



MINNESOTA
SPORTS FACILITIES
AUTHORITY

MINNESOTA SPORTS FACILITIES AUTHORITY MEETING AGENDA

Friday, May 30, 2025, 8:00 A.M.

U.S. Bank Stadium – MSFA Office

401 Chicago Avenue, Minneapolis, MN 55415

1. CALL TO ORDER
2. APPROVAL OF PRIOR MEETING MINUTES – April 24, 2025
3. BUSINESS
 - a. **Action Items**
 - i. **Authorize Negotiations and Execute a Trade Contract Agreement for the SOC Expansion and Renovation**
 - ii. **Authorize Negotiations and Execute a Trade Contract Agreement for the Clubs and Suites AV Controls System**
 - iii. **Authorize Negotiations and Execute a Trade Contract Agreement for the LED Displays and Controls System**
 - iv. **Approve 2025-2026 Casualty Insurance Program**
 - b. Reports
 - i. U.S. Bank Stadium Updates
 1. ASM Global
 2. Aramark
4. PUBLIC COMMENTS
5. DISCUSSION
6. ANNOUNCEMENT OF NEXT MEETING – June 18, 2025
Location: U.S. Bank Stadium – MSFA Office
7. ADJOURNMENT

***Items in bold require action**



MINNESOTA SPORTS FACILITIES AUTHORITY
Meeting Minutes – April 24, 8:00 A.M.
U.S. Bank Stadium – Medtronic Club
401 Chicago Avenue, Minneapolis, MN 55415

1. CALL TO ORDER

Chair Vekich called the meeting of the Minnesota Sports Facilities Authority (“MSFA” or “Authority”) to order at 8:01 A.M.

2. ROLL CALL

Commissioners present: Chair Michael Vekich, Bill McCarthy, Angela Burns Finney, Tony Sertich.

Commissioner Sharon Sayles Belton was absent.

3. APPROVAL OF MEETING MINUTES – March 20, 2025.

Chair Vekich asked for a motion to approve the minutes of the March 20, 2025, meeting. Commissioner Sertich moved, and Commissioner Burns Finney seconded the motion. The minutes of the March 2025, board meeting were unanimously approved and adopted as presented. *See, Exhibit A.*

4. BUSINESS

a. Action Items

- i. Authorize Negotiations and Execute a Trade Contract Agreement for the Lighting Controls System**

Mr. Ed Kroics, Executive Director, discussed the Trade Contract for the Lighting Controls System. *See, Exhibit B.*

Commissioner Sertich moved, and Commissioner Burns Finney seconded the motion to approve the following recommended motion, which was unanimously adopted:

The Minnesota Sports Facilities Authority authorizes the Chair and Executive Director to finalize negotiations and execute a trade contract agreement with Gephart Electric for the Lighting Controls System for a total cost not to exceed \$811,133.

b. Reports

i. Q3 2024-2025 MSFA Budget Report – March 31, 2024

Ms. Michelle Hoffman, Director of Finance, provided the Budget Report for the Authority's Q3 2024-2025 budget. See, Exhibit C.

ii. U.S. Bank Stadium Updates

1. ASM Global Update

Mr. John Drum, General Manager U.S. Bank Stadium, commented on recent events at the Stadium.

2. Aramark Update

Ms. Jenifer Freeman, Resident District Manager U.S. Bank Stadium, commented on recent events with Aramark.

3. Minnesota Vikings Update

Mr. Andrew Miller, Chief Operating Officer Minnesota Vikings, commented on recent events with the Minnesota Vikings.

iii. Paralyzed Veterans of America Presentation

Mr. Shaun Castle, Chief Operations Officer PVA, Mr. Robert Thomas, National President PVA, and Mr. Mark Lichter, Director of Architecture PVA, announced that U.S. Bank Stadium is the 2025 PVA Barrier-Free America Award Recipient.

5. PUBLIC COMMENTS

There were no public comments.

