

Minnesota Ballpark Authority Meeting Minutes – November 17, 2006

Chair Cramer called the meeting of the Minnesota Ballpark Authority for Friday, November 17, 2006 to order at 1:05 p.m. The roll was taken. All Commissioners were present with the exception of Barb Sykora. Kathleen Lamb, legal counsel was present.

Commissioner Wade moved to adopt the agenda, seconded by Commissioner Vekich. The motion was approved unanimously – 4 YEAS, 0 NAYS, 1 ABSENT (Sykora).

APPROVED

Commissioner Campbell moved approval of the October 20, 2006 minutes, seconded by Commissioner Wade. The motion was approved unanimously – 4 YEAS, 0 NAYS, 1 ABSENT (Sykora).

APPROVED

PUBLIC COMMENT:

There was no one present to give public comment.

CHAIR'S REPORT:

Susan Helget reported that on December 7, 2006, Commissioners and staff will be traveling to Philadelphia to meet with representatives from the Philadelphia Phillies, Philadelphia Industrial Development Corporation, and the Project Manager for the building of Citizen's Bank Park. The group will tour Citizen's Bank Park with Richard Deats, VP of Philadelphia. The next day the group will travel to Pittsburgh to tour PNC Park with a Pittsburgh Pirates representative, as well as meet with representatives from the Pittsburgh Sports and exhibition Authority. Itinerary will be posted on the Minnesota Ballpark Authority Web page (currently hosted on the Hennepin County Website).

EXECUTIVE DIRECTOR'S REPORT:

Dan Kenney provided the following updates:

- The Authority is working with Hennepin County and the team on the development agreement and use agreements.
- Working with Twins and the Project team to outline a schedule for public approvals of the design.
- EIS work continues and remains on track.
- The MBA/Project team will be moving into the Grain Exchange in the beginning of January.
- MBA has secured a website (ballparkauthority.com) that we anticipate will be active by the next MBA Meeting (December 15, 2006).
- Working with Twins as they draft an RFP for insurance to cover the construction phase of the project.

ACTION ITEMS:

06-MBA-22 To authorize the Executive Director to form a Risk Management Advisory Committee (RMAC)

Commissioner Vekich moved approval of the following resolution:

Background:

As you know, Mark Vanney, Hennepin County's Risk Manager has been assisting the Ballpark Authority on insurance coverage issues. Mark has suggested the Authority form a Risk Management Advisory Committee (RMAC) to assist the Authority in handling risk management and insurance issues from now through the completion of the project.

RMACs are a common approach to large projects. RMAC's are currently in place for the NorthStar Rail project and the 2008 political convention. There was also a RMAC for the Hiawatha light rail project.

Creating this group would give the Authority access to a very broad range of risk management expertise. Typically, an RMAC includes the risk managers of the various government entities involved in the project. In this case we will seek representatives from the State of Minnesota, the City of Minneapolis, the Metropolitan Council and Hennepin County. The RMAC would be directed to provide updates, recommendations, and assist the MBA in selecting an insurance broker/risk management adviser.

BE IT RESOLVED, that the Executive Director is directed to form a Risk Management Advisory Committee (RMAC) for the ballpark project.

Commissioner Campbell seconded the motion. The resolution was approved unanimously – 4 YEAS, 0 NAYS, 1 ABSENT (Sykora).

APPROVED

DISCUSSION ITEMS:

(Commissioner Cramer welcomed County Commissioners Mike Opat and Mark Stenglein who were in attendance.)

Presentation of the Design Advisory Group:

- Chuck Levin, citizen member of the design advisory group (DAG 360) and owner of Levin Architects gave a brief update of DAG 360 and its members, as well as the primary focus of the group. Discussed plan to meet with the County Board November 28, 2006 to present recommendations. Presented the Commissioners and Executive Director with the book “City Baseball Magic” written by Professor of Architecture Philip Bess.
- Mary deLaittre, Architect and Urban Designer discussed process activities and recommendations that are highlighted in the City Building report prepared by the Design Advisory Group. Report highlighted the following areas: Design Principles, Laying the Foundation, and Next Steps (See report for detailed information).
- Commissioner Opat congratulated Chuck Leer, Mark Oyaas, and the group on its work as he reiterated the importance of factoring the entire neighborhood into the design.

Introduction of the Ballpark Project Team:

- Jerry Bell of the Minnesota Twins stated that construction will begin in August. Mr. Bell introduced the Hennepin County project team – Rick Johnson, Ed Hunter, Jim Ufer, and Chuck Ballentine.
- Mr. Bell introduced the Minnesota Twins Ballpark Project and several key players (See Organization Chart for details). Chart represents business, implementation, and end users (Twins).
- Mr. Bell stated that he had the opportunity to visit five ballparks that most resemble what the Twins plan to build and was impressed with what he saw. David St. Peter focused on the importance of building a stadium that creates a great fan experience and learning lessons from projects that have already been built.
- Jerry Bell introduced business associates Ralph Strangis, Bob Starkey. He stated that he’s currently finalizing the business agreement with Deloitte and Touche as it relates to accounting and consulting aspects. Jerry also introduced Project architects: HOK representatives, Bruce Miller and Mike Wekesser, and HGA representatives, Becky Grecko and Bill Blanski. Stated that a contract is still pending with Mortenson. Mr. Bell introduced Mortenson representatives Ken Sorensen – Vice President/General Manager and John Wood, Senior Vice President, Dan Mehls, Project Manager/Construction Executive. Mortenson intends to include Thor Construction in the project as Mortenson plays the role of construction manager.

Legislative Outreach:

- In light of our recent election Kathleen Lamb distributed to the Board, a 2006 Election Directory of the 2007-2008 Legislature and a Senate Committees chart for 2007. Kathleen noted that in the Minnesota Senate, Senator Ann Rest would chair the committee with jurisdiction over the ballpark Authority.

Proposed 2007 Minnesota Ballpark Authority Operating Budget:

- Dan Kenney presented and distributed a draft of the 2007 Minnesota Ballpark Authority Operating budget. Mr. Kenney added that related to the grant agreement with Hennepin County and specific County employees, the grant will most likely direct the authority to pick up the cost for those employees (these numbers will be added to final budget numbers for the December 15, 2006 meeting).

FINANCE REPORT:

Minnesota Ballpark Authority expenditures through the period ending October 31, 2006

- Total Expenditures for the Current Month - \$20, 715.26
- Total Year to date - \$39,728.62

NEXT MEETING ANNOUNCEMENT:

The next regularly scheduled meeting of the Minnesota Ballpark Authority is scheduled for December 15, 2006 at 1:00 P.M. in the Halsey Hall Room (Metrodome Offices).

There being no further business, Commissioner Vekich moved to adjourn, seconded by Commissioner Wade. The motion was approved unanimously – 4 YEAS, 0 NAYS, 1 ABSENT. The meeting of the Minnesota Ballpark Authority for November 17, 2006 was declared adjourned at 2:17 P.M.