Planning Committee Meeting

Wednesday, September 23, 2026; 8:00 a.m.
Fargo Park District
Alex Stern Boardroom
6100 38th Street S, Fargo, ND

AGENDA

1. Recognition of Audience/Public Comments
2. Review and Approve the Back Forty Developers Agreement; Tyler Kirchner, presenter
3. Review and Request to Solicit Bids for the 2027 Park District Projects; Tyler Kirchner, presenter
4. Permission to Apply for an Outdoor Recreation Legacy Partnership (ORLP) Grant Opportunity for Lindenwood Park Campground Improvements; Tony Schmitt, presenter
5. Review the Resolutions for Plans and Specifications, Advertise for Bids, and Acceptance of Bids for Park Improvement District No. 2026-1 and Park Improvement District No. 2026-2 and review Protests; Broc Lietz, presenter
6. Other

Next Park Board Meeting: October 6, 2026; 5:30 p.m.
Next Planning Committee Meeting: October 21, 2026; 8:00 a.m.
Next Governance Committee Meeting: October 28, 2026; 8:00 a.m.

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

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MEMORANDUM

DATE: September 23, 2026

TO: Fargo Park Board Committee Members

FROM: Tyler Kirchner, Project Manager

RE: Agenda Item No. 2 – Review and Approve the Back Forty Developers Agreement

Fargo Park District staff have been collaborating with the developers of Back Forty on an approximately 61-acre parcel located south of 64th Avenue South and west of Interstate 29. As part of the project, the developer wishes to include a shared-use path.

Presented along with this memo is a copy of the Developer's Agreement. The agreement has been reviewed by legal counsel and changes suggested by legal counsel have been incorporated in the agreement. The agreement provides for a shared-use path to be developed through a special assessment district that would be created by the City of Fargo. A proposed design is shown on Exhibit C of the agreement.

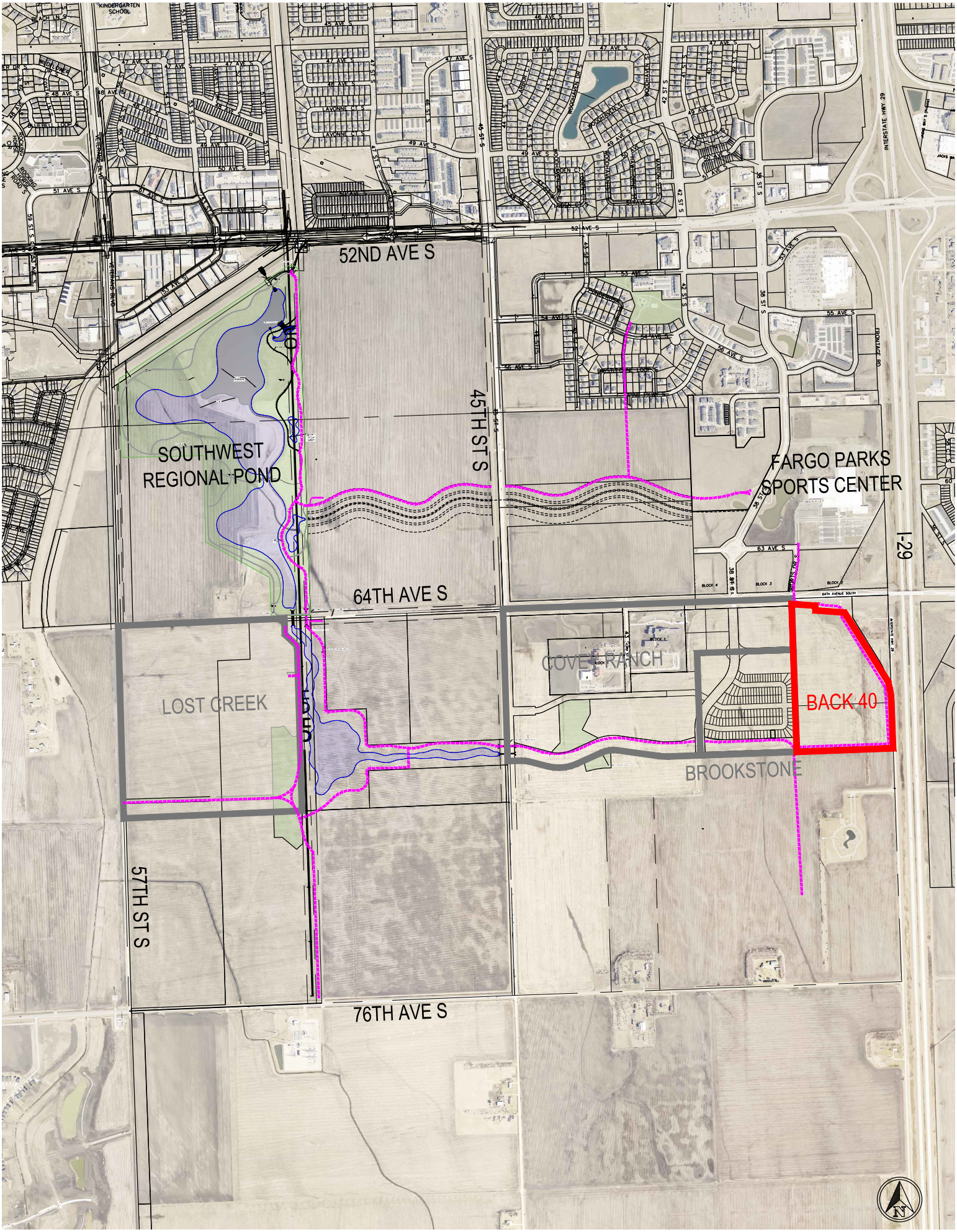
We are asking the Committee to review and move the consideration for approval to the full board.

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 * Emily Secor May * Jerry Rostad
Clerk-Jeff Gunkelman

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52ND AVE S
45TH ST S
SOUTHWEST
REGIONAL POND
FARGO PARKS
SPORTS CENTER
I-29
64TH AVE S
COVEY RANCH
LOST CREEK
BACK 40
BROOKSTONE
57TH ST S
76TH AVE S

PARK DEVELOPMENT AGREEMENT

Back 40 Addition

This Park Development Agreement (the "Agreement") is made and entered into this ____ day of _____, 20____, by and between **Back Forty, LLP** (the "Developer") whose post office address is 4041 36th Avenue South, 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 ±61.88 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 commercial and high-density residential development on the Developer Property in which the Developer desires to include a Shared-Use Path on Developer Property as generally shown in Exhibit "A". The Developer intends to create a walkable community that connects residents to recreational amenities and supports convenient access throughout and around the development. The Developer requests to have the Shared-Use Path developed subsequent to the execution of this agreement.

Park District desires to establish a Shared-Use Path connection in south Fargo and is willing to work with and assist the Developer in the design of the Shared-Use Path, affect the construction of the path and manage the Shared-Use Path, all pursuant to the terms and conditions of this Agreement and the rules and regulations established by the Board of Park Commissioners from time to time.

The Shared-Use Path connection will play a vital role in this development by providing the necessary connections through the development to other areas in south Fargo. To the extent appropriate and possible, path will ultimately connect to current and future Park District parks.

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 Shared-Use Path that is described herein. Each of the parties is an independent contractor and although they will coordinate their efforts to develop the Shared-Use Path, maybe to include elements of design, access, and amenities, neither party is assuming any obligation of the other party.

2. Grant of Easement. On the date of closing, as herein described, Developer shall to the Park District a perpetual, non-exclusive pedestrial and recreational easement totaling approximately 6.31 acres of land that constitutes the Shared-Use Path, in the general location as shown on the site plan attached as Exhibit "A". The parties shall execute a

mutually agreeable Easement Agreement consistent with the terms of this Agreement. Fee title to the Easement Area shall remain vested in Developer or its successors and assigns, subject to the rights granted to Park District herein.

3. Purpose of Easement. For public pedestrian and recreational access, including a 10-foot-wide concrete sidewalk/pathway, open space, landscaping, and related park or trail amenities as mutually agreed upon. The easement shall include the right of pedestrian ingress and egress, construction, operation, maintenance, repair, replacement, reconstruction, snow removal, signage, lighting, landscaping, drainage improvements, utility service, and all activities reasonably necessary for operation of a public shared-use trail.

