



Minnesota Ballpark Authority Meeting Minutes – March 20, 2009

Chair Steve Cramer called the meeting of the Minnesota Ballpark Authority for March 20, 2009 to order at 1:00 PM. The meeting took place at the Kahler Hotel in Rochester, MN as part of the 2009 MBA Greater Minnesota Tour. The roll was taken. Commissioners Michael Vekich and Barb Sykora were absent. Commissioners John Wade, Joan Campbell, Chair Steve Cramer and Kathleen Lamb, Legal Counsel, were present.

Commissioner Campbell moved approval of the agenda, seconded by Commissioner Wade and approved unanimously – 3 YEAS, 0 NAYS.

APPROVED

Commissioner Wade moved approval of the February 20, 2009 meeting minutes, seconded by Commissioner Campbell and approved unanimously – 3 YEAS, 0 NAYS.

APPROVED

CHAIR REPORT

Chair Steve Cramer reported the following:

- Chair Cramer gave an overview of the role of the Minnesota Ballpark Authority and the status of the Ballpark project. He also reviewed the project budget including information on public and Minnesota Twins financial commitments.

EXECUTIVE DIRECTOR REPORT

Executive Director Dan Kenney reported the following:

- Executive Director Kenney gave a presentation on the features of the new ballpark.
- MBA staff continues to meet with the City of Minneapolis and representatives from the Minnesota Twins on the Transportation Management Plan to develop plans for pedestrian and traffic movement around the ballpark.
- On March 12th the Twins deposited \$15 million into the Trust Account for infrastructure improvements.
- Discussions continue on exterior signage and way-finding improvements beyond the ballpark footprint.

ACTION ITEMS:

09-MBA-26: To ratify the amount of an existing consultant contract.

Background: By Resolution 07-MBA-07-09 adopted April 18, 2007, the Authority authorized a Professional Service Agreement with Braun Intertec for special inspection and testing services. The initial amount of the agreement, dated July 2, 2007, was \$1,305,690. However, by inadvertent error, the amount recited in the foregoing Authority resolution was \$1,237,635. By Resolutions 08-MBA-08 and 09-MBA-21 adopted May 16, 2008, and January 16, 2009, respectively, the Authority approved amendments to the agreement which increased the authorized amount of the contract by \$800,000 and \$450,000 respectively. The total amount expended and obligated to date by the Authority under the agreement does not exceed the total amount authorized by the Authority's resolutions. The Authority hereby finds and determines that the initial amount of the Braun Intertec contract which was intended to be authorized was \$1,305,690, and the aggregate amount of the agreement as amended is \$2,555,690.

Action Requested:

BE IT RESOLVED, that the previously-authorized initial special inspection and testing services Agreement with Braun Intertec, dated July 2, 2007, is hereby ratified and confirmed in an amount of \$1,305,690, and such agreement, as amended, is hereby ratified and confirmed in the total amount of \$2,555,690.

Commissioner Campbell moved approval, seconded by Commissioner Wade and approved unanimously – 3 YEAS, 0 NAYS.

APPROVED

09-MBA-27: To approve increases in the project budget for Public Infrastructure in conformance with previously-authorized contractual undertakings and expenditures and authorize the Chair and Executive Director to enter into an amendment to the Development Agreement incorporating those project budget changes.

Background:

By Resolution 08-MBA-17 adopted November 21, 2008, the Authority authorized Joint Powers Agreement with MNDOT for construction and funding of the elevated pedestrian Ramp A walkway in the amount of \$3.375 million. The Chair and the Executive Director have executed and delivered the agreement pursuant to such authorization.

By Resolutions 08-MBA-09 adopted July 18, 2008, and 08-MBA-20 adopted December 19, 2008, the Authority authorized agreements for public art for the Vertical Circulation Building and Fifth Street Panels. The Chair and the Executive Director have executed and delivered the agreements pursuant to such authorization in the aggregate amount not to exceed \$350,000.

The project budget including the total approved budgets for Ballpark and Public Infrastructure expenditures, as agreed with the Team, is set out in Exhibit O to Amendment No. 1 to Development Agreement.

Action Requested:

BE IT RESOLVED, that increases in the Public Infrastructure project budget for the elevated Ramp A walkway in the amount of \$3.375 million, and for the public art contracts in the amount of \$350,000, for a total increase in the Public Infrastructure project budget of \$3.725 million, shall be and hereby are approved.

BE IT FURTHER RESOLVED, that the Chair and Executive Director shall be and hereby are authorized and directed to enter into an amendment to the Development Agreement, including without limitation Exhibit O thereto, to incorporate such Public Infrastructure project budget increases with such necessary and appropriate modifications, variations, omissions, and insertions as the Chair and Executive Director in their reasonable discretion shall determine; provided, that the execution of such amendment by the Chair and Executive Director shall be conclusive evidence of their determination as to the final form thereof and of the satisfaction of the Authority regarding the foregoing.

