



Planning Committee Meeting
Wednesday, January 21, 2026; 8:15 a.m.
Fargo Park District Board Room
6100 38th Street S, Fargo

AGENDA

1. North Fargo Older Adult Community Engagement Results; Cassie Doll, presenter
2. Review and Discuss Broadway Station Lease Renewal; Jayne Gust, presenter
3. Consideration of 2026 Park District Maintenance Equipment Bids; Tony Schmitt, presenter
4. Consideration of Selkirk 4th Addition MOU; Tyler Kirchner, presenter
5. Consideration of Brookstone Payment in Lieu Agreement; Tyler Kirchner, presenter
6. Other

Next Governance Committee Meeting: January 28, 2026; 8:15 a.m.
Next Park Board Meeting: February 10, 2026; 5:30 p.m.
Next Planning Committee Meeting: February 18, 2026; 8:15 a.m.

Susan Faus, Executive Director
Park Commissioners – Zoe Absey * Vicki Dawson * Joe Deutsch * Aaron Hill * Jerry Rostad
Clerk -Jeff Gunkelman

Our Core Values: * Be Authentic * Be Bold * Be Collaborative



MEMORANDUM

DATE: January 21, 2026

TO: Fargo Park Board Committee Members

FROM: Cassie Doll, Marketing Project Manager

RE: Agenda Item 1 - North Fargo Older Adult Community Engagement Results

Purpose of Agenda Item

The purpose of this agenda item is to present findings from the North Fargo Older Adult Community Engagement process, conducted jointly by the Fargo Park District and Reach Partners, Inc. The intent of this presentation is to share findings only. No decision or action is being requested at this time.

Background & Why We Are Here

Community engagement efforts for older adults in North Fargo were initiated for two primary reasons.

First, preliminary findings from the Fargo Park District Park System Master Plan survey indicated that residents age 55 and older in North Fargo desire expanded programming. While the master plan remains in development, these early results highlighted the need for deeper engagement with this population.

Second, an initial review of the Broadway Station lease was prompted by its August 2025 expiration, rising operational costs, and declining meal participation. While meal service is central to Valley Senior Services' mission, additional engagement conducted in spring 2025 revealed that Broadway Station serves a broader role as a social and community hub for older adults.

In response, the Fargo Park Board approved a one-year lease extension through August 2026 to allow time for a comprehensive community engagement process prior to any future recommendations regarding senior services in North Fargo. Rather than focusing narrowly on a single facility, this effort sought to answer a broader question:

How do older adults in North Fargo currently use programs and services, and what do they need to remain active, connected, and supported moving forward?

Engagement Process & Scope

Following the May 2025 Board Meeting, Fargo Park District staff partnered with Reach Partners, Inc. to design and implement a comprehensive engagement process beginning in October 2025.

Engagement activities included:

- Community-wide surveys (digital and print)
- Open houses and facilitated roundtable discussions
- On-site comment boards
- Direct conversations with current participants
- Focus groups with staff serving older adults
- Targeted outreach through media, mailings, and community distribution

Approximately **305 individuals** participated, representing current program users, former participants, and residents not currently engaged in Fargo Park District or Valley Senior Services programming. This approach ensured feedback reflects both depth and diversity of experience.

What We Learned: Key Themes

Several consistent themes emerged across engagement methods:

- Older adult programs function as connected ecosystems rather than standalone offerings
- Familiar spaces, predictable routines, and social connection are highly valued
- Transportation and communication remain significant barriers to participation
- Services support more than recreation, contributing to wellbeing and independence
- Any changes must prioritize continuity, clarity, and accessibility

Potential Outcomes Considered

Engagement findings are intended to inform multiple potential paths forward, including but not limited to:

- Programmatic enhancements and expanded recreational offerings in North Fargo
- Consideration of how engagement feedback relates to the future of Broadway Station
- A hybrid or distributed service model using multiple community locations
- Operational adjustments aligned with senior routines and access needs
- Partnerships with local agencies, organizations, and community spaces

Next Steps

Following this presentation:

- Staff will continue synthesizing engagement findings
- Departments involved in older adult services will review implications for future planning
- Leadership will evaluate options through the lens of community impact, operational feasibility, and fiscal responsibility
- Findings will be shared publicly once finalized

Any future recommendations will be brought forward through the appropriate Board process. No Board action is required at this time. If you have any questions, do not hesitate to contact Cassie Doll or Jayne Gust prior to the meeting.

Thank you.

North Fargo Older Adult Community Engagement Report

December 2025



Prepared by



Contents

Executive Summary	2
Context	3
Population Participation and Context.....	3
Methods	4
What We Cannot Conclude	4
How to Read This Report	5
Key Findings.....	6
Five Themes.....	6
Theme 1: Programs & Participation	7
Theme 2: Context & Social Environment	8
Theme 3: Sentiment & Trust	8
Theme 4: Barriers to Participation	9
Theme 5: Needs & Missing Supports.....	9
Findings: Four Community Engagement Interventions	10
Direct Service Staff.....	10
Visual Boards.....	12
Survey – Quantitative Responses	13
Survey – Qualitative Responses.....	13
Round Table	15
Patterns, Opportunities and Community Impact.....	17
Decision Inventory	18
Planning and Prioritization Implications	19
What Seniors Value and What They Fear Losing	20
Conclusion	21
Appendix A: Definitions	A1 to A4
Appendix B: Quantitative Survey Report	B2 to B23
Appendix C: Participants Questions	C1 to C2
Appendix D: Engagement Activity Comments	D1 to D18

Executive Summary

Within 6 weeks during the fall of 2025, the Fargo Park District and Valley Senior Services conducted a focused community engagement effort to better understand the experiences, needs, and expectations of older adults in North Fargo. The effort was prompted by concerns raised during lease discussions at Broadway Station Senior Center, feedback following the launch of the Fargo Parks Sports Center (FPSC), and a broader commitment within the Park District's 2024 Strategic Plan to strengthen community alignment.

The engagement was designed to reach beyond any single site or service and include older adults who do not participate in Fargo Park District or Valley Senior Services programs. While strong feedback related to Broadway Station and its future was anticipated, the goal was to understand what programs, activities, and services North Fargo's older adults want available in their community. The resulting insights offer guidance for short-term service delivery and long-term facility planning.

Across engagement methods, patterns emphasized the value of moving easily between meals, exercise, and informal social connections (services, programs, and activities). While they voiced strong appreciation for staff and current programs, transportation and communication emerged as the most significant barriers to maintaining these daily routines.

Participants identified practical opportunities for improvement, including more flexible activities and programs, better use of community spaces, and clearer, more consistent information about available services. Staff echoed the need for stronger two-way communication and improved coordination across departments, pointing to the potential for more intentional partnerships with community hubs.

The findings suggest several priorities for leadership:

- Provide clear, proactive communication about interim and long-term plans.
- Align transportation with meal and program schedules and explore ways to increase volume and access.
- Preserve social connection by ensuring accessible, predictable gathering spaces.

In the absence of clear information, alternative narratives can quickly take hold. Since April, this dynamic has contributed to misinformation, heightened anxiety, and perceptions among some older adults that the Fargo Park District does not value them.

Addressing these needs will require communication, internal coordination, and thoughtful planning. This report summarizes what was learned and identifies ways the Park District and Valley Senior Services can build on existing strengths while shaping programs, services and facilities that meet the needs of North Fargo's older adults today and into the future.

Context

The engagement objectives centered on treating seniors as a priority population. We sought to identify unmet needs and to understand barriers contributing to the post-COVID decline in participation. The interventions distinguished isolated frustrations from recurring, systemic issues; clarified which ideas have broad support; and gathered actionable insights without assuming every expressed interest will translate into viable or sustained participation.

A goal was to help shift the community narrative from loss to possibility, particularly as transition approaches. By asking seniors directly what would make programs and services easier, more enjoyable, and more accessible, the engagement sought to build anticipation for improvements rather than uncertainty.

Success was defined by several criteria: (1) a clear picture of seniors' recreation and service needs; (2) transparent communication surrounding facility changes; (3) strong internal collaboration to strengthen unity across departments; (4) participation in engagement activities; (5) reliable service utilization data; and (6) a high quality stakeholder feedback. These criteria help ensure that what we learned is meaningful, actionable, and aligned with both current realities and future aspirations.

Population Participation and Context

Reliable, neighborhood-specific population data for adults north of Main Avenue is not readily available. To estimate the size of the community represented in this engagement process, census estimates by age group were used to determine the older adult population in North Fargo. These estimates suggest roughly 8,200 adults age 55 and older live in the area, accounting for approximately 19% of the overall population.

Age Distribution of North Fargo Adults 55+

55–59	~2,200 people	(5.1%)
60–64	~1,600 people	(3.7%)
65–74	~2,100 people	(4.9%)
75–84	~1,600 people	(3.7%)
85+	~700 people	(1.8%)
Total	~8,200 people	(19.2%)

While the engagement reached a modest proportion of the total older adult population, the participants offered meaningful insights that help illuminate the broader experiences and priorities of seniors across North Fargo.

Methods

To understand the experiences, needs, and perspectives of older adults in North Fargo, Reach Partners, Inc. used four complementary engagement methods designed to reach people where they naturally gather and interact with services.

Surveys 182 participants	Collected input about programs, transportation, meals, communication, and satisfaction. The survey engaged seniors who regularly participate in meals and programs.
Roundtable Talks 15 participants	Facilitated small-group conversations to encourage participants to expand on concerns, explain their experiences with programs and services, and share ideas in their own words.
Direct Staff Focus Groups 10 participants	Valley Senior Services and Fargo Park District recreation staff shared observations about patterns, common challenges, and opportunities to strengthen program and service delivery. Their perspectives provide important context for interpreting participant comments.
Visual Boards 98 participants	Placed in community locations where older adults gather in North Fargo, including a library, a senior housing unit, a restaurant/club, and a church. Participants contributed comments and ideas on sticky notes or stickers, offering input from people who may participate in VSS or FPD services.

Across the four community engagement tactics, 305 individuals provided feedback. All comments were transcribed and coded using a qualitative analysis process. Each comment could receive multiple codes if it addressed more than one idea. Codes were then grouped into five overarching categories that reflect shared themes across the data.

While the engagement reached a wide cross-section of seniors and staff, the results represent the experiences of those who participated. They provide meaningful guidance for decision-making but should be considered alongside operational data, cost analysis, and broader organizational planning.

What We Cannot Conclude

These findings reflect participants' experiences and highlight patterns in what they shared. Still, they should not be interpreted as statistical results or as representing all older adults in North Fargo.

Counts of coded comments show how often ideas appeared in the data, not how many people agree with them. As a single comment may be coded into multiple themes, high or low counts do not indicate priority levels or consensus.

The engagement cannot determine actual demand for specific programs or predict future participation. Interest expressed in comments does not necessarily translate into sustained use of services, nor can this report assess financial feasibility, operational capacity, or facility requirements.

Satisfaction was not measured because the engagement methods were designed to collect open-ended input rather than standardized ratings. Participants' comments often combined multiple feelings or

issues, making a reliable measurement of satisfaction impossible. As a result, extrapolating satisfaction to the broader population would be misleading, so the report focuses on themes and patterns rather than quantifying approval levels.

The findings provide directional insights for leadership. They should be considered alongside operational data, cost information, and strategic planning.

How to Read This Report

This report is intended to help Park District and Valley Senior Services leadership understand what older adults and frontline staff shared during the community engagement process and how the insights can support upcoming decisions. The findings reflect themes and patterns in participants' experiences rather than statistical measures.

Each theme includes a short narrative summarizing what we heard, followed by illustrative quotes to bring participants' voices into focus. Quotes are not intended as evidence or consensus, and as individual comments may relate to more than one idea, some comments appear in multiple categories.

Throughout the report, inferences are italicized to distinguish participant input from Reach Partners, Inc.'s interpretation. These interpretive statements connect what seniors shared to implications for decision-making.

Leadership should read this report with two goals in mind:

- Understand what matters most to seniors in North Fargo, especially related to programs, transportation, social connection, and facilities.
- Identify actionable opportunities where improvements could remove barriers, strengthen trust, or support a smoother transition to facility change.

Used alongside operational realities, financial considerations, and the broader strategic direction, these insights provide a foundation for planning that meet the needs of older adults today and in the years ahead.

Key Findings

Community engagement revealed several consistent insights that clarify what matters most to older adults in North Fargo and what will influence the success of future programs and facilities.

1. **Programs function as social ecosystems, not stand-alone activities.** Older adults link classes (programs), meals (services), and socializing (activities) into a single experience. Changes to one part of the system (e.g., location, timing, rides) can influence participation across the system.
2. **Adjacent spaces function as routine anchors.** The adjacency of resources and activities makes it easy for seniors to combine exercise with meals and social time. Interruptions to such co-located spaces can affect both attendance and emotional well-being.
3. **The Broadway Station transition carries emotional and relational weight.** Seniors expressed gratitude for long-standing services and worry about losing a “home base.” Protecting social continuity will be as important as relocating services.
4. **Transportation and communication gaps are the most common barriers.** Ride limitations are the result of scheduling and availability, while fragmented information reduces participation. These barriers restrict mobility, access to social connections, and access to essential services.
5. **Seniors want more flexible, age-friendly spaces programs and activities.** Participants asked for indoor walking spaces, creative programming, and opportunities to gather informally. This shows that facility features and program formats can meaningfully increase participation.
6. **Staff want stronger two-way communication.** Direct services staff shared that they could better support seniors if they had clearer insight into other program areas and decisions across departments. Consistent feedback loops between leadership, staff, and participants would strengthen program alignment.
7. **Seniors rely on programs for more than recreation.** Comments revealed unmet basic needs such as food, safety, and companionship that VSS and FPD staff help meet. Decisions about services and facilities have whole-community implications.

Five Themes

Fargo Park District (FPD) and Valley Senior Services (VSS) engaged older adults, direct service staff, and community members in 2025 through surveys, roundtable talks, visual feedback boards, and staff conversations. These activities were designed to support strategic planning, inform the transition away from Broadway Station, and identify gaps in programs and services for people 55+ living in North Fargo.

Across all sources, five categories emerged:

Programs & Participation – How people use and value programs, rides, and social opportunities.

Context & Social Environment – The places, social routines, and neighborhood assets that shape daily life.

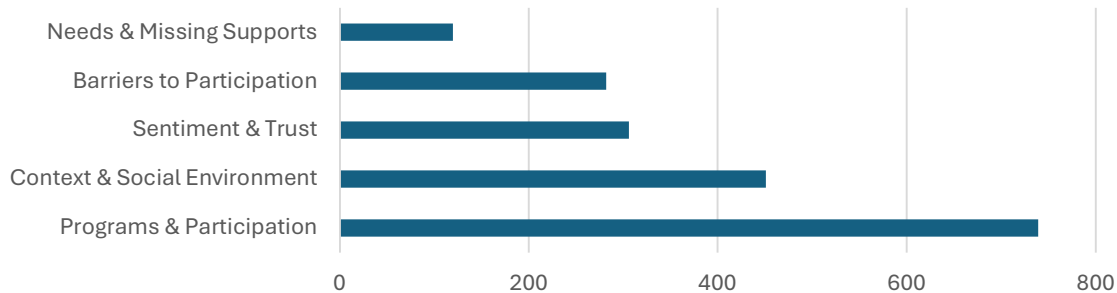
Sentiment & Trust – Captures feelings about current services, changes, and trust in FPD/VSS.

Barriers to Participation – Factors that make it difficult to join activities or access services.

Needs & Missing Supports – Gaps in services, infrastructure, and communication.

Taken together, the comments show a community that values existing services and social spaces, feels the weight of upcoming changes, and wants reliable, nearby, and well-communicated options for staying active and connected.

Frequency of Coded Responses by Theme



The following summarizes the five themes in greater detail. They represent not only what participants said, but also how they feel about strategic planning based on programs, services, facilities and activities. The insights support FPD’s goal of designing recreation and wellness opportunities that strengthen social connection, reduce barriers, and help seniors remain active and engaged in their community.

Theme 1: Programs & Participation

739 Coded Comments

Programs & Participation was the most common theme, showing how important classes, social activities, meals, and rides for staying active. Participants described how programs fit naturally into their daily routines and shared how location and timing influence whether they attend. *The comments suggest that strong programs for older adults are not only about the activity itself but also the overall experience of getting there, staying, and connecting with others.*

Many seniors emphasized the need for dependable, welcoming programs and expressed interest in both long-standing activities and new opportunities. Visual board input reflected enthusiasm for creative uses of community spaces, while staff observed how programs often support social connection across generations. *Across all inputs, participation appears to depend on both meaningful activities and supportive structures that help older adults feel welcomed and included.*

Program & Participation Quotes

- “Services are here but it took my brother visiting from California to check out Broadway Station. We got in on a Balance Builders’ class and had some meals. I have been coming ever since. The visiting is wonderful too.” (70SURVEY – Survey)
- “Vern Hunter, Northern Plains Botanical Garden Society, toured space and wants to use it for a Tea event this winter and some plant classes.” (76VBYP – Visual Boards–Yunker Farm)
- “Other people, others involved in, price. Daughters and sons join and include their parents in the REC programs. Janet learned about SAIL through the newsletter and stepped up to volunteer.” (88DSR – Direct Staff–Recreation, staff perspective)

Theme 2: Context & Social Environment

451 Coded Comments

Context & Social Environment comments describe where older adults spend time and how familiar places—such as libraries, senior centers, churches, and nearby stores—fit together in their routines. Participants shared how these neighborhood anchors shape friendships, support daily rhythms, and make participation feel comfortable and familiar.

Several comments highlighted how awareness and familiarity influence participation, including the difficulty some seniors face navigating what is available or nearby. Others expressed a desire for community spaces that support gathering, social connection, and group activities. *These comments show that older adults rely on a predictable landscape of community places, and changes in facilities or routines affect not just logistics, but social networks and a sense of belonging.*

Context and Social Environment Quotes

- “Some people don’t know where things are located or what is available.” (42SURVEY – Survey)
- “I wish we had a place where more groups could gather together.” (75VBYP – Visual Boards–Yunker Farm)

Theme 3: Sentiment & Trust

366 Coded Comments

Sentiment & Trust comments reveal how people feel about current programs, staff, and the upcoming Broadway Station transition. Many described satisfaction with today’s offerings while also expressing worry about how changes might affect routines, relationships, and places where they feel at home. *These comments show that older adults feel both gratitude and apprehension—valuing what exists while feeling uncertain about the future.*

Seniors shared positive experiences with community programs, especially those that help them stay active and connected, but also voiced concern about losing the familiarity and social life tied to Broadway Station. Staff observed heightened emotions and uncertainty among participants as they anticipate future changes. *Trust depends on how clearly FPD and VSS communicate, how consistently services remain accessible, and how well future plans respond to seniors’ practical and emotional realities.*

Sentiment & Trust Quotes

- I go to Silver Sneakers three days a week and some days I walk at the gym. It is safer than walking outside. We can go from exercise to have a cup of coffee. I would not get in a car in the winter to have a cup of coffee. I would miss my friends I have made.” (421SURVEY – Survey)
- “She is very concerned that the family feeling at Broadway Station will be lost.” (100VBF – Visual Boards–Fargodome)

- “The people – staff and friends – are on high alert, stress level 11 [due to pending Broadway Station closure and not knowing what’s next]. Anticipating disruption to the weekday programs in place.” (1DSSC – Senior Centers Direct Staff)

Theme 4: Barriers to Participation

282 Coded Comments

Barriers to Participation comments highlight transportation limits, cost concerns, communication gaps, health and mobility challenges that make it harder for people to show up. Participants clearly value services like Metro Senior Ride, but also pointed out where these services fall short. *Comments point to both structural constraints (limited ride slots) and communication gaps that limit participation.*

Staff and participants described how weather, scheduling, and competing needs influence attendance and engagement. Several comments noted that people sometimes seek support through programs to meet basic needs, not just recreation. *Barriers are multi-layered—combining transportation, information, cost, and the effort required to change routines or try something new.*

Barriers to Participation Quotes

- “The Metro Senior Ride, overall does such a great job...dependable, courteous drivers, clean vans. It's easy when we can book out ahead. But when a medical appointment comes up within a week it's a concern. They do their best, but when there's only so many time slots the availability is not there.” (197SURVEY – Survey)
- “Weather has a lot to do with the seniors calling in, once the weather changes there are more seniors riding with us. Most are for appointments; some are for other type of services i.e.hair/bank etc.” (232DST – Direct Staff – Transit, staff perspective)
- “Secret Santa program provides special gifts to 300 people who are socially isolated, have limited resources – it’s inspiring to watch and unfold. The community supports it so strongly, it grows every year. Humbling, people are asking for basic needs: pet food, intimates (like Depends), food. (136DSV – Direct Staff – VSS, staff perspective)

Theme 5: Needs & Missing Supports

120 Coded Comments

Needs & Missing Supports comments focus on gaps in services—programs that are missing, scheduling that doesn’t align with daily routines, and the feeling that North Fargo is underserved compared to other parts of the city. Participants emphasized the need for spaces close to home, especially for walking and moving safely. *These needs point to physical infrastructure (such as safe walking routes) and service infrastructure (such as rides and nearby spaces).*

Transportation capacity, walkable indoor spaces, and access to nearby food and social opportunities were frequently mentioned as areas requiring attention. Staff also described increasing requests related to basic needs, indicating that many seniors rely on programs as part of broader daily support systems. *Seniors are asking not only for “more” services, but for services that are easier to fit into their daily lives, with clear communication and flexible timing.*

Needs & Missing Supports Quotes

- “Because of my location, I enjoy exercise classes held at Total Balance, which adjoins Broadway Station. Approximately 30-40 seniors attend the 10 and 10:30 am Silver Sneakers classes held 3 times weekly at Total Balance. Our routine, over the past 10 years, is to congregate in Broadway Station after classes, which is a walk through the building, to socialize and some stay for meals. We discuss current events, celebrate birthdays and have made long-lasting friends. The convenience of not going outside and driving somewhere else, is the reason we gather. If Broadway Station would close, the many seniors who currently enjoy getting together after class would probably just return home, unfortunately.” (277SURVEY – Survey)
- “No nice walking track unless you go out to 50th or something street and you’re with every age group that probably doesn’t want an old fart around. (131SURVEY – Survey)
- “Needing more vans for senior transport—she had to call her daughter for pickup tonight from Sons of Norway. Mentioned when she calls for transport, often they are booked and then she has to make other arrangements.” (118VBSON – Visual Boards – Sons of Norway)

Findings: Four Community Engagement Interventions

Older adults in North Fargo shared input through four engagement methods—Visual Boards, Direct Service Staff Interviews, Roundtable Discussions, and a Survey—each revealing distinct yet complementary insights about daily life, services, community spaces, and social connection. Taken together, the findings highlight three consistent priorities: accessible locations, dependable and well-communicated services, and opportunities for meaningful social interaction. *These themes suggest that seniors thrive when programs are close to home, services are coordinated and clear, and environments foster connection and routine.*

Across all interventions, older adults consistently emphasized that their well-being is closely tied to place, services, and connection. They rely on familiar community hubs, depend on predictable support, and value opportunities to gather with others. *These insights suggest that successful planning for senior services in North Fargo will require aligning programs with daily patterns, strengthening communication and transportation, and creating spaces that support both routine and meaningful community engagement.*

Direct Service Staff

595 Coded Comments

Direct Service Staff Interviews highlighted the structural supports and barriers that shape older adults’ daily routines. Staff emphasized the importance of consistent meal programs, transportation access, and reliable communication. Their insights showed how seniors build their days around these services and how gaps—especially in transportation awareness—create barriers. Staff also described the essential role of social routines and wellness programs, which help people maintain mobility, confidence, and meaningful relationships.

Theme 1: Service – 50 Coded Comments

Direct Service Staff described how seniors rely on services like meals, transportation, and daily check-ins. Comments highlighted morning routines, lunchtime habits, and the importance of consistency in service delivery. *Staff perspectives suggest that reliability and predictability are essential, as many seniors structure their day around available services.*

Transportation emerged as a key challenge—some seniors were unaware of available services, while others struggled with availability. *This indicates that communication and coordination, not just service provision, shape how effectively people can access support.*

Service Quotes:

- “If you can get people in the door in the morning and stay for lunch. Or stay after meal.” (13DSSC)
- “People are worried about going to one place for a meal and another for activities. They want a place to get together, have coffee, lunch, talk about something.” (14DSSC)
- “They don’t know you can get rides from VSS, the bus.” (19DSSC)

Theme 2: Social Connection – 41 Coded Comments

Staff repeatedly noted the importance of friendships, small groups, and routines that help seniors feel connected. Socializing appears to be both a motivator and an outcome for attending programs. *These comments suggest that the social environment surrounding services may be just as important as the service itself.*

Staff also observed how traditions—coffee groups, church volunteers, community meals—anchor seniors’ weeks. *This indicates that structured and informal social opportunities may help reduce isolation and build community resilience.*

Social Connection Quotes:

- “A Thursday group of church volunteers who have coffee after Bunco.” (7DSSC)
- “People are worried about going to one place for a meal and another for activities. They want a place to get together, have coffee, lunch, talk about something.” (14DSSC)

Theme 3: Health & Wellness – 40 Coded Comments

Staff described a range of wellness programs—balance classes, low-impact exercise, and movement-based activities—that help seniors stay active and independent. *These programs are especially valued when they directly support mobility and confidence.*

Comments suggest that many seniors benefit from structured wellness routines but may need accessible, low-barrier options that fit into daily life.

Health & Wellness Quotes:

- “Balance builders” (2DSSC)
- “TiChiquan,” (3DSSC)
- “Total Balance” (4DSSC)

Visual Boards

427 Coded Comments

Visual Boards revealed the places that matter most in seniors' everyday lives. Participants frequently referenced libraries, churches, grocery stores, Broadway Station, and walking routes—places that feel familiar, accessible, and meaningful. Comments indicated a desire for expanded recreation options and accessible facilities, particularly those that support walking, biking, and low-impact activities. Suggested program ideas were often specific and straightforward, reflecting a need for easy, approachable ways to stay active and socially engaged.

Theme 1: Location References – 125 Coded Comments

Participants frequently used the Visual Boards to point to the specific places that shape their daily routines—Broadway Station, churches, grocery stores, libraries, and other neighborhood landmarks. These references highlight the physical spaces where seniors already feel comfortable and connected. *This suggests that seniors may view location as more than a backdrop; they see certain places as anchors that support routine, independence, and belonging.*

Many comments tied locations to activities: reading, attending services, eating meals, or socializing. *This pattern indicates that when seniors mention a place, they often describe a meaningful experience associated with being there—not simply list geographic points.*

Location References Quotes:

- “Broadway Station as a community center” (8VBF)
- “Walkable botanical garden and solarium” (20VBSON)
- “Library” (26VBHH)

Theme 2: Sports & Recreation – 45 Coded Comments

Participants described movement and physical activity as key to maintaining well-being. They named walking paths, biking routes, and accessible recreation facilities as desirable features in their communities. Many suggestions focused on simple, low-impact activities—such as indoor walking, stretching, or light recreation—that feel achievable and safe. *These comments suggest that seniors prefer activities that fit naturally into their routines and align with their comfort and mobility levels.*

People also expressed enthusiasm for recreation facilities designed for seniors. *This indicates a desire for intentional investment in spaces that support older adults in staying active year-round.*

Sports & Recreation Quotes:

- “Indoor Walking Track” (1VBYF)
- “More Dance Lessons” (10VBSON)
- “Museums” (16VBSON)

Theme 3: New Program / Facility Ideas – 40 Coded Comments

When suggesting new programs or facilities, participants built on what they already enjoy—walking, recreation, and learning opportunities. Many comments were brief, but they conveyed clear desires for expanded or enhanced programming tailored to their needs. *These ideas suggest that seniors are eager for more options, but they did not articulate those ideas at length.*

The range of suggestions reflects interest in accessible, indoor spaces and opportunities that blend wellness, mobility, and social connection.