4. Developer and Park District Obligations. Developer and Park District acknowledge that they will be responsible for the following amenities to be located on the Developer Property:

    a. Developer shall grant the Park District an easement over a defined area of developer-owned land, currently shown as the Pedestrian Access Easement.

    b. Developer shall grant and/or cause to be granted all easements reasonably necessary for the construction, operation, maintenance, lighting, irrigation, drainage, and utility service of the Shared-Use Path and related improvements.

    c. The Developer, at its sole cost and expense, shall provide the following, with regard to the Shared-Use Path:

        i. Prepare a complete boundary survey of the Pedestrian Access Easement showing all rights-of-way, easements and any other physical burdens that may encumber the Shared-Use Path.

    d. General Park Amenities per Exhibit "B" will be installed by the Developer or City of Fargo and included with the street improvement assessment assessed against the Developer Property. If Developer or City of Fargo fails to install General Park Amenities per Exhibit "B", then this agreement is null and void.

    e. The Developer shall work with the City of Fargo to ensure all storm water requirements are designed in accordance with local regulations. Park District shall not be responsible for this work and/or requirements.

    f. In accordance with Park District Ordinance, Developer and any property owner Developer sells lots to, shall not cause or allow water from any downspout, sump, or similar device to be directly or indirectly deposited on Pedestrian Access Easement.

    g. The Developer or City of Fargo shall be responsible for coordinating lighting on all streets as required by appropriate governmental authority. Park District shall not be responsible for this work and/or requirements. The Developer shall allow the installation of lighting on park trails as the Park District deems reasonable and appropriate to provide a well-lit Park Area at times that the Park District determines is appropriate. In the event the Park District deems lighting to be placed on the property, the cost of installing lighting along the Shared-Use Path will be paid by the Park District. Utility charges for the operation of lighting in the Pedestrian Access Easement will be paid by the Park District.

    h. The Park District shall have the right, but not the obligation, to install, place, maintain, repair, replace, relocate, and remove signage along or adjacent to the

Shared-Use Path, in such number, form, content, and locations as the Park District determines, in its sole discretion, to be reasonable or appropriate for identification, wayfinding, safety, rules, regulations, public information, or other park and trail-related purposes. The cost of such signage shall be paid by the Park District.

5. Shared-Use Path Design.

a. The Park District shall develop a design for the 10-foot-wide concrete Shared-Use Path, including required grading, subgrade preparation, and drainage adjustments, to be constructed in the Pedestrian Access Easement as generally shown on Exhibit "A". The Developer acknowledges that the Park District will have concerns pertaining to the access, safety and programming that are consistent with the Park District's mission, rules, and regulations.

b. Improvements within the easement shall not negatively impact drainage patterns, stormwater facilities, or adjacent private property. Water shall not be permitted to drain across the trail. No stormwater runoff, sump discharge, downspout discharge, irrigation overflow, roof drainage, or concentrated flow shall be directed onto or across the pathway or easement area in a manner that creates erosion, icing, safety concerns, or increased maintenance obligations.

c. Any grading changes within the easement shall require review and approval by the Developer, Park District, and City if applicable.

d. If improvements within the easement cause drainage issues, the party responsible for the improvement shall be responsible for correction.

e. No buildings, fences, retaining walls, private patios, storage areas, dumpsters, parking areas, signs, or other private improvements shall be placed within the Pedestrian Access Easement without prior written approval from the Developer and Park District.

f. No fence, wall, barrier, screen, structure, or similar improvement or amenity shall be installed, constructed, placed, or maintained within ten feet (10') of the Shared-Use Path where such fence, wall, barrier, screen, structure, improvement, or amenity runs parallel or substantially parallel to the Shared-Use Path, unless otherwise approved in writing by the Park District.

g. Adjacent owners are encouraged to connect to the Shared-Use Path at no more than two (2) locations, unless additional connections are specifically reviewed and approved in writing by the Park District. Any adjacent owner, Developer, future lot owner, contractor, or other party that constructs, installs, maintains, modifies, or uses any connection to the Shared-Use Path shall be solely responsible for any damage to the Shared-Use Path, landscaping, irrigation, trees, grass, drainage improvements, utilities, signage, or any other improvements or property located within the Pedestrian Access Easement arising out of or related to such connection, and shall promptly repair or replace the same, at its sole cost

and expense, to a condition substantially similar to that which existed prior to the damage, as reasonably determined by the Park District.

h. No utility installation, relocation, excavation, or repair shall unreasonably interfere with public use of the pathway. Any disturbed improvements shall be restored at the utility owner's expense.

i. Temporary construction access may be allowed only with prior written approval and proper restoration at the expense of the owner. Park District reserves the right to review and approve proper restoration has been achieved.

6. Architectural Review Design Control.

a. Developer shall establish an Architectural Review Board or similar design review committee to review site plans for future buyers and property owners. The purpose of the review shall be to guide and regulate the design and use of the Park District easement and adjacent private development.

b. The Park District shall be allowed to have 1 member on the board.

c. The review process shall include review of proposed improvements, landscaping, grading, drainage, access, and any work within or adjacent to the Park District easement.

d. Future buyers shall be made aware of the easement and related obligations through recorded covenants, development guidelines, purchase agreements, or other binding documents.

7. Cost of Work.

a. The parties acknowledge, and the Developer agrees, for the purposes of special assessments, initial construction of General Park Amenities will be assessed to the benefiting properties shown on Exhibit "E". The funding of this initial request will follow the City's Infrastructure Funding Policy in effect at the time of creation of the improvement district for the Initial Project, which may include assessment to the benefiting properties or funding by the Developer. The Developer shall submit an infrastructure request indicating the preferred funding method, which will be presented to the Fargo City Commission for consideration and determination of the funding method to be utilized. If the project is not funded through the creation of a special assessment district, the Developer shall be responsible for funding the project.

b. Any improvements beyond the 10-foot concrete sidewalk, such as irrigation, grass, landscaping, and trees shall be paid for via the future landowner. Landscaping shall not interfere with public use of the sidewalk/pathway, drainage, public safety, or Park District maintenance activities.

8. Maintenance, Repair and Replacement. In entering into this Agreement, the Parties agree to the following responsibilities regarding maintenance, repair, and replacement:

a. Park District Responsibilities

i. Routine maintenance of the 10-foot concrete Shared-Use Path, not including spur paths, private lot connections, or other pedestrian connections from individual lots or adjacent private properties within the

easement. Routine maintenance shall include only snow removal, sweeping, general upkeep, and keeping the pathway reasonably safe and usable for public access, and nothing more.

ii. Minor repairs to the 10-foot concrete sidewalk/pathway resulting from normal wear and tear, including minor crack sealing, joint maintenance, and grinding of localized trip hazards that do not affect the structural integrity of the sidewalk/pathway. Notwithstanding the foregoing, Park District may perform repairs or replacement without prior approval when necessary to address a safety hazard, ADA issue, or emergency condition affecting public use.

iii. If Park District, its employees, contractors, or maintenance equipment damage adjacent landscaping, irrigation, trees, grass, or other private improvements, the Park District shall be responsible for repairing the damage to a condition substantially similar to what existed prior to the damage.

iv. Park District shall have the right to access the easement with personnel, vehicles, equipment, and contractors reasonably necessary for maintenance, repair, replacement, snow removal, and emergency response.

b. Developer or Landowner Responsibilities

i. Routine maintenance of landscaping, grass, trees, and irrigation within the easement shall be the responsibility of the Developer or Landowner. Routine maintenance shall include watering, fertilizing, weed control, tree trimming, tree replacement, irrigation repair, and general landscape upkeep. Except for the Park District's expressly stated maintenance obligations for the 10-foot concrete Shared-Use Path, all other maintenance, upkeep, and related obligations within the easement shall remain the sole responsibility of the Developer or Landowner.

ii. If the landowner fails to maintain landscaping, irrigation, drainage, or other obligations after written notice and a reasonable cure period, Park District may perform the work and recover its costs from the Developer or Landowner.

iii. Repair damage caused by Developer, Landowner, tenants, contractors or invitees.

iv. Prevent drainage issues, irrigation discharge, or other conditions that adversely impact the Shared-Use Path.

c. Major Repair and Reconstruction

i. Reconstruction or replacement of the Shared-Use Path resulting from structural failure, widespread deterioration, drainage failure, settlement,

heaving, or other major conditions shall be undertaken by the Park District in its sole discretion. Costs shall be allocated as follows:

1. Damage caused by Park District shall be borne by Park District.
2. Damage caused by Developer, Landowner, tenants, contractors, utility providers, or other third parties shall be borne by the responsible party.
3. Damage resulting from ordinary aging or causes not attributable to a responsible party shall be allocated as follows:
    a. The costs associated with such work shall be shared equally between the Park District and the landowner, with each party responsible for fifty percent (50%) of the total cost. The Park District shall be responsible for the design, administration, bidding (if applicable), and construction oversight of the work and shall invoice the owner(s) for their proportionate share of the costs upon completion of the work.

9. Future Improvements.

a. Park District may install improvements reasonably related to public safety, ADA compliance, Shared-Use Path operations, maintenance, and recreational use without landowner approval, provided such improvements do not materially interfere with the owner's use of adjacent property.

b. Developer, Landowner or applicable owners shall not install additional improvements within the easement without prior written approval from the Park District.

c. Additional improvements may include lighting, benches, signs, trash receptacles, public art, recreational equipment, trail connections, or similar amenities.

d. The party requesting the improvement should be responsible for design, permitting, construction, maintenance, and replacement costs unless otherwise agreed.

e. Any development, site grading, utility work, landscaping, construction activity, or other improvement undertaken by the Developer, Landowner or future property owner shall not impair public access, damage the pathway, adversely affect drainage, or interfere with Park District's maintenance and operational activities.

Any resulting damage shall be repaired at the responsible party's sole cost and expense.

10. Access for Maintenance.

    a. Park District shall have reasonable access to the easement for maintenance, snow removal, repair, inspection, and public-use purposes.

    b. Landowner shall have reasonable access to the easement for landscaping, irrigation, mowing, repair, and other obligations assigned to the landowner.

    c. Each party shall use reasonable care to avoid damaging the other party's improvements.

