

**PROCEEDINGS OF THE SPECIAL CITY COUNCIL
OF THE CITY OF GRAND FORKS, NORTH DAKOTA
September 30, 2024**

The city council of the city of Grand Forks, North Dakota met in Council Chambers for a special meeting on Monday, September 30, 2024, 5:30 p.m. with Mayor Bochenski presiding. Present at roll call were Council Members Weigel, Osowski, Berg, Lunski, Fridolfs, Sande and Vein - 7; absent: None

Pledge of Allegiance was led by Mayor and City Council.

DISCUSSION ITEMS

1) Update on Altru Sports Complex–

- Todd Feland, City Administrator, began by acknowledging James Fristad and his contribution and enthusiastic support for the Career Impact Academy and Altru Sports Complex and active community member. Mr. Fristad passed away over the weekend and condolences to his family and friends.
- The project history was reviewed from initial conversations on community needs for facilities, community input and surveys, and input from various user groups, through the planning leading up to the successful vote in November 2023, subsequent actions have included RFPS for Architect of Record (AOR) and Construction Manager at Risk (CMAR). JLG was selected as the AOR. Team of McGough/Construction Engineers was selected as CMAR and a contract for design phase has been executed. These professionals will continue work with BRS Architecture and Water Technology on schematic design. Continued meetings with stakeholder groups have been held for input on schematic design. Blundall & Associates was contracted as a 3rd Party Estimator to review cost estimates for the project. Their review came up with numbers within 3% of those from the design team.
- Project timeline was presented with proposed design approval at the October 7 City Council meeting. Construction could start in 2025 and facility opening in 2027.
- Council Members received detailed information relating to facility design, alternatives and their impact to the budget, operations & maintenance projects, update on management agreement discussions, update on usage of UND facilities by the community agreement, and funding options.
- Stakeholder groups were given an opportunity to share information with the City Council. Representatives from Turf users (Mike Biermaier, GF Schools), Aquatics (Drew Lien, treasurer for Wahoos; Nancy Nelson Hunter, VP of Wahoos; Cat Puhl, lifeguard at Hyslop; and Carma Hanson, Safe Kids) and Pickleball (John Jeffrey, Director with GF Pickleball Club).
- Council Members discussed various elements of the design and needs in the community currently and for the future, operations and ability to include some general public usage besides the rentals to user groups and tournaments, importance of including the right elements to have a facility capable of hosting tournaments which bring revenue for the facility and also community economic impact, whether there was the ability to split the facility components and construct separate facility for some elements at a reduced cost, concerns with unable to meet demand for some items now such as swim lessons for youth and pickleball year round play, need a facility that can improve access.

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2) Children's Museum Project Update –

- City Attorney discussed the currently approved agreement for a facility located near Choice Health and Fitness and a draft agreement showing changes if the facility relocated to near the Alerus and Altru Sports Complex. He noted that for the land near the Alerus, a land transfer from the City to the JDA would take place, then a lease would be between the JDA and Children's Museum.
- Katie Mayer, Executive Director of the Children's Museum and Alex Reichert, Board President, gave a brief presentation and shared information on the project status including fundraising and design components. They also addressed the location change, noting that initially they had looked at an area on 42nd Street, but then shifted to the Choice area when Altru offered land there. The preferred site is the 42nd Street corridor based on visibility from I-29 and proximity to other tourist attractions and hotels. The museum does have a plan to be self-supporting for the operations. Some of the design components will be added after the initial building is completed, as fundraising allows.
- Council Member Sande moved and Council Member Lunski seconded to recommend to the JDA a lease amount of \$1 annually for a location on land located in the area south of the Alerus Center. It was discussed that since the land will be owned by the JDA and the Children's Museum is building their own building, having a nominal lease seems appropriate. It was discussed that provisions would be included in the lease document to address if there was a time when the museum ceased to operate that the building would revery to the JDA/City. It was discussed that the use of Economic Development Funds from the sales tax have shifted from just going to business, to also looking at quality of life projects which draw those to the community to become residents and also draw visitors and give them reasons to extend their stay which helps businesses in the community. Upon call for the question, motion passed 6-1, with Osowski dissenting.
- Maureen Storstad, Finance Director, also provided clarification on the project cost for the Altru Sports Complex, and its funding sources, versus the amount previously approved and planned for future years as an allocation to the Children's Museum.
- In response to questions relating to construction timeline, Reichert responded that they are continuing fundraising and will start construction as soon as they reach benchmarks to allow for that.

ADJOURNMENT


Motion by Council Member Osowski and second by Council Member Berg to adjourn the meeting at 8:25 p.m. Motion passed unanimously.

Respectfully submitted,



Maureen Storstad
City Auditor

Approved:



Brandon Bochenski, Mayor