



**MINUTES NO. 2024-11-WS
PUBLIC WORK SESSION OF THE CITY COUNCIL
OF THE CITY OF MADISON, ALABAMA
November 20, 2024**

The Madison City Council met for a public work session on Wednesday, November 20, 2024, at 5:30 p.m. in the Council Chambers of the Madison Municipal Complex, Madison, Alabama. Noting that a quorum was present, the meeting was called to order at 5:00 p.m. by Council President John Seifert.

The following elected officials were in attendance:

Mayor Paul Finley	Present
Council District No. 1 Maura Wroblewski	Remote
Council District No. 2 Connie Spears	Present
Council District No. 3 Teddy Powell	Remote
Council District No. 4 Greg Shaw	Present
Council District No. 5 Ranae Bartlett	Present
Council District No. 6 Karen Denzine	Present
Council District No. 7 John Seifert	Present

City Officials in attendance were: City Attorney Megan Zingarelli, Executive Assistant Myranda Staples, Municipal Records Coordinator Lori Spalding, Information Technology Director Chris White, Information Technology Support Specialist Michelle Parker, Deputy Court Clerk Beth Bellomy, Finance Director Roger Bellomy, Facilities & Grounds Director Gerald Smith, Economic Development and External Affairs Officer Traci Gillespie.

Proposed Amended BallCorps Agreement

Council Member Shaw reviewed the Proposed plans for the Ballpark renovations. Mr. Shaw presented a letter from Rush stating that there is no risk to the City if they choose to move forward with the larger project as long as we have BallCorp backstopping the City.

Council Member Denzine asked for clarification on the revenue retention portion of the BallCorp contract. Mayor Finley and Council Member Shaw clarified. Ms. Denzine went on to express her concerns over taking on the additional renovations that she feels are not necessary because the additional Suites are not financially beneficial for Madison taxpayers.

Council Member Maura Wroblewski asked if the additional suites will have the ability to be used as restaurants or can be used as a multi-functional space. Mark Holland from BallCorp explained above the clubhouse on the first floor would be a conditioned open space, similar to the existing club that would be a flex-space, used for weddings, observation during baseball games, and sitting events. Above that space would be the additional seven suites, and on top of that would be an open-air rooftop deck that is also a flex-space.

Council President John Seifert asked City Attorney Megan Zingarelli for an update on where we are with coming to an agreement with BallCorp and Ms. Zingarelli briefly summarized where we are. Ms. Zingarelli stated the main things we are waiting on are an agreement on the spreadsheet, and the rent BallCorp will be paying and how that will be calculated.

ADJOURNMENT

Having no further business to discuss, the work session adjourned at 6:40 p.m.

Minutes No. 2024-11-WS, dated November 20th, 2024, read, approved and adopted this 9th day of December 2024.

Council Member Maura Wroblewski
District One

Council Member Connie Spears
District Two

Council Member Teddy Powell
District Three

Council Member Greg Shaw
District Four

Council Member Ranae Bartlett
District Five

Council Member Karen Denzine
District Six

Council Member John Seifert
District Seven

Concur:

Paul Finley, Mayor
Attest:

Lisa D. Thomas
City Clerk-Treasurer

Myranda Staples
Recording Secretary