

## Lundmark, Sherie

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**From:** Mary Koponen <mjkoponen@cs.com>  
**Sent:** Friday, December 12, 2025 8:15 PM  
**To:** Bochenski, Brandon; Vein, Ken; Lunski, Tricia; Berg, Tricia; Sande, Dana; Fridolfs, Mike; Weigel, Daniel; Osowski, Rebecca; Lundmark, Sherie  
**Subject:** Ray Richards proposal

Dear Mayor and City Council,

Dec. 12, 2025

I am opposed to the Ray Richards proposal, even after the plan was altered. It is wrong to change the rezoning to allow commercial development in an area that is and has been residential. As neighbors to Ray Richards, Garden View owners and us other property owners nearby will see their property values lowered because of this zoning. When the Garden View residents bought their homes years ago, there was no commercial zoning. You will change that if you vote in favor. For that reason alone, I am opposed.

I have 2 questions for the Mayor and Council members who are homeowners:

“Would you be thrilled if the property adjacent to your own were rezoned to commercial?” and,

“Do you think a commercial enterprise built right next to your home would positively affect the value of your home?”

If the answer to either question is “No”, then please vote “No” on Monday (or whenever this appears before you).

The Mayor indicated in a podcast this week that he thinks that Ray Richards rezoning is too bad for Garden View and other people opposed. His gist was they don't have a basis to oppose it, because 'nothing will please them'. I am telling you that voting against the proposal will please them. Their wanting to keep their property values intact is not an unreasonable ask. Garden View is the group most affected by this rezoning.

Even though the current plan is to not have retail or commercial in that driving range area next to Garden View on 34<sup>th</sup>, the fact remains that if the Ray Richards land is zoned commercial, there could be some retail or commercial venture built mere feet from their homes in the future, with no rezoning required. That is why I would never buy a Garden View townhome if this passes. For my husband and me, every time we buy a house, we first find out what nearby land is zoned. A commercial zoning that close to a home we are considering buying means we would pass it up. There is no question the Garden View properties will be worth less than current value and desirability if this land is zoned commercial, even with the Suite Shots/Top Golf venue located further from their houses. I heard the Mayor casually dismiss this concern on the City podcast this week as if opposition's argument is unfounded, and further his comments implied that revisions to the original Ray Richards

plans were not needed. Does he seriously think it would have passed as first proposed? I doubt the first proposal would have passed a traffic study. I think that going from 300 to 167 apartments is not really a compromise. I think it was likely changed so that the development had a chance to pass a traffic study.

I am also concerned about the way 167 apartments will affect traffic trying to enter 34<sup>th</sup> to get to Demers. A lot of expensive street & traffic changes will be needed, which will be paid for by Special Assessments, meaning us in the neighborhood. Since it is state land, I am not aware that UND will have to pay any of those specials, or if they do, that their share will reflect the acreage of Ray Richards in comparison to our homes, but I am not positive. I am well aware that the Ray Richards zoning currently allows an apartment building to be built, but I am assuming it would have to pass a traffic study. The traffic will negatively affect my property's value if 34<sup>th</sup> becomes a backed up snarl at rush hour, because we drive on S. 34<sup>th</sup> St. every day.

Sincerely,

Mary Koponen



# CGF Meeting Feedback Form

City of Grand Forks

Submitted On:

Dec 14, 2025, 03:44PM CST

<b>Meeting Type:</b>	City Council Meeting
<b>Full Name</b>	<b>First Name:</b> Mona <b>Last Name:</b> Leake
<b>Full Address</b>	<b>Street Address:</b> 3231 Lord Circle <b>City:</b> Grand Forks <b>State:</b> ND <b>Zip:</b> 58201
<b>Agenda Item Number / Topic:</b>	5-20 Ray Richards rezoning
<b>Comments:</b>	<p>To: Grand Forks City Council</p> <p>Subject: Amending the zoning map to rezone from U-D University District to Ray Richards Golf Course PUD</p> <p>My husband and I live at 3231 Lord Circle in Medvue 2nd addition. I am writing to oppose changing the zoning of Ray Richards Golf Course. I have addressed the council on zoning before. Ray Richards along with a neighborhood school, area city parks and the green space along the coulee has made this an attractive place to live over the last 40 plus years. The proposed changes to Ray Rick's will drastically change our NEIGHBORHOOD'S SENSE OF COMMUNITY and SAFTEY.</p> <p>The construction of a 167 unit apartment complex will significantly increase the traffic flow on South 34th. While much of that traffic should be expected to move onto Demers Ave., a substantial amount will go down South 34th. At 11th you have an open space that is planned for a large retirement home. Behind that is the Sunshine House and the west entrance to Altru Hospital. Directly across the street is Sertoma Park with a large playground , picnic tables and walking paths which continue along the coulee. It is all part of the hospitals new concept of incorporating nature into the healing process. Further down 34th on the corner of 17th Ave. is Century Elementary School, another playground, tennis courts, soccer fields and the continuation of the walking path along the coulee.</p> <p>This is a neighborhood with spaces for children, bird watchers, joggers, bikers and pedestrians. The additional traffic from this development creates a safety and quality of life issue. We already have signifiant traffic issues with the intersection of 17th Ave and 34th street during school year. These safety, noise and population density issues will have a negative effect on PROPERTY VALUES..</p>

We are also opposed to these dramatic changes to zoning after an area is nearly fully developed. Zoning integrity should be one of the council's largest responsibilities. Once UND changes the footprint of the golf course, it will only be a matter of time until the course is gone and replaced by apartments and commercial areas.

