

## MBC Board

In 1904, the Minnesota Legislature enacted a statute creating an independent board, the Municipal Building Commission (MBC). The MBC is a four-member City-County entity comprised as follows: President: Chair, Hennepin County Board; Vice President: Mayor, City of Minneapolis; County Member: Hennepin County Commissioner; and City Member: City Council Member. The statute imparted authority and responsibility to the MBC to preserve, maintain and care for one building – the historic Minneapolis City Hall and Hennepin County Courthouse.

## About the City Hall & Courthouse

The Municipal Building also known throughout different periods of time as the “Courthouse” and “City Hall” as well as the Minneapolis City Hall and Hennepin County Courthouse was built over a period spanning 1887 to 1906. The City and County share ownership of the building, which is located at 350 South 5<sup>th</sup> Street in downtown Minneapolis, Minnesota. It occupies an entire City block and has about 500,000 square feet of usable space. The building is an architectural treasure listed on the National Register of Historic Places and was designed by Long and Keys Architects.

## Historic Photographs

- \* Historic photo of the building



- \* Renovated Council Chamber



- \* Rotunda Stained Glass



## Municipal Building Commission 2004-2008 Business Plan Executive Summary

Steward of the  
Minneapolis City Hall  
and  
Hennepin County Courthouse



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## **MBC Mission**

The Municipal Building Commission was created by state statute in 1904 and given exclusive care and control of the Minneapolis City Hall and Hennepin County Courthouse building to provide effective and efficient services to operate, maintain and preserve the historic landmark building, and ensure a safe and functional environment for City and County government employees, citizens and elected officials.

## **Primary Businesses**

### **Care**

This business line is responsible for operating, maintaining and preserving the building through custodial, utility, repair and maintenance, preventive maintenance activities, and capital improvements.

### **Control**

This business line is responsible for administrative functions including serving as staff to the MBC Board, implementing Board directives, space assignment and coordinating City and County tenant needs as well as planning, emergency preparedness, security, communications, human resources, labor relations, contract services, information technology, finance, accounting, payroll, and operating and capital budgeting activities.

## **Trends and Challenges**

### ***Mechanical and Life Safety (MLSS) Systems Upgrade Project***

A 23-stage, multi-year project was initiated in 1999 and designed to be completed over a 12-year period. The goal is to replace tattered and failing mechanical systems before they collapse, and implement life safety components in 50 percent of the building where none existed. Other project components include asbestos removal, fire proofing and completing much needed repair and maintenance.

### ***Salary and Fringe Costs***

Salary and fringe costs continue to increase each year and are being absorbed in conjunction with budget reductions. For several budget years, non-personnel appropriations also have remained flat or have been reduced.

### ***Building Security***

The events of 9-11 and other recent incidents at government facilities have increased concern over security in the building. To ensure the safety of tenants, visitors and property, continuation of the MBC security program is imperative. Budget constraints may require the MBC to pare down the building security program.

### ***Other***

Agency communications and workforce diversity also pose important challenges for the MBC over the next five years.

## **Key Initiatives**

The MBC has identified the following key initiatives. The initiatives identify a mix of activities that are expected to carry on beyond 2008.

- ***MLSS Upgrade Project, Asbestos Abatement, and Routine Repair and Maintenance***
- ***Security Initiative***
- ***Energy Conservation***
- ***Preventive Maintenance Program and Equipment Replacement***
- ***Revenue Opportunities***
  - ***Deli/Café***
  - ***Space Rental for Events***
  - ***Vending Sales***
  - ***Market Building Memorabilia***
  - ***Grant Funding***
- ***Information Systems Development***
- ***Web Site Enhancements***
- ***Building Recycling Program***
- ***AutoCAD Drawing Updates***