11. Insurance and Liability.

    a. Park District should maintain appropriate insurance for its use, maintenance, and operations within the easement.

    b. Developer or Landowner should not be responsible for claims arising from Park District operations, maintenance, or public use of the pathway, except where caused by the landowner's negligence or failure to maintain its obligations.

    c. Park District shall not be responsible for claims arising from the Developer or Landowner's ownership, operation, maintenance, or use of the property, except to the extent such claims are caused by the negligence or wrongful acts of Park District.

    d. Each party shall indemnify and hold harmless the other from claims arising from its negligence, willful misconduct, or breach of obligations under the easement.

12. Open Records. It is 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.

13. General Provisions.

    a. The easement area shall remain open and unobstructed for Park District use and public pedestrian access.

    b. Park District may establish reasonable rules for public use of the pathway and easement area.

    c. 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 superseded all prior discussion with respect to such matters. Notwithstanding the above, the parties

acknowledge that this is a work in progress and the development of the final design for the Shared-Use Path will be part of this Agreement.

d. This Agreement shall be binding upon the inure to the benefit of all the parties and their respective successors and assigns.

e. The easement obligations should run with the land and be binding on future owners, successors, assigns, and any property owners' association.

f. Future buyers should be required to acknowledge the easement, maintenance, and repair obligations as part of lot purchase and development approval.

g. The Developer, landowner, any successor owner, assign, or property owners' association shall provide written notice to Park District of any transfer of ownership, assignment of interest, or change in responsible party affecting the Property, together with current contact information, within a specified period (e.g., 30 days) following such change.

h. This Agreement shall be construed and enforced in accordance with the laws of the State of North Dakota.

i. This Agreement may be modified only by a written document signed by all parties. A purported oral modification shall not be effective.

j. The Developer shall hold the Park District harmless for any claim or injury to a person or property arising out of, or in the course of, its construction, design, and plan of the Shared-Use Path. In like manner, the Park District, once it acquires the Shared-Use Path and assumes maintenance responsibility, will hold the Developer harmless for claims arising out of its negligence in maintaining the Shared-Use Path.

Brent Dietrich, Managing Partner

By_____

Its Managing Partner

By_____

Its_____

PARK DISTRICT:

THE PARK DISTRICT OF THE CITY OF FARGO

By_____

Its President

By_____

Its Clerk

EXHIBIT "A"

Shared-Use Path Exhibit

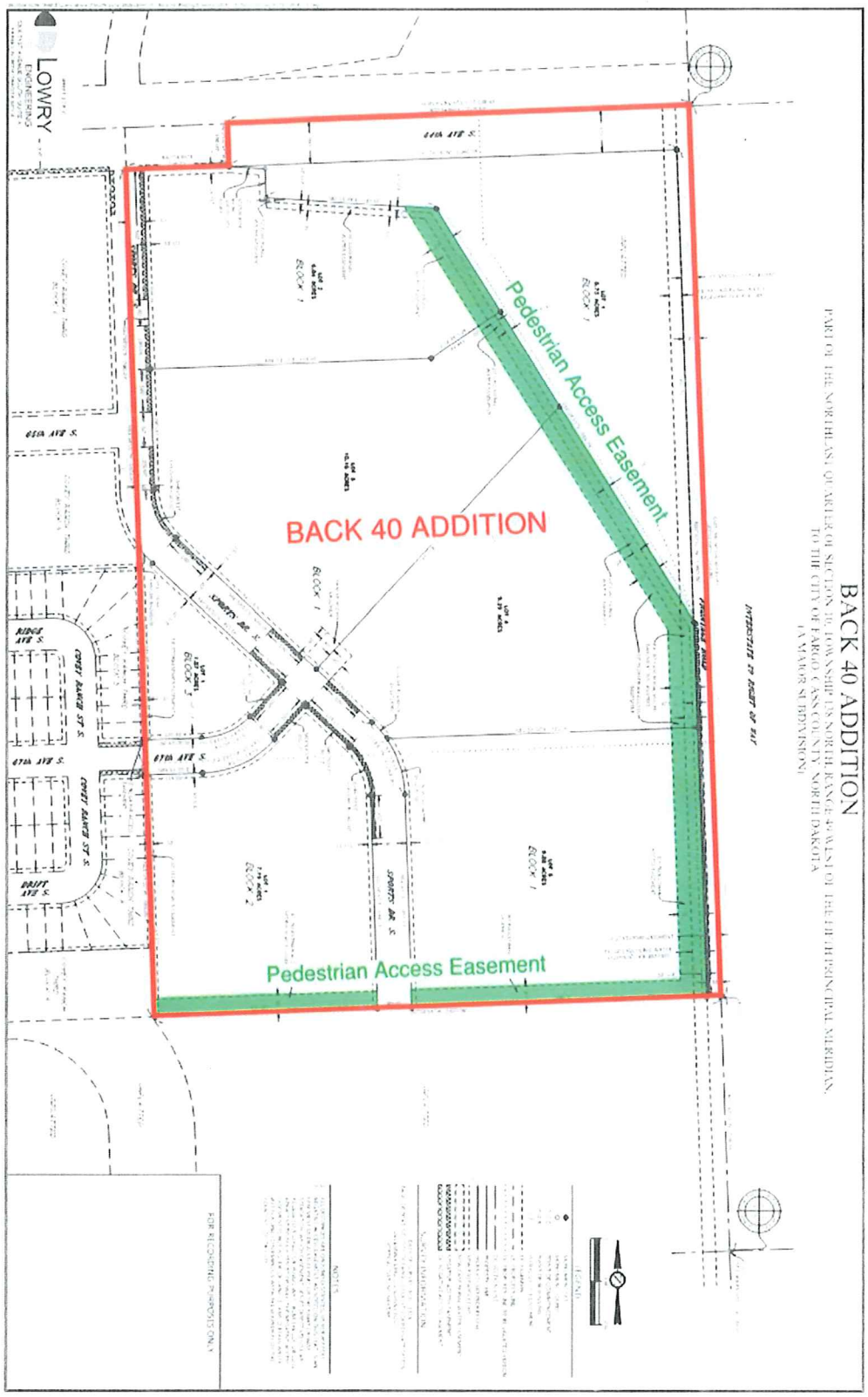


EXHIBIT "B"
Schedule of Park Amenities

General Park Amenities – to be paid by Developer or City of Fargo

Streets
Curb and Gutter
Public Utilities
Street Lighting
10' Concrete Shared-Use Path

EXHIBIT "C"

Shared-Use Trail Area

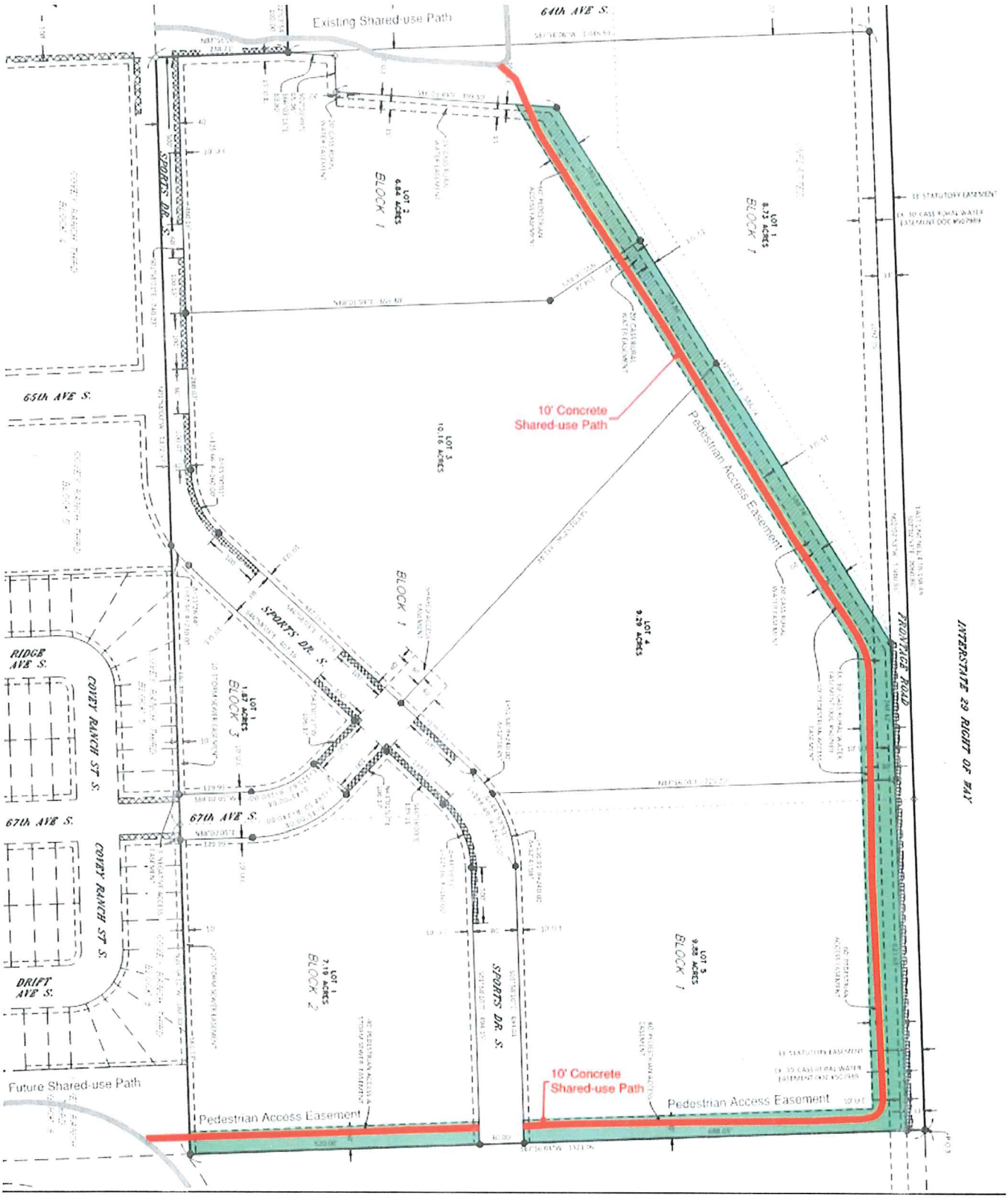


EXHIBIT "D"

