



**Municipal Building Commission Meeting**  
**October 22, 2025, 9:00 AM**  
**Meeting location: City Hall/Courthouse Conference Room 143**

**AGENDA**

**INTRODUCTIONS:**

**INFORMATIONAL AGENDA ITEMS:**

- 1) 2026 – 2027 capital funding request
- 2) MBC by-laws
- 3) City Hall Carillon Committee
- 4) Employee Benefit information

**CONSENT AGENDA ITEMS:**

- 5) Approve August 25, 2025, meeting minutes
- 6) Approve MBC contract summary
- 7) Approve MBC expenditure report
- 8) Approve MBC historic preservation fund balance

**DISCUSSION AND ACTION AGENDA ITEMS:**

- 9) MBC Mechanical/Life Safety and City Restack project
  - a) Shaw: approve construction contract amendments
- 10) Approve 2026 Operating budget
- 11) Approve contract with MN Department of Employment and Economic development – MN State services for the Blind

## Informational Agenda Item: 01

**Date:** October 22, 2025

**To:** Municipal Building Commission Board:  
Commissioner Irene Fernando, President  
Mayor Jacob Frey, Vice President  
Commissioner Marion Greene  
Council Member LaTrisha Vetaw

**From:** Erin Delaney

**Subject:** 2026 -2027 Capital Funding Request  
Informational Agenda Item: 01

Listed below is the MBC's Capital Funding request for 2026-2027. Capital funding is split 50-50 between the City and County unless a project is specific to one entity.

CLIC (City) and the Mayor's office recommended MBC's full funding request. Staff will present the request to the City Council on October 27.

Staff presented to CBTF (County) on July 14 and has been notified the County is recommending MBC's full funding request.

This is informational only, no action is requested at this time.

MBC 2026-2027 Joint Capital Funding Request					
Project Number		Project Name	2026 request	2027 Request	Total
1	Existing	Fire Alarm System Replacement	\$1,000,000.00		\$1,000,000.00
2	Existing	Heat Exchangers and Pump Replacement	\$600,000.00		\$600,000.00
3	Existing	Exterior Improvements	\$6,000,000.00		\$6,000,000.00
4	Existing	HC Only ADC Metal Door Frame Replacement		\$1,500,000.00	\$1,500,000.00
5	Existing	5th Street Sidewalk reconstruction	\$0.00	\$3,250,000.00	\$3,250,000.00
6	New	Electrical Bus Duct Replacement	\$75,000.00	\$3,500,000.00	\$3,575,000.00
			\$7,675,000.00	\$8,250,000.00	\$15,925,000.00

## Informational Agenda Item: 02

**Date:** October 22, 2025

**To:** **Municipal Building Commission Board:**  
**Commissioner Irene Fernando, President**  
**Mayor Jacob Frey, Vice President**  
**Commissioner Marion Greene**  
**Council Member LaTrisha Vetaw**

**From:** Erin Delaney

**Subject:** **MBC by-laws**  
**Informational Agenda Item: 02**

As discussed in March, a draft of MBC by-laws has been completed.

The draft is being reviewed by City and County staff and includes:

- Quorum defined as 2 Board members, provided that at least one Commissioner from the City and one Commissioner from the County is present.
- Procurement Authority is consistent with current practice
- Establish a Commission Special Committee that is comprised of Board members or their designee. Under the by-laws, the special commission may act on behalf of the Commission.

**Date:** October 22, 2025

**To:** **Municipal Building Commission Board:**  
**Commissioner Irene Fernando, President**  
**Mayor Jacob Frey, Vice President**  
**Commissioner Marion Greene**  
**Council Member LaTrisha Vetaw**

**From:** Erin Delaney

**Subject:** **City Hall/Courthouse Carillon Committee**  
**Informational Agenda Item: 03**

The City Hall Carillon Committee is a nonprofit organization, founded by Tony Hill. The committee is comprised of volunteers that play bell concerts at City Hall. It was founded in 1993, and volunteers play approximately 60 concerts per year.

