



### **Minnesota Ballpark Authority Meeting Minutes – June 19, 2009**

Chair Steve Cramer called the meeting of the Minnesota Ballpark Authority for June 19, 2009 to order at 12:30 p.m. The meeting took place at the Hjemkomst Center in Moorhead, MN as part of the 2009 MBA Greater Minnesota Tour. The roll was taken. Commissioner John Wade was absent. Commissioners Mike Vekich, Barb Sykora, Joan Campbell, Chair Steve Cramer and Kathleen Lamb, Legal Counsel, were present.

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

**APPROVED**

Commissioner Vekich moved approval of the May 15, 2009 meeting minutes, seconded by Commissioner Sykora and approved unanimously – 4 YEAS, 0 NAYS.

**APPROVED**

**State Representative Morrie Lanning** welcomed the MBA to Moorhead’s Hjemkomst Center. Rep. Lanning gave the Board a history of how the Center was founded. Rep. Lanning also spoke of the role he played in the passing of the ballpark legislation and how excited he is to attend a game at Target Field in the future.

#### **CHAIR REPORT**

**Chair Steve Cramer reported the following:**

- Chair Cramer gave an overview of the role of the Minnesota Ballpark Authority and the status of the Ballpark project.

#### **EXECUTIVE DIRECTOR REPORT**

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

- Executive Director Kenney gave a presentation on the features of the new ballpark and MBA initiatives.
- MBA staff continues to meet with the City of Minneapolis and representatives from the Minnesota Twins on the Transportation Management Plan to develop plans for pedestrian and traffic movement around the ballpark.

- Discussions continue on exterior signage and way-finding improvements beyond the ballpark footprint. Project Partners are working to finalize scopes on district improvements outside the ballpark.

**Commissioner Campbell** discussed improved amenities for disabled fans at the new ballpark. Target Field will have 820 disabled seats as compared to the Metrodome's 190 seats. LEED certification of Target Field is being pursued. Qualifications for LEED Certification include using a sustainable design, construction and operation practices.

**Chair Cramer** reported on the Minnesota Twins Ballpark Community Participation Program. Business and Workforce participation goals have been met and exceeded for the project.

**Commissioner Sykora** gave an overview of the District Enhancement and Public Art Incentive Fund and the Public Art projects underway at the Vertical Circulation Building and the 5<sup>th</sup> Street Panels.

**Commissioner Vekich** gave an overview on the Project Construction Budget and on public funding and the Twins commitments to the project.

### **PUBLIC COMMENT**

- Question: *Is there going to be an increase in the price of tickets for the new ballpark?*  
Chair Cramer stated there is a provision for affordable tickets. Mr. Kenney said the Twins have announced their 2010 season ticket prices and there is a wide range of price points. The most expensive seats behind home plate range from \$125 to \$300. Mr. Kenney encouraged the audience to view the Twins website in the coming months for other seating section prices. Fans will be able to buy inexpensive tickets, have the option to walk through the concourses and get great views of the game. The Twins have pledged to continue their tradition of keeping ticket prices affordable for families.
- Question: *Will the nearby trash burner have an impact on the baseball experience?*  
Mr. Kenney stated Hennepin County is investing up to \$2 million in the HERC (Hennepin County Energy Recovery Center) facility to move garbage delivery entrances to keep truck fumes away from the ballpark and transit operations, and to add landscaping and new lighting to make it a more pleasant for people coming through the area.
- Question: *Will tours be available for the public?*  
Mr. Kenney responded that due to the active construction site some tours are being conducted, but are presently limited. There may be areas of the property that could be open to the public earlier than anticipated but nothing to announce at this point. Mr. Kenney suggested viewing the MBA web-site which has a video tour of the site and a direct link to the Twin's construction site web-cam.
- Question: *Will the home opener be the first game played at Target Field?*  
Mr. Kenney said the initial plan is to have two exhibition games after the spring training schedule and then the Twins will go on the road for one or two series and opening game could be April 12 or 15, 2010. The schedules are not set yet but this is the preliminary thinking from MLB.
- Question: *How big is Target Plaza and will it be open to the public on non-game days?*  
Mr. Kenney said the plaza is 2.2 acres and is located two blocks from the Downtown Warehouse District. It is the intent to have it open with concessions, weather permitting, on non-game days. Restrooms will also be available on the plaza.
- Question: *What will the parking be like for day games during the week?*  
Mr. Kenney said most day games will occur on the weekend. For the few games that occur on week-days, there will be some ramp parking in the A, B and C ramps. People can also utilize buses and park-n-ride options. The Hiawatha Light Rail Line, Northstar