Assessment Area

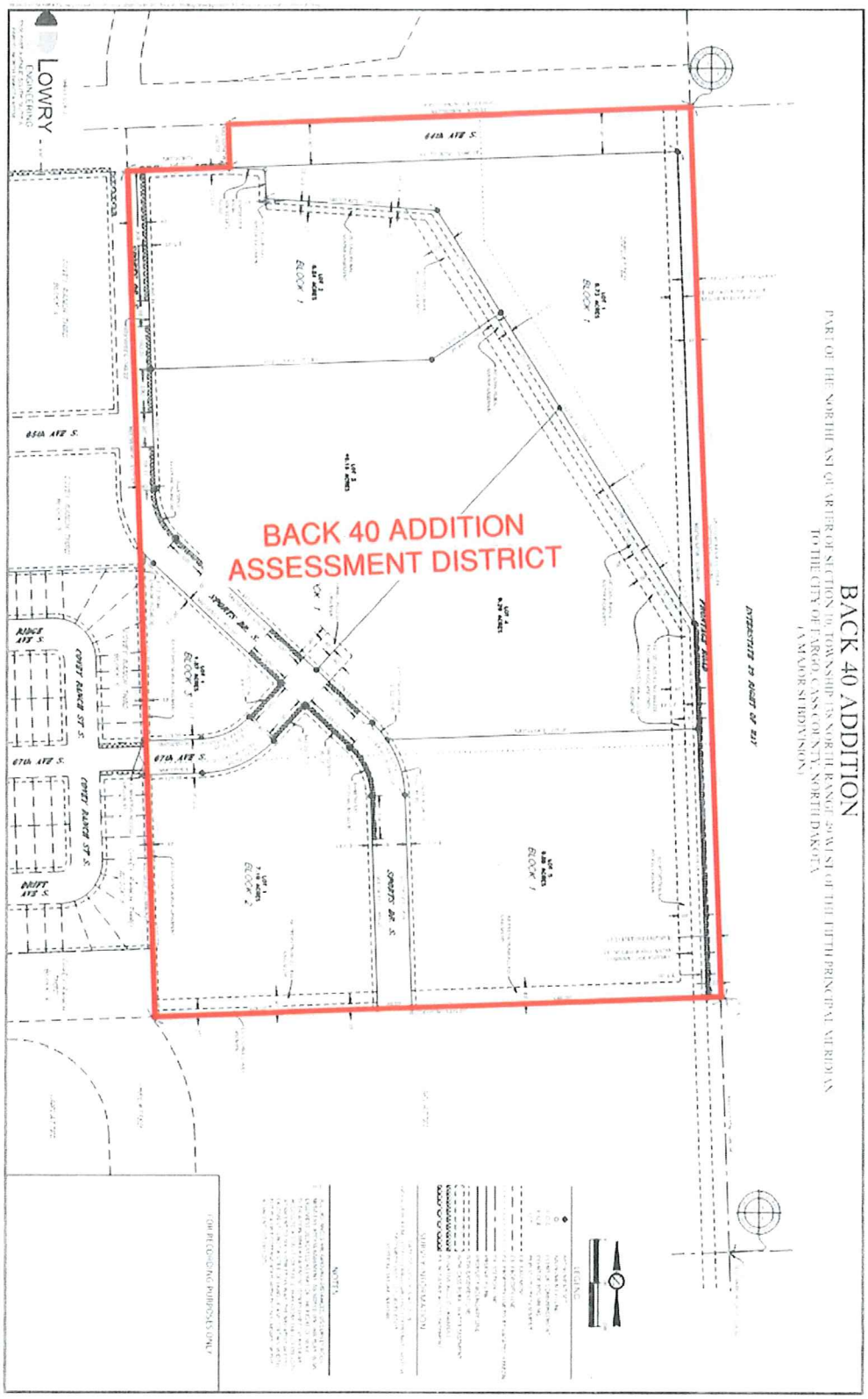


EXHIBIT "E"
Letter of Support

GDD
GOLDMARK DESIGN & DEVELOPMENT

August 28, 2026

Fargo Park District
6100 38th St s
Fargo, ND 58104

RE: Back 40 Addition – Letter of Support

Members of the Fargo Park Board,

On behalf of Back Forty, LLP we would like to formally express our support for the planned paths within the Back 40 Addition. This represents the first phase of a larger, planned park system that will extend through future phases of Back 40 and Covey Ranch. Once completed, the park system and paths will serve the entire area and provide several key connections to the surrounding neighborhood.

The paths will be installed within the Pedestrian Access Easement shown within the Back 40 Addition plat. On the south side of our development, the paths will tie into the new trail system being installed within the City of Fargo's greenway/storm water easement. On the north side, the path with tie back into the existing pedestrian access tunnel under 64th Ave South.

We have requested the path within the Back 40 Development be funded via Special Assessment through the City of Fargo.

Please feel free to contact our representative, Nate Vollmuth at 701-893-3839 or nate@gddarchitects.com with any questions or if you require additional information.

Sincerely,

Brent Dietrich
Managing Partner, Back Forty, LLP

2000 44th St. S, Suite 102, Fargo, ND 58103
Phone (701) 239 5801 • www.gddarchitects.com

MEMORANDUM

DATE: September 23, 2026

TO: Fargo Park Board Committee Members

FROM: Tyler Kirchner, Project Manager

RE: Agenda Item No. 3 – Review and Request to Solicit Bids for the 2027 Park District Projects

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In alignment with our Procurement Policy, Policy No. 390, we are requesting permission to publicly bid the following 2027 Park District Projects:

1. 2027 Pavement Improvement Projects
    a. Rose Creek Golf Course Cart Paths on Hole 2, Hole 6 and Hole 9
    b. 123 Park Playground Border
    c. Cannon Park Playground Border
    d. Trollwood Park Art Mart Area
    e. Bennett Park between Baseball Fields
    f. El Zagal Golf Course Trail Segment
    g. Edgewood Golf Course Cart Area
    h. Osgood Patio (add alternate)
    i. Osgood Cart Path (add alternate)

2. 2027 Playground Replacement Projects
    a. 123 Park
    b. Cannon Park

3. Tharaldson Little League Complex Synthetic Turf Project

4. Jack Williams Stadium Sports Field Lighting Replacement Project

5. Southwest Regional Pond Recreation Area Phase 1 Improvement Project

6. Edgewood Golf Improvement Project

7. Madelyn's Meadows Park Improvement Project

8. Clay Hector Park (North) Improvement Project

Funding for the project will come from the approved 2027 budget and through special assessments. Bid timelines for these projects have yet to be determined.

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

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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.

MEMORANDUM

DATE: September 23, 2026

TO: Fargo Park Board Committee Members

FROM: Tony Schmitt, Park Director

RE: Agenda Item No. 4 – Permission to Apply for an Outdoor Legacy Partnership (ORLP) Grant Opportunity for Lindenwood Park Campground Improvements

The Outdoor Recreation Legacy Partnership (ORLP) is a nationally competitive grant program that provides funding to enhance recreation opportunities in rural and urban communities. ORLP's funding enables these communities to create new outdoor recreation spaces, reinvigorate existing parks, and form connections between people and the outdoors. Recreation is core to the American experience; ORLP is making recreation attainable for all Americans. ORLP funds an array of projects and facilities, from sports fields and playgrounds to walking trails and community gardens. Land acquisition, site development, or renovation of existing facilities are all possible ORLP projects. Projects are locally led and designed to meet pressing community needs.

As of 2024, ORLP has invested over $385 million in projects nationwide. Congress established ORLP in 2014 to fill crucial gaps in urban access to recreation. The National Park Service administers the program with funding through the Land and Water Conservation Fund (LWCF). ORLP projects pass through a rigorous state and national selection process to ensure alignment with local, state, and Congressional funding priorities.

Staff is asking for support to apply for an ORLP grant for a revitalization to the Lindenwood Park Campground Infrastructure. Project components would include a replacement of the existing asphalt roadways and campsites, upgraded electrical pedestals and water spigots to each campsite, and comfort station, fencing, sanitary dump station, lighting, and accessibility improvements.

Staff chose this project within Lindenwood Park primarily due to the need of the requirements of the grant to select a project that ranks as a primary need in the Statewide Comprehensive Outdoor Recreation Plan (SCORP). Campgrounds rank as a primary need in region 5 and as a statewide facility need in the North Dakota SCORP from 2023-2027.

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

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Attached to this memo is some information from the SCORP that justifies the project need in the area, and a pre-design overview of the project components. ORLP requires a 1:1 non-federal match source for the project. Estimated cost of the proposed improvements is $4,000,000.

