



Minnesota Ballpark Authority Meeting Minutes – August 15, 2008

Chair Cramer called the meeting of the Minnesota Ballpark Authority for August 15, 2008 to order at 1:00 PM. The roll was taken. All Commissioners were present. Corey Ayling, Legal Counsel, was also present.

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

APPROVED

Commissioner Campbell moved approval of the July 18, 2008 meeting minutes, seconded by Commissioner Wade and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED

PUBLIC COMMENT

- Louis King, Summit Academy - Mr. King thanked John Wood of Mortenson Construction for the work that has been done so far in conjunction with Summit Academy and the significant progress that has been made toward reaching the minority workforce hiring goals. He distributed the Minnesota Twins Ballpark Project Minority Workforce Projection workforce hours summary and a Quarterly CWP Workforce Projection by contract category, noting participation has increased from 13% at the end of 2007 to over 22% through the end of July. Mr. King also said that he is looking forward to working with the new ballpark concessionaires and getting them connected to the community.
- Reverend Jerry McAfee - Reverend McAfee congratulated the MBA Board and Mr. Wood for their leadership in presenting employment opportunities to the community and said that he is looking forward to continued partnerships with the ballpark project.
- John Wood, Mortenson Construction – Mr. Wood stated that what has been done is truly our duty and that we are on the right track and will continue to work to exceed expectations. He said that he was not happy with some early developments and he's confident that this is behind us and he's looking forward to the future success of finishing the ballpark on time.

CHAIR REPORT

Chair Steve Cramer reported the following:

- The Metropolitan Sports Facilities Commission hosted the MBA for a Twins game a few weeks ago. Chair Cramer thanked them for their hospitality.

- The MBA will be considering adoption of a mission/vision statement in September. The draft statement will be re-circulated for feedback and comment before the September MBA Board meeting.

EXECUTIVE DIRECTOR REPORT

Executive Director Dan Kenney reported the following:

- MBA and Hennepin County staff operating the HERC facility has met to discuss potential upgrades to the pedestrian realm around the facility and various operational improvements. HERC staff has been working with design students from the University of Minnesota developing plans for improvements. There is another meeting with this group next week and then Hennepin County will finalize a report that will prioritize improvements to the HERC facility.
- 2010 Partners group will meet next week to discuss opportunities for developments that are coming into downtown now and in the future. Chair Cramer noted that Commissioner Campbell has been sitting in on these meetings along with Executive Director Kenney.

MBA AUDIT COMMITTEE REPORT

Audit Committee Chair Michael Vekich reported the following:

- Commissioner Vekich distributed resolution 08-MBA-13 and said that he along with Commissioners Wade and Campbell met for an exit meeting with the State Auditor's office on August 5th at the Audit Committee meeting. They accepted the Auditor's opinion which was a clean report spanning from the MBA's date of inception to December 31, 2007. The auditor's report was based on review of internal controls and compliance and other areas in accordance to government auditing standards. He thanked Colleen Livermore and MBA staff for their work on the audit on behalf of the MBA. He stated that MBA resolution 08-MBA-13 authorizes the Executive Director and staff to print the Comprehensive Annual Financial Report, upon receipt of the State Auditor's opinion letter.

08-MBA-13: To authorize the Executive Director and staff to print the Comprehensive Annual Financial Report, upon receipt of the State Auditor's opinion letter.

Background:

The State Auditor's Office has completed its review of the financial statements of the Minnesota Ballpark Authority for the period ended December 31, 2007. The MBA Audit Committee participated in an Exit Conference with the State Auditor's Office on August 5, 2008. During the conference the Auditor's Office indicated the MBA would be receiving an unqualified opinion, which is the highest that can be attained. The State Auditor's opinion letter is currently in process and once it is received, the MBA can proceed with publication of the Comprehensive Annual Financial Report.

Action Requested:

BE IT RESOLVED that the Minnesota Ballpark Authority authorizes the Executive Director and staff to proceed with the publication of the Comprehensive Annual Financial Report, upon receipt of the State Auditor's opinion letter.

Commissioner Sykora moved approval, seconded by Commissioner Wade and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED

- The Audit Committee formally approved the ongoing services of Virchow Krause.
- The Audit Committee reviewed the 2009 MBA Operating Budget which relates to resolution 08-MBA-12 in the meeting packets. The MBA Board had reviewed the 2009 budget at the previous MBA meeting and there was some discussion at that time, and minor changes were made to the budget allocation. The budget request for the year is \$2,573,660.00. The resolution authorizes the Executive Director to submit the budget to Hennepin County for consideration. Commissioner Wade noted that the 2009 budget is lower than the MBA 2008 budget. Commissioner Vekich asked to take up resolution 08-MBA-12 for consideration.

