



MINNESOTA SPORTS FACILITIES AUTHORITY REGULAR MEETING MINUTES

Friday, April 17, 2015, 9:00 A.M.

1010 Metrodome Square Building, Lower Level Conference Room

1010 South 7th Street, Minneapolis, MN 55415

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present: Chair Kelm-Helgen, Commissioner Butts Williams, Commissioner McCarthy, Commissioner Benson and Commissioner Griffith.

Commissioners Absent: None

3. ADOPTION OF AGENDA

Chair Kelm-Helgen presented the agenda. Commissioner McCarthy moved approval of the agenda, seconded by Commissioner Benson and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED

4. APPROVAL OF AUTHORITY MEETING MINUTES

Commissioner McCarthy moved approval of the March 27, 2015 Regular Meeting Minutes, seconded by Commissioner Benson and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED

Commissioner Benson moved approval of the amended February 13, 2015 Regular Meeting Minutes, seconded by Commissioner Butts Williams and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED



5. CHAIR'S REPORT

Chair Kelm-Helgen reported that a lot of work has occurred with the city of Minneapolis. Hargreaves, the firm that will conduct the architectural design for the Downtown East (DTE) Commons Park, unveiled four conceptual designs in a public meeting. They have been working with the city and other local stakeholders to develop the designs. The MSFA and Vikings have also been involved to ensure the concepts work for their events.

Later in the meeting, there will be an exciting presentation and update from Ryan Companies. Were it not for Ryan coming forward with Wells Fargo, the whole commons/park plan would not have happened. The partnership with Wells Fargo, the MN Vikings, Ryan Companies, the City of Minneapolis and the MSFA was one of the more complicated processes they have went through throughout this project. It resulted in great success from this big team of people.

A group from the Minneapolis NCAA Final Four Local Organizing Committee traveled to Indianapolis for the 2015 NCAA Final Four events. As a future host city, the delegation looked at the workings of the various Final Four events.

Work also continues on the College Football Championship bid. The bid committee is looking at a number of options for co-chairs. The governor will announce them in a couple weeks.

Chair Kelm-Helgen recognized Alex Tittle, the MSFA's Equity Director, for his work. Mr. Tittle was recently awarded the MN Small Business Veteran of the Year. Chair Kelm-Helgen acknowledged the many positive ways that Mr. Tittle has affected this project. She relayed that many workers and small businesses have been connected to the project through Mr. Tittle.

Chair Kelm-Helgen also reported that the commemorative brick program is going well. They have sold over 1300 bricks to date, which is ahead of other cities with similar programs. The money that is raised will go towards the stadium plaza.

6. BUSINESS

a. **Action Items**

i. **Approve Project Budget Amendments**

The items identified that require adjustments to the Master Project Budget are summarized below:

A) Mortenson Issue 1848, Norseman Mini Suites

Additional detail on the above adjustments is outlined below along with corresponding recommendations.



A) Mortenson Issue 1848, Norseman Mini Suites

Mortenson Construction has submitted a Cost Issue to perform additional work as a result of requested changes to the Construction Documents. The following Issue is funded as noted below by the Team and requires an increase to the Stadium Capital Budget to account for the additional Team Funding.

The Team has elected to proceed with changes to convert three of the four loge lounges to “Norseman” Mini Suites, also known as Issue 1848. The Team has agreed to fund the entire Total Cost for this Issue, which is \$1,270,331.21 and will be included in CSA Revision No. 31. This will also require an increase in the Stadium Capital Budget.

Recommendation: The MSFA approves an increase of \$1,270,331.21 to the Additional Team Contribution Source of Funding within the Stadium Capital Budget. The Construction Contract within the Uses section of the Stadium Master Project Budget would be increased by the same amount. This increase is the Team’s agreed upon contribution for Mortenson Issue 1848. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Revision No 31, inclusive of the aforementioned Issue.

Summary:

The proposed budget adjustments outlined in this memorandum would modify the Stadium Master Project Budget as outlined in Table 1 - Stadium Master Project Budget.