New Program / Facility Ideas Quotes:

- “Sports Center for Seniors” (7VBF)
- “Bike paths in North Fargo” (9VBF)

Survey – Quantitative Responses

The survey results provide a useful quantitative snapshot of older adults in North Fargo and reinforce many of the themes that emerged from the community engagement. The survey reached 182 older adults. All but 25 were identified as living in North Fargo, with the highest participation in the Longfellow, Northport, Trollwood, Horace Mann, and Washington neighborhoods. Most survey participants are ages 65 to 84, reflecting the population most connected to current senior programs and services.

While most respondents drive, the small group that relies on Metro Senior Ride face scheduling challenges and this highlights a mobility gap affecting a smaller segment of the population but with meaningful consequences for those who depend on it.

Respondents expressed high interest in social activities, educational offerings, wellness classes, and meal services, with many preferring to participate one to three days per week. Morning and afternoon timeframes remain the most desirable. These patterns reinforce how older adults tend to weave multiple activities, exercise, meals, and social connection into their daily routines.

Communication emerged as a clear area for improvement. While email, printed newsletters, and mail remain preferred communication channels, “not knowing what’s available” was the most frequently selected barrier to participation. Other cited barriers reflect a mix of practical and social factors that shape participation.

When asked to rate the overall quality of older adult services, responses were mixed. Approximately 45% rated the services as Excellent or Good, 30% as Fair or Poor, and 18% were unsure. Knowledge gaps were also visible: between one-quarter and nearly half of respondents were unaware of available meal services, Metro Senior Ride access, resource navigation supports, or senior discounts. These responses suggest that visibility and communication may limit awareness and participation for some older adults. Taken together, the survey results mirror the qualitative findings. They provide additional context for understanding preferences, barriers, and expectations among older adults and offer a quantitative complement to the insights shared through open-ended engagement.

Survey – Qualitative Responses**974 Coded Comments**

The survey’s open comments provided a broad foundation for understanding how seniors experience programs, services, and facilities today. Responses highlighted strong appreciation for wellness classes, meals, and opportunities to gather socially. Many participants described consistent routines around exercise, coffee groups, and post-class meals, reinforcing the importance of proximity and predictable spaces.

Transportation emerged as a concern in the survey data, with many respondents noting the limited availability of Metro Senior Ride, particularly for last-minute medical appointments or winter conditions. Communication also appeared frequently: some respondents expressed difficulty staying informed about programs or understanding where services are located. *These patterns suggest that improving awareness and simplifying access could have immediate positive impacts on participation.*

Concerns about the future of Broadway Station appeared more frequently than any other single issue in the open-ended survey responses ($\approx 27\%$ of respondents). Comments highlighted the facility's location, its connection to the co-located gym, and the daily routines centered on the space. Although respondents also raised transportation, communication, and broader access considerations, these themes did not emerge with the same consistency or intensity as concerns about the Broadway Station closure.

Theme 1: Social & Leisure Activities – 139 Coded Comments

Survey responses highlighted a wide range of daily activities, from bingo and cards to social groups and routine gatherings. Some responses expressed a desire for expanded or more frequent options. *These comments suggest that familiar activities play an important role in anchoring social connections and weekly routines. The mix of interest and disinterest underscores the need for varied offerings that accommodate different preferences.*

Social & Leisure Activities Quotes:

- “Interested people play cards, dominoes and bingo at Trollwood.” (29SURVEY)
- “We only play bingo 1 hour 2x a week” (35SURVEY)

Theme 2: Program (Registered) – 93 Coded Comments

Participants expressed interest in structured programs, from wellness classes to practical workshops. Some respondents were unaware that programs were offered, underscoring the importance of clear communication. *These responses suggest that when people understand what is available, they participate more fully. Programs that blend wellness, learning, and safety appear to resonate strongly with respondents.*

Program (Registered) Quotes:

- “Up until now didn’t know about any activities or programs” (16SURVEY)
- “AARP offers a shredding events and classes on recognizing fraud and scams [at Trollwood].” (30SURVEY)
- “Broadway station serves the rest. It is a perfect location for all services. Education, social, socialization, congregate, and pick up/delivery meals, activities, support groups, etc.” (42SURVEY)

Theme 3: Location References – 87 Coded Comments

Respondents frequently described specific locations—Trollwood Village, Broadway Station, and other community hubs—often including what they do there and why those spaces matter. Some noted that specific locations feel too small, while others praised the social environment. *This suggests that both physical capacity and social atmosphere influence whether a space feels welcoming and workable. Location choices appear deeply connected to routine, comfort, and community identity.*

Location References Quotes:

- “Trollwood Village is too small.” (5SURVEY)
- “Broadway Station has become very social with the people that come there it is kept clean and is a happy atmosphere” (18SURVEY)
- “We celebrate birthdays on the 1st Wed of the month@ Trollwood.” (27SURVEY)

Round Table**303 Coded Comments**

Roundtable discussions provided deeper insights into how seniors stay socially connected and how specific locations fit into their lives. Participants described intentional routines—volunteering, hosting friends, attending programs—that support emotional well-being. They also discussed the accessibility and comfort of various community spaces, noting how routines and physical environments influence participation. *Some participants did not articulate experiences of loneliness or disconnection, indicating that not all emotional needs surfaced fully in this setting.*

Theme 1: Location References 38 Coded Comments

Participants discussed the places they visit regularly—movies, volunteering sites, arts programs—and how these locations fit into their daily routines. They spoke not only about where they go, but why those spaces matter: independence, familiarity, comfort, or purpose. *These comments suggest that seniors move through a broad ecosystem of community spaces, not only senior-specific facilities.*

The depth of discussion indicated thoughtful consideration of accessibility, transit routes, and comfort. *This suggests a desire to be involved in decisions about where future programs or centers are located.*

Location References Quotes:

- “As a widow, I go by myself to the movies. Meeting new people at new activities.” (4RT)
- “Spend time volunteering –food pantry ” (8RT)
- “Spend time volunteering Fine Arts Cub” (9RT)

Theme: Social Connection – 38 Coded Comments

Roundtable participants emphasized the importance of staying connected through volunteering, hosting meals, and establishing personal routines to maintain social well-being. Some described intentional habits, such as creating “rules” to ensure they leave the house regularly. *These comments suggest that seniors view social engagement as essential to emotional health, not just a pleasant add-on.*

Participants also framed themselves as active contributors to community life rather than passive recipients of services. *This indicates that programming that supports purpose and contribution may be especially meaningful.*

Social Connection Quotes:

- “I create rules for myself to get out of the house for volunteering, exercising, and socializing with friends.” (2RT)
- “I invite friends to enjoy a meal at my house at least once a month.” (3RT)
- “Spend time volunteering – church ” (7RT)

Theme: Program (Registered) – 24 Coded Comments

Participants valued registered programs, structured classes, clubs, and recurring activities when they were accessible, relevant, and close to home. Many described attending programs alone at first, then gradually forming connections. *These comments suggest that registered programs act as a doorway to new relationships and routines.*

Some emphasized the importance of location and scheduling. *This indicates that thoughtfully designed programs can support both engagement and personal mobility.*

Program (Registered) Quotes:

- “As a widow, I go by myself to a program. Meeting new people at new activities.” (5RT)
- “More clubs and activities extend your life.” (11RT)
- “I enjoy activities close to home Pilates in north and downtown Fargo.” (13RT)

Patterns, Opportunities and Community Impact

Across all engagement activities, a clear pattern emerged: older adults in North Fargo rely on a constellation of places, services, and relationships that support their daily routines. Comments consistently described how programs, rides, and social spaces work together to help seniors stay active and connected. *This suggests that participation is shaped more by the ecosystem as a whole than by individual programs.*

Another pattern was the importance of proximity and predictability. Visual Board input reflected concerns about losing familiar hubs and the social networks anchored there. *These patterns indicate that place-based identity and belonging play a meaningful role in how older adults experience recreation and services.*

Comments also highlighted opportunities for improvement. Many seniors expressed interest in new or expanded activities, especially those that promote social connection, wellness, and creativity. Staff described innovative approaches such as offering programs in churches or other community gathering spaces. *These opportunities suggest that expanding program locations, formats, and partnerships could strengthen participation, especially during the Broadway Station transition and beyond.*

The comments also revealed how gaps in transportation, communication, and scheduling affect both individual participation and community cohesion. Seniors described rides that were dependable but oversubscribed, meal spaces that were valued but limited, and information that was helpful but sometimes hard to find. *These patterns indicate the need for clearer communication and more flexible, responsive service models to ensure seniors do not fall through the cracks in the system.*

These insights show the impact of Valley Senior Services and Fargo Parks programs. Seniors rely on these programs not just to stay active, but to maintain their independence, social networks, and emotional well-being. Staff echoed this broader impact, describing how some participants use programs to meet essential needs such as food, safety, and companionship. *This suggests that decisions about facilities, transit, and programming have ripple effects across the broader community ecosystem, influencing families, neighborhoods, and partner organizations.*

The five themes reflect the many individual experiences shared through surveys, conversations, visual boards, and staff discussions. When viewed together, these themes reveal broader patterns about how older adults navigate daily routines, depend on familiar places, and engage with Valley Senior Services and Park District programs. The following section synthesizes these insights, highlighting opportunities that emerge only when all voices are considered.

Decision Inventory

To support clear, timely planning, leadership will need to consider the following questions. These questions are derived directly from the engagement themes to address immediate needs and inform future planning.

A. Facility & Space Decisions

- Where will meals, classes and informal social gathering spaces be located if the Broadway Station closes?
- What features are non-negotiable in future facilities (e.g., indoor walking space, accessible social areas, exercise opportunities, transit access)?
- Should senior services be centered in one hub or distributed across several North Fargo sites?
- How will future spaces support adjacency between exercise, meals and social connection?

B. Program & Service Decisions

- Which program types should be prioritized for North Fargo based on engagement insights (e.g., wellness, creative activities, social gatherings)?
- How should programs be scheduled or co-located to support integrated experiences rather than isolated events?
- What level of staffing is needed to support increased social connection and communication?
- How should scheduling be adjusted to better match seniors' daily routines and reduce transportation conflicts?

C. Transportation Decisions

- Should Metro Senior Ride capacity be expanded, restructured, or partnered with additional providers?
- Should there be guaranteed ride slots tied to specific high-demand programs or mealtimes to reduce uncertainty?
- How can transportation scheduling be more aligned with program timing across all senior facilities and programs?

D. Communication & Engagement Decisions

- What communication channels should be standardized (website, newsletters, on-site calendars, direct staff outreach)?
- How frequently should updates about the changes to programs, services, facilities and activities be shared, and through whom? How will senior feedback be continuously gathered after this engagement?

E. Strategic & Organizational Alignment

- How should FPD and VSS coordinate operationally during the transition period?
- What partnerships (library, churches, community living or apartment buildings) could be strengthened to support distributed service delivery?
- What investments should be made now to ensure continuity of social connection through the transition?

Planning and Prioritization Implications

The engagement results point toward several high-level implications for the Park District and Valley Senior Services. These implications are organized into three tiers to support planning and prioritization.

Tier 1 – Must-Haves for a Successful Transition

1. **Consistent, proactive communication about interim plans and long-term plans.** Older adults want clear, advanced information about where meals, classes, and social spaces will be located. Transparent, predictable messaging is critical to reduce uncertainty in the coming months.
2. **Reliable transportation aligned with program schedules.** Transportation gaps directly limit participation. Seniors emphasized the need for rides that match program timing and capacity.
3. **Preservation of core social routines.** Spaces that allow for pre- and post-meal socializing (e.g., coffee and card-playing areas) are central to well-being and participation.

Tier 2 – High-Value Opportunities

4. **Enhance indoor walking and accessible access.** Safe, climate-protected walking spaces were repeatedly identified as a need to support year-round activity and provide accessible movement options for people with mobility limitations.
5. **Strengthen staff–senior communication loops.** Staff want clearer insight into seniors' preferences, and seniors want to feel heard and informed. Improving two-way communication will strengthen trust, program alignment, and responsiveness.
6. **Reinforce communication through consistent, repeated messaging.** Participants benefit from ongoing updates delivered across multiple channels and departments. Providing unified talking points (primarily through VSS staff, who have relationships with seniors) can support clarity and confidence.

Tier 3 – Strategic Investments for the Future

7. **Continue community engagement.** Engage seniors as partners in shaping expectations for future spaces to reinforce inclusion and reduce anxiety.
8. **Incorporate senior priorities into future facility design.** Proximity to exercise opportunities and program partners, flexible multi-use spaces for gathering, chatting, meals, and informal connection and intuitive wayfinding should guide planning.
9. **Visualize an integrated program model that reflects how seniors use services.** Programs, meals, transportation, and social spaces function as a connected ecosystem. Design and service plans should reflect how routines flow across locations, times of day, and modes of participation.

Programs are most effective when they support not only activities but the entire experience surrounding participation. Seniors described routines that integrate meals, socializing, learning, transportation, and exercise. Participation depends on timing around meals, confidence in navigating services, and awareness of what is available.

The data indicates that programming must remain flexible, relational, and be communicated clearly. When seniors feel uncertainty about schedules, rides, or where they will gather, they are less likely to participate, even if the program meets their needs. They also value opportunities that promote social

connection and learning, and they notice when programs feel meaningful or responsive to real-world concerns.

Program and Service Design

- Support integrated experiences by aligning transportation, meals, and programming schedules to encourage longer stays and stronger social connections.
- Expand communication strategies to improve awareness of programs, eligibility, and transportation options.
- Prioritize programming that blends wellness, learning, and social engagement, reinforcing seniors' sense of belonging.
- Address unmet needs through flexible schedules, recognizing the influence of transportation, energy levels, and daily routines on participation.

What Seniors Value and What They Fear Losing

Comments about Broadway Station revealed a consistent pattern: the building is not just a facility but a social anchor where routines, friendships, and daily rhythms converge. Participants emphasized the ease of moving between Total Balance exercise classes, meals, and informal socializing without traveling to another location.

As the planned August 2026 closure approaches, seniors want reassurance that meals, social opportunities, exercise, and other program access will continue with minimal disruption. Many expressed concerns about losing the “family feeling” that Broadway Station provides. Comments like “They take major ownership over [Broadway Station]” (15DSSC Direct Service Staff) illustrate the emotional and social significance of the space.

Participants also shared fears about increased travel distance and losing connections if groups scatter to different locations. This indicates that any transition plans should prioritize continuity of programs, activities and services, including reliable transportation, supported by early, transparent communication. Seniors worry that community cohesion may weaken with the closure of Broadway.

The engagement surfaced opportunities for improvement. Some seniors and staff expressed interest in expanded program offerings, new community partnerships, and flexible use of space. This suggests that the transition, while challenging, can also serve as a catalyst for designing spaces and programs that better reflect the needs and routines of older adults.

Conclusion

The engagement findings offer a clear message: older adults in North Fargo value programs and services not only for what they provide, but for how they bring people together. Seniors rely on familiar places, predictable routines, and dependable transportation to stay active, connected, and well. The transition away from Broadway Station represents both a challenge and an opportunity, one that will require thoughtful communication, internal coordination, and a commitment to sustaining community connection.

By pairing these insights with operational realities, financial considerations, and long-term planning goals, the Park District and Valley Senior Services can make informed decisions that strengthen the well-being of older adults today and shape a more connected future for the entire community.

Appendix A: Definitions

Activities = informal drop-in (open gym, coffee hours, cards and games)

Programs = scheduled registered (fitness classes, art workshops, tech courses)

Services = support for independent living (meals, transportation, resource assistance)

Coding Definitions

Codes were applied across four engagement interventions: Surveys, Roundtable Talks, Visual Feedback Boards, and Direct Staff Conversations. Category and code counts reflect coded comments, not the number of rows in the dataset, thus a single comment can receive multiple codes and therefore appear in multiple categories.

Intervention Code	Community Engagement Intervention Description	Coded Comments
DSR	Direct Staff – Recreation	69
DSSC	Direct Staff – Senior Centers	55
DST	Direct Staff – Transit	45
DSV	Direct Staff – VSS	81
RT	Roundtable Talks	182
SURVEY	Survey – narrative questions only	541
VPF	Visual Boards – Fargodome	8
VBHH	Visual Boards – Heritage House	42
VBHS	Visual Boards – Holy Spirit Catholic Church	52
VBNL	Visual Boards – Northport Library	51
BSON	Visual Boards – Sons of Norway	42
VBYP	Visual Boards – Yunker Farm	41

Category	Coded Comments	Comment Code	Coded Comments
Barriers to Participation	282	Accessibility & Safety	56
		Communication	71
		Cost / Affordability	30
		Disconnected / Loneliness	9
		Environmental Barriers	57
		Health Limitations	9
		Mobility Limitations	12
		Social Anxiety	6
		Transportation	90
Context & Social Environment	451	Awareness	78
		Location References	272
		Social Connection	112
		Social Networks	25

Category	Coded Comments	Comment Code	Coded Comments
Needs & Missing Supports	120	Perceived Underservice	42
		Gaps (Unmet Needs)	52
		Scheduling & Timing	34
Programs & Participation	739	Activity (Drop-in)	71
		New Program / Facility Ideas	98
		Program (Registered)	153
		Health & Wellness	165
		Lifelong Learning	84
		Social & Leisure Activities	205
		Sports & Recreation	91
		Service	132
		Transportation	90
Sentiment & Trust	306	Communication	71
		Belonging / Inclusion	39
		Negative Perception	39
		Positive Perception	114
		Satisfaction	29
		Trust in FPD	43
		Emotional Impact of Change	72

Category	Comment Code	Definition
Barriers to Participation	Accessibility & Safety	Mobility friendliness, entrances, walkways, comfort, and safety concerns. Do not use when the issue stems from an individual's health or mobility limitations rather than the facility/environment.
	Communication	How participants receive or don't receive information (print, email, signage, social media). Do not use when they simply didn't know a program existed, use Awareness.
	Cost / Affordability	Fees, cost concerns, transportation or meal costs. Do not use when the comment expresses general dissatisfaction unrelated to money.
	Disconnected / Loneliness	Feeling alone or attending with no one; lack of social ties. Do not use when the barrier is fear or intimidation, use Social Anxiety.
	Emotional Impact of Change	Worry, frustration, fear, anxiety, or sadness about closures, transitions, or uncertainty. Do not use when the comment is negative without referencing a change event.
	Environmental Barriers	Weather, distance, sidewalks, snow, heat/cold, outdoor hazards. Do not use when the challenge is due to personal mobility limitations.
	Health Limitations	Physical, cognitive, or chronic conditions that reduce participation. Do not use when the issue is caused by facility or environmental barriers.
	Mobility Limitations	Physical barriers related to a participant's personal mobility. Do not use when the environment is the barrier, use Accessibility & Safety or Environmental Barriers.

Category	Comment Code	Definition
Barriers to Participation Cont.	Perceived Underservice	Feeling overlooked compared to other areas (e.g., South Fargo). Do not use when describing a specific missing program, use Gaps (Unmet Needs).
	Social Anxiety	Shyness, intimidation, or lack of confidence joining activities. Do not use when the issue is lack of social ties, use Disconnected / Loneliness.
	Transportation	Barriers/supports from VSS rides, Metro Senior Rides, driving, parking. Do not use when the comment is about the cost of transportation, use Cost / Affordability.
Context & Social Environment	Awareness	Surprise or lack of knowledge about available programs or services. Do not use when the participant received unclear information, use Communication.
	Location References	Mentions of Broadway Station, Trollwood, Yunker Farm, libraries, YMCA, etc. Do not use when location relates to a barrier (e.g., too far), use Environmental Barriers.
	Social Connection	Positive or negative experiences with peers; friendships; social cohesion. Do not use when a participant talks about influencer-type peers, use Social Networks.
	Social Networks	Natural connectors, influencers, or groups/people who bring others in. Do not use when describing general friendship experiences, use Social Connection.
Needs & Missing Supports	Gaps (Unmet Needs)	Missing programs or services; needs not met. Do not use when the comment suggests a specific idea, use New Program / Facility Ideas.
	Health & Wellness	Fitness, exercise, mobility, fall prevention, balance classes, Tai Chi, yoga. Do not use when limitations are personal medical conditions, use Health Limitations.
	Lifelong Learning	Safety talks, tech classes, educational presentations, memory support. Do not use when the comment relates to awareness of these offerings, use Awareness.
	Scheduling & Timing	Program times that don't work; need different days or hours. Do not use when someone proposes a new program, use New Program / Facility Ideas.
	Service	Independent living supports (meals, transportation support, resources). Do not use when the issue is about transportation access, use Transportation.
	Social & Leisure Activities	Crafts, games, cards, music, clubs, social hours, coffee groups, day trips. Do not use when the activity is recreation-focused, use Sports & Recreation.
	Sports & Recreation	Pickleball, bowling, golf, archery, recreation activities. Do not use when the activity is social in nature rather than recreational, use Social & Leisure Activities.
Programs & Participation	Activity (Drop-in)	Informal, flexible, non-registered participation. Do not use when the comment refers to scheduled or sign-up-required programs.
	New Program / Facility Ideas	Specific suggestions for new offerings, amenities, or enhancements. Do not use when the participant is identifying unmet needs without proposing a solution, use Gaps.
	Program (Registered)	Scheduled and sign-up-required classes or workshops. Do not use when the comment is about drop-in activities, use Activity (Drop-in).
Sentiment & Trust	Belonging / Inclusion	Feeling welcome, accepted, included—or feeling isolated or overlooked. Do not use when loneliness is due to lacking companions, use Disconnected / Loneliness.
	Negative Perception	General complaints or negative views not tied to a specific barrier. Do not use when the comment describes a clear barrier, use a Barriers topic.
	Positive Perception	General praise or positive sentiment about FPD/VSS. Do not use when the praise is tied to satisfaction with a specific program, use Satisfaction.

Category	Comment Code	Definition
Sentiment & Trust Cont.	Satisfaction	Positive evaluations of programs, staff, services, or facility experiences. Do not use when the comment praises something broadly without program reference, use Positive Perception.
	Trust in FPD	Confidence, skepticism, concerns about leadership, being heard, or follow-through. Do not use when the comment is about a specific service or program failure.

Question Code	Questions Definition
RTQ1	Q1 Roundtable: Connection & Participation What does “community” look like for you? How do you spend time with others now, and how would you like to?
RTQ2	Q2 Roundtable: Barriers What gets in the way of spending time with others? What tasks or challenges in daily life make it harder to participate in community?
RTQ3	Q3 Roundtable: Solutions What activities, amenities, services, or programs in North Fargo could make your life richer, and fuller?
RTQ	Roundtable Questions asked by participants
POPQ	Questions offered by participants at the pre-intervention pop-up meetings
VBO	Visual Board Observations
IFSQ	If you could have answers, what questions would you ask
VBW	Visual Board Wishes
DSQ1	Q1 Direct Staff Question Current State: based on your observations, what’s going well with VSS and Recreation
DSQ2	Q2 Direct Staff Question Current State: Based on your observations, what are the VSS/FPD services people are surprised to learn are available?
DSQ3	Q3 Direct Staff Question #3 Current State Based on your observations, what motivates them (clients) to connect to the services?
DSQ4	Q4 Direct Staff Question #4 Current State Based on your observations, who are the North Fargo champions or natural leaders/influencers in the older adult community?
DSQ5	Q5 Direct Staff Question #5 Barriers & Gaps Based on your observations, what barriers do participants have to utilizing services, or what services are not provided that would enable people to live independently?
DSQ6	Q6 Direct Staff Question Vision & Opportunities: What improvements would make the biggest difference? OR If time or money was not an issue and we could build “it” from scratch, what amenities, programs, activities, or options are needed based on what you hear from older adults?
SurQ6	Q6: What activities, programs, and/or services are you interested in? (select up to 5) Required
SurQ12	Q12: What types of recreation programs or classes interest you most? (select all that apply) Required
SurQ14	Q14: What prevents you from participating in activities, programs or services? (select all that apply) Required
SurQ16	Q16: Explain your rating: Overall, how would you rate the quality of older adult services in the community?
SurQ18	Q18: What programming improvements would have the greatest impact on your experience?

Connect Fargo Parks

Form Results Summary

Oct 24, 2025 - Nov 20, 2025

Project: North Fargo Older Adult Recreation and Services Survey

Form: North Fargo Older Adult Recreation and Services Survey

Tool Type: Form

Activity ID: 25

Exported: Nov 20, 2025, 09:04 AM

Exported By: Cdoll

Filter By: No filters applied.