Commissioner Wade moved approval, seconded by Commissioner Campbell and approved unanimously – 3 YEAS, 0 NAYS.

09-MBA-28: To authorize the Chair and Executive Director to enter into an Amendment to Professional Services Agreement BP072207 with URS Corporation, 700 Third Street South, Suite 600, Minneapolis, MN 55415 (“URS”) for ongoing site surveying and preparation of legal exhibits, property legal descriptions, street vacation documents, and property conveyance documents.

Background:

On January 1, 2007, after due diligence and consideration, Hennepin County entered into a consultant services agreement with URS for the services described above, in an estimated contract amount of \$389,370, to be billed on a time and materials basis (the “Hennepin County Contract”). As of November 2007, the budget for the Hennepin County Contract was exhausted.

In November 2007, Minnesota Ballpark Authority (“MBA”) staff recommended that the then-existing Hennepin County Contract be closed, and a new agreement be entered into between URS and the MBA, using the same billing rates set forth in the Hennepin County Contract. On November 9, 2007, MBA staff presented to the Board Resolution No. 07-MBA-29 to enter into a professional services agreement with URS for the services described above, on a time and materials basis, with a cost not to exceed \$500,000, which was adopted. Subsequently, MBA Contract BP-072207 was executed for this work (the “Agreement”). Costs incurred under the Agreement are now nearing the total authorized contract amount.

URS’s monthly fees have exceeded its initial estimate, on average by thirty-four percent (34%). The higher than anticipated amount of URS’s fees are the result of the substantial amount of surveying work due to the complexity of the ballpark project and a number of interrelated matters, including, but not limited to the Vertical Circulation Building, the Pedestrian Plaza, the Fifth Street Bridges, street vacations and the Torrens registration proceeding. Furthermore, additional services have been requested of URS with the construction of the new Elevated Walkway between the ballpark and the MNDOT “A” parking ramp. As a result of the foregoing, it has become necessary for URS to request additional funds to continue their work through the end of 2009.

URS has been instrumental in the preparation of the documents and exhibits associated with the purchase and development of the various land parcels for the ballpark. Further, their services have also been utilized in the preparation of numerous documents associated with the condemnation and other proceedings. With their history on the project, and the efforts completed to date, MBA staff recommends that URS's contract budget be extended until these efforts are complete.

Staff Recommendation:

It is the recommendation of MBA staff that the Agreement be amended to increase the cost by \$241,000, for a not to exceed cost of \$741,000. All billing rates and procedures pursuant to the Agreement still apply. These costs are covered under the existing infrastructure budget.

Action Requested:

BE IT RESOLVED that MBA's Chair and Executive Director are authorized to enter into an amendment to the Agreement with URS Corporation, for the services described above, to increase the cost for services in an amount not to exceed \$241,000.

Commissioner Campbell moved approval, seconded by Commissioner Wade and approved unanimously – 3 YEAS, 0 NAYS.

09-MBA-29: To authorize the Minnesota Ballpark Authority's participation in a Fan Recognition Program along Target Plaza; and to authorize the establishment of an Authority account to receive net proceeds from the program for future public art investments on Target Plaza.

Background:

The Minnesota Twins have expressed interest in working with the Minnesota Ballpark Authority to continue to enhance the public space outside the ballpark in advance of Opening Day next year. The team recently requested that the Authority consider participation in a Fan Recognition Program on Target Plaza, as the public owner of the facility. The team has identified three primary goals of the program:

1. Allow fans across Twins Territory to "own a piece" of Minnesota's new ballpark;
2. Ensure that Target Plaza remains a year-round destination;
3. Generate incremental funds aimed at enhancing Target Plaza for future generations.

While many professional teams have instituted successful "Brick Paver" programs as part of new sports facilities, HOK Sport and Oslund & Associates have proposed an alternate vision consistent with the classic/contemporary brand of Target Field. Similar to a wall outside Reliant Stadium in Houston, the Target Plaza Tradition Wall will be located near the main ticket office between the 6th Street and 7th Street ballpark entrances. The plan calls for a combination of etched glass panels with a series of metal or bronze pennants. PHASE 1 of the Tradition Wall program would include space for 2,400 total names to be listed on eight (8) glass panels (300 names per panel) combined with 50 pennants representing every team in the history of the Twins franchise (1961-2010). The program design allows for ample space to annually install new team pennants.

