



FACILITIES COMMITTEE MEETING
Wednesday, January 25, 2023; 11:00 a.m.
Fargo Park District Board Room
701 Main Avenue, Fargo

Board Committee Members:
Dawn Morgan & Joe Deutsch

AGENDA

- 1.** Red River Greenway Study Presentation; Tyler Kirchner and Dan Farnsworth, Transportation Planner, Fargo-Moorhead Metro COG, presenters.
- 2.** Discuss combining Fargo Parks Sports Complex Phase I and II into one project; Dave Leker, presenter.
- 3.** Discuss utilizing private funds raised for the pool by the Fargo Park District Foundation to increase funding for Island Park Pool Construction project; Dave Leker, presenter.
- 4.** Review bids for Forestry truck and chassis; Dave Bietz, presenter.
- 5.** Discuss change to Restream from MS Teams Live for streaming Fargo Park Board Meetings; Carolyn Boutain and Tori Benders, presenters.
- 6.** Update on potential sale of Robert D. Johnson Building; Dave Leker, presenter.
- 7.** Broadway Square Update; Ana Rusness-Petersen, presenter.
- 8.** Other

Next Fargo Park Board Meeting: February 14, 2023; 5:30 p.m.
Next Facilities Committee Meeting: February 22, 2023; 11:00 a.m.



DATE: January 18, 2023

TO: Fargo Park Board Facilities Committee

FROM: Tyler Kirchner, Project Manager

RE: Agenda Item No. 1 – Red River Greenway Study Presentation

The Fargo-Moorhead Metropolitan Council of Governments (Metro COG) has been working with Confluence on an update to the Red River Greenway Study. Attached is the study area map. The presentation will be available at the Facilities Committee Meeting.

The study focuses on:

- Greenway existing conditions
- Greenway gaps within the existing network
- Extending the greenway to the north and south along the Red River in Fargo or its near-term growth area
- Connecting to and incorporating public drainage channels (Drains 27 and 53) and associated existing or planned facilities along those channels.

