



Minnesota Ballpark Authority Board Meeting Minutes – October 9, 2014

Chair Steve Cramer called the board meeting of the Minnesota Ballpark Authority for October 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 Sabo moved approval of the agenda, seconded by Commissioner Sykora and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED

Commissioner Campbell moved approval of the July 10, 2014 meeting minutes, seconded by Commissioner Sykora and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED

Chair's Report – No report

Executive Director's Report – Executive Director Dan Kenney said that he spoke with Jeff Johnson from the Minneapolis Convention Center regarding follow up from the All Star Game. Mr. Johnson said that July, 2014 was the second highest month in attendance for events at the Convention Center in 23 years, and the top one or two years in hotel reservations. Mr. Kenney also stated that he and Ed Hunter did an annual walkthrough of the Target Field property with Populous and the Twins and everything within the stadium footprint looks good. SEH will be doing a bridge inspection over Interstate 394 this month.

COMMENDATION – Resolution 14-MBA-103

WHEREAS, Steve Cramer was appointed by the Hennepin County Board of Commissioners to serve as Chair of the Minnesota Ballpark Authority in June of 2006; and

WHEREAS, Steve Cramer brought an extensive background in economic development and organizational skills to the MBA having served in both the public and non-profit sectors, as the Executive Director of the Minneapolis Community Development Agency, Director of Hennepin County Department of Housing, Community Works and Transit, and as the Executive Director and President of Project for Pride in Living; and

WHEREAS, Steve Cramer, working in cooperation with senior Hennepin County staff and other MBA Board Members, organized the Board and its initial meetings, then led a fast-track process to hire MBA staff, a legal team, and other necessary consultants to establish the MBA as the public entity to oversee the design, construction, and operation of a new Twins ballpark; and

WHEREAS, Steve Cramer embraced the many unique opportunities the proposed ballpark site presented, including: the facility needed to be designed and built over an active freight rail line and a freeway corridor,

the Northstar commuter line needed to be incorporated within the project footprint, and an alignment for a future bike trail would need to be accommodated through the site; and

WHEREAS, Steve Cramer participated in negotiations with multiple parties and helped reach consensus in a timely manner on the Ballpark Grant Agreement, the Development Agreement, and the 30-year Lease and Use Agreements with the Minnesota Twins, to support the start of construction in May of 2007; and

WHEREAS, Steve Cramer's steadfast commitment to work with project partners and community-based organizations to offer inclusionary employment opportunities at the ballpark contributed to the ballpark project exceeding its goals for both workforce participation and the utilization of small, women and minority business enterprises; and

WHEREAS, Steve Cramer led the MBA Board's effort to provide more resources to support LEED Certification for the ballpark, and the creation of the District Enhancement Fund to invest in additional pedestrian improvements and public art around the ballpark; and

WHEREAS, under Steve Cramer's leadership, the Minnesota Ballpark Authority, in partnership with the Minnesota Twins, Hennepin County, Mortenson Construction and Populous/HGA Architects completed Target Field on budget and two months ahead of schedule, achieving LEED Silver Certification, opening to rave reviews including being named the #1 Sports Stadium Experience in North America in 2010 by *ESPN The Magazine* and the Best Ballpark of 2010 by *Ballpark Digest*; and

WHEREAS, after Target Field opened Steve Cramer and the MBA Board continued to advance the MBA's vision for creating a vibrant ballpark district by investing \$1.8 million to fund public art and enhanced public spaces at Target Field Station; and

WHEREAS, significant private sector investment has followed the successful development of the ballpark, including the renovation of the Ford Center, the opening of Fulton Brewery, the development of Dock Street Flats, Junction Flats and the new Be The Match headquarters under construction on 5th Street.

NOW THEREFORE BE IT RESOLVED, that the Minnesota Ballpark Authority hereby expresses its most sincere appreciation to Steve Cramer for his dedicated service in overseeing the design, construction and operation of Target Field as a member of the Minnesota Ballpark Authority Board of Commissioners from 2006 through 2014; and

BE IT FURTHER RESOLVED, that the MBA Board gratefully acknowledges Steve Cramer's valuable contributions, overall vision, and leadership that helped build a strong foundation for the organization; and

BE IT FURTHER RESOLVED, that Steve Cramer's kindness, sense of humor and work ethic will be greatly missed by the MBA Board and staff.

Date: October 9, 2014

APPROVED

COMMENDATION REMARKS – Mike Opat, Chair, Hennepin County Board of Commissioners; Dave St. Peter, President, Minnesota Twins; Hennepin County Attorney Howard Orenstein; Ed Hunter, MBA Project Manager for the building of Target Field and David Frank, North Loop Neighborhood Association – All gave congratulatory remarks to Chair Cramer for his dedication, friendship and his leadership in getting Target Field built on time and on budget.

ACTION ITEMS – Resolution 14-MBA-104

Purpose:

To authorize the Executive Director to proceed with publication of the Minnesota Ballpark Authority 2013 Annual Financial Report, upon receipt of the State Auditor’s opinion letter.

Background:

The State Auditor’s Office is completing their review of financial statements of the Minnesota Ballpark Authority for the period ended December 31, 2013. When the State Auditor’s Opinion Letter is submitted, the MBA Audit Committee will participate in an Audit Exit Meeting. After the Exit meeting, the MBA Executive Director can proceed with publication of the Annual Financial Report with authorization from the MBA Board.

Action Requested:

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

APPROVED

Resolution 14-MBA-105

Purpose:

To adopt a final 2015 MBA operating budget and Special Revenue Fund budget for the Minnesota Ballpark Authority.

