



Minnesota Ballpark Authority Board Meeting Minutes – January 9, 2014

Chair Steve Cramer called the board meeting of the Minnesota Ballpark Authority for January 9, 2014 to order at 1:00 p.m. The roll was taken. Commissioners Barb Sykora, Paul Williams, Joan Campbell and Martin Olav Sabo were present.

Commissioner Sykora moved approval of the agenda, seconded by Commissioner Campbell and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED

Commissioner Sabo moved approval of the October 3, 2013 meeting minutes, seconded by Commissioner Williams and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED

Chair's Report – No report from Chair Cramer

Executive Director's Report – Executive Director Dan Kenney stated that Hennepin County has prepaid an additional \$11 million on its \$75 million debt issue on the ballpark. This is one of the three bond issues that make up the County's \$350 million investment in the project. The balance on this variable rate debt is now under \$30 million. This debt was scheduled to be paid off by 2037 and now on track to be paid off by the end of 2016 and interest cost avoidance will be significant. The installation of the bollards and benches on 7th Street is underway. Regarding the public art projects at Target Field Station, design for the Granite Wall project is complete and the artist is ready to construct as soon as the wall is built and installed on the site. A new plan for the Cistern project is underway. The original artist withdrew and Hennepin County Environmental Services has offered to create an educational piece on sustainability at this site. Zoran's bench project has been moved from the top of the cascade stairs at Target Field Station to the 5th Street entrance area.

ACTION ITEM – Resolution 14-MBA-98

Purpose:

To elect officers to the Minnesota Ballpark Authority Board.

Background:

The MBA Chair is appointed by the Hennepin County Board pursuant to the ballpark legislation. The MBA by-laws provide that in addition to the Chair, there will be a Vice-Chair, Secretary and Treasurer elected from the Authority's membership at the organizational meeting of the Authority and thereafter shall be elected annually at the first regular meeting of each year by a majority vote of the Authority members.

Action Requested:

BE IT RESOLVED that the following MBA Commissioners will serve in the subsequent officer positions: Martin Olav Sabo, Vice-Chair, Barb Sykora, Secretary and Joan Campbell, Treasurer.

APPROVED

Resolution 14-MBA-99

Purpose:

To authorize execution of a letter agreement with the Minnesota Twins for capital replacement costs on landscaping elements at Target Field Station

Background:

Hennepin County is in the process of completing the construction of Target Field Station adjacent to the ballpark promenade. When completed in the spring of 2014, the project will create a vital new gathering space, connections between several transit lines, and a gateway to the North Loop neighborhood.

The Team and Hennepin County have reached agreement on the operation of the new plaza and the upkeep and maintenance of the landscape elements to be installed within the upper and lower plaza areas of Target Field Station, including the natural grass "Great Lawn," trees and planters. Following installation, the Team will have sole cost responsibility for the day-to-day, routine maintenance of the Landscape Elements within the upper and lower plaza areas.

Over the course of the design and construction of Target Field Station, the Minnesota Ballpark Authority and the Team have each separately committed funding to enhance various components of the County Project.

To help maintain this new space in a first class manner, the team has requested that the Minnesota Ballpark Authority consider providing some annual capital funding support, should some of the landscaping elements need to be replaced.

In response, MBA staff is recommending the Authority provide up to \$25,000 on an annual basis to reimburse the Team for the capital costs to repair, restore or replace dead and/or non-thriving Landscape Elements at Target Field Station.

Action Requested:

BE IT RESOLVED that the MBA Board authorizes the Chair and Executive Director to negotiate and execute a letter agreement with the Minnesota Twins in an amount not to exceed \$25,000 annually for the documented capital replacement costs to repair, restore or replace dead and/or non-thriving Landscape Elements at Target Field Station.

APPROVED

Resolution 14-MBA-100

Purpose:

To approve alternations proposed by the Minnesota Twins to the existing signage above the Northstar Vertical Circulation Building near Gate 6.

Background:

Minnesota Twins officials have met with Minnesota Ballpark Authority staff to discuss potential capital improvement projects that may be accomplished in advance of Opening Day 2014.

An area of high interest for the Twins is enhancing the existing signage near the soon to be completed Target Field Station project (also known as the Interchange Project). The Twins are requesting authorization to install a message center/ribbon board above the Northstar Vertical Circulation Building (VCB), as depicted in the attached concept rendering.

