



Minnesota Ballpark Authority Meeting Minutes – July 20, 2007

Chair Cramer called the meeting of the Minnesota Ballpark Authority for July 20, 2007, to order at 1:00 p.m. The roll was taken. All Commissioners were present. Kathleen Lamb, Legal Counsel, was also present.

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

Commissioner Wade moved approval of the June 15, 2007 minutes, seconded by Commissioner Campbell and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED

PUBLIC COMMENT:

Ronald A. Edwards, resident of Hennepin County and Co-chair of the Police Community Relations Council had two inquiries with respect to the 06-20-07 letter he received from Chair Cramer. The letter stated the Minneapolis Civil Rights Department was retained but Mr. Edwards spoke with a Mr. Taylor, in the Civil Rights office, and discovered no agreement had been consummated. Chair Cramer said the MBA has authorized hiring the Minneapolis Civil rights Department and that a meeting was scheduled for next week to discuss the MBA/Civil Rights engagement. Mr. Edwards received a call from Joseph Boone who filed a formal proposal on the Mortenson bid for dealing with Shamrock Disposal and Copeland Trucking. Mr. Boone was informed that his bid was lost after inquiring on the status. He resubmitted his bid after being told the opportunity was still open but was informed afterward that his bid was not timely. It needs to be examined as to what happened to his bid. Mr. Boone has a reputation as an advocate in the area of diversity and inclusion and Mr. Edwards said one would hate to think he had become a target based on his advocacy. Mr. Edwards also said that he has been monitoring the site with cameras. He heard at the last meeting there was 66% minority participation but has not noticed this through his monitoring.

CHAIR REPORT:

- Commissioner Vekich, Kathleen Lamb, Dan Kenney, Colleen Livermore and Chair Cramer had a productive meeting with the State Auditors office.
- Last week Lynn Littlejohn from M. A. Mortenson held an all day session with contractors to talk about the project and break down the project in terms of bid packages, timelines, etc. and try to bring parties together to discuss participation goals. Meeting was attended by Chair Cramer, Commissioner Opat, and Richard Johnson. It was a good kick off toward meeting the diversity participation goals of this project.
- As an off shoot of the Construction Partnering Session earlier this summer, a group comprised of County, Twins and MBA representatives will be tracking the construction process and preparing monthly reports which will be shared with the Authority each month. Mr. Kenney and Chair Cramer represent the Authority.

EXECUTIVE DIRECTOR REPORT:

- Leer Communications and Consultants have been retained to provide Public Affairs Consulting Services for the MBA. Himle Horner has also been retained to assist the MBA with an Emergency Communications Plan in that will be done in conjunction with Mortenson Construction, the Twins and Hennepin County. Mr. Kenney thanked Commissioner Wade and Susie Helget for their participation in RFP selection process.
- Ed Hunter and Mr. Kenney traveled to Kansas City to meet with HOK and review the next level of design of ballpark design. Mortenson is in the process of re-estimating the cost based on this additional design detail. Design and budget approval for this next level will likely be at the end of August and if so will require a special meeting of the MBA board.
- Mr. Kenney and others are working with MnDOT on the Air Rights lease for the pedestrian plaza and the Maintenance Agreement related to the underside of the plaza. They hope to have these Agreements in place by August 20 so pile driving can begin.
- The City/County Implementation Committee has expressed interest in learning more about transparency at the pedestrian level and in concourse access for commuters through the ballpark. The Authority will be working with the Twins and HOK to address those issues.
- Condemnation hearings for the ballpark land are in process. The last hearing is scheduled for July 24 and the Commissioner's report is due August 1st.
- The Minnesota Ballpark Authority office was asked to assist with with traffic, security, and management issues for the upcoming groundbreaking and have contributed \$7500 for these event items. Commissioner Wade if parameters would be set up for the MBA's financial participation at these types of events. Mr. Kenney said in considering a financial contribution for the upcoming groundbreaking ceremony, staff researched what was spent on the public side for the Minneapolis Downtown Library and the University of Minnesota groundbreaking events and felt \$7500 was in line with those events. Chair Cramer and Commissioner Wade said that the Authority should consider parameters for financial participation for future events of this nature.