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.

Statewide Comprehensive Outdoor Recreation Plan (SCORP)

Addressed as a primary need to North Dakota's Region 5 SCORP, eighty-nine percent of North Dakota households are interested in camping in a tent, camper, or recreational vehicle. Eighty-two percent are interested in modern campgrounds with electricity, running water, restrooms, and showers and sixty-eight percent prefer the use of a camper or RV. Sixty-one percent of providers report demand for modern campgrounds exceeds supply. Eighty-two percent of region households have an interest in visiting a park, recreation area or natural space to play, enjoy nature, watch wildlife, or relax. Seventy-one percent prefer stargazing or just enjoying nature and fifty-one percent are interested in an educational element. The proposed plan to revitalize the Lindenwood Park Campground infrastructure (roads, campsites, utilities, comfort station, lighting, accessibility) would meet two primary needs of Region 5 with the proposed improvements of the campground infrastructure and increase the overall visitor experience to the park.

PRIMARY NEEDS	SECONDARY NEEDS	TERTIARY NEEDS
Campgrounds	Canoe/Kayak Infrastructure	Water Recreation Infrastructure
Non-Motorized Trails	Swimming/Specialty Pools	Shooting Sports Infrastructure
Parks and Natural Areas	Lake/Beach Infrastructure	Outdoor Archery Infrastructure
Winter Activities Infrastructure		

2: ORLP Program Grant Basics

APPLICATION AND NOTICE OF FUNDING OPPORTUNITY: Grants.gov

FUNDING AWARD: Grant awards will range from **$300,000 to $15,000,000**. Grants require a minimum of 1:1 non-federal match, which may be derived from cash, in-kind contributions of land, materials, and/or volunteer services.

2026 CYCLE: KEY APPLICATION MILESTONES	DATE(S)
Deadline for Subrecipients to submit application(s) to an eligible Applicant	TBD by State/Territory Lead Agency or Tribal Government
Deadline for Applicants to submit application(s) to the NPS	November 1, 2026 at 11:59 p.m. ET
NPS announces selected projects to submit a full application	May 1, 2027
Final deadline for selected projects to submit full applications	April 30, 2028
Anticipated grant award period of performance	May 1, 2028–April 30, 2031
Projects should be complete and open to the public by	Spring 2031 (within 3 years of award)



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SITE PLAN

FargoPark DISTRICT

WWW.FARGOPARKS.COM

LINDENWOOD CAMPGROUND RENOVATION CONCEPT

Lindenwood Park
1955 Roger Maris Dr S
Fargo, ND 58103

0 37.5 75 150

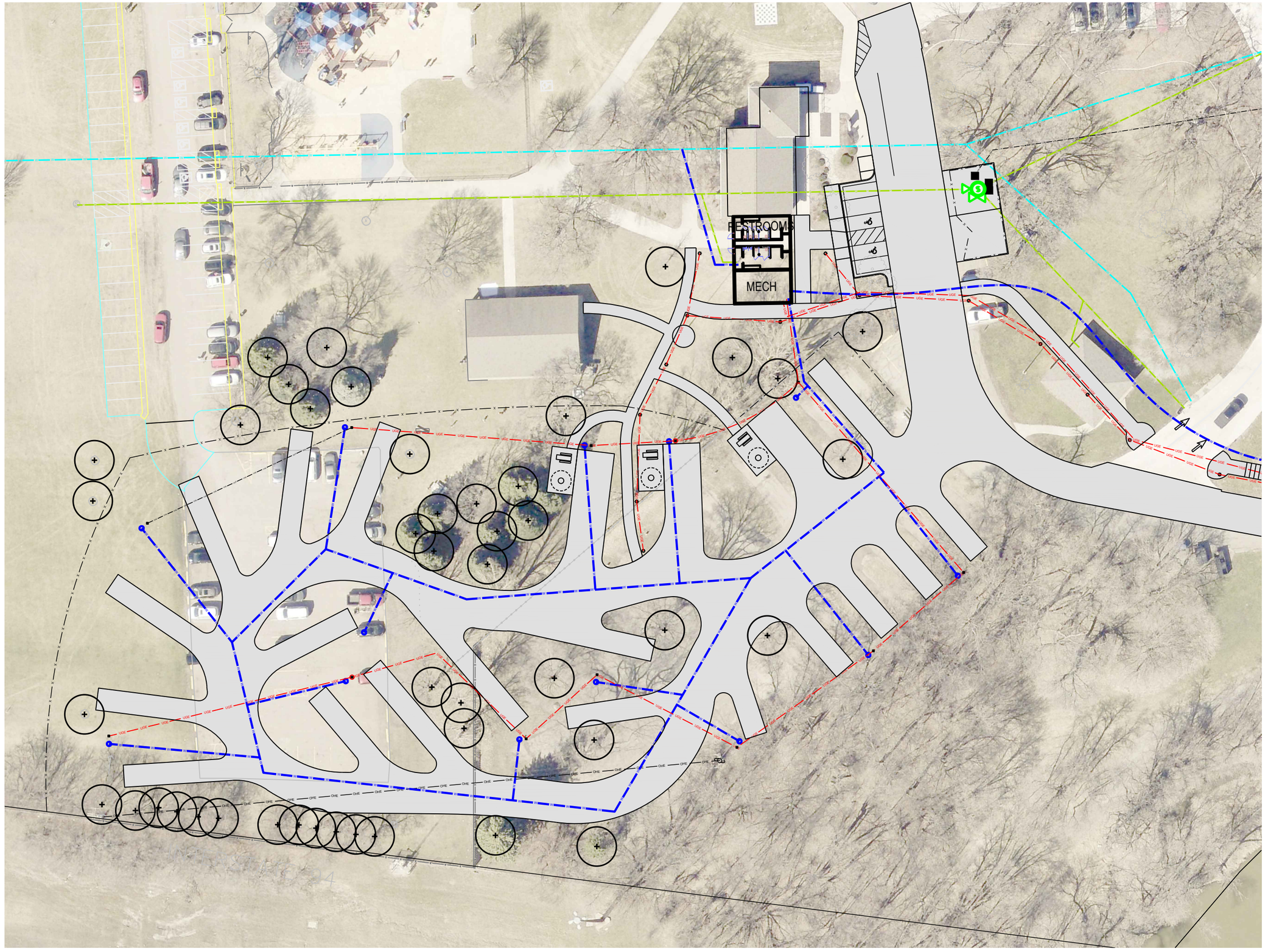
THIS SET OF PLANS SHOULD BE CONSIDERED PRELIMINARY AND NOT FOR ANY BIDDING, FINAL ESTIMATE OR CONSTRUCTION. THIS SET OF PLANS SHALL NOT BE DEEMED FINAL UNTIL ALL APPROVALS HAVE BEEN OBTAINED FROM ALL CODE AUTHORITIES HAVING JURISDICTION. ANY BID SUBMITTED, BASED ON THIS SET OF PLANS, IS SUBJECT TO CHANGE AND IS INCOMPLETE.