Background:

The proposed 2015 Minnesota Ballpark Authority operating budget of \$848,000 was presented to the MBA Board on July 10, 2014. The Board then authorized the Executive Director to submit the proposed 2015 MBA budget to Hennepin County for approval, as called for in the Grant Agreement between the Minnesota Ballpark Authority and Hennepin County. The proposed budget was presented to Hennepin County on September 11, 2014. Hennepin County Board of Commissioners is scheduled to adopt a final budget on December 16th.

The MBA is requesting a grant from Hennepin County Sales Tax in the amount of \$848,000, to fund the General Fund in 2015. No changes or amendments to the proposed General Fund budget are being submitted at this time. The General Fund budget for 2015 is shown in Schedule A, as attached.

Per the Lease Agreement between the Minnesota Ballpark Authority and Twins Ballpark, LLC, a capital reserve fund was established, upon completion of the ballpark, to account for future ballpark improvements. Annual contributions to the Twins Ballpark Capital Reserve Fund include rent from Twins Ballpark, LLC and a capital contribution from Hennepin County. Contributions from the County are provided in the amount of \$1,100,000, indexed for inflation. The annual requested capital contribution from Hennepin County for 2015 is \$1,210,000, and annual rent from the Twins, indexed for inflation, is calculated at \$960,000. A proposed Twins Ballpark Capital Reserve Fund budget of \$2,208,000 is hereby recommended, and is shown in Schedule B attached.

Action Requested:

BE IT RESOLVED that the Minnesota Ballpark Authority Board hereby adopts a final 2015 General Fund budget of \$848,000, as incorporated herein and attached as Schedule A, pending final approval by the Hennepin County Board on December 16, 2014; and

BE IT FURTHER RESOLVED that the Minnesota Ballpark Authority Board hereby adopts a 2015 Special Revenue Fund budget of \$2,208,000, for the Ballpark Capital Reserve Fund, as incorporated herein and attached as Schedule B.

APPROVED

Resolution 14-MBA-106

Purpose:

To set the 2015 Minnesota Ballpark Authority board meeting schedule.

Background:

The Minnesota Open Meeting Law anticipates that public bodies will set regular meetings. In August of 2006, the Authority passed a resolution establishing regular monthly board meetings. In June of 2010, upon completion of ballpark construction and the opening of Target Field, the MBA changed their meeting schedule from monthly to quarterly meetings.

Action Requested:

BE IT RESOLVED that the Minnesota Ballpark Authority 2015 quarterly board meetings will be held on Thursday, January 8th, Thursday, April 9th, Thursday, July 9th, and Thursday, October 8th. All meetings will begin at 1:00 p.m. in the Target Field Tour Theatre. Staff is directed to post the new schedule on the website and to post notification by such other means as they determine necessary and appropriate.

APPROVED

DISCUSSION ITEMS

Target Field Operations Update – Matt Hoy, MN Twins, Senior VP Operations – Mr. Hoy gave a follow up to the All-Star Game stating that feedback from Major League Baseball, fans, Commissioners and 229 broadcasting countries said that the 2014 All Star Game was an incredible experience. The upgraded Wi-Fi handled a tremendous amount of data and there were no reported problems with people trying to access Wi-Fi. The McCartney concert and the two Skyline Concerts also went very well.

The winter shutdown of Target Field is approximately 50 percent finished, concession equipment has been winterized. As Executive Director Kenney noted, the Populous walk-through went well. One area of concern is flooring issues, especially on the Terrace Level as there is continuing deterioration of the seal over the concrete. Mr. Hoy said that there is a five year warranty on this and it will be rectified by next summer. Populous is also working with the Twins on a 10 to 15 year plan regarding aging mechanical systems.

When asked about attendance this year, Mr. Hoy stated that the Twins had budgeted for 2.2 million and overall there were 2.25 million in attendance. Even though the team did not play up to expectations, people still want to come and experience Target Field.

MBA Financial Report - Brenda Juneau, MBA Finance Coordinator – Ms. Juneau stated that the General Fund balance is lower than average right now because the MBA receives grant revenue from Hennepin County at the end of the year. The Capital Project Fund has paid out for the Target Field Station projects. Current General Fund expenditures are lower than expected this year. The Capital Reserve Fund balance is expected to be up about \$2 million at the end of this year. The 2013 Audit is complete and a combined 2013 Exit/2014 Entrance meeting with the State Auditor's office will take place in November.

CLOSED SESSION

The meeting adjourned at 1:38 p.m. for a Closed Executive Session; Performance Evaluation of Executive Director Dan Kenney. The meeting reconvened at 1:48.

Resolution 14-MBA-107

Purpose:

To Authorize the Chair to execute an amendment to the employment agreement with the Executive Director of the Authority.

Background:

On August 18, 2006, the Minnesota Ballpark Authority entered into an employment agreement with Dan Kenney, Executive Director of the Authority. Among other terms and conditions, the agreement states that each year of the Executive Director's employment, the Authority shall review and may adjust the Executive Director's base salary in its sole discretion. This resolution authorizes the Chair to enter into an amendment to that agreement.

BE IT RESOLVED that the Minnesota Ballpark Authority authorizes the Chair to enter into an amendment to the Employment Agreement with the Executive Director with the following:

1. Base Salary: Increase the annual base salary to an annual base salary of \$158,760.00, effective August 21, 2014.
2. Employment term: Extend the term of employment through August 21, 2016.
3. All other terms and conditions of the employment agreement to remain the same.

APPROVED

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 October, 9 2014 was adjourned at 1:50 P.M.

Next Meeting: January 8, 2015 Target Field Tour Theatre