The articles of incorporation state *the City Hall Carillon Committee is to produce bell concerts, provide information to the public about the history of the bells, and support the tuning and refurbishing of the bells and infrastructure.*

Mr. Hill died in 2023 and bequeathed \$250,000 to the committee. The committee is exploring ideas on how to support the maintenance of the bells.

The bells are physical assets of the City Hall/Courthouse building. As such, all action by the committee requires MBC Board approval.

MBC staff will work with the Carillon committee to review ideas, including electrical keyboard repairs and potential need to tune the bells. Any preliminary projects will be memorialized in writing and require MBC Board approval. The Carillon committee will be responsible for associated costs.

This is an informational item only, no action is requested at this time.

## Informational Agenda Item: 04

**Date:** October 22, 2025

**To:** **Municipal Building Commission Board:**  
**Commissioner Irene Fernando, President**  
**Mayor Jacob Frey, Vice President**  
**Commissioner Marion Greene**  
**Council Member LaTrisha Vetaw**

**From:** Erin Delaney

**Subject:** **MBC Employee Benefits**  
**Informational Agenda Item: 04**

The MBC contracts for medical, dental and life / disability insurance benefits as a stand-alone agency. Open Enrollment for 2026 selections is scheduled for November 11-17<sup>th</sup>. Employees will be able to select medical plans online through the County's APEX system and will be assisted with off-line dental and life insurance enrollment.

The MBC received the following quotes for 2026. Premium increases will be absorbed in the operating budget appropriation.

Medical:	13% premium increase
Dental and Life /Disability:	0% premium increase

Additionally, MBC staff are also preparing for the implementation of MN Paid Leave (MNPL) effective January 1, 2026. The MBC solicited a quote that came in higher than the state rate of 0.88%. At this point, the MBC intends to contract with the State for the MNPL program. Staff is complying with employee notification and working with labor union leadership on the program implementation.

This is an informational item, no action is requested as this time.

**Consent Agenda Item: 05**

**Date: October 22, 2025**

**To: Municipal Building Commission Board:  
Commissioner Irene Fernando, President  
Mayor Jacob Frey, Vice President  
Commissioner Marion Greene  
Council Member LaTrisha Vetaw**

**From: Erin Delaney**

**Subject: MBC Board meeting minutes  
Consent Agenda Item: 05**

Staff requests approval of the attached August 25, 2025 MBC Board meeting minutes.

**UNAPPROVED**  
**Municipal Building Commission Meeting Minutes**  
**August 25, 2024**

President Irene Fernando called the regular Municipal Building Commission (MBC) meeting to order at 11:35 AM at the City Hall/Courthouse, Room 143. Present were:

President Irene Fernando, Chair of the Hennepin County Board  
Vice President Jacob Frey, Mayor, City of Minneapolis  
Minneapolis City Council Member LaTrisha Vetaw  
Hennepin County Commissioner Marion Greene (delayed arrival 11:45 AM)

**INFORMATIONAL ITEMS**

The following informational items were discussed:

1. 2026 – 2027 Capital Funding Request
2. MBC By-Laws
3. MBC Audit

**CONSENT AGENDA ITEMS**

Vice President Frey moved to approve the following consent items:

4. Minutes from the June 6, 2025 meeting
5. Contract Summary (through June 30, 2025)
6. MBC Expenditure Report (through June 30, 2025)
7. MBC Historic Preservation Fund Balance

Council Member Vetaw seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Yea	LaTrisha Vetaw	Yea

**DISCUSSION & ACTION AGENDA ITEMS**

8. Joint MBC Mech/Life Safety and City Restack Project – Phase 3C
  - a) President Fernando moved to approve Shaw Lundquist construction contract amendment #15 - MBC \$189,794.00 and #16 - City \$139,346.00, for a total of \$329,140.00 and a new contract total \$28,601,551.00.. Commissioner Greene seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Yea	LaTrisha Vetaw	Yea

**UNAPPROVED**  
**Municipal Building Commission Meeting Minutes**  
**August 25, 2024**

9. President Fernando moved to approve the MBC/AFSCME tentative labor agreement, for the period of January 1, 2025 through December 31, 2027. Council Member Vetaw seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Yea	LaTrisha Vetaw	Yea

10. President Fernando moved to approve the financial terms for MBC Non-represented positions, for the period of January 1, 2025 through December 31, 2027. Council Member Vetaw seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Yea	LaTrisha Vetaw	Yea

11. Commissioner Greene moved approval of the following regarding MBC Fire Alarm Testing and Maintenance:

- a. Extension of the current Firenet contract for one (1) final year, expiring March 14, 2026, including a not-to-exceed increase of \$100,000 and,
- b. Authority to release a RFP for Fire Alarm Testing and Maintenance and contract with the selected vendor.