The new sign will be used in the same fashion as the ribbon board above the ballpark's main ticket office at Gate 29, to promote upcoming games and events at Target Field and Target Field Station, and will not be utilized as a billboard for product advertisements. The Twins will be responsible for obtaining any and all governmental approvals and permits for the work and the sign location and will operate, maintain and repair the new sign as needed. The Twins will also continue to confer with the MBA regarding the relocation of the existing Target Field Station sign, either above or below the new ribbon board.

The Minnesota Twins have committed to funding these improvements internally and will not seek any financial participation from the MBA through the CapEx account. Pursuant to Article 8, Section 8.10 (a) of the Ballpark Lease, the Twins are requesting approval to proceed with these modifications.

Action Requested:

BE IT RESOLVED that the Minnesota Ballpark Authority hereby grants approval to the Minnesota Twins to proceed with necessary modifications to install a message center/ribbon board above the Northstar Vertical Circulation Building (VCB).

BE IT FURTHER RESOLVED that the Minnesota Twins shall submit the full plans, specifications, and the final budget for the project to the Minnesota Ballpark Authority in advance of commencing work on site.

Concept rendering of proposed message center/ribbon board



APPROVED

Resolution 14-MBA-101

Purpose:

To authorize the transfer of \$1.5 million in designated funds for public plaza and public realm improvements associated with Hennepin County's Interchange project.

Background:

In August of 2010, the Minnesota Ballpark Authority Board adopted Resolution 10-MBA-62, designating \$1.5 million for public plaza and public realm improvements associated with the Interchange Project. In addition, in July of 2011 the MBA Board adopted Resolution 11-MBA-72, allocating funds to assist in the development of the Urban Design Guidelines for the project. MBA staff served on the Selection Panel that recommended the Knutson Design-Build team to the Hennepin County Board of Commissioners, and MBA staff has continued to stay involved as the design and construction has advanced.

The project, now known as Target Field Station, is moving toward completion and Resolution 10-MBA-62 requires Board authorization to transfer the MBA's contribution to Hennepin County.

Action requested:

BE IT RESOLVED that the Minnesota Ballpark Authority authorizes the transfer of \$1.5 million in designated funds to Hennepin County to fund public plaza and public realm improvements associated with the Interchange Project.

APPROVED

DISCUSSION ITEMS

Target Field Operations Update – Matt Hoy, MN Twins, Senior VP Operations – Mr. Hoy commented on the variety of activities that are being discussed for Target Field Station once it opens this spring. Ideas include concerts, autograph sessions, KTWIN radio broadcasts, pre and post-game activities. The Department of Homeland Security has mandated that all ballparks start screening 100% of all ballpark patrons by 2015, the Twins will start this year because we will have the All-Star game, and will begin the process on opening day, April 7th. There will be a substantial increase in staff security and an increase in the presence of the Minneapolis Police. Other capital projects the team is undertaking this year includes a Social Media Clubhouse on the second level, and a new bronze sculpture of TC Bear. A dozen more trees will be planted on the second level above the batter's eye and plans are to elevate the grassy berm area below the batter's eye. The required electrical shutdown which took place at the end of December went well and only a few small items needed repair. Larry DiVito reports that the field grass is doing well this winter. The Twins are expecting approximately six thousand people each day for TwinsFest which will be held for the first time at Target Field January 24 through 26. Meetings with MLB and the Twins regarding the All-Star Game are ongoing; Mr. Hoy will have more to report on the All-Star Game at the April MBA Board meeting.

Target Field Station Update – Ed Hunter, Project Manager – Mr. Hunter gave a power point presentation on the progress of the Target Field Station project. A few weather related problems occurred during the extreme cold and are being repaired now. Waterproofing is being applied; colors of the concrete are dark grey and a canvas color. Rail lines have been installed and joined to the existing track. The canopy is under construction and almost complete, the video board and clock will be installed in the next few weeks.

MBA Financial Report - Brenda Juneau, MBA Finance Coordinator – Ms Juneau stated that December financials are not available yet but that there is very little change from the October report. Most of the revenue will be received in December and those financials will be available at the April MBA Board meeting.

There being no further business, Chair Cramer moved to adjourn. The motion was approved unanimously - 5 YEAS, 0 NAYS. The board meeting of the Minnesota Ballpark Authority for January 9, 2014 was adjourned at 2:00 P.M.

Next Meeting: April 3, 2014 Target Field Tour Theatre