Closed

North Fargo Older Adult Recreation and Services Survey
North Fargo Older Adult Recreation and Services Survey

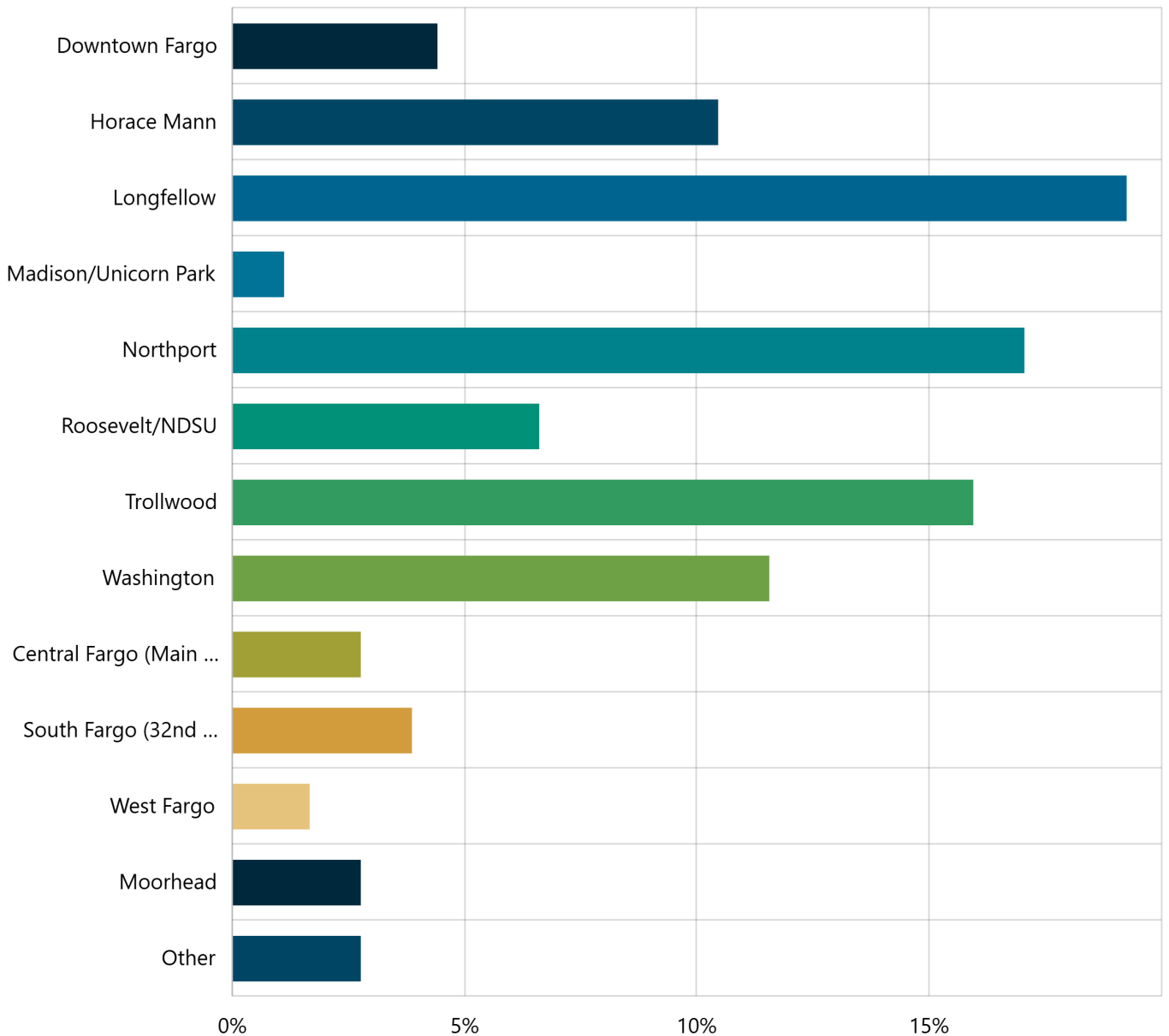
81
Contributors

182
Contributions

Contribution Summary

1. Which neighborhood do you live in? Required

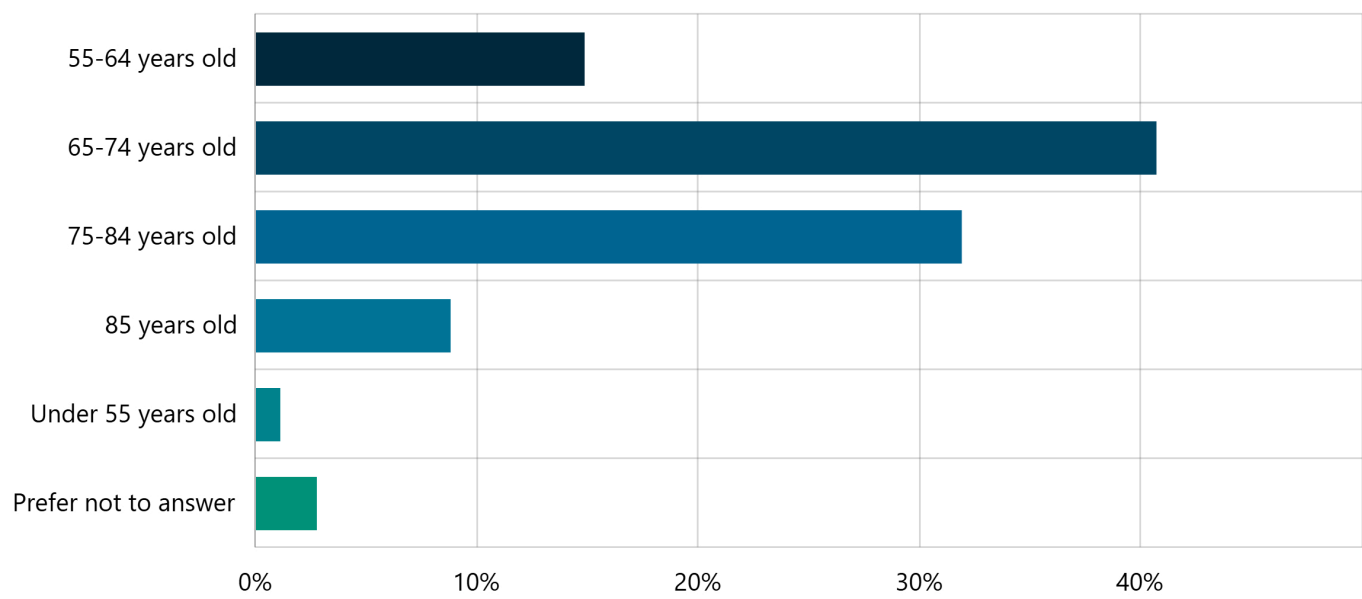
Multi Choice | Skipped: 0 | Answered: 182 (100%)



Answer choices	Percent	Count
Downtown Fargo	4.40%	8
Horace Mann	10.44%	19

Longfellow	19.23%	35
Madison/Unicorn Park	1.10%	2
Northport	17.03%	31
Roosevelt/NDSU	6.59%	12
Trollwood	15.93%	29
Washington	11.54%	21
Central Fargo (Main Ave – 32nd Ave S)	2.75%	5
South Fargo (32nd Ave S and beyond)	3.85%	7
West Fargo	1.65%	3
Moorhead	2.75%	5
Other	2.75%	5
Total	100.00%	182

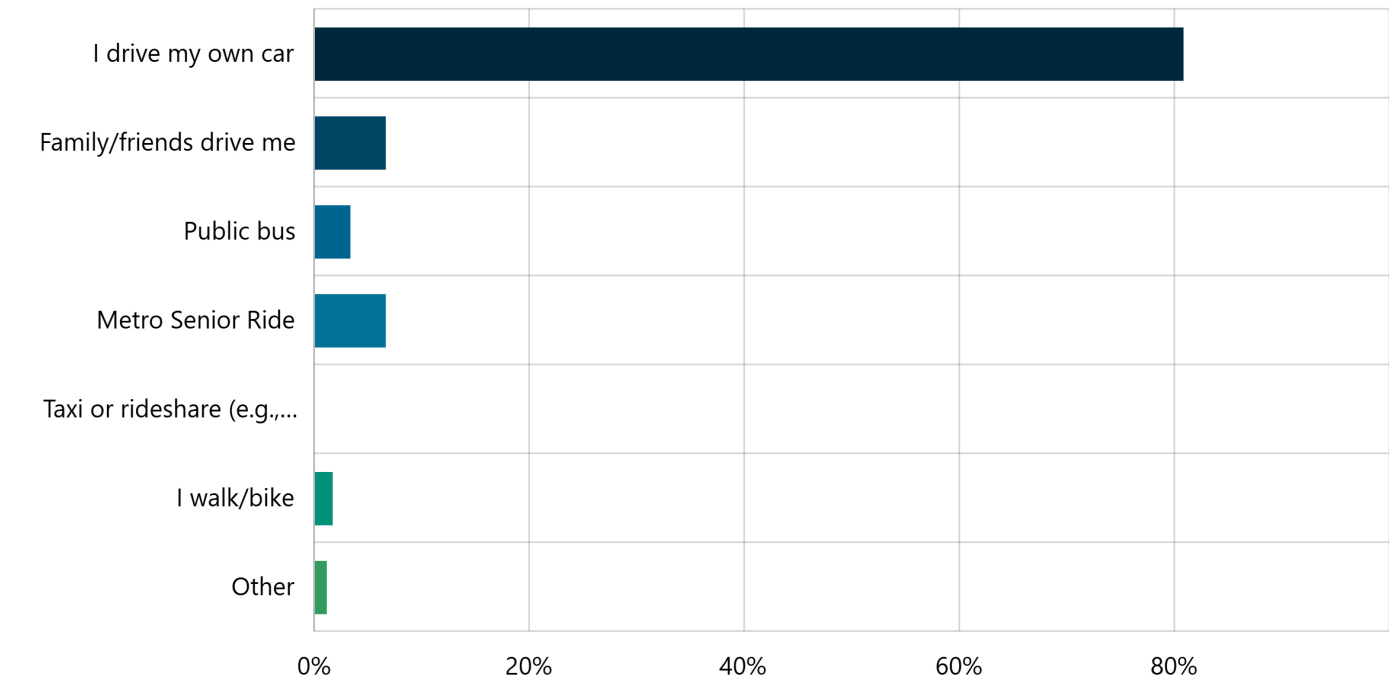
2. What is your age? Required
Multi Choice | Skipped: 0 | Answered: 182 (100%)



Answer choices	Percent	Count
55-64 years old	14.84%	27
65-74 years old	40.66%	74
75-84 years old	31.87%	58
85 years old	8.79%	16
Under 55 years old	1.10%	2
Prefer not to answer	2.75%	5
Total	100.00%	182

3. What is your primary mode of transportation? (select 1) Required

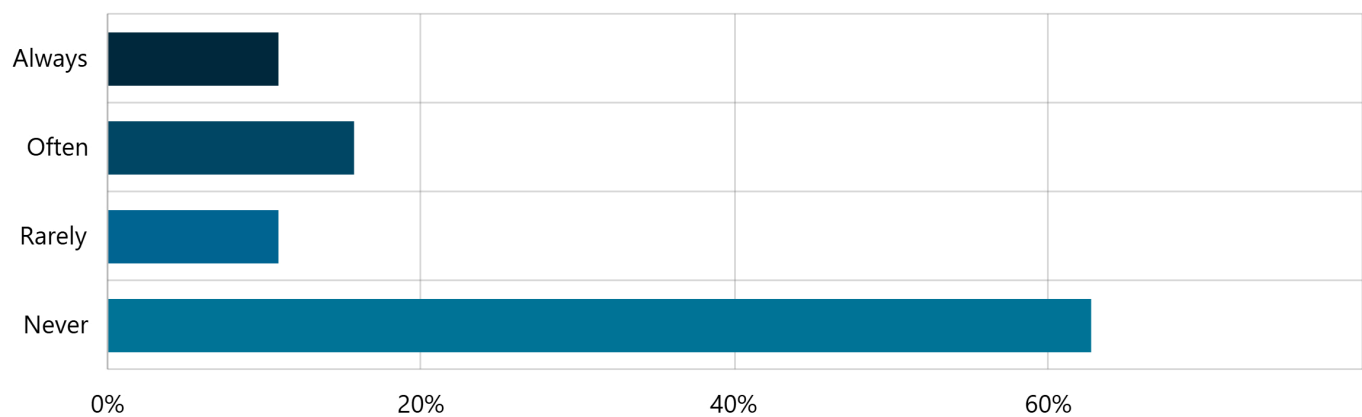
Multi Choice | Skipped: 0 | Answered: 182 (100%)



Answer choices	Percent	Count
I drive my own car	80.77%	147
Family/friends drive me	6.59%	12
Public bus	3.30%	6
Metro Senior Ride	6.59%	12
Taxi or rideshare (e.g., Uber, Lyft)	0%	0
I walk/bike	1.65%	3
Other	1.10%	2
Total	100.00%	182

4. If you use Metro Senior Ride, how often are you able to schedule a ride with the times you request?

Multi Choice | Skipped: 99 | Answered: 83 (45.6%)

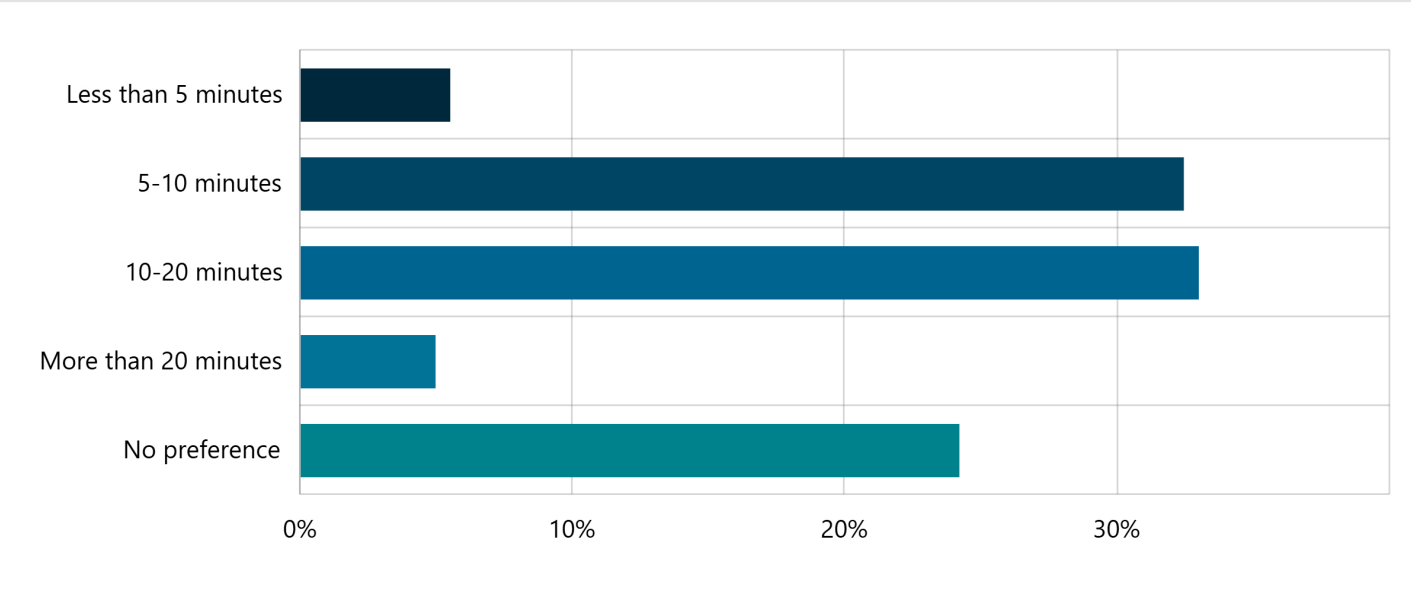


Answer choices	Percent	Count
Always	10.84%	9
Often	15.66%	13
Rarely	10.84%	9
Never	62.65%	52
Total	100.00%	83

5. What is the maximum amount of time you are willing to travel to activities, programs, or services? (select 1)

Required

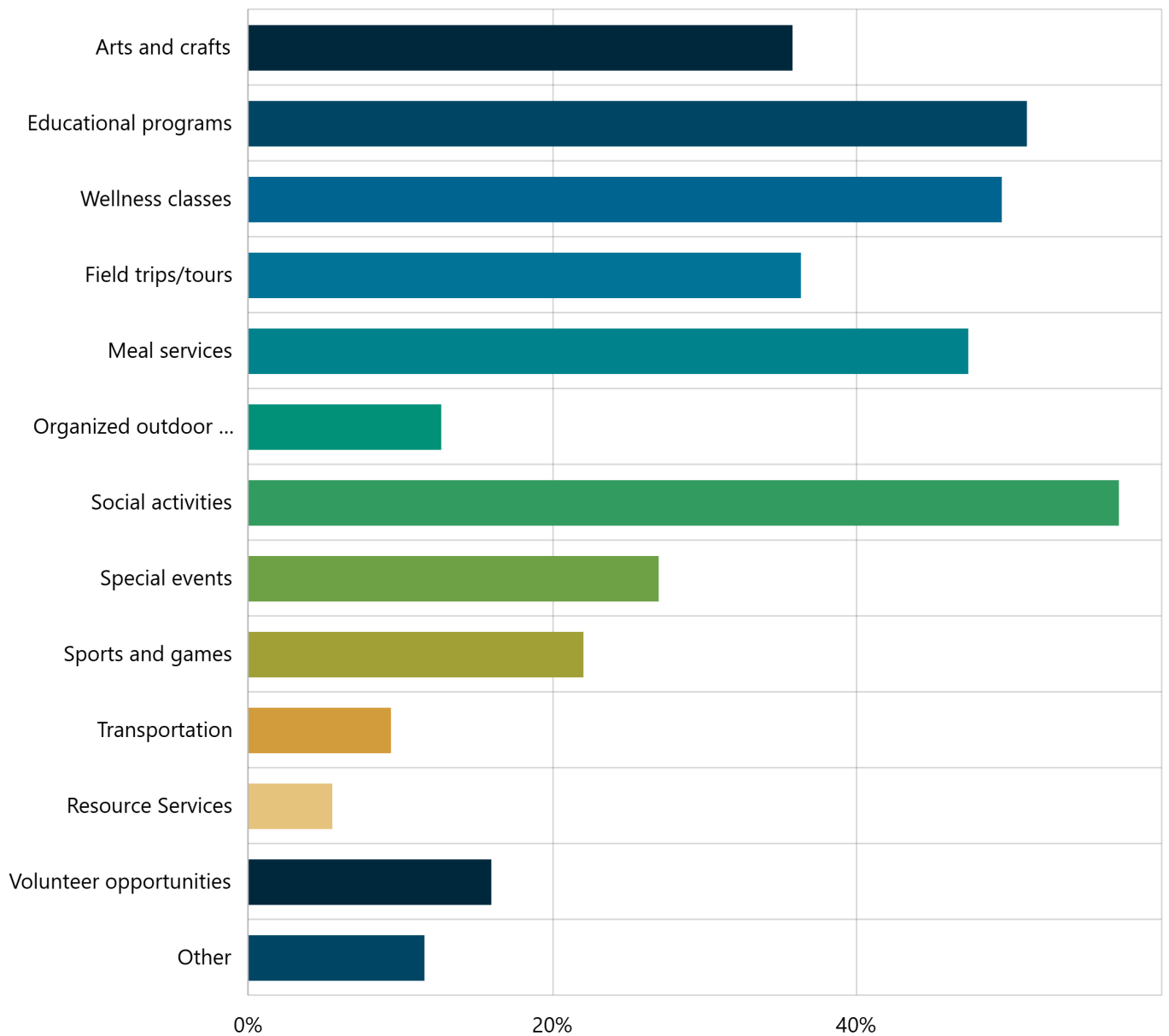
Multi Choice | Skipped: 0 | Answered: 182 (100%)



Answer choices	Percent	Count
Less than 5 minutes	5.49%	10
5-10 minutes	32.42%	59
10-20 minutes	32.97%	60
More than 20 minutes	4.95%	9
No preference	24.18%	44
Total	100.00%	182

6. What activities, programs, and/or services are you interested in? (select up to 5) Required

Multi Choice | Skipped: 0 | Answered: 182 (100%)

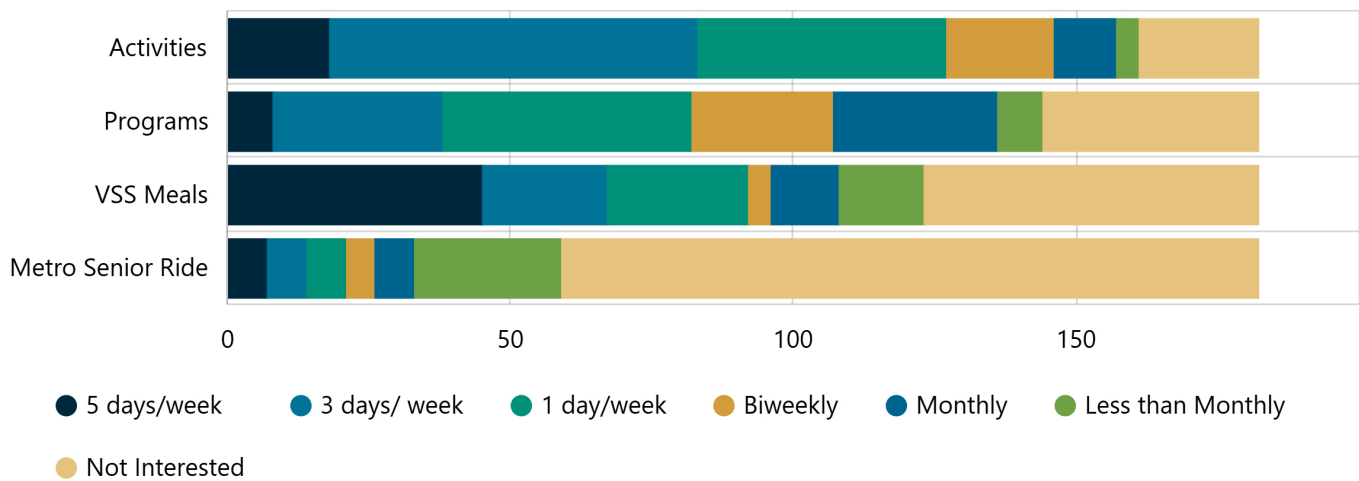


Answer choices	Percent	Count
Arts and crafts	35.71%	65
Educational programs	51.10%	93
Wellness classes	49.45%	90
Field trips/tours	36.26%	66
Meal services	47.25%	86
Organized outdoor recreation	12.64%	23
Social activities	57.14%	104

Special events	26.92%	49
Sports and games	21.98%	40
Transportation	9.34%	17
Resource Services	5.49%	10
Volunteer opportunities	15.93%	29
Other	11.54%	21

7. How often do you want to participate in the following? Required

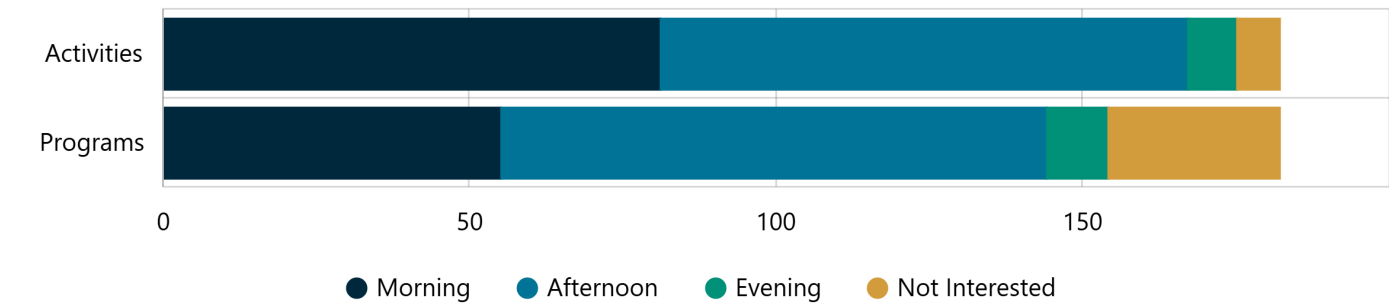
Matrix | Skipped: 0 | Answered: 182 (100%)



	5 days/ week	3 days/ week	1 day/ week	Biweekly	Monthly	Less than Monthly	Not Interest ed	Count	Score
Activities	9.89% 18	35.71% 65	24.18% 44	10.44% 19	6.04% 11	2.20% 4	11.54% 21	182	3.20
Program s	4.40% 8	16.48% 30	24.18% 44	13.74% 25	15.93% 29	4.40% 8	20.88% 38	182	4.17
VSS Meals	24.73% 45	12.09% 22	13.74% 25	2.20% 4	6.59% 12	8.24% 15	32.42% 59	182	4.08
Metro Senior Ride	3.85% 7	3.85% 7	3.85% 7	2.75% 5	3.85% 7	14.29% 26	67.58% 123	182	6.12

8. What time of day would you most prefer to participate in activities or programs? Required

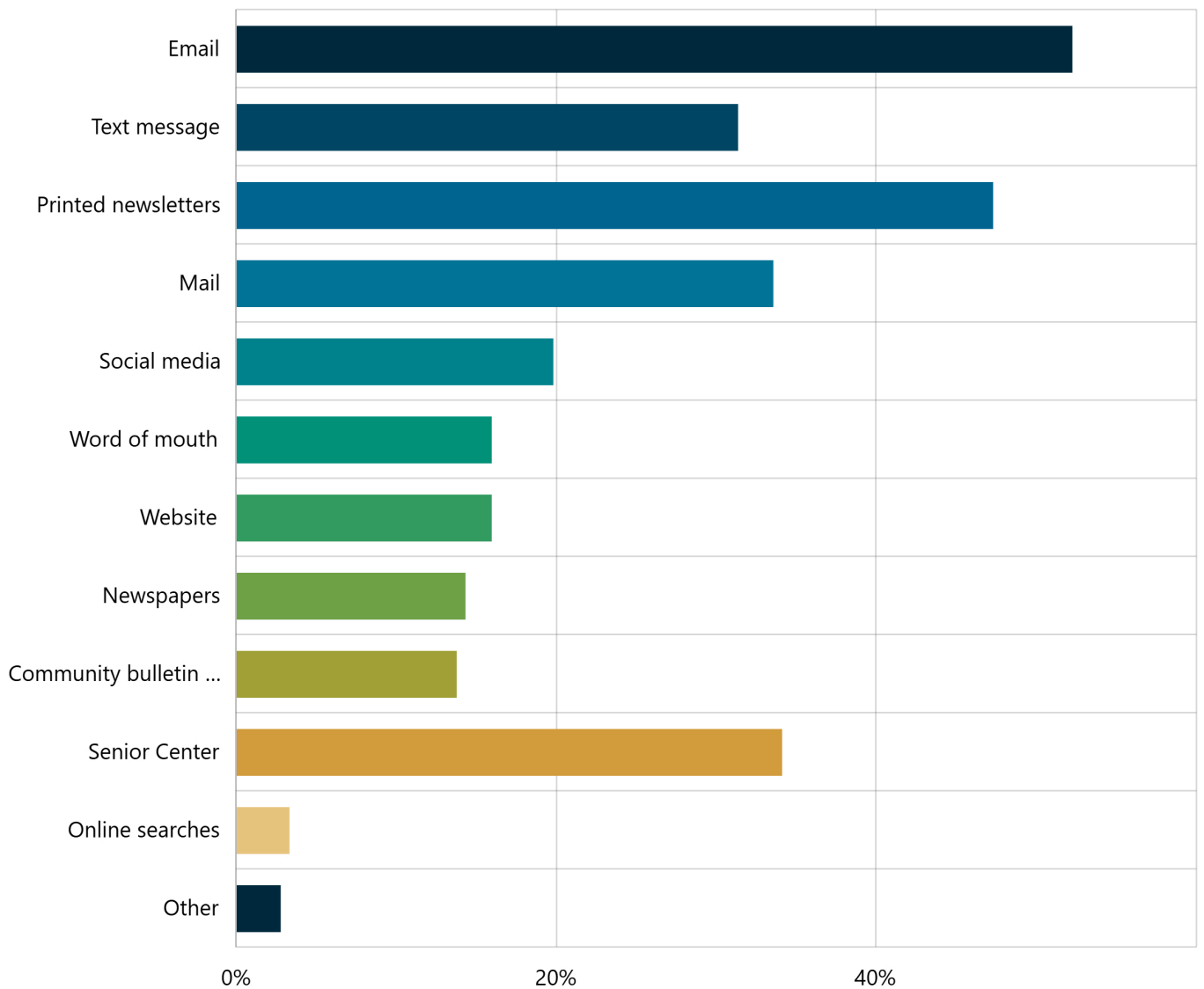
Matrix | Skipped: 0 | Answered: 182 (100%)



	Morning	Afternoon	Evening	Not Interested	Count	Score
Activities	44.51% 81	47.25% 86	4.40% 8	3.85% 7	182	1.68
Programs	30.22% 55	48.90% 89	5.49% 10	15.38% 28	182	2.06

9. How do you prefer to receive information about activities, programs, and services? (select up to 4) Required

Multi Choice | Skipped: 0 | Answered: 182 (100%)

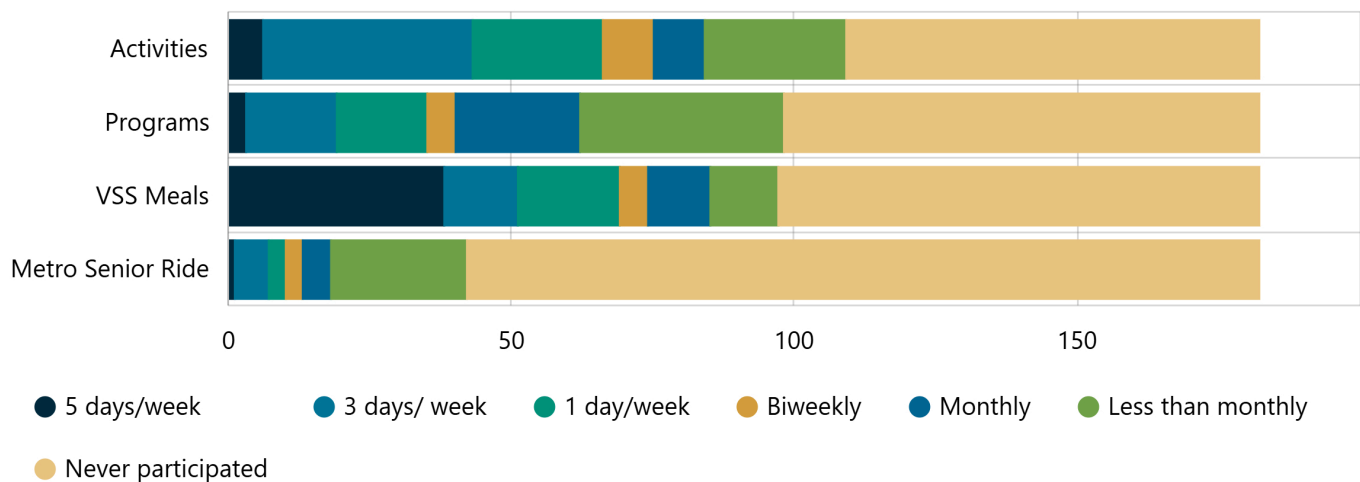


Answer choices	Percent	Count
Email	52.20%	95
Text message	31.32%	57
Printed newsletters	47.25%	86
Mail	33.52%	61
Social media	19.78%	36
Word of mouth	15.93%	29
Website	15.93%	29
Newspapers	14.29%	26

Community bulletin boards	13.74%	25
Senior Center	34.07%	62
Online searches	3.30%	6
Other	2.75%	5

10. In the last year, how often have you participated in activities, programs, Valley Senior Services meals (including congregate dining, Meals on Wheels, to-go meals, or frozen meals), and Metro Senior Ride?