Council Member Vetaw seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Yea	LaTrisha Vetaw	Yea

**ADJOURNMENT**

President Fernando moved to adjourn at 11:58 AM. Commissioner Greene seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Yea	LaTrisha Vetaw	Yea

**Consent Agenda Item: 06**

**Date: October 22, 2025**

**To: Municipal Building Commission Board:  
Commissioner Irene Fernando, President  
Mayor Jacob Frey, Vice President  
Commissioner Marion Greene  
Council Member LaTrisha Vetaw**

**From: Erin Delaney**

**Subject: MBC Contract Summary  
Consent Agenda Item: 06**

Attached are the balances for MBC Contracts through August 31, 2025. The summary report includes:

- Professional Services Contracts
- Consulting Contracts
- Pricing Contracts
- Bid Contracts
- Other Contracts

**Professional Services Contracts as of 8/31/2025**

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Available Contract Balance
COM0003948	J Pelzl Consulting LLC	MBC-ORG DEVELOPMENT_HR CONSULT	6/1/21	6/1/2026	20000	0
COM0003961	VDA, INC.	MBC-ELEVATOR CONSULTING	5/1/21	5/1/2026	81000	1490
COM0004187	WOLD ARCHITECTS INCORPORATED	MBC-MLS_CITY TI DESIGN PH 3	8/31/21	10/31/2026	12387	2918.09
COM0006780	SYSTEM SOFT TECHNOLOGIES INC	MBC- Temporary Staffing	5/1/23	4/30/2026	350000	0
COM0007914	Legence Subsidiary Holdings, LLC	MBC-OPR MECH/LIFE SAFETY	3/1/24	6/1/2026	381000	0

**Consulting Pool Contracts as of 8/31/2025**

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Available Contract Balance
COM0005526	MILLER DUNWIDDIE ARCHITECTURE, INC.	MBC-ELEVATOR 7 AND 8 SERVICES	5/27/22	12/31/2025	0	0
COM0008392	ERICKSEN ELLISON AND ASSOCIATE, INC.	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	300000	155689
COM0008393	Rock Leaf Water Environmental LLC	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	300000	270000
COM0008394	EDI DOLEJS, INC.	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	300000	300000
COM0008395	Victus Engineering, LLC	MBC_CONSULTING POOL_2024-2027	7/19/24	1/0/1900	300000	300000
COM0008396	HIGHCLOUD SOLUTIONS, INC.	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	300000	300000
COM0008397	INSTITUTE FOR ENVIRONMENTAL ASSESSMENT,	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	300000	270000
COM0008398	WOLD ARCHITECTS INCORPORATED	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	600000	543830
COM0008399	PALANISAMI AND ASSOC, INC.	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	300000	300000
COM0008400	AMERICAN ENGINEERING TESTING, INC.	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	300000	253276.48
COM0008401	SHORT ELLIOTT HENDRICKSON, INC.	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	600000	600000
COM0008402	MILLER DUNWIDDIE ARCHITECTURE, INC.	MBC CONSULTING POOL_2024-2027	7/19/24	10/1/2027	600000	435880.88
COM0008688	BAY WEST, LLC	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	300000	285000
COM0008711	KODET ARCHITECTURAL GROUP, LTD	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	600000	600000
COM0008780	BOARMAN KROSS VOGEL GROUP, INC.	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	600000	600000
COM0008786	Heritage Architecture Studio, LLC	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	600000	498860.65
COM0008787	MOHAGEN HANSEN ARCHITECTURAL GROUP	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	600000	600000
COM0008788	RoehrSchmitt Architecture LLC	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	600000	600000
COM0008789	RSP ARCHITECTS, LTD	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	600000	600000
COM0008790	Salas OBrien North LLC	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	300000	300000
COM0008791	OPN, Inc.	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	600000	600000
COM0008813	ON-DEMAND SERVICES GROUP, INC.	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	300000	300000
COM0008814	Push Strategist LLC	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	300000	300000
COM0008818	Windsor MEP Engineers, LLC	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	300000	300000
COM0008914	Sabbaticaler, LLC	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	300000	300000