6. DISCUSSION

Chair Vekich asked Mr. Amos Briggs, Lockridge, Grindal, Nauen, to provide a legislative update.

Chair Vekich announced that today would be Commissioner Burns Finney's last board meeting and thanked her for her many years of service.

7. ANNOUNCEMENT OF NEXT MEETING

Chair Vekich announced the next MSFA meeting will be held on Thursday, May 15, 2025, at U.S. Bank Stadium in the MSFA Board Room.

8. ADJOURNMENT

There being no further business to come before the MSFA, the meeting was adjourned at 8:44 A.M.

Approved and adopted the 30th day of May 2025, by the Minnesota Sports Facilities Authority.

Sharon Sayles Belton, Secretary/Treasurer

Ed Kroics, Executive Director



MEMORANDUM

TO: MSFA Commissioners

FROM: Ed Kroics, Executive Director

DATE: May 30, 2025

SUBJECT: Authorize Negotiation and Execution of a Trade Contract Agreement for the SOC Expansion and Renovation

On April 14, 2025, the Authority published a Request for Proposal (RFP) for Expansion and Renovation of the Stadium Operations Center (SOC). The SOC has reached full capacity for events and additional space is required for staff members. The project includes a new HVAC unit, lighting, furniture, walls, doors, and other items needed to expand the space. The SOC will remain operational during major events while the renovation is taking place.

Proposals were received on May 21, 2025. Proposals were reviewed and evaluated on multiple criteria. Construction Results is recommended as the best value to the Authority.

Recommended Motion:

The Minnesota Sports Facilities Authority authorizes the Chair and Executive Director to finalize negotiations and execute a trade contract agreement with Construction Results for the SOC Expansion and Renovation for a total cost not to exceed \$490,000.00.



MEMORANDUM

TO: MSFA Commissioners

FROM: Ed Kroics, Executive Director

DATE: May 30, 2025

SUBJECT: Authorize Negotiation and Execution of a Trade Contract Agreement for the Clubs and Suites AV Controls System

On April 28, 2025, the Authority published a Request for Proposal (RFP) for replacement of the Clubs and Suites AV Controls System. The current AV Controls System was installed prior to opening the stadium in 2016 and has reached end of life. The System operates the sound system providing audio to the suites, clubs, and corridors in the stadium. The proposed system will provide enhanced controls between each space.

Proposals were received on May 19, 2025. Proposals were reviewed and evaluated on multiple criteria. Archkey is recommended as the best value to the Authority.

Recommended Motion:

The Minnesota Sports Facilities Authority authorizes the Chair and Executive Director to finalize negotiations and execute a trade contract agreement with Archkey for the Clubs and Suites AV Controls System for a total cost not to exceed \$1,100,000.00.



MEMORANDUM

TO: MSFA Commissioners

FROM: Ed Kroics, Executive Director

DATE: May 30, 2025

SUBJECT: Authorize Negotiation and Execution of a Trade Contract Agreement for the LED Displays and Controls System

On April 28, 2025, the Authority published a Request for Proposal (RFP) for the replacement of the LED Displays and Controls System. The current displays in the Sukup, Little Six, and Medtronic Clubs have reached end of life. The new LED displays and Controls System provide a state-of-the-art experience and more flexibility for all events in the stadium.

Proposals were received on May 19, 2025. Proposals were reviewed and evaluated on multiple criteria. SNA Displays is recommended as the best value to the Authority.

Recommended Motion:

The Minnesota Sports Facilities Authority authorizes the Chair and Executive Director to finalize negotiations and execute a trade contract agreement with SNA Displays for the LED Displays and Controls System for a total cost not to exceed \$3,300,000.