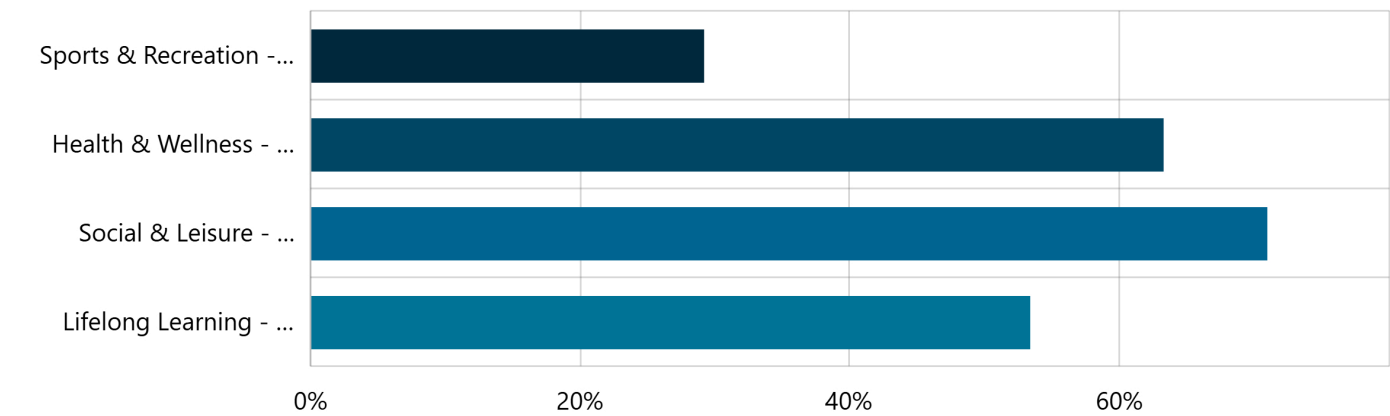
Required
Matrix | Skipped: 0 | Answered: 182 (100%)



	5 days/week	3 days/week	1 day/week	Biweekly	Monthly	Less than monthly	Never participated	Count	Score
Activities	3.30% 6	20.33% 37	12.64% 23	4.95% 9	4.95% 9	13.74% 25	40.11% 73	182	4.90
Programs	1.65% 3	8.79% 16	8.79% 16	2.75% 5	12.09% 22	19.78% 36	46.15% 84	182	5.59
VSS Meals	20.88% 38	7.14% 13	9.89% 18	2.75% 5	6.04% 11	6.59% 12	46.70% 85	182	4.73
Metro Senior Ride	0.55% 1	3.30% 6	1.65% 3	1.65% 3	2.75% 5	13.19% 24	76.92% 140	182	6.50

11. What types of recreation programs or classes interest you most? (select all that apply) Required

Multi Choice | Skipped: 0 | Answered: 182 (100%)



Answer choices	Percent	Count
Sports & Recreation - example: bowling, archery, pickleball, golf	29.12%	53
Health & Wellness - example: yoga, walking groups, water aerobics	63.19%	115
Social & Leisure - example: bingo, day trips, book clubs	70.88%	129
Lifelong Learning - example: tech classes, arts workshops	53.30%	97

12. List your preferred activities and/or programs.

Short Text | Skipped: 110 | Answered: 72 (39.6%)

Sentiment

No sentiment data

Tags

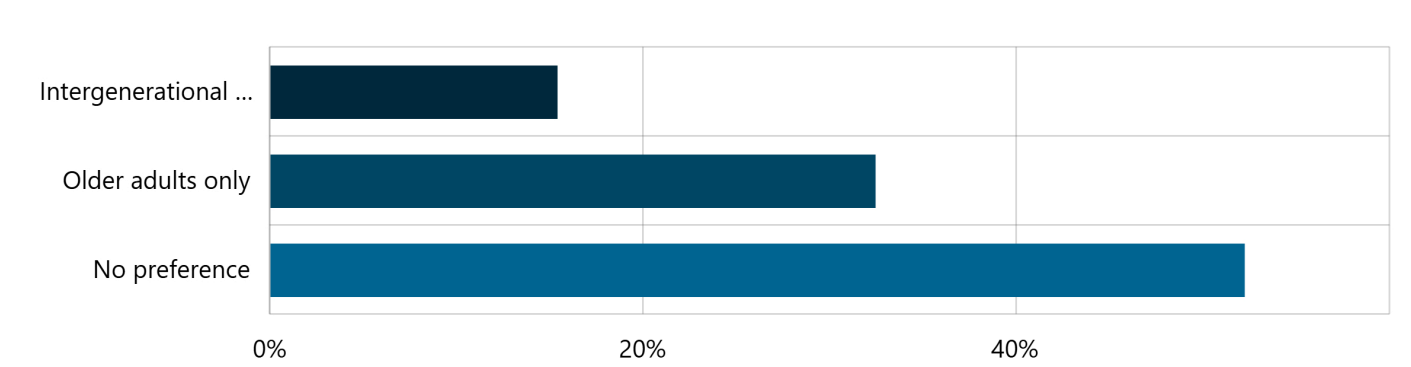
No tag data

Featured Contributions

No featured contributions

13. What type of group setting do you prefer for activities or programs? (select 1) Required

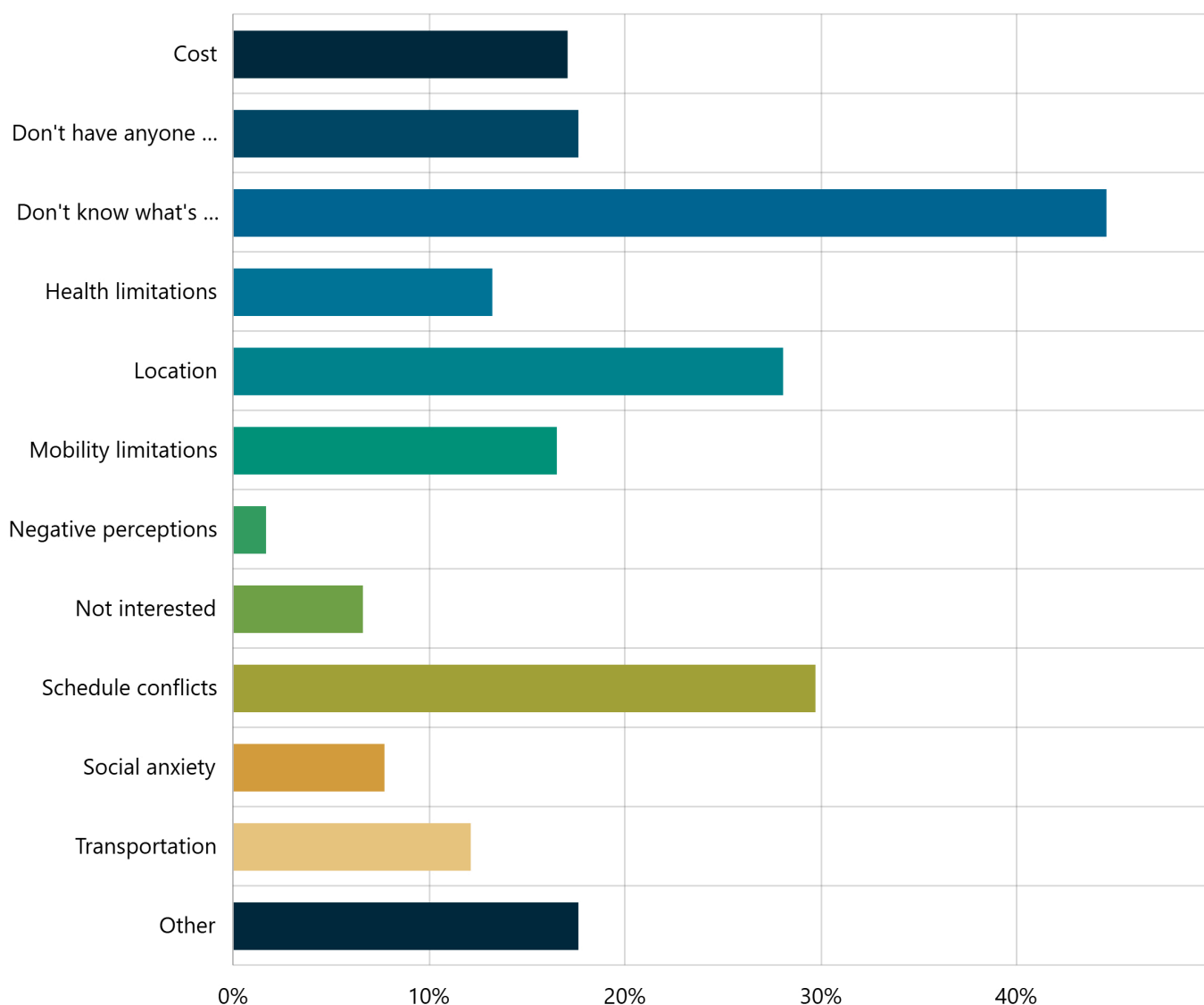
Multi Choice | Skipped: 0 | Answered: 182 (100%)



Answer choices	Percent	Count
Intergenerational (all ages together)	15.38%	28
Older adults only	32.42%	59
No preference	52.20%	95
Total	100.00%	182

14. What prevents you from participating in activities, programs or services? (select all that apply) Required

Multi Choice | Skipped: 0 | Answered: 182 (100%)

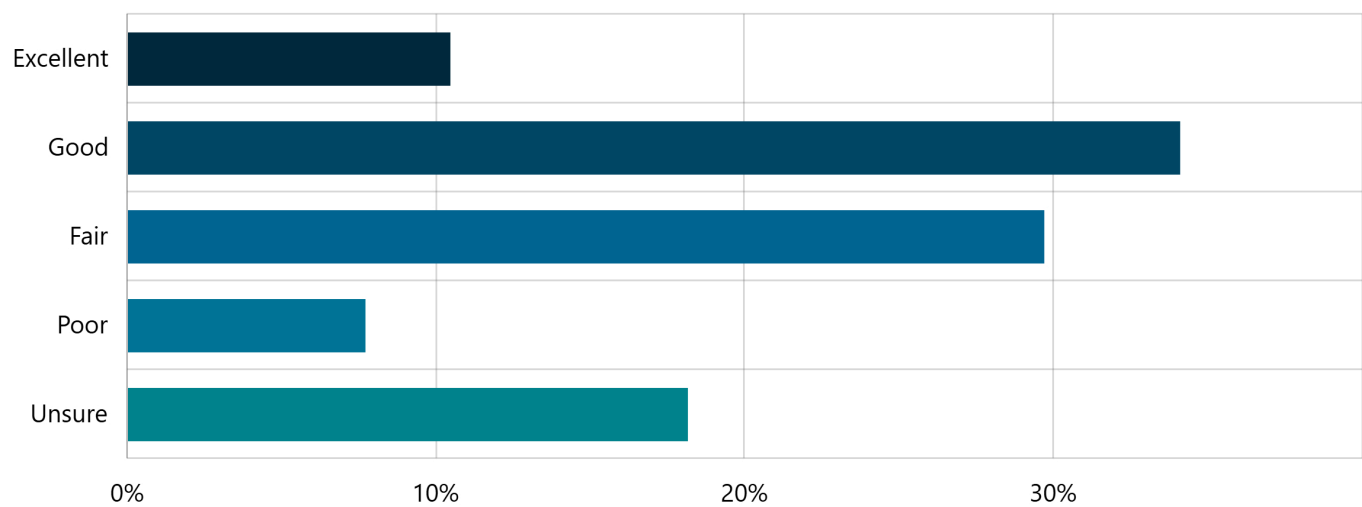


Answer choices	Percent	Count
Cost	17.03%	31
Don't have anyone to go with	17.58%	32
Don't know what's available	44.51%	81
Health limitations	13.19%	24
Location	28.02%	51
Mobility limitations	16.48%	30
Negative perceptions	1.65%	3
Not interested	6.59%	12

Schedule conflicts	29.67%	54
Social anxiety	7.69%	14
Transportation	12.09%	22
Other	17.58%	32

15. Overall, how would you rate the quality of older adult services in the community? Required

Multi Choice | Skipped: 0 | Answered: 182 (100%)



Answer choices	Percent	Count
Excellent	10.44%	19
Good	34.07%	62
Fair	29.67%	54
Poor	7.69%	14
Unsure	18.13%	33
Total	100.00%	182

16. Explain your rating:

Long Text | Skipped: 87 | Answered: 95 (52.2%)

Sentiment

No sentiment data

Tags

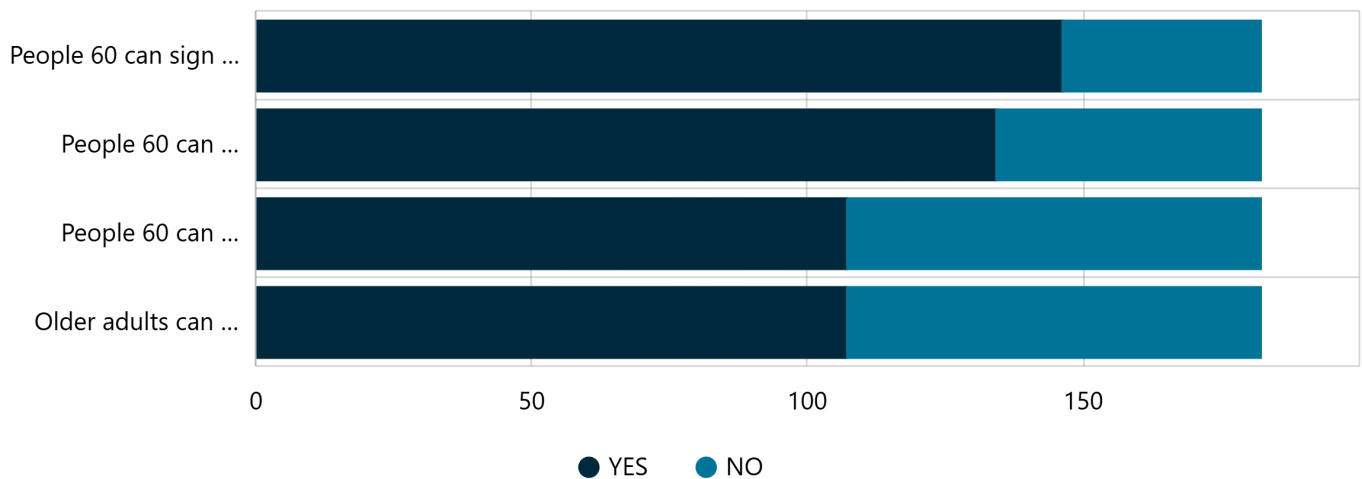
No tag data

Featured Contributions

No featured contributions

17. Did you know the following information? Required

Matrix | Skipped: 0 | Answered: 182 (100%)



	YES	NO	Count	Score
People 60 can sign up to receive 5 or more meals per week through congregate dining, Meals on Wheels, or to-go meals.	80.22% 146	19.78% 36	182	1.20
People 60 can receive rides to activities and appointments through Metro Senior Ride.	73.63% 134	26.37% 48	182	1.26
People 60 can request help to understand the resources available to them.	58.79% 107	41.21% 75	182	1.41
Older adults can receive discounts at local gyms for membership rates.	58.79% 107	41.21% 75	182	1.41

18. What programming improvements would have the greatest impact on your experience?

Long Text | Skipped: 95 | Answered: 87 (47.8%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

Appendix C: Participant Questions

The following questions were posed by North Fargo Older Adults during the 2025 community engagement activities. These questions may be useful in determining what answers and responses are developed by Valley Senior Services and Fargo Park District.

Questions Generated at the Pop-up meetings

- Why is community input happening after the decision to close Broadway Station?
- What is the timeline for making decisions about Broadway Station and future senior center sites?
- Will the lease at Broadway Station be extended again, or is closure final?
- Has the decision already been made to close Broadway Station, or is input still meaningful?
- Do you have a long-term plan for senior centers in North Fargo, and how does this connect with the Park District's Master Plan?
- How does community input feed into the 20-year Park District planning process?
- Are you keeping seniors in the dark about decisions? How will transparency be ensured?
- Why close Broadway Station (a central location) instead of other sites farther north?
- Have you considered building a new senior center in North Fargo?
- Could the Park Board buy the Broadway Station building instead of leasing?
- What are the plans for Yunker Farm House, and could it be used as a senior center?
- Is Yunker Farm House handicap accessible, and does it have enough space/parking?
- Since Yunker Farm has no kitchen, how would meals be handled there?
- Could Yunker Farm or Trollwood Village be remodeled or expanded to meet seniors' needs?
- Are there other potential spaces in the Trollwood Village building (gym, library, theatre, outdoor space) that could be used for seniors?
- Is there really a Park Board plan for a senior center at 70th Ave S, or is that a rumor?
- What does Fargo Park District currently offer in North Fargo outside of meal sites?
- If Broadway Station closes, will Trollwood Village have enough room for meals and recreation activities for more seniors?
- Could Broadway Station groups (card playing, sewing, etc.) move to Trollwood Village or Yunker Farm?
- Will there be enough equipment (tables, chairs, etc.) for activities?
- What about sunshine and natural light? Broadway Station has windows, but Trollwood Village doesn't. How will that impact social/emotional well-being?
- Do you keep track of how many people use Broadway Station (meals, activities, socializing)?
- Could we create programming partnerships like the one between Broadway Station and Total Balance elsewhere?
- Could more fitness and wellness programs (like SAIL, yoga, and Pilates) be offered in North Fargo?
- How can Fargo Park District better promote or advertise senior center programs?
- Could VSS offer a Giving Hearts Day fundraising campaign to support Broadway Station or senior services?
- Have you added more cars for senior ride services?
- Can MATBUS work with Fargo Park District to transport seniors between sites if Broadway closes?
- How much of the Fargo Park District budget goes to salaries versus programs for seniors?
- Is spending \$500,000 on a 5-year Broadway Station lease the best use of funds?
- Could El Zagal (the building owner) lower rent? Or could the City of Fargo offer tax incentives?
- Could donors or outside fundraising help keep Broadway Station open?
- Could Fargo Park District partner with businesses or nonprofits to share space and costs?
- How do tax dollars get allocated between North and South Fargo, and is it equitable for seniors?

- Will Trollwood Village seniors welcome Broadway Station members?
- How will friendships and existing social groups be preserved if centers move?
- How will Fargo Park District ensure that North Fargo seniors receive equal investment compared to South Fargo?
- Are you considering the emotional/mental health impacts of losing Broadway Station (friendships, social support, sunshine, etc.)?

Questions Posed by North Fargo older adults during Community Engagement

- What good does it do for non-drivers to put up a big facility on 60th Ave. south when they have no transportation.
- Where meals would be served at Yunker Farm?
- Asked where senior meals would be served?
- If Valley Senior Services has such a financial reserve, why not use it on Broadway Station?
- Why can't meals be delivered there (Yunker Farm)?
- Why does the Fargo Park District need 2+ mill for Sports Center and can't spend \$100,000 on Seniors?
- How we enable them to live independently. How can we make them do that? Give a ride?
- What happened to the plan for a 10th street access to the Japanese Garden?
- Once the animal shelter moves to their new location, what are the opportunities at Yunker Farm?
- If space is needed, what about the vacant space next to the Northport Library or West of the CVS building on 19th Ave has access to a bus route and a 2nd floor?
- Is Yunker Farm the new location for a senior center?
- Park board owns a lot of land in town how is it using those spaces?
- Is the park board maximizing what they have [land and buildings]?
- What about the space near the Montessori? Childcare uses.
- How do we find resources, clubs? I heard about this [Roundtable Talks] during Balance class.
- Will the Park Board listen to us?
- How does the Park District decide to utilize its budget?
- What is the process for deciding Park District budget?
- How does the Park District budget for seniors?
- Right now, lots of elderly people live in North Fargo, but that is changing; now, younger families are buying houses, and the elderly are moving to other places. Should we consider what North Fargo needs in the future?
- Asked about Fargodome availability for walking?
- Are transit drivers paid?
- Will meals and activities (like what exists at Broadway Station) be at a single new location, not meals at one place and activities at another?
- Could Total Balance expand into the Senior Center and seniors keep using the space?
- Is there only one ride service in Fargo?
- Is there a shortage of drivers for senior transit?
- How does Fargo Park District communicate with seniors?
- Is there a mailing or newsletter?
- Would be interested in info on gyms that give senior discounts!
- Would be interested in weightlifting area for males/ females.
- Could the FargoDome be used for walking in late fall through winter even if there's a fee.

Appendix D: Engagement Activity Comments

This appendix summarizes the questions asked and input collected through the community engagement activities conducted with older adults and direct service staff in North Fargo. The material is included to document where input was gathered and to provide transparency into the engagement process. Responses from the Round Table Talks, Visual Boards and Direct Service Staff Focus Groups were transcribed or annotated intended to reflect participants' input as shared and did not alter the substance of responses.

Round Table Talks invited older adults to share how they experience community, what supports or barriers affect participation, and what programs, activities, or services would enrich their lives.

Visual Boards collected brief, open-ended input through a three-wishes prompt and a mapping activity that captured where participants live and where they spend time in the community, reaching individuals beyond formal programs.

Direct Service Staff Focus Groups gathered perspectives from recreation, transit, resource, and on-site senior center staff on service delivery, participation patterns, challenges, and unmet needs observed through their work.

The responses included in this appendix reflect participant and staff perspectives as shared during each engagement activity and informed the themes presented in the report.

Engagement Activity: Round Table Talks

Q1 What does "community" look like for you? How do you spend time with others now, and how would you like to?

- Community means staying busy with others, interacting with others doing things I enjoy doing.
- I create rules for myself to get out of the house for volunteering, exercising, and socializing with friends.
- I invite friends to enjoy a meal at my house at least once a month.
- As a widow, I go by myself to the movies. Meeting new people at new activities.
- Spend time volunteering – church, food pantry, Fine Arts Cub
- Community builds relationships.
- More clubs and activities extend your life.
- I host a dinner group with friends - we go to each other's houses and cook for each other.
- I enjoy activities close to home Pilates in north and downtown Fargo.
- Center activities for those that want to do things on their own.
- I go to Tai Chi 2 times a week - gets me up and going for the week.
- I go to Balance Class once a week- gets me up and going for the week.
- Volunteering at Great Plains Food Bank.
- One activity leads to another [from group exercise to a dinner group].
- You have to feel good to host.
- Demographics may change as people age out of their north Fargo homes and younger families become first time homeowners.
- Facility like Fargo Sports Center
- Fellowship
- Pick up go-to meals from senior center
- More facilities in North Fargo
- Quick places nearby
- Not enough rides – no way to get to a dentist appointment
- Build a new facility at Yunker Farm, but Broadway Station stays open until that point
- Connection with neighbors
- Painting
- SAIL

- | | |
|--|--|
| <ul style="list-style-type: none"> • Too much fellowship • Volunteering • Social • Job • Church - meet people and volunteer • Total Balance is a community • Broadway Station • Total Balance with Broadway Station • Found a buddy to go to Broadway Station for a meal • Meals on Wheels • Coming together with a shared interest • Some people have an attitude about Meals on Wheels food • Nutritious meals offered • Community in the neighborhood • Socializing with others • Other volunteer activities • Structure of day • Craft classes at the library • " | <ul style="list-style-type: none"> • Bingo • Mahjong • Cards (Whist) • Visiting with others • Training and classes • Church • Card playing • Family • NDSU football • Volunteer at food pantry • Movies at the Fargo Theatre downtown • North Fargo – trees, quiet • Puzzles • Do what brings you joy • I don't cross farther south than Main Avenue • Being with people our own age. • Glad that people in SAIL are welcoming. • Thanks for having the class open to beginners – "I am out of shape |
|--|--|

Q2 What gets in the way of spending time with others? What tasks or challenges in daily life make it harder to participate in community?

- Winter weather - ice and cold – winter sidewalks.
- As you age more, you need more accessibility.
- Mobility and accessibility.
- Curbs and entrances are challenging.
- Personal interests: woodworking and metal work.
- Inherent inertia.
- Price of activities [Bison Games, even handicap seats are expensive].
- Fixed income – making day by day- as expenses are going up. The 2.8% Social Security increase does not make other expenses more affordable.
- It's difficult to find a single source for available activities, and programs. I look to AARP, League of Women Voters.
- Community awareness - newsletters, radio, etc. and programs.
- I look to AARP [for available activities and programs]
- I look to League of Women Voters [for available activities and prgrams]
- Being motivated to turn to social activities.
- Public transportation.
- Pets can prevent me from getting out, but they also keep me moving as the dogs need walks.
- Pets keep me moving as the dogs need walks.
- Mental energy.
- Giving up driving and night driving [due to light].
- Transportation
- Shortage of [Metro Senior Ride] vans & drivers, 8-4 pm not enough

- Other obligations, like parents
- Conflicts in time activities are offered
- Health
- Too lazy to go
- Weather – not wanting to get out in the weather, and arthritis acting up during different weather conditions
- Mobility – stairs specifically
- Lots of choices for volunteering
- Need a way to condense all into one place to find options of volunteering and activities, classes, etc.
- Unsure where to find a list of activities
- Dangerous surroundings
- Full schedule already
- Communication of opportunities
- Lack of fellowship
- Communication
- Classes at the same time as cards
- Family in town
- My spouse at home won't go to stuff with me
- Mindset that I just needed to get here and try the class
- No idea what is offered here or at Fargo Park District. Don't use social media. Advertise more. Maybe use activity boards at senior communities.
- Charge for classes to get better instructors and offer more challenging classes as we get into shape. \$5-\$10/class

Q3. What activities, amenities, services, or programs in North Fargo could make your life richer, and fuller?

- Aging means more needs for accessibility.
- A sports center – on a smaller scale but with an indoor walking track.
- [I don't like walking at North High it's too small.]
- Indoor shelter at the dog park – for people and their pets (with coffee and treats).
- Communication of available programs and senior discounts
- The ability to get walkers, wheelchairs, and canes into Trollwood.
- Senior dining and gathering space similar to Broadway Station.
- People take care of each other at Broadway Station, like family.
- Not enough bike paths on side streets [connecting to bike path on roadways].
- [Senior center] next to CVS pharmacy.
- More bike racks.
- A dime store
- The parking lot at Broadway Station is always full. People drive there, I don't see people walking into Broadway Station.
- Trollwood has a library, long hallways
- More Balance classes offered on different days and times.
- More Tai Chi classes offered on different days and times.
- Convenience of someplace with dining and gathering to support seniors for several hours a day.
- I see people from the street being welcomed to Broadway Station by regular participants.
- I don't want to travel far, to keep it neighborly.
- Indoor activities. Smaller gyms, theater, community arts, novel writing, indoor pickleball.
- Community contingency plan for people aging at apartments

- Ministry connected by transportation.
- Activity guide for seniors
- Resource options
- Grocery options
- Movie theater
- Senior rides more
- Trees & nature
- Coffee shops
- More events for single people; not just geared towards families with kids
- Word of mouth is how I hear about activities, and sometimes after the fact
- Indoor walking track – outdoors too cold & ice concerns during the winter
- Musical events
- Music program
- Community center where lots of activities, services, and programs could be offered
- Wednesday night summer events – too much happening on Wednesday
- Classes
- Library
- Convenience store
- Store with food
- Place to have coffee
- Give resource lists to churches to help distribute information
- Bike paths
- Life is pretty full now; choosing what and where I want to be
- Pickleball
- Not a separate location for meals and activities for seniors
- Activities to keep mind active
- Expand grocery store “day” with senior rides for people who live in North Fargo
- Friendship!
- I’ve made friends in the class [SAIL]
- Coffee after class [SAIL] is appreciated as we stick around – budding community
- I also think we’d pay \$1/coffee or donation. But it is nice you offer things.
- Keep offering stuff; everyone has different interests.
- But advertise. Even advertise here at the complex [Fargo Sports Center] so we can read about is offered. Activity Board “Park’s Offerings”

Engagement Activity: Visual Boards 3 Wishes

Older adults were asked, if anything were possible, what would older adults include in a dream community for adults 55+ in North Fargo? They participated by writing up to three wishes—one per sticky note—listing big ideas for future senior services, programs, and activities, and placing them on the display board.

