



Minnesota Ballpark Authority Meeting Minutes – June 15, 2007

Chair Cramer called the meeting of the Minnesota Ballpark Authority for June 15, 2007, to order at 1:00 p.m. The roll was taken. All Commissioners except Mike Vekich were present. Kathleen Lamb, Legal Counsel, was also present.

Commissioner Wade moved approval of the agenda, seconded by Commissioner Campbell and approved unanimously – 4 YEAS, 0 NAYS.

Commissioner Campbell moved approval of the May 18, 2007 minutes, seconded by Commissioner Wade and approved unanimously – 4 YEAS, 0 NAYS.

APPROVED

PUBLIC COMMENT:

Ron Edwards, Co-chair of the Police Community Relations Council presented a letter to the board with specific questions relating to diversity within the MBA internal structure and participation of communities of color in Ballpark construction and operations. He stated that he felt Hennepin County has cut the Minority Contractor's Association out of the process and his letter is a formal inquiry on the implementation of the Legislative Act, House File 2480.

Chair Cramer said the letter would be reviewed and a written response would be prepared and sent back to Mr. Edwards. Commissioner Wade added that diversity has been a priority since the beginning of the project and all groups have worked to ensure that the proper procedures are in place. He reiterated that the MBA will follow through with a response to Mr. Edwards.

CHAIR REPORT:

Earlier this week, Chair Cramer, Dan Kenney, Ed Hunter, Colleen Livermore and others participated in a two day partnering process with the Twins and Hennepin County. It was a productive meeting and the intent was to set the stage for a working relationship on a complex project so that it is done on time and on budget.

EXECUTIVE DIRECTOR REPORT:

- Hennepin County deposited \$139 million dollars on 05-30-07 into the Ballpark Authority's Trust account.
- Four interviews were conducted on 06-15-07 for Public Affairs Consulting Services for the MBA. Interviewers were Commissioner Wade, Susie Helget and Mr. Kenney.
- Mr. Kenney and Commissioner Campbell met with City representatives and the Twins to talk about concourse access on non-game days. More meetings will be held in a broader context on roles of the City, Minnesota Twins and Minnesota Ballpark Authority
- The two day partnering session with the Twins and Hennepin County was productive. Now that they have the major agreements in place, discussions needed to be held on how the project will be managed efficiently on a day to day basis.

ACTION ITEMS:

- A. **07-MBA-16** Resolution to amend subcontract between McGrann, Shea and Virchow Krause to increase the not-to-exceed amount to \$25,000.

Discussion: Mr. Kenney stated that Virchow Krause did a lot of work on the Lease, Use, Trustee and Disbursement Agreements and they have expended the existing contract amount. This resolution would amend the not-to-exceed amount so there is additional capacity should their expertise be needed again this year.

Commissioner Campbell moved to approve this resolution. Commissioner Sykora seconded the motion. The resolution was approved unanimously – 4 YEAS, 0 NAYS.

APPROVED

- B. **07-MBA-17** Resolution to authorize the chair and Executive Director to negotiate and enter into a contract for Public Affairs consulting services.

A revision was introduced at the meeting to include an not-to-exceed amount. See 07-MBA-17R1:

- C. **07-MBA-17 R1**: Resolution to authorize the Chair and Executive Director to negotiate and enter into a contract for Public Affairs consulting services in an amount not to exceed \$50,000 for the period beginning July 2007 and ending July 2008. Be it further resolved that Commissioner Wade and the Executive Director are authorized to make the selection of the firm or firms to be engaged.

Discussion: Commissioner Wade stated that seven proposals were received in response to the RFP for Public Affairs consulting services. Four applicants were interviewed on June 15, 2007. He was impressed with the breadth and depth of each one of the presentations. This resolution asks for latitude in choosing one or more firms that could execute a communications plan and on-going strategies for the MBA.

Commissioner Sykora moved to approve this resolution. Commissioner Campbell seconded the motion. The resolution was approved unanimously – 4 YEAS, 0 NAYS.

APPROVED

- D. **07-MBA-18**: To authorize the Chair and Executive Director to negotiate and enter into the following cost reimbursement agreements:

1. For primary electrical power and natural gas service for the ballpark: Xcel Energy and Centerpoint Energy.
2. To relocate various traffic signal components in the vicinity of the ballpark: The City of Minneapolis.
3. For the design and relocation of fiber optic utilities within the BNSF Railroad right-of-way: Onvoy, Sprint, Rogers, McLeod and Verizon.

