



2009 Annual Report





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Our Mission and Vision

Mission: The Minnesota Ballpark Authority seeks to ensure that the Ballpark is a world-class facility that adheres to high standards of sustainability, creates economic opportunity, and serves as an anchor for the development of a vibrant new district.

Vision: The Ballpark is the foundation of an urban district that is economically vibrant, environmentally sustainable, and welcoming to those who live, work in, and visit the area. As the Ballpark’s steward, the Minnesota Ballpark Authority seeks to collaborate with others to create a District that seamlessly integrates the ballpark with new transit lines and robust private development, creating opportunity for the surrounding community.



A Message from the MBA Chair and Executive Director

Over the past twelve months, the Minnesota Ballpark Authority (MBA), the Minnesota Twins and our partners have put together many pieces of the ballpark project's complex puzzle, transforming Target Field from a construction site into a world-class facility.

Whether it was unveiling plans for an enhanced Target Plaza in February, exceeding our workforce diversity goals in June, or receiving the Certificate of Occupancy from the City of Minneapolis in December, 2009 was an extremely busy and productive year for the entire project team.

In April, the MBA committed more than \$2 million to pay for additional streetscape and pedestrian improvements in the vicinity of Target Field. We also worked closely with other agencies, including the Minnesota Department of Transportation, which funded the elevated walkway from Ramp A to the ballpark. This improvement will provide fans with a seamless connection from the parking ramp to Target Field. Hennepin County also approved \$1.9 million for upgrades to the nearby Hennepin Energy Recovery Center.

The public sector was not alone in the effort to improve the public spaces around Target Field. In May the MBA formally acknowledged the team's additional private investments aimed at enhancing the design and architecture of the ballpark and infrastructure, and Target Corporation's \$4.5 million contribution to the plaza. At the close of 2009, the team had committed an additional \$55 million on top of the \$130 million required by the ballpark's original legislation.

The MBA helped the project team celebrate two major construction milestones in 2009. The Twins and Mortenson Construction hosted a "topping off" ceremony at Target Field in June, when the crews hoisted the final piece of structural steel into place on top of the roof canopy. And in August, crews carefully yet quickly harvested and installed 2.5 acres of sod on the ballpark's playing surface.

As the year wound down, the pace of the project seemed only to accelerate. In November, the MBA and its partners celebrated the launch of the Northstar Commuter Rail Line, the state's first commuter rail service, which will help make Target Field one of the most transit-connected sports facilities in the country. The project team was also recognized for two significant achievements in the final months of the year. Minnesota

OSHA awarded Mortenson the MnSharp award for excellence in health and safety, and the Stadium Access Advisory Committee presented the MBA, the Twins and the project architect, Populous, with the "Barrier Free Award" for Target Field's unprecedented access.

While 2009 was filled with many great accomplishments, the completion of the construction phase of the ballpark eight weeks ahead of schedule may have been the greatest achievement of all. The earlier-than-anticipated transition from construction to operations mode allows the entire project team to spend 2010 focused on preparing for a successful Opening Day and a great inaugural season.

Steve Cramer, Chair
Dan Kenney, Executive Director
Minnesota Ballpark Authority



2009 Construction Milestones

January

- Sun Canopy enclosure begins
- Field lighting installation underway
- Precast stadia installation continues



February



- Vertical Circulation Building turned over to Northstar
- Administration Building enclosure begins
- Mechanical / electrical equipment installation

March

- Enhanced Plaza Construction Underway
- Utility relocation continues for plaza extension
- Interior finishes continue in heated enclosures



April



- Video Board installations begins
- 7th Street bridge demo begins
- Foul poles erected

May

- Twins Logo Installed on Main Scoreboard
- Entry gate installation begins
- Work begins on plaza extension to 1st Ave
- Hiawatha LRT rails are set on 5th Street bridge



June



- Construction begins on Ramp A walkway
- Interior glazing facing the playing field underway
- Hand-set limestone finishes ongoing
- Final canopy steel in place



2009 Construction Milestones

July



• **Seating Installation Underway**

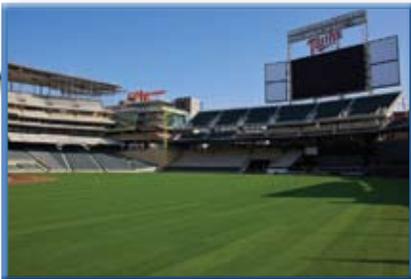
- Excavation of playing field begun
- All cranes removed from field



