

COVID-19 READINESS PLAN

A GUIDE TO OPERATING TD BANK BALLPARK



TD Bank

PARK



Table of Contents

General Overview	3
TD Bank Ballpark	3
Capacity	4
Seating and Ticketing Policies	Error! Bookmark not defined.,5
Buffer Zone	5
TD Bank Ballpark Policies: Entry & Exit Requirements / Includes Face Covering and Bag Policy	5
TD Bank Ballpark Policies: Weather, Mascots, Restrooms, Team Store, On Field Promotions, First Aid	6
Cashless Payment	7
Staffing Policies	7
Ballpark Sanitation	7,8
Food and Beverage / Mobile Ordering	9
Covid Signage.....	10
Clubhouse and on Field Personnel.....	11
Appendix I- MLB Fan Attendance Policies for 2021	12



TD Bank Ballpark Operating Guidelines:

GENERAL OVERVIEW

The Somerset Patriots, The Double-A Affiliate of the NY Yankees, have come up with the best practices procedures identified below to proactively invest and keep our community safe when attending functions, events and games at TD Bank Ballpark, in preparation for the 2021 season. The outlined steps and initiatives are designed to make the environment as safe as we can for our staff, players, fans, and guests.

The Somerset Patriots will continue to follow the guidance of national, state and local agencies, as well as the directives of the Major League Baseball and their infectious disease experts to develop and refine these policies to assure TD Bank Ballpark is compliant with all rules and regulations for hosting events of various scopes. The Somerset Patriots will adapt and adhere to the rules and regulations of all executive orders as they are updated throughout the year. The input of local, regional medical and health partners will also play a significant role in the continued development of the below policies and best practices.

In 2020, The Somerset Patriots safely and effectively hosted over 80 events that abided by all local and state health guidelines, including, but not limited to capacity restrictions, cleaning procedures, and face covering mandates, and we are confident that we can do the same in 2021 with increased capacity allowances.

TD BANK BALLPARK

TD Bank Ballpark is a municipally owned outdoor facility owned by Somerset County. The facility is home to the Somerset Patriots, the NY Yankees Double-A Affiliate. The team has a long term lease with Somerset County.

The facility has a large U Shaped concourse on all 3 Levels of the outdoor space, 6,100 fixed seats in the seating bowl, a large picnic area, party deck, 19 private suites, and a large lawn seating area in RF. The Ballpark also has, 2 large full service concession stands, several food and beverage kiosks along the main level concourse, a retail Team Store, 2 Large Male and 2 Large Female restrooms, 1 small family restroom, 2 multi-unit restrooms on Suite Level, and ample parking. The overall capacity for TD Bank Ballpark is 8,580.

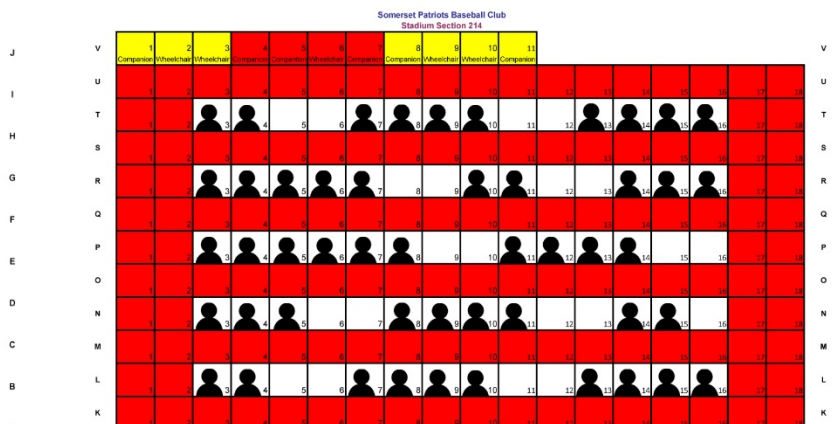
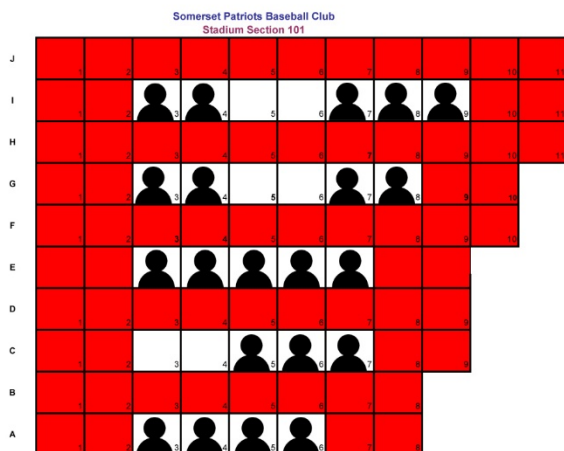
CAPACITY