MEMORANDUM

TO: MSFA Commissioners

FROM: Michelle Hoffman, Director of Finance

DATE: May 30, 2025

SUBJECT: Approve 2025 – 2026 Casualty Insurance Program

CBIZ, our casualty insurance broker, contacted each of the incumbent insurance carriers and requested renewal quotes for the 2025-2026 policy term. CBIZ then negotiated with the carriers to obtain the best pricing and terms for the Authority. The policies included in the casualty insurance program are: commercial general liability, liquor liability, excess liability, commercial automobile and garage keepers legal liability, crime, public entity management liability, workers compensation, network security and privacy liability (cyber), and terrorism liability. The renewal policy period is from June 17, 2025 through June 17, 2026. Following is a summary of each insurance policy:

Commercial general liability. Arch (American Specialty) offered to renew this policy for a premium of \$118,337. The premium is flat and is not subject to audit. General liability limits are:

- \$1 million bodily injury/property damage per occurrence
- \$1 million personal injury/advertising injury per occurrence
- \$1 million liquor liability/\$2 million liquor liability aggregate
- \$5 million general aggregate per event
- \$5 million products/completed operation aggregate
- \$1 million employee benefits liability/\$2 million annual aggregate

There is a \$1,000 deductible per claim for employee benefits, and \$0 deductible for all other claims.

Excess liability. The excess liability carriers offered to renew their policies. This program has a layered and quota share risk approach where there are three layers and each layer is in excess of the primary liability policy and the underlying excess layers. Layers 2 and 3 have a quota share approach. This program is structured to combine the layers to achieve the total required limits of liability and to minimize the cost parameters. The three layers have a total combined limit of \$50 million per occurrence and in the aggregate. The policies will be placed with the following carriers:

<u>Carrier</u>	<u>Layer</u>	<u>Premium</u>
Arch (American Specialty)	Layer 1 - \$10 million lead, excess primary policies	\$72,457.00
Axis	Layer 2 - \$15 million - quota share 50%/50%	\$67,320.15
Endurance	Layer 2 - \$15 million - quota share 50%/50%	\$67,320.15
Great American	Layer 3 - \$15 million – quota share of \$25 million	\$48,750.00
Sirius Point Specialty	Layer 3 - \$10 million – quota share of \$25 million	<u>\$33,488.00</u>
Total premium		<u>\$289,335.30</u>

All of the excess liability policies exclude communicable disease coverage. There is no deductible.

Automobile/Garage Keepers Legal Liability. Arch (American Specialty offered to renew this policy for a premium of \$20,337.00. The policy limits are:

Automobile liability:

- \$1 million liability for bodily injury and property damage, combined single limit including hired and non-owned autos. Physical damage-comprehensive \$1,000 limit, and physical damage-collision \$1,000 limit.
- \$50,000 Actual cash value for hired auto physical damage, less \$1,000 deductible.

Garage keepers' legal liability:

- \$1 million per location:
 - DTE Parking Ramp
 - Stadium Parking Ramp
 - Timeshare System, Inc. - 511 Building Surface Lot and Parking Ramp
 - Timeshare System, Inc. - 1010 Ramp
 - Hennepin County Medical Center Parking Ramp

The comprehensive deductible is \$2,500 per auto with a \$10,000 maximum deductible for any one claim caused by theft, mischief, or vandalism. The collision deductible is \$500 for each automobile.

Crime. Travelers offered to renew the crime policy for a premium of \$1,616.00. Crime policy limits are:

- \$1 million Employee theft
- \$1 million Premises
- \$1 million In transit
- \$1 million Client property
- \$1 million Money orders and counterfeit currency
- \$1 million Forgery or alteration
- \$1 million Funds transfer fraud
- \$1 million Personal accounts forgery or alteration
- \$1 million Identity fraud expense reimbursement
- \$100,000 Telecommunications fraud
- \$100,000 Social engineering fraud
- \$1 million Computer fraud
- \$1 million Computer program and electronic data restoration expense

The policy has a \$10,000 deductible except for a \$5,000 deductible for social engineering fraud, a \$1,000 deductible for telecommunication fraud, and no deductibles for identity fraud expense reimbursement, computer fraud, or computer program and electronics data restoration expense.

