

MINNESOTA SPORTS FACILITIES AUTHORITY

Regular Meeting
Friday, November 16, 2012
9:00 a.m.

Hubert H. Humphrey Metrodome
MSFA Conference Room
900 South 5th Street
Minneapolis, MN 55415

1. CALL TO ORDER

Chair Michele Kelm-Helgen called the meeting of the Minnesota Sports Facilities Authority to order at 9:00 am

2. ROLL CALL

Commissioners Present: Michele Kelm-Helgen, Barbara Butts Williams, Duane Benson, Bill McCarthy, John Griffith

Commissioners Absent: None

3. ADOPTION OF AGENDA

Chair Kelm-Helgen presented the agenda. *A motion was made by Commissioner Benson and seconded by Commissioner McCarthy to adopt the agenda. Motion carried.*

4. APPROVAL OF AUTHORITY MEETING MINUTES

Approval of Authority Minutes for Regular Meeting of October 26, 2012 and Special Meeting of November 9, 2012. *A motion made by Commissioner Butts Williams and seconded by Commissioner Benson to approve the minutes. Motion carried.*

5. CHAIR'S REPORT

Today the Board will vote on the WBE / MBE Design Services plan to HKS. There is no requirement to do so, but the Board would like to set a new standard for inclusion. The plan outlines how to accomplish 8% MBE and 11% WBE goals. The Construction Manager RFP is scheduled to be posted in early December.

6. BUSINESS

- a. Action Items – New Stadium

i. Authorize Environmental Impact Statement Scoping Decision

The new stadium project (People’s Stadium) environmental review process is currently in the stage called “Scoping”. The first step in the scoping process is the issuance of the Scoping Environmental Assessment Worksheet (Scoping EAW)/Draft Scoping Decision Document (Draft SDD). For The People’s Stadium project, this document was issued on October 1, 2012. During a required 30-day review period, a public open house was held on October 23, 2012, where approximately 40 people attended to learn about the project and provide comment. During the official review and comment period, the Minnesota Sports Facilities Authority (MSFA) received 19 written and verbal comments.

Serving as the Responsible Governmental Unit (RGU) for the proposed People’s Stadium project, it is the MSFA’s responsibility to issue a Scoping Decision at this point in the state environmental review process. The Scoping Decision can be considered essentially a “blueprint” for the EIS, specifically defining:

- The Alternative(s) to be studied in more detail in the Draft Environmental Impact Statement (Draft EIS) – including design options
- What issue areas will be evaluated in more detail in the Draft EIS

Following Authority action on the Scoping Decision; the Final Scoping Decision Document will be completed and distributed to all who received or commented on the Scoping EAW/Draft SDD. The Board will also receive a copy of that document when completed.

During the next several months, more detailed technical analysis will be completed on the project, for inclusion in the Draft EIS; scheduled to be released for public review and comment in March 2013.

Recommendation: The MSFA approve the Resolution for EIS Scoping Decision as attached. Motion made by Commissioner Benson and Seconded by Commissioner Butts Williams. Motion carried.

RESOLUTION ACCEPTING ENVIRONMENTAL IMPACT STATEMENT SCOPING

WHEREAS, the People’s Stadium is a proposed project to construct a new Stadium on the current Hubert H. Humphrey Metrodome site in Downtown Minneapolis. Construction of the new Stadium would include demolition of the existing Metrodome stadium and construction of a new stadium facility and ancillary parking and access facilities. The new 65,000-seat stadium (with expansion up to 73,000 seats) will include suites, club seats, shops, restaurants, a National Football League (NFL) team museum, and Hall of Fame, and;

WHEREAS, the People’s Stadium project must comply with the requirements of the Minnesota Environmental Policy Act (MEPA), and;

WHEREAS, the Minnesota Sports Facilities Authority (MSFA) is the project proposer and the designated Responsible Governmental Unit (RGU) for the mandatory Environmental Impact Statement (EIS) under the state environmental review requirements, and;