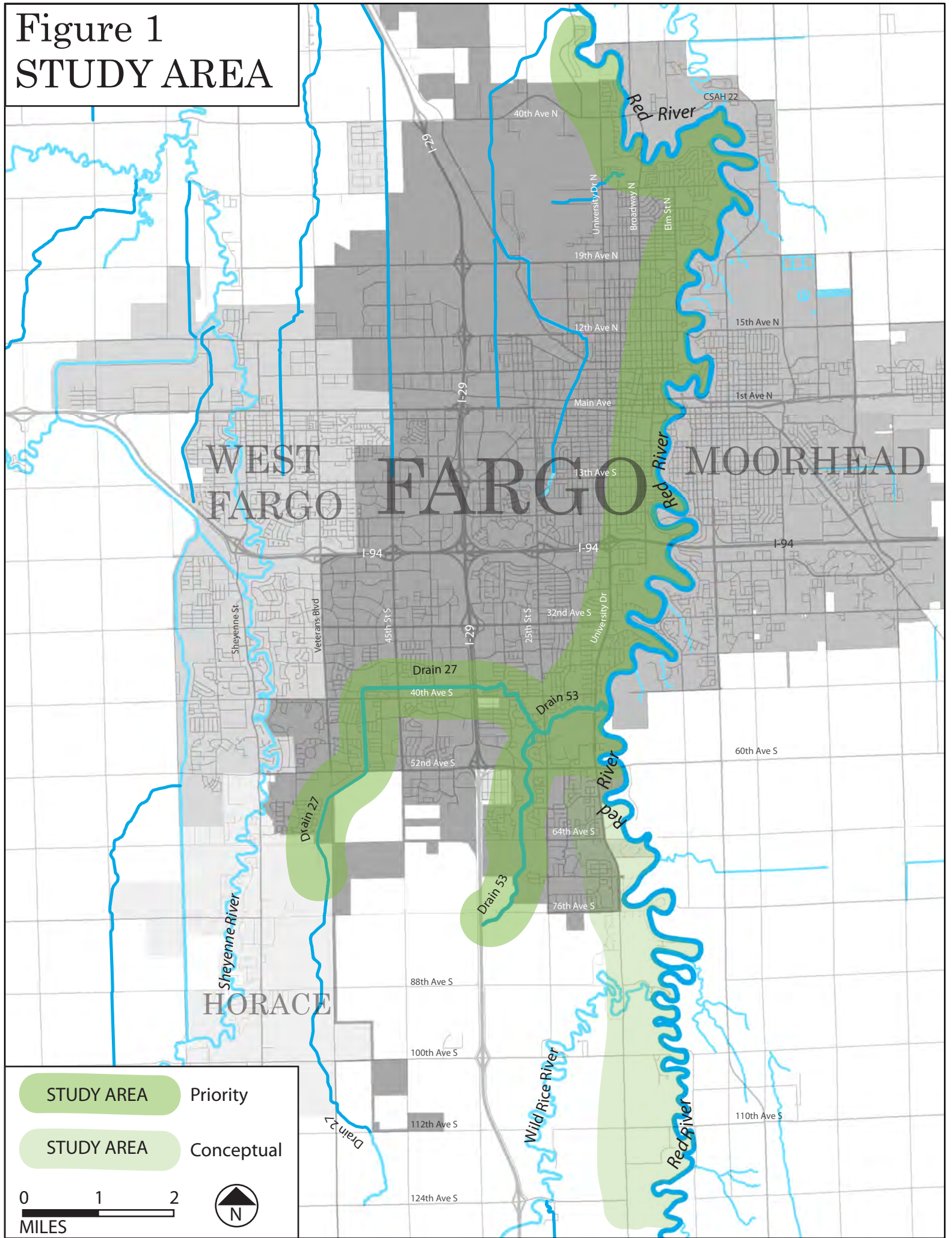
The purpose of this presentation is to inform the Fargo Park District of the study and collect any feedback to incorporate into the final document. The last consultant-lead Red River Greenway Study was completed in 2008 and looked at both North Dakota and Minnesota sides of the Red River. The City of Moorhead completed a Red River Greenway study in 2014.

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

Thank you.

Dave Leker, Executive Director
PARK COMMISSIONERS – Vicki Dawson * Joe Deutsch * Aaron Hill * Dawn Morgan * Jerry Rostad
CLERK – Dave Leker

Figure 1
STUDY AREA





MEMORANDUM

DATE: January 18, 2023

TO: Fargo Park Board Facilities Committee

FROM: Dave Leker, Executive Director

RE: Agenda Item No. 2 – Discuss combining Fargo Parks Sports Complex Phase I and II into one project

We would like to discuss combining Phase I and Phase II of the Fargo Parks Sports Complex project into one project.

By combining the two phases into one project, this would allow us to be more efficient in managing the finances, changes, contingencies and fund raising for the project.

If you should have any questions related to this item prior to the Facilities Committee Meeting, please feel free to contact me.

Thank you.



MEMORANDUM

DATE: January 18, 2023

TO: Fargo Park Board Facilities Committee

FROM: Dave Leker, Executive Director

RE: Agenda Item No. 3 – Discuss utilizing private funds raised for the pool by the Fargo Park District Foundation to increase funding for Island Park Pool Construction project

With our latest design estimate reflecting current construction cost, for the Island Park Pool renovation, we would like to discuss using private funds raised for Island Park Pool to offset this increased cost. This would increase the construction budget from \$16.9 million to \$17.9 million.

This proposed adjustment to the budget would not increase public financing for this project. Only privately raised funds would be used.

If you should have any questions related to this item prior to the Facilities Committee Meeting, please feel free to contact me.

Thank you.



