



### **Minnesota Ballpark Authority Meeting Minutes – September 19, 2008**

Chair Steve Cramer called the meeting of the Minnesota Ballpark Authority for September 19, 2008 to order at 1:00 PM. The roll was taken. All Commissioners were present. Kathleen Lamb, Legal Counsel, was also present.

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

**APPROVED**

Commissioner Campbell moved approval of the July 18, 2008 meeting minutes, seconded by Commissioner John Wade and approved unanimously – 5 YEAS, 0 NAYS.

**APPROVED**

#### **PUBLIC COMMENT**

- None

#### **CHAIR REPORT**

**Chair Cramer reported the following:**

- Commissioner Vekich joined representatives from the Twins, Hennepin County and the City of Minneapolis at a press conference on September 10<sup>th</sup> to announce a bid to host the MLB All-Star game in 2014.
- Commissioner Campbell attended a press conference earlier this month at Summit Academy where the ballpark project was lauded for making significant progress toward achieving the 24% minority workforce participation goal.

#### **EXECUTIVE DIRECTOR REPORT**

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

- MBA staff is working with the Twins, Hennepin County, City of Minneapolis, MnDOT and FHWA on the development of a Transportation Management Plan for the ballpark area.
- Discussions continue with MnDOT and the City of Minneapolis on constructing a sky bridge from the A ramp to the ballpark.
- Commissioner Sykora reported that the Public Art Steering Committee met on September 12 to develop a process for selecting artists for public art in locations around the ballpark.

Later this month, an RFQ will go out for two locations, 5<sup>th</sup> street panels and the vertical circulation building near the ballpark.

**ACTION ITEMS:**

**08-MBA-14:** To adopt the Mission/Vision Statement and Strategies for the Minnesota Ballpark Authority.

**Background:**

In March, 2008, the MBA Board held a work session to discuss strategic planning for the Authority. The Board discussed the importance of developing guiding principals for the organization in the form of a mission/vision statement. It was that it is important to build a ballpark that will serve as the foundation for an economically vibrant and environmentally sustainable district for those who live, work in and visit the area, and asked staff to develop a statement and strategies based on the discussion at that meeting.

**Action Requested:**

**BE IT RESOLVED** that the Board adopts the Mission/Vision Statement and Strategies for the Minnesota Ballpark Authority.

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

**APPROVED**

**Discussion Items:**

- A. **Ballpark Project Update** – Dave St. Peter, President, Minnesota Twins  
Mr. St. Peter reported that this week the Twins announced a 25 year deal with Target Corporation for the naming rights of the new ballpark which will be named Target Field. In addition, the Twins and Target Corp. will contribute \$8 million for public plaza design enhancements. This partnership created a funding source to extend the Plaza all the way to First Avenue at the Target Center. Plaza design work has begun and things such as incremental benches, shades, canopies, and public art are being considered to create a dynamic public space at the plaza.
  
- B. **Report on Agreed Upon Procedures** – Russell Fleming, Virchow Krause  
Mr. Fleming presented the quarterly procedures report noting that the first procedure looked at three pay requisitions - numbers 17 through 19. Invoice items greater than one half million and 25 items below this amount were checked for proper supporting documentation and reconciled to actual pay requisitions. Procedure No. 2 found reconciliation reports in order. Mortenson undercharged in a particular instance but Mortenson will correct that in the next invoice. Three Change Orders have been issued in pay requisition number 19 by Mortenson and documentation is in order.

**Construction & Planning Update** – Dan Mehls, Mortenson Construction

Mr. Mehls reported that all items within Bid Package #7 have been contracted. Bid Package #8 for food service equipment was issued recently and Bid Package #9 for signage and video production will follow. Over 500 construction workers are now on the site and this number will continue over the coming months growing to approximately 800

workers at peak construction. The concrete structure is 75% complete and Mortenson hopes to finish by winter. Structural shell erections are proceeding in the outfield. Within a month the upper concourse, seating and canopy sections will be visible. The stone wall panels on the enclosure side have been installed along the retail store, the metropolitan club and right field entrance. Deck work and plumbing are being installed and masonry operations are underway. Commissioner Vekich asked what the safety statistics were from beginning of the project to date. Mr. Mehls reported no lost time and one recordable lost time incident by a sub-contractor.

**Lynn Littlejohn, Mortenson Construction**

Ms. Littlejohn reported that the project is still exceeding the 30% SWMBE goal at 31% which represent about \$74 million of the \$248 dollars that has been committed to SWMBE owned firms. Approximately 55 SWMBE firms are involved on the project to date. Workforce reports an upper trend at 23% minority participation and overall 6% female. The goal is 25% and Mortenson has done some projections and anticipates reaching the minority participation by the end of the year. Ms. Littlejohn reported that the relationship with Summit Academy and the community based programs are going very well. Commissioner Vekich commented that the numbers are outstanding and would also like to see reporting on new business and jobs created.

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

Ms. Juneau reported that the expenditure report includes requisition and retainage through the end of August. The general operating fund is running under budget and should catch up by year end. This is due to timing issues with billing. The Capital Project Fund has a healthy balance because all the bond revenue has been recognized and will decrease as the project progresses.

**Personnel Evaluation:**

- A. **Closed Executive Session** - Performance Evaluation of Executive Director, Dan Kenney. Kathleen Lamb, Legal Counsel read the law as it relates to closed sessions. Commissioner Vekich moved to close the meeting to the public pursuant to the personnel evaluation exception to the Open Meeting Law, Minnesota Statutes Section 13D.05 for the purpose of evaluating the performance of Executive Director, Dan Kenney. Motion seconded by Commissioner Sykora - 5 YEAS, 0 NAYS

**APPROVED**

**B. Summary of Conclusions of Evaluation and Resolution -**

Commissioner Vekich made a motion to authorize the Chair of the MBA to enter into an employment agreement with the Executive Director of the Authority. Motion seconded by Commissioner Campbell and approved unanimously – 5 YEAS, 0 NAYS.

**APPROVED**

**08-MBA-15:** To authorize the chair to execute an amendment to the employment agreement with the Executive Director of the Authority.

**Background:**

On August 18, 2006, the Minnesota Ballpark Authority entered into an employment agreement with Dan Kenney, Executive Director of the Authority. Among other terms and conditions, the

agreement states that each year of the Executive Director's employment, the Authority shall review and may adjust the Executive Director's base salary in its sole discretion. This resolution authorizes the Chair to enter into an amendment to that agreement.

**Action Requested:**

**BE IT RESOLVED** that the Minnesota Ballpark Authority authorizes the Chair to enter into an amendment to the Employment Agreement with the Executive Director with the following terms:

1. Base Salary: Increase the annual base salary to an annual base salary of \$123,500, effective August 21, 2008.
2. All other terms and conditions of the employment agreement to remain the same.

Next meeting: October 17, 2008

*There being no further business, Commissioner Vekich moved to adjourn. Commissioner Wade seconded the motion. The motion was approved unanimously - 5 YEAS, 0 NAYS. The meeting of the Minnesota Ballpark Authority for September 19, 2008 was adjourned at 1:45 P.M.*