



**MINNESOTA SPORTS FACILITIES AUTHORITY SPECIAL MEETING TENTATIVE AGENDA  
MONDAY, JULY 1, 2013, 4:30 P.M.**

**Halsey Hall, Metrodome  
900 South 5<sup>th</sup> Street, Minneapolis, MN 55415**

1. CALL TO ORDER
2. ROLL CALL
3. ADOPTION OF AGENDA
4. APPROVE PROPOSAL & AWARD CONTRACT – PARKING DEVELOPMENT
5. ADJOURNMENT



July 1, 2013

**MEMORANDUM**

TO: MSFA Commissioners

FROM: Ted Mondale/Steve Maki

SUBJECT: Authorize Negotiation/Contract for Parking Development

In April, the MSFA authorized the issuance of a Request for Proposal (RFP) for Parking Proposals. By Statute and under agreement with the Team, the MSFA is required to provide parking for the new stadium. That parking requirement is 2000 parking spaces contiguous and attached by skyway or tunnel to the stadium and 500 parking spaces with a dedicated walkway within two blocks of the stadium.

On May 20, 2013, three proposals for parking were received. The three proposals were provided by Vedi Associates, Time Share Properties, and Ryan Companies. Interviews of the three proposers were conducted. A synopsis of the proposals is as follows:

Vedi Associates – Vedi Associates is a subconsultant to HKS Architects. Vedi under the primary design would provide for the design of parking structures if conducted under HKS auspices. Vedi proposed to design and build parking structures/skyways as needed with project monies to meet the statutory requirements.

Timeshare Properties – The Kharbunda family proposed several variations of development on property owned by them between 3<sup>rd</sup> Street and Washington Avenue north of the stadium. That development would then be connected by skyways to the stadium.

Ryan Companies – Ryan proposes a significant development of five properties adjacent to the stadium development. Two blocks would be developed for a corporate user of approximately 1M square feet, a two block linear park would be created extending between 4<sup>th</sup> Street and 5<sup>th</sup> Street from Park Avenue to South 5<sup>th</sup> Avenue, and parking structures on blocks north and west of the new stadium.

Staff believes the Ryan Companies proposal to be the best suited in terms of meeting the Authority's requirements by statute and by agreement with the Team. The ultimate solution to the issue is quite complex. Negotiations with Ryan, City of Minneapolis, plus agreement by the MN Vikings have been positive but are not complete at this time. Staff proposes the Authority to authorize the Chair and CEO/Executive Director to continue and finalize those negotiations amongst the parties to meet this statutory requirement of the stadium legislation.



***Recommendation: The Authority authorizes the Chair and CEO/Executive Director to finalize negotiations and enter into contracts upon completion as outlined above with the Ryan Companies and City of Minneapolis.***