August

• **Installation of Playing Field Systems Underway**

- Hiawatha LRT testing underway
- Widening of 7th Street sidewalks begins



• **Playing Field is complete!**

- Ballpark artwork installation begins
- Punch list inspections begin in interior spaces

September

• **Final Plaza finishes are completed**

- Final facility and wayfinding signage installation continues
- 7th Street improvements are complete
- Cedar Lake bike trail enhancements begun on 3rd Ave N



October



• **Wind Veil Installation Continues at the B Ramp**

- Mechanical and electrical system testing continues
- Northstar begins revenue service
- The playing field is covered for winter

November

• **Certificate of Occupancy is received from the City**

- The Minnesota Twins Baseball Club moves into Target Field
- The ballpark is completed two months ahead of schedule



December

Video Tour

The MBA has produced a video that recaps construction and highlights the work to create better connections to Target Field. Visit our website at www.ballparkauthority.com to take the Target Field Video Tour.





MBA Priorities

District Enhancements

As the construction of the Ballpark drew near completion, the MBA continued to expand upon its commitment to creating attractive and welcoming pedestrian connections, as illustrated by the many improvements it authorized or undertook during 2009:

- Expansion of the 7th Street sidewalk and lighting improvements from 2nd Avenue North to the end of the HERC property.



- Landscaping and lighting improvements along 2nd Avenue from 6th Street North to 7th Street North.
- Installation of glass commemorative panels at Target Plaza that tell the history of Minnesota's professional and semi-professional baseball stadiums during the last century.
- Contribution to the City's reconstruction of 3rd Avenue from Washington Avenue to 5th Street for pedestrian lighting and trees.

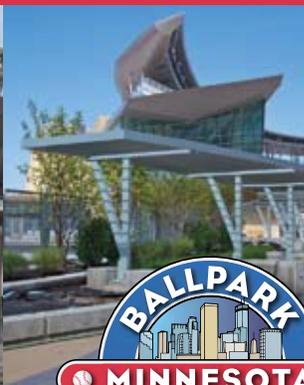
- Collaborating with Hennepin County to use a stimulus grant to connect the existing Cedar Lake Trail to the ballpark and transit opportunities.
- Working with the City to negotiate the permits and easements necessary for construction of the Phase III of the Cedar Lake Bike Trail.
- Collaboration on HERC upgrades and future rail opportunities with Hennepin County.

MBA staff also joined the City of Minneapolis's Technical Advisory Committee charged with developing a broader wayfinding initiative around the ballpark.

Public Art

The past year saw the public art vision for the ballpark start to become a reality as work was completed on the ballpark's first two major public art projects.

In early 2009 the MBA held community open houses to introduce the public to Craig David and Al Price, the artists chosen by the Public Art Steering Committee. David, a St. Paul sculptor and muralist created three exterior murals along the ballpark's northeast side with the themes of Transit, Baseball, and Sustainability.





MBA Priorities



Phoenix artist Al Price designed a suspended, stainless steel sculpture for the transit station's Vertical Circulation building.

In the spring of 2009, the MBA held a storytelling event where the public came and told their stories and memories of baseball to David, which ultimately helped to shape his design of the 5th Street Panel murals. David began installation of the first of the three panels in the late summer of 2009, and he completed his work in February of this year.

Funding for the Fifth Street Panels' \$200,000 budget came from the MBA's District Enhancement and Public Art Incentive Fund. The Northstar Commuter Rail Line funded the \$150,000 budget for the sculpture in the Vertical Circulation building.

Public Engagement

As part of its ongoing effort to educate Minnesotans about the ballpark project, its benefits to the state, and the MBA's role in the project, the MBA held three of its 2009 monthly board meetings in Greater Minnesota. The meetings in Rochester, Moorhead, and Duluth all began with public open houses featuring information, photos, and video footage of the ballpark as well as an opportunity for members of the public to engage in informal conversation with Board members and staff. Individual MBA Board members also scheduled speaking engagements with various community organizations during the year.



The MBA continued to provide the public with regular construction updates on its website, through video tours of the ballpark, enhanced construction photos and regular e-newsletters and website articles highlighting milestones and developments.