Rail line and future Central Corridor Light Rail line will also come right to the ballpark. The City of Minneapolis has invested \$440,000 for way-finding for a 5 block area around the ballpark to help direct people to Target Field.

### **ACTION ITEMS:**

**09-MBA-32:** To authorize the Chair and Executive Director to enter into Amendment No. 3 to Professional Services Agreement BP070952 with **American Engineering Testing, Inc.**, 550 Cleveland Avenue North, St. Paul, MN 55114 (“AET”) for ongoing special inspection and testing services associated with site soils inspections, environmental testing and oversight, hot-spot removals, concrete and asphalt paving, steel inspection, and post-construction reporting.

### **Background:**

In the spring of 2007, the Minnesota Ballpark Authority (MBA) issued a Request For Proposals for a variety of consultant special inspection and testing services. On May 18<sup>th</sup>, 2007, after due diligence and consideration, MBA staff presented to the Board Resolution No. 07-MBA-10, to enter into a consultant services agreement with AET for the services described above, in a contract amount of \$530,090, to be billed on a time and materials basis, which was adopted. Subsequently, MBA Contract BP070952 was executed for this work.

In January of 2008, Amendment No. 1 was authorized via MBA Board Resolution No. 08-MBA-01 (incorrectly cited as 07-MBA-01), in the amount of \$219,910, for continued services resulting from added scope and additional unforeseen contaminated materials on site, thereby increasing AET’s contract amount to \$750,000.

In November of 2008, Amendment No. 2 was authorized via MBA Board Resolution No. 08-MBA-16, in the amount of \$130,000, for continued services resulting from added scope associated with the plaza extension on 6<sup>th</sup> Street N, as well as the fabrication and erection of the new elevated walkway between the “A” Ramp and the ballpark on 7<sup>th</sup> Street N, thereby increasing AET’s contract amount to \$880,000.

Additional inspection services are now being requested of AET that will require a third Contract Amendment, for new work being performed by Mortenson in this final construction season before the opening of the ballpark. The inspection and testing services requested are related to the following new construction efforts:

- Sidewalk widening and bridge modifications on 7<sup>th</sup> Street N – Pursuant to MBA Resolution No. 09-MBA-30 adopted on 04/17/09, additional concrete, plaza topping, asphalt paving, and structural rebar inspections are required as part of the work to widen the sidewalks along the ballpark and plaza on 7<sup>th</sup> Street. With the completion of the final design documents for this work, significant structural modifications to the bridge deck have been incorporated at the request of MnDOT and Hennepin County, which will require special inspections and testing services. Pursuant to the same MBA Resolution, additional geotechnical, asphalt, and concrete inspections will be required of improvements to the sidewalks, landscaping, and lighting for the charter bus parking area along 7<sup>th</sup> Street N, west of the ballpark to Olson Memorial Highway.
- 3<sup>rd</sup> Avenue N Pedestrian / Bike Trail Improvements - Pursuant to MBA Resolution No. 09-MBA-30 adopted on 04/17/09, additional concrete, soils testing, soils compaction, and

asphalt paving inspections are required as part of the work to shift the roadway, and widen the sidewalks and construct the new bike trail connection between the Cedar Lake Bike Trail and the ballpark.

- Playing Field Quality Control Inspections – At the request of the Team, AET is monitoring the import, backfill, and placement of the various soils and granular materials relative to the construction of the playing field, including the drainage, irrigation, heating, and sub-air systems.

**Staff Recommendation:**

It is the recommendation of staff that the existing MBA Contract BP070952 be amended via Amendment No. 3 in the amount of \$150,000, at which point the new contract amount shall equal \$1,030,000, to be billed on a time and materials basis. All billing rates pursuant to the existing contract shall apply.

