

DRAFT MINUTES
Delaware Stadium Corporation
Board of Directors Meeting
April 16, 2018

Board Members in Attendance

Tom McGonigle, Chairman
Steven C. Taylor
Michael Morton
Jeff Young
Kevin Kelley
John Casey
Romain Alexander
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 p.m.

II. Minutes of the Previous Meeting (Oct. 16, 2017)

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

III. Blue Rocks Report

Mr. Layman reported that the LED field lights, purchased with partial financing from the Delaware Sustainable Energy Utility, have been well-received by players and coaches as well as attendees. He also reported positive reaction to the extended backstop netting, which now reaches past the dugouts.

Mr. Layman made the board aware of a slip-and-fall lawsuit against the team related to an incident in the parking lot in front of the Chase Center several months ago. Though the incident was not connected to a Blue Rocks event,

the team may be liable under the terms of the parking agreement with the RDC. Insurance would cover any damages awarded. Mr. Taylor suggested a review of the agreement and possible revisions that would obligate the RDC to share in such liability. Discussion ensued.

Chairman McGonigle added to Mr. Layman's report that he and the team continue to work toward syncing up the DSC management and lease agreements so that they run concurrently with each other.

IV. Executive Director Report

Mr. McDonald reported no new developments or further contact with the parties who had expressed interest in filming a movie titled "The Unnatural" at the stadium.

Mr. McDonald reported that the concourse surface at the ramp gate has failed. It was determined by Ewing Cole that it did not fail due to Bradley's workmanship. The Blue Rocks and the DSC have agreed to split the cost to replace with an upgraded material. Total cost is \$6,650 and work will be finished in late April or May.

Mr. McDonald reported that plans to arrange the donation of the old field lights to the Smyrna Little League were deemed impractical, due to the size of the fixtures and the expense of transportation and installation. Smyrna officials were understanding and amicable even with the unfavorable outcome.

Mr. McDonald reported that Sussex County board member David Truitt has resigned for health reasons. The board spoke highly of Mr. Truitt's long tenure serving the DSC and the care and attention he paid to the business of the organization. The board consented to the preparation of a gift in recognition of Mr. Truitt's service. Mr. Layman suggested a Blue Rocks jersey with Mr. Truitt's name. Mr. McDonald also asked board members to begin to think of an appropriate person to fill Mr. Truitt's seat.

Mr. Denison also noted the need for a member to represent the state's Division of Small Business, Development and Tourism, which did not name a member after the office was reorganized by legislative action last year. It was agreed that the board would wait until the office has a permanent director in place before following up to request an appointment.

Mr. McDonald presented cash-on-hand figures, totaling \$229,540 across all three accounts.

Mr. McDonald presented a table of payments made to the DSC according to its parking easement agreements with the RDC, dating back to early 2017.

At Mr. McDonald's prompting, the board affirmed its consent to a donation of \$2,500 for the Roberto Clemente Little League of Wilmington, which was made following news of the theft of nearly all the league's equipment over the winter.

Mr. McDonald presented a tally of all DSC baseballs and softballs distributed to youth leagues across the state. 30 cases of baseballs and 17 cases of softballs were handed out.

Mr. McDonald presented a calendar of high school games and community events to be held at the stadium through the end of summer. He added that he will work with the St. Hedwig festival to find another location following this year, as the start of construction in the vicinity will prove inhospitable to such events in coming years.

Chairman McGonigle added to Mr. McDonald's report that he has discussed drafting a letter to the General Assembly's Bond Bill Committee asking for an award of one-time capital funds to make progress on several stadium projects that have long been on the table, namely roofing, elevator upgrades, and HVAC modernization. Chairman McGonigle stated a figure of approximately \$500,000 as a potential request, pending the solicitation of fresh estimates. Favorable discussion ensued.

Mr. Casey moved to direct Chairman McGonigle to draft such a letter requesting an amount of funding he deems prudent, seconded by Mr. Kelley and unanimously carried.

V. DelDOT Update/Report

Chairman McGonigle reported that an agreement regarding payment for DSC property to be taken has yet to be reached. He said that he hopes DelDOT will be aggressive with its payment proposal given the fact that federal funding is available for the project.

Mr. Guerke reported that a right of entry agreement has been signed, which allows DelDOT to officially proceed with work. The agreement also gives DSC some influence over design elements related to stadium parking areas.

VI. Adjournment

Mr. Casey moved to adjourn at 5:36 p.m., seconded by Mr. Kelley and unanimously carried.

Respectfully submitted,
Doug Denison