



Minnesota Ballpark Authority Meeting Minutes – October 4, 2012

Chair Steve Cramer called the meeting of the Minnesota Ballpark Authority for October 4, 2012 to order at 1:00 p.m. The roll was taken. Commissioners Barb Sykora, Martin Olav Sabo, Joan Campbell and Paul Williams were present. Kathleen Lamb, Legal Counsel, was also present.

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

APPROVED

Commissioner Campbell moved approval of the July 12, 2012 meeting minutes, seconded by Commissioner Sykora and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED

CHAIR REPORT

- No report from Chair Cramer

EXECUTIVE DIRECTOR REPORT

- Executive Director Kenney traveled to Denver, Colorado with the Minneapolis and St. Paul Chambers for an InterCity Leadership visit. While there, members of the delegation met with Ray Baker, Authority Chair for Coors Field and Sports Authority Stadium. They discussed how the area around Coors Field has continued to development over the years as we hope to continue to see in the coming years at Target Field.
- Mr. Kenney said that renovation funding has been secured for Target Center and he has met with Target Center officials and the Timberwolves to discuss components of the renovation process that will impact Target Field including any changes or improvements to the 6th Street Plaza extension. The Authority is working toward finalizing the easement agreements and has hired SEH for bridge inspections over the 394 Corridor.

ACTION ITEMS

10-04-12 Proposed Resolution 12-MBA-82

Purpose:

To authorize the Executive Director to proceed with publication of the Minnesota Ballpark Authority 2011 Annual Financial Report, upon receipt of the State Auditor's opinion letter.

Background:

The State Auditor's Office is completing their review of financial statements of the Minnesota Ballpark Authority for the period ended December 31, 2011. When the State Auditor's Opinion Letter is submitted, the MBA Audit Committee will participate in an Exit Conference. After the Exit conference, the MBA Executive Director can proceed with publication of the Annual Financial Report with authorization from the MBA Board.

Action Requested:

BE IT RESOLVED that the Minnesota Ballpark Authority Board authorizes the Executive Director to proceed with publication of the Annual Financial Report, upon receipt of the State Auditor's opinion letter.

APPROVED

10-04-12 Proposed Resolution 12-MBA-83

Purpose:

To adopt a final 2013 operating budget and Special Revenue Fund budget for the Minnesota Ballpark Authority.

Background:

The proposed 2013 Minnesota Ballpark Authority operating budget of \$1,085,000 was presented to the MBA Board on July 12, 2012. The Board then authorized the Executive Director to submit the proposed 2013 MBA budget to Hennepin County for approval, as called for in the Grant Agreement between the Minnesota Ballpark Authority and Hennepin County. The proposed budget was presented to Hennepin County on July 24, 2012. Hennepin County Board of Commissioners is scheduled to adopt a final budget on December 11th.

The MBA is requesting a grant from Hennepin County Sales Tax in the amount of \$950,000, to fund a total General Fund budget of \$1,085,000. No changes or amendments to the proposed budget are being submitted at this time.

Per the Lease Agreement between the Minnesota Ballpark Authority and Twins Ballpark, LLC, a capital reserve fund was established, upon completion of the ballpark, to account for future ballpark improvements. Annual contributions to the Twins Ballpark Capital Reserve Fund include rent from Twins Ballpark, LLC and a capital contribution from Hennepin County. Contributions from the County are provided in the amount of \$1,100,000, indexed for inflation. The annual requested capital contribution from Hennepin County for 2013 is \$1,167,000, and annual rent, indexed for inflation, is budgeted at \$937,000. A proposed Twins Ballpark Capital Reserve Fund budget of \$2,142,000 is shown in Schedule B attached.

Action Requested:

BE IT RESOLVED that the Minnesota Ballpark Authority Board hereby adopts a final General Fund budget of \$1,085,000, as incorporated herein and attached as Schedule A, pending final approval by the Hennepin County Board on December 11, 2012; and

BE IT FURTHER RESOLVED that the Minnesota Ballpark Authority Board hereby adopts a Special Revenue Fund budget for the Ballpark Capital Reserve Fund, as incorporated herein and attached as Schedule B.

APPROVED

10-04-12 Proposed Resolution 12-MBA-84

Purpose:

To set the 2013 Minnesota Ballpark Authority board meeting schedule.

Background:

The Minnesota Open Meeting Law anticipates that public bodies will set regular meetings. In August of 2006, the Authority passed a resolution establishing regular monthly board meetings. In June of 2010, upon completion of ballpark construction and the opening of Target Field, the MBA changed their meeting schedule from monthly to quarterly meetings.