08-MBA-12: To authorize the Executive Director to submit the proposed 2009 MBA operating budget to Hennepin County.

Background:

The Grant Agreement between the Minnesota Ballpark Authority and Hennepin County requires that by August of each calendar year, the Authority shall annually submit a proposed budget to the County for the Authority Operating Costs and a request that the County make a grant for a designated amount of such costs. Unless waived by the County, the Authority’s requests shall recur annually up through the year prior to the expiration of the initial term of the Use Agreement.

Action Requested:

BE IT RESOLVED that the Minnesota Ballpark Authority authorizes the Executive Director to submit the proposed 2009 MBA operating budget to Hennepin County.

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

APPROVED

ACTION ITEMS:

08-MBA-11: Commendation for Natalie Hunter

WHEREAS, for the last 14 months, Natalie Hunter has volunteered her services as photographer for the Minnesota Ballpark Authority visiting the ballpark site monthly to capture the development of the project; and

WHEREAS, during that time, the ballpark construction site has emerged from being a surface parking lot to a development spanning over a freeway and standing as tall as its neighboring buildings; and

WHEREAS, Miss Hunter’s photos have captured not only the ongoing development of the structure but the hard work and intense labor of the construction workers; and

WHEREAS, Miss Hunter’s contribution to the project has been invaluable to the MBA and will be in the future when we look back at the photos that captured the work that went into building this great civic landmark; and

WHEREAS, Miss Hunter will be departing for the University of Wisconsin Eau Claire this month to continue to develop her skills as an artist and photographer;

THEREFORE BE IT RESOLVED, that the MBA hereby expresses its most heartfelt thanks to Miss Hunter for dedicating her time and talents to the project and wishes her much success in her college career.

Discussion: Board members thanked Miss Hunter for her work on the project and wished her well in the coming year.

Commissioner Wade moved approval, seconded by Commissioner Sykora and approved unanimously – 5 YEAS, 0 NAYS.

Discussion Items:

A. Ballpark Project Update – Jerry Bell, President, Twins Sports, Inc.

Mr. Bell reported that the ballpark construction is on schedule and over 95% has now been bid. On July 14 Mortensen set the first piece of limestone and now with a good deal of it set on the 7th street side viewers can get a good idea of what the finished exterior will look like. Limestone installation is expected to take about a year. Masonry work is moving along and workers are trying to enclose as much as possible before the winter months so there are places to work that can be somewhat protected from the elements.

Mr. Bell said that bids on the seats have been taken and seat installation will begin this fall. The seats will be dark green. This color was selected to match up with the limestone and to prevent fading. Wood backed seats and more limestone will also be added to the interior of the ballpark.

B. Concessionaire Introduction – Matt Hoy, Vice President Operations, Minnesota Twins

Mr. Hoy stated that six companies originally submitted requests for proposals for the new ballpark concessionaire and Delaware North Sportservice was selected. They have a presence in cities such as New York, Cleveland, Detroit, Cincinnati and Milwaukee and have experience in opening new ballparks. The Twins are excited to have them on board and have formed a strong partnership with them over the last several months. They will operate not only food and beverage operations but merchandise operations and the three Twins satellite retail stores. Mr. Hoy introduced Barry Freilicher, Vice President of Business Development and John Verespie, Regional Vice President out of Detroit.

Delaware North Presentation – Barry Frolicker, VP of Business Development

Mr. Frolicker gave a PowerPoint presentation providing an overview of Delaware North. He stated that Delaware North specializes in food service and retail. They have a wide range of experience nationally and internationally. Mr. Frolicker stated that they have operations in ten major league ballparks and six NHL arenas, in addition to Boston Garden and four NFL stadiums.

Commissioner Wade asked what unique food items Delaware North would bring to the Minnesota market. Mr. Hoy said that members of Delaware North Sportservice and the Twins visited many different restaurants in the Twins Cities some months back to give Delaware North the opportunity to sample foods from some of the best restaurants in the area and begin to think about bringing some of these unique Minnesota foods to the ballpark. This group will also visit the Minnesota State Fair on August 25th.

