

## **FACILITIES COMMITTEE MEETING NOTES**

Wednesday, April 24, 2024; 11AM

Depot Board Room

Attended: Commissioner Joe Deutsch, Commissioner Aaron Hill, Commissioner Dawn Morgan, Susan Faus, Dave Bietz, Broc Lietz, Luke Evenson, Carolyn Boutain, Tony Schmitt, Kali Mork, Bryce Lawrence, Tyler Kirchner, Alex Sumner, Fargo Area Sports, Reggie Jackson, Shanley High School, Bill Owens, Jim Deremo, Larry Lien, American Legion Ryan Such, Fargo Post 2 Baseball, Mike Erickson, Sanford, and Jodi Buzick

### - **Review Amendment No. 4 to Development Agreement with Sanford**

Susan Faus and Tyler Kirchner, presented. Sanford and the Fargo Park District entered into a Development Agreement and Amendments to the Development Agreement for the consideration of a first-class community recreation facility. The parties wish to add clarity regarding internal and external signage and advertising under the Agreement.

Tyler discussed the amendments. (1) In recognition of the Sanford Contribution the park district shall provide private, exclusive access to Sanford and its invitees to the building in all recreational areas for one day per year for Sanford Day, with Sanford paying all costs and expenses incurred. (2) Signage and terms regarding recognition for Sanford's contribution, project land, exterior signage, interior Sanford signage, interior Sanford Sports signage, signage costs and additional terms.

The committee recommends moving this to the full board and place it on the Consent Agenda for consideration and approval.

**Bring to the Full Board: May 14, 2024**

### - **Review Lease Agreement with Sanford at Fargo Parks Sport Center**

Susan Faus and Kali Mork, presented. Staff collaborated with representative from Sanford on the development of Sanford's lease agreement for the Fargo Park Sports Center since August 2023. Discussed the spaces include the Sanford Sports area, use of one quadrant of turf and use of two hardwood courts.

Staff worked to ensure the lease aligns with the Park District's role as a community organization and secures the public's access and ability to utilize the facility while respecting the established partnership with Sanford; account for any lease related items agreed upon the Developer's Agreement; and honor the original terms of the partnership discussed during the conceptualization phase of the Sports Center.

Discussed key points to the draft lease agreement. (1) 20-year lease with Sanford with a mechanism for two additional 5-year terms-annual rent for the Sanford area prorated based on a formula of square footages and shared common spaces. (2) Sanford to utilize additional spaces within the facility-one turf quadrant \$150,000.00 in rent annually and two hardwood

basketball courts \$100,000.00 per court in rent annually. The Park District maintains its rights as owner to utilize the turf quadrant and courts for its purposes and rentals, as needed.

Park District staff and Sanford feel comfortable with the lease.

Commissioner Joe Deutsch discussed competitive usage. Kali Mork stated language in the lease states the park district would have the decision to place that group on the court next to Sanford. Sanford would not like to see a group coming in to run skills and camps.

Commissioner Dawn Morgan discussed new ownership. The agreement would continue with only changes in the name and new signage at the cost of Sanford.

Susan Faus discussed intent. Communication happens on a regular basis, honoring the intent of what the partnership was intended to be.

The committee recommends moving this to the full board and place it on the Consent Agenda for consideration and approval.

**Bring to the Full Board: May 14, 2024**

- **Consideration of request from Fargo Area Sports for proposed Bennett Park Field Improvements**

Tony Schmitt and Alex Sumner, presented. Discussed proposed Bennett Park north field improvements and associated costs. Fargo Area Sports and Shanley Athletics would partner on a field renovation project to include: (1) Enclosed fencing with foul poles, (2) Bleachers, (3) Scoreboard, and (4) Infield repair. Discussed Fargo Area Sports and Shanley Athletics would cover the costs close to \$100,000.00, along with request that the Fargo Park District repair the home plate area and adding sod around the outfield to align with field requirements through NFHS. Tony Schmitt added the cost to the park district for 8,500 square feet of sod would be around \$3,500.00 plus labor.

Alex Sumner stated the idea came while trying to grow the game of fastpitch. The moving up levels in fastpitch there is nothing to strive for. Shanley High School needs a home for their fields. Provide varsity experience to help grow the game.

Shanley is currently renting Davies from the parks for fastpitch utilizing baseball fields. Discussed the current use is maintaining it as a practice field. Oak Grove High School varsity practices on this area and couple 13-year-old recreational teams. Tony stated it is a benefit to the park in itself and to Fargo Area Sports. Kevin Boe added this area is first come first serve. The field to the south is scheduled. If it changes, it become scheduled through the park district.

