



### **Minnesota Ballpark Authority Meeting Minutes – April 17, 2009**

Chair Steve Cramer called the meeting of the Minnesota Ballpark Authority for April 17, 2009 to order at 1:00 PM. The roll was taken. All Commissioners were present. Kathleen Lamb, Legal Counsel, was also present.

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

**APPROVED**

Commissioner Joan Campbell moved approval of the March 20, 2009, meeting minutes, seconded by Commissioner Barb Sykora and approved unanimously – 5 YEAS, 0 NAYS.

**APPROVED**

#### **CHAIR REPORT**

- No report

#### **EXECUTIVE DIRECTOR REPORT**

**Executive Director Dan Kenney reported the following:**

- At the end of February the Twins submitted their FF & E budget report as required by the Development Agreement amendment. The Twins have deposited \$125 million with the construction trustee for a contribution to date of approximately \$185 million.
- The County Board will be considering proposals for improvements to the HERC facility. Proposed improvements include creating a new entrance for delivery trucks and landscaping along the promenade and Cedar Lake Bike Trail. These improvements would significantly improve the pedestrian experience in that area.
- The MBA and the City of Minneapolis continue to discuss ways to improve the pedestrian experience along transit connections beyond the ballpark footprint.
- The National American Planning Association Conference convenes at the Minneapolis Convention Center April 27<sup>th</sup>. Mr. Kenney and Ed Hunter will lead a tour of the ballpark for a group of people attending the conference. Mr. Kenney will participate in a panel discussion the following day at the conference.

## **ACTION ITEMS:**

**09-MBA-30:** To authorize the expenditure of funds from the Ballpark District Enhancements and Public Art Incentive Fund and the Infrastructure contingency for infrastructure and streetscape improvements in the vicinity of the ballpark property; to authorize MBA staff to finalize scope, design and cost details with other participating jurisdictions; and to authorize the Chair and Executive Director to enter into any necessary inter-agency agreements to achieve these improvements.

### **Background:**

In March of 2008 the MBA Board held a Work Session to review projects being undertaken by others in the vicinity of the ballpark, including the ABC Ramps Working Group's efforts to improve the functionality of the parking garages, the work of the City of Minneapolis to extend the Cedar Lake Bike Trail and reconstruct a portion of 3<sup>rd</sup> Avenue North, and Hennepin County's plans to upgrade the exterior of the HERC waste-to-energy facility.

In April of 2008 the MBA Board adopted Resolution 08-MBA-05 establishing the Ballpark District Enhancements and Public Art Incentive Fund. The Fund was established to allow the MBA to work with other government agencies, private developers, and other interested parties to encourage the coordinated development of amenities that will serve both the long-term interests of the ballpark and this emerging area of the City. The action authorized the use of up to \$1 million from the Authority's interest earnings on construction bond proceeds for this purpose. In July of 2008 the MBA Board allocated \$200,000 from the Fund for the 5<sup>th</sup> Street art panels.

With the remaining balance of the District Enhancement Fund and the remaining Infrastructure contingency, it is anticipated that the Authority will have a total of approximately \$2 million available for additional pedestrian improvements in the vicinity of the ballpark.

At a February 2009 Work Session the MBA Board reviewed potential opportunities for investment, and staff is now requesting authorization to evaluate and proceed on the following projects, in order of priority, as funds allow:

1. 3<sup>rd</sup> Avenue - 7<sup>th</sup> Street to 12<sup>th</sup> Street (pedestrian and bike improvements) – in an amount not to exceed \$1.2 million
2. 7<sup>th</sup> Street - From end of the HERC property (Hoag Avenue) to 1<sup>st</sup> Avenue North – in an amount not to exceed \$500,000
3. 3<sup>rd</sup> Avenue - 5<sup>th</sup> Street to Washington (City 2009 reconstruction project) – in an amount not to exceed \$250,000
4. Potential pedestrian lighting and sidewalk improvements in the vicinity of ballpark entrances – in an amount not to exceed \$50,000

The attached map references these locations.

The improvements on 3<sup>rd</sup> Avenue from 7<sup>th</sup> Street to 12<sup>th</sup> Street are recommended as the highest priority project because the existing conditions are substandard and this corridor will serve as the primary connection between the Cedar Lake Trail and the ballpark. Earlier this month, MBA staff submitted a grant request to the Met Council to assist with these project costs. If grant funds

are received for this project to offset some or all the of the MBA’s costs, staff will return to the MBA Board with additional recommendations for streetscape investments.

The recommended improvements on 7<sup>th</sup> Street will widen the sidewalk along the ballpark, and upgrade the current conditions along HERC and the Target Center. The MBA’s investment will be leveraged with funding participation from both Hennepin County and the City of Minneapolis. The County’s Environmental Services Department is recommending \$2 million in improvements to the HERC plant, including new lighting and landscaping along the 7<sup>th</sup> Street sidewalk. The City of Minneapolis has also approved funding to improve the pedestrian experience along Target Center near Ramp A. The MBA funding and resources will be integrated into these partner projects.