Commissioner Campbell noted that members of the MBA Board recently visited the new Nationals Park in Washington D.C. She said that the concourses were cluttered with food kiosks in many places and blocked visibility to the field. Mr. Hoy said that visibility of

the field from all locations in the ballpark is a priority and kiosks will be placed in locations to that will not affect site lines to the field.

Chair Cramer inquired about employment opportunities in concessions noting that our concessionaires did meet some months ago with organizations in the community that could help employ women and minorities to concession jobs at the new ballpark. Mr. Hoy said that the Twins and Delaware North look forward to future meetings with community organizations and will also have Delaware North at the Twins Fall Job Fair where community members talk to staff and apply for available positions.

C. Construction & Planning Update – Troy Blizzard, Mortenson Construction, Ed Hunter, MBA Project Manager

Mr. Blizzard reported during the month of July there were 18 concrete pours and there are now 450 to 500 craft workers are on the job site each day. Concrete work is about 65% complete and the last main concourse pour will take place next week over BNSF.

Main concourse waterproofing is commencing this week. Membrane roofing will begin in September to enclose some elevator machine rooms and ground level electrical rooms. Aluminum wall and glass work is commencing in October. Structural steel work for the canopy is scheduled for the month of September. Elevator work is going on and there are five escalators on the site. Masonry walls are progressing on all levels as well as plumbing and interior rough-ins. We plan to add one contractor on site per week for the next few months.

Mr. Wade said that he has heard mention of plaza finishes being on hold. Ed Hunter said that the basic plaza structure is complete save for the stairway from the 6th street plaza up to the existing skyway. The Twins are exploring sponsorship opportunities to enhance the base design for the public plaza. We are proceeding with the design of the extension of the plaza that extends the plaza out to 1st Avenue. HOK is working on a design and a pricing package is in place to be presented to Mortenson by the first part of September. Funding conversations are continuing with the City of Minneapolis and other project partners.

With regard to the base plaza, abutment work is being finalized on 2nd Avenue and 7th Street. Several meetings have been held with MnDOT to finalize agreements for the connection of the plaza into the B ramp for direct access to the elevated plaza for patrons who park there. We have reached agreement with MnDOT on design and Mortenson is contemplating starting some of this work and the structure for the stairway connection up to the skyway up to the plaza possibly as soon as this winter.

The Met Council is releasing funds for an elevated walkway connection from the A ramp across 7th Street to the ballpark. This allows direct access to the club level on game days, and a connection to the 7th street sidewalk. Funding has been approved and we are negotiating with all parties on finalizing this work. The cost of steel continues to rise, we need to secure this design and finalize negotiations and send design to MnDot for review. Work is scheduled for 2009 construction. Updates on BNSF: Promenade: The final piece is to be poured, scheduled to be turned over on September 15.

Construction schedule for skyway across 7th Street, extension of bridge to 1st Avenue and majority of skyway work is scheduled for 2009.

A final negotiated price was reached for the last piece of the Northstar work which includes expanding the service level of the ballpark and BNSF and Northstar track relocation.

In regards to the Cedar Lake Bike Trail, Staff continues to negotiate terms and conditions with the City on property rights and access to work. 5th Street will reopen to pedestrian traffic on Monday. Vehicular traffic will be kept off the bridge due to Northstar's ongoing LRT work.

Lynn Littlejohn, Mortenson Construction

Ms. Littlejohn reported that we are still exceeding the 30% SWMBE goals at 31% which represent about \$68 million dollars that has been committed to SWMBE owned firms. She distributed a document which gives prospective on all scopes of work, contract size and firm demographics. Workforce reports an upper trend at 22% minority participation and overall 6% female. The goal is 25% and Mortenson has done some projections and anticipates reaching the minority participation by spring. Ms. Littlejohn reported that the relationship with Summit Academy and the community based programs are going very well. Mortenson is developing a training program that will commence with Summit Academy starting in the fall. These programs will include concrete work and additional training.

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

Ms. Junea reported that the expenditure report includes requisition and retainage through the end of July. The operating fund is running under budget and should catch up by year end. This is due to timing issues with billing.

Next meeting: September 19, 2008

There being no further business, Commissioner Wade moved to adjourn. Commissioner Campbell seconded the motion. The motion was approved unanimously - 5 YEAS, 0 NAYS. The meeting of the Minnesota Ballpark Authority for August 15, 2008 was adjourned at 2:15 P.M.