ACTION ITEMS:

None

DISCUSSION ITEMS:

- A. Ballpark Groundbreaking Event: Susie Helget, Administrative Manager
- Susie Helget has been participating in weekly groundbreaking planning meetings. Giving an overview of the event day plans, Ms. Helget said that the site will open to the public at 4:45 p.m. for the groundbreaking ceremony on Thursday, August 2. There will be music and other entertainment for families and food and beverage for sale. Twins Alumni will be on hand for autographs. The official ceremony will begin at 7:00 p.m. with scheduled remarks from Governor Pawlenty, Baseball Commissioner Bud Selig, Commissioner Opat, Chair Cramer, Jerry Bell, Ron Gardenhire, and Kent Hrbek. Just prior to 8:00 P.M. the actual digging of dirt with shovels will begin. Parking is available in the adjacent ramps and the use of LRT or buses is recommended as another option. Mr. Hunter interjected that the intersection at Third Avenue and Fifth Street, in front of the B Parking Ramp, will be the only access point to the site on that day.
- B. Cleveland/Milwaukee Ballpark Tour: Susie Helget
- The MBA will tour Jacob's Field in Cleveland and Miller Park in Milwaukee on August 15 and 16th. In Cleveland the MBA will have meetings with operation managers Jim Folk and Jerry Crabb of the Cleveland Indians and will tour the ballpark. They will also attend the Cleveland Indians/Detroit Tigers Game that evening. Ms. Helget thanked Matt Hoy of the Minnesota Twins for connecting them with the appropriate people in the Cleveland organization. Thursday, the MBA will meet with Rick Schlesinger, Executive VP of the Milwaukee Brewers as well as Mike Duckett, Executive Director of Southeast Wisconsin Professional Baseball Park District. After touring the ballpark with Mr. Duckett, the MBA will attend the Brewers/St. Louis Cardinals game. Commissioner Wade stated that speaking with the senior management of these organizations is very informative and beneficial for the MBA as our ballpark project continues to move forward.
- C. Construction and Planning Updates: Ed Hunter, Project Manager, MBA; Troy Blizzard, Mortenson

- Mr. Hunter presented the Board with a Monthly Project Status Report for the period June 15 through July 20, 2007 which listed significant site activities. The pounding of piles has begun at the 5th street abutment. Mortenson is on schedule to complete these pile caps by September 1 so BNSF can begin laying new track. The Northstar Project has mobilized and begun demolition. Once sewer lining is complete the property rights of Third Avenue/5th Street can be turned over to Mortenson and Northstar which will allow access to the construction site from the North. The new duct bank is in place for fiber optics and Qwest has switched over their service.
- Regarding Mr. Kenney's comments on the recent visit to Kansas City to meet with HOK, Mr. Hunter noted that he was amazed at how far the design has come since last March. He said that HOK has done a very good job of listening to an incorporating feedback they have received regarding circulation, fan amenities, access and site line issues. Lastly, Mr. Hunter said that a critical activity that must be ready by August is the execution of the MnDOT agreements over the 394 right-of-way.
- Mr. Blizzard, on-site manager for Mortenson, awarded Bid Package #1 Site Demo and Mass Grading to Glen Rehbein who has been on site since mid-May. Site utility relocation was awarded to Baylor Excavating. Bid Package #2 related to BNSF soil preparation and bridge work was awarded to Glen Rehbein and will begin July 30. Bid Package #2.1 5th Street work was awarded to Ed Kraemer and Sons to remove span 6. Bid Package #3 to update foundation piles was awarded to Atlas Foundation and Ames Construction will do the bridges over 394. Bid Package #4 Ballpark Foundations will be open the week of July 30. Bid Package #5 Structure Concrete construction will be open early in September. Mr. Blizzard re-emphasized the importance of the seventeen pile caps to be completed by September 1 in order for BNSF to have trains on the new tracks by October. Dan Kenney commented it is a major accomplishment to have come this far since the initial discussions began with BNSF on moving the track.

D. Community Participation: Lynn Littlejohn, Mortenson Construction.

- Mortenson continues to be pleased with the SWMBE participation received on the bids so far. Mortenson hosted a Supplier Open House on July 12 for the Contractors and 150 individuals were in attendance. Forty percent of this group was represented by the SWMBE community. Ms. Littlejohn said the feedback was positive.
- The Mechanical Electrical procurement is occurring through an RFP. Mortenson held an information session for those interested SWMBE participants in these trades. They are developing a referral process for the community and will be communicating that in August with an application that will be available for interested parties.
- A Resource Center is now available to organizations involved in the ballpark project to provide business development information and provide assistance in growing their infrastructure. An informational brochure on the Resource Center is being created and will be mailed out to these organizations.

FINANCE REPORT – Minnesota Ballpark Authority expenditures through period ending June 30, 2007.

Colleen Livermore reviewed the revenue and expenses for the first six months of 2007, concentrating specifically on the quarter ended June 30, 2007. She said that four payment requisitions have been submitted to Old Republic to date for construction payments. The Twins are still evaluating the best means by which to report project costs. August will see some significant changes in both the budget and the financial statements.

NEXT MEETING:

- August 17, 2007 – 1:00 p.m. – Metropolitan Facilities Commission Conference Room.

There being no further business, Commissioner Vekich moved to adjourn, seconded by Commissioner Sykora. The motion was approved unanimously – 5 YEAS, 0 NAYS. The meeting of the Minnesota Ballpark Authority for July 20, 2007 was adjourned at 2:10 P.M.