

Minnesota Ballpark Authority Meeting Minutes – December 15, 2006

Chair Cramer called the meeting of the Minnesota Ballpark Authority for December 15, 2006 to order at 1:05 P.M. The roll was taken. All Commissioners were present. Kathleen Lamb, Legal Counsel was present.

Commissioner Wade moved to amend agenda to add HOK/HGA presentation. The motion was approved unanimously – 5 YEAS, 0 NAYS.

**APPROVED**

Commissioner Campbell moved approval of the minutes of November 17, 2006, seconded by Commissioner Wade and approved unanimously – 5 YEAS, 0 NAYS.

**APPROVED**

PUBLIC COMMENT:

There was no one present to give public comment

CHAIR'S REPORT:

Chair Cramer reported that the trip to Pittsburgh/Philadelphia was successful and it was very helpful to meet with representatives from both sides.

EXECUTIVE DIRECTOR'S REPORT – Dan Kenney provided the following updates:

- Mr. Kenney announced the Ballpark Authority's new logo had been developed, and reported that the Ballpark website is up and running (ballparkauthority.com).
- Mr. Kenney and some members of the Ballpark Authority will meet with the Twins next week to discuss the Use agreement.
- Mr. Kenney reported that the City/County Implementation Committee met on November 27, 2006.
- Reiterated how successful the tour to Pittsburgh/Philadelphia was, noting that each facility had attributes that we will want to incorporate in the new ballpark.

HOK PRESENTATION:

- Dave St. Peter introduced Earl Santee of HOK Sport, Mr. Santee distributed a handout that focused primarily on the area surrounding the new Ballpark: HERC Plant, 5<sup>th</sup> and 6th Street Bridges, Target Center, and the 7<sup>th</sup> Street Bridge.
- Mr. Santee stated that we still face challenges with air rights and site acquisition, but reassured the Commissioners that the project design is on schedule. Currently working to meet the LEED certification, transportation, and connectivity needs of the community.
- Mr. Santee allowed time for the group and the public to view a model of the new ballpark.

ACTION ITEMS: 06-MBA-23 to acknowledge the Authority has received and reviewed the programming and conceptual plans for the new Twins ballpark and to seek additional reviews at subsequent design phases.

Background: Minnesota Ballpark Authority Resolution 06-14 authorized the Minnesota Twins to provide for the design and construction of the ballpark and related public infrastructure, subject to the terms and conditions of consent by Hennepin County. Resolution 06-14 also requested reviews of the design plans at critical intervals in the architectural design and plan development process.

Commissioner Vekich moved approval of the following resolution:

**BE IT RESOLVED**, that the Minnesota Ballpark Authority has received and reviewed the program and conceptual plans for the new Minnesota Twins ballpark; the Authority finds the programming to be

reasonably consistent with comparable Major League Baseball facilities and directs staff to continue to work with the Twins and other parties as necessary on the ballpark design; and

**BE IT FURTHER RESOLVED**, that the Minnesota Ballpark Authority requests that the Minnesota Twins present schematic design plans and construction cost estimates for the ballpark for Authority review when such plans are available.

Commissioner Campbell seconded the motion. The resolution was approved unanimously – 5 YEAS, 0 NAYS

**APPROVED**

**06-MBA-24** To authorize the McGrann Shea Anderson Carnival Straughn & Lamb, Chartered to enter into a subcontract with Michael R. Duckett.

Background: The Authority is authorized by law to contract for services to carry out its functions. Resolution No. 2006-15, approved on September 15, 2006, authorized the engagement of McGrann Shea Anderson Carnival Straughn & Lamb, Chartered to provide legal services for the Authority. The agreement with the McGrann Shea firm provides that the firm may subcontract for services, provided that no single expense greater than \$500.00 shall be reimbursable unless the firm has received the written authorization of the Authority for such expense prior to incurring it.

Commissioner Wade moved approval of the following resolution:

**BE IT RESOLVED** that the McGrann Shea Anderson Carnival Straughn & Lamb, Chartered law firm is authorized to engage Michael R. Duckett to provide technical expertise and professional services with respect to “best practices” regarding the use and operation of the ballpark, on such terms and conditions which may be mutually agreeable; provided, 1) the total amount of the engagement is not to exceed \$10,000; and 2) the engagement will terminate on or before December 31, 2007.

Commissioner Sykora seconded the motion. The resolution was approved unanimously – 5 YEAS, 0 NAYS

**APPROVED**

**06-MBA-25** To authorize the Chair and Executive Director to negotiate and enter into agreements, with individuals or firms of a professional or technical nature, consistent with the Authority budget and not to exceed \$25,000, and without obtaining prior approval from the Authority.