FP JOB #XXXX

L100

Jul 29, 2026

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SITE PLAN

FargoPark DISTRICT

WWW.FARGOPARKS.COM

LINDENWOOD CAMPGROUND RENOVATION CONCEPT

Lindenwood Park
1955 Roger Maris Dr S
Fargo, ND 58103

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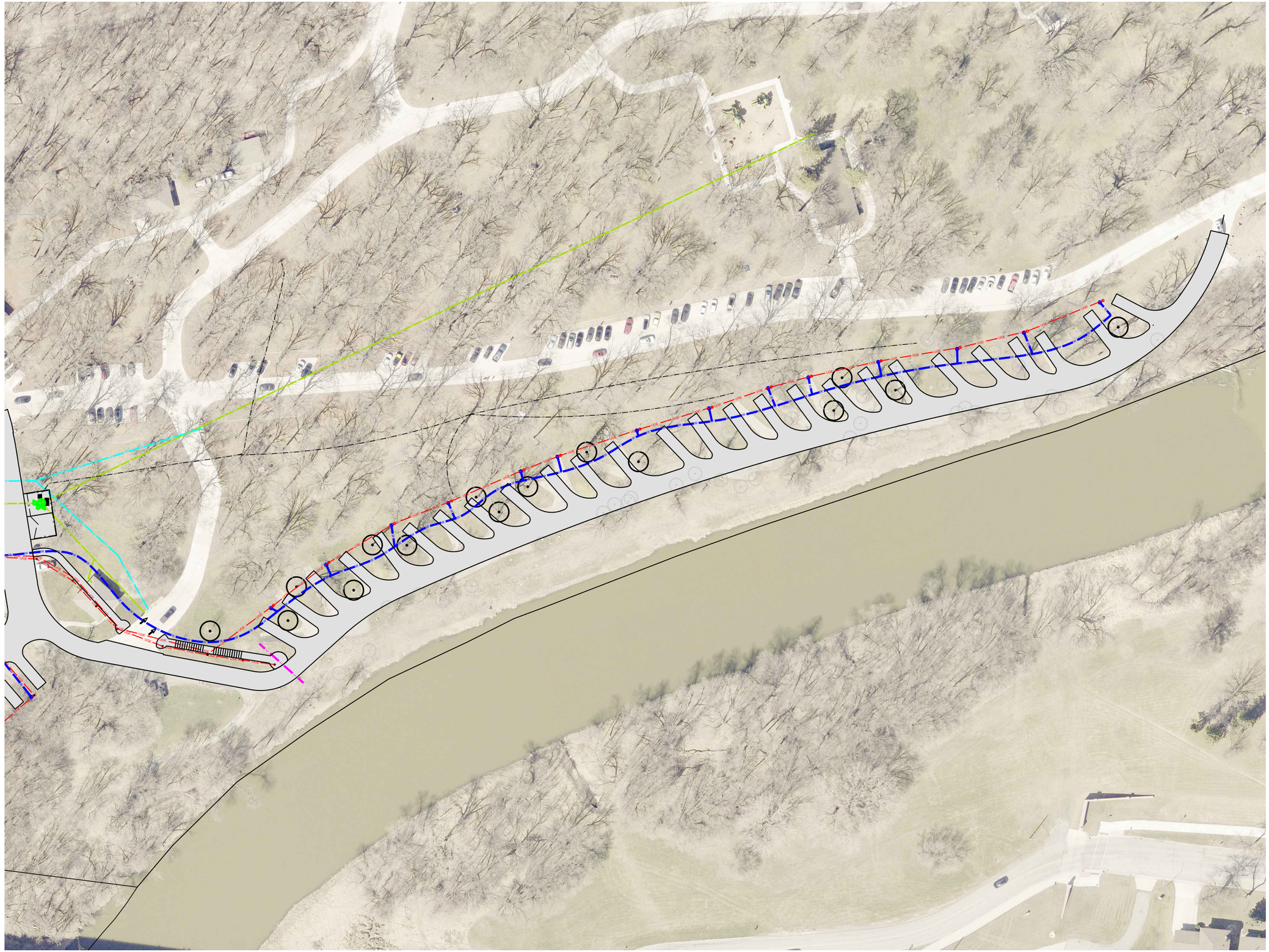
THIS SET OF PLANS SHOULD BE CONSIDERED PRELIMINARY AND NOT FOR ANY BIDDING, FINAL ESTIMATE OR CONSTRUCTION. THIS SET OF PLANS SHALL NOT BE DEEMED FINAL UNTIL ALL APPROVALS HAVE BEEN OBTAINED FROM ALL CODE AUTHORITIES HAVING JURISDICTION. ANY BID SUBMITTED, BASED ON THIS SET OF PRELIMINARY PLANS, IS SUBJECT TO CHANGE AND IS INCOMPLETE.

FP JOB #XXXX

L101

Jul. 29, 2026

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SITE PLAN

FargoPark DISTRICT

WWW.FARGOPARKS.COM

LINDENWOOD CAMPGROUND RENOVATION CONCEPT

Lindenwood Park
1955 Roger Maris Dr S
Fargo, ND 58103

0 25 50 100

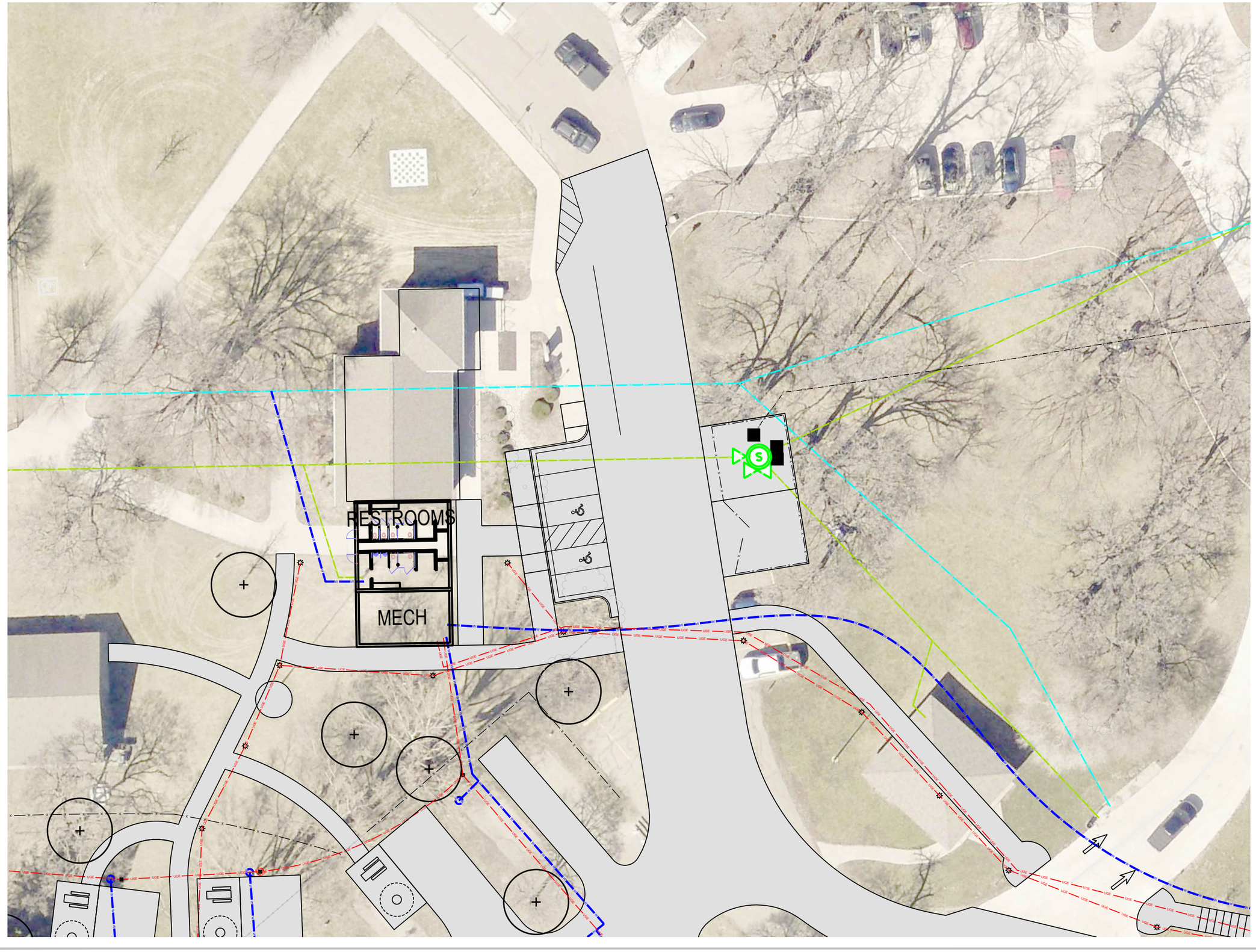
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FP JOB#XXXX

L102

Jul. 29, 2026

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FargoPark DISTRICT

WWW.FARGOPARKS.COM

LINDENWOOD CAMPGROUND RENOVATION CONCEPT

Lindenwood Park
1955 Roger Maris Dr S
Fargo, ND 58103

0 7.5 15 30

THIS SET OF PLANS SHOULD BE CONSIDERED PRELIMINARY AND NOT FOR ANY BIDDING, FINAL ESTIMATE OR CONSTRUCTION. THIS SET OF PLANS SHALL NOT BE DEEMED FINAL UNTIL ALL APPROVALS HAVE BEEN OBTAINED FROM ALL CODE AUTHORITIES HAVING JURISDICTION. ANY BID SUBMITTED, BASED ON THIS SET OF PRELIMINARY PLANS, IS SUBJECT TO CHANGE AND IS INCOMPLETE.

