

From: [Johnson, Jeff](#)
To: [Council Members](#)
Cc: [City Clerk](#); [Council Staff](#); [Anderson Kelliher, Margaret](#); [Mellem, Laura \(she/her/hers\)](#)
Subject: City Council Response Memo - BHZ Committee April 28th
Date: Wednesday, April 29, 2026 8:06:17 AM
Attachments: [image001.png](#)

MEMORANDUM

To: Jamal Osman, Chair, Business Housing & Zoning
Council Members
From: Jeff Johnson, Minneapolis Convention Center
Copy: Margaret Anderson Kelliher, COO
Laura Mellem, DCOO
Casey Joe Carl, City Clerk
Subject: Agenda Item #7, MCC Carpet Replacement

This memo addresses issues about the referenced item that were raised at the committee's April 28th meeting. The issues that were raised included:

- Should the convention center replace its carpet?
- How is the carpet project funded?

1. The convention center is over 35 years old and continues to need investments to remain competitive. Painting, carpet, equipment, and technology are subjected to a lot of wear and tear when inviting 700,000 people into our facility each year. Industry standards suggest changing carpet every 5-15 years in hospitality settings depending on many factors. This project will replace all lobby carpet (approximately 150,000 square feet) in two phases this year. The current carpet was installed in late 2014 into early 2015. Attendees interact with our carpet with many of their senses and the quality of our carpet is important to their overall perception of the quality of our facility. In selecting this project, I used the following factors to determine the need:
 - a. Age of the Carpet (10 years old)
 - b. Condition of the Carpet
 - i. Signs of wear and tear
 - ii. Stains that can no longer be removed
 - iii. Attic Stock (extra carpet) on hand to replace worn spots/stains is very low and replacement carpet cannot be ordered because of differences in production die lots (color match)

- c. Convention Center Renovations
 - i. Carpet in the ballroom and meeting rooms have been replaced
 - ii. New lobby carpet will better align with the style and color of the other renovated spaces
 - iii. Carpet is an important design element of a facility and needs to align with the overall design

- 2. The project is funded through our approved 2026 budget. We budget for projects based on an industry standard of 1-2% of the value of the building which we determine for insurance purposes at approximately \$700 million. Older buildings generally invest at the highest percentage or more due to many replacement needs. We create a 5-year rolling repair and maintenance plan based on life span of the components, efficiencies through sustainable investments, investment payback, building operation, and competitiveness. Projects are funded via non-general fund resources produced by convention center operating revenues and the sales use taxes collected via activity in hospitality assets in the city.

Please let me know if there are further issues to be addressed.

Jeff Johnson

Executive Director

he/him/his [why this matters](#)

[Minneapolis Convention Center](#)

1301 Second Avenue South

Minneapolis, MN 55403

D: 612.335.6310

C: 612.723.6460

E: Jeff.Johnson@minneapolismn.gov

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