

## STADIUM IMPLEMENTATION COMMITTEE

Monday August 6, 2012

319 City Hall

Minneapolis, MN 55415

4 – 6 p.m.

### Meeting Minutes

**Members present:** *Co-Chairs:* Tom Fisher (via teleconference); David Wilson. *Business/Community:* Hussein Ahmed, Judith Borger, Rolf Engh, Chris Ferguson, David Fields, Sarah Harris, Clint Hewitt, Peggy Lucas (via teleconference), Wade Luneburg, Cory Merrifield, Tom Meyer, Cathy Rydell, Craig Taylor, Jesse Winkler. *Elected Officials:* Sandra Colvin Roy, Betsy Hodges, Diane Hofstede, Barbara Johnson, Peter McLaughlin, Kevin Reich, R.T. Rybak. **Members excused:** Russ Adams, Tim Baylor

**Guests:** Phil Eckert (Hennepin County); John Erwin (Minneapolis Park and Recreation Board); Michele Kelm-Helgen, Kathleen Lamb, Bill McCarthy, Ted Mondale, Barbara Butts-Williams (Metropolitan Sports Facilities Authority); Jeff Anderson, Lester Bagley, Larry Redmond (Mn Vikings).

**Staff/consultants present:** Kevin Carpenter, Beth Elliott, Peter Ginder, Steve Kotke, Chuck Lutz, Susan Segal, Sally Westby, Jason Wittenberg, Peter Brown

**1.0 Call to order** – the meeting was called to order at 4:05 p.m. by chair David Wilson who welcomed those present to the meeting. While the meeting is public, it is not a public hearing. The meeting is being recorded.

Mayor Rybak introduced Michele Kelm-Helgen, the new chair of the Metropolitan Sports Facilities Authority (MSFA) along with Bill McCarthy and Barbara Butts-Williams, the city of Minneapolis' appointees to the MSFA and MSFA Executive Director Ted Mondale.

The MSFA's purview is the interior of the building. The Stadium Implementation Committee (IC) will focus on the building façade as well as larger issues outside the building including game day and everyday experiences, parking, connections to the adjoining communities, and the long-term vision for the area.

Three subcommittees will be formed. Implementation Committee members are encouraged to serve on at least one subcommittee.

- Design Subcommittee – Tom Fisher, Chair
- Stakeholder Experience Subcommittee – Peggy Lucas, Chair
- Planning Subcommittee – David Wilson, Chair

Stadium Implementation Committee (IC) members introduced themselves highlighting their backgrounds and interests. Common themes included: commitment to downtown/surrounding neighborhoods/the city as a whole; small business and community connections; connections to the University of Minnesota, Cedar Riverside and the river; leveraging stadium development; quality building design; opportunities for workers both inside and outside the facility; the importance of the experience outside the building.

**2.0 Overview of Stadium Site and Planning Area** – Chuck Lutz of Community Planning and Economic Development (CPED) for the Minneapolis, reviewed the boundaries of the stadium site and larger planning area (Appendix A).

**2.1 Stadium Site** - The area enclosed by the red line shows the stadium site as defined in the Stadium legislation. The site is approximately 30 acres in size. The largest property owner within the area is the Metropolitan Sports Facilities Authority (MSFA). Other owners include LLC (parking lots/ramp), the Star Tribune, Hennepin County and the City of Minneapolis. The latter owns the 5<sup>th</sup> street right of way that will be vacated for the stadium project.

Both the Hiawatha and Central Corridor light rail transit (LRT) lines run through the area and will be heavily used. Parking will be a major challenge.

Mayor Rybak suggested that the area around the stadium had the potential for becoming a vibrant “warehouse district like” area. Where parking is sited will be important in shaping this potential.

In response to a question from the Mayor, Kelm-Helgen said that the design of plaza outside the stadium had not been determined but that the plaza would be an active space, well connected to the City. The MSFA is committed to public involvement both through the Stadium Implementation Committee and through public meetings.

Mayor Rybak said he envisioned a plaza that was an active, year round place where athletic activities (e.g. baseball tournaments) and other outdoor activities could occur.

In response to a question from Sandy Colvin Roy, Lutz said the stadium IC would make recommendations regarding the design of the plaza and how it will be used. Final design decisions will be made jointly by the MSFA and the Vikings. MSFA decisions will need four out of five votes. Two of the MSFA members are appointed by the City of Minneapolis.

Lutz said the required parking spaces would likely be provided in both above and below ground parking facilities.

**2.2 Stadium Planning Area** – The broader planning area around the stadium is indicated by the yellow line in Appendix A. It includes both sides of I35W and is the area where the stadium will have the most influence. While a great deal of prior planning has been done in this area, the construction of the stadium will afford an opportunity to look at things anew.

In response to a question from Tom Meyer, Lutz said that the stadium architect’s scope of work would include parking and the plaza. The Stadium IC will weigh in on the location of parking and related issues. The Mayor noted the importance of not placing all parking in one area.

Wilson asked about financial resources to assist with planning and design?

Lutz said that consultant Peter Brown would provide planning resources to the committee in addition to the resources provided by City staff.

Kelm-Helgen said that \$975 million is the stadium construction budget. While this amount cannot be exceeded, there is nothing to prevent additional contributions from outside private sources. The budget has not been broken down yet into specific allotments for things such as infrastructure or design.