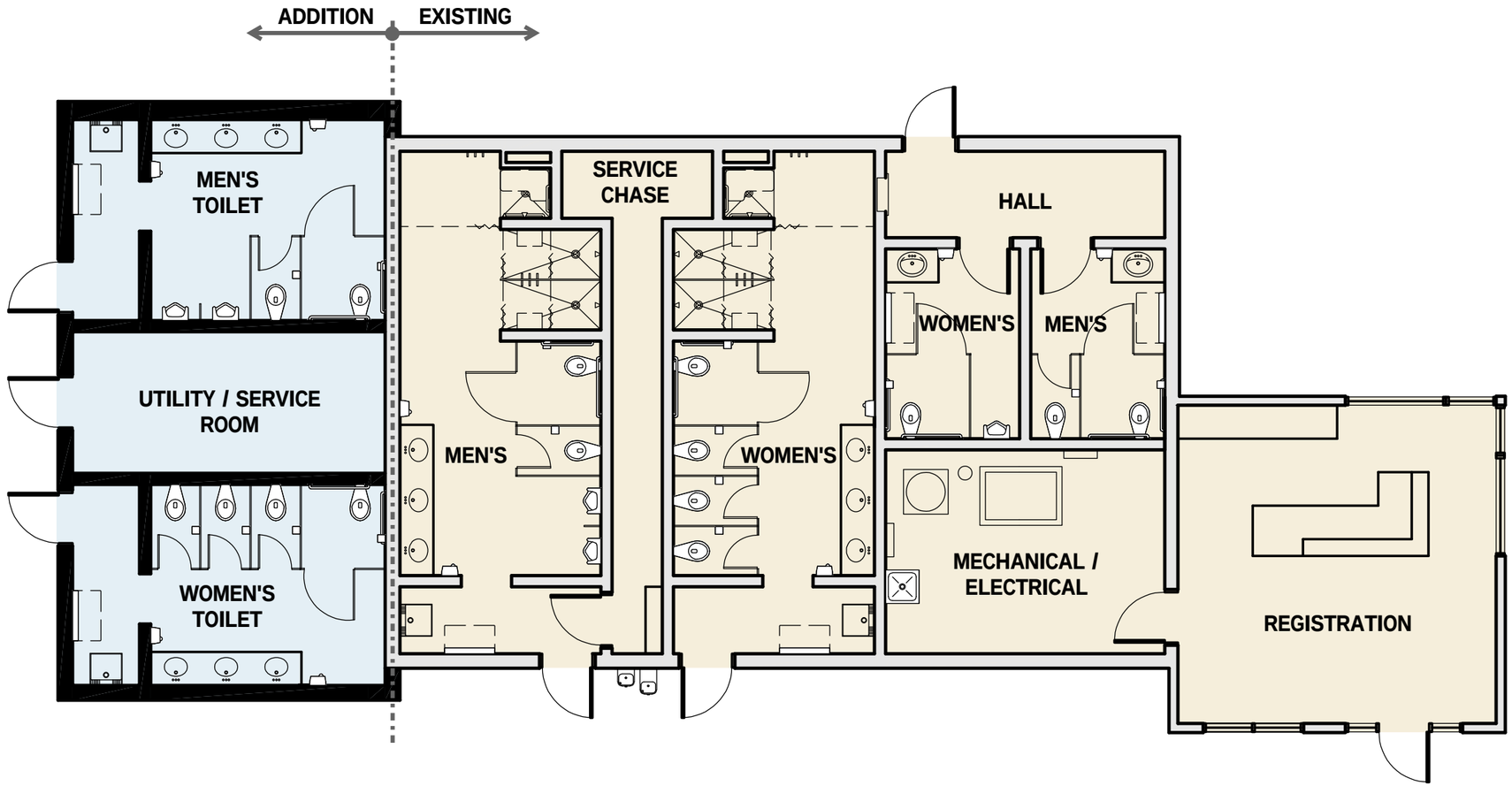
FP JOB#XXXX

SITE PLAN

L103

Jul 29, 2026

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FLOOR PLAN

N

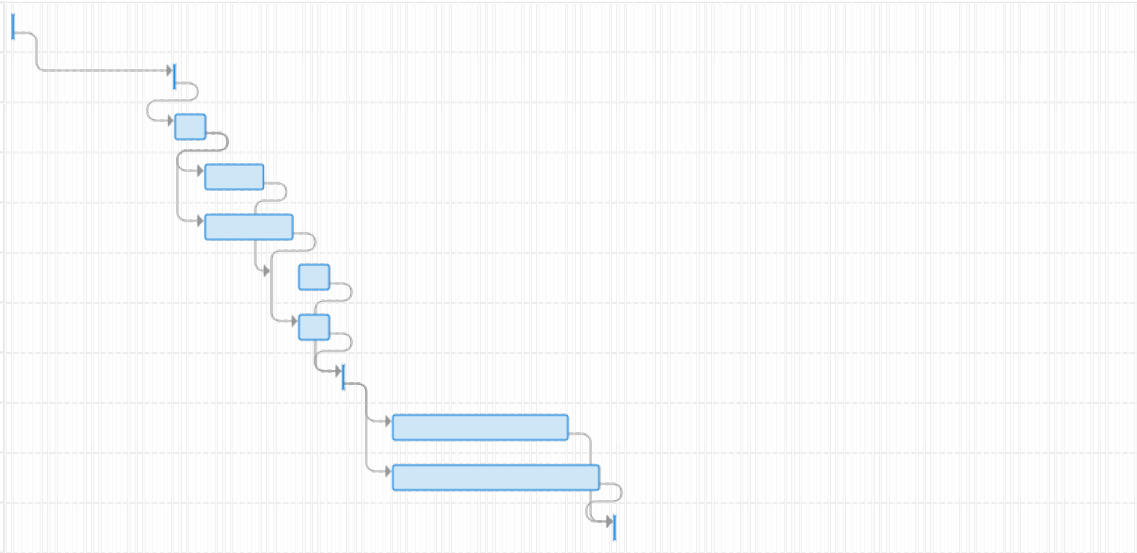
SCALE: 1/8" = 1'-0"

Lindenwood Visitor's Center
Toilet Room Addition

Fargo, North Dakota

Lindenwood Campground Renovation

	Name	Assigned to	Start	Finish	% Complete
1	Grant Award Notice		5/3/2027	5/3/2027	0
2	2027 Budget Approval		10/5/2027	10/5/2027	0
3	Solicit for Design Services		10/6/2027	11/3/2027	0
4	Restroom Addition Design		11/4/2027	12/29/2027	0
5	Campground Improvements Design		11/4/2027	1/26/2028	0
6	Restroom Addition Bid		2/2/2028	3/1/2028	0
7	Campground Improvements Bid		2/2/2028	3/1/2028	0
8	Bid Approval Fargo Park District		3/15/2028	3/15/2028	0
9	Restroom Addition Construction		5/1/2028	10/16/2028	0
10	Campground Improvements Construction		5/1/2028	11/15/2028	0
11	Restroom & Campground Substantial Completion		11/30/2028	11/30/2028	0



MEMORANDUM

DATE: September 23, 2026

TO: Fargo Park Board Committee Members

FROM: Broc Lietz, Finance Director

RE: Agenda Item No. 5 – Review the Resolutions for Plans and Specifications, Advertise for Bids, and Acceptance of Bids for Park Improvement District No. 2026-1 and Park Improvement District No.2026-2 and review Protests

At the July 14, 2026, Park Board meeting, the Board approved the Resolutions Creating Park Improvement District 2026-1 for Madelyn's Meadows Park, and Park Improvement District No. 2026-2 for Selkirk Place 3rd Addition.

The next step in this process is to present the following resolutions for Park Improvement District No. 2026-1 Madelyn's Meadows Park, and Park Improvement District No. 2026-2, Selkirk Place 3rd Addition:

1. Resolution Approving Plans and Specifications for improvements in Park Improvement District No. 2026-1 Madelyn's Meadows Park of the Park District of the City of Fargo;
2. Resolution Directing Park District Clerk to Advertise for Bids, and acceptance of bids for Park Improvement No. 2026-1;
3. Resolution Approving Plans and Specifications for improvements in Park Improvement District No. 2026-2 Selkirk Place 3rd Addition of the Park District of the City of Fargo; and
4. Resolution Directing Park District Clerk to Advertise for Bids, and acceptance of bids for Park Improvement No. 2026-2.

Improvement District 2026-1 and 2026-2 was created by the Park Board on July 14, 2026, and resolution declaring improvements necessary was first advertised August 12, 2026, NDCC 40-22-17 states that "within thirty days after the publication of the resolution declaring the necessity of an improvement project of the type specified in any one of the subsection 40-22-01, the owners of any property within the improvement district file written protests describing the property which is the subject of the protest with the Finance Department protesting against the adoption of said resolution, the Park Board at its next meeting after the expiration of the time for filing such protests, shall hear and determine the sufficiency thereof".

Three homeowners filed written protests for Madelyn's Meadows Park Improvement District 2026-1. The total percent of Special Assessment District 2026-1 is 1.0%

Address	Lot Size
2580 74th Ave S	6,497.57
7323 27th St S	7,512.48
2751 72nd Ave S	6,390.75

One homeowner filed a written protest for Selkirk Place 3rd Addition Improvement District 2026-2. The total percent of Special Assessment District 2026-2 is 0.1%

Address	Lot Size
6666 32nd St S	6,250

Included with this memo is a percentage breakdown for homeowners that filed a written protest based on the total assessment area and their property for Madelyne's Meadows Park Improvement District 2026-1, and Selkirk Place 3rd Park Improvement District 2026-2.

We are asking the Committee to review and move the consideration for approval of the Resolutions to the full board, and to review protests.

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

Thank you.

The Clerk presented to the Board of Park Commissioners the plans and specifications and estimates of cost for improvements in Park Improvement District No. 2026-1 of the Park District of the City of Fargo, North Dakota, as prepared by MBN Engineering the engineer for the project. Commissioner _____ introduced the following resolution and moved its adoption:

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR IMPROVEMENTS IN PARK IMPROVEMENT DISTRICT NO. 2026-1 OF THE PARK DISTRICT OF THE CITY OF FARGO

BE IT RESOLVED by the Board of Park Commissioners of the Park District of the City of Fargo, North Dakota, that the plans and specifications and estimates of cost for improvements in Park Improvement District No. 2026-1 of the Park District of the City of Fargo heretofore prepared by the Engineer for the project, be and the same hereby are approved, ratified and confirmed as the plans and specifications and estimates of cost in accordance with which said improvements shall be constructed and the Clerk shall file the same in his office open to public inspection.

Dated: _____

APPROVED:

_____
President of the Board of Park Commissioners

ATTEST:

_____
Clerk

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner ____ _____. On roll call vote the following commissioners voted aye: _____. The following commissioners voted nay: _____. The following commissioners were absent and not voting: _____. The majority having voted aye, the motion carried and the resolution was duly adopted.

Commissioner _____ introduced the following resolution and moved for its adoption:

RESOLUTION DIRECTING PARK DISTRICT CLERK TO ADVERTISE FOR BIDS

WHEREAS, this Board has heretofore created Park Improvement District No. 2026-1 of the Park District of the City of Fargo; and

WHEREAS, plans and specifications and estimates of costs for said park improvement district have heretofore been directed to be prepared by the Engineer for the project; and

WHEREAS, said plans, specifications and estimates of cost have been prepared and have been approved by the Board of Park Commissioners of the Park District of the City of Fargo; and

WHEREAS, it is necessary to advertise for bids for the work in said district.