TD Bank Ballparks open design and wide concourses will allow the Somerset Patriots to safely host 25% of the 8,580 person capacity, while safely allowing all patrons to remain 6 feet apart from each other while inside the facility at all times, including in seating sections and hospitality areas. If social distancing and/or capacity restrictions ease during the season, the team will request an appropriate increase to the 25% capacity granted for the start of the season. 25% Capacity will break down to be 2145 Patrons broken down in the below capacities by area:

<u>Area</u>	<u>Capacity</u>	<u>Socially Distanced</u>
Seating Bowl	6100	1525
Suite Level	800	200
Picnic Area	400	100
Party Deck	150	37
1B Concourse Standing Room	300	75
Handle Bar	30	7
Lawn Seating Area	800	200
	<u>8580</u>	<u>2145</u>

SEATING AND TICKETING POLICIES

To allow for proper social distancing in the seating bowl, the Somerset Patriots will limit the number of tickets in each individual seating section, thus decreasing the overall capacity of TD Bank Ballpark. Rows and seats will have to remain vacant to maintain proper distancing between travel parties. The initial opening phase will see less than 25% of venue overall capacity at approximately 1,500 seats. Seating will be done in Pods of various sizes, the max being 6 people in one seating pod at any time. No fans will be seated within 12 feet of any player areas that are near the seating sections. This includes a 12 foot buffer from the dugout to the players and a 12 foot buffer to the on deck circles as well as 12 feet from any bullpen areas.



- Examples shown above with the RED indicating seats that will not be sold in every other row or along the aisles. WHITE represents seats that will not be used once seats are sold (Represented by PEOPLE ICONS) within those rows.
- Previous Group Areas such as our Picnic area and Party Deck will no longer offer buffet style food service and may not be open at all for initial events. When sold for groups, social distancing will be in place, and any food service will consist of pre-packaged items or meals served only by concessions staff, similar to what you would find at a fast food or quick service restaurant.
- Suites will have limited capacity to conform with indoor and outdoor social distancing requirements in existence at the time of operation. Suites will only be sold to one buyer at a time, never multiple buyers. Where seats from one suite are less than 6 feet from another suite, a plexiglass divider will be installed and stanchions will keep other suites separated appropriately.

MLB MANDATED BUFFER ZONE

- MLB's infectious disease experts have recommended a "buffer zone" between the field of play and fans in attendance, to protect on-field personnel. This zone will be implemented around the dugout, bullpen, and any other location where players spend time within six feet of fan seating (as determined by the Patriots). The buffer zone around the dugout will be least 12 feet but measured from the front of the dugout roof closest to the field. The buffer zone around the bullpens will extend 16' into the seating bowl as measured from the front of the concrete wall separating the bullpen from the seating bowl, closest to the field. In addition, will stanchion off access to the buffer zones in order to effectively enforce the restriction against fans entering the buffer zone.

TD BANK BALLPARK POLICIES: ENTRY / EXIT (INCLUDING: MANDATORY MASK MANDATE / BAG POLICY)