Background: The Authority is authorized by law to contract for services to carry out its functions. Resolution No. 2006-7, approved on July 7, 2006, authorized the Executive Director of the Authority, subject to Board overview, to use formal or informal procedures to identify a pool of qualified candidate for professional services of a specialized or technical nature, and, after consultation with the Chair, to recommend one or more individuals or firms to the Authority for retention.

Commissioner Campbell moved approval of the following resolution:

**BE IT RESOLVED** that the Executive Director and Chair are authorized to negotiate and enter in to agreements with individuals or firms of a professional and technical nature without obtaining prior approval from the Authority; provided that: 1) any such agreements are consistent with the Authority budget; and 2) any such agreement not exceed a total amount of \$25,000 in any calendar year. Further, the Executive Director may use formal or informal procedures to identify and select such qualified candidates.

Commissioner Sykora seconded the motion. The resolution was approved unanimously – 5 YEAS, 0 NAYS

**APPROVED**

**06-MBA- 26 R1** To authorize the Chair and Executive Director to negotiate and enter into an agreement with Red Hawk Consulting, Inc.

Background: The Authority is authorized by law to contract for services to carry out its functions. Resolution No. 2006-7, approved on July 7, 2006, authorized the Executive Director of the Authority, subject to Board overview, to use formal or informal procedures to identify a pool of qualified candidates for professional services of a specialized or technical nature, and, after consultation with the Chair, to recommend one or more individuals or firms to the Authority for retention. Hennepin County and Red Hawk Consulting, Inc. are currently parties to a Professional Services Agreement, which provides that Ed Hunter, President of Red Hawk Consulting, will provide services to the County as project manager. That Agreement will terminate on February 23, 2007.

Commissioner Sykora moved approval of the following resolution:

**BE IT RESOLVED** that the Chair and Executive Director are authorized to negotiate and enter into an agreement or agreements with Red Hawk Consulting, Inc. on such terms and conditions as may be agreed upon, with the annual amount of the agreement or agreements not to exceed \$300,000.

Commissioner Vekich moved to amend the language to include an annual not to exceed amount of \$300,000. This change was accepted without objection by the members of the Authority and incorporated into the resolution.

Commissioner Campbell seconded the motion. The resolution was approved unanimously – 5 YEAS, 0 NAYS

**APPROVED**

**06-MBA-27 R1** To authorize the adoption of the 2007 Minnesota Ballpark Authority operating budget.

Background: The Executive Director presented the 2007 Minnesota Ballpark Authority operating budget to the Authority on November 17, 2006. The revised budget incorporates 2007 operating costs of the Hennepin County Ballpark Project Office and suggested revisions of Ballpark Authority Commissioners.

Commissioner Vekich moved approval of the following resolution:

**BE IT RESOLVED** that the 2007 Minnesota Ballpark Authority Operating budget of \$2,279,600.00 be adopted.

Commissioner Vekich moved to add \$10,000 to Auditing category, making that line item \$20,000 in the 2007 Operating budget and increasing the total amount of the 2007 budget to \$2,289,600.

These changes were accepted without objection by the members of the Authority and incorporated into the final 2007 budget.

Commissioner Campbell seconded the motion. The resolution was approved unanimously – 5 YEAS, 0 NAYS

**APPROVED**

DISCUSSION ITEMS - Overview of preliminary site planning and utility relocation by Rick Johnson, Ballpark Coordinator for Hennepin County provided the following updates:

- The County has acquired a city parcel. Currently in negotiations related to the Land Partners. The time frame is early March.
- Meeting scheduled with Burlington Northern next week, as well as ongoing meetings with MnDot who owns key properties in the ballpark foot print.
- There are currently three bid packages in the design process, these will occur in the first six months of 2007. Funds will primarily come from the 90 million allocated for infrastructure:
  - Bid Package #1: Site Preparation & Utility Relocation
  - Bid Package #2: Bridgework
  - Bid Package #3: Modifying 6th & 7th Street Bridges, and other bridge replacements
- Meeting with Jerry Bell weekly - Commissioner Vekich requested an overview on a regular basis to the Commissioners in regards to key decision points.
- Discussed “Right of entry”, as it relates to land acquisition and utilities.

FINANCE REPORT – Minnesota Ballpark Authority expenditures through the period ending 11/30/06

Total Expenditures for the current month - \$37,781.57

Year to Date - \$80,556.65

There being no further business Commissioner Wade moved to adjourn. The motion was seconded by Commissioner Campbell and approved unanimously – 5 YEAS, 0 NAYS. The meeting of the Minnesota Ballpark Authority for December 15, 2006 was declared adjourned at 2:32 P.M.

***Note: The Next meeting of the Minnesota Ballpark Authority is scheduled to be held on January 19, 2007 in the Halsey Hall Room (Metrodome Offices).***