



**MINUTES NO. 2025-01-WS
PUBLIC WORK SESSION OF THE CITY COUNCIL
OF THE CITY OF MADISON, ALABAMA
January 13, 2025**

The Madison City Council met for a public work session on Monday, January 13, 2025, at 5:00 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	Present
Council District No. 2 Connie Spears	Present
Council District No. 3 Teddy Powell	Present
Council District No. 4 Greg Shaw	Late
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, City Clerk-Treasurer Lisa Thomas, Deputy City Clerk-Treasurer Kerri Sulyma, Municipal Records Coordinator Lori Spalding, Information Technology Director Chris White, Information Technology Coordinator Toby Jenkins, Deputy Fire Chief Brandy Williams, City Engineer Michael Johnson, Director of Facilities Gerald Smith, Director of Finance Roger Bellomy, Deputy Court Clerk Beth Bellomy, and Director of Development Services Mary Beth Broeren.

BallCorps Options

Mayor Finley opened by explaining there are now three financial options for the BallCorps project. Facilities Director Gerald Smith presented the options:

Option 1 – Existing Maintenance Facility

- Convert current maintenance facility area to VLR (\$3 million)
- Build new 5,000 square foot maintenance building across the driveway from the current building (\$1 million)
- Construction schedule 8-10 months (completion April 2026)
- City Council final direction by January 27, 2025
- Advantages:
 - Ability to construct without delay caused by stadium events
 - No disruption to field or concourse area
 - Meets MLB requirements for additional space
- Disadvantage:

- No return on investment

Option 2 – 1-Story

- Estimated cost \$7 million
- Would need to modify contract with architect for 1-story construction drawings by April 2025
- Build VRL in left field
- Removeable outfield fence to accommodate football games
- Ability to add 3 floors in the future
- Completion estimated April 2026
- Advantages:
 - Ability to have football games on field surface
 - Meets MLB requirements for additional space
- Disadvantage:
 - Delay in construction by stadium events

Option 3 – 4-Story

- Estimated cost \$25 million
- Currently under contract with the Architect
- Current schedule
- ERP (demo) bid opening on January 23, 2025
- Release bid package March 12, 2025
- Bid opening April 9, 2025
- Bid award April 28, 2025
- Completion of VLR April 2026, remaining 3 floors January 2027
- Advantage:
 - Increase revenue
- Disadvantage:
 - Delay in construction by stadium events

Council Member Denzine asked, regardless of the option that is decided on, would the contract with Ballcorps change. City Attorney Megan Zingarelli responded saying that there would be some contractual adjustments regardless of the option chosen. Ms. Zingarelli stated if Option 3 was chosen, we are 90% negotiated on that one.

Council Member Shaw went over a financial report showing total revenues expected to be made with each option. Council President Seifert gave each Council Member an opportunity to voice their opinion on what option they are leaning toward. Each Council Member explained their view and the reason behind it.

Council Member Shaw expressed his support in Option Three explaining that he feels with the growth rate tracking the way it is, more revenue would be made over the years, and it would be paying for itself.

Council Member Denzine expressed her support in Option One, explaining she felt it was not in the City's best financial interest to do Options Two or Three stating that the City's money can go toward other debts that are still owed.

Council Member Wroblewski had questions regarding the money that is being invested by Ballcorps. Ms. Wroblewski ultimately expressed her support for Option One, stating she does not want the City to go into more debt. Ms. Wroblewski supports doing what needs to be done with MLB and the maintenance shed and to leave the 4-story option for later in the future.

Mayor Finley expressed his support in Option One, explaining he feels his recommendation is more of a personal recommendation, rather than a Mayor's. He stated that when he found out the structure of the plan was no longer a partnership in growing money together, that all lodging tax and money was going to be paying for the bond, he realized he was looking for something else. He said the Options Two and Three are difficult to do with the flexibility we need and to stay within a reasonable budget.

Council Member Bartlett expressed her concerns on the options presented stating the sales tax revenues in the City have been flat or negative compared to the prior year. Ms. Bartlett says she is concerned about inflation, interest rates, and what it costs. She stated she does not feel that this is the time to be going into debt with such a significant bond payment. Ms. Bartlett stated she is in support of Option One.

Council Member Spears expressed her support in Option Three. Ms. Spears stated the City has continued to do well and is still growing. Ms. Spears states she feels Option One is more of a temporary fix to what needs to be done. She explained the difference between Options One and Two is only \$3 million and that Option Three would give the City the best return on their investment. She feels like Option Three would make the ballfield more attractive for other sport events and company events. Ultimately Council Member Spears stated she feels we need to invest in our City and she chooses Option Three.

Council Member Powell stated his interest in Option Three. Mr. Powell feels that the Council needs to take this opportunity and invest in the stadium.

Council President Seifert expressed his support in Option Three. Mr. Seifert explained the City needs to take a chance and pick the option that will give us the biggest return on our investment. Mr. Seifert stated at this point, there are four Council Members who are in favor of Option 3 and three Council Members in favor of Option One.

ADJOURNMENT

Having no further business to discuss, the work session adjourned at 6:03 p.m.

Minutes No. 2025-01-WS, dated January 13, 2025, read, approved and adopted this 27th day of January 2025.

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