Costs for this work shall be funded as follows, within the existing overall project budget:

- Sidewalk widening and bridge modifications on 7<sup>th</sup> Street N – 100% from infrastructure budget contingency.
- 3<sup>rd</sup> Avenue N Pedestrian / Bike Trail Improvements – 100% from the approved ARRA Grant awarded by Met Council to Hennepin County for the stated improvements authorized by the Board.
- Playing Field Quality Control Inspections – 89%-11% funding split between Ballpark and Infrastructure contingency.

**BE IT RESOLVED** that MBA’s Chair and Executive Director are authorized to enter into Amendment No. 3 with AET, Inc., for services described above, in an amendment amount not to exceed \$150,000 for a new total contract amount not to exceed \$1,030,000.

**Commissioner Vekich made a motion to increase the amendment amount to \$250,000, seconded by Commissioner Sykora. 4 YEAS, 0 NAYS.**

**APPROVED**

**09-MBA-33:** To authorize adjustments to expenditures for infrastructure and streetscape improvements in the vicinity of the ballpark property.

**Background:**

At the April 17, 2009 Board Meeting, Minnesota Ballpark Authority (MBA) staff provided recommendations to the Board regarding additional project improvement opportunities in the areas surrounding and immediately adjacent to the ballpark. Subsequently, Resolution No. 09-MBA-30 was adopted, authorizing MBA staff to proceed with certain identified and prioritized projects, utilizing an estimated \$2,000,000 in remaining infrastructure contingency.

Since that Board action, several events have transpired that affect the scopes of work and budgets, which are summarized as follows:

Previously Authorized Action #1:

3<sup>rd</sup> Avenue North pedestrian and bike improvements from 7<sup>th</sup> St. N to 12<sup>th</sup> Street North

Amount Authorized:

\$1.2 million

Present Status:

Met Council has awarded to Hennepin County an ARRA Regional Grant in the amount of \$1.193 million to help fund these improvements. At the present, Mortenson's latest estimate for the work stands at \$1.202 million, prior to bid. As a result, the use of the MBA's contingency will be drastically reduced, if not eliminated.

Previously Authorized Action #2:

7<sup>th</sup> St. N sidewalk improvements from 1<sup>st</sup> Avenue N to the end of the HERC property (Hoag Ave).

Amount Authorized:

\$500,000.

Background and Present Status:

In early 2009, the Project team explored expanding the sidewalk along a 200-foot section of 7<sup>th</sup> Street, from the home plate entrance to the start of the HERC property. The initial plan was reviewed by Mortenson and the appropriate subcontractors. The estimated cost of this project would have exceeded \$800,000 because it required the expansion of the existing 7<sup>th</sup> Street bridge deck. That plan was dropped and as an alternative, we were successful in reducing the number of permanent traffic lanes along the 7<sup>th</sup> Street bridge, to add more sidewalk space both at that 200-foot section between HERC and home plate, and continuing down to 2<sup>nd</sup> Avenue near Target Center.

The scope of the improvements the Board approved in April included widening the 7<sup>th</sup> Street sidewalk along the ballpark, assisting in upgrading the current sidewalk along HERC, and assisting in upgrading the area along Target Center to 1<sup>st</sup> Avenue North. Since the Board took action, both the expansion of the bridge sidewalk along the ballpark and lighting improvements in that area have gone up in price. During the City's review of the plan, it was recommended that the street and pedestrian lighting scope be revised to provide better roadway illumination than existing conditions. In addition, at the County's request, the sidewalk removal and reconstruction of the 7<sup>th</sup> Street bridge deck sidewalk has incorporated additional steel reinforcing and concrete, which in turn has resulted in higher material costs and decreased productivity by the Contractor. With these additions, Mortenson has adjusted the estimate for this work to \$650,000. The Project team is in the process of developing the final bid package for the sidewalk improvements along the HERC property, and we want to ensure we have sufficient resources to complete that scope in partnership with the County's Environmental Services Department. Lastly, we are in discussions with City staff regarding potential improvements for the triangle parcel near Target Center and Ramp A. The new requested amount to fund these 7<sup>th</sup> Street improvements is \$900,000.