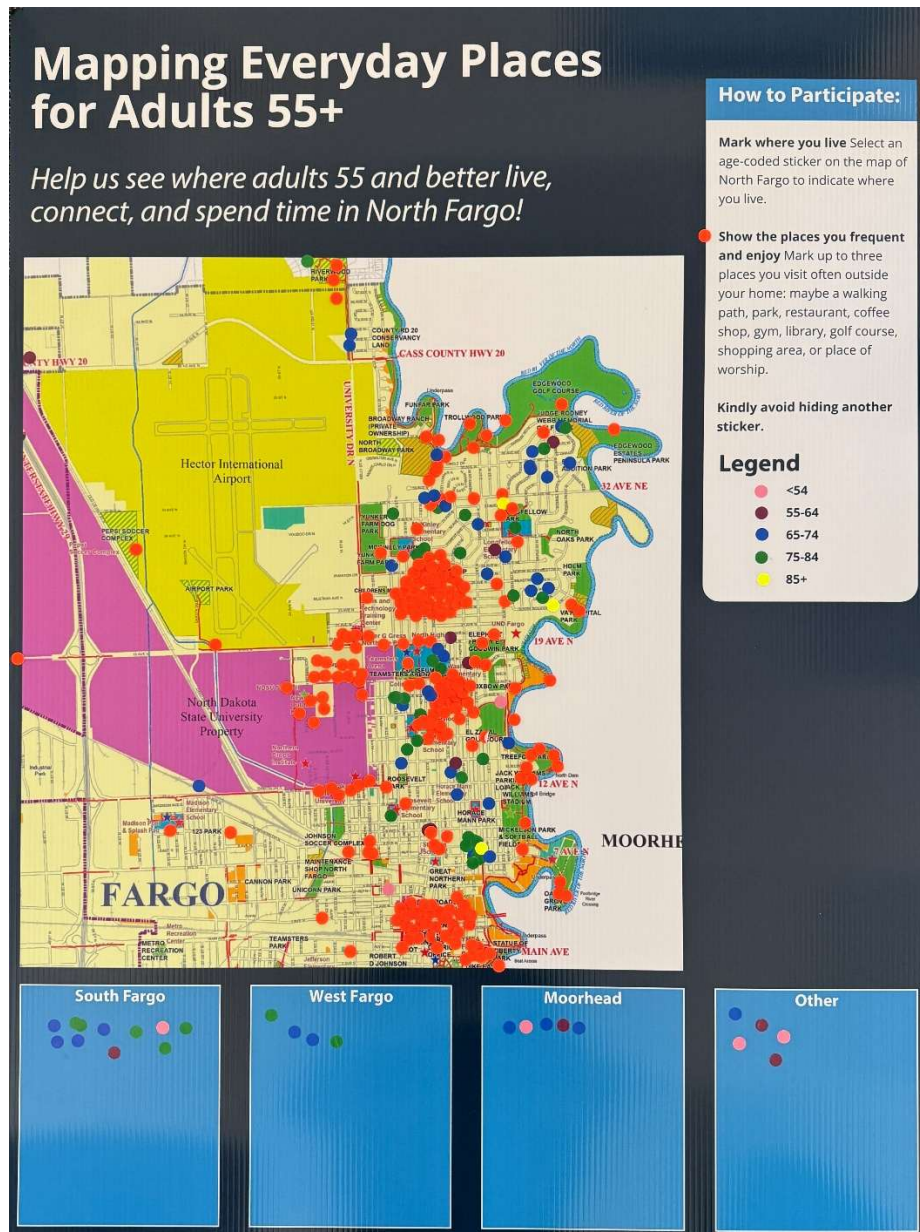
The wish list is as follows:

- | | |
|---|--|
| <ul style="list-style-type: none"> • Indoor Walking Track • Weight training | <ul style="list-style-type: none"> • Exercise classes • Yoga |
|---|--|

- | | |
|--|---|
| <ul style="list-style-type: none"> • Tai Chi classes • Exercise • Sports Center for Seniors • Broadway Station as a community center • Bike paths in North Fargo • More Dance Locations • Indoor pool access • Indoor walking track • Sports Center for seniors • Indoor Olympic pool • Lots of social dances • Museums • 500 miles of safe bike trails N, S, E, W • Belly dancing, troupe performances • More senior/elder vans for transport. • Walkable botanical garden and solarium • Swing dancing • Baseball trainers for seniors within sports center • More senior rides, vehicles, and drivers • Speaker series for updating Medicare • Gathering place for seniors • Library • Dances • Dinners • Picnics • Opportunity to understand medical insurance options | <ul style="list-style-type: none"> • More access to Broadway Square information • Personal Assistant availability • In-house learning based on survey • Communication from Fargo Parks other than the website: newspaper, posters, list activities • Climbing wall • Extend bike trails • More rides available to church • Speakers for women's health – bone health, etc. • Keep senior centers available (5 commented) • More restaurants in North Fargo, not fast food • More one-level housing for seniors (3 commented) • Ride share • University for seniors. Used to have at NDSU. • Could offer classes in the evening, Saturdays • Educational classes for Seniors • T'ai Chi Classes (2 commented) • Senior Gathering Space Available • More Restaurants • Continual bike path/walking path • Yoga • Indoor walking options for Winter (6 commented) • More information on where walking tracks might be available. • Walking path in Woodcrest area |
|--|---|

Engagement Activity: Mapping Our Everyday Places (Asset Map Board)

Observations and comments collected during asset map engagement activity. The map activity shows where people frequently spend time in the community outside of their home.



Observations and comments:

- Acoustic sound bouncing around Yunker Farm
- Really like Total Balance next to meal site
- One stop show, older ladies – 10-15 years older than me will not drive to a 2nd location
- Accept the decision but will miss Broadway Station
- Where meals would be served at Yunker Farm?
- People like all at one location to have meals and socialize.

- Recognize the benefit of PT & meals together.
- The windows in Yunker Farm look old & need replacement.
- Two ladies that drive Meals on Wheels – space [Yunker Farm] nice than expected.
- Like Total Balance and meal site together with Silver Sneakers.
- Like the size of the ladies' bathroom stalls in the [Yunker Farm] restroom, better than Broadway Station.
- Vern Hunter, Northern Plains Botanical Garden Society, toured space and wants to use it for a Tea event this winter and some plant classes.
- Like the West Yunker Farm art room for crafts.
- Like the West Yunker Farm art room for sewing class.
- Like the West Yunker Farm art room for quilting to bring their own machine.
- She has a hearing aid, and the space [Yunker Farm] was very noisy for her.
- Asked where senior meals would be served?
- Requested space to store an ironing board (table top).
- Seniors are going to go to Moorhead.
- 44 play Pinochle, 11 play 31, etc.
- Add games, crafts, activities here [Yunker Farm]
- Safety classes
- Broadway Station meets the needs of those going to Total Balance.
- Seniors are not going to go get a meal and then come to Yunker Farm for activities.
- If Valley Senior Services has such a financial reserve, why not use it on Broadway Station?
- You spent more on dogs at the dog park than on seniors.
- Trollwood resident meal site attendees love the Yunker Farm space
- Want more than just Pinochle.
- Things like arts and technology.
- Loves the Yunker Farm space.
- Wants more than just pinochle, arts and technology.
- Likes Broadway Station where it is.
- Does PT at Total Balance.
- Wants to see Tai Chi.
- Why does the Fargo Park District need 2+ mill for Sports Center and can't spend \$100,000 on Seniors?
- She is very concerned that the family feeling at Broadway Station will be lost.
- One person focused on gathering signatures for a petition for Fargo to go to a ward system for city commissioners.
- The Broadway Station has nice separation of spaces so 50+ people can come and do different activities at the same time and not bother (mahjong, pinochle, puzzles).
- This group [at Roundtable Talks] spent most of their leisure time in North Fargo.
- Inquired about who was running the meeting [Roundtable Talks], mentioning several Park Board members. When I told him it was Anita and Rachel, his comment was, "They have money for administration but not for the North Fargo seniors."
- Couldn't think of any new services needed.
- Goes to El Zagal
- couldn't think of any other services needed
- indoor walking track
- Sons of Norway is her life
- swing dancing
- Fargodome
- does a lot within walking distance of her home around Dike
- Fargodome
- Wants baseball trainers for seniors at sports center. Big baseball fan.
- Indoor pool large enough to swim
- Talked about needing more laborers but not in the volunteer services mode
- spends time at Broadway station
- needing more vans for senior transport—she had to call her daughter for pickup tonight from Sons of Norway. Mentioned when she calls for transport, often they are booked and then she has to make other arrangements.
- spends time at Hornbacher's
- Woman was excited to participate.
- Although not a North Fargo resident there is a move in their future and available services may be important

- lives beyond city limits in North Fargo, but they do activities in North Fargo.
- loves to dance.
- Spend time in places that offer dancing.
- like to bike and walk on paths.
- Go to YMCA for the pool.
- Goes to El Zagal for activities.
- Goes to NDSU for activities.
- likes to walk
- Golf at El Zagal
- attends theatre productions
- likes music and dancing
- Willing to do activities
- Drive on their own
- depend on family or public/senior transportation
- no mode of transportation
- Heritage House apartment members have the amenities they need
- only drives in North Fargo (Bell Bank, Hornbacher's, CVS) during off-peak traffic times.
- Several spend time in downtown Fargo.
- Theatre events at high school and other schools
- Sporting events at high school and other schools.
- attend grandchildren's events
- RedHawks games,
- Restaurants
- Northport library
- Plains Art Museum
- Fargo Theatre
- Broadway Square
- Fargodome
- NDSU softball
- NDSU Challey Hall (former Reineke Fine Arts Center) to watch dance recitals
- going to Brewhalla with younger family members.
- downtown library
- First Lutheran Church,
- Northport Hornbacher's shopping.
- Airport occasionally
- Recycling center at Mikkelson
- St. Mary's church
- Restaurants

- Parks in North Fargo
- Buffalo Wild Wings on 19th Ave N
- Applebee's
- Keep senior center available
- more transportation for seniors to church
- go to the Fargodome
- Hornbacher's.
- Would like to bring back "university for seniors" from the 1980s.
- Classes could be in the evenings or on Saturdays.
- Classes could be on Saturdays.
- frequents most of the parks in North Fargo.
- Goes to "Everyday Places" include Total Balance
- Goes for walks in Trollwood Park area
- Goes for walks in Botanic Garden by Yunker Farm
- Goes to Broadway Station.
- Would like to keep senior center available.
- "Everyday Places" include Fargodome
- Hornbacher's
- There's a need for more single-level townhomes.
- Goes to Hornbacher's
- Goes Northport library
- Goes nail salon in north Fargo
- Goes Newman Field
- Goes Bison Block restaurants
- Goes north Fargo Sanford clinic
- Northport library
- Broadway Station
- Family Fare.
- various physical activities in several areas
- does a lot of biking.
- Does many bike trials in North Fargo
- spends time at Broadway Station,
- Northport
- parents looking for single-level available housing
- spends time at the strip mall on 19th Ave.
- spend time at restaurants downtown
- walking path users.
- does gardening for work. Doesn't spend much time doing other activities.
- walks in Longfellow area

- shops Northport Hornbacher's
- Feels like there are enough opportunities for her.
- Spends time at Northport Hornbacher's
- Spends time at downtown
- Walks in the Jack Williams stadium area.
- Walks in N Fargo but does not use walking paths.
- Spends time at Broadway Station (part-time employee),
- Spends time at North High
- Spend time at Church
- Spends time at Hornbacher's
- Spend time at NDSU
- Spend time at First Lutheran Church
- Spend time at River Park,
- Spend time at Pepsi soccer complex
- Spend time at NDSU
- Likes to walk along the river
- walks in her neighborhood
- helps with meals at Trollwood Village
- Spends time at First Lutheran Church

- Likes parks and quiet spaces
- Spends time at Hornbacher's
- Trollwood walking path
- Spends time at FM Kennel Club
- Spends time at Hornbacher's
- Spends time at church
- uses walking paths as well as walking in their neighborhood
- Spends time at NDSU library
- uses walking paths along the river.
- Lives in S Fargo, but still uses North Fargo services
- Spends time at Broadway Station
- Hornbacher's
- Spends time at NDSU athletics
- Spends time at downtown
- Spends time at river walk
- Spends time at NDSU libraries
- Asked about Fargodome availability for walking?
- one person had tried to attend other senior center options and felt that the people had been unfriendly to newcomers.

Engagement Activity: Recreation Direct Staff Focus Group

Q1 What's going well with VSS and Recreation (VSS/FPD)?

- Damion is going well! Encouraging and distant enough to lead and include health tips. Enjoy LeeAnn too. Shine!
- SF Sports Center.
- We have guidelines for how to conduct the classes. Listen to the people in the class.
- [older Adults] like a good workout and they want to be there.
- There's free coffee for fellowship after a class.
- The community and the program is strong.
- We need some hand weights, resistance bands.
- The program is detailed -songs bpm- and structured to consider the safety of our people.
- Every class reinforces the capability of the attendees, encourages people to look out for others.
- 75-80 people participate in the class.
- Cognitive, strength cardio, balance, 15-20 exercises for every class. Include chair if needed.
- Senior dance class.
- Yoga, chair optional.
- Pilates classes modified.
- Line dancing.
- Chair yoga in December.
- Free Silver Sneakers
- Free Silver & Fit
- Free Active & Fit.
- The social atmosphere is great part.

- Some Volunteer for meal services.
- Benefits of being at Courts.
- Social aspects VSS main reason is for participation.
- Nice gathering place for them.
- They keep track of each other.
- They do activities together outside of exercise classes.

Q2 What are the VSS/FPD services people are surprised to learn are available?

- Free part, they are amazed that the programs are free, and that we are volunteers.
- People are amazed that we are volunteers.
- Ride Services – how many places we go.
- Having a monthly listing of what's going on and programs that are going on.
- They need more drivers. My understanding is that it's difficult to schedule the drivers and get advanced notice.
- North-side is welcome to join south-side activities. Janet's friend wanted something on the north side.

Q3 What motivates them (clients) to connect to the services?

- Other people, others involved in, price. Daughters and sons join and include their parents in the REC programs. Janet learned about SAIL through the newsletter and stepped up to volunteer.
- Social Aspect – once you get your group and get into a routine – the better.
- Convenience
- Tried to do Bone Builders at Ed Clapp but the room is too small. Location is good, but not the size of the room.
- Attendance is based on the weather.
- It would be good to see all the programs (currently 3 websites) to see what's available every day.
- Jamie talked to Kassie and Cassie about listing the Courts Plus programs in one place.

Q4 Who are the North Fargo champions or natural leaders/influencers in the older adult community?

- Roger Gress, used to be the executive director for Fargo Parks
- Irv Inniger
- Charlotte Feldman – Lives in NF and worked for the VA, She and her husband take advantage of all the services. Connected to toastmasters. She needs to exercise. As everyone does.

Q5 What barriers do participants have to utilizing services, or what services are not provided that would enable people to live independently?

- Limits to transit.
- Walk in the Park in West Fargo at Rustad. Edgewood Sr living people were bussed there – they looked so happy!
- Bring people to a class.
- Safety – winter walking from the parking lot. Four-wheeler pick-up. Concerned about falling on the ice. Benefit of Courts Plus is they can be dropped off.
- How they get signed up for meals – registration process. Not everyone is online.

- Seems to be so many steps in registration process.
- Fargo Park website is not easily navigated
- VSS list for Meals on Wheels
- Sponsor – the first few times so they feel welcome, fill an application. To break the ice.
- Big Brother Big Sisters- like buddy system: Volunteers willing to be a companion to bring senior friend to class.
- People get their meals but may not know what other programs are available.
- How we enable them to live independently. How can we make them do that? Give a ride?
- Educational pieces.
- People that genuinely want to see people thrive and live independently.
- Sr Living programs that include food, cocktails, programs.

Q6 What improvements would make the biggest difference? OR If time or money was not an issue and we could build "it" from scratch, what amenities, programs, activities, or options are needed based on what your hear from older adults?

- Program area with meals, library, store, chapel, gym, transportation.
- Facilities – churches, get the word out about the Parks' program.
- When Jamie was at Golds gym, they had a program called "Golds on the Go" a bag that had everything needed to host a class at nursing homes, churches. Chair yoga class at Hardees! Parks staff offer programs at churches and other gathering places.
- Churches attendance helps people age longer – 8 years longer.
- Community Center in North Fargo – like Horace's – one big room, walking track, open space for card games, meals, exercise classes.
- Shakopee Community Center – walking track. Made Fun. Music.
- Movies, AARP, Free and Social.
- Bring-a-friend Fridays with Incentives. Get a reason to bring people.
- They want to know they've recruited peoples – take pride in their participation.
- Host Themes - silly things
- Line dance at Damion's wedding!!!!
- Seniors included in social media reels – themes it's so fun

Engagement Activity: Transit Direct Staff Focus Group

Q1 Based on your observations interacting with seniors in North Fargo, what's going well with VSS and FPD senior recreation?

- I do have a few clients who are thinking about joining Active Agers at the sports center
- I think many seniors enjoy the parks and walking trails.
- I have heard that it might be nice for the parks to focus on some exercise equipment for seniors at the park.
- Availability of
- I have heard seniors state positive experiences driving with VSS.
- We are often their ride of choice.
- Positive interactions with ALL VSS staff.

- Scheduling rides and transporting seniors to appointments
- Meals on Wheels,
- VSS transportation,
- meals sites.
- Seniors enjoy bingo,
- Seniors enjoy different card games,
- Seniors enjoy Dominos.

Q2 Based on your observations interacting with seniors in North Fargo, what are the VSS/FPD services people are surprised to learn are available?

- I have talked with quite a few people who were not familiar with Active Agers group.
- The sports center is a great location. But many feel it is too far for them.
- I think having an Active Agers group on the Northside would be good. I think the challenge might be where. The dome might be an option.
- The low price for rides
- Rides anywhere in town
- That we can take them anywhere they want to go.
- The activities that happen at the senior centers.
- Not aware Not aware of any comments.

Q3 Based on your observations interacting with seniors in North Fargo, what motivates clients to connect to the services?

- I think seniors line to attend activities that are close to them distance wise.
- I also think it is good to get the word out about activities that are available
- Meals, medical appointments
- Weather has a lot to do with the seniors calling in, once the weather changes there are more seniors riding with us. Most are for appointments; some are for other type of services i.e.hair/bank etc.
- Price is reasonable
- Wanting to live in their own homes.
- Wanting to meet others people and be involved in their communities.
- Convenience
- need

Q4 Who are the North Fargo champions or natural leaders/influencers in the older adult community? Please list complete names?

- I may be biased, but Patty Dahley, Paul Grindeland, Kassie Emanuel, Cindy Girdner.
- NA
- I have no Idea unfortunately
- Not sure

Q5 Based on your observations interacting with seniors in North Fargo, what barriers do participants have to utilizing services, or what services are not provided that would enable people to live independently?

- I think one of the biggest barriers can be transportation.
- Also as people get older they seem to become less social and more difficult to make new friends.

- I think some seniors may not join activities as they are alone and no one to do activities with. This leads to social isolation.
- I think just having entertainment or social activities where people can make new friendships is important
- Wheelchair rides-time restraints.
- Not enough vans for the day they are looking to get a ride.
- If they have more needs than we are able to provide-wheelchairs or assistance getting into the van.
- Transportation.
- I think the said services exist but they are primarily located in south Fargo.
- It may be rude, but from what I have witnessed, seniors in North Fargo are very resistant to change, unwilling to try new activities, or even helping in the process.
- Distance, their own limitations.
- Not handicapped accessible

Engagement Activity: Resources Direct Staff Focus Group

Q1 What's going well with VSS and Recreation (VSS/FPD)?

- Meal program runs well
- Bone Builders runs well
- Bingo runs well
- Senior programming activities runs well
- We don't have a waiting list for meal program (unlike in other areas).
- In home to get resources and connecting services so [seniors] can live in their home, not suffering.
- Get them up and doing better, then they can go to a senior center to socialize.
- It's hard to thrive when basic needs aren't met.
- Make sure they are getting the health they need.
- See them annually.
- Hearing how beneficial our services are – they are thankful to stay independent with us.
- Secret Santa program provides special gifts to 300 people who are socially isolated, have limited resources – it's inspiring to watch and unfold. The community supports it so strongly, it grows every year. Humbling, people are asking for basic needs: pet food, intimates (like Depends), food.
- We assist folks with comparing their Part D Medicare as a free service to keep dollars in their pocket.

Q2 What are the VSS/FPD services people are surprised to learn are available?

- Medicare Part D assessment.
- Known for Meals on Wheels. They don't know we provide connections to services.
- That VSS is an umbrella service under the Fargo Park District.
- Senior programming scholarships and assistance programs, e.g. Senior Sneakers, how ties-in to health insurance.
- Pools – people don't realize there are adult nights, there's a walking track in the lazy river!
- They can use their SNAP benefits for Meals on Wheels
- MOW (Meals on Wheels) works by participants paying a donation. It's good when you can donate something, but there's availability for meals.

Q3 What motivates them (clients) to connect to the services?

- Crisis connections with another agency: hospital, TCU, Adult protective services, robbery, fire, homelessness.
- During routine wellness and nutrition check at their doctor. Having food in the house.
- Word of Mouth – neighbors may share there's bingo here.
- Some just move here and try to get to know people.
- A pushy adult child brings them in.
- Churches.
- Lost their spouse.
- Lonely.
- Respite care for 24/7 caregivers.
- Obstacles at other facility.
- Social Security letters – barriers to get support are.
- Previous Volunteers or a volunteer's parents.
- Volunteers are retired businesses, some younger families, involved in the community, 50 busy seniors.
- People are committed to Meals on Wheels.
- On their way to Pickle ball.
- Relationships with our clients, see them every week they know when things are off.
- They were so concerned by their volunteers – well connected with clients. Clients look to VSS volunteers as the point of contact and image of VSS. They forget the staff.
- Strengths: VSS has integrity and trust with the volunteers. Most people rally around their rapport with the agency that we bring to the Park District.
- Strengths: We background check our volunteers.

Q4 Who are the North Fargo champions or natural leaders/influencers in the older adult community?

- Patty – (internal) has worked with VSS for 20 yrs. She has deep relationships with her client-base, plus she lives on the Northside.
- Marril Piepkorn – has an established northside presence
- Brian Arret – presence in NF but is a Moorhead resident
- Paul G. (internal) Knows the population and lives northside.

Q5 What barriers do participants have to utilizing services, or what services are not provided that would enable people to live independently?

- Knowing what services are available
- Costs, even a \$5 activity fee, costs for transport \$2 is still difficult/ \$6 anywhere else.
- Transportation and mobility.
- No elevator.
- Weather.
- Oxygen.
- Accessibility in buildings.

- Knowing a resident doesn't go to the shops at the beginning of the month because she can't get a scooter.
- Doors to get into places, they have walkers.
- They [seniors] have to think about everything about going out – not just the activity of leaving the house.
- Fear of unknown.
- Not knowing what to expect.
- Not knowing anyone there.
- Not wanting the label of senior. They are going to meet with people not anything like themselves. Not as senior. They make comments, I guess I'm a senior.
- Time of day they like to be out and about and energy levels.
- Services not currently provided
- Isolation. Remedy for isolation, and despair at being alone.
- How to find isolated people: medical appointments, emergency, or fire department. And they do their assessments for VSS services.
- Affordable safe and dignified housing. It's hard to thrive when you don't know if you can pay rent, or someone is doing fentanyl just outside.
- Environmental safety. Clients have lived so long in a place, on a fixed income, the needs of their environment have changed. So many can't afford to move. No family to help them.
- Environmental safety. They may be able to order groceries– but don't use internet – or they are able to use the internet, but are unable to bring heavy items into home.
- Reliability and affordability of in-home care. Snow removal, Landscape assistance. There's the Day of Caring, but so many needs outside of that day.
- Blue Zones factors: diet, natural exercise i.e. walking to locations, appropriate exercise opportunities, part of daily routine.
- Natural social connections. We are all lacking that.
- Lack of intergenerational support.
- Having more internet services.
- Special diets needed e.g. GF, allergies, specialty diets.

Q6 What improvements would make the biggest difference? OR If time or money was not an issue and we could build "it" from scratch, what amenities, programs, activities, or options are needed based on what you hear from older adults?

- Affordable safe housing.
- More available transportation.
- Routine rides take up availability.
- Outreach people senior companions, buddies [to let a newcomer know the] the rules and how to navigate those programs and introduce them to people.
- Senior food pantry with toilet paper, crisis items. Canned goods. Swap.
- Structured women's group and men's groups.
- Senior Book Club (library does it).

- More outreach to look for knowledgeable people to do/share/teach programs or activities e.g. crafts. Seniors that are expertise share their fields of knowledge.
- We have a place for you to do programing or activities, we need a spokesperson to lead. Like quilting groups that help each other.
- Connection with animals and nature.
- Access a therapy animal.
- Experiences in nature.

Engagement Activity: Onsite Senior Center Direct Staff Focus Group

Q1 What's going well with VSS and Recreation (VSS/FPD)?

- The people – staff and friends – are on high alert, stress level 11 [due to pending BS closure and not knowing what's next]. Anticipating disruption to the weekday programs in place.
- Balance builders
- TiChiquan,
- Total Balance
- hosted themed Talk for staying active and safe,
- there's chess club, bridge, Bingo.
- A Thursday group of church volunteers who have coffee after Bunco.
- Writing Class.
- Crafters.
- Attorney General provided a session on Identity Theft.
- Baker's succulent classes.
- Free and low-cost.
- If you can get people in the door in the morning and stay for lunch. Or stay after meal.
- People are worried about going to one place for a meal and another for activities. They want a place to get together, have coffee, lunch, talk about something.
- [the BS senior center] is the highlight for a lot of people. They encourage their friends to come in. They take major ownership over the site and building.

Q2 What are the VSS/FPD services people are surprised to learn are available?

- There are a lot of weekly events – library.
- People don't know that this umbrella of the FPD is way underknown.
- People don't know what the YMCA has.
- They don't know you can get rides from VSS, the bus.
- FPD magazine program into the program. Classes. Free Craft. Music and Dance.
- I could get more in this building, but I don't know what else is going on outside of my program. I don't know what Ed Clapp is doing.
- Communication could be way better.

Q3 What motivates them (clients) to connect to the services?

- Loneliness, a reason to get dressed, get movement.
- Total Balance is a great program, and draw.
- People who need the meal.
- Thurs and Friday [Meals on Wheels] take out is well used.
- Many people who should get meals don't know about the service.

Q4 Who are the North Fargo champions or natural leaders/influencers in the older adult community?

- People who are here who will tell me there's tables that need to move.
- People who are here are keyed into the building and programs.
- Em, and Kassie for a question.
- There were 2 of us here. Now its just me. We are short staffed.
- Directors for pinochle and Bridge.
- Manager at Total Balance.
- People that lead weekly or daily groups.

Q5 What barriers do participants have to utilizing services, or what services are not provided that would enable people to live independently?

Transportation.