- As Per MLB Mandates, ALL Patrons aged 2 and over will be required to wear face coverings when entering the facility and must keep them on at ALL Times with the ONLY exception being when seated and eating or drinking. If you are not eating or drinking, Fans must have face coverings on and covering their mouth and noses. Fans will NOT be permitted to eat and drink in common areas on the concourse in order to take their face coverings off while walking around.
- The Somerset Patriots will work with local law enforcement and security staff to encourage proper distancing upon entry, including, without limitation, walkways and sidewalks leading to ballpark entrances.
- There are Four Entrance/Exit Gates that will allow Patrons entering the ballpark to be spaced out appropriately during entrance and exit of most events at the ballpark.
- Stanchions and/or spacing markers will promote proper distancing between customers waiting in lines anywhere on the Property of TD Bank Ballpark.
- Family Fun Zone and Gaming areas may not operate during the 2021 Season and be used for other purposes to safely display National Anthem Singers and Socially Distanced Promotional Activities.
- Security procedures that place employees within 6 feet of customers will follow the below protocol:
 - Select ticket windows will be closed to ensure proper distancing between patrons.
 - Printed tickets will be limited and only utilized when necessary; print-at-home tickets and online/ mobile tickets will be the preferred method of entry for TD Bank Ballpark.
 - Stanchions and/or spacing markers will promote proper distancing between customers waiting in lines for food or merchandise areas.
 - Season ticket and group/hospitality customers will have the option of contactless ticket distribution; all subsequent exchanges or additional ticket requests will be conducted over the phone or electronically.
 - **NO Bags** will be permitted to be brought into TD Bank Ballpark.
 - Sponsor concourse table displays may be limited and will not be allowed to operate any interactive customer displays.

- **Weather Events**
 - In the event of rainstorms, or other situations requiring customers to find cover, congregating on the concourse will be likely be prohibited and depending on the situation, may require fans to exit the ballpark to their vehicles to wait out any rain delays.
- **Mascots**
 - Mascots may be present, but will be unable to “High-Five”, shake hands, give hugs, take close pictures, or sign autographs.
- **Restrooms**
 - Restrooms will be sanitized frequently in game with disinfectant along all surfaces and deep cleaned at the end of each event.
 - The Somerset Patriots are exploring options to create touchless enhancements where practical, However, the Patriots will recommend facemasks and encourage patrons to bring their own gloves for use in restroom facilities.
 - Every other sink and urinal will be disabled to allow for proper distancing.
- **Team Store**
 - The Somerset Patriots will limit the number of people allowed inside the team store based on current social distancing guidelines and may also have a payment station set up on the main concourse, outside of the team store for some events
 - Stanchions and/or spacing markers will promote proper distancing between customers waiting in line and walking through the store.
- **Promotions/On-Field Activities**
 - Autograph sessions with players will not be permitted.
 - Players will not be permitted to throw baseballs or hand other items into seating areas.
 - No in between-inning promotions will take place on the playing field, instead, they may be moved to an alternate safe location in the ballpark.
 - On-field activities such as Ceremonial First Pitches will not take place in 2021 as per MLB regulations.
 - With respect to the singing of the National Anthem, Microphones will be wiped down and sanitized after each use and will be performed in a designates safe zone off the playing field.
- **First Aid Services**
 - The Somerset Patriots will work closely with RWJBarnabas Health to implement stringent protocols for any first aid services that will need to be rendered at all TD Bank Ballpark events.



CASHLESS PAYMENTS PREFERRED

The Somerset Patriots are working towards operating as cashless as possible, including in the areas of, food and beverage, ticketing, and merchandise to limit direct contact between employees and guests. This includes use of credit cards and other payment apps on mobile devices. All employees having direct contact with fans for the purpose of exchanging money or payments will be required to wear gloves for their safety and the safety of the fans they are interacting with.

STAFFING POLICIES

- All Full Time Staff, Part Time Staff, and Third-Party Vendors will comply with all applicable local health procedures and guidelines that are in place at the time of any event being held.
- Temperature checks of employees upon arrival.
- All fan-facing food service members and maintenance staff shall be required to wear protective gloves and masks, as necessitated by current guidelines and best practices policies.
- Event Staff Members (Ushers, Ticket Takers, and other event staff) will be required to wear masks when in the ballpark at all times.
- Staff will be instructed to make the following changes to fan-facing interactions:
 - Prohibit handshaking and physical contact with guests and other employees.
 - Employees will be required to wear protective gloves if required to hand items to fans.
 - Prior to the start of each shift, and continuing when appropriate, employees will be required to wash their hands on a regular basis and change gloves frequently in Food Services as per CDC Guidelines.
- Ongoing training to educate staff on new, updated guidelines and procedures.

BALLPARK SANITATION

- The Somerset Patriots will continue to work with their long-time cleaning partner to support cleaning efforts at TD Bank Ballpark after each event. (See letter from Raritan Building Service on the next page).
- Adding hand sanitizers in multiple areas for public and employee use around the ballpark.
- The Somerset Patriots will also be looking into other cleaning measures for enclosed ballpark areas including, but not limited to electrostatic backpack cleaners.
- Staff will be dedicated to real-time cleaning of all traffic areas throughout each event as we did during all previous events we have hosted.
- Cleaning products that have been proven to kill the coronavirus, as well as other viruses and germs, will be used on all appropriate surfaces.
- Preferred cleaning products include: Ecolab's Peroxide Multi Surface Cleaner & Alcohol Based Disinfecting Wipes





Raritan Building
Services Corp.

