

**CITY COUNCIL PROCEEDINGS**  
**BEMIDJI, MINNESOTA**  
**Regular Meeting/Work Session – August 27, 2007**

Pursuant to due call and notice, a regular meeting/work session of the City Council of the City of Bemidji, Beltrami County, Minnesota, was held on Monday, August 27, 2007, at 5:15 p.m. in the Council Chambers of City Hall, Mayor Lehmann presiding.

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

Staff Present: John Chattin, Curt Oakes, Craig Gray, Brian Freeberg  
Others Present: Rita Albrecht, Tim Flathers, Manos Ginis, Mark Sullivan, Mike Warren, Jennifer McMasters

Mayor Lehmann stated that the purpose of the meeting discuss the plans for the event center with representatives from Leo A Daly.

Manos Ginis, Leo A Daly, stated that Leo A Daly had met with city staff to bring them up to speed on where the architects are at on the plans for the arena/event center. In addition, they met with BSU regarding the program. He commented that the meetings have gone well. Mr. Ginis reviewed drawings of the proposed event center location and the property that is required. He stated that stormwater management issues are being addressed as they can no longer empty to the lake. Phase I includes the arena, parking and the general configuration of the roads. Phase 2, if completed, includes a second sheet of ice and convention center. The Master Plan is designed to create the necessary infrastructure so that orderly development can occur after Phase 2 is completed. The Master Plan includes a hotel, some retail, science museum, green gateway to the city, and parking deck.

Lisa Boulay asked what has happened to the idea of a community center which has been brought up at previous meetings with the public. Mayor Lehmann responded that a community center has not been included in the plan.

Discussion continued regarding parking on the streets and lots. Mr. Ginis stated that the \$50 million budget includes extraordinary costs which are not necessarily part of the building costs, i.e., infrastructure, property to be purchased, etc. Mr. Ginis stated that presently, all estimates are guesstimates.

Councilor Johnson noted that the big picture has more property. Mr. Ginis stated that as soon as the building gets built the land costs will escalate.

Councilor Erickson asked how reliable the preliminary costs for building and infrastructure would be in two years. Mr. Warren responded that Leo A Daly estimated 5% inflation per year. Discussion continued on inflation and what will drive costs.

Lisa Boulay asked about what steps are being taken to making the building "green". Mr. Ginis responded that building "green" does not come cheap but they are planning to build it to be as energy efficient as possible. Until he has more accurate numbers he cannot tell what will be spent on the building. Mr. Ginis commented that all materials being used for this building can be recycled, i.e., steel and concrete. Ms. McMasters commented that Leo A Daly is following the Minnesota B3 energy guidelines.

Mayor Lehmann stated that part of the directive by the Council was to make the building as green as possible within the \$50 million budget.

Discussion continued regarding building a parking lot instead of flat parking. Mr. Warren commented that parking is approximately \$1,200 per space and ten times that amount to build a parking ramp.

Mr. Ginis reviewed the building plans for the arena. He stated that the ice is 7 feet above water level. Staff would enter through the rear doors, which will be located closest to the locker rooms, BSU office and public areas. The majority of the public offices are located to the east along with the weight room which may be made available to the public. Mr. Ginis stated he has reviewed the plan with BSU and it currently meets their expectations.

Councilor Downs asked if there has been a walking area for the community to use incorporated into the plans. Mr. Ginis replied not at this time. He stated that there is a cost to open the building for the public which does not generate revenue. Discussion continued regarding the use of the sheet of ice and BSU's lease of the building. Mr. Ginis stated that the three components are important for the event center to be successful. Consequently, the amount of time to bring in events to the event center is limited. When there is a second sheet of ice, it would allow the team to practice on it and keep the main area for exhibits.

Mr. Ginis stated that BSU believes that a 3<sup>rd</sup> floor is required to build suites and the more suites that are built the better. In addition, BSU has indicated the need for a club house and seating. Currently, the design includes 25 suites, a media room and a smaller area for the club house. He recommended expanding the number of suites, as it brings in revenue.

Mr. Ginis stated that the seating designed in a bowl format, some of which will retract or can be removed for storage. The ice can be covered for special events, not removed, and the seats and flooring stored. Additional events that the event center accommodates would require additional storage for flooring, etc. He commented that most events provide their own stage.

Mr. Ginis noted there are plenty of concessions and restrooms located around the event center. He stated that the plans are preliminary and they will be exploring options for the look of the outside of the building.

Councilor Erickson asked if this design is flexible enough to move to another site. Mr. Ginis responded yes, but would not look identical due to layout. He stated that he had concerns regarding the cost if another site is chosen. If located in another area, it may run into archaeological concerns and other issues. There is a timing issue right now and to look at another location would delay the project. Councilor Johnson commented that perhaps another location could better accommodate a hotel.

Discussion continued regarding the future location of the Headwaters Science Center.

Councilor Erickson stated she is concerned with moving forward until a better understanding is discussed with BSU.

Councilor Downs asked why land acquisitions are not being pursued for the potential second sheet to be located next to the first sheet. Mr. Ginis responded that we are out of time to do that.

**Motion by Johnson, second by Markeson, to authorize Leo A Daly to move forward with the planning stages. Motion carried unanimously.**

John Chatten asked the Council what the City should show Legislators when they visit in September and suggested that the City show them the master plan and Phase I. The City Council concurred.

**ADJOURN**

There being no further business, motion by Downs, second by Markeson, to adjourn the meeting. Motion carried. Meeting adjourned at 7:10 p.m.

Respectfully submitted,



Kay M. Murphy  
City Clerk