NOW THEREFORE, BE IT RESOLVED by the Board of Park Commissioners of the Park District of the City of Fargo, Cass County, North Dakota, that the Park District Clerk be, and he is hereby authorized and directed to cause notice of Advertisement for Bids for the construction of the work heretofore directed to be made in Park Improvement District No. 2026-1 to be published once each week for three consecutive weeks in The Forum, and that the Park District Staff and Engineer will meet at the office of the Park District at 6100 38th Street S, Fargo. North Dakota, 58104, at a time and date to be determined by the Fargo Park District Staff, for the purpose of opening sealed bids received prior to the time of such meeting in accordance with such published advertisement for bids for the purpose of taking such other and further action with reference thereto as shall then be deemed necessary and expedient. Such advertisements shall be published in the form as provided in Section 48-01.2-05 of the North Dakota Century Code as amended.

Dated: _____

APPROVED:

_____
President of the Board of Park Commissioners

ATTEST:

_____
Clerk

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner ____ _____. On roll call vote the following commissioners voted aye: _____. The following commissioners voted nay: _____. The following commissioners were absent and not voting: _____. The majority having voted aye, the motion carried and the resolution was duly adopted.

The Clerk presented to the Board of Park Commissioners the plans and specifications and estimates of cost for improvements in Park Improvement District No. 2026-2 of the Park District of the City of Fargo, North Dakota, as prepared by MBN Engineering the engineer for the project. Commissioner _____ introduced the following resolution and moved its adoption:

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR IMPROVEMENTS IN PARK IMPROVEMENT DISTRICT NO. 2026-2 OF THE PARK DISTRICT OF THE CITY OF FARGO

BE IT RESOLVED by the Board of Park Commissioners of the Park District of the City of Fargo, North Dakota, that the plans and specifications and estimates of cost for improvements in Park Improvement District No. 2026-2 of the Park District of the City of Fargo heretofore prepared by the Engineer for the project, be and the same hereby are approved, ratified and confirmed as the plans and specifications and estimates of cost in accordance with which said improvements shall be constructed and the Clerk shall file the same in his office open to public inspection.

Dated: _____

APPROVED:

_____
President of the Board of Park Commissioners

ATTEST:

_____
Clerk

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner ____ _____. On roll call vote the following commissioners voted aye: _____. The following commissioners voted nay: _____. The following commissioners were absent and not voting: _____. The majority having voted aye, the motion carried and the resolution was duly adopted.

Commissioner _____ introduced the following resolution and moved for its adoption:

RESOLUTION DIRECTING PARK DISTRICT CLERK TO ADVERTISE FOR BIDS

WHEREAS, this Board has heretofore created Park Improvement District No. 2026-2 of the Park District of the City of Fargo; and

WHEREAS, plans and specifications and estimates of costs for said park improvement district have heretofore been directed to be prepared by the Engineer for the project; and

WHEREAS, said plans, specifications and estimates of cost have been prepared and have been approved by the Board of Park Commissioners of the Park District of the City of Fargo; and

WHEREAS, it is necessary to advertise for bids for the work in said district.

NOW THEREFORE, BE IT RESOLVED by the Board of Park Commissioners of the Park District of the City of Fargo, Cass County, North Dakota, that the Park District Clerk be, and he is hereby authorized and directed to cause notice of Advertisement for Bids for the construction of the work heretofore directed to be made in Park Improvement District No. 2026-2 to be published once each week for three consecutive weeks in The Forum, and that the Park District Staff and Engineer will meet at the office of the Park District at 6100 38th Street S, Fargo. North Dakota, 58104, at a time and date to be determined by the Fargo Park District Staff, for the purpose of opening sealed bids received prior to the time of such meeting in accordance with such published advertisement for bids for the purpose of taking such other and further action with reference thereto as shall then be deemed necessary and expedient. Such advertisements shall be published in the form as provided in Section 48-01.2-05 of the North Dakota Century Code as amended.

Dated: _____

APPROVED:

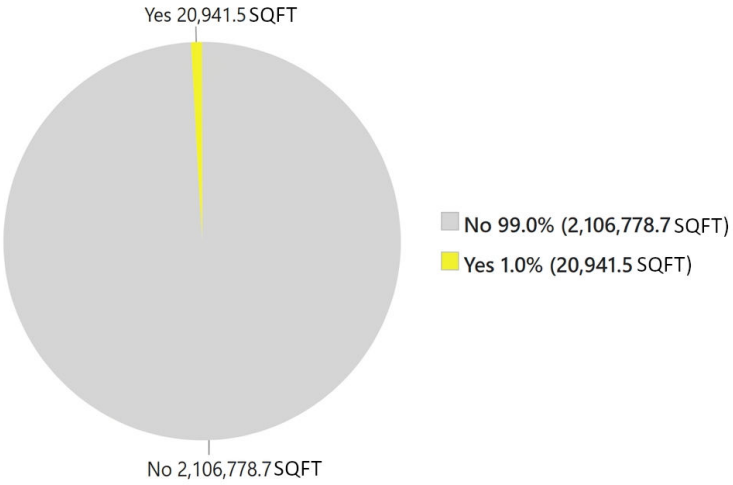
_____
President of the Board of Park Commissioners

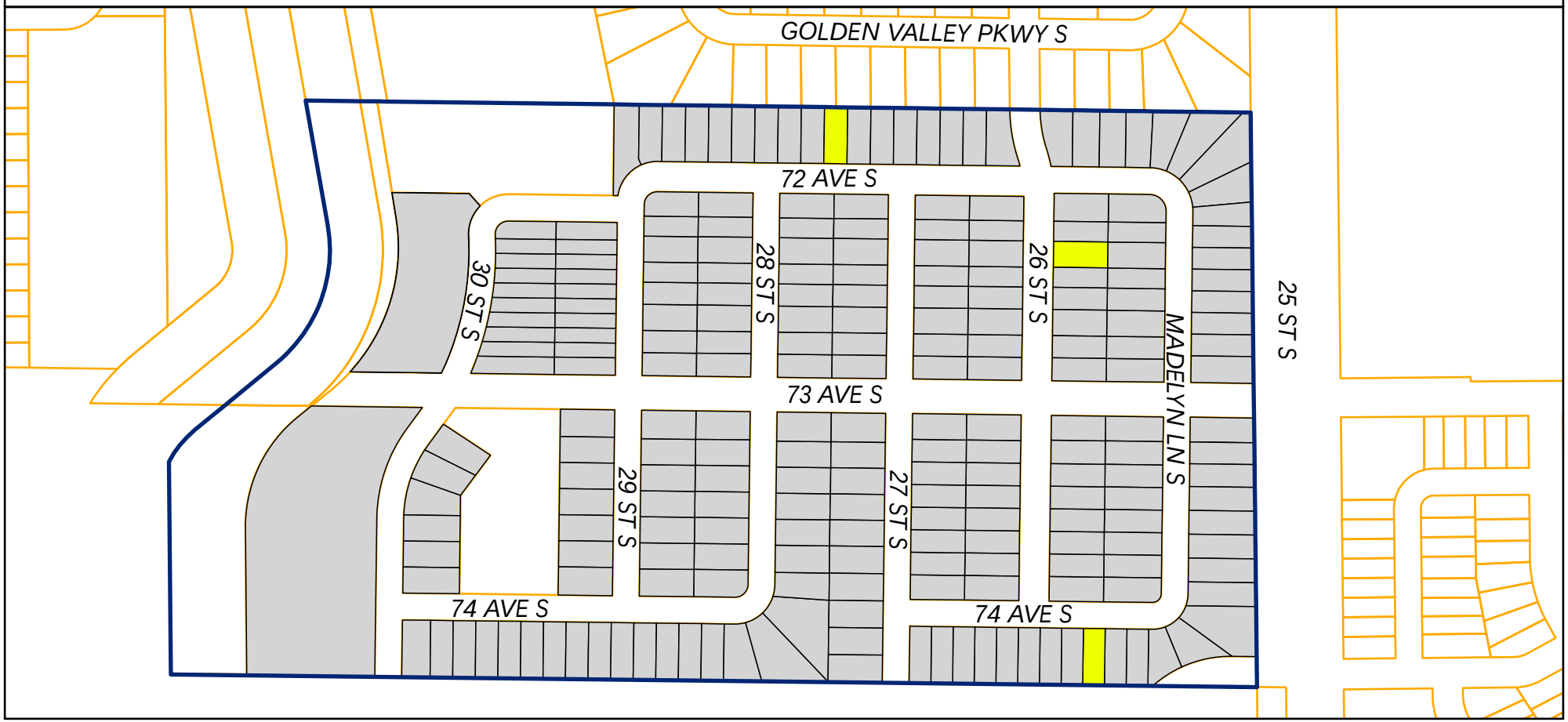
ATTEST:

_____
Clerk

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner ____ _____. On roll call vote the following commissioners voted aye: _____. The following commissioners voted nay: _____. The following commissioners were absent and not voting: _____. The majority having voted aye, the motion carried and the resolution was duly adopted.

Madelyn's Meadows





Selkirk Place 3rd Addition