Discussed the goal is to do these improvements this summer. Once approval, Fargo Area Sports have the funds to start.

Commissioner Aaron Hill discussed needing approval from the school since the park district owns the land. Dave Bietz stated he communicated with James Hand at the school district, and they are supportive of this proposal.

The committee recommends moving this to the full board and place it on the Consent Agenda for consideration and approval.

**Bring to the Full Board: May 14, 2024**

- **Review of Lease Agreement for the Bus Barn located at Yunker Farm**

Kevin Boe, presented. Discussed the Fargo Park District September 28, 1988, lease for the Bus Barn with American Legion Gilbert C. Graton Post No. 2, a combination of American Legion and Fargo Post 2 Baseball for the Bus Barn. The original agreement had no draft of the area. The organizations work in different capacities. Discussed two proposed leases with American Legion Group and Fargo Post 2 Baseball and the only difference from the lease in 1988, is the organizational legal names. Paying for construction of the building. No rental payments due from tenants during the terms of the lease. No cost to park district. Carried this language over to the new agreement. Only responsible for utilities of their spaces.

Dawn discussed Yunker Farm Masterplan regarding the bus barn. Tree line will stay and the Bus Barn is buffered from remainder of the site.

The committee recommends moving this to the full board and place it on the Consent Agenda for consideration and approval.

**Bring to the Full Board: May 14, 2024**

- **Review bids from Anderson Softball Lighting Replacement**

Tyler Kirchner, presented. Bids opened March 21, 2024.

Discussed receipt of four bids: (1) Vinco, Inc., with a base bid of \$528,735.00; (2) Superior Electric of Fargo, LLC, with a base bid of \$551,274.00; (3) Sun Electric, Inc., with a base bid of \$585,000.00; and (4) PEC Solutions of the Dakotas dba Parsons Electric, with a base bid of \$548,910.00.

Staff and the engineers recommended to accept the bid from Vinco, Inc. for a base bid of \$528,735.00. Discussed the bid met all specifications, was the lowest bid, and is within the budget of \$590,000.00.

The committee recommends moving this to the full board and place it on the Consent Agenda for consideration and approval.

**Bring to the Full Board: May 14, 2024**

- **Review bids for Orchard Glen and Forest River Trail Improvements**

Tyler Kirchner presented. Bids opened March 21, 2024.

Discussed receipt of five bids: (1) Civil Specialties, Inc., with a bid of \$136,210.00; (2) Industrial Builders with a bid of \$182,690.00; (3) Earthwork Services with a bid of

\$168,916.20; (4) Master Construction with a bid of \$237,390.00. Bid from J.D. Kraemer did not provide a Contractor's License or Bid Bond so was not accepted.

Staff and the engineers recommended to accept the bid from Civil Specialties, Inc., for a total bid of \$136,210.00. Discussed the bid met all specifications, and the lowest bid. Estimate cost for the project of \$207,938.37. Funds for this project were in the 2024 budget and from Recreational Trail Program Grant (RTP).

The committee recommends moving this to the full board and place it on the Consent Agenda for consideration and approval.

**Bring to the Full Board: May 14, 2024**

- **Consideration to utilize reserve funds for drain pit repair project at Sports Arena**

Tony Schmitt, presented. Discussed the request to utilize reserve funds for the ice resurfacers drain pit repair at the Sports Arena that was not budgeted. Estimated cost for the repair is \$60,000.00. Discussed the main pipeline failed due to the age of the building late in the ice season and considered repair to get the pit to drain properly prior to next ice season.

The committee recommends moving this to the full board and place it on the Consent Agenda for consideration and approval.

**Bring to the Full Board: May 14, 2024**

- **Review Amendment No. 1 to Payment in Lieu of Park Agreement for CC's First Addition**

Tyler Kirchner, presented. Discussed the Park District and KCL Holding, LLC, entered in a Payment in Lieu of Park Agreement on November 27, 2023. Parties requested to amend the Payment in Lieu Agreement to recognize the name of the subject Addition has been changed from CC's First Addition to Alex's First Addition. All other terms and conditions remain in full force and effect in the November 23, 2023, agreement.

The committee recommends moving this to the full board and place it on the Consent Agenda for consideration and approval.

**Bring to the Full Board: May 14, 2024**

- Other

Notes submitted by Jodi Buzick, Administrative Specialist