Previously Authorized Action #3:

Contribution to City of Minneapolis 3<sup>rd</sup> Ave N improvements from Washington Ave to 5<sup>th</sup> St. N

Amount Authorized:

\$250,000.

Present Status:

No change.

Previously Authorized Action #4:

Potential sidewalk and lighting improvements at ballpark entrances.

Amount Authorized:

\$50,000.

Present Status:

No change.

In addition, some new opportunities have come to the attention of MBA staff that warrant Board consideration:

New Project Scope – Glass Wedge Planter:

Populous and Mortenson have combined to present a project scope of approximately \$50,000 for the design and construction of glass commemorative panels along one side of the plaza wedge planter, which would document the history of Minnesota’s pro and semi-pro baseball stadiums over the past century.

New Project Scope – 2<sup>nd</sup> Ave North Improvements from 5<sup>th</sup> St N to 7<sup>th</sup> St. N:

As viewed from the plaza, this section of 2<sup>nd</sup> Ave N (and the adjacent MnDOT ROW) requires some “beautification” in the form of lighting and/or landscaping.

**Staff Recommendation:**

Authorize MBA staff to proceed with additional infrastructure and District enhancement projects, described as follows. These identified projects can be completed within the current project schedule and budget, subject to the funding sources previously described.

**Action Requested:**

**BE IT RESOLVED** that the Minnesota Ballpark Authority authorizes the expenditure of funds from a combination of the Infrastructure Contingency Fund, the Ballpark District Enhancements and Public Art Incentive Fund, and from the Met Council ARRA Regional Grant, for infrastructure and streetscape improvements described as follows:

1. 3<sup>rd</sup> Ave. N bike and sidewalk improvements, 7<sup>th</sup> St. N to 12<sup>th</sup> St. N: In a revised amount Not To Exceed \$1.4 million, including contingency (+\$200,000 from previous authorization)
2. 7<sup>th</sup> St. N Improvements from 1<sup>st</sup> Ave. N to Hoag Ave: In a revised amount Not To Exceed \$900,000 (+\$400,000 from previous authorization)
3. 3<sup>rd</sup> Avenue N Improvements from Washington Ave N to 5<sup>th</sup> St. N: Not To Exceed \$250,000 (no change from previous authorization)
4. Sidewalk and Lighting Improvements at Ballpark Entrances: Not To Exceed \$50,000 (no change from previous authorization)
5. **New Item:** Wedge Planter Glass Panels: Not To Exceed \$55,000 including contingency.
6. **New Item:** 2<sup>nd</sup> Ave N. Design Study, Site and Landscape Improvements: Not To Exceed \$100,000 including contingency.

**Commissioner Campbell moved approval, seconded by Commissioner Sykora and approved unanimously – 4 YEAS, 0 NAYS.**

**APPROVED**

**09-MBA-34:** To authorize the Chair and Executive Director to enter into an agreement with the City of Minneapolis, to grant the City of Minneapolis a temporary right of entry for the construction and use of temporary access to the Northstar platform through the Cedar Lake Trail alignment within the Ballpark property.

To authorize the Chair and Executive Director to negotiate an agreement with the City of Minneapolis, to grant the City of Minneapolis rights for the construction, use, maintenance, repair and replacement of the Cedar Lake Trail within the Ballpark property.

**Background:**

On December 21, 2007, the Minnesota Ballpark Authority Board of Commissioner's adopted Resolution No. 07-MBA-07-31R1 which accepted and approved the Ballpark Implementation Committee's recommendations on the ballpark's site plan and design. Item 9 of the recommendations approved the alignment of the Cedar Lake Trail through the Ballpark property, running along the site parking lot and beneath the Ballpark's promenade between home plate and left field.

The City's agreement with the Northstar project requires the City to construct temporary access to the Northstar platform for emergency and maintenance vehicles by August 1, 2009. The City has an agreement with Duddy, LLLP and Land Partners II, LLLP to gain a right of entry within the Cedar Lake Trail alignment north of the Ballpark site by July 6, 2009. The City is requesting a similar right of entry from the Ballpark Authority.