Table 1
Stadium Master Project Budget Summary

Division	Description	Master Project Budget as of 3/27/15	4/17/15 Adjustments	Adjusted Budget
SOURCES OF FUNDS				
00-25-005	Team Contribution	\$377,000,000.00		\$377,000,000.00
00-25-010	Private Contribution	\$100,000,000.00		\$100,000,000.00
00-26-015	Additional Team Contribution	\$73,878,649.50	\$1,270,331.21	\$75,148,980.71
00-30-005	State of Minnesota Contribution	\$498,000,000.00		\$498,000,000.00
00-90-005	Aramark Capital Investment	\$10,000,000.00		\$10,000,000.00
00-90-010	SMG Capital Investment	\$2,000,000.00		\$2,000,000.00
	Total Sources of Funds	\$1,060,878,649.50	\$1,270,331.21	\$1,062,148,980.71
USES OF FUNDS				
10-00-000	Site Acquisition & Improvements	\$56,241,967.10		\$56,241,967.10
20-00-000	Construction Costs	\$828,109,542.93	\$1,270,331.21	\$829,379,874.14
30-00-000	FF&E (includes Food Service Equip)	\$47,364,717.00		\$47,364,717.00
40-00-000	Development Costs	\$87,430,783.85		\$87,430,783.85
50-00-000	Financing Costs	\$0.00		\$0.00
60-00-000	Other Project Costs	\$22,356,152.07		\$22,356,152.07
90-00-000	Project Contingency	\$19,375,486.55		\$19,375,486.55
	Total Uses of Funds	\$1,060,878,649.50	\$1,270,331.21	\$1,062,148,980.71

ii. Approve Proposal & Award Contract – Traffic Management Plan (TMP)

Staff had requested approval of this RFP last year. The TMP will layout feasible cost-effective measures to address transportation management matters around the new stadium. These measures will include the actions to mitigate effects such as additional traffic, pedestrian flow/movement, and game day buses for example. The TMP will start from this list and indicate how these items will be managed for stadium events. The TMP will be a work in process document that will be refined by input from various stakeholders and be further refined once the new stadium is opened and there is actual experience with event operations. Having a TMP in place is key to beginning operations at the new stadium.

Six proposals were received on November 14, 2014 at 1 pm for the above matter. Proposals were provided by Kimley Horn, Short Elliot Hendrickson (SEH), Stantec, Langan, SRF Consulting Group (SRF), and Parsons Brinkerhoff (PB).

Following a review by the Authority and Team, four firms were short listed and interviewed. Those firms were: Stantec, SRF, SEH, and PB.



Following further submittals by the interviewees, evaluation, and review by the Team and Authority it was jointly determined that the proposer on this scope of work for board recommendation is Parsons Brinkerhoff (PB). PB has conducted this scope of work for most recently: AT&T Stadium (Dallas Cowboys), Baylor University Stadium and University of Louisville Papa John's Stadium. PB staff had performed similar work on Pittsburgh Steelers/Pirates stadium/ballpark, and Cincinnati Bengals/Reds stadium/ballpark. PB will perform the bulk of their estimated 1371 work hours using their local PB workforce. PB has committed approximately 11% of their hours utilizing local DBE firms, Alliant Engineering and Toole Design Group.

The cost of this work is \$236,200. The Development Agreement Budget for this matter is \$172,800. The budget overage will be funded from Owner's Contingency. This scope of work will begin in April and will conclude following the 1st four Minnesota Vikings games in 2016.

Recommendation: The Authority approves the proposals received and award the Contract for the Transportation Management Plan to Parsons Brinkerhoff in the amount of \$236,200. Commissioner McCarthy moved to approve the recommendation. Commissioner Benson seconded the motion.

APPROVED

iii. Approve Expansion of MSFA Office Lease

The Authority currently leases office space in the building located at 511 11th Avenue South until its new office is available in the Stadium. Due in part to the ramp up of SMG operations, the Authority needs additional space in the 511 Building. The adjoining suite ("Suite 403") is available for immediate occupancy on terms similar to the original lease. Under the proposed lease amendment, the Authority can choose to extend the lease for the current space, Suite 403 or both beyond October 31, 2016. This will give the Authority additional flexibility to lease the smallest possible area for some period of time if required for temporary needs related to post-construction activities.

