

**Delaware Stadium Corporation  
Board of Directors Meeting  
October 16, 2017**

**Board Members in Attendance**

Tom McGonigle, Chairman  
Steven C. Taylor  
Michael Morton  
Jeff Young  
Harriet Smith Windsor (via telephone)  
Kevin Kelley  
Doug Denison

**Staff**

Joseph J. McDonald, Executive Director  
Kevin A. Guerke, Counsel

**Guests**

Andrew Layman, Wilmington Blue Rocks

**I. Call to Order**

A quorum being present, Chairman McGonigle called the meeting to order at 5:06 p.m.

**II. Minutes of the Previous Meeting (July 26, 2017)**

Chairman McGonigle introduced minutes from the previous meeting for consideration. Mr. Kelley moved to accept the minutes as submitted, seconded by Mr. Morton and unanimously carried.

Chairman McGonigle introduced executive session minutes from the previous meeting for consideration. Mr. Morton moved to accept the executive session minutes as submitted, seconded by Mr. Young and unanimously carried.

**III. Executive Session – Personnel Matter**

Mr. Morton moved to convene an executive session pursuant to *29 Del. Code § 10004*, seconded by Mr. Young and unanimously carried.  
Open session resumed at 5:19 p.m.

Mrs. Smith-Windsor moved to set Mr. McDonald's salary at \$85,000 per year effective Jan. 1, 2018, seconded by Mr. Kelley and unanimously carried.

**IV. Blue Rocks Report**

Mr. Layman reported that 11 of 70 home games were rained out this season, adversely affecting total attendance figures. However, average game attendance was steady compared to last season.

Mr. Layman thanked the board for its continued work on the management agreement and the decision to extend the agreement through next season.

Mr. Layman said the Blue Rocks appreciate the board's approval of the team's plans to work with the Delaware Sustainable Energy Utility in financing the installation of new lights for the 2018 season.

Additionally, Mr. Layman reported that the team will be installing extended backstop netting behind home plate and exploring costs to install a new video board for the outfield, and will report back to the board when the purchase is determined to be feasible.

#### **V. Executive Director Report**

Mr. McDonald reported that this year's Taco Fest and the annual St. Hedwig school festival were very successful, and that cooperation with the Riverfront Development Corporation on events such as these has been positive.

In consultation with the Blue Rocks, Mr. McDonald said he is working to determine a schedule for next year's state championship games to be held at the stadium. This year, the stadium hosted a large number of youth and adult regional games, he reported.

Mr. McDonald informed the board of an inquiry he received from local filmmakers interested in using the stadium for the production of a baseball film titled "The Unnatural." The board encouraged Mr. McDonald to learn more about procedures and payment arrangements for an agreement of this nature, and to consider empaneling a subcommittee of the board if discussions with the filmmakers move forward.

Mr. McDonald informed the board of an inquiry from the City of Wilmington regarding the display of a city flag in center field, requiring the installation of an additional flagpole. Chairman McGonigle suggested a new pole could become part of future renovation plans.

Mr. McDonald reported that he is working with contractors to arrange repairs to the recently resurfaced concourse, which will be covered under warranty.

Mr. McDonald informed the board of an inquiry he received from the Smyrna Little Lass organization asking the DSC to consider donating old stadium field lighting to the group when new lighting is installed. Favorable discussion

ensued and Mr. Guerke was directed to draft a legal document to facilitate the request.

Discussion ensued regarding vacancies on the board. Mr. McDonald directed Mr. Denison to contact the new Division of Small Business, Development and Tourism within the Department of State to inquire about the membership of the agency's director – who inherited the duties of the former Delaware Economic Development Office and is entitled to a seat on the board. Mr. Kelley inquired about vacancies on the board in Wilmington and New Castle County, and suggested appointing a member of the local youth baseball community to the board.

## **VI. New Business**

### **2018 DSC Budget**

Mr. McDonald presented the board with a draft 2018 budget for consideration and highlighted several key lines. He indicated that the RDC parking revenue line has been very conservatively estimated and will likely exceed the figure budgeted. He also reported that the Big Fish parking agreement is included in the budget, with payments to begin effective Sept., 2018.

Mr. McDonald made note of an increase in the budget line for accounting fees, which were higher than expected this year. Chairman McGonigle noted that fees have been flat for many years, and that the DSC is dealing with more and more complex financial transactions.

Mr. McDonald noted that the budget line for community outreach includes the purchase of softballs in addition to baseballs for distribution to little leagues.

Chairman McGonigle noted that funding for consultant fees remains in the budget and praised Ewing Cole for its work in recent years, noting that the firm's assistance will become even more essential as DelDOT's work in the riverfront area moves ahead.

Chairman McGonigle also noted that the line for executive director pay will be increased in accordance with the action taken earlier in the meeting.

Mr. Taylor moved to accept the 2018 DSC budget as discussed, seconded by Mr. Morton and unanimously carried.

### **Big Fish Parking**

Chairman McGonigle recused himself from this discussion to avoid a conflict of interest or the appearance of such a conflict, as his law firm represents one of the interested parties on unrelated matters.

Mr. Guerke and Mr. Young reported that terms have been agreed to and is scheduled to take effect on Sept. 1, 2018. Payments have been set at \$1,200 per month. As previously discussed, Mr. McDonald will be responsible for coordinating scheduling for the lot to accommodate games and events at the stadium.

Mr. Layman mentioned that the Blue Rocks bear responsibility for maintenance of parking lots, and that the team may want to discuss this arrangement with the board if leased parking for non-stadium use continues to grow.

**DeIDOT Temporary Access**

Chairman McGonigle asked the board for permission to enter into an agreement with DeIDOT that would allow for temporary access to DSC property as part of the state's work in the vicinity. Mr. Kelley moved to grant Chairman McGonigle authority to proceed with such an agreement, seconded by Mr. Morton and unanimously carried.

**Blue Rocks Management Agreement Amendment**

Chairman McGonigle reported that the management agreement extension through Sept., 2018 has been finalized. Discussions will continue next year.

**V. Old Business**

**Crown Castle Small Cell Update**

Mr. McDonald said there is nothing new to report regarding this issue.

**DeIDOT Update**

Chairman McGonigle said there is nothing new to report regarding this issue.

**VI. Adjournment**

Mrs. Smith-Windsor moved to adjourn at 6:05 p.m., seconded by Mr. Kelley and unanimously carried.

Respectfully submitted,  
Doug Denison