**Pricing Contracts as of 8/31/2025**

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Available Contract Balance
COM0006859	WASTE MANAGEMENT OF MN, INC.	MBC-Solid Waste Disposal	3/1/23	12/31/2025	90000	0
COM0008943	Drain Works Plumbing LLC	MBC Drain Cleaning Services	11/22/24	11/21/2025	30000	0

**Bids as of 8/31/2025**

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Available Contract Balance
COM0003148	NORTHERN AIR CORPORATION	MBC - Alerton Controls Svcs	1/1/21	12/31/2025	65000	32174.61
COM0003333	PAINTING BY NAKASONE, INC.	MBC PAINTING SERVICES	2/1/21	1/31/2026	915000	0
COM0003448	LVC COMPANIES, INC.	MBC-FIRE PROTECTION INSPECTION	3/11/21	3/10/2026	226175	0
COM0004086	SCHINDLER ELEVATOR CORPORATION	MBC-ELEVATOR MAINTENANCE_SERV	9/27/21	10/1/2026	555580	329008.99
COM0007041	PREFERRED ELECTRIC, INC.	MBC - Building-Wide Electrical	6/27/23	6/30/2027	90000	0
COM0007521	WELNA HARDWARE, INC.	TMP-Paint Supplies	12/15/23	12/31/2025	75000	50000
COM0007568	SHAW LUNDQUIST ASSOCIATES, INC.	MBC - RFP CITY HALL RESTACK PH	12/27/23	6/30/2026	75000	50000
COM0007779	TWIN CITY HARDWARE COMPANY, INC	MBC - Best Locks Hardware	2/22/24	2/21/2026	75000	0
COM0008649	CONSTRUCTION RESULTS CORPORATION	Bid-MBC-Facility Safety Improv	9/26/24	12/31/2025	600000	435880.88
COM0008833	HPM GLOBAL SERVICES LIMITED	MBC-Epoxy Flooring Services	11/5/24	11/4/2025	300000	300000

**Other Contracts as of 8/31/2025**

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Available Contract Balance
COM0005214	ComplianceLine, LLC	MBC-Compliance Hotline	4/13/22	4/13/2027	21000	0
COM0008783	Engineered Supply LLC	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	300000	243305
C-18285	HENNEPIN COUNTY	MBC-MOU-MPOP ROOM-A020092	6/1/01	12/31/2030	1	1
C-27394	HENNEPIN COUNTY	MBC-STEAM/CHILLED WATER TO CH	1/2/10	12/31/2030	30175000	23317733.49
COM0003746	HENNEPIN COUNTY	MBC-A2110735_IT SVCS AGREEMENT	5/1/21	4/30/2028	600000	0
COM0003837	METROPOLITAN COUNCIL	MBC-METPASS COMM INCNTV PRGRM	6/1/21	5/31/2026	50000	0
COM0006223	PROCUREMENT CONTRACT MGMT USE ONLY	MBC-Cooperative Agreement	1/1/23	12/31/2026	1	1

## Consent Agenda Item: 07

**Date:** October 22, 2025

**To:** **Municipal Building Commission Board:**  
**Commissioner Irene Fernando, President**  
**Mayor Jacob Frey, Vice President**  
**Commissioner Marion Greene**  
**Council Member LaTrisha Vetaw**

**From:** Erin Delaney

**Subject:** **MBC Expenditure report**  
**Consent Agenda Item: 07**

This is a Budget vs. Actual Expense report from the City of Minneapolis COMET financial system. This report reflects expenses posted to the system from January 1 through August 31, 2025. Staff requests approval of the report.