WHEREAS, the MSFA published a notice of availability of the People’s Stadium Scoping Environmental Assessment Worksheet (EAW)/Draft Scoping Decision Document (Draft SDD) in the *Minnesota Environmental Quality Board (EQB) Monitor* on October 1, 2012, and;

WHEREAS, the MSFA issued press releases on October 1 and 19, 2012; and published legal notices regarding the Scoping EAW/Draft SDD document availability and public open house in the Star Tribune and Finance and Commerce, and;

WHEREAS, the MSFA distributed the Scoping EAW/Draft SDD to the Minnesota EQB distribution list and other project stakeholders, and held of public open house on October 23, 2012, and;

WHEREAS, the comment period for the Scoping EAW/Draft SDD began on October 1 and ended on October 31, 2012, and;

WHEREAS, approximately 40 people attended the open house meeting held during the Scoping EAW review period, and ;

WHEREAS, a total of 19 comments were received during the Scoping EAW process, both in written format and through oral testimony recorded by a court reporter at the open house meeting, and;

WHEREAS, the MSFA has reviewed and considered technical analysis conducted during the Scoping EAW process as well as the comments received on the project during Scoping, and;

WHEREAS, the Final Scoping Decision Document will reflect the decision of the MSFA, and will include project information in compliance with Minnesota Rule 4410.2100, Subp. 6, and;

WHEREAS, the legislation passed in the Minnesota legislature and signed by the governor of Minnesota in May 2012 states that the EIS shall not be required to consider alternate stadium sites.

NOW THEREFORE BE IT RESOLVED, that the MSFA adopt that the No-Build Alternative (serving as a base of comparison for the Build Alternative) and the proposed new Stadium Alternative, as described below;

- Demolition of the Existing Metrodome Stadium (900,000 square feet [sf])
- At Least 1,500,000 sf
- 65,000 Seats, Expandable up to 73,000
- 150 Suites
- 7,500 Club Seats
- Concessions and Restaurants, NFL Team Museum, Hall of Fame, Administrative and Ticket Offices and Team Meeting Space, Lockers, and Training Rooms
- 2,000 Parking Spaces Within One Block of Stadium, Connected by Skyway or Tunnel
- 500 Spaces Within Two Blocks of the Stadium, With Dedicated Walkway on Game Days
- Stadium Infrastructure (Plazas, Parking Structures, Rights of Way, Connectors, Skyways and Tunnels)

be carried forward for further evaluation in the Draft EIS, and;

BE IT FURTHER RESOLVED, that the closure of 5th Street from Chicago to 11th Avenues be studied in the EIS, and;

BE IT FURTHER RESOLVED, that the issue areas to be excluded from the EIS are listed below (specific Scoping EAW question noted in parenthesis for reference):

- Cover types (#10)
- Fish, Wildlife, and Ecologically Sensitive Resource (#11)
- Physical Impacts on Water Resources (#12)
- Water-Related Land use Management District I#14)
- Water Surface Use (#15)
- Geologic Hazards (#19a)
- Nearby Resources: Prime Farmlands, Scenic Views and Vistas and Other Unique Resources (#25 b, d, e)
- Compatibility with Plans and Land Use Regulations (#27)

are confirmed through this resolution, and;

BE IT FURTHER RESOLVED, that the issues to be addressed in the EIS include (specific Scoping EAW question noted in parenthesis for reference):

- Land Use (#9)
- Water Use (#13)
- Erosion and Sedimentation (#16)
- Water Quality: Surface Water Runoff (#17)
- Water Quality: Wastewaters (#18)
- Soil Conditions/Contamination (#19b)
- Solid Wastes, Hazardous Wastes, Storage Tanks (#20)
- Transportation (referenced as Traffic in EAW - #21)
- Vehicle Related Air Emissions (#22)
- Stationary Source Air Emissions (#23)
- Odors, Noise and Dust (#24)
- Nearby Resources: Archaeological, Historical or Architectural Resources and Designated Park, Recreation Areas or Trails (#25a and c)
- Visual Impacts (#26)
- Impact on Infrastructure and Public Services (#28)
- Cumulative Potential Effects (#29)
- Other Potential Environmental Impacts (#30)

BE IT FURTHER RESOLVED, that two design options for the Build Alternative will be evaluated – a fixed roof and a design with a retractable element such as a roof or wall, and;

BE IT FURTHER RESOLVED, that if, through more detailed study in the Draft EIS, it is revealed that one of the two design options is determined to no longer be a prudent and feasible design option, the MSFA will make a determination regarding whether the design option should be further screened. If this decision is made, the MSFA, serving as the project proposer and RGU will provide notice of the

decision to all persons on the Minnesota EQB distribution list, along with Scoping commenters and publish the decision in the *Minnesota EQB Monitor*.

