

## Planning Committee Meeting Minutes

Wednesday, November 20, 2024; 8:30 am

Fargo Sports Center Lindenwood

Conference room

### **EOLA Land Discussion:**

Broc Lietz, presented. Broc discussed the Anderson property on 45<sup>th</sup> Street that Fargo Parks agreed to sell. Broc stated that there were 3 offers on the property. The decision was to take the offer from Epic Companies, this included the offer to have 4 acres of green space that would be available in that area. Fargo Parks has a covenant on the green space. Epic has fallen on financial difficulties, because of that, this project has stopped. We have received the whole payment of \$6M purchase price less appropriate fees.

Currently we have had developers approach lending institutions about stepping in and looking at options for that ELOA property. Some of the concerns raised is the 4-acre requirement that Fargo Parks has a covenant on, some developers have withdrawn interest because of our requirement to do something with the 4 acres. What is our expectation with this?

Brent Olson with J&O Real Estate, LLC, mentioned that this project was brought to him by ELOA a month ago. The property is broken up into 2 halves. Brent stated that they entered into a purchase agreement with ELOA, and working on a purchase agreement with Wade. In the purchase agreement, there is a condition on redoing the park dedication. There is recorded on the deed, a park dedication that requires 4-acres of dedicated park property. Brent reviewed different options for the land. He stated that there is a need for parking for the ball diamonds, he put in dedication for parking. On the maps presented, all the green areas are for park dedication.

Dave Bietz stated that the land was never dedicated as park, so we do not have ownership on the land, there is just a covenant on the land. Susan said there was no actual plan for the land. Dave stated that there was a discussion internally, is the importance for us to gain the actual land dedication or just continue with a covenant that allows for a public use. With the centralized green space, that could have the look for a park for residents of just those buildings. Also, the storm water retention pond that is already in existence and part of this, Fargo Parks doesn't want to take that on. Most of the time our developers' agreements work with the cities amenities plan where the city would take that on the dedicated property.

Commissioner Hill asked if we just get out of the covenant, so it is privately owned land. Discussion of a shared use agreement.

Dave said if we came to a cash in lieu agreement, we could use those dollars to help augment our existing facilities to the west and north.

Commissioner Dawson and Hill stated we need to discuss if Fargo Parks is willing or open to options.

Commissioner Dawson told Susan to discuss what makes sense, to get dedicated land or move forward and bring it back to the board meeting and get back to Brent.

### **Permission to bid 2025 Capital Projects**

Tony Schmitt and Tyler Kirchner, presented. Tony and Tyler reviewed the 2025 capital projects and asked for permission to bid on the projects.

1. 2025 Concrete/Asphalt Improvement Projects
  - a. Friendship Park Basketball Court
  - b. Rose Creek Golf Course-Cart Paths on Holes 16, 17, 18
  - c. Longfellow Park Parking Lot-Mill and Overlay
  - d. Rheault Farm, Tharaldson Little League, and Fox Run Playground Borders
  - e. Starion Field Parking Lot Drainage Improvements
  - f. Davies Baseball Complex Sidewalk Addition
  - g. Courts Plus North Parking Lot-Mill and Overlay
  - h. Anderson Softball Complex Sidewalk Addition
  - i. Milwaukee Trail Offshoots
  - j. Island Park-Kiwanis Trail Additions
  - k. Trollwood Park Sidewalk Addition Along Kandi Lane
  
2. 2025 Playground Replacement Projects
  - a. Rheault Farm
  - b. Tharaldson Little League
  - c. Fox Run Park

The plan this year is to give the contractors a budget and for each park and engage the community and get feedback and what is your preference: A, B or C. Tools in place with PSMP with social pinpoint. There are many options for these projects. Dave stated this is our first attempt to get public engagement. Commissioner Dawson asked about accessibility features for future projects. Tony stated that it is required to have something in each design. Tyler stated that there are 3 governances, there is ADA, Inclusive Design and a new standard called Universal design, captures everything. This is things Fargo Parks are working on.

3. Mickelson Field #4 Sports Field Lighting
  
4. Fargo South Pool Mechanical Replacement Project
  
5. Davies Pool Re-Surfacing Project

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

### **3<sup>rd</sup> Quarter Budget Review**

Broc Lietz and Luke Evenson presented. Broc stated the summary is through the end of the 3<sup>rd</sup> quarter. We generate about 90% of the revenue in advance of the 3<sup>rd</sup> quarter, but there is regular ongoing overhead costs such as salary and benefits. What you see here is going to change significantly when we get to 4<sup>th</sup> quarter.

Luke reviewed the income statements and board summary.

Minutes submitted by Carmen Johnson, Executive Assistant