**Action Requested:**

**BE IT RESOLVED** that the Minnesota Ballpark Authority authorizes the expenditure of funds from the Ballpark District Enhancements and Public Art Incentive Fund and the Infrastructure contingency for infrastructure and streetscape improvements in the vicinity of the ballpark property;

**BE IT FURTHER RESOLVED** that the Minnesota Ballpark Authority authorizes MBA staff to evaluate and proceed on the following projects, in order of priority, as funds allow:

-3<sup>rd</sup> Avenue - 7<sup>th</sup> Street to 12<sup>th</sup> Street - in an amount not to exceed \$1.2 million

-7<sup>th</sup> Street - From end of the HERC property (Hoag Avenue) to 1<sup>st</sup> Avenue North - in an amount not to exceed \$500,000

-3<sup>rd</sup> Avenue - 5<sup>th</sup> Street to Washington - in an amount not to exceed \$250,000

-Potential pedestrian lighting and sidewalk improvements in the vicinity of ballpark entrances – in an amount not to exceed \$50,000

**BE IT FURTHER RESOLVED** that the Chair and Executive Director are authorized to enter into any necessary inter-agency agreements to achieve these improvements.

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

**APPROVED**

**DISCUSSION ITEMS:**

**A. Introduction of Larry DiVito, Target Field Head Groundskeeper – Matt Hoy, MN Twins**

Mr. DiVito was chosen from among 100 applicants for the Head Groundskeeper position. He was the head Groundskeeper in Nantucket, R.I. for seven years, Dodgers Stadium for four years, and the last two seasons for the Washington Nationals where he opened the new Nationals ballpark.

**B. Introduction of Pete Spike, Target Field GM Delaware North Sportservice – Matt Hoy**

Mr. Spike has spent twenty years in the food and beverage industry and 13 years with Delaware North Sportservices Company. He was most recently the Manager of Concessions for the Chicago White Sox. Target Field will be his 11<sup>th</sup> opening day experience. Mr. Spike's wide range of expertise will compliment the many dining opportunities at Target Field, i.e., Champion's Club, Twins Pub, 573 Bar, Metropolitan Club, Puckett and Carew Atriums, and the Town Ball Tavern.

**C. Report on Agreed Upon Procedures – Russ Fleming, Virchow Krause**

Mr. Fleming reviewed five pay requisitions, numbers 24 through 28, and looked at 61 items, all items greater than a half-million dollars and 29 items less than a half-million. All supporting documentation was appropriate and properly documented and reconciled to the pay requisitions as well as the G-703 reconciliation document of costs associated with the ballpark. Change Orders up through number 13 have been reviewed and are properly reconciled to the cost schedule.

**D. Construction and Planning Update – Dan Mehls, Mortenson Construction**

Mr. Mehls reported that the project is 68.2% complete and on schedule. Structural steel is 95% complete. Pre-cast stadia sections will be completed in two-and-a-half months. Enclosure is on schedule to finish mid-May including stone wall panels and brick. Soffit is being installed on the sun canopy giving it a clean iconic look. Seats will be installed mid-May. Mass excavation of the playing field will commence in two weeks. Heating and irrigation systems, sub-grade materials installation will follow. Sod placement will start September 1<sup>st</sup>. On May 12<sup>th</sup> officials will travel to Colorado to inspect the playing field sod. Work on the enhanced plaza continues with installation of planters, benches, canopies, and interval colored topping. The concessions and restrooms will be fully built out and commissioned by mid-November. Pay applications totaled \$24 million in March. Presently there are 700 - 750 workers on-site and by the end of the project a total of 3,100 craft workers will have participated. A presentation to the media is being planned to discuss progress on LEED certification efforts.

**E. Construction and Planning Update – Ed Hunter, MBA Project Manager**

Mr. Hunter stated that Daktronics has installed the bullpen scoreboard, the out-of-town scoreboard, and continues with installation of ribbon-boards along the club-level fascias. Final detailing of the main scoreboard structure will allow Daktronics to move forward with installation within the next two weeks. Within the Infrastructure projects, pile driving is complete for the elevated walkway to the A ramp, design approval has been received for widened the sidewalk on 7<sup>th</sup> Street and the final review on street applications are being submitted to the City. Turn-over date of May 1<sup>st</sup> of the Vertical Circulation building to Northstar is on schedule. Both contracts for the public art contracts are proceeding.

**F. Community Participation Program – Lynn Littlejohn, Mortenson Construction**

The project is exceeding the 30% SWMBE goal at 32%. Mortenson has procured approximately \$307 million dollars of work with \$97 million committed to SWMBE firms. Procurement is 99% complete. Workforce reports an upper trend at 24% minority participation and overall 6% female. The goal is 25% and Mortenson has done some projections and anticipates reaching the minority participation in the next few months. In the Community Workforce Program, 52 individuals have been hired to date. Applications are being received for Mortenson's summer internship program.

**G. MBA Financial Report – Brenda Juneau, MBA Finance Coordinator**

Ms. Juneau presented the MBA financial reports through March 31, 2009 for the General Fund and Capital Projects Fund. Under the Balance sheet designated funds for LEED have been removed under equity since that commitment has been met. A payment has been made within the infrastructure enhancements on the art project.

Next meeting: May 15 - HHH Metrodome

Upcoming out of town meetings: June 19 - Moorhead, Minnesota  
July 17 - Duluth, Minnesota

*There being no further business, Chair Cramer moved to adjourn. The motion was approved unanimously - 5 YEAS, 0 NAYS. The meeting of the Minnesota Ballpark Authority for April 17, 2009, was adjourned at 2:15 P.M.*