Recommendation: The MSFA authorizes the Chair and the CEO/Executive Director to finalize and execute a First Amendment to Lease with Timeshare Systems, Inc. Commissioner Benson moved to approve the recommendation. Commissioner Butts Williams seconded the motion.

APPROVED



iv. Authorize Request for Proposals – West Plaza Design Services

Staff and Team have had numerous discussions with HKS regarding additional services for the West Plaza development. That development includes for consideration portions of the Downtown East block, portions of Chicago Avenue between 4th and 5th Streets, and that portion of 5th Street between Park Avenue and Chicago Avenue. The discussions with HKS have not led to an agreement on the appropriate level of fee for that work. Because of the time critical nature of this work, staff is requesting the Board authorize an RFP for that work. In addition, staff is requesting the Board to authorize the Chair & CEO/Executive Director to enter into contract for this work. Staff will return at the May Board meeting with a report on the outcome of this process.

Recommendation: The Authority authorizes the Request For Proposals for West Plaza design services as outlined above. Furthermore, authorize the Chair & CEO/Executive Director to enter into contract with the successful respondent to that RFP. Staff will return at the next Board meeting with a report on this matter. Commissioner Butts Williams moved to approve the recommendation. Commissioner Benson seconded the motion.

APPROVED

v. Approve Pay Equity Report

The Local Government Pay Equity Act requires the Minnesota Sports Facilities Authority to submit a pay equity report to the State of Minnesota every three years. The attached report reflects the data in place as of December 31, 2014. The last report submitted and approved was the 2012 Pay Equity Compliance Report.

The rules promulgated by Minnesota Management & Budget require that the governing body of the jurisdiction approve this report. Upon approval, the report will be submitted to Minnesota Management & Budget.

Discussion ensued on the merits of passing the pay equity report and of the appropriate governing structure for the MSFA.

Recommendation: That the Authority approve the 2015 pay equity implementation and compliance report. Commissioner Butts Williams moved to approve the recommendation. Commissioner McCarthy seconded the motion. Commissioner Griffith opposed the recommendation.

APPROVED

b. Report Items

i. Downtown East Construction Update

Tony Barranco offered a presentation on behalf of Ryan Companies. He reported on the construction progress and current status of the project.



ii. MMPS Construction Update

Kevin Dalager offered a construction update on behalf of Mortenson/Thor. The current status of the project was reported as well as upcoming milestones.

8. PUBLIC COMMENT

Six individuals came forward to address the MSFA Board.

1. Gordon Anderson: Mr. Gordon cited research regarding the issue of bird conservation. He reported on population trends and various stressors on birds.
2. Jerry Bahls, Minneapolis Chapter - Audubon Society: Mr. Bahls volunteered to participate in any bird collision monitoring programs for the new stadium.
4. Ann Laughlin, MN Citizens Concerned for the Protection of Migratory Birds: Ms. Laughlin disputed the claim that the city ordinance prohibits skyways from having fritted glass and asked to meet to review fritted glass options for the stadium skyways.
5. Wendy Haan, MN Citizens Concerned for the Protection of Migratory Birds: Ms. Haan questioned how the proposed DTE Commons and pedestrian bridge designs do not locate tree bosques far enough away from the stadium.
6. AmyLeo Barankovich, Audubon Chapter of Minneapolis: Ms. Barankovich cited the additional contributions the Vikings keep making without funding the bird-safe glass.

8. DISCUSSION

No discussion occurred at this time.

9. ANNOUNCE FUTURE MEETINGS

Friday, May 15, 2015 at 9:00 A.M MSFA Board Meeting, 1010 Metrodome Square Building

There being no further business to come before the Authority, Commissioner McCarthy moved to adjourn the meeting, seconded by Commissioner Butts Williams and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED

The meeting was adjourned at 10:15 am.



ADOPTED this 15th day of May 2015 by the Minnesota Sports Facilities Authority

Duane Benson, Secretary

Ted Mondale, CEO/Executive Director