



Minnesota Ballpark Authority Meeting Minutes – April 16, 2007

Chair Cramer called the meeting of the Minnesota Ballpark Authority for April 16, 2007, to order at 1:00 p.m. The roll was taken. All Commissioners except for Barb Sykora were present and Kathleen Lamb, Legal Counsel, was also present.

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

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

APPROVED

PUBLIC COMMENT:

No public represented.

CHAIR'S REPORT - Chair Cramer provided the following updates:

- The Minnesota Twin's Unveiling at the HC Government Center on 04-12-07 was well received. Display is now at the IDS Center. Dan Kenney said it will be there for two weeks and feedback can be posted on the MBA and Twins websites.
 - Commissioner Wade wanted to know if the Twins would take design on the road possibly to Duluth or Rochester? Dan Kenney responded that with only 20% of design currently done, maybe a more aggressive tour will be done in the future in partnership with the Twins.
- Next meeting will be Thursday, April 26th with a slight possibility of being postponed.

EXECUTIVE DIRECTOR'S REPORT - Mr. Kenney provided the following updates:

- As of March 1, 3007 Ed Hunter was officially part of the MBA.
- Received three responses to our RFP on our Risk Management Services and were reviewed by Commissioner Vekich, the Authority's risk Management Advisory committee and reached a consensus to engage AON as our broker and Jeffrey Isenberg of RMR (Rick Management Resources, Inc.) as our consultant.
- The Implementation Committee is meeting today at 2:30PM at the HC Government Center in Conference room C2350. We're working on issues related to Cedar Lake Bike trail alignment, LRT stop along 5th street and mitigation plan for the partial closure on 3rd Avenue up to 7th Street.
- Working diligently on completing Lease & Use Agreements by the end of the month. Also being negotiated to the final detail the Development Agreement on how the Ballpark will be constructed and the Grant agreement between the MBA and Hennepin County.

ACTION ITEMS:

07-MBA-05 Resolution adopting revised 2007 Business Principles between Minnesota Ballpark Authority, Hennepin County and the Minnesota Twins.

- Chair Cramer discussed the newly revised principles state the role of MBA and reflects revisions to the business proposition and having the County move forward with the land acquisition process. Creates the need for a parking lease with the team of the ENG lot, which is southwest of the facility. Also need to obtain air rights above that surface lot.
The term sheets are attached to Business principles. When we adopt resolution for business principles it will also include term sheets for parking and air rights development.
- Dan Kenney added that in the 2006 Business Principles surface parking next to the ballpark would be a public cost. If the Twins wanted to build structured parking it would be at their cost but the team would have to build the ramp in such a way as to allow for development above that structure. It proved to be too expensive to design and construct a ramp without knowing what the future development might be. The team worked with the City of Minneapolis and MnDOT to secure parking spaces in the A ramp. This means we don't have to build expensive structured parking at the start of the project.

The 2007 Business Principles also reflect that the site design has evolved. The project has enhanced the 6th Street Bridge and pedestrian Plaza design because we realized the pedestrian connections are critical from the central business district. The MBA will own these structures and the team will be responsible for cleaning and routine maintenance. In the first 15 years the MBA will be responsible for any capital repairs of these structures, and after 15 years the MBA and the team will split these costs on a 50/50 basis.

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

APPROVED

DISCUSSION ITEMS:

Construction and Planning Updates – Ed Hunter, Project Manager & Troy Blizzard, Mortenson Construction- Mr. Hunter provided the following updates:

- Finalizing Northstar agreement with MBA and coming to closure April 20, 2007. Would bring to the board for resolution at the end of this month.
 - Two RFP's presented to the public April 4, 2007 for Special Inspection & Inspection and Environmental Testing & Oversight services. Held a pre-proposal conference 04-13-07 and had a large and enthusiastic turnout. Many interested parties out on the street looking at this project. The plan is to secure those proposals for consideration the last week of April and also bring to the board at the next meeting.
 - Mr. Hunter asked the board to clarify how he should solicit services without having to wait for the next MBA Board meeting. Could he follow the County model and solicit RFP's with the understanding we will come back to the MBA board meeting for authorization to enter into contract? Commissioner Vekich didn't see that as an issue. Dan Kenney said they could develop a policy for what was acceptable in seeking an RFP. Kathleen Lamb said she needs to approve RFP before going out to public. Ed said he would review any RFP with Kathleen.
 - Metropolitan Council has declared the sanitary tunnel on 5th Street as an emergency repair project. This is right in front of the ESB building entrance on 5th street and should take 2 – 3 months work.
 - Having weekly discussion meetings with BNSF on construction issues and track realignment. BNSF is willing to let bridge construction start next week. Still discussing other larger parts of business deals.
- Commissioner Wade asked if the opening of the Ballpark in the Spring 2010 is still on schedule? Ed Hunter responded that BNSR is on a critical path. Relocating the tracks was not in original project scope. One drawback in the new design is bringing the columns down. Very critical to move tracks this year by November 1. No tracks can be installed in winter months. If not done the spring 2010 date is at risk.

- Commissioner Wade asked what the key steps are. Ed responded that he is not involved in that and can't speculate. Chair Cramer stated a fevered effort was being made to have resolved by end of month.

Troy Blizzard, Project Manager – M. A. Mortenson Company

- Bid Package #1 and #2 are out for bid. RFO's are out and received and a decision will be made next week.
 - Lining up trailers for placement on the Rapid Park Site on the south lot.
 - Bid Package 31 for Site Demolition and Grading all bids received 04-13-07. Interviewing this week.
 - Bid Package #2 – Available for pick up at SRF Consulting 04-17-07. This is for Site preparation and railroad preparation and demolishing the abutment. This bid is due 05-08-07.
 - Bid Package #3 for work on 394 Bridge and Ballpark Piles will be issued in early June, 2007.
 - Has been a challenge coordinating construction schedules between Mortenson and Northstar.
- Comissioner Wade asked Troy how he feels about the timing of the start of construction? Troy said it is good if they can start in May. Much coordinating needed between contractors with the 5th street contract.
- Chair Cramer asked Troy what their Women/Minority/Small Business goals are? Troy said there are six packages in the site services agreement and they will select a WMBE in each one.

Chair Cramer asked for comments from the City and the Twins.

- Dave St. Peter said they will have discussions with the county on the sensitive time issue tomorrow at the Board meeting. There is work to be done on the Use agreements. Happy with the unveiling and have received over 500 public comments. Regarding all over state coverage, he would like to incorporate everyone.
- Lee Sheehy from the City of Minneapolis wanted to congratulate the County and the MBA for the positive unveiling. He has some issues with the business terms. Communication of start of construction is exciting and will provide Board feedback.

Susan Helget presented the Finance Report for Minnesota Ballpark Authority expenditures through the period ending 3/31/07. She introduced Colleen Livermore, Hennepin County Budget and Finance Department who brings with her experience working with contractors and construction projects. Colleen broke down the items in the Finance Report for the committee.

Chair Cramer said the explanation was helpful and will be a better management tool for them.

There being no further business Commissioner Vekich moved to adjourn. The motion was seconded by Commissioner Campbell, and approved unanimously – 4 YEAS, 0 NAYS. The meeting of the Minnesota Ballpark Authority for April 16, 2007 was adjourned at 1:47 P.M.

Note: The next meeting of the Minnesota Ballpark Authority is scheduled to be held on April 26, 2007 in the Halsey Hall Room (Metrodome Offices).