**Chair Wilson asked staff to ensure follow up on issues related to parking and on the provision of planning and design expertise to support the committee's work.**

Beth Elliott of the City's Planning Department said that the line designating the stadium planning area could be modified if the committee wished. For example, the line could extend north of Washington Av or east to Cedar Av. The planning subcommittee will consider the planning area boundaries when it meets.

**3.0 Purpose of the Metropolitan Stadium Facilities Authority (MSFA)** - The MSFA will build, own, and operate the new stadium. The MSFA is to work in collaboration with the Stadium IC and the Vikings. The MSFA has five members of which three are appointed by the Governor including the chair. Two members are appointed by the Mayor of Minneapolis. Ted Mondale is the MSFA Executive Director.

The MSFA recently approved funding for a stadium Environmental Impact Statement (EIS). It has also hired an owner's representative (Hammes Company) and authorized a Request for Proposals (RFP) for architectural services.

Lutz reviewed with the committee a diagram of stadium governance showing the relationship between the MSFA, Vikings and City (Appendix B).

Once the City receives the stadium Schematic Design, the Stadium IC will have 60 days to review the design and make a recommendation to the Minneapolis Planning Commission. The Minneapolis City Council will then have 45 days to consider the Planning Commission recommendation. If the City Council fails to act within 45 days, the stadium design will be considered approved. (See Appendix C p.4 – "Overview of Legislation").

Wilson noted the importance of knowing key "milestone/decision making dates" as soon as possible so the Stadium IC could plan its work.

**4.0 Stadium Implementation Committee Objectives and Deliverables** – The Stadium IC has three key objectives upon which it will make recommendations:

- **The exterior design of the stadium and the environs around it.** (This will be the chief work of the design subcommittee, which will also need to develop design principles as soon as possible).
- **The development plans for the surrounding area** - planning subcommittee

- **The stadium stakeholder experience** - stakeholder experience subcommittee.

Wilson suggested that a vision statement be developed in advance of design principles and led a brief discussion of what might be included in the vision statement.

- Judith Borger said her neighbors would like to see the Stadium be a place that the public could use for physical activity. John Erwin noted this could be something such as a park center.
- Tom Meyer noted the importance of “reaching out” in all directions from the stadium. While the current stadium is close to the river, one would never know it.
- Peter McLaughlin cautioned against creating barriers between Elliot Park and the river and against further break-up of the street grid. There is a lot of physical space in the area. There needs to be commerce there on days other than game days.
- Sandy Colvin Roy noted the importance of investments around the stadium. The stadium plaza could be a space that accomplishes what the Downtown 2025 Plan envisions for 3<sup>rd</sup> & Nicollet. Consideration should be given to having more business at the stadium. For example, some restaurants might face inside on game days but outside the rest of the year. The stadium should be part of a place rather than dominate it.
- David Fields pointed out that a great deal of planning work had already been done in the area. Both the Elliot Park and Downtown East plans incorporate principles that are relevant to the current project.

**Staff was directed to put a discussion of the vision statement on the September 17 meeting agenda.**

**5.0 Overview of Stadium Legislation and Policies** – City attorney Susan Segal provided an overview of the Stadium legislation and City policies related to it. (Appendix D).

- 2000 parking spaces are to be provided within one block of the stadium and 500 spaces within two blocks.
- The stadium and stadium infrastructure are exempt from property taxes
- The Implementation Committee process supersedes all land use and development rules and restrictions.
- All land use approvals will be done by the Implementation Committee and will go to the Planning Commission and City Council in a single resolution subject to an up/down vote.

Assistant City Attorney Peter Ginder provided the committee members with a Legal Guide (see appendix E for full details). The committee is subject to the Open Meeting Law both in its full committee meetings and in subcommittees. A quorum is needed to meet or do business. Meetings must be publicly noticed. Private conversations outside the committee processes are allowed but serial conversations in order to form consensus are prohibited. Members can participate in meetings via phone but those not physically present cannot vote. Everything government creates is public so all notes and emails related to committee work are public. All committee members need to go through the City’s on line ethics training (<http://mpls-ethics.appspot.com/>) A conflict of interest statement is not required. Committee members are serving on the committee because of their interests.

**Subcommittees** - Wilson reiterated his hope that committee members would serve on at least one of the subcommittees. Staff will send a memo to all members regarding the subcommittees as soon as possible.

In response to a question from McLaughlin, Wilson said that the stakeholder experience subcommittee would look at issues such as tailgating and railgating. It will want to consider the interests of the many stakeholder groups including residents of Elliot Park and Downtown East, downtown businesses and workers, students at the University and fans.

**6.0 Upcoming Meetings and other related information** - Any press inquiries should be coordinated with Chuck Lutz.

Upcoming Implementation Committee meetings will be monthly on Mondays through the end of the year

- Monday Sept 17 @ 4 –6 p.m. Room 319 Minneapolis City Hall
- Monday Oct 15 “
- Monday Nov 19 “
- Monday Dec 17 “

Subcommittee chairs will be contacting members shortly regarding subcommittee meetings.

**7.0 Adjourn** – 6 p.m.

**8.0 Next Meeting** – *Monday Sept 17 at 4 p.m. Room 319 Minneapolis City Hall.*  
*Topics to include: Discussion of Design Principles and Broad Project Vision*