- Lack of communication. Especially this building. [The seniors] are not being kept up to date.
- Please tell everyone when decisions are made.
- People don't know what location [newsletter, website, social media] to go to learn about happenings. Social media isn't the answer to learn about happenings
- Maybe on TV or Hornbacher's.
- Access to transport,
- Access to, technology,
- Access to meals.

Q6 What improvements would make the biggest difference? OR If time or money was not an issue and we could build "it" from scratch, what amenities, programs, activities, or options are needed based on what your hear from older adults?

- Communication. They want to know just as soon as something is decided.
- Some of the meals – some of the meals don't travel well or people don't like.
- [Seniors] are here every day. They will tell you what they want. The people that make decisions, [need to] listen [to the seniors].
- It's important to do soft movement activities. A room where people can walk and use equipment would be utilized like crazy.
- Cooking equipment. The ability to cook something.
- More games, people come in to teach classes or craft or cooking demos.

- Crafts to make something specific.
- A budget for people come in to teach classes and those kinds of activities.
- Use a few more computers.
- There are 60 people in for pinochle, 40 for meals.
- People at Broadway Station are passionate about this space. They care about each other and take care of each other.
- I see people walking here, the bus stop is here. Hornbacher's is up the street.
- Alternate times for ability of programing – transportation



MEMORANDUM

DATE: January 21, 2026

TO: Fargo Park Board Committee Members

FROM: Jayne Gust, Deputy Director of Administration

RE: Agenda Item No.2 -- Review and Discuss Broadway Station Lease Renewal

The extended one-year lease for Broadway Station is approaching its renewal decision point. The current lease extension runs from September 1, 2025, through August 31, 2026. Under the terms of the extension, 180-day notice is required if the lease is to be renewed, and a 120-day notice is required if the lease is to be terminated. To allow sufficient time for planning and communication, a decision and corresponding notice are required by March 4, 2026, should the lease be renewed.

In advance of this timeline, Fargo Park District (FPD), Valley Senior Services (VSS) and Reach Partners, Inc., have engaged in a comprehensive review process, including operational analysis, financial evaluation, and a North Fargo Older Adult Community Engagement effort, to help inform this decision.

The following information will be discussed:

- History of the Broadway Station lease and use of the space by both VSS and FPD
- Community engagement findings related to older adult programming, services, and facility use
- Operational strengths and limitations of the current location
- Cost comparisons and future budget implications
- Plan for continuation of programs and services if the lease is not renewed
- Plan if the lease is renewed

The Planning Committee is being asked to review this information and advance a recommendation to the full Park Board regarding whether to renew or terminate the Broadway Station lease beyond August 31, 2026. The goal of this discussion is to ensure the Board has sufficient information to make an informed, transparent decision that balances fiscal responsibility with the needs of older adults in North Fargo.

If you have any questions prior to the meeting, please do not hesitate to contact me. Thank you.

Susan Faus, Executive Director
PARK COMMISSIONERS – Zoë Absey * Vicki Dawson * Joe Deutsch * Aaron Hill * Jerry Rostad
Clerk-Jeff Gunkelman

I. Background & Why We Are Here

A. Purpose of This Document

This document provides supporting information for the Fargo Park Board's consideration of whether to renew or terminate the Broadway Station lease beyond August 31, 2026. It supplements the preceding memo by outlining the operational, financial, programmatic, and community considerations that inform this decision.

B. Why This Decision Is Before the Board Now

The original long-term lease for Broadway Station reached its conclusion in 2025. In May 2025, the Fargo Park Board approved a one-year lease extension running from September 1, 2025, through August 31, 2026. The extension includes defined notice requirements, 180 days to renew and 120 days to terminate, resulting in a decision deadline of **March 4, 2026**.

The extension was approved to avoid immediate disruption to services while staff conducted further operational review, financial analysis, and community engagement. Rising lease and operating costs, combined with declining meal participation at the Broadway Station site, made it necessary to evaluate the long-term sustainability of continuing the lease.

C. Relationship to Community Engagement

Following approval of the one-year lease extension, the Fargo Park District (FPD), and Valley Senior Services (VSS), in partnership with Reach Partners Inc., conducted a comprehensive Older Adult Community Engagement process in North Fargo. The extension created the time and stability needed to gather meaningful, third-party-facilitated input from older adults before bringing forward a final lease recommendation.

While this engagement was not conducted exclusively to evaluate Broadway Station, relevant findings are being used to help inform the Board's decision regarding the future of the Broadway Station lease.

II. History of the Lease & Use of Space

A. Lease History

- Original lease established in 2015
- One-year extension approved in May 2025
- Current lease term: September 1, 2025 – August 31, 2026

- Lease notice requirements:
 - 180-day notice to renew
 - 120-day notice to terminate

B. Use of Broadway Station

Broadway Station has served as a congregate meal site and an informal social and gathering space where older adults spend time beyond structured programming. Community engagement findings indicate that participants view Broadway Station as a “home base” rather than a single-purpose facility.

The site’s proximity to Total Balance Fitness supports a routine in which seniors receive exercise and then gather socially at Broadway Station.

III. Research on Program Offerings & Alternative Locations

A. Overview of Research Conducted

In addition to community engagement, staff reviewed:

- Existing senior programming across North Fargo
- Distribution of services across multiple locations
- Opportunities for program delivery outside of a single centralized site
- Transportation and accessibility considerations tied to participation

B. Current Offerings at Broadway Station

Current uses include:

- Congregate meal service
- Informal socialization
- Card games
- Limited structured programming
- Community gathering before and after nearby fitness activities (Total Balance)

C. Potential Alternative Locations Considered

High-level consideration has been given to:

- Other Valley Senior Services sites
- Fargo Park District facilities

- Community-based locations such as libraries, churches, and senior housing
- Distributed programming models that reduce reliance on a single leased site

Review of North Fargo senior activities shows that programs already occur across multiple locations, including Trollwood Village, Yunker Farm, Ed Clapp Park facilities, and other community-based spaces. This demonstrates that older adult programming in North Fargo already operates within a distributed service model, and Broadway Station represents one node within a broader system rather than the sole access point for services.

IV. Data & Logistics

A. Meal Service Data

Valley Senior Services serves seniors across Cass County through 18 meal sites. From January through July 2025, these sites served an average of 8,663 congregate and take-out meals per month, in addition to Meals on Wheels deliveries.

During the same period, Broadway Station averaged approximately 668 congregate and take-out meals per month, representing 7.7% of countywide meal service. Meal participation at Broadway Station has declined steadily since 2022. In comparison, the nearby Trollwood Village Senior Center consistently serves higher daily meal volumes and provides home-delivered meals to residents within the building.

Because Valley Senior Services' mission centers on nutrition, transportation, and essential resources, meal participation data is a significant factor in evaluating long-term sustainability.

B. Lease & Operating Costs

Based on the most current lease terms and available operating cost data, the estimated total annual cost to operate Broadway Station is approximately \$96,487.76 per year. This includes:

- Base Rent: \$3,895.83 per month (\$46,749.96 annually)
- Base Common Area Maintenance (CAM): \$2,520.00¹ per month (\$30,240.00 annually)
- Utilities: \$1,554.69 per month (\$18,656.22 annually)
- Average End-of-Year CAM Adjustment (2023–2024): \$6,297.98 annually

¹ Base CAM reflects the most recently provided estimate. Confirmation of final CAM rates and any applicable escalator for a renewed lease term is pending.

Estimated Total Annual Cost: \$101,944.22

Valley Senior Services pays both for utilities within the leased space and a proportional share of utility and maintenance costs for the entire building. Historical CAM invoices confirm that end-of-year CAM charges are variable year-to-year and represent a material, unpredictable cost component.

C. Cost Comparables

For comparison, Trollwood Village, a highly utilized meal site, operates at approximately \$14,200 per year, including rent and operating expenses. This significant cost differential highlights the high fixed cost associated with continuing operations at Broadway Station.

D. Future Budget Implications

Renewing the lease would commit FPD and VSS to continued high and variable operating costs. Non-renewal would allow for reallocation of funds toward alternative programming models, transportation support, or facility partnerships. Long-term sustainability remains a key consideration.

V. Strengths of the Current Location

Broadway Station offers several documented strengths that have supported its use as a congregate meal and gathering space for older adults:

A. Facility & Site Attributes

- South-facing windows that provide strong natural light
- Dedicated kitchen and serving area designed for congregate meal service
- Meals delivered at the south entrance, allowing a short and efficient path to the kitchen
- Private office space for the site supervisor
- Two separate rooms that allow flexibility for concurrent activities
- Open floor space that can accommodate activities when tables are reconfigured

B. Programmatic & Operational Strengths

- Established congregate meal site with daily use
- Familiar location for participants with established routines
- Proximity to Total Balance Fitness, supporting combined fitness and social engagement
- Layout supports informal socialization before and after structured activities

C. Community & Continuity Considerations

- Identified through community engagement as a valued “home base” by regular users
- Provides a consistent gathering point that supports routine and social connection

These strengths contribute to Broadway Station’s role as a familiar and functional space for older adults, particularly those who value routine, proximity to fitness programming, and informal social interaction.

VI. Limitations of the Current Location

Broadway Station presents several documented physical and operational limitations that impact both participant experience and long-term sustainability:

A. Facility & Site Constraints

- Parking lot concrete is in poor condition, with no confirmed timeline for repair
- Limited number of parking spaces, further reduced during winter due to snow storage
- Only two accessible parking spaces (compared to four at Trollwood Village); requests for additional accessible spaces made two years ago have not been addressed
- Shared restrooms with heavy doors and limited wayfinding
- Signage on the boulevard is outdated and would require replacement at an estimated cost of \$6,000

B. Building & Infrastructure Issues

- The space previously experienced multiple water leaks; roof repairs completed approximately two years ago have resolved the issue, though the scope of repair is unknown
- No opportunity for expansion within the existing footprint

C. Operational Constraints

- High rent and operating costs with another senior site located approximately 1.5 miles away
- Valley Senior Services pays for more space than is currently needed

- Common area maintenance fees cover upkeep of the entire building, not just the leased space
- Staffing challenges at the site, including high turnover and limited applicant pools

Collectively, these constraints limit the site's ability to adapt to the evolving needs identified through community engagement and raise questions about long-term cost effectiveness.

VII. Potential Outcomes Considered

Multiple outcomes were evaluated as part of this review:

- Renewal of the Broadway Station lease
- Non-renewal with redistribution of programs and services
- A hybrid or distributed service model using multiple community locations

In evaluating these outcomes, consideration was given to both the financial implications of maintaining a high fixed-cost site and the opportunity cost of redirecting those funds toward expanded or enhanced services elsewhere.

VIII. Plan if the Lease Is Not Renewed

A. Guiding Principles

- Continuity of services
- Clear and proactive communication
- Minimizing disruption to participants
- Maintaining access to meals and recreation

B. Program & Service Continuation

If the lease is not renewed:

- Congregate meal services would continue at other Valley Senior Services sites, including Trollwood Village or Ed Clapp
- Recreational and social activities (card games, educational sessions, arts and crafts) would be redistributed across North Fargo facilities
- Transportation coordination would remain a priority

Services would be continued and redistributed, not eliminated. Funds currently allocated to rent and operation of Broadway Station could instead be used to expand services, enhance programming, or support transportation options, while maintaining continuity for participants.

C. Communication & Transition Planning

- Proactive notice to participants
- Multiple communication channels
- Staff and partner coordination to support transition

VIII. Plan if the Lease Is Renewed

A. Operational Implications

- Continued use of the Broadway Station site
- Ongoing commitment to high annual operating costs
- Additional capital investments (e.g., signage replacement, accessibility improvements) would need to be evaluated as part of continued occupancy.

B. Program & Planning Considerations

- Programming adjustments informed by engagement findings
- Evaluation of how the space continues to support senior routines

C. Long-Term Planning Considerations

- Duration of any renewal
- Future evaluation checkpoints
- Continued assessment of cost versus community impact

Broadway Station Activity Attendance		
Activity	Average Attendance*	Recurrence
Morning Coffee	6	Daily
Tai Ji Quan (exercise)	6	Tuesdays & Thursdays weekly
Silver Sneakers Coffee Group	12	Weekly- Monday/Wednesday/Friday
31	6	Daily
Private Bridge Group	13	Monday & Thursday weekly
Whist	10	Tuesdays - weekly
Mah Jong	4	weekly - Tuesdays
Root Beer Floats (June-August Only)	17	First week of summer months
Pinochle	35	Every Wednesday
Balance Builders	12	Weekly- Mondays & Thursdays
"Neighborhood group Coffee"	10	Weekly- Thursdays
"Church group Coffee"	7	Weekly-Thursdays
Bday Celebration	22	first Friday each month
Total Balance Talk	10	monthly - usually first Tuesday of month
Chess	4	Weekly - Mondays
Bunco	11	Monthly - first Monday each month
Bingo	10	Weekly- Fridays
Craft Group	3	Weekly - Thursdays
Legal Services	5 or less	Monthly- first Thursday of month

*Attendance figures reflect activity participation counts, not unique individuals. Participants may be counted more than once if they attend multiple activities.

2025

BROADWAY STATION - Congregate

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
number	331	315	299	389	393	348	384	340	376	352	268	312	4107
days	23	19	21	22	21	20	22	21	21	22	18	21	251
average	14.4	16.6	14.2	17.7	18.7	17.4	17.5	16.2	17.9	16.0	14.9	14.9	16.3625498

TROLLWOOD - Congregate

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
number	550	443	481	443	414	418	478	436	426	479	410	517	5495
days	23	19	21	22	21	20	22	21	21	22	18	21	251
avearge	23.9	23.3	22.9	20.1	19.7	20.9	21.7	20.8	20.3	21.8	22.8	24.6	21.8924303

BROADWAY STATION - Take Out

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
number	326	248	304	358	319	305	361	284	293	350	233	0	3381
days	23	19	21	22	21	20	22	21	21	22	18	21	230
average	14.2	13.1	14.5	16.3	15.2	15.3	16.4	13.5	14.0	15.9	12.9	0.0	14.7

TROLLWOOD - Take Out

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
number	358	300	268	275	302	292	312	288	301	371	288	359	3714
days	23	19	21	22	21	20	22	21	21	22	18	21	230
avearge	15.6	15.8	12.8	12.5	14.4	14.6	14.2	13.7	14.3	16.9	16.0	17.1	16.1478261

	Cost	Months	Annual
2026 Base Rent	\$ 3,895.83	12	\$ 46,749.96
2024 Base CAM	\$ 2,065.30	12	\$ 24,783.60
2025 Utilities	\$ 1,554.69	12	\$ 18,656.28
Average of 2023 & 2024 EOY CAM	\$ 6,297.98	1	\$ 6,297.98
			\$ 96,487.82



MEMORANDUM

DATE: January 21, 2026

TO: Fargo Park Board Committee Members

FROM: Tony Schmitt, Park Director

RE: Agenda Item No. 3 - Consideration of 2026 Park District Maintenance Equipment Bids

The 2026 Park District Maintenance Equipment Bids were received and publicly opened on Wednesday, December 17, 2025, at 1:30 p.m., at the North Park Maintenance Shop. Attached to this memo is the bid tabulation, staff recommendations narrative, and equipment photos.

<u>Item#</u>	<u>Quantity</u>	<u>Description</u>
1	1	16' Rotary Mower
2	8	72" Zero Turn Radius Mowers
3	1	200 Gallon Cart Sprayer
4	1	68" Area Rotary Mower
5	1	10' Rotary Mower
6	2	Medium Duty Electric Utility Vehicles
7	1	Medium Duty Gas Utility Vehicle w/Concessions Box
8	2	Medium Duty Gas Utility Vehicles
9	1	Sand Bunker Rake
10	1	Utility Vehicle with Ball Picker Cage
11	2	Light Duty Electric Utility Carts
12	1	Vacuum Excavator

After reviewing the bid information, staff recommend awarding the purchases to the following vendors that meet minimum equipment specifications:

Accepting the bid package from MTI Distributing, Inc. in the amount of \$539,425.23 for the following items:

- Item #1- Toro 5910 16' Rotary Mower
- Item #3- Toro Workman HDX/Multipro 200 Gallon Cart Sprayer
- Item #4- Toro 3500-D Small Area Rotary Mower
- Item #5- Toro 4000-D 10' Rotary Mower
- Item #6- Two (2) Toro Workman MDX Lithium Medium Duty Electric Cart

Susan Faus, Executive Director
Park Commissioners – Zoë Absey * Vicki Dawson * Joe Deutsch * Aaron Hill * Jerry Rostad
Clerk- Jeff Gunkelman

Our Values: Be Authentic * Be Bold * Be Collaborative

- Item #7-Toro Workman MDX/Fairway Café Grande Medium Duty Electric Cart w/Concessions Box
- Item #8-Two (2) Toro Workman MDX Medium Duty Gas Vehicles
- Item #9-Toro 5040 Sand Bunker Maintenance Rake
- Item #10-Toro Workman GTX Utility Vehicle w/Ball Picker Cage
- Item #11-Two (2) Toro Workman GTX Light Duty Electric Utility Vehicles

Accepting the following bid item from Valley Plains Equipment:

- Item #2-Eight (8) John Deere Z994R Zero Turn Radius Mowers in the bid amount of \$148,000.

Accepting the following bid item from Ditch Witch of North Dakota:

- Item #12- Ditch Witch HX20G Vacuum Excavator in the bid amount of \$56,655.65

We have a total budget of \$848,200 for these 2026 Park District Maintenance Equipment purchases. Total purchase price if all bids are accepted as presented above is \$744,090.48.

Funds for the purchase of this equipment will be taken from the 2026 approved budget.

If you should have any questions, please feel free to contact me prior to the meeting.

Thank you.

Purchase of Park District
Equipment
Opening 1:30 PM December 17, 2025

Maintenance
Bid

	ITEM 1	ITEM 2	ITEM 3	ITEM 4	ITEM 5	ITEM 6	ITEM 7	ITEM 8	ITEM 9	ITEM 10	ITEM 11	ITEM 12		
	ONE (1) 16 FT. ROTARY MOWER 2026 OR CURRENT MODEL YEAR	EIGHT (8) 72-INCH ROTARY ZERO-TURN MOWER 2026 OR CURRENT MODEL YEAR	ONE (1) 200 GALLON CART SPRAYER UNIT 2026 OR CURRENT MODEL YEAR	ONE (1) SMALL AREA ROTARY MOWER 2026 OR CURRENT MODEL YEAR	ONE (1) 10 FT TO 11 FT ROTARY MOWER 2026 OR CURRENT MODEL YEAR	TWO (2) MEDIUM DUTY ELECTRIC UTILITY VEHICLE 2026 OR CURRENT MODEL YEAR	ONE (1) MEDIUM DUTY GAS UTILITY VEHICLE WITH BEVERAGE/CONCESSIONS BOX 2026 OR CURRENT MODEL YEAR	TWO (2) MEDIUM DUTY GAS UTILITY VEHICLES 2026 OR CURRENT MODEL YEAR	ONE (1) SAND BUNKER MAINTENANCE RAKE 2026 OR CURRENT MODEL YEAR	ONE (1) UTILITY VEHICLE WITH BALL PICKER CAGE 2026 OR CURRENT MODEL YEAR	TWO (2) LIGHT DUTY ELECTRIC UTILITY VEHICLES 2026 OR CURRENT MODEL YEAR	ONE (1) VACUUM EXCAVATOR 2026 OR CURRENT MODEL YEAR	EST DELIVERY DATE	ALL EQUIPMENT BID
BIDDER														
Valley Plains		(Z994R) \$ 18,500 / \$ 148,000											05/15/26	\$148,000.00
Van Wall	4075R/Trimax \$ 124,534.00	Z994R \$ 18,950.00 / \$ 151,600.00	2020A/HD200 \$ 65,913.1	7400 \$ 54,990.00	1600 WAM \$ 72,799.00	Gator GX Lithium \$ 17,649.00 / \$35,298.00	Gator GS / Berv. \$ 23,168.00	Gator GS Gas \$ 14,983.00 / \$ 29,966.00	1220 HP \$ 28,558.00	\$ Gator HPX615E / Cage \$ 21,276.00	Gator GS Lithium \$ 16,755.00 / \$ 33,510.00		May thru July 2026	\$628,779.86
RDO (Vacuum)												LP373XGT \$ 62,438.36	5/1/26	\$62,438.36
ACME Equipment		ZD1211L-3-72 \$ 18,976.92											4/1/26	\$151,815.35
RDO (Mowers)		Z994R \$ 19,018.31 / \$ 152,146.48			1600 WAM \$ 72,319.94						Gator GX \$ 15,986.80 / \$ 31,973.60		Jan. thru March 2026	\$256,440.02
Ditch Witch												(HX20G) \$ 56,655.65	Unknown	\$56,655.65
MTI	(Toro 5910) \$ 165,466.88		(Workman HDX / Multi -Pro Sprayer) \$ 80,637.87	(3500-D) \$ 48,560.46	(4000-D) \$ 94,354.26	(Workman MDX Lithium) \$ 23,231.72 / \$ 46,463.44	(Workman MDX / Fairway Café Grande) \$ 30,010.37	(Workman MDX) \$ 15,595.32 / \$ 31,190.64	(Sand Pro 5040) \$ 36,383.10	(Workman GTX) \$ 16,411.91	(Workman GTX Lithium Lifted) \$ 18,165.42 / \$ 36,330.84		5/1/26	\$539,425.23
Color Key	Recommended	Did Not Meet Spec.											TOTAL	\$744,080.88

TOTAL BEFORE
DISCOUNT
\$585809.77

SAVINGS =
\$46384.54

Fargo Park District Equipment Recommendations

Item. 1 – 16ft Rotary Mower 2026 or Current Model Year

Staff recommend accepting the bid submitted by MTI in the amount of \$165,466.88 for the **Toro 5910 16ft Rotary Mower**. This unit meets or exceeds all specifications. This unit is cheaper in the overall bid package pricing from MTI.

Item. 2 – (8) 72-inch Rotary Zero Turn Mower 2026 or Current Model Year

Staff recommend accepting the bid submitted by Valley Plains in the amount of \$148,000.00 for the **8 - John Deere Z994R Rotary Mowers**. This unit meets or exceeds all specifications. This is the cheapest overall price from Valley Plains.

Item. 3 – 200 Gal. Cart Sprayer Unit 2026 or Current Model Year

Staff recommend accepting the bid submitted by MTI in the amount of \$80,637.87 for the **Toro Workman HDX/Multi-Pro Sprayer**. This unit meets or exceeds all specifications. This unit is cheaper in the overall bid package pricing from MTI.

Item. 4 – Small Area Rotary Mower 2026 or Current Model Year

Staff recommend accepting the bid submitted by MTI in the amount of \$48,560.46 for the **Toro 3500-D Rotary Mower**. This unit meets or exceeds all specifications. This unit is cheaper in the overall bid package pricing from MTI.

Item. 5 – 10ft to 11ft. Rotary Mower 2026 or Current Model Year

Staff recommend accepting the bid submitted by MTI in the amount of \$94,354.26 for the **Toro 4000-D Rotary Mower**. This unit meets or exceeds all specifications. This unit is cheaper in the overall bid package pricing from MTI.

Item. 6 – (2) Medium Duty Electric Utility Vehicle 2026 or Current Model Year

Staff recommend accepting the bid submitted by MTI in the amount of \$46,463.44 for the **2 - Toro Workman MDX Lithium**. This unit meets or exceeds all specifications. This unit is cheaper in the overall bid package pricing from MTI.

Item. 7 – Medium Duty Gas Utility Vehicle with Beverage/Concessions Box 2026 or Current Model Year

Staff recommend accepting the bid submitted by MTI in the amount of \$30,010.37 for the **Toro Workman MDX / Fairway Café Grande**. This unit meets or exceeds all specifications. This unit is cheaper in the overall bid package pricing from MTI.

Item. 8 – (2) Medium Duty Gas Utility Vehicles 2026 or Current Model Year

Staff recommend accepting the bid submitted by MTI in the amount of \$31,190.64 for the **2 - Toro Workman MDX** . This unit meets or exceeds all specifications. This unit is cheaper in the overall bid package pricing from MTI.

Item. 9 – Sand Bunker Maintenance Rake 2026 or Current Model Year

Staff recommend accepting the bid submitted by MTI in the amount of \$36,383.10 for the **Toro Sand Pro 5040**. This unit meets or exceeds all specifications. This unit is cheaper in the overall bid package pricing from MTI.

Item. 10 – Utility Vehicle with Ball Picker Cage 2026 or Current Model Year

Staff recommend accepting the bid submitted by MTI in the amount of \$ 16,411.91 for the **Toro Workman GTX**. This unit meets or exceeds all specifications. This unit is cheaper in the overall bid package pricing from MTI.

Item. 11 – (2) Light Duty Electric Utility Vehicles 2026 or Current Model Year

Staff recommend accepting the bid submitted by MTI in the amount of \$36,330.84 for the **2 - Toro Workman GTX Lithium Lifted**. This unit meets or exceeds all specifications. This unit is cheaper in the overall bid package pricing from MTI.

Item. 12 –Vacuum Excavator 2026 or Current Model Year

Staff recommend accepting the bid submitted by Ditch Witch in the amount of \$56,655.65 for the **Ditch Witch HX20G**. This unit meets or exceeds all specifications. We recommend extending the warranty by an extra 2 years for an additional \$2,680.65. With this addition we are still under our budgeted amount and lowest overall bid on this unit.

Item. 1
16ft Rotary Mower

MTI Distributing, Inc.
Toro 5910
\$ 165,466.88



Item. 2
(8) 72-inch Rotary Zero Turn Mower

Valley Plains
John Deere Z994R
\$ 148,000.00



Item. 3
200 Gal. Cart Sprayer

MTI Distributing, Inc.
Toro Workman HDX/Multipro Sprayer
\$ 80,637.87



Item. 4
Small area Rotary Mower

MTI Distributing, Inc.
Toro 3500-D
\$ 48,560.46



Item. 5
10ft Rotary Mower

MTI Distributing, Inc.
Toro 4000-D
\$ 94,354.26



Item. 6
(2) Medium Duty Electric Utility Vehicle

MTI Distributing, Inc.
Toro Workman MDX Lithium
\$ 46,463.44



Item. 7
Medium Duty Gas Utility Vehicle with
Beverage/Concessions Box

MTI Distributing, Inc.
Toro Workman MDX / Fairway Café Grande
\$ 30,010.37



Item. 8
(2) Medium Duty Gas Utility Vehicle

MTI Distributing, Inc.
Toro Workman MDX
\$ 31,190.64



Item. 9
Sand Bunker Maintenance Rake

MTI Distributing, Inc.
Toro 5040
\$ 36,383.10



Item. 10
Utility Vehicle with Ball Picker Cage

MTI Distributing, Inc.
Toro Workman GTX
\$ 16,411.91



Item. 11
(2) Light Duty Electric Utility Vehicle

MTI Distributing, Inc.
Toro Workman GTX
\$ 36,330.84



Item. 12
Vacuum Excavator

Ditch Witch
Ditch Witch HX20G
\$ 56,655.65





MEMORANDUM

DATE: January 21, 2026

TO: Fargo Park Board Committee Members

FROM: Tyler Kirchner, Project Manager

RE: Agenda Item No. 4 - Consideration of Selkirk 4th Addition MOU

The Park District and City of Fargo plan to enter into a Memorandum of Understanding (MOU) for construction and maintenance of Selkirk Development or Clay Hector Park. While planning the park, the Developer, Parks Staff, and City Staff began collaborating on design, construction, and maintenance responsibilities for the park. This MOU outlines each entity's responsibilities.

The Park District will work collaboratively with the City and Developer to design the park. The City will develop plans and construct infrastructure items outlined in the MOU. The Park District will develop plans and construct the park amenities outlined in the MOU. The city will maintain the stormwater facilities as outlined in the MOU. The Park District will maintain all other amenities within the park as outlined in the MOU.

We are asking the Committee to review and move the consideration for approval to the full board.

If you have any questions, do not hesitate to contact me prior to the meeting.

Thank you.