DATE: January 18, 2023

TO: Fargo Park Board Facilities Committee

FROM: Dave Bietz, Deputy Director of Operations

RE: Agenda Item No. 4 – Review bids for Forestry Truck Cab and Chassis

The log loader equipment (hoist and tree box) and truck cab and chassis were budgeted in 2021 for purchase in 2022 for a total amount of \$200,000. The log loader equipment was bid November 16, 2021, and awarded to Aspen Equipment, LLC., in the amount of \$114,735. For the truck cab and chassis, we first looked at purchasing through the state bid. We did put a request to purchase the truck through the ND State Contract list. In late fall of 2022, we learned the cab and chassis would not be built until spring 2024. After doing some research we learned some of the manufacturers with state contracts were delaying trucks as they were filling orders outside state contracts for a better price margin. After learning this we decided to do a bid process. We had information that entities bidding were getting equipment sooner in comparison to entities purchasing trucks from the state bid.

The bids for the 2023/2024 Truck Cab and Chassis were received and opened Thursday, January 12, 2023, at 1:00pm, at the Park District Office. Attached to this memo is the bid tab.

Three bids were received, Nelson International, Peterbilt of Fargo, and Aspen Equipment, LLC. As mentioned, this equipment was budgeted for 2022. Aspen Equipment, LLC with a bid of \$110,310 meets all specifications and has the earliest delivery. It does bring the total over budget by \$25,045. Since we would not pay for this truck until it arrives, we would add additional dollars from our equipment fund in the 2024 budget to cover the overage of cost. By choosing this bidder, we will receive the truck sooner as well as lessen the potential of additional surcharges. Nelson International had the lowest bid of \$95,019 for the same piece of equipment but the delivery time is April 2024. They also state on their bid that if International imposes any surcharges between order and delivery, they will get passed on to the Park District.

Staff recommends approving the bid from Aspen Equipment, LLC in the amount of \$110,310.

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

Thank you.

Fargo Park District

2023/2024 Truck Cab & Chassis

Bid Opening: 1:00 pm, Thursday, January 12, 2023

	Item 1	
	2023/2024 Truck Cab & Chassis, 5400 GVWR Minimum, 6X5 Axle Configuration	Est. Delivery Date
Bidder		
Nelson International	\$95,019.00	April, 2024
Peterbilt of Fargo, Inc.	\$135,881.00	2nd half of 2023 if truck slot available
Aspen Equipment, LLC	\$110,310.00	4th Qtr 2023



MEMORANDUM

DATE: January 18, 2023

TO: Fargo Park Board Facilities Committee

FROM: Carolyn Boutain, Community Relations Director

RE: Agenda Item No. 5 - Discuss change to Restream from MS Teams Live for streaming Fargo Park Board Meetings

In an effort to make Board meetings more accessible and enjoyable for the public to use, the Marketing Team plans to change our streaming platform for the broadcast of the Fargo Park District Board Meetings from Microsoft Live to Restream. This is the same format that we used for State of the Parks and Muni Misfits.

While Microsoft Live has worked sufficiently for the last two years, Restream will better the production and quality of meetings. The platform allows for graphics, photography, music and more to be implemented. For example, we can now indicate a speaker or presenter's name and title in a graphic when speaking, as well as use beginning and ending slides indicating when the meeting has started or ended. Meetings will be directly streamed to Fargo Park District Facebook and YouTube pages, rather than through a Teams Link which makes access easier for the public and will hopefully increase viewership. Those joining remotely as presenters will be able to join via phone, iPad or computer which is a marked improvement from Teams Live which did not allow many popular devices to be used.

As we strive to increase community engagement with the District's processes, plans, projects and decisions, it is important that we make meetings and information easily accessible and digestible to the public. We hope that this will not only be an easier platform for the public to use, but also simpler for Board members, District staff and external presenters to join virtually as well.

