



**MINUTES NO. 2024-05-WS
PUBLIC WORK SESSION OF THE CITY COUNCIL
OF THE CITY OF MADISON, ALABAMA
April 17, 2024**

The Madison City Council met for a public work session on Wednesday, April 17, 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 5:30 p.m. by Council President Ranae Bartlett.

The following elected officials were in attendance:

Mayor Paul Finley	Present
Council District No. 1 Maura Wroblewski	Present
Council District No. 2 Connie Spears	Present
Council District No. 3 Teddy Powell	Present
Council District No. 4 Greg Shaw	Absent
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 Clerk-Treasurer Lisa D. Thomas, City Attorney Brian Kilgore, Director of Development Services Mary Beth Broeren, Information Technology Director Chris White, Information Technology Coordinator Toby Jenkins.

MLB Improvements to Toyota Field

Mayor Finley gave a brief overview of the two projects being proposed. Project one is the Clubhouse. The Clubhouse project will cost around 6.5-6.8 million and will be paid for in cash. Project two is called the Clubhouse Plus and that will add three stories on top of the Clubhouse and would give more opportunities for revenue to be generated for The City. This project will cost 22 million and will need to be paid for with a bond.

Financial Advisor Rush Rice presented a spreadsheet explaining the cashflow of the projects. He explained that this project is simply tenant improvements that in turn would help The City of Madison make more money. These improvements must be made to keep Major League affiliated team here in Madison.

Interest rates are high right now and one way to reduce interest rates is time. Improvements that need to be done now can be done, we could enter some contracts to fix the cost of steel and concrete in the interim while we wait.

Executive Vice President and General Manager Garrett Fahrman from Ballcorp LLC, spoke and explained that there are 15 suites are they are almost 100% sold for the season. Council Member Karen Denzine asked for clarification on how the additional 1,000 people

would be arranged for concerts and Mr. Garrett explained the layout and how the stage and additional seating would be. She also asked how many concerts and football event contracts have been signed in advance, and Mr. Garrett said they have not booked any. Council Member John Siefert asked if when we have the football games held at Toyota Field if the problem with the length of the field will be resolved, and Mr. Fahrman confirmed that it will be, and that issue will be resolved as part of the second project.

Council Member Powell asked for some clarification on the benefits of only doing project one. Mr. Rush Rice explained that completing both projects would be more financially beneficial for The City. He explained that the forecasted numbers are very conservative.

Council Member Wroblewski asked if we can construct the Clubhouse and hold off on the Clubhouse Plus project until the market settles. Director of Planning and Economic Development Mary Beth Broeren explained that they can.

Council Member Spears asked if it is possible to get the design done for the Clubhouse and the football field adjustments and phase two being the additional floors. Ms. Broeren stated her hesitation about doing that would be the timing because codes change. If the project takes a while to be built, it is more likely the plans that were drawn will need to be revised. Connie clarified that revising the plans would be cheaper than drawing up new ones and Ms. Broeren agreed.

Council President Bartlett asked Ms. Broeren what the cost would be for the architectural plans and Ms. Broeren said it would be around \$608,500. For the full set of plans, it would be \$1.5 million. Ms. Bartlett would like the Council to have a capital improvement meeting to weigh this project and others that need to be done.

Council Member Denzine asked when The City will begin to generate revenue from the project being completed. Mr. Rice explained to her that it would be a wash for the first few years after completion. What is going out will be about the same as what is coming in. The revenue will continue to increase each year.

Council Member Powell asked for clarification on how the vote for the plans would be determined. Ms. Broeren explained that it does not make sense to vote for only the small plan and not the larger one because it will cost more in the long run. The best thing to do is vote for the larger one so The City will be ready to move when interest rates drop.

Mayor Finley concluded explaining that a vote does not need to be made today, that it can be made at the upcoming Council Meeting. He said that he believes that at least one of the projects be agreed upon at the upcoming meeting to give Ms. Broeren a chance to move forward with the architectural plans being drawn up.

ADJOURNMENT

Having no further business to discuss, the work session adjourned at 6:50 p.m.

Minutes No. 2024-05-WS, dated April 17th, 2024, read, approved and adopted this 14th day of May 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