Susan Faus, Executive Director
PARK COMMISSIONERS – Zoë Absey * Vicki Dawson * Joe Deutsch * Aaron Hill * Jerry Rostad
Clerk-Jeff Gunkelman

Our Values: Be Authentic * Be Bold * Be Collaborative

MEMORANDUM OF UNDERSTANDING STORM WATER POND AND PARK FACILITIES

This Memorandum of Understanding (“**MOU**” or “**Agreement**”) is entered into between the City of Fargo, whose address is 225 4th Street North, Fargo, North Dakota 58102 (“**City**” or “**Fargo**”), and the Park District of the City of Fargo, whose address is 6100 38th Street South, Fargo, North Dakota 58104 (the “**Park District**”). Together City and the Park District may be referred to as the “**Parties**”.

WHEREAS, North Dakota Century Code § 40-05.1-6 and Article 3 of Fargo’s Home Rule Charter authorizes Fargo to enter into contracts; and

WHEREAS, North Dakota Century Code § 40-49-04 authorizes the Park District to enter into contracts; and

WHEREAS, City and Park District desire to have shared facilities to support the Selkirk Place Additions, now existing and as developed in the future; and

WHEREAS, City desires to construct a storm water retention pond on a portion of real property owned by the Park District within Selkirk Place Fourth Addition; and

WHEREAS, Park District desires to have shared use paths installed along with other improvements, including but not limited to native grasses, nature trails, and playground equipment, within Selkirk Place Fourth Addition; and

WHEREAS, City and Park District now wish to memorialize certain terms, conditions, and understanding with respect to the storm water retention pond and planned park facilities/amenities within the Selkirk Place Fourth Addition; and

NOW THEREFORE, in consideration of the mutual terms, covenants, conditions, and agreements contained herein, it is hereby agreed by and between the parties as follows:

1. Ownership. City currently owns Lot 29, Block 9 of Selkirk Place Fourth Addition.
2. Dedication to Park District. As part of the platting of Selkirk Place Fourth Addition, the Developer is dedicating Lot 15, Block 9, and the City is dedicating Lot 29, Block 9 (“**Park Property**”) to the Park District.
3. Selkirk Place Fourth Pond and Other Storm Water Facilities. Developer has submitted to City a master storm water plan for the entirety of Selkirk Place, both existing and future additions. The master storm water plan demonstrates the necessity for construction of storm water facilities onto the Park Property. To support the Selkirk Place Fourth Addition and future Selkirk Place Additions, a storm water pond and additional storm water facilities must be constructed on the Park Property. The Developer’s overall plan concept is attached hereto as Exhibit A.

4. Grant of Easement and Access. Park District hereby agrees it will grant unto City an easement for the construction of storm water facilities onto the Park Property. Park District shall grant unto City the necessary access for ingress and egress, and for purposes of maintenance and construction, as necessary to carry out the terms of this Agreement. Park District agrees to ensure unimpeded access to the installed amenities for whatever purpose deemed necessary by City.

5. Storm Water Facilities Construction and Maintenance. City shall be solely responsible for the construction necessary for the Selkirk Place Fourth Pond, construction of the storm sewer utilities, site grading on the Park Property, and all necessary appurtenances thereto, including installation of storm water pipe and structures. City shall be responsible for future maintenance of the Selkirk Place Fourth Pond, including removal of sediment within the pond, erosion repair, storm sewer maintenance, and/or replacement and other maintenance deemed necessary by City, in its sole discretion. City shall not be responsible for repairing or correcting erosion or bank sloughing which City deems insignificant or unnecessary to repair, nor repairing or maintaining any Park District improvements made within the easement area of the Park Property. The Parties agree that Park District, in its discretion, may repair or correct erosion or bank sloughing of the Selkirk Place Fourth Pond which City deems insignificant or unnecessary to repair and that, if Park District undertakes such repairs or corrective work, it shall be at the sole cost and expense of Park District.

6. Shared Use Paths. Park District desires to have shared use paths installed from 69th Avenue South to the south end of Lot 15, Block 9 of Selkirk Place Fourth Addition. Developer has requested City to install the concrete shared use paths, and City is willing to undertake such construction and installation as part of the infrastructure project to support Selkirk Place Fourth Addition. Park District has requested, and the Parties hereby agree, that the costs of construction and installation of the shared use paths will be specially assessed to the properties within the Selkirk Place Fourth Addition, in accordance with the City's Infrastructure Funding Policy in effect at the time of such construction. More specifically, the shared use paths will be constructed by City and located on Lots 15 and 29, Block 9 of Selkirk Place Fourth Addition, which will be owned by the Park District.

After initial construction of the shared use paths, City shall not be responsible for the maintenance, repair, or upkeep of the shared use paths within the Selkirk Place Fourth Addition except that City will be responsible for repairing any damage to the concrete caused by the City.

7. Other Park District Improvements. Park District intends to complete, at its discretion, other improvements and amenities to the Park Property located within the Selkirk Place Fourth Addition, including planting native grasses, creating nature trails, park shelter, installing playground equipment, and concrete playground border. Park District hereby agrees that the installation and completion of the other improvements and amenities shall not impact the storm water capacity, the pond, or the storm sewer utilities within Selkirk Place Fourth Addition. City shall not be responsible for the maintenance, repair, or upkeep of any of the Park District's improvements or amenities within the Selkirk Place Fourth Addition, other than as specified in paragraphs 5 and 6 above.

8. Park District General Maintenance. Park District shall be responsible for any and all maintenance not specifically designated to the City in paragraphs 5 and 6 above, including but not limited to vegetation establishment, grass mowing, weed treatment, tree trimming, tree planting, pavement repairs, maintenance, and reconstruction, snow and debris removal, and playground and

equipment maintenance. Park District understands and agrees that it may not construct any improvements or amenities which interfere in any way with the Selkirk Place Fourth Pond or storm sewer utilities. Park District understands and agrees that any work completed by Park District may not impact the City storm sewer system or change the retention pond levels, without prior written consent of City.

9. Signage and Lighting. The Parties agree that City shall be responsible for signage pertaining to the storm water retention ponds within all Selkirk Place Additions. At its discretion, with City approval, Park District may place additional signage and lighting on Lots 15 and 29, Block 9 of Selkirk Place Fourth Addition as an amenity of the Park District, provided such installation is solely at Park District cost, and with City advance written approval so as to ensure the signage and lighting will not be impacted by the varying levels of the Selkirk Place Fourth Pond following a large rain event.

10. Insurance. Both Parties shall secure and be responsible for the necessary insurance for their respective proposed uses and rights under this Agreement.

11. Dispute Resolution.

- a. City and the Park District will each designate a representative who will be the party's representative with respect to any matters relating to the repair and/or maintenance of the improvements and amenities identified herein, which may be in dispute or requiring agreement under the terms of this Agreement. Such representative may be changed from time to time. The representatives will be responsible for resolving any dispute between the parties concerning this Agreement and for the preparing an annual schedule of maintenance and repairs.
- b. If the designated representatives cannot agree with respect to any matter requiring agreement or with respect to any dispute concerning this Agreement, the parties will submit the matter to their respective Boards (or a committee established by the Board) to resolve the dispute.

12. Term. The Parties further agree that the term of this Agreement will be 20 years. This Agreement will automatically renew for successive periods of 20 years. If either party intends to terminate this Agreement at any time, at least 180 days' prior written notice shall be given to the other party. This Agreement is personal as to the Parties, and may not be assigned or transferred without the other party's written consent.

13. Release and Waiver. In consideration of the mutual promises of the Parties and to the fullest extent permitted by law, each party assumes all risk of personal injury or death and property damage or loss from whatever causes arising while that party, its agents, employees or designees are conducting work pursuant to this Agreement and each party releases the other party, its officers, employees, agents or designees relating to or arising out of that parties', agents, employees or designees work pursuant to this Agreement, whether known or unknown, foreseen or unforeseen, liquidated, unliquidated, fixed, contingent, material or immaterial, disputed or undisputed, suspected or unsuspected, direct or indirect, at law or in equity, from the beginning of time, and each party

understands and acknowledges the significance of such release and waiver and hereby assumes full responsibility for any injuries, damages or losses that it may incur as a result of its execution of this Agreement.

14. Notice. Any notice or election required or permitted to be given or served by any party to this MOU upon any other will be deemed given or served in accordance with the provisions of this MOU if said notice or election is (a) delivered personally, or (b) mailed by United States certified mail, return receipt requested, postage prepaid, and in any case properly addressed as follows:

If to Fargo:

City of Fargo
ATTN: City Auditor
Fargo City Hall
225 4th Street North
Fargo, ND 58102

If to the Park District:

Park District of the City of Fargo
ATTN: Finance Director
6100 38th Street South
Fargo, ND 58104

Each such mailed notice or communication will be deemed to have been given on the date the same is deposited in the United States mail. Each such delivered notice or communication will be deemed to have been given upon the delivery. Any party may change its address for service of notice in the manner specified in this MOU.

15. Time of the Essence. Time is of the essence of each provision of this entire Agreement and of all the conditions thereof.

16. Entire Agreement. This Agreement constitutes the entire and complete agreement between the parties and supersedes any prior oral or written agreements between the parties. It is expressly agreed that there are no verbal understandings or agreements which in any way change the terms, covenants and conditions set forth herein, and that no modification of this Agreement and no waiver of any of its terms and conditions will be effective unless in writing and duly executed by the parties. It does not negate the Parties' rights, duties and obligations under prior agreements pertaining to the other Selkirk Place Additions.

17. Amendments. No amendment, modification, or waiver of any condition, provision or term will be valid or of any effect unless made in writing signed by the party to be bound, or a duly authorized representative, and specifying with particularity the extent and nature of such amendment, modification or waiver.

18. No Forbearance. The failure or delay of any party to insist on the performance of any of the terms of this Agreement, or the waiver of any breach of any of the terms of this Agreement, will not be construed as a waiver of those terms, and those terms will continue and remain in full force and effect as if no forbearance or waiver had occurred and will not affect the validity of this Agreement, or the right to enforce each and every term of this Agreement.

19. Remedies. Except as expressly and specifically stated otherwise, nothing herein will limit the remedies and rights of the Parties under and pursuant to this Agreement.

20. Binding Effect. All covenants, agreements, warranties and provisions of this Agreement will be binding upon and inure to the benefit of the Parties and their respective representatives, successors and assigns.

21. Governing Law. This Agreement has been made and entered into under the laws of the State of North Dakota and said laws will control its interpretation. Any litigation arising out of this Agreement will be venued in State District Court in Cass County, North Dakota, and the Parties waive any objection to venue or personal jurisdiction.

212. Rules of Construction. The Parties acknowledge that they have had the opportunity to review this Agreement, and that they have an equal bargaining position in this transaction. No rule of construction that would cause any ambiguity in any provision to be construed against the drafter of this document will be operative against any party to this Agreement.

23. Representation. The Parties, having been represented by counsel or having waived the right to counsel, have carefully read and understand the contents of this Agreement, and agree they have not been influenced by any representations or statements made by any other parties.

24. Headings. Headings in this Agreement are for convenience only and will not be used to interpret or construe its provisions.

(Signatures appear on the following pages)

Dated this _____ day of _____, 2026.

CITY OF FARGO, NORTH DAKOTA, a
municipal corporation

By: _____
Dr. Timothy J. Mahoney, M.D., Mayor

ATTEST:

Dated this ____ day of _____, 2026.

Park District of the City of Fargo

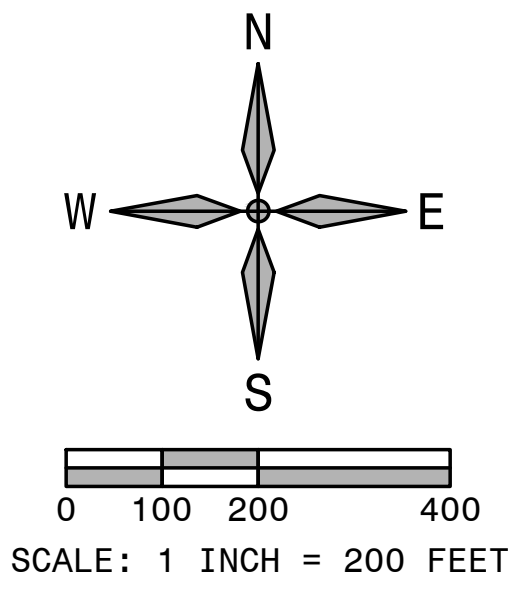
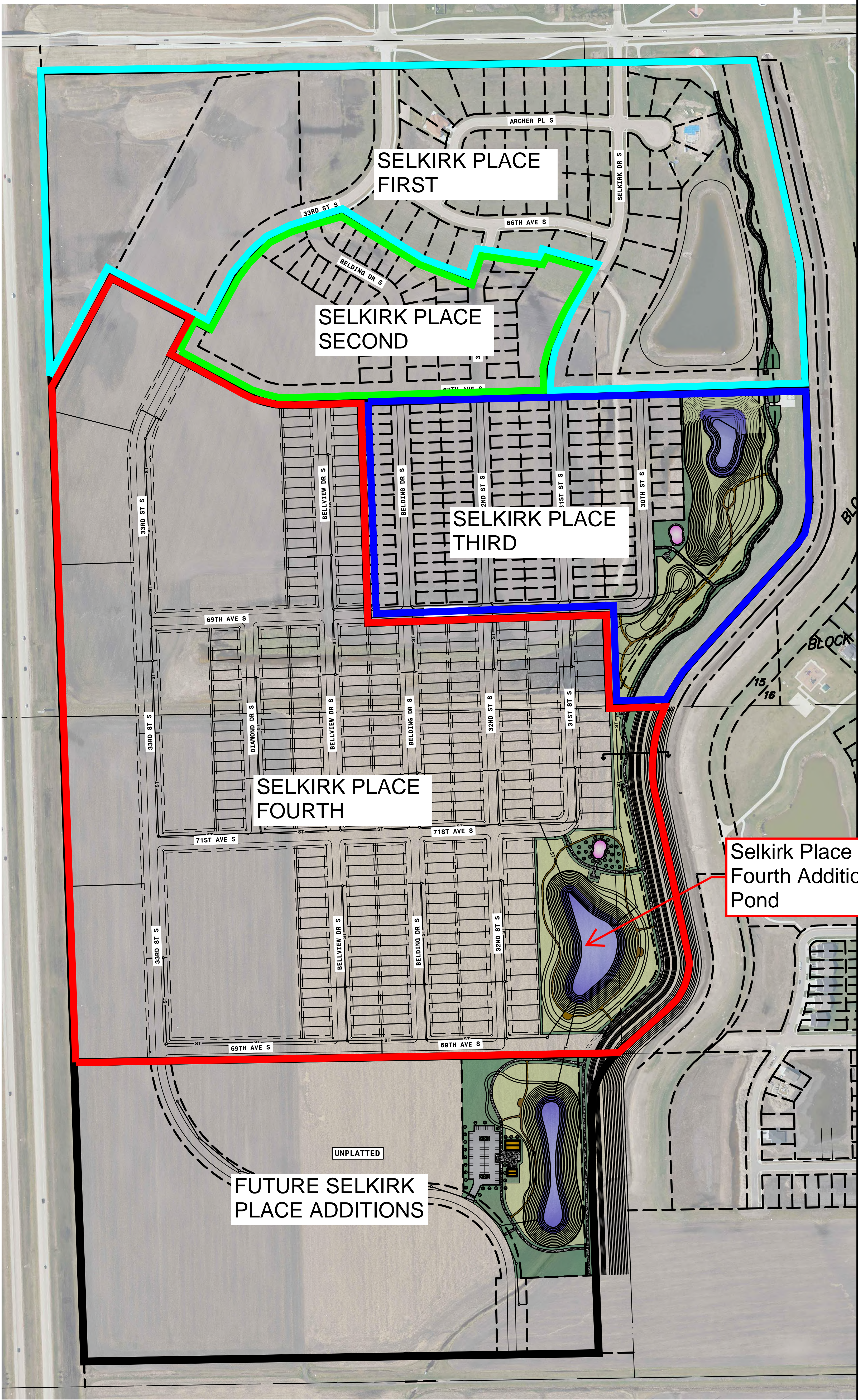
By:

Its:

ATTEST:

_____, Clerk

EXHIBIT “A”



LEGEND:	
	NATIVE PRAIRIE GRASS MIX
	FESCUE GRASS MIX
	NATIVE PLAYGROUND/PEDESTRIAN AREAS
	WET DETENTION POND
	NATIVE TRAILS
	REINFORCED CONCRETE TRAILS

SELKIRK MASTER PLAN

Exhibit A

EAGLE RIDGE
DEVELOPMENT

SELKIRK 4TH
ADDITION

FARGO, NORTH DAKOTA

MBN JOB #: 25-128 DATE: 6-27-25

C1.0

PERMANENT EASEMENT
(Retention Pond)

KNOW ALL MEN BY THESE PRESENTS that **PARK DISTRICT OF THE CITY OF FARGO**, hereinafter referred to as “Grantor”, for and in consideration of the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, to it in hand paid the receipt whereof is hereby acknowledged, **HEREBY GRANTS UNTO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA**, a municipal corporation, its successors and assigns, hereinafter referred to as “Grantee”, a permanent and perpetual easement for the construction of a retention pond, together with any and all other appurtenant structures or devices, said tracts of land being described as follows:

POND EASEMENT DESCRIPTION

That part of Lot 15 and Lot 29, Block 9, SELKIRK PLACE FOURTH ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota, described as follows:

Commencing at the northwest corner of said Lot 15; thence South 01 degree 54 minutes 38 seconds East on a record bearing along the west line of said Lot 15 for a distance of 114.91 feet; thence North 87 degrees 59 minutes 22 seconds East for a distance of 7.50 feet to the point of beginning; thence continuing North 87 degrees 59 minutes 22 seconds East for a distance of 154.90 feet; thence South 62 degrees 19 minutes 08 seconds East for a distance of 228.41 feet; thence North 78 degrees 19 minutes 18 seconds East for a distance of 60.00 feet to the easterly line of said Lot 29; thence South 11 degrees 40 minutes 42 seconds East along said easterly line for a distance of 276.93 feet; thence southwesterly along said easterly line on a tangential curve concave to the west, having a radius of 111.48 feet and a central angle of 60 degrees 37 minutes 00 seconds for an arc distance of 117.94 feet; thence

South 48 degrees 56 minutes 18 seconds West along the easterly line of said Lot 29 and along the southeasterly line of said Lot 15 for a distance of 244.30 feet; thence southwesterly along said southeasterly line on a tangential curve concave to the southeast, having a radius of 461.48 feet and a central angle of 04 degrees 13 minutes 10 seconds for an arc distance of 33.98 feet to a point on a line 10.00 feet north of, as measured at a right angle to and parallel with the south line of said Lot 15; thence South 89 degrees 05 minutes 36 seconds West along said parallel line for a distance of 205.20 feet to a point on a line 7.5 feet east of, as measured at a right angle to and parallel with the west line of said Lot 15; thence North 01 degree 54 minutes 38 seconds West along said parallel line for a distance of 653.67 feet to the point of beginning.

The above described tract contains 245,995 square feet, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.

The easement area is pictorially represented on Exhibit A attached hereto and incorporated herein by reference.

Grantor, its successors and assigns, hereby covenants to and with Grantee that Grantee's officers, contractors, agents and employees may at any and all times when necessary or convenient to do so, go under, over, in and upon said above-described tract of land and perform any and all acts necessary or convenient to carry into effect the purpose for which the grant is made. Grantee, its successor and assigns, will perform any and all maintenance required to the above-described tracts of land, including but not limited to pond slope maintenance, erosion control devices, and turf maintenance.

Grantor, its successors and assigns, further agrees that it will not disturb, injure, molest or in any manner interfere with said retention pond, as constructed, and customary appurtenances, or with material for laying, maintaining, operating or repairing the same, in, over or upon the above-described premises, and Grantor expressly warrants and states that no buildings, trees, shrubs, sprinkler systems or other obstacles of any kind shall be placed or located upon the tract so as to interfere with said retention pond.

[Signature pages to follow]

IN WITNESS WHEREOF, Grantor has set his hand and caused this instrument to be executed this _____ day of _____, 2026.

GRANTOR:

PARK DISTRICT OF THE CITY OF FARGO

By: Susan Faus, Executive Director

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

On this _____ day of _____, 2026, before me, a notary public in and for said county and state, personally appeared Susan Faus to me known to be the Executive Director of the **PARK DISTRICT OF THE CITY OF FARGO**, and executed the within and foregoing instrument, and acknowledged the same.

(SEAL)

Notary Public
My Commission Expires:

GRANTEE:

City of Fargo, North Dakota, a North Dakota
Municipal Corporation

Timothy J. Mahoney, Mayor

ATTEST:

Angie Bear, Deputy City Auditor

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

On this _____ day of _____, 2026, before me a notary public in and for said county and state, personally appeared Timothy J. Mahoney and Angie Bear, known to me to be the Mayor and Deputy City Auditor, respectively, of the city of Fargo, the Grantee described in and that executed the within and foregoing instrument, and acknowledged to me that said Grantee executed the same.

(SEAL)

Notary Public
My Commission Expires:

The legal description was prepared by:
Shawn M. Thomasson (LS-5900)
Professional Land Surveyor
Bolton & Menk
3168 41st St S, Suite 2
Fargo ND 58104
(701) 566-5339

This document prepared by:
Kasey D. McNary (ND# 06590)
Assistant City Attorney
SERKLAND LAW FIRM
10 Roberts Street N.
Fargo, ND 58102
(701) 232-8957

EXHIBIT A

EASEMENT EXHIBIT

POND EASEMENT DESCRIPTION

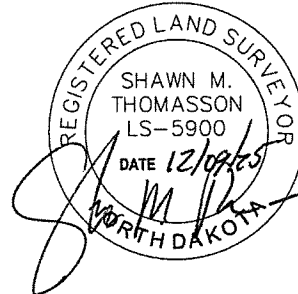
That part of Lot 15 and Lot 29, Block 9, SELKIRK PLACE FOURTH ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota, described as follows:

Commencing at the northwest corner of said Lot 15; thence South 01 degree 54 minutes 38 seconds East on a record bearing along the west line of said Lot 15 for a distance of 114.91 feet; thence North 87 degrees 59 minutes 22 seconds East for a distance of 7.50 feet to the point of beginning; thence continuing North 87 degrees 59 minutes 22 seconds East for a distance of 154.90 feet; thence South 62 degrees 19 minutes 08 seconds East for a distance of 228.41 feet; thence North 78 degrees 19 minutes 18 seconds East for a distance of 60.00 feet to the easterly line of said Lot 29; thence South 11 degrees 40 minutes 42 seconds East along said easterly line for a distance of 276.93 feet; thence southwesterly along said easterly line on a tangential curve concave to the west, having a radius of 111.48 feet and a central angle of 60 degrees 37 minutes 00 seconds for an arc distance of 117.94 feet; thence South 48 degrees 56 minutes 18 seconds West along the easterly line of said Lot 29 and along the southeasterly line of said Lot 15 for a distance of 244.30 feet; thence southwesterly along said southeasterly line on a tangential curve concave to the southeast, having a radius of 461.48 feet and a central angle of 04 degrees 13 minutes 10 seconds for an arc distance of 33.98 feet to a point on a line 10.00 feet north of, as measured at a right angle to and parallel with the south line of said Lot 15; thence South 89 degrees 05 minutes 36 seconds West along said parallel line for a distance of 205.20 feet to a point on a line 7.5 feet east of, as measured at a right angle to and parallel with the west line of said Lot 15; thence North 01 degree 54 minutes 38 seconds West along said parallel line for a distance of 653.67 feet to the point of beginning.

The above described tract contains 245,995 square feet, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.

SURVEYOR'S NOTES:

1. Bearing Orientation: Selkirk Place Fourth Addition, according to the recorded plat thereof.
2. This survey was performed, and the survey map prepared, without benefit of either a title insurance commitment or an attorney's title opinion. The record boundary and easement information (if any) shown hereon is based on information provided by the client. Research of documents affecting title to the property surveyed or adjoining properties has been limited to a cursory review of record information and it is recommended that all title matters affecting this property and survey be reviewed by an attorney or other title professional.



©Bolton & Menk, Inc. 2025, All Rights Reserved

SHEET 1 OF 3



**BOLTON
& MENK**

3168 41ST STREET SOUTH
SUITE 2
FARGO, ND 58104
(701) 566-5339

PART OF LOTS 15 & 29, BLOCK 9,
SELKIRK PLACE FOURTH ADDITION
CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

FOR: EAGLERIDGE DEVELOPMENT

DRAWN BY: SMT

H:\EARDDEV PR\25X138771\000\CAD\C3D\138771_V_PROP_POND_ESMT-SELKIRK 4TH.dwg 12/9/2025 1:08 PM

JOB NUMBER: 25X138771

EASEMENT EXHIBIT

STORM SEWER EASEMENT DESCRIPTION

That part of Lot 15, Block 9, SELKIRK PLACE FOURTH ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota, being a strip of land 40.00 feet wide, 20.00 feet on each side of a centerline described as follows:

Commencing at the northwest corner of said Lot 15; thence South 01 degree 54 minutes 38 seconds East on a record bearing along the west line of said Lot 15 for a distance of 114.91 feet; thence North 87 degrees 59 minutes 22 seconds East for a distance of 88.41 feet to the point of beginning of said centerline; thence North 22 degrees 12 minutes 29 seconds West for a distance of 111.79 feet to a point on a line 10.00 feet south of, as measured at a right angle to and parallel with the northerly line of said Lot 15 and said centerline there terminates. The sidelines of said 40.00 foot wide strip shall be lengthened or shortened to terminate on said parallel line 10.00 feet south of the northerly line of Lot 15 and on lines bearing South 87 degrees 59 minutes 22 seconds West and North 87 degrees 59 minutes 22 seconds East from the point of beginning.

AND

That part of Lot 29, Block 9 said SELKIRK PLACE FOURTH ADDITION, described as follows:

Beginning at the northwest corner of said Lot 29; thence South 02 degrees 09 minutes 40 seconds East on a record bearing along the west line of said Lot 29 for a distance of 471.55 feet to the southeast corner of Lot 14, said Block 9; thence North 88 degrees 05 minutes 22 seconds East on the easterly extension of the south line of said Lot 14 for a distance of 20.95 feet; thence South 11 degrees 40 minutes 42 seconds East for a distance of 258.11 feet; thence North 78 degrees 19 minutes 18 seconds East for a distance of 40.00 feet to the easterly line of said Lot 29; thence North 11 degrees 40 minutes 42 seconds West along said easterly line for a distance of 340.67 feet; thence northerly, along said easterly line, on a tangential curve concave to the east, having a radius of 747.96 feet and a central angle of 15 degrees 06 minutes 03 seconds for an arc distance of 197.13 feet; thence North 02 degrees 09 minutes 40 seconds West for a distance of 186.28 feet to the north line of said Lot 29; thence South 89 degrees 05 minutes 56 seconds West along said north line for a distance of 40.01 feet to the point of beginning.

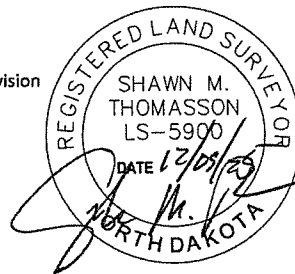
The above described tract contains a combined 34,565 square feet, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of North Dakota.

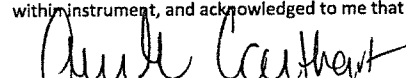

Shawn M. Thomasson, ND PLS 5900

12-09-25
Date



State of North Dakota }
County of Cass }SS

On this 9 day of December, 2025, before me, a notary public within and for said County and State, personally appeared Shawn M. Thomasson, Land Surveyor, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same as his free act and deed.