Network Security and Privacy Liability (Cyber). The group of incumbent carriers offered to renew this policy. The group includes four carriers who share the risk on a quota share basis: North American Capacity 30%, Allianz Underwriters 20%, Ascot Specialty 20%, and Fortegra Specialty 30% for a combined premium of \$47,027.46. The cyber/privacy liability policy limits are:

- \$5 million policy aggregate
- \$5 million network and information security liability
- \$5 million Regulatory defense and penalties
- \$5 million Multimedia content liability
- \$5 million PCI Fines and assessments
- \$25,000 Retention
- \$5 million Breach response
- \$5 million Crisis management and public relations
- \$5 million Cyber extortion
- \$5 million Business interruption and extra expenses
- \$5 million Digital asset restoration
- \$250,000 Funds transfer fraud

There is a \$25,000 deductible per claim.

Public Entity Management Liability (public officials liability). Chubb (ACE American) offered to renew the policy for a premium of \$39,267.00. The public officials and employment practices liability policy limits are:

- \$5 million each claim/aggregate
- The policy has a \$25,000 deductible for public entity reimbursement and public entity liability, and a \$50,000 deductible for employment practices liability.

Workers Compensation. SFM offered to renew this policy for a premium of \$1,931.00.

The policy limits are:

- \$1 million employers' liability-bodily injury by accident
- \$1 million employers' liability bodily injury by disease.
- \$1 million employers' liability bodily injury by disease-each employee.

The final premium for this policy is subject to an audit of actual payroll costs.

Terrorism Liability. Lloyd's Syndicate/Lloyds of London offered to renew this policy for a premium of \$41,576.64. Coverage includes bodily injury or property damage to a third party, arising out of an act of terrorism. An act of terrorism means an act, including the use of force or violence, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organization(s), committed for political, religious or ideological purposes

including the intention to influence any government and/or to put the public in fear for such purposes. This policy includes the Terrorism Risk Insurance Act (TRIA). The terrorism liability policy limits are:

- \$50 million each occurrence/annual aggregate

This policy has no deductible.

Insurance Carrier Ratings. A.M. Best Company, Inc. annually publishes *Best's Insurance Reports* which provides in-depth reports on insurers, reinsurers and groups in the United States, Canada, and around the world. The reports provide in-depth evaluation of insurers balance sheet strength, operating performance, business profiles and enterprise risk management. Companies licensed to do business in the United States are assigned a rating which attempts to measure the comparative position of the company or association against industry averages. The policy type, carrier, ratings for the insurance carriers, and the premium for each policy are shown below:

<u>Policy</u>	<u>Carrier</u>	<u>A.M. Best Rating</u>	<u>Premium</u>
Commercial General Liability	Arch (American Specialty)	A+; XV	\$118,337.00
Excess Liability	Arch (American Specialty)	A+; XV	\$72,457.00
	Axis Surplus	A; XV	\$67,320.15
	Endurance American	A+; XV	\$67,320.15
	Great American	A+; XV	\$48,750.00
	Sirius Point	A-; XV	\$33,488.00
Automobile/Garage keepers Liability	American Specialty (Arch)	A+; XV	\$20,318.00
Crime	Travelers	A++; XV	\$1,539.00
Network Security and Privacy Liability (Cyber)	Coalition- North American Capacity Allianz Underwriters Ascot Specialty Fortegra Specialty	A+; XV A+; XV A+; XIV A-; IX	\$47,761.72
Public Entity Management Liability	Chubb (ACE American)	A++; XV	\$43,437.00
Workers Compensation	SFM	A-; IX	\$1,967.00
Terrorism Liability	Lloyd's Syndicate/Lloyds of London	A; XV	\$42,607.04
CBIZ annual fee – annual fee = \$37,927. Certain premiums included commission of \$32,334.96	Broker fee		\$5,592.04
	Total Annual Premium		\$468,520.00
	Premium Increase		\$44,858.25 (10.6%)

Recommended Motion:

The Minnesota Sports Facilities Authority authorizes the Chair and the Executive Director to execute the contracts for the 2025-2026 Casualty Insurance program.