Resolution 2013-205

Resolution Approving the Covenants and Agreement with Cal Ripken Sr. Foundation for Field Renovations at Farview and North Commons Parks

Whereas, The Minneapolis Park & Recreation Board (MPRB) is the steward of the Minneapolis park system;

Whereas, The Cal Ripken Sr. Foundation and local donors have expressed interest in providing high quality youth baseball and softball fields in Minneapolis;

Whereas, After evaluation of parks across the city, a field at the northeast corner of Farview Park and a softball field at North Commons Park emerged as top candidates for field donations;

Whereas, The field renovations, maintenance equipment and programming support would be funded through donations;

Whereas, The MPRB conducted two open houses and a public hearing to share the proposal and gather feedback from the community on the project;

Whereas, The MPRB approved field renovations at Farview and North Commons Parks with donor funds in collaboration with Cal Ripken Sr. Foundation on September 19, 2012;

Whereas, The Covenants and Agreement (*Attachment A*) drafted by Cal Ripken Sr. Foundation and MPRB staff proposes the terms and conditions of the construction, management and operation of the Farview and North Commons Field renovations; and

Whereas, This resolution is supported by the MPRB 2007-2020 Comprehensive Plan, which envisions “Dynamic parks that shape city character and meet diverse community needs”;

RESOLVED, That the Board of Commissioners approve the Covenants and Agreement with Cal Ripken Sr. Foundation for field renovations at Farview and North Commons Parks; and

RESOLVED, That the President of the Board and Secretary to the Board are authorized to take all necessary administrative actions to implement this resolution.

TO: Administration & Finance Committee

FROM: Bruce Chamberlain, Assistant Superintendent for Planning

DATE: June 5, 2013

SUBJECT: Resolution Approving the Covenants and Agreement with Cal Ripken Sr. Foundation for Field Renovations at Farview and North Commons Parks

BACKGROUND

On September 19, 2012, the Minneapolis Park and Recreation Board (MPRB) approved a proposal to renovate athletic fields at Farview and North Commons Parks with donor funds. Cal Ripken Sr. Foundation and MPRB staff drafted a Covenants and Agreement (*Attachment A*) that proposes the terms and conditions of the construction, management and operation of the Farview and North Commons Field renovations. Approval of the agreement will allow Cal Ripken Sr. Foundation to begin construction on the North Commons and Farview Fields.

The approach taken with the agreement is that the MPRB will own and operate the field renovations at Farview and North Commons in accordance with its policies and Cal Ripken Sr. Foundation will construct the improvements and provide programming support. The construction approach is similar to the partnership established for recent improvements to Chute Square. The agreement gives priority to youth and community use of the fields.

At the end of 2011, MPRB staff began discussing a potential donation that would support baseball and softball in Minneapolis with the Cal Ripken, Sr. Foundation and local donors. Through analysis of possible locations, Farview and North Commons Parks emerged as top candidates to receive donations for improvements. The proposal includes the complete renovation of the softball field at North Commons and the fields at the northeast corner of Farview Park, funding for maintenance equipment and funding to help support programming for 5 years. The proposed improvements at North Commons and Farview Parks include synthetic turf, dugouts, and fencing.

At the June 6, 2012 Board meeting, MPRB staff and a representative from the Cal Ripken, Sr. Foundation presented the proposed project, including community engagement recommendations, timeline, funding, and 5-year program and maintenance plan. After the presentation, staff organized two public open houses to share the project proposal with the community, gauge community support and gather comments. The open houses were attended by over 25 individuals. A wide range of comments and perspectives were shared by park patrons and neighbors. Supporters expressed that the project would bolster the current athletic programs and provide high quality fields that would create a sense of pride among the youth. Concerns about the project focused on objections to the use of synthetic turf, desire for more community input into the proposal, objection to fencing the field, a sense that the project would limit non-programmed use, and that other projects at the park are a higher priority. Staff

prepared a fact sheet to help address some of the concerns and questions of residents and distributed it through email or mail to those at the open houses, posted it on the project page and sent it to those who have asked for project updates with gov-delivery.

Per the direction of the Board, two additional meetings were held at Farview Park to discuss the design details of the project with the community. Discussions focused on aesthetics, fencing, retaining walls, field layout, gate locations, dugouts, and spectator seating. Staff reinforced that the fields would continue to be open to the community outside of practices or games and that the gates would remain open. Temporary closure of the gates would occur if the fields were being damaged and the closure would help address the behavior causing the damage. To accommodate the development of a full size football field that meets the needs of existing programming, two trees will need to be removed at the south end of the field. Concerns were raised about the loss of the trees. A replanting plan will be developed that accounts for the loss of the trees. This plan will be focused on replacement based on the percentage of mature tree canopy lost versus the number of new trees planted.
The covenants and agreement has been reviewed and approved by legal counsel.

FUNDING/COST SUMMARY
Construction:
Construction of this project will be funded completely by donations. The estimated value is $2,100,000.
Programming:
Cal Ripken Sr. Foundation will augment programming through donations and grants (value equivalent to $30,000 per year) for 5 years.

PREVIOUS BOARD ACTIONS

September 19, 2012	Resolution 2012-263: Resolution approving a proposal for athletic field renovations at Farview Park and North Commons Park with Donor Funds in Collaboration with the Cal Ripken Sr. Foundation

RECOMMENDATION
Staff recommends approval of the Covenants and Agreement with Cal Ripken Sr. Foundation for field renovations at Farview and North Commons Parks
This action is supported by the following vision and goal statements in the MPRB 2007-2020 Comprehensive Plan.

Vision Theme 3:	Dynamic parks that shape city character and meet diverse community needs.
Goal:	Park facility renewal and development respects history and focuses on sustainability, accessibility, flexibility, and beauty.

HISTORY:

05/22/13	**Administration & Finance Committee**	**ADOPTED**

ATTACHMENTS:

- Attachment A. Covenants and Agreement with Cal Ripken Sr. Foundation (PDF)

Prepared By: Jennifer Ringold, Manager of Public Engagement & Citywide Planning, Strategic Planning
Review:

Jennifer Ringold	Completed	05/13/2013 2:24 PM
Bruce Chamberlain	Completed	05/13/2013 3:48 PM
Jayne Miller	Completed	05/13/2013 3:59 PM
Minneapolis Park and Recreation Board	Pending	
Administration & Finance Committee	Completed	05/30/2013 4:51 PM