this park as well. Chillers, boilers, are all on PM agreements and are rebuilt and recertified. Mr. Malone noted that his background with the project and the budget for facilities allows him to be proactive and not reactive.

Ms. Lynch noted that although she agreed with Mr. Malone that the park is well maintained, all assets have an end of life that needs to be planned for financially that aligns with the \$200,000 cap, and we just want to be sure the City has a plan from the WooSox to address. Mr. Malone noted he would provide if approved by the WooSox.

Mr. Malone noted that we have to plan for future technologies. He noted that he would share this exhaustive list of equipment.

Commissioner Maloney questioned whether or not solar would be incorporated. Mr. Malone noted the park was solar ready with electrical infrastructure. He noted the roof would not have enough area to be cost effective. Foul balls may also damage them. The WooSox has not received a proposal that made sense. He welcomed a study.

Commissioner Harranty noted a T&G article on the attendance on the ballpark games. Mr. Malone was not able to comment on attendance, and did not read the article. An early start to the season in cold weather may have pushed down attendance and that the attendance was perhaps trending 10% down from last year.

9. Chair Moore asked to schedule the next meeting. Ms. Lynch noted that we could move to quarterly meetings. Chair Moore noted that this had been discussed at the last meeting and asked what that schedule would look like. Ms. Lynch noted that Commission meetings are generally not held during the summer months of June, July and August and as well not in December due to the holidays. If the Commission moved to quarterly meetings they would fall on September, just before or after the holidays, and two in the spring - two in fall, and two in spring or mid-winter.  
Commissioner Harranty noted that was fine and that if needed a meeting could be schedule based on Commissioner's availability. Ms. Lynch confirmed an agenda would need to be placed 48 hours prior to meeting.  
Commissioner Maloney asked if we could meet 50% of the time. Ms. Lynch noted that 4 meetings was 50% of the current schedule of 8 meetings: in September, January, March and May.
10. Chair Moore noted that a motion should be taken to approve this quarterly schedule and as need as quickly as 48 hours notice.
11. Mr. Steinberg joined the meeting remotely.
12. Chair Moore requested a motion to adjourn at 10:28am. Motion was approved with the next meeting scheduled for September 2023.