Notary Public

AMBER COULTHART
Notary Public
State Of North Dakota
My Commission Expires July 1, 2029

©Bolton & Menk, Inc. 2025, All Rights Reserved

SHEET 2 OF 3



**BOLTON
& MENK**

3168 41ST STREET SOUTH
SUITE 2
FARGO, ND 58104
(701) 566-5339

PART OF LOTS 15 & 29, BLOCK 9,
SELKIRK PLACE FOURTH ADDITION
CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

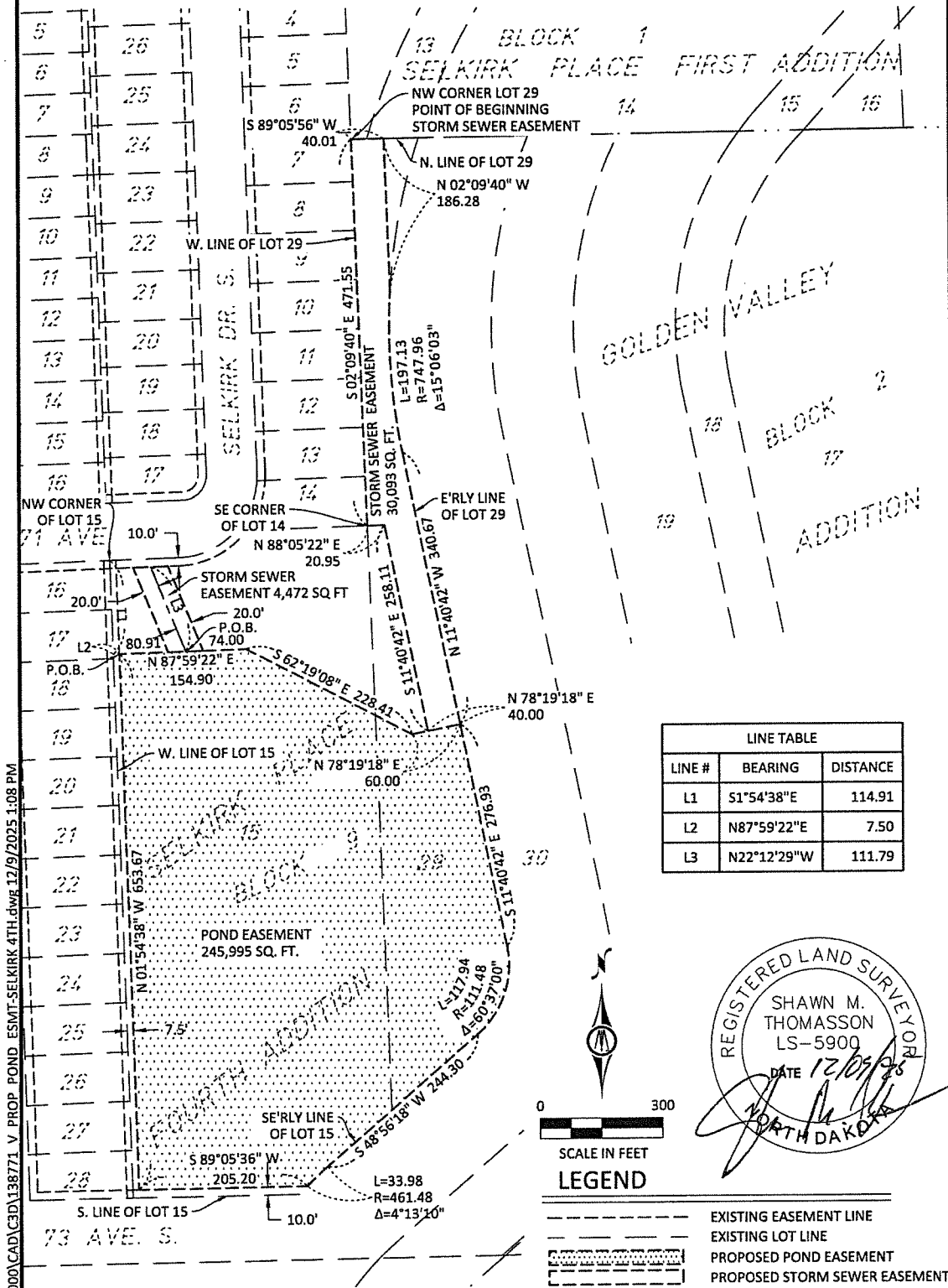
FOR: EAGLERIDGE DEVELOPMENT

DRAWN BY: SMT

H:\EARIDDEV PR\25X138771000\CAD\C3D\138771 V PROP_POND_ESMT-SELKIRK 4TH.dwg 12/9/2025 1:08 PM

JOB NUMBER: 25X138771

EASEMENT EXHIBIT



H:\EAGRIDDEV PR\25X138771000\CAD\138771 V PROP POND ESMT-SELKIRK 4TH.dwg 12/9/2025 1:08 PM

©Bolton & Menk, Inc. 2025, All Rights Reserved

SHEET 3 OF 3



BOLTON & MENK

3168 41ST STREET SOUTH
SUITE 2
FARGO, ND 58104
(701) 566-5339

PART OF LOTS 15 & 29, BLOCK 9,
SELKIRK PLACE FOURTH ADDITION
CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

FOR: EAGLERIDGE DEVELOPMENT

DRAWN BY: SMT

JOB NUMBER: 25X138771

PERMANENT EASEMENT
(Storm Sewer)

KNOW ALL MEN BY THESE PRESENTS that **PARK DISTRICT OF THE CITY OF FARGO**, hereinafter referred to as “Grantor”, for and in consideration of the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, to it in hand paid the receipt whereof is hereby acknowledged, **HEREBY GRANTS UNTO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA**, a municipal corporation, its successors and assigns, hereinafter referred to as “Grantee”, a permanent and perpetual easement under, over, upon and in the land hereinafter described for the purpose of constructing, operating, maintaining and repairing a storm sewer, together with the customary appurtenances, said tracts being described as follows:

STORM SEWER EASEMENT DESCRIPTION

That part of Lot 15, Block 9, SELKIRK PLACE FOURTH ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota, being a strip of land 40.00 feet wide, 20.00 feet on each side of a centerline described as follows:

Commencing at the northwest corner of said Lot 15; thence South 01 degree 54 minutes 38 seconds East on a record bearing along the west line of said Lot 15 for a distance of 114.91 feet; thence North 87 degrees 59 minutes 22 seconds East for a distance of 88.41 feet to the point of beginning of said centerline; thence North 22 degrees 12 minutes 29 seconds West for a distance of 111.79 feet to a point on a line 10.00 feet south of, as measured at a right angle to and parallel with the northerly line of said Lot 15 and said centerline there terminates. The sidelines of said 40.00 foot wide strip shall be lengthened or shortened to terminate on said parallel line 10.00 feet south of the northerly line of Lot 15 and on lines bearing

South 87 degrees 59 minutes 22 seconds West and North 87 degrees 59 minutes 22 seconds East from the point of beginning.

AND

That part of Lot 29, Block 9 said SELKIRK PLACE FOURTH ADDITION, described as follows:

Beginning at the northwest corner of said Lot 29; thence South 02 degrees 09 minutes 40 seconds East on a record bearing along the west line of said Lot 29 for a distance of 471.55 feet to the southeast corner of Lot 14, said Block 9; thence North 88 degrees 05 minutes 22 seconds East on the easterly extension of the south line of said Lot 14 for a distance of 20.95 feet; thence South 11 degrees 40 minutes 42 seconds East for a distance of 258.11 feet; thence North 78 degrees 19 minutes 18 seconds East for a distance of 40.00 feet to the easterly line of said Lot 29; thence North 11 degrees 40 minutes 42 seconds West along said easterly line for a distance of 340.67 feet; thence northerly, along said easterly line, on a tangential curve concave to the east, having a radius of 747.96 feet and a central angle of 15 degrees 06 minutes 03 seconds for an arc distance of 197.13 feet; thence North 02 degrees 09 minutes 40 seconds West for a distance of 186.28 feet to the north line of said Lot 29; thence South 89 degrees 05 minutes 56 seconds West along said north line for a distance of 40.01 feet to the point of beginning.

The above described tract contains a combined 34,565 square feet, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.

The easement area is pictorially represented on Exhibit A attached hereto and incorporated herein by reference.

Grantor, its successors and assigns, hereby covenants to and with Grantee that Grantee's officers, contractors, agents and employees may at any and all times when necessary or convenient to do so, go under, over, in and upon said above-described tract of land and perform any and all acts necessary or convenient to carry into effect the purpose for which the grant is made.

Grantor, its successors and assigns, further agrees that it will not disturb, injure, molest or in any manner interfere with said storm sewer and customary appurtenances, or with material for laying, maintaining, operating or repairing the same, in, over or upon the above-described premises, and Grantor expressly warrants and states that no buildings or other obstacles of any

kind shall be placed or located upon the tract so as to interfere in any manner with the construction, operation, maintenance or repair of said storm sewer, including customary appurtenances, provided that Grantee, at its own expense, shall refill any excavation it makes and level the ground thereafter, leaving the premises in as good condition as it was prior to the time of constructing of said storm sewer and customary appurtenances was begun.

[Signature pages to follow]

IN WITNESS WHEREOF, Grantor has set his hand and caused this instrument to be executed this _____ day of _____, 2026.

GRANTOR:

PARK DISTRICT OF THE CITY OF FARGO

By: Susan Faus, Executive Director

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

On this _____ day of _____, 2026, before me, a notary public in and for said county and state, personally appeared Susan Faus to me known to be the Executive Director of the **PARK DISTRICT OF THE CITY OF FARGO**, and executed the within and foregoing instrument, and acknowledged the same.

(SEAL)

Notary Public
My Commission Expires:

GRANTEE:

City of Fargo, North Dakota, a North Dakota
Municipal Corporation

Timothy J. Mahoney, Mayor

ATTEST:

Angie Bear, Deputy City Auditor

[illegible]

On this _____ day of _____, 2026, before me a notary public in and for said county and state, personally appeared Timothy J. Mahoney and Angie Bear, known to me to be the Mayor and Deputy City Auditor, respectively, of the city of Fargo, the Grantee described in and that executed the within and foregoing instrument, and acknowledged to me that said Grantee executed the same.

(SEAL)

Notary Public
My Commission Expires:

The legal description was prepared by:
Shawn M. Thomasson (LS-5900)
Professional Land Surveyor
Bolton & Menk
3168 41st St S, Suite 2
Fargo ND 58104
(701) 566-5339

This document prepared by:
Kasey D. McNary (ND# 06590)
Assistant City Attorney
SERKLAND LAW FIRM
10 Roberts Street N.
Fargo, ND 58102
(701) 232-8957

EXHIBIT A

EASEMENT EXHIBIT

POND EASEMENT DESCRIPTION

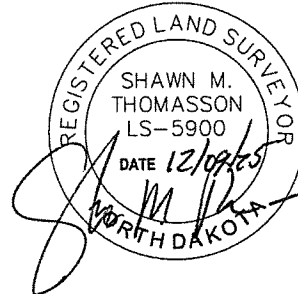
That part of Lot 15 and Lot 29, Block 9, SELKIRK PLACE FOURTH ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota, described as follows:

Commencing at the northwest corner of said Lot 15; thence South 01 degree 54 minutes 38 seconds East on a record bearing along the west line of said Lot 15 for a distance of 114.91 feet; thence North 87 degrees 59 minutes 22 seconds East for a distance of 7.50 feet to the point of beginning; thence continuing North 87 degrees 59 minutes 22 seconds East for a distance of 154.90 feet; thence South 62 degrees 19 minutes 08 seconds East for a distance of 228.41 feet; thence North 78 degrees 19 minutes 18 seconds East for a distance of 60.00 feet to the easterly line of said Lot 29; thence South 11 degrees 40 minutes 42 seconds East along said easterly line for a distance of 276.93 feet; thence southwesterly along said easterly line on a tangential curve concave to the west, having a radius of 111.48 feet and a central angle of 60 degrees 37 minutes 00 seconds for an arc distance of 117.94 feet; thence South 48 degrees 56 minutes 18 seconds West along the easterly line of said Lot 29 and along the southeasterly line of said Lot 15 for a distance of 244.30 feet; thence southwesterly along said southeasterly line on a tangential curve concave to the southeast, having a radius of 461.48 feet and a central angle of 04 degrees 13 minutes 10 seconds for an arc distance of 33.98 feet to a point on a line 10.00 feet north of, as measured at a right angle to and parallel with the south line of said Lot 15; thence South 89 degrees 05 minutes 36 seconds West along said parallel line for a distance of 205.20 feet to a point on a line 7.5 feet east of, as measured at a right angle to and parallel with the west line of said Lot 15; thence North 01 degree 54 minutes 38 seconds West along said parallel line for a distance of 653.67 feet to the point of beginning.

The above described tract contains 245,995 square feet, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.

SURVEYOR'S NOTES:

1. Bearing Orientation: Selkirk Place Fourth Addition, according to the recorded plat thereof.
2. This survey was performed, and the survey map prepared, without benefit of either a title insurance commitment or an attorney's title opinion. The record boundary and easement information (if any) shown hereon is based on information provided by the client. Research of documents affecting title to the property surveyed or adjoining properties has been limited to a cursory review of record information and it is recommended that all title matters affecting this property and survey be reviewed by an attorney or other title professional.



©Bolton & Menk, Inc. 2025, All Rights Reserved

SHEET 1 OF 3



**BOLTON
& MENK**

3168 41ST STREET SOUTH
SUITE 2
FARGO, ND 58104
(701) 566-5339

PART OF LOTS 15 & 29, BLOCK 9,
SELKIRK PLACE FOURTH ADDITION
CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

FOR: EAGLERIDGE DEVELOPMENT

DRAWN BY: SMT

H:\EARIDDEV_PR\25X138771\000\CAD\C3D\138771_V_PROP_POND_ESMT-SELKIRK 4TH.dwg 12/9/2025 1:08 PM

JOB NUMBER: 25X138771

EASEMENT EXHIBIT

STORM SEWER EASEMENT DESCRIPTION

That part of Lot 15, Block 9, SELKIRK PLACE FOURTH ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota, being a strip of land 40.00 feet wide, 20.00 feet on each side of a centerline described as follows:

Commencing at the northwest corner of said Lot 15; thence South 01 degree 54 minutes 38 seconds East on a record bearing along the west line of said Lot 15 for a distance of 114.91 feet; thence North 87 degrees 59 minutes 22 seconds East for a distance of 88.41 feet to the point of beginning of said centerline; thence North 22 degrees 12 minutes 29 seconds West for a distance of 111.79 feet to a point on a line 10.00 feet south of, as measured at a right angle to and parallel with the northerly line of said Lot 15 and said centerline there terminates. The sidelines of said 40.00 foot wide strip shall be lengthened or shortened to terminate on said parallel line 10.00 feet south of the northerly line of Lot 15 and on lines bearing South 87 degrees 59 minutes 22 seconds West and North 87 degrees 59 minutes 22 seconds East from the point of beginning.

AND

That part of Lot 29, Block 9 said SELKIRK PLACE FOURTH ADDITION, described as follows:

Beginning at the northwest corner of said Lot 29; thence South 02 degrees 09 minutes 40 seconds East on a record bearing along the west line of said Lot 29 for a distance of 471.55 feet to the southeast corner of Lot 14, said Block 9; thence North 88 degrees 05 minutes 22 seconds East on the easterly extension of the south line of said Lot 14 for a distance of 20.95 feet; thence South 11 degrees 40 minutes 42 seconds East for a distance of 258.11 feet; thence North 78 degrees 19 minutes 18 seconds East for a distance of 40.00 feet to the easterly line of said Lot 29; thence North 11 degrees 40 minutes 42 seconds West along said easterly line for a distance of 340.67 feet; thence northerly, along said easterly line, on a tangential curve concave to the east, having a radius of 747.96 feet and a central angle of 15 degrees 06 minutes 03 seconds for an arc distance of 197.13 feet; thence North 02 degrees 09 minutes 40 seconds West for a distance of 186.28 feet to the north line of said Lot 29; thence South 89 degrees 05 minutes 56 seconds West along said north line for a distance of 40.01 feet to the point of beginning.

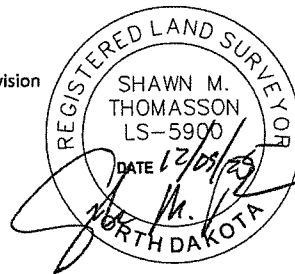
The above described tract contains a combined 34,565 square feet, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of North Dakota.

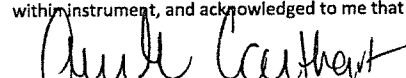

Shawn M. Thomasson, ND PLS 5900

12-09-25
Date



State of North Dakota }
County of Cass }SS

On this 9 day of December, 2025, before me, a notary public within and for said County and State, personally appeared Shawn M. Thomasson, Land Surveyor, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same as his free act and deed.


Notary Public

AMBER COULTHART
Notary Public
State Of North Dakota
My Commission Expires July 1, 2029

©Bolton & Menk, Inc. 2025, All Rights Reserved

SHEET 2 OF 3



**BOLTON
& MENK**

3168 41ST STREET SOUTH
SUITE 2
FARGO, ND 58104
(701) 566-5339

PART OF LOTS 15 & 29, BLOCK 9,
SELKIRK PLACE FOURTH ADDITION
CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

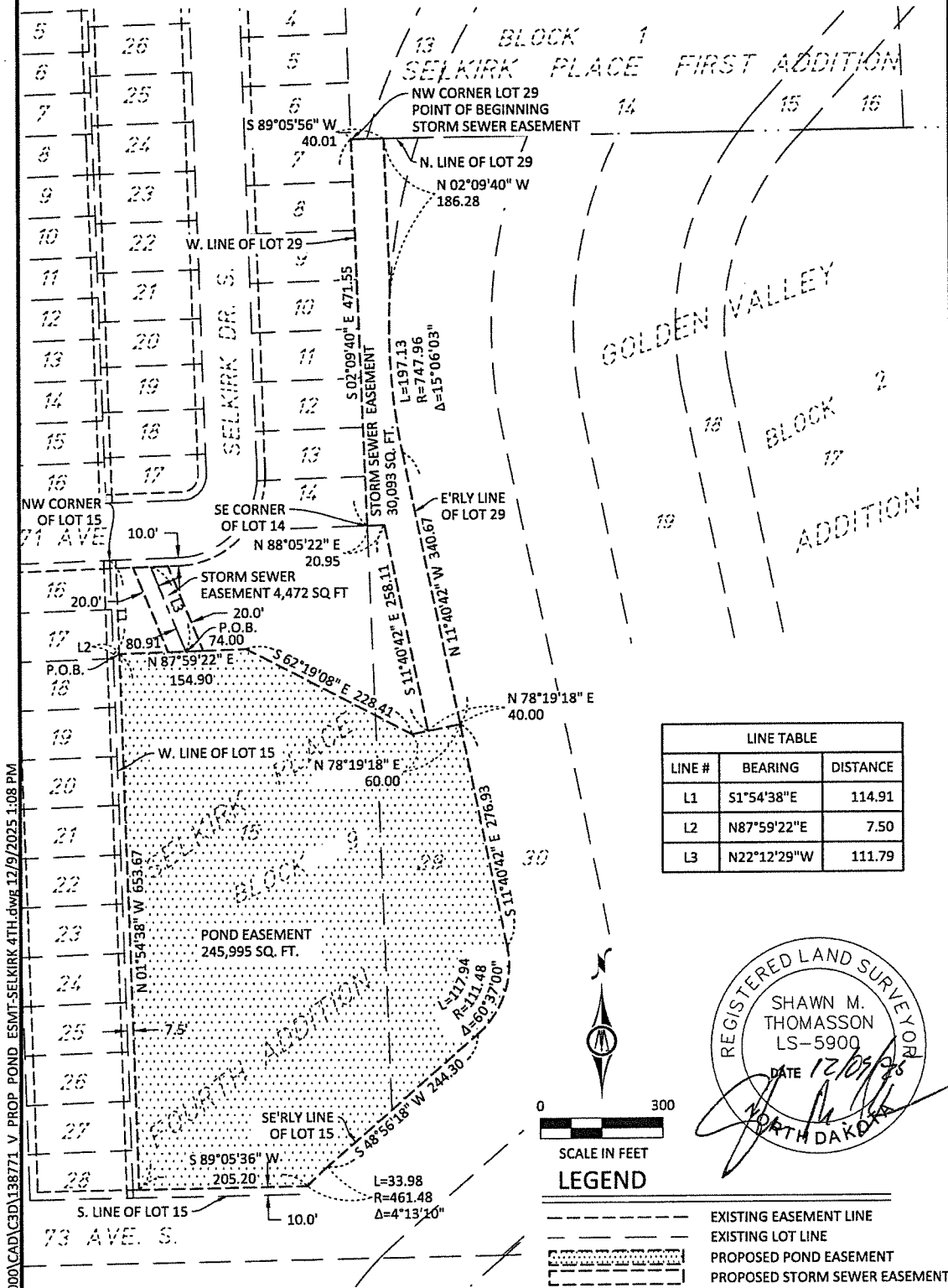
FOR: EAGLERIDGE DEVELOPMENT

DRAWN BY: SMT

H:\EARIDDEV_PR\25X138771000\CAD\C3D\138771_V_PROP_POND_ESMT-SELKIRK 4TH.dwg 12/9/2025 1:08 PM

JOB NUMBER: 25X138771

EASEMENT EXHIBIT



H:\EAGRIDDEV PR\25X138771\000\CAD\138771 V PROP POND ESMT-SELKIRK 4TH.dwg 12/9/2025 1:08 PM

©Bolton & Menk, Inc. 2025, All Rights Reserved

SHEET 3 OF 3



BOLTON & MENK

3168 41ST STREET SOUTH
SUITE 2
FARGO, ND 58104
(701) 566-5339

PART OF LOTS 15 & 29, BLOCK 9,
SELKIRK PLACE FOURTH ADDITION
CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

FOR: EAGLERIDGE DEVELOPMENT

DRAWN BY: SMT

JOB NUMBER: 25X138771



MEMORANDUM

DATE: January 21, 2026

TO: Fargo Park Board Committee Members

FROM: Tyler Kirchner, Project Manager

RE: Agenda Item No. 5 - Consideration of Brookstone Payment in Lieu Agreement; Tyler Kirchner, presenter

As part of the Brookstone Payment in Lieu Agreement by and between Brookstone Property, LLC, (Developer) the Fargo Park District of the City of Fargo (Park District), Developer owns ±41.24 acres of real property located in the City of Fargo. The Developer's Property is not of sufficient size to commit property within the Developer's Property for a typical park, the Park District has requested, and the Developer has agreed to provide a cash payment in lieu of dedicating a typical park. The cash payment shall be used for the improvements and construction in the nearby and planned Covey Ranch Park. The Developer shall also dedicate a lot that shall be used for a trail connection.

The Developer has agreed to pay to the Park District a payment in lieu of dedicating a typical park within the Developer's Property in the amount of \$239,876.28.

The Fargo Park District Attorney, Jeff Gunkelman, has reviewed the Payment in Lieu Agreement.

We are asking the Committee to review and move the consideration for approval to the full board.

If you have any questions, do not hesitate to contact me prior to the meeting.

Thank you.

Susan Faus, Executive Director
PARK COMMISSIONERS – Zoë Absey * Vicki Dawson * Joe Deutsch * Aaron Hill * Jerry Rostad
Clerk-Jeff Gunkelman

Our Values: Be Authentic * Be Bold * Be Collaborative

PAYMENT IN LIEU OF PARK AGREEMENT

Brookstone Addition

This Park Development Agreement (the "Agreement") is made and entered into this ____ day of _____, 20__, by and between Brookstone Property, LLC, whose post office address is 5302 51st Ave S, Ste A Fargo ND, 58104 ("Developer"), and the **PARK DISTRICT OF THE CITY OF FARGO**, a park district under the laws of the State of North Dakota, 6100 38th Street South, Fargo, North Dakota 58104 ("Park District").

Preliminary Statements

Developer is the owner of a ±41.24 acres, more or less, tract of real property located in the City of Fargo, Cass County, North Dakota (the "Developer Property"), specifically described below and delineated on the plat/survey attached as Exhibit "A".

Developer is in the process of planning a residential development on the Developer Property in which the Developer desires to include and dedicate one lot of approximately 0.15 acres on the Developer Property as generally shown in Exhibit "A". Developer's focus is to create a trail connection to the regional trail along the drain.

Agreement

NOW, THEREFORE, in consideration of the above preliminary statements, the terms, and conditions of this Agreement, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Scope of Agreement. This Agreement shall not constitute a partnership or a joint venture by and between the Developer and Park District. Neither party has a right or obligation to bind the other party to any course of action or commitment as it relates to the development of the Developer Property, including the Park Lot that is described herein. Each of the parties is an independent contractor and although they shall coordinate their efforts to develop the Park Lot, maybe to include elements of design, access, and amenities, neither party is assuming any obligation from the other party.
2. Conveyances. Park Lot. On the date of closing, as herein described, Developer shall cause to be transferred and conveyed to Park District approximately 0.15 acres that constitutes the Park Lot, in the general location as shown on the site plan attached as Exhibit "A". The parties acknowledge that the approved plat shall dedicate the Park Lot to public use. The 0.15 acre parcel shall be conveyed to the Park District by Warranty Deed, free and clear of all liens and encumbrances including, but not limited to current real estate taxes and

installments of special assessments.

Developer shall provide the Park District an abstract of title to the Park Lot no later than ten (10) days prior to closing. Closing date shall be within thirty (30) days of recording of Plat.

3. Payment in Lieu of Park. In light of the fact that the Developer's Property is not of sufficient size to commit property within the Developer's Property for a typical park, the Park District has requested, and the Developer has agreed to provide a cash payment in lieu of dedicating a specific park, which cash payment shall be used for the construction and improvements of nearby parks in Covey Ranch Park. The Park Lot, as shown on the site plan attached as Exhibit "A" shall be used for a trail connection. The 0.15 acre parcel shall be reduced from the 3.40 acre requirement.

The Developer has agreed to pay to the Park District a payment in lieu of dedicating a typical park within the Developer's Property in the amount of \$239,876.28. The \$239,876.28 payment shall be paid under the following schedule:

The above-described payment shall be due within ninety (90) days following the issuance of the first building permit in the Development Property.

4. Open Records. It specifically understood and agreed in this regard that Park District is a public body under North Dakota law and thus is subject to the open records and open meeting laws.
5. General Provisions.
 - a. This Agreement, together with the other surveys, plans and specifications that have been reviewed by the parties or later to be provided pursuant to this Agreement and the attachments hereto, contain the entire agreement among the parties respecting the matters herein set forth and supersede all prior discussions with respect to such matters.
 - b. The Developer, at its sole cost and expense, shall provide the following, with regard to the Park Lot:
 - i. Prepare a complete boundary survey of the Park Lot showing all rights-of-way, easements and any other physical burdens that may encumber the Park Lot and, which survey shall show the location of trails leading to the Park Lot. The Developer shall cause the Park Lot to be staked so that it can be later identified by the Park District.

- ii. The Developer will provide the Park District with copies of such tests, investigations and reports which may have been requested by the Developer including, but not limited to, any soil boring tests and/or results of environmental testing. Should such test disclose that the Park Lot cannot support the intended park development or if there are environmentally hazardous conditions on the Developer Property and/or Park Lot, the Park District will not be required to close and accept the portion of the Developer Property to be included in the Park Lot.
- c. This Agreement shall be binding upon and inure to the benefit of all the parties and their respective successors and assigns.
- d. Special Assessments. The parties acknowledge and the Developer agrees, the Park Lot shall not be subject to any special assessments.
- e. This Agreement shall be construed and enforced in accordance with the laws of the State of North Dakota.
- f. This Agreement may be modified only by a written document signed by all parties. A purported oral modification shall not be effective.

DEVELOPER

Brookstone Property, LLC

PARK DISTRICT:

THE PARK DISTRICT OF THE
CITY OF FARGO

By

Its

[Signature]
President

By

Its President

By

Its

By

Its Clerk

EXHIBIT "A"