Action Requested:

BE IT RESOLVED that the Minnesota Ballpark Authority 2013 quarterly board meetings will be held on Thursday, January 3rd, Thursday, April 4th, Thursday, July 11th, and Thursday, October 3rd. All meetings will begin at 1:00 p.m. at Target Field. Staff is directed to post the new schedule on the website and to post notification by such other means as staff determines necessary and appropriate.

APPROVED

10-04-12 Proposed Resolution 12-MBA-85

Purpose:

To approve modifications proposed by the Minnesota Twins to right field bleacher seating at Target Field to be completed in advance of Opening Day 2013.

Background:

Over the course of the 2012 season, team officials have met with Minnesota Ballpark Authority staff to discuss potential capital improvement projects that may be accomplished in advance of Opening Day 2013.

An area of high interest for the team is improving the right field bleachers to address obstructed view seats and to relieve congestion on the main concourse. The team has developed a plan which would elevate the existing bleacher section and replace the current seating with 7 rows of drink rails with movable seats (stools with backs). The plan would also convert Section 141 into a new standing room area at the concourse level. A new canopy at the top of the sections would provide some rain and shade protection for the back rows of sections 139 and 140, and radiant heat would also be included in the canopy. The new configuration would create a seating opportunity for groups of up to 200 people. Section 141 would become a raised prow with drink rail, available as a standing area for all guests, with a higher/closer view of the field. The plan also extends the planter along the front of Section 141 and the field facing front of the prow is clad in Kasota stone. The extension of the planter would allow adjustment of the railing between Sections 141 and 101, improving the view of center field from the back rows of Section 101. As part of the project, the existing bleachers would be donated to 3 local baseball fields.

The Minnesota Twins have committed to funding these improvements internally and will not seek any financial participation from the Ballpark Authority through the CapEx account. Pursuant to Article 8, Section 8.10 (a) of the Ballpark Lease, the Twins are requesting approval to proceed with these modifications.

Action Requested:

BE IT RESOLVED that the Minnesota Ballpark Authority hereby grants approval to the Minnesota Twins to proceed with modifications to right field bleacher seating at Target Field to improve sight lines in sections 139, 140 and 141 and to improve traffic flow at this pinch point on the main concourse per the plans and drawings submitted by the Team and on file with the Minnesota Ballpark Authority.

APPROVED

DISCUSSION ITEMS

Target Field Operations – Matt Hoy, Senior Vice President of Baseball Operations

Concrete spots are being repaired and plaza concrete sections are being poured this week. Some issues with the wood backed seats, those that are exposed most to the elements, are being handled with the manufacturer and with Mortenson Construction. The Twins are extending the contract agreements with Marsden Cleaning Services and with GSSC Security. They have been pleased with the work of both companies. Mr. Hoy said that John McEvoy and other Twins staff have been going through bags of garbage after the last 10-12 games this year to get a better understanding of what people are throwing away and what is being recycled to get a good understanding of what needs to be done to educate the fans and the public regarding recycling. A design and decorating team for the 2014 All Star game came to Target Field to get geographical ideas to be used for the marketing of the All Star game. Twins items and Minnesota State items will be used.

Interchange Project Update – Ed Hunter, Project Manager

The Interchange Project received the go ahead on construction on June 26, 2012. The demolition of the ESB building is complete. Salvaged recyclables and hazardous items are being removed from the site. All concrete was relocated and crushed for reuse as part of LEED Certification. Mr. Hunter is in talks with Executive Director Kenney and Mr. Hoy regarding improvements to the Target Field Promenade that will lead to the plaza for the Interchange. Pile driving of the posts for the parking facility will begin later this month. Foundation pours should begin next month. The Interchange will be operational and ready by April 2013, but construction will not be complete until early 2014. At that time Metro Transit will take over operations.

Financial Report – Brenda Juneau

Ms Juneau reported that there is a little more than \$900,000 in the General Operating Fund and noted that Twins rent and Hennepin County capital contributions are received in November. Money received from Twins revenue in February goes to the Capital Project Fund, last year it was approximately \$126,000 and should be more this coming February because of the concert at Target Field this summer.

CLOSED SESSION

Performance evaluation of Executive Director Dan Kenney.

10-04-12 Proposed Resolution 12-MBA-86 (See attached) APPROVED

Next Meeting: January 3, 2013 Target Field Tour Theatre

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 October 4, 2012 was adjourned at 2:12 P.M.

10-04-12 Proposed Resolution 12-MBA-86

Purpose:

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.

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 \$144,000.00, effective August 21, 2012.
2. Employment Term: Extend the term of employment through August 21, 2014.
3. All other terms and conditions of the employment agreement to remain the same.