A Microsoft Outlook Calendar invite will still be sent out ahead of each Board Meeting. The invite will include a Restream Link if you need to join virtually as a presenter. The meetings will be streamed live via Fargo Parks YouTube, LinkedIn and Facebook pages for the public to access. After the meeting, a recording will be posted on the website and YouTube as usual.

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

Thank you.

Dave Leker, Executive Director
PARK COMMISSIONERS – Vicki Dawson * Joe Deutsch * Aaron Hill * Dawn Morgan * Jerry Rostad
CLERK – Dave Leker



MEMORANDUM

DATE: January 18, 2023

TO: Fargo Park Board Facilities Committee

FROM: Dave Leker, Executive Director

RE: Agenda Item No. 6 – Update on potential sale of Robert D. Johnson Building

We originally met on this item at our August 26, 2022 Facilities Committee Meeting. At that time, we had received a verbal offer for the RDJ property of \$750,000.00. We received direction from this meeting directing staff to get an updated appraisal for the property.

After receiving an updated appraisal for the RDJ property located at 1104 2nd Avenue S, Fargo, ND, we wanted to reach out to the County and let them know of the new appraisal and see if there was still interest from them regarding purchase of this property. This meeting was held on January 5, 2023.

Our 2018 appraisal valued the property at \$950,000.00.
Our 2022 appraisal valued the property at \$1,270,000.00.

We also have included the potential sale of this property in our 2022 Long Range Plan, Item #331. This long-range plan includes the potential sale of properties; RDJ, Old North Shop, and the Depot. Also in the plan is the potential of repurposing the Metro Recreation Center for use in our Park District Operations.

We want to continue our discussion on potential options for this property and get further direction from the Facilities Committee on how to proceed.

If you should have any questions related to this item prior to the Facilities Committee Meeting, please feel free to contact me.

Thank you.

Appraisal Services Inc.

Neal A. Eriksmoen, MAI
Marit M. Eriksmoen
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October 17, 2022

Mr. Broc Lietz
Fargo Park District
701 Main Avenue
Fargo, North Dakota 58103

Dear Mr. Lietz:

In accordance with your request, I have completed an appraisal of the following described property:

Robert Johnson Recreation Center
1104 2nd Avenue South
Fargo, North Dakota

This appraisal report was prepared at the request of Fargo Park District to be used as a basis for a potential sale of the property. The intended users are limited to Fargo Park District. It is not to be relied on by any other parties for any other purpose.

The reader of this report is reminded that inherent in the market value definition is the assumption that the price for a property is not affected by undue stimulus. The economic climate, over the last two years, has been impacted by uncertainty related to the COVID-19 pandemic, which initially caused uncertainty in the financial markets. This prompted governmental responses to stabilize the financial markets. Inflation is a more recent concern, resulting in rising interest rates. Real estate is a long-term investment that experiences growth and contraction at a relatively slow rate, and lesser magnitude than financial markets. The analysis in this report is based on available historic and current market information. Market participants have been interviewed and there continues to be some uncertainty about the future; however, the region has historically performed better than the national market. The distribution of vaccines has helped to bring the pandemic under control, allowing market conditions to return to normal.

The appraised property is a multi-story school building that was constructed in 1930. It contains a variety of office space, classroom space, a gym with a stage and an art studio. The building has an elevator, providing handicap accessible access to all levels. Off-street parking is provided by a parking lot on the southern portion of the site. Portions of the property are leased. A large portion of the property is vacant. The appraisal reflects the fee simple estate in the appraised property without any consideration of leases.