June 4, 2020

Bryan Iwicki
Vice President of Operations
1 Patriots Park
Bridgewater, NJ 08807

Re: Certification of Service

Dear Mr. Iwicki:

As a service provider for the above business/location, Raritan Building Services Corp. (RBSC) certifies we follow CDC guidelines and recommendation for cleaning and disinfecting services, specifically in regarding to COVID-19/Coronavirus. RBSC also follows guidelines and recommendations from the EPA, BOMA and other regulatory agencies.

In addition to adhering to CDC guidelines for cleaning and disinfecting facilities, RBSC follows the below CDC recommendations for all employees:

COVID-19 Protocol: While onsite it is **REQUIRED** for all employees to do the following:

1. Wear all appropriate personal protective equipment (PPE) (fitted face masks and gloves).
2. Keep 6 feet apart from others.
3. Utilize proper hand washing technique with hand soap.
4. Avoid touching eyes, nose and mouth.
5. Demonstrate proper respiratory etiquette, covering coughs and sneeze (not with hands).
6. Should an employee start to displaying COVID-19 symptoms, **IMMEDIATELY** contact the Area Manager for the facility so they have as much time to find a replacement cleaner as to not impact business needs. Stay home unless to receive medical care. Separate self from other family members and pets in the home. Will need to be quarantined for at least 14 consecutive days.

RBSC is committed to the health and safety of all parties involved. In partnership with our clients, we will work together to ensure a safe and healthy work environment.

Sincerely,

Your Raritan Building Services Team



FOOD AND BEVERAGE POLICIES

The following protocols will be put into place as it pertains to the TD Bank Ballpark food and beverage operation:

- Temperature check for all part-time, full-time, contracted third-party staff members, and interns prior to entering the ballpark.
- All employees will be required to wear protective masks and gloves.
- All employees will be required to change their gloves and wash their hands a minimum of every 30 minutes.
- Additional staff positions will be hired specifically to disinfect surfaces before, during and after events.
- Restricted the number of employees in shared spaces, including kitchens and offices to maintain at least a 6-foot distance between people.
- All points of sale (POS) will have plexiglass barriers where reasonable and feasible.
- Will open every other POS in main concession stands to allow for better social distancing for customers waiting between lines.
- Portable service areas and POS are being streamlined and repositioned to maximize social distance and minimize lines.
- Stanchions and/or spacing markers will promote proper distancing between customers waiting in lines.
- At portable service areas that have more than one cashier, will have two POS terminals for each employee to use.
- In Hospitality Areas, menus, offerings, serving containers, etc. will be streamlined to maximize safety.
- Mobile ordering through an app that can then be picked up at specific locations and times.
- All self-service buffet lines will be transformed into safely operated and staffed areas that have staff handing food to patrons following all CDC Guidelines and when deemed that self service can be resumed safely, we will do so following all public health guidelines
- Condiments will be dispensed by workers at all POS using prepackaged containers.
- Ongoing training will be provided to educate staff on new, updated guidelines and procedures.
- **Suites:** Food will be provided to individual private Luxury Suites in pre-plated covered platters.
- **Picnics:** Self-service will not be permitted in the Picnic Areas during the 2021 season unless otherwise amended by then current Administrative or Executive Order. Food will be prepared and placed in covered steam wells located behind glass sneeze guards. Food will be pre-plated by concession staff and delivered to the fan in a sealed container. Condiments and utensils will also be in PC packets.
- **Party Deck:** The outdoor Party Deck on suite level will be treated as “Outdoor Dining.” Like Picnics, food will be prepared and placed in covered steam wells located behind glass sneeze guards. Food will be pre-plated by concession staff and delivered to the fan in a sealed container. Condiments and utensils will also be in PC packets.