Municipal Building Commission 2025						
Budget vs YTD Actuals - Expenses						
		<i>Report Generated</i>	<i>10/13/2025</i>	<i>For Period End</i>	<i>8/31/2025</i>	
				<i>Percent of Year Remaining</i>	33%	
Department		Budget	YTD Actual	% Spent	% Remaining	\$ Remaining
5200100	Administration	\$1,817,558	\$868,348	48%	52%	\$949,209
5200200	Custodial & Security	\$3,529,985	\$2,018,458	57%	43%	\$1,511,527
5200300	Repairs & Improvements	\$4,036,937	\$1,870,721	46%	54%	\$2,166,216
	<b>Subtotal</b>	<b>\$9,384,479</b>	<b>\$4,757,527</b>	<b>51%</b>	<b>49%</b>	<b>\$4,626,952</b>
5200400	Adult Detention Center	\$701,430	\$258,099	37%	63%	\$443,331
5200500	Work for Others	\$100,000	\$825	1%	99%	\$99,175
	<b>Total</b>	<b>\$10,185,909</b>	<b>\$5,016,451</b>	<b>49%</b>	<b>51%</b>	<b>\$5,169,458</b>

MBC's Fund Balance as of August 31, 2025 is \$2,299,304. The current minimum required fund balance is \$1.408 million. This leaves an unreserved fund balance of \$891,304. The fund balance is monitored and managed to budget.

<b>8/31/2025 Fund Balance - 31100</b>	<b>\$ 2,299,304</b>
<b>Minimum Fund Balance Amount</b>	<b>\$ (1,408,000)</b>
<b>Year End Unrestricted Fund Balance</b>	<b>\$ 891,304</b>

**Consent Agenda Item: 08**

**Date: October 22, 2025**

**To: Municipal Building Commission Board:  
Commissioner Irene Fernando, President  
Mayor Jacob Frey, Vice President  
Commissioner Marion Greene  
Council Member LaTrisha Vetaw**

**From: Erin Delaney**

**Subject: MBC Historic Preservation fund balance  
Consent Agenda Item: 08**

The current Historic Preservation fund balance is \$441,558.75 through 08/31/2025.

Beginning Balance (Fund 3110H)	\$	440,123.00
2025 Received Revenue to 8/31/25	\$	1,435.75
2025 Expenditure to 8/31/25		
<b>Ending Fund Balance - 3110H</b>	\$	<b>441,558.75</b>

This account is funded by revenue received from building event rentals. The MBC coordinates and schedules approximately 12 events per month. As directed by the MBC Board, all proceeds from this account are to be used for historic restoration projects. Expenditures from this account require Board approval.

Accordingly, staff is requesting approval of the Historic preservation fund balance.

**Date:** October 22, 2025

**To:** **Municipal Building Commission Board:**  
**Commissioner Irene Fernando, President**  
**Mayor Jacob Frey, Vice President**  
**Commissioner Marion Greene**  
**Council Member LaTrisha Vetaw**

**From:** Erin Delaney

**Subject:** **Joint MBC Mech/Life Safety and City Restack project**  
**Discussion and Action Agenda Item: 09**

Progress continues in the joint MBC Mechanical/Life Safety and City Restack project. The MBC Board approves all contracts and amendments for this project.

**Phase 1:** SW corner of the Ground floor. Work completed 2021.

**Phase 2:** SW corner of the 1<sup>st</sup> floor. Work completed October 2022.

**Phase 3:** SE and NE corner of 3rd and Mezzanine floors and City Restacking on Floors 1, 2, 3 & M.

Phase 3A: Room 100 and 124. Work completed May 2023.

Phase 3B: Room 51 and Room 130. Work completed July 2023.

Phase 3C: 3<sup>rd</sup> and Mezzanine floors, Work near completion; Staff returning.