The City is in the process of getting an appraisal for the Authority property that will be needed for the Cedar Lake Trail, and anticipates making a formal offer to the Authority within the next month. This land transaction will likely come before the Authority Board at the August meeting.

**Action requested:**

**BE IT RESOLVED** that the Authority Board authorizes the Chair and Executive Director to enter into an agreement with the City of Minneapolis, to grant the City of Minneapolis a temporary right of entry for the construction and use of temporary access to the Northstar platform through the Cedar Lake Trail alignment within the Ballpark property.

**BE IT FURTHER RESOLVED** that the Authority Board authorizes the Chair and Executive Director to negotiate an agreement with the City of Minneapolis, to grant the City of Minneapolis rights for the construction, use, maintenance, repair and replacement of the Cedar Lake Trail within the Ballpark property.

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

**APPROVED**

**09-MBA-35:** To authorize the Chair and Executive Director to enter into an Operations and Maintenance Agreement with the Metropolitan Council, Twins Ballpark, LLC and Minnesota Twins, LLC, to grant the Metropolitan Council rights to use the Vertical Circulation Building and portions of the Ballpark property for certain transit related improvements, including tracks for the Northstar Commuter Rail Line and a bridge for the LRT Extension, as well as set forth operations and maintenance responsibilities related thereto.

**Background:**

On May 18, 2007, the Minnesota Ballpark Authority Board of Commissioner's adopted Resolution No. 07-MBA-08 which approved and authorized the Chair and Executive Director to sign the Intergovernmental Cooperation Agreement regarding Northstar and Ballpark Projects on

behalf of the Authority. Thereafter, the Authority, the County of Hennepin, the Metropolitan Council, Minnesota Twins, LLC, MnDOT, the Hennepin County Regional Railroad Authority, and the Northstar Community Authority entered into that certain Cooperation Agreement Regarding Northstar and Ballpark Projects dated September 17, 2007 (the “Cooperation Agreement”), which, among other things, provided for the construction of the Vertical Circulation Building on the Authority Property and BNSF Easement Area. The Vertical Circulation Building includes areas dedicated to transit use and non-transit use. Under the terms of the Cooperation Agreement, the Authority agreed to grant to the Metropolitan Council the right to use, maintain, repair, and replace the transit portions of the Vertical Circulation Building and certain Northstar and LRT project improvements on the Authority property and the BNSF Easement Area.

In satisfaction of such requirements of the Cooperation Agreement, the Authority, the Metropolitan Council, Twins Ballpark, LLC, and Minnesota Twins, LLC have negotiated and are prepared to enter into that certain Operations and Maintenance Agreement.

**Action requested:**

**BE IT RESOLVED** that the Authority Board authorizes the Chair and Executive Director to enter into the Operations and Maintenance Agreement with the Metropolitan Council, Twins Ballpark, LLC, and Minnesota Twins, LLC.

**BE IT FURTHER RESOLVED** that the Board authorizes the Chair and Executive Director to take all steps necessary and proper to complete any remaining negotiations under the Operations and Maintenance Agreement and to enforce and carry out the requirements of the Operations and Maintenance Agreement.

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

**APPROVED**

**DISCUSSION ITEMS:**

- A. **Construction and Planning Update – Ed Hunter, MBA Project Manager** – Mr. Hunter stated that construction activities are closing out. All exterior stone panels, pre-cast stadia and steel have been set. On-going seating and bleacher installing, final construction and wiring, and implementation of video systems continues. Interior wall partitions continue on all levels of the ballpark. Commissioning of mechanical systems, installation of carpeting, and ticket window construction all begin next week. The last five months of the construction season will focus on interior finishes on all levels before the start of winter. It is the desire of the Twins to move into the administrative offices by the end of this year.

Next meeting: July 17, 2009, Duluth, MN

*There being no further business, Chair Cramer moved to adjourn. The motion was approved unanimously - 4 YEAS, 0 NAYS. The meeting of the Minnesota Ballpark Authority for June 19, 2009, was adjourned at 1:45 P.M.*