

COUNCIL WORK SESSION MINUTES

**March 4, 2021 – 4:30 p.m.
4th Floor Conference Room – City Hall**

A Council work session was held to discuss the Krug Park amphitheater project.

Attending: Mayor Bill McMurray and Councilmembers Brenda Blessing, Madison Davis, PJ Kovac, Russell Moore, Marty Novak and Kent O'Dell.

Bryan Carter, Interim City Manager/City Attorney; Chuck Kempf, Parks, Recreation & Civic Facilities Director; Clint Thompson, Planning & Community Development Director; Chris Connally, Police Chief; Andy Clements, Public Works & Transportation Director; Tom Mahoney, Interim Administrative Services Director; Jason Soper, Asst. City Attorney; Mary Robertson, Asst. to the City Manager/Communications & Public Relation Manager; Ed Schilling, Multimedia Planner; Paul Flury, Network Administrator; and Paula Heyde, City Clerk.

Mayor Bill McMurray called the meeting to order.

Bryan Carter, Interim City Manager/City Attorney, introduced Chuck Steedman, Executive Vice President of Strategy and Development with ASM Global, and other consultants participating via Zoom: Chris Williams, Williams and Campo, Jim Caldwell, Gilmore & Bell, and Greg Gerstner, attorney with Seigfreid Bingham, P.C.

Mr. Steedman answered the following questions previously submitted by Councilmembers:

Question - We must be guaranteed that this project won't destroy the historic character, beauty and quaintness of Krug Park, the bowl and amphitheater. Mr. Steedman said the City is 100% in control of this process; this is a City-driven process.

Question - What steps will be taken to ensure the park is preserved to citizens' expectations? Mr. Steedman said he is not sure what the citizens' expectations are but if it's to retain the charm and sense of place for the 20th century and bring it forward to the 21st century with amenities and attractions that will stimulate business for St. Joseph, then that is a very reasonable set of expectations and he believes the research and the work they will do over the next couple of months will bear that out.

Question – We need to be assured that this venue will not prevent preparation and display of the annual Holiday Park? Mr. Steedman said the outdoor touring music cycle is generally May to September so that should be perfectly complimentary with what happens with Holiday Park.

Question – Can tractor trailer access to the venue be modified over time to provide a short-term plan and a more permanent plan? Mr. Steedman said sure. The venue hasn't been designed yet and it's their responsibility to work with the City to provide a viable design that minimizes traffic impact. It will be 100% the City's decision.

Question – We must have reasonable assurances that the citizens of St. Joseph won't financially be left holding the bag on this project should it not pan out. Mr. Steedman said we have to figure out what it is

that this will ultimately be. This asset belongs to the City. Part of their work is to determine financial viability. He doesn't believe anyone is going to be left holding the bag. It is just a matter of what is a reasonable design with a reasonable set of assumptions that's going to drive the revenue and what it will cost to operate it and what is that bottom line so that no one is holding the bag at the end of the day.

Question – The citizens of St. Joseph need to be able to approve financing of this project. Mr. Steedman said it's 100% the decision of the City how this project is financed.

Question – We need to make sure the venue doesn't overwhelm our infrastructure and the north end with the repeated influx of vehicles carrying tens of thousands of concert goers. Mr. Steedman said it's all about property planning, better execution and even better communication to make these things work.

Question – What factors will ultimately determine capacity? Mr. Steedman said this is where art and science meet one another. A lot of factors that go into this type of analysis.

Question – When the amphitheater is fully operational, how would inclement weather be handled and what affect will it have on other uses of the park? Mr. Steedman said communications plays a big part in this; constant communication with everyone. The best thing to do is tell the truth.

Question - Rather than reconstructing the amphitheater at one time, can construction be phased to increase capacity in stages? Mr. Steedman said sure.

Question – Can we initially host smaller shows to prove the concept before fully constructing the amphitheater. Mr. Steedman again said sure. The decision is ultimately the City's.

After answering additional questions, Mr. Steedman explained the importance of having the Krug Park amphitheater ready for concerts by next July (2022).

Mr. Carter said the ordinance before the Council Monday night will appropriate funds to begin investigating how to proceed. This would provide the ability to sign on with ASM. That cost is still being negotiated but it's going to be at least \$25,000 initially after that initial expenditure. The rest of the contracts will be brought to the City Council unless they are under \$25,000, staff will sign and report those back to the City Council. Staff will also be identifying a feasibility consultant to start analyzing the situation to see what size venue St. Joseph can support and what kind of revenue that will generate and how to finance the project and just generally how the facility will operate.

The meeting adjourned at 5:25 p.m.



Minutes transcribed by Paula Heyde, CMC, City Clerk.

Paula Heyde

From: Bryan Carter
Sent: Tuesday, March 02, 2021 5:19 PM
To: Bill McMurray; Council Members/Open Records Communication
Subject: RE: KRUG QUESTIONS

I have received email from each of you or talked to you and compiled your questions and thoughts below (in 5 categories). I plan to send this list to ASM Global Wednesday afternoon. If you would like thoughts or questions added, please send them to me.

Park Appearance and Impact:

1. We must be guaranteed that this project won't destroy the historic character, beauty and quaintness of Krug Park, the bowl and amphitheater.
2. What steps will be taken to ensure the park is preserved to citizens' expectations?
3. We need to be assured that this venue will not prevent preparation and display of the annual Holiday Park. (Installation begins in October and the display runs through early January)
4. Can tractor trailer access to the venue be modified over time to provide a short-term plan and a more permanent plan?
5. How will tractor trailer access be addressed in a manner that minimizes impact on appearance?

Financing:

6. We must have reasonable assurances that the Citizens of St. Joseph won't financially be left holding the bag on this project should it not pan out.
7. The Citizens of St. Joseph need to be able to approve financing of this project.

Neighborhood Impact:

8. We need to make sure that the venue doesn't overwhelm our infrastructure and the north end with the repeated influx of vehicles carrying tens of thousands of concert goers.

Venue Design:

9. What factors will ultimately determine capacity?
10. When the amphitheater is fully operational, how would inclement weather be handled and what affect will it have on other uses of the park?

Phased Implementation:

11. Rather than reconstructing the amphitheater at one time, can construction be phased to increase capacity in stages?
12. Can we initially host smaller shows to prove the concept before fully constructing the amphitheater?

From: Bill McMurray <bmcurray@stjoemo.org>
Sent: Tuesday, March 2, 2021 3:54 PM
To: Council Members/Open Records Communication <CouncilMembers@stjoemo.org>
Cc: Bryan Carter <bcarter@stjoemo.org>
Subject: KRUG QUESTIONS

Dear Council – if you have questions for ASM/Chuck Steedman – please let me know. So far, I've heard from Brenda and Marty. Steedman would like the questions in advance so he can research answers. Thanks, Bill