



MBC Board Action Approval Form

MBC Board Meeting Date: 10-22-25

Discussion and Action Agenda Item: 09

BE IT RESOLVED THAT,

The MBC Board has approved Shaw Lundquist construction contract amendments #17 - MBC \$209,033.00 and #18 - City \$302,283.00, for a total of \$511,316.00 and a new contract total \$29,112,867.00. The above referenced resolution was adopted and there were 4 Yeas and 0 Nays.

Municipal Building Commission Board:

	Yea	Nay	Abstain
Irene Fernando	x		
Jacob Frey	x		
Marion Greene	x		
LaTrisha Vetaw	x		

Motion Carried.

Resolution adopted on: 10-22-25.

Attest: 
MBC Director: [erin delaney \(Nov 2, 2025 20:47:12 CST\)](#)

Attachment: 10-22-25 MBC Staff Memo – Discussion and Action Item 09

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 1st 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: 3rd 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

Project Budget and Funding / Phase 3C Construction				\$38,319,840.00
	MBC01 Life Safety	MBC02 Mechanical	City Restack	Total Contract Amount
Shaw Lundquist contract:	\$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
Contract Total with amendments to date	\$6,526,013.00	\$9,994,742.00	\$12,080,796.00	\$28,601,551.00
Proposed Amendment #17 MBC	\$105,918.00	\$103,115.00		\$209,033.00
Proposed Amendment #18 City			\$302,283.00	\$302,283.00
Contract Total with proposed amendments	\$6,631,931.00	\$10,097,857.00	\$12,383,079.00	\$29,112,867.00
Budget remaining for Phase 3C construction	\$4,004,509.00	\$54,743.00	\$5,147,721.00	\$9,206,973.00



MBC Board Action Approval Form

MBC Board Meeting Date: 10-22-25

Discussion and Action Agenda Item: 10

BE IT RESOLVED THAT,

The MBC Board has approved the 2026 Operating Budget, for the total expenditure amount of \$10,273,149. The above referenced resolution was adopted and there were 4 Yeas and 0 Nays.

Municipal Building Commission Board:

	Yea	Nay	Abstain
Irene Fernando	x		
Jacob Frey	x		
Marion Greene	x		
LaTrisha Vetaw	x		

Motion Carried.

Resolution adopted on: 10-22-25.

Attest:

MBC Director: 
erin delaney (Nov 2, 2025 20:47:12 CST)

Attachment: 10-22-25 MBC Staff Memo – Discussion and Action Item 10

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%

HENNEPIN COUNTY SHARE (excluding Work for Others)				
Revenues	2025 Adopted	2026 Budget	\$ Change	% Change
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%
Expenditures	2025 Adopted	2026 Budget	\$ Change	% Change
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%
CITY of MINNEAPOLIS SHARE (excluding Work for Others)				
Revenues	2025 Adopted	2026 Budget	\$ Change	% Change
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%
Expenditures	2025 Adopted	2026 Budget	\$ Change	% Change
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%



MBC Board Action Approval Form

MBC Board Meeting Date: 10-22-25

Discussion and Action Agenda Item: 11

BE IT RESOLVED THAT,

The MBC Board has approved a contract with Minnesota State Services for the Blind to provide vending machine services in the City Hall/Courthouse, for the period of October 1st, 2025, through September 30, 2030. The above referenced resolution was adopted and there were 4 Yeas and 0 Nays.

Municipal Building Commission Board:

	Yea	Nay	Abstain
Irene Fernando	x		
Jacob Frey	x		
Marion Greene	x		
LaTrisha Vetaw	x		

Motion Carried.

Resolution adopted on: 10-22-25.

Attest:

MBC Director: 
erin delaney (Nov 2, 2025 20:47:12 CST)

Attachment: 10-22-25 MBC Staff Memo – Discussion and Action Item 11

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 1st, 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.