MBA Priorities



LEED Certification and Ballpark Accessibility

With construction now complete, the ballpark remains on track to achieve LEED certification, which is a formal designation awarded to projects that achieve benchmarks in sustainable design and construction. The MBA and the Twins jointly dedicated \$2.5 million toward elements necessary for LEED status, such as environmentally friendly carpets, paints, heating and ventilation systems, bike racks, and various design features to reduce energy and water usage. The U.S. Green Building Council is reviewing the project now, and we anticipate receiving official word on Target Field before Opening Day.

The MBA and the Twins' commitment to sustainability has been matched by their commitment to ensuring that the ballpark is one of the most accessible sports facilities in the United States. At the end of 2009, the MBA and its project partners received a Barrier-Free Design award for their commitment to making sure that accessibility will extend to every aspect of the fan experience, from getting into and out of the facility, to buying tickets and concessions, to watching the game.



Community Participation

The legislation authorizing the Ballpark's funding and construction set forth ambitious goals for workforce diversity and community participation. The MBA and its project partners are especially proud that as of the close of 2009, the project had exceeded each of them:

- The goal for participation by Small, Women and Minority-Owned Businesses (SWMBE) was 30%; actual participation was 34%. This translated to \$108 million committed to 130 different SWMBE businesses, 90% of them local.





MBA Priorities

- The project's workforce diversity goals included employing 25% minority and 5% women workers; actual figures were 26% and 7%, respectively.

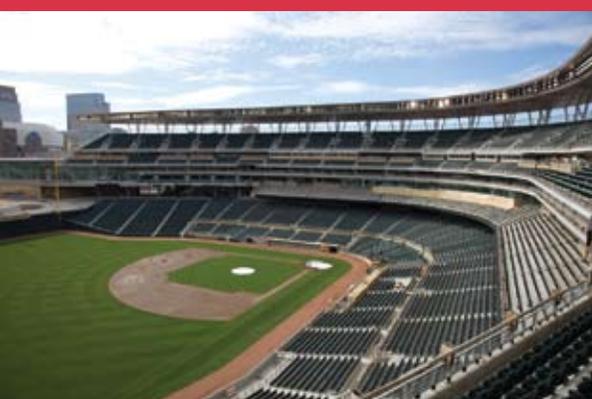
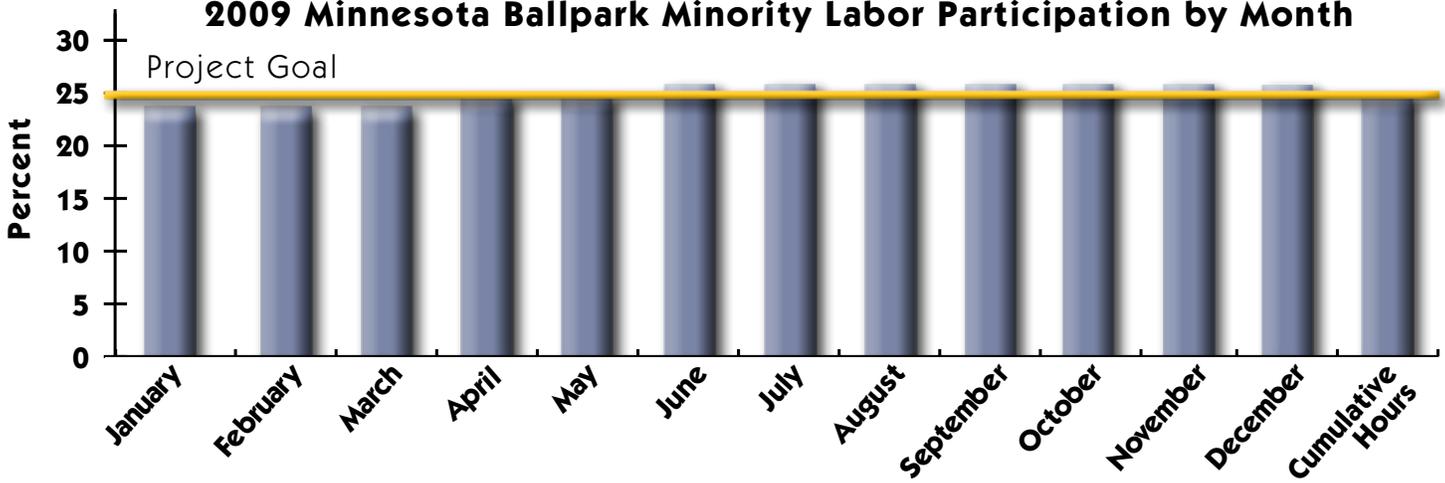


• The ballpark had a goal of training and placing 50 workers in the construction trades through its Community Workforce Program. By year's end, 62 people from six different training programs had been hired in a variety of trades, including carpentry, ironworking, bricklaying, plumbing, roofing, and sheet metal working.