COMMUNICATION / MESSAGING

- Posted “Stop the Spread” and “COVID-19” signage in areas with high visibility to fans, employees, and team personnel.
- Other awareness and instructional signage posted throughout the ballpark.
- Frequent video and public address announcements will promote proper cleanliness, distancing, and similar health practices for customers.
- The Somerset Patriots will create social media & e-blast awareness campaigns on best practices for fans and guests visiting TD Bank Ballpark.
- The Somerset Patriots website will feature a COVID-19 reopening plan page with details, the team’s readiness plan, as well as all the important information fans need to know about the coronavirus.



CLUBHOUSE & ON-FIELD PERSONNEL

- In order to ensure all players are placed in the safest conditions possible, the Somerset Patriots will work with the Major League Baseball and local health officials from RWJBarnabas Health to implement the following procedures:
 - Increased cleanliness in the home and visiting clubhouses.
 - Additional restrictions on clubhouse access – media and non-essential front office staff are to be prohibited.
 - Buffet-style food service will be discontinued as per MLB Rules and regulations.
 - Communal Showers will not be allowed, players will have to shower back at their residences.
 - Laundry will be placed in bags each night and handled by the Clubhouse Managers at the end of the night.
 - Clubhouse Managers will Sanitize bathrooms and high touch areas each night after games
 - Commonly “spit” items, including, but not limited to seeds, gum and Peanuts will be prohibited.
 - Players and Clubhouse Personnel will be tested once a week for COVID-19 by Yankees Medical staff, following the MLB testing protocols that are in place.
 - If a Player tests positive for Covid-19, he will be quarantined and isolated for the recommended 14 days at a pre-determined acceptable location and the team will then follow all other MLB Specified Health Protocols.
 - Clubhouse Facilities will then undergo a high-level sanitization administered by an outside company specialized in cleaning and disinfecting.
 - Clubs will follow the guidance of Major League Baseball and local health officials regarding player and on-field personnel health and safety, including travel, fan/media interaction, dugouts, etc.
 - Player arrival time may be staggered to eliminate the number of people in the clubhouse at one time when possible.

- Umpires and other essential on field staff will also follow all MLB Health guidelines, including the usage of face coverings and testing protocols.

Appendix I- MLB Fan Attendance Policies for 2021



MLB PROFESSIONAL DEVELOPMENT LEAGUES
1271 AVENUE OF THE AMERICAS, NEW YORK, NY 10020

M E M O R A N D U M

TO: Professional Development League Clubs

FROM: Office of the Commissioner

DATE: February 16, 2021

RE: PDL Fan Attendance Policies for 2021 (#1)

This memorandum describes expected MLB Professional Development League health and safety policies related to fan attendance at ballparks in 2021. The Office of the Commissioner understands the need for Clubs to plan for the season, but MLB's policies ultimately will depend on the public health situation in the United States, which is difficult to predict this far in advance. In particular, the current uncertainty surrounding COVID-19 vaccine production and distribution rates is preventing our experts from making predictions about the spring and summer with specificity. As such, MLB's guidance on fan attendance may change in the coming weeks as circumstances change, and may also be modified as the season progresses and conditions improve.

These expected policies contain minimum health and safety standards that Clubs must meet. While the standards are informed and guided by existing government orders regarding COVID-19, Clubs are responsible for knowing and adhering to their respective state and local government orders, some of which may mandate procedures more restrictive than those described herein. Clubs are also responsible for applying for exceptions to pertinent state and local gathering restrictions, and for securing any other necessary government permissions to host fans. Changes in government orders, particularly at the federal level, may necessitate changes to MLB's policies. Except where noted, MLB's policies for PDL Clubs are the same as those set out for MLB Clubs.

Buffer Zone: Our infectious disease experts have consistently recommended a "buffer zone" between the field of play and fans in attendance, in order to protect on-field personnel. While a 20-foot buffer zone was used at 2020 Postseason games in Arlington, we have since revisited the issue with our experts, and we are eliminating

the requirement that Clubs have a buffer zone between the field of play and fans in attendance, **except around the dugout, bullpen, and any other location where players spend time within six feet of fan seating (as determined by the Club)**. The buffer zone around the dugout must be at least 12 feet but measured from the front of the dugout roof closest to the field. The buffer zone around the bullpen shall be subject to the following rules. If the vertical distance between the bullpen floor and fans is greater than 13 feet, the buffer zone must be at least six feet. In the event that the vertical distance between the bullpen floor and fans is less than 13 feet, this minimum (six-foot) buffer zone will be extended by one foot for each foot of vertical distance less than 13 feet. For example, if the vertical distance between the bullpen floor and fans is eight feet (a five-foot difference), the buffer zone must be at least 11 feet (the six-foot minimum plus the five-foot difference). In addition, Clubs will need to block aisles and enforce the restriction against fans entering the buffer zone