ADOPTED this 16th day of November, 2012, by the Minnesota Sports Facilities Authority.

ii. Authorize Request for Proposal – New Stadium Concessionaire

The new stadium will require a food and beverage services company (aka concessionaire) for operations and maintenance of that system. Currently, Centerplate provides those concessionaire services to the Authority. That contract will end with cessation of Metrodome operations.

Staff and the Minnesota Vikings have had initial discussions on this matter. From conversations with other stadium operators it has been evident that bringing on a concessionaire early on in the design process adds significant value to the project outcomes.

Staff requests the Authority approve solicitation of a request for proposals for concessionaire services for the new stadium. Staff anticipates a recommendation on this matter next January.

Recommendation: The Authority approve solicitation of Request for Proposals – New Stadium Concessionaire. Motion made by Commissioner McCarthy and seconded by Commission Benson. Motion carried.

iii. Approve Design Services Agreement – WBE/MBE Plan

The Authority recognizes the legislature’s mandate that the Authority establish and attempt to meet participation goals for involving women- and minority-owned businesses in construction and design of the new stadium. To that end, Authority staff, Metropolitan Council loaned executives, and the Authority’s legal team have spent extensive time developing a Design Services Agreement WBE/MBE “Plan” for the design phase of the new stadium project. Although the Plan is specifically applicable to the design phase of this project, the Plan is part of the Authority’s ongoing and active efforts to encourage and enlist participation of minority- and women-owned businesses in all phases of the design and construction of the project. The Authority will adopt a more comprehensive program for later construction phases of the project.

The Plan is based on, among other things, a study completed for the City of Minneapolis captioned “The State of Minority- and Women-Owned Business Enterprise: Evidence from Minneapolis.” The Plan establishes the goals of 8% participation by minority-owned businesses and 11% participation by women-owned businesses. The Plan also provides the legal framework for how the project architect, HKS, may achieve these goals.

The Minnesota Vikings fully support the Plan. The Vikings recognize our community is made up of a wide range of people, organizations, and businesses, and that not all of them have had the same

opportunities in the past. The Vikings are committed to inclusion and will actively work toward reducing barriers for minority and women-owned businesses to participate in this historic project.

Significant efforts are under way to contact and engage minority and women-owned businesses to promote participation of these historic underutilized businesses in the new stadium. The Authority and the Vikings are confident that working toward these goals will yield a world class stadium that is built on time and on budget with a positive impact in our communities.

Recommendation: The MSFA approve the Design Services Agreement WBE/MBE Plan as attached. Motion made by Commissioner Butts Williams and seconded by Commissioner McCarthy. Motion carried.

7. PUBLIC COMMENT

Chair Kelm-Helgen acknowledged Senator Rosen was in the audience to listen and announced three individuals signed up to address the MSFA Board.

- Kathy Brown Zerwas. Topic MBE/WBE Participation in Design Package
- Gilbert ODonkor. Representative of N.A.M.C
- Robert Wood. Representative of N.A.M.C.

8. DISCUSSION

None

9. ANNOUNCE FUTURE MEETINGS

Friday, December 7, 2012 at 9:00am – MSFA Board Meeting, Halsey Hall

10. ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Benson and seconded by Commissioner McCarthy to adjourn the meeting. Motion carried. Chair Kelm-Helgen adjourned the meeting at 9:26 am

ADOPTED this 7 day of December, 2012 by the Minnesota Sports Facilities Authority

Duane Benson, Secretary

Ted Mondale, CEO/Executive Director