

CITY COUNCIL PROCEEDINGS
BEMIDJI, MINNESOTA
Work Session – November 27, 2007

Pursuant to due call and notice, a work session of the City Council of the City of Bemidji, Beltrami County, Minnesota, was held on Tuesday, November 27, 2007, at 5:30 p.m. in the Sunken Island Room at the Hampton Inn, Mayor Lehmann presiding.

Upon roll call, the following Councilmembers were declared present: Lehmann, Markeson, Hellquist, Johnson, Erickson, Erickson, Meuers, Downs.

Staff Present: John Chattin, Craig Gray, Curt Oakes, Alan Felix, Brian Freeberg, Kay Murphy

Other Present: Manos Ginis, Mike Warren, Paul Richards, Bill Krueger, Cliff Tweedale

Mayor Lehmann stated that the purpose of the meeting was to discuss the site layout for the events center at the SE Lake Bemidji location.

Paul Richards, Widseth Smith Nolting (WSN), commented that it was a good move to relocate the events center at SE Lake Bemidji. He reviewed one of many possibilities for how the area might develop and proposed land use for the parcel. The events center building is proposed to be located in the middle of the property north of and on the former North Central Door site. To the east of the site they propose high density housing, commercial along 1st Street and improvements were discussed for Nymore Beach and the boat launching area. The entire shoreline is proposed to be bordered by a hiking/biking trail and a snowmobile trail. The snowmobile trail will be grass which will be groomed only during the winter. Discussion continued regarding the parking requirements for the events center. It was noted that the parking will include green space. In addition, the second sheet of ice is more important at this site as it can be used as a community center.

Councilor Erickson noted that it is important to keep the area with the theme “city as a park” in mind.

Mr. Richards recommended that a marketing study be completed in conjunction with the downtown study. In addition, there is a study being done regarding the wetland on the property and they will be meeting with the DNR and the City in this regard within a week.

Manos Ginis, from Leo A Daly, noted that there are many options for layout of the property. Mr. Ginis discussed orientation of the events center in relation to Lake Bemidji.

Councilor Erickson asked about heating and the amount of glass on the proposed design for the building. Mr. Ginis responded that the windows are not as energy efficient as brick but are primarily located in the vestibule areas.

Cost of Proposed Buildings

Mike Warren, Leo A Daly, reviewed cost estimates which does not include the cost of land acquisition, infrastructure and other associated costs. He noted that the costs were based on the downtown site as Leo A Daly has not had time to redo them. The 2009 cost reflects approximately 6 percent inflation, based on state guidelines. The preliminary costs were reviewed by Kraus Anderson and CPMI. The estimates are:

	<u>2007</u>	<u>2009</u>
Arena	\$30.17 m	\$36.5 m
Events Center/Ice	\$ 8.47 m	\$ 9.6 m
Convention	\$ 7.19 m	\$ 8.2 m
Foundation	<u>\$ 1.0 m</u>	<u>\$ 1.1 m</u>
Total	\$48.83 m	\$55.4 m

Mr. Warren stated that he believes that the southeast Lake Bemidji site may have more environmental cleanup versus the downtown site. Mr. Richards noted that some cleanup has been done on the site and WSN is in the process of reviewing the reports provided.

Value Design

Mr. Ginis discussed value design and noted that six items could reduce the cost of the construction. Leo A Daly, BSU Athletic Department, CSL and staff have reviewed the

proposed reductions and it was generally felt that potential loss in revenue does not justify the savings.

Councilor Johnson stated that he is in favor of completing the entire project and would not want to cut corners. Councilor Downs stated that he would be interested in seeing what kind of partnership is available with a hotel developer.

Bill Krueger, Corporate Sports and Leisure (CSL), commented that when he talked to potential users of the events center they noted that it important to keep the design multi-purpose and functional. He stated that there are tradeoffs if items are left off the design. Mr. Krueger stated that this is a phenomenal opportunity for the community. Every community would love to have a location like this one. He stated that there are several options that the City could explore to minimize costs and encouraged the City to work with a hotel developer by providing incentives.

BSU Lease Agreement

Cliff Tweedale, HRDC, reported that the BSU Lease Committee has met three times and have discussed what is important to the City and BSU. The next meeting will be on December 13 and Mr. Krueger will provide examples of different leases. It is anticipated that the group will reach the framework for an agreement in December.

Mr. Krueger stated that leases for university tenants are all over the board from simple to complex.

Councilor Johnson commented that this is a win-win for the community as the State will be providing \$25 million to build an events center.

ADJOURN

There being no further business, the meeting adjourned at 8:44 p.m.

Respectfully submitted,



Kay M. Murphy
City Clerk