Physical Distancing: In all PDL cities, we expect Clubs to follow any limits, related to capacity or physical distancing, placed by state or local authorities. In places that do not have such requirements, MLB will still mandate that Clubs adopt “pod” seating and limited suite seating through at least **the end of May**. If you plan on selling pods of greater than six seats, please contact Brandee Gound at the contact information below. Fans from different pods cannot be within six feet of each other to ensure physical distancing.

Suite capacity should be limited to the number of outside seats available in each suite. Suites should not be split or sold to multiple buyers. Seats in the outside area of suites should be six feet from seats in adjoining suites. Plexiglass between the outdoor area of separate suites may be used, if six feet of physical distance is impractical.

PDL Clubs should require and enforce physical distancing at ingress, egress, and in lines for concessions and merchandise. Fans must not be allowed to crowd together during batting practice or other pregame events.

MLB’s 2020 health and safety protocols required Clubs to erect auxiliary areas for players and other on-field staff to ensure appropriate physical distancing. Many Clubs used areas that would otherwise be occupied by fans in order to meet these requirements. We are eliminating these requirements for 2021, as we understand the difficulty most Clubs will have meeting them once fans return. Speaking generally, extended dugouts and bullpens are not required, because these areas are outdoors and, in many cases, were underutilized by players. On the other hand, requirements for indoor spacing (e.g., clubhouses) and for the creation or designation of well-ventilated areas for players to wait out rain delays will remain and be outlined in the health and safety guidelines.

Face Coverings: The Commissioner’s Office intends to mandate that all attendees age two years and older must wear a face covering over their nose and mouth at all times on ballpark property other than when actively eating or drinking at their ticketed seats. This mandate will apply to all seating locations, and Clubs must actively enforce it. Clubs retain discretion to make exceptions for individuals who cannot wear a face covering for medical reasons.

Bags: In order to minimize surface touch points between gameday employees and fans, and to prevent crowding at ingress, the Commissioner’s Office strongly

recommends that Clubs strictly limit bags in 2021. Specifically, we recommend that Clubs permit only medical bags and manufactured diaper bags that accompany infants and young children. Clubs who choose to adopt a more permissive bag policy than this must ensure that staff members inspecting bags (i) are at least six feet from fans or divided by plexiglass; (ii) are wearing gloves and either surgical masks (preferred) or N95/KN95 respirators; and (iii) use a probing tool rather than their hands to search the bags.

Surface Transmission: All areas of the ballpark accessed by fans must be cleaned and disinfected at regular intervals using processes and products approved by the CDC and EPA for use against COVID-19. Clubs should make hand sanitizer or hand washing stations widely available throughout the ballpark.

Testing: The Commissioner's Office does not intend to mandate that Clubs test fans for COVID- 19 before entry to the ballpark. Mass testing of this kind is not practical with the existing rapid testing options, and testing is of limited utility when done days in advance of an event. Clubs retain discretion in this area and may choose to require fans – or a subset of fans, such as suite holders – to test, but barring any major advancement in testing technology, the Commissioner's Office will not mandate any form of testing for fans.

Proof of Vaccination: The Commissioner's Office does not intend to mandate that Clubs require proof of vaccination from fans before entry to the ballpark. Clubs retain discretion in this area and may choose to require proof of vaccination from fans. Clubs should consult with their legal counsel on any such policy.

Temperature Checks: The Commissioner's Office does not intend to mandate that Clubs check the temperatures of fans before entry to the ballpark. Clubs should make their own decisions about whether the benefits of temperature checks as a screening tool outweigh the disadvantages (e.g., potential for unreliable readings, close contact between screeners and fans).

The Commissioner's Office intends to issue additional guidance on fan attendance policies as the season approaches, including scout seating. Please share this information with the appropriate members of your organization, and feel free to contact Brandee Gound (brandee.gound@mlb.com), Sr. Manager Security & Ballpark Operations, with any questions. We appreciate your cooperation with these policies and look forward to safely welcoming fans back to ballparks in 2021.