In one of the worst economic downturns in decades, the ballpark's positive economic impact across the broad spectrum of businesses and employees was particularly notable. In the midst of rising unemployment across all sectors, and especially the construction industry, Mortenson Construction employed workers for a total of 2,000,000 hours and procured a total of \$311 million in work from hundreds of businesses through 2009 as part of the ballpark's construction.



2009 Minnesota Ballpark Minority Labor Participation by Month



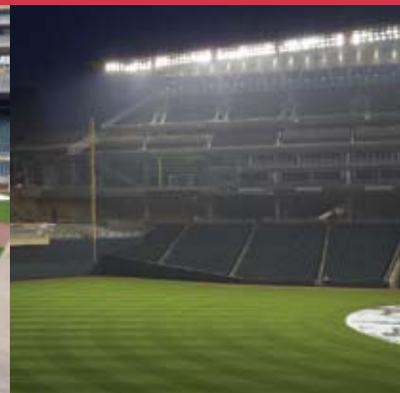
Project Budget Status Report

Target Field Ballpark Development Hennepin County, Minnesota Ballpark Authority, Minnesota Twins Executive Summary as of December 31, 2009

	(A) Approved Budget (Final GMP)	(B) Approved Budget Revisions ¹	(C) = (A) + (B) Approved Adjusted Budget	(D) Payments	(E) = (D) / (C) % Complete	(F) = 100% - (E) Balance to Complete
Ballpark						
CM Managed Ballpark	\$ 346,490,748	–	354,490,748	320,443,143	92.5%	7.5%
Team Managed Soft Costs	48,000,000	6,000,000	54,000,000	53,894,296	99.8%	0.2%
Contingency	18,038,437	6,962,509	25,000,946	25,000,946	100.0%	0.0%
Subtotal Ballpark	412,529,185	12,962,509	425,491,694	399,338,385	93.9%	6.1%
Infrastructure						
CM Managed Construction	44,527,465	12,375,000	56,902,465	52,592,571	92.4%	7.6%
MBA Managed Construction	6,213,249	1,150,000	7,363,249	5,961,238	81.0%	19.0%
Soft Costs	8,087,386	–	8,087,386	4,602,159	56.9%	43.1%
Site Acquisition	40,840,790	–	40,840,790	40,843,294	100.0%	0.0%
Contingency	5,331,110	1,000,000	6,331,110	5,081,605	80.3%	19.7%
Subtotal Infrastructure	105,000,000	14,525,000	119,525,000	109,080,867	91.3%	8.7%
Total Ballpark Project	\$ 517,529,185	27,487,509	545,016,694	508,419,252	93.3%	6.7%

¹ Project additions are items beyond the approved final GMP budget that require additional funding. As of 12/31/2009 those items include:

- \$6,000,000 for Ballpark improvements contributed by the Twins.
- \$6,962,509 additional Twins contribution for approved alternates.
- \$4,500,000 additional Twins contribution for plaza enhancements.
- \$4,500,000 additional contribution from Target Corporation for plaza enhancements.
- \$3,375,000 for MNDOT Funding Agreement for Ramp A walkway.
- \$1,000,000 the MBA Board authorized interest earnings for District Enhancements and Public Art.
- \$150,000 for Northstar Funding Agreement for Public Art in the Vertical Circulation Building.
- \$1,000,000 the MBA Board authorized interest earnings for LEED-related improvements.
- \$701,666 is contributed from Hennepin County through an ARRA Regional Grant, for improvements to 3rd Avenue North. These funds do not increase the overall project budget.



Commissioners of the Minnesota Ballpark Authority

- The board was created by the 2006 Legislature to oversee the design, construction and operation of Target Field and to own the facility on behalf of the public.
- It consists of five Commissioners appointed by the Governor (2), Hennepin County (2) and the City of Minneapolis (1)

Contact Us:

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For the most up to date information about Target Field and to sign up for the quarterly MBA e-newsletter, please visit our web site at: www.ballparkauthority.com



Front Row L to R: **Barb Sykora**, **Joan Campbell** (Secretary),
Back Row L to R: **John Wade** (Treasurer), **Steve Cramer**
(Chair), **Michael Vekich** (Vice Chair)





WELCOME TO TARGET FIELD

ballparkauthority.com