**Action Item:** Approve Shaw Lundquist construction contract amendments:

Amendment #17 MBC \$209,033.00

Amendment #18 City \$302,283.00

**Total: \$511,316.00**

<b>Project Budget and Funding / Phase 3C Construction</b>				\$38,319,840.00
	MBC01 Life Safety	MBC02 Mechanical	City Restack	Total Contract Amount
<b>Shaw Lundquist contract:</b>	\$5,457,477.00	\$8,146,317.00	\$10,587,988.00	\$24,191,782.00
Amendment #1 MBC approved 05/01/24	\$94,833.00	\$994,905.00		\$1,089,738.00
Amendment #2 City approved 05/01/24			\$223,730.00	\$223,730.00
Amendment #3 MBC approved 06/05/24	\$2,925.00	\$37,878.00		\$40,803.00
Amendment #4 City approved 06/05/24			\$103,605.00	\$103,605.00
Amendment #5 MBC approved 08/21/24	\$320,091.00	\$63,330.00		\$383,421.00
Amendment #6 City approved 08/21/24			\$23,789.00	\$23,789.00
Amendment #7 MBC approved 10/23/24	\$81,743.00	\$37,621.00		\$119,364.00
Amendment #8 City approved 10/23/24			\$79,223.00	\$79,223.00
Amendment #9 MBC approved 12/4/24	\$95,985.00	\$55,062.00		\$151,047.00
Amendment #10 City approved 12/4/24			\$83,143.00	\$83,143.00
Amendment #11 MBC approved 03/13/25	\$153,850.00	\$307,153.00		\$461,003.00
Amendment #12 City approved 03/13/25			\$705,027.00	\$705,027.00
Amendment #13 MBC approved 06/06/25	\$268,442.00	\$213,349.00		\$481,791.00
Amendment #14 City approved 06/06/25			\$134,945.00	\$134,945.00
Amendment #15 MBC approved 08/25/25	\$50,667.00	\$139,127.00		\$189,794.00
Amendment #16 City approved 08/25/25			\$139,346.00	\$139,346.00
<b>Contract Total with amendments to date</b>	<b>\$6,526,013.00</b>	<b>\$9,994,742.00</b>	<b>\$12,080,796.00</b>	<b>\$28,601,551.00</b>
<b>Proposed Amendment #17 MBC</b>	<b>\$105,918.00</b>	<b>\$103,115.00</b>		<b>\$209,033.00</b>
<b>Proposed Amendment #18 City</b>			<b>\$302,283.00</b>	<b>\$302,283.00</b>
<b>Contract Total with proposed amendments</b>	<b>\$6,631,931.00</b>	<b>\$10,097,857.00</b>	<b>\$12,383,079.00</b>	<b>\$29,112,867.00</b>
Budget remaining for Phase 3C construction	\$4,004,509.00	\$54,743.00	\$5,147,721.00	\$9,206,973.00

**Discussion and Action Agenda Item: 10**

**Date:** October 22, 2025

**To:** **Municipal Building Commission Board:**  
**Commissioner Irene Fernando, President**  
**Mayor Jacob Frey, Vice President**  
**Commissioner Marion Greene**  
**Council Member LaTrisha Vetaw**

**From:** Erin Delaney

**Subject:** **2026 Operating Budget**  
**Discussion and Action Agenda Item: 10**

Staff worked with City and County finance staff and is proposing the following 2026 operating budget to comply with financial guidelines and maintain current service levels:

- The MBC is requesting from Hennepin County: \$4,469,477 which is within County budget guidelines of 2% increase over the 2025 budget.
- The MBC is requesting from the City of Minneapolis: \$5,000,000 property tax and \$245,264 from Local Government Aid (LGA), and \$458,408 from the MBC fund balance, for a total of \$5,703,672, which is within guidance provided by the City.

Accordingly, staff is requesting approval of the 2026 Operating Budget, for the total expenditure amount of **\$10,273,149**.

Revenues	2025 Adopted	2026 Budget	\$ Change	% Change
Property Taxes	8,680,410	8,754,018	73,608	0.8%
Local Government Aid	203,672	245,264	41,592	20.4%
MBC Fund Balance	500,000	458,408	(41,592)	-8.3%
Carry Forward	-	-	-	N/A
Subtotal Shared Revenues	9,384,082	9,457,690	73,608	0.8%
ADC	701,430	715,459	14,029	2.0%
Work for Others	100,000	100,000	-	0.0%
Total Revenues	10,185,512	10,273,149	87,637	0.9%
Expenditures	2025 Adopted	2026 Budget	\$ Change	% Change
Administration	1,892,044	1,906,885	14,841	0.8%
Custodial & Security	3,510,775	3,538,313	27,538	0.8%
Repairs & Improvements	3,981,263	4,012,492	31,229	0.8%
<i>Subtotal Shared Expenditures</i>	<i>9,384,082</i>	<i>9,457,690</i>	<i>73,608</i>	<i>0.8%</i>
Adult Detention Center (county)	701,430	715,459	14,029	2.0%
Work for Others (self-funded)	100,000	100,000	-	0.0%
Total Expenditures	10,185,512	10,273,149	87,637	0.9%