The net revenues generated through the program would be deposited with the Authority and used to fund bronze statues of legendary Twins players. These statues help celebrate the history of Twins baseball, and they will become year-round destinations and photo opportunities on Target Plaza.

The team intends to engage a third-party vendor that specializes in Fan Recognition Programs to carry out the fulfillment process for the Tradition Wall, which will minimize the impact of the program on staff time for both the team and the MBA. The Twins intend to launch promotion of this program in conjunction with the start of the 2009 regular season.

Action Requested:

BE IT RESOLVED that the Minnesota Ballpark Authority authorizes the Authority's participation in a Fan Recognition Program for Target Plaza; and

BE IT FURTHER RESOLVED that the MBA authorizes the establishment of a subaccount with the Ballpark Construction Funds Trustee, to hold net proceeds from this program to fund future public art projects on Target Plaza.

Commissioner Wade moved approval, seconded by Commissioner Campbell and approved unanimously – 3 YEAS, 0 NAYS.

VETTER STONE PRESENTATION: Ron Vetter, President, Vetter Stone Company

Mr. Ron Vetter said that Vetter Stone Company is supplying the limestone being installed on the ballpark's exterior. He gave an overview of his third generation family-owned business which started 55 years ago. Vetter Stone employs 80 workers who are excited to be involved in the Target Field project. He said that the limestone pieces are shipped to Sioux Falls and precast onto concrete forms with stainless steel anchoring systems before being sent to the ballpark site.

DISCUSSION ITEMS:

- A. **Construction and Planning Update – Troy Blizzard, Mortenson Construction** – Mr. Blizzard reported that stone panels are being attached down the promenade side of the ballpark and this work will be complete in the next two months. Top steel portion of scoreboard has been set. A scaffolding platform is in place for installation of metal panels on the canopy. Interior work is being expanded around home plate and down the left-field line. Club house construction will begin in two weeks. Materials for the Plaza are on order and rebar installation has begun. Completion and turnover of the Northstar Vertical Circulation building will occur on May 2. In three weeks rough grading of the east side of the playing field will commence. This summer there will be 800-900 workers on site and by the end of the project a total of 3,100 craft workers will have participated. The project continues to be on schedule.
- B. **Construction and Planning Update – Ed Hunter, MBA Project Manager** – Mr. Hunter stated that construction has begun on the elevated pedestrian walkway connection to Ramp A. Mortenson has closed a freeway lane along 7th street and begun demolition of the bridge parapet to increase the sidewalk length from 20 feet to 30 feet wide. Work on the plaza extension over 394 is proceeding. The design of the wind veil along B Ramp face has been approved. Enhanced design along 3rd Avenue remains dependent on

available infrastructure funds. HOK has developed a proposal for way-finding signage on the plaza areas around the ballpark.

C. Community Participation Program – Troy Blizzard, Mortenson Construction

The project is still exceeding the 30% SWMBE goal at 31%. Mortenson has procured approximately \$306 million dollars of work with \$94 million committed to SWMBE firms. Procurement is 99% complete. Workforce reports an upper trend at 24% minority participation and overall 6% female. The goal is 25% and Mortenson has done some projections and anticipates reaching the minority participation by spring 2009. In the Community Workforce Program, 50 individuals have been hired to date.

D. MBA Financial Report – Brenda Juneau, MBA Finance Coordinator

Ms. Juneau presented the MBA financial reports through February 28th, 2009 for the General Fund and Capital Project Fund. The Capital Project fund is 58% completed. The 2009 beginning fund balance in the General Operating Fund is slightly lower than reported the previous month.

MBA INITIATIVES – Commissioner Joan Campbell gave an overview of the District Enhancement and Public Art Incentive Fund, Community Participation Program, and LEED Certification.

PUBLIC COMMENT

- Question: *Is there room for private development around the ballpark site?*
Chair Cramer stated it is part of the MBA's mission statement to spur such development. The North Loop Master Plan calls for medium to high density development in the area around the ballpark. There are also future plans to develop the south surface parking lot. Commissioner Campbell noted plans are underway for a multi-modal transit facility north of the ballpark.
- Question: *What will the parking be like for day games during the week?*
Mr. Kenney said most day games will occur on the weekend. For the few games that occur on week-days, there will be some ramp parking in the A, B and C ramps. People can also utilize buses and park-n-ride options. The Hiawatha Light Rail Line, Northstar Rail line and future Central Corridor Light Rail line will also come right to the ballpark.

Next meeting: April 17, 2009, HHH Metrodome

There being no further business, Chair Cramer moved to adjourn. The motion was approved unanimously - 3 YEAS, 0 NAYS. The meeting of the Minnesota Ballpark Authority for March 20, 2009, was adjourned at 2:30 P.M.