Mr. Hunter addressed the Board and stated these are typical agreements. There are pre-existing utilities in the BNSF right-of-way that need to be relocated without service being disrupted. Individual amounts are based on estimates generated by the utility or firm. Chair Cramer asked if this was in the budget. Mr. Hunter said yes.

Commissioner Sykora moved to approve this resolution. Commissioner Campbell seconded the motion. The resolution was approved unanimously – 4 YEAS, 0 NAYS.

APPROVED

- E. **07-MBA-19**: To authorize Mr. Hunter to act as the Authority Representative pursuant to the Development Agreement and Dan Kenney be approved to act as Authority Representative in the alternative, subject to consent by the County and the Team.

Discussion: Mr. Kenney expressed the need to expedite roles and responsibilities of the MBA in the event that Mr. Hunter is not available. Chair Cramer asked if there was a dollar value placed on changes orders that would need different levels of approval. Mr. Kenney said that at this time there was not. He will keep the board notified of any potential changes that they should be made aware of. Ed Hunter's monthly update report will address previous months change orders.

Commissioner Wade moved to approve this resolution. Commissioner Campbell seconded the motion. The resolution was approved unanimously – 4 YEAS, 0 NAYS.

APPROVED

DISCUSSION ITEMS:

A. Input on ballpark access: Jeff Bangsberg, Twins Stadium Access Advisory Committee

Mr. Bangsberg handed out a list of accessibility features being discussed for the new ballpark. Drawing opinions from a large constituency, Minnesota Consortium for Citizens with Disabilities (CCD) they believe there is a lot to learn on requirements for people with disabilities in order for them to have a good experience at the new ballpark. Some of the features they are looking closely at are drop off sites, exterior design site issues, ramp parking, hand rails, accessible routes for Metro Mobility, bus lines and rail stations. They are concerned the Northstar platform will only have one accessible elevator. In case of elevator failure they believe there should be two elevators to access the ballpark at the entrance level. They are pleased with recommendations coming back regarding amenities, toilets, and wheelchair seating. HOK has been meeting with his group and have been very open to input in their discussions. Mr. Kenney remarked that HOK is putting together an accessibility guide for when the ballpark opens.

B. Design Updates: Access Design Elements and Sustainable Design: Bruce Miller, HOK Sport

Mr. Miller presented an overview of two issues: accessibility and efforts with sustainable design. HOK is working on the design with Mr. Bangsberg's group and the Twins. They have identified where everyone will be approaching the ballpark including people from the Cedar Lake Bike Trail and those who will need wheelchair access. After receiving the DAG (Design Advisory Group) committee recommendations, the new drop off area, rather than 7th Street, is now by home plate. With regards to sustainability there are two design efforts methods being used; (1) adhering to State of Minnesota B3 guidelines and (2) a separate process of LEED certification sponsored by the U. S. Green Building Council (USGBC). HOK is registered and have filed with USGBC and have assigned a full-time person to the process. Although the ballpark may not qualify for LEED because it is an open air facility, they may consider qualifying through the storm water collection system. Another important feature is that they are using regionally available materials within 500 miles.

C. Construction and Planning Updates: Ed Hunter, Project Manager, MBA; Dan Mehls, Mortenson

Mr. Hunter presented the Board with a Monthly Project Status Report for the period May 15 – June 15. Trucks are moving soil and tests are being conducted on the soil. The BNSF access road has been constructed, Mortenson awarded Bid Package No. 3 to the Kraemer Company and they have begun demolition of the 5th Street Bridge. Dan Mehls reported that Mortenson has moved 20,000 cubic yards of earth and are tearing out 3rd Avenue (which will be completed in two days) and are making a new railroad bed. The driving of the piles is on schedule for late August. Mr. Hunter presented a schedule of bid packages, SWMBE program of workforce diversity and community workforce, and gave a very detailed explanation of OCIP (Owner Controlled Insurance Program).

FINANCE REPORT – Minnesota Ballpark Authority expenditures through period ending May 31, 2007.

Colleen Livermore reported \$44,000 in Minnesota Ballpark Authority operating costs for the period of May, 2007. A more detailed budget to actual comparison will be completed on a quarterly basis, with the

next detail report to be presented in July, 2007. Work is continuing with the Twins to provide a financial summary for construction updates.

NEXT MEETING:

- July 20, 2007 – 1PM – Metropolitan Facilities Commission Conference Room

There being no further business, Commissioner Wade moved to adjourn, seconded by Commissioner Campbell. The motion was approved unanimously – 4 YEAS, 0 NAYS. The meeting of the Minnesota Ballpark Authority for June 15, 2007 was adjourned at 3:10 P.M.