

STADIUM IMPLEMENTATION COMMITTEE

Thursday Feb 28, 2013

4–6 p.m.

319 City Hall

Meeting Minutes

Committee members present; Chairs: **Tom Fisher, David Wilson.** Members: Tim Baylor, Judy Yates Borger, Sandra Colvin Roy, Rolf Engh, Chris Ferguson, David Fields, Clint Hewitt, Betsy Hodges, Diane Hofstede, Barbara Johnson, Peggy Lucas, Wade Luneburg, James Norkosky, Kevin Reich, R.T. Rybak, Craig Taylor, Jesse Winkler

Committee members excused: Russ Adams, Hussein Ahmed, Sarah Harris, Peter McLaughlin, Cory Merrifield, Tom Meyer, Cathy Rydell

Guests: Lynn Regnier, Willie Schafer (Elliot Park); Chuck Ballentine (Hennepin County); Jim Harwood (Metro Transit); Bill McCarthy, Tiffany Orth, Barbara Butts Williams (MSFA); Jeff Anderson, Lester Bagley, Jim Cima (Mn Vikings); Noel Clark (Press); Richard Meryhew (Star Tribune); Steve Flavin, Clark Griffith, Matt Herbert, Varun Kharbanda (Timeshare); Steve Knight, Dan McLaughlin, George Puzak, John Walker

Staff/consultants present: Peter Brown, Kevin Carpenter, Hilary Dvorak, Peter Ebnet, Beth Elliott, Jeff Handeland, Chuck Lutz, Jennifer O'Rourke, Sally Westby

1.0 Call to order – the meeting was called to order at **4:05 p.m.** by co-chair Tom Fisher.

2.0 Approval of Minutes of 1/31/13 meeting It was **MOVED and SECONDED that the minutes of the 1/31/13 Committee meeting be approved. The motion CARRIED unanimously.**

3.0 Updates –

3.1 City Staff - Chuck Lutz reported on continuing discussion with the Metropolitan Sports Facilities Authority (MSFA) and Ryan Co. regarding a potential Ryan development project west of the stadium site. Parking and a plaza on 5th Street are key issues.

3.2 MSFA – Bill McCarthy reported that local contractor, M.A. Mortenson, has been hired as the Construction Manager (CM) for the stadium. Mortenson is currently working with the stadium architects to price design options. The project's Equity Plan for workers and subcontractors is available on the MSFA website (www.msfa.com). Mortenson is very involved in equity efforts and has strong relationships in the community.

The stadium legislation calls for an employment service agency to be involved with training for the stadium workforce. A Request for Proposals (RFP) for a training agency will be going out shortly. In response to a question from Craig Taylor, McCarthy said that the training agency would focus on construction work. He did not have information as to whether or not there would also be a focus on training for professional services.

Mayor Rybak said that the MSFA is being encouraged to break down contracts as much as possible to enable more people to be involved in stadium work. He thanked MSFA members Bill McCarthy and Barbara Butts Williams for the time they have devoted to equity efforts for the project.

McCarthy said that the 100% Schematic Design (SD) for the stadium would be available in 4 – 6 weeks. In response to questions, McCarthy said that he did not have information as to the exact date for the SD unveiling. The groundbreaking for the project is planned for this fall.

4.0 Implementation Committee Review Process and Schedule

4.1 Stadium Design Review Process – Hilary Dvorak provided a general overview of the design review process:

- Once the Schematic Design (SD) is completed, City staff will provide the Implementation Committee with an informational review. There will be no debate or action at this time.
- The MSFA will submit an SD packet of materials to City staff. Staff will have 15 days to review it and determine whether or not it is complete. Once the SD submission has been determined to be complete, copies of the submission will be made available to all IC members. (Committee members suggested they be sent an electronic link to the submission, rather than paper copies if possible).
- Staff will then review the SD for conformance to IC adopted policies and the City's zoning code and make a recommendation to the Implementation Committee.
- The Implementation Committee will have 60 days to review and make its own recommendation to the Planning Commission/City Council.
- The IC recommendation will then go the Minneapolis Planning Commission and ultimately to the City Council. 45 days are allotted for these last reviews/actions

Discussion ensued about the timing of the SD completion. Since the SD might not be available in time for the IC's March meeting, a special IC meeting might be needed. Another option would be to postpone the March IC meeting until April and/or invite all Implementation Committee members to the 4/12 Design Subcommittee. Staff will follow up.

4.2 Stadium Design Review Worksheet – Peter Brown reviewed a stadium design worksheet for committee members to use (appendix A) once the Schematic Design is available. The worksheet is based on the principles adopted by the IC and contains space for members to make comments regarding the relationship of the design to each principle. The worksheets will not be scored or collected. They are a personal tool for members use.

Brown clarified that item A9 (the ability to make the stadium interior completely dark) was added to the principles based on discussion with the Convention and Visitors Bureau. Information about this need has been provided to the architects. Since it is not an adopted principle, it will be removed from the worksheet.

5.0 Subcommittee Progress Reports

- **Design** – Tom Fisher reported that the Design Subcommittee met on 2/15/13. The MSFA provided updates on the Equity and Diversity Plan and the selection of Mortenson as Construction Manager (CM) Hilary Dvorak and Beth Elliott made a presentation on the Public Realm and Plaza Design
- **Planning** – The Planning Subcommittee met on 2/21/13. David Fields provided an overview of land use in Elliot Park and Downtown East that showed in detail the large amount of land devoted to surface parking lots. Dvorak and Elliott made their presentation on the Public Realm and Plaza Design. A subsequent presentation will focus on transportation.
- **Stakeholder** – Peggy Lucas said that the Stakeholder Subcommittee had not met for several months. Instead members participated in the presentations at the Design or Planning Subcommittees. At an upcoming meeting, subcommittee member Cory Merrifield will discuss expectations about tailgating at the new stadium.

Businesses near the University and in northeast have expressed interest in tailgating activities. One question is whether or not fans who currently tailgate downtown, will want to move to Stadium Village/Dinkytown when the Vikings relocate to TCF Bank Stadium for two years. The Mayor noted the importance of encouraging tailgaters to remain downtown. There was recognition, however, that tailgating would likely occur at the U of M as well. Chris Ferguson noted that businesses at the U of M have experience with football patrons and want to see them in their establishments both during the relocation to the University and once the Vikings have moved into the new stadium. Patrons can easily ride the light rail from bars and restaurants at the University to games downtown.

The Mayor said the City is interested in having its existing businesses grow and encouraged Ferguson and others to come forward with “out of the box” ideas for helping this happen. Fisher said that one of his students is looking at how European cities handle activities related to sporting events. Fisher can report on this at a subsequent meeting.

Kevin Reich reminded the subcommittee of the importance of paying attention to current tailgaters and what will work for them.

6.0 Adjournment – 5:10 p.m.

7.0 Next Meeting – Rescheduled for Thurs May 30 @ 4-6 p.m.