I have conducted an appraisal analysis of the factors that bear upon the value of the real estate. Based on the appraisal analysis summarized herein, it is my opinion that the market value of the fee simple estate in the appraised property, as of August 26, 2022, was:

ONE MILLION TWO HUNDRED SEVENTY THOUSAND DOLLARS
(\$1,270,000)

Real Estate Appraisers and Consultants

PROJECT NAME: FACILITY PLAN AS IT RELATES TO THE FARGO PARKS SPORTS COMPLEX
LOCATION: RDJ BUILDING, DEPOT BUILDING, OLD NORTH SHOP BUILDING AND THE METRO RECREATION CENTER BUILDING
LONG RANGE PLAN NO. 331

Project

Description/Justification: With the decision to move ahead on construction of the Fargo Parks Sports Complex we now have a need to address several facilities we currently have. We currently have staff using the RDJ Building and the Depot Building as the headquarters for the district. We would be able to repropose or sell these buildings once the complex building is complete. Additionally, we have had a plan for a warehouse building in the future. Long Range plan 242 calls for inside warehouse and storage space. This is where the Old North Shop Building and the Metro Recreation Center Building could be utilized in a different way. We could sell the Old North Shop Building when the current City of Fargo water tower project is complete and redevelop the entirety of that site with the city in approximately 2024. At that time our current storage, concessions and warehouse needs could be moved to the Metro Recreation Center. That building could also become the office area for Concessions and our facilities department.

History: All of these buildings have served important functions for the Park District in the past.

Status/Priority: If this plan is accepted, it should be a high priority to start planning for the sale of the Depot and RDJ buildings to coincide with the Fargo Parks Sports Complex completion. The repurposing of the Metro Rec Center could happen on that same timeline as we would no longer have a need for this space dedicated to indoor turf. We could then sell the Old North Shop Location once the water tower project is complete and sell along with the city parcels in one motion.

Obstacles/Issues: Coordinating the sale to coincide with other timelines.

Estimated Cost/
Source of Funding:

Appraisals should be achieved on the building sites that would be sold. There will likely be a net gain in budget and dollars could be utilized to properly fit up the Metro Building as well as dollars to be assigned elsewhere from the sale of the properties.

Sources of
Information:

Dave Bietz, Parks Director



MEMORANDUM

DATE: January 19, 2023

TO: Fargo Park Board Facilities Committee

FROM: Ana Rusness-Petersen, Broadway Square Manager

RE: Agenda Item No. 7 – Broadway Square Update

This Broadway Square update is a review of the same material and statistics that are presented on a quarterly basis to the Block 9 Partners Advisory Board at the beginning of each quarter.

Information in my Broadway Square Manager's Report includes:

- a. Previous Quarter Data
 - a. Number of events and activities: 36 (+ 8 rentals)
 - b. Visitors: 28,395
 - c. Social Media Followers: Facebook - 7,526; Instagram - 2,902
 - d. Events: Ax-Throwing, Red River Market, Square Scare, Dia de los Muertos, Tree Lighting, Holiday Express
- b. 2022 Year-In-Review Data
 - a. Number of events and activities: 242 (+ 50 rentals)
 - b. Visitors: 155,282 with average dwell time of 9:18
 - c. Started year-to-year attendance comparison spreadsheet for Signature series and events
 - d. Social Media Followers: Facebook - 7,526; Instagram - 2,902
- c. Upcoming Quarter Preview & Dates to Note
 - a. Number of scheduled events and activities: 82 (+ 3 rentals)
 - b. Events to Mark Calendars for:
 - a. 2/9 at 7 pm – Rink Reels (final of season)
 - b. 2/10-2/28 – Frostival Mural Cube at The Square
 - c. 2/14 from 4-6 pm – Fargo Love event
 - d. 2/24-2/26 – Broadway Square @ The Home & Garden Show (FargoDome)
 - e. 2/25 from 10 am - 2 pm – DCP Coffee & Cocoa Crawl
 - d. Current Top Priorities at The Square
 - e. Q & A
 - f. Next Block 9 Partner Board Meeting: April 20, 2023 at 1 pm

Please let me know if you have any questions or concerns, you'd like to discuss prior to the meeting.

Thank you!

Dave Leker, Executive Director
PARK COMMISSIONERS – Vicki Dawson * Joe Deutsch * Aaron Hill * Dawn Morgan * Jerry Rostad
CLERK – Dave Leker