<b>HENNEPIN COUNTY SHARE</b> (excluding Work for Others)				
<b>Revenues</b>	<b>2025 Adopted</b>	<b>2026 Budget</b>	<b>\$ Change</b>	<b>% Change</b>
Property Taxes	4,381,840	4,469,477	87,637	2.0%
Carry Forward	-	-	-	N/A
Additional Property Tax Contribution	-	-	-	N/A
Total County Revenues	4,381,840	4,469,477	87,637	2.0%
<b>Expenditures</b>	<b>2025 Adopted</b>	<b>2026 Budget</b>	<b>\$ Change</b>	<b>% Change</b>
Administration	742,054	756,895	14,841	2.0%
Custodial & Security	1,376,916	1,404,454	27,538	2.0%
Repairs & Improvements	1,561,440	1,592,669	31,229	2.0%
Subtotal County share (40%)	3,680,410	3,754,018	73,608	2.0%
Adult Detention Center	701,430	715,459	14,029	2.0%
Total County Expenditures	4,381,840	4,469,477	87,637	2.0%
<b>CITY of MINNEAPOLIS SHARE</b> (excluding Work for Others)				
<b>Revenues</b>	<b>2025 Adopted</b>	<b>2026 Budget</b>	<b>\$ Change</b>	<b>% Change</b>
Property Taxes	5,000,000	5,000,000	-	0.0%
Local Government Aid	203,672	245,264	41,592	20.4%
MBC Fund Balance	500,000	458,408	(41,592)	-8.3%
Carry Forward	-	-	-	N/A
Total City Revenues	5,703,672	5,703,672	-	0.0%
<b>Expenditures</b>	<b>2025 Adopted</b>	<b>2026 Budget</b>	<b>\$ Change</b>	<b>% Change</b>
Administration	1,149,990	1,149,990	1	0.0%
Custodial & Security	2,133,859	2,133,859	0	0.0%
Repairs & Improvements	2,419,823	2,419,823	0	0.0%
Total City Expenditures (60%)	5,703,672	5,703,672	0	0.0%

**Discussion and Action Agenda Item: 11**

**Date:** August 25, 2025

**To:** Municipal Building Commission Board:  
Commissioner Irene Fernando, President  
Mayor Jacob Frey, Vice President  
Commissioner Marion Greene  
Council Member LaTrisha Vetaw

**From:** Erin Delaney

**Subject:** Vending contract with State Services for the Blind  
Discussion and Action Agenda Item: 11

The MBC contracts with the State of MN DEED (department of employment and economic development) / MN State Services for the Blind to provide and staff vending machines in the City Hall/Courthouse.

The state operates a vending machine service program with the objective of providing products to customers, employment opportunities and income for people who are blind. The state owns the vending machines and works with operators who are responsible for daily service of the machines. The operator earns revenue through the sale of products.

In addition to supporting meaningful employment, the MBC benefits by not paying rent or maintenance and repair costs for the machines. The County just issued a closed-market RFP for vending to which there was no response.

Currently, there are eight vending machines located throughout the building, and they provide water, soda, coffee, sandwiches, and a variety of snacks. The products comply with the Fit Pick program for Nutritional guidelines, which mandates at least 50% of all offerings meet the healthy definition.

The current contract is expiring. Staff is proposing a new contract for a term of five (5) years, October 1<sup>st</sup>, 2025, through September 30, 2030, that will include similar terms. Accordingly, staff is requesting approval of a contract with Minnesota State Services for the Blind to provide vending machine services in the City Hall/Courthouse.