Presently Grand Forks has only 40% home ownership. The Council's continued support of apartment developers sends a strong message. Grand Forks will become known as "Apartment City". A City that doesn't support home ownership by not being creative and encouraging home builders. A council that only gives away tax benefits to apartment developers. Please take your responsibility to protect property owners seriously and VOTE NO!!

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## Lundmark, Sherie

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**From:** mona leake <monaleake@gmail.com>  
**Sent:** Saturday, December 13, 2025 8:27 PM  
**To:** Sande, Dana; Berg, Tricia; Osowski, Rebecca; Weigel, Daniel; Fridolfs, Mike; Vein, Ken; tlunski@grandforksgov.com; Lundmark, Sherie; rbtooks@grandforksgov.com; Bochenski, Brandon  
**Cc:** Harley Leake  
**Subject:** Action item 5-20

To: Grand Forks City Council

Subject: Amending the zoning map to rezone from U-D University District to Ray Course PUD

Richards Golf

My husband and I live at 3231 Lord Circle in Medvue 2nd addition. I am writing to oppose changing the zoning of Ray Richards Golf Course. I have addressed the council on zoning before. Ray Richards along with a neighborhood school, area city parks and the green space along the coulee has made this an attractive place to live over the last 40 plus years. The proposed changes to Ray Rick's will drastically change our NEIGHBORHOOD'S SENSE OF COMMUNITY and SAFTEY.

The construction of a 167 unit apartment complex will significantly increase the traffic flow on South 34th. While much of that traffic should be expected to move onto Demers Ave., a substantial amount will go down South 34th. At 11th you have an open space that is planned for a large retirement home. Behind that is the Sunshine House and the west entrance to Altru Hospital. Directly across the street is Sertoma Park with a large playground, picnic tables and walking paths which continue along the coulee. It is all part of the hospital's new concept of incorporating nature into the healing process. Further down 34th on the corner of 17th Ave. is Century Elementary School, another playground, tennis courts, soccer fields and the continuation of the walking path along the coulee.

This is a neighborhood with spaces for children, bird watchers, joggers, bikers and pedestrians. The additional traffic from this development creates a safety and quality of life issue. We already have significant traffic issues with the intersection of 17th Ave and 34th street during school year. These safety, noise and population density issues will have a negative effect on PROPERTY VALUES..

We are also opposed to these dramatic changes to zoning after an area is nearly fully developed. Zoning integrity should be one of the council's largest responsibilities. Once UND changes the footprint of the golf course, it will only be a matter of time until the course is gone and replaced by apartments and commercial areas.

Presently Grand Forks has only 40% home ownership. The Council's continued support of apartment developers sends a strong message. Grand Forks will become known as "Apartment City". A City that doesn't support home ownership by not being creative and encouraging home builders. A council that only gives away tax benefits to apartment developers. Please take your responsibility to protect property owners seriously and VOTE NO!!

## Lundmark, Sherie

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**From:** Susan Carlson <susan.carlson.1@outlook.com>  
**Sent:** Sunday, December 14, 2025 6:05 PM  
**To:** Sande, Dana; Osowski, Rebecca; Berg, Tricia; Weigel, Daniel; Fridolfs, Mike; Vein, Ken; Lunski, Tricia; Lundmark, Sherie; Brooks, Ryan; Bochenski, Brandon  
**Subject:** Ray Richards Project - Please Vote No

Dear Mayor and Council Members:

Regarding the Ray Richards Golf Course, I appreciate the changes that the University has made to the design of the project. I am very much against giving the developers a 20 year tax break. By giving the developers a tax break, you are shifting the tax burden off the developers and onto the surrounding homeowners. Grand Forks City Council and the Planning office have done a poor job of designing and developing Grand Forks. You look west of Garden View townhomes, where the city allowed the building of large apartment buildings. Initially, it was done quietly without notifying the entire neighborhood of the planned rezoning and change. Then another apartment unit was built and another. When I built my home in 2001, Tim Crary said the land west of 34th Street would be single family homes and townhomes. I understand you need apartments but build them first and let the single-family homes build around the apartments. Then the single-family home owners or townhome owners know what to expect. Instead, you build apartments in established neighborhoods. This brings down the value of our homes, causes parking issues and more traffic issues. You didn't listen to the concerns from the surrounding neighbors regarding the development of the apartment buildings that there was not enough parking. Even Mr. Brooks admitted during one of the meetings regarding Ray Richards that the apartments west of the Garden View townhomes did not have enough parking. If you push through the rezoning and give the developers a tax break, then give the home owners a tax break as well. If this is such a great idea, then all should benefit not just the developers.

I do not believe a halfhearted attempt from the University to make the Ray Richards Golf Course viable should even be considered an attempt. You say you tried to make it profitable but really did you? You pull in trailers for a "clubhouse" seems like a half-hearted attempt to say you tried but really, what did you do to make it profitable. President Armacost did not create this issue, very poor administrators for the University prior to President Armacost made decisions that got the University into this situation.

I am tired of the City stepping on its citizens. It certainly seems that we, the property owners, do not have any rights. Rezoning should not be easily changed in established areas of the city and developers should not get huge tax breaks.

I am against giving the developers a 20 year tax break. Please vote NO on this issue.

Sincerely,

Susan Carlson  
3497 Ivy Drive Grand Forks



# CGF Meeting Feedback Form

City of Grand Forks

Submitted On:

Dec 15, 2025, 02:35PM CST

<b>Meeting Type:</b>	City Council Meeting
<b>Full Name</b>	<b>First Name:</b> Andrew <b>Last Name:</b> Krauseneck
<b>Full Address</b>	<b>Street Address:</b> 4953 Curran Court <b>City:</b> Grand Forks <b>State:</b> ND <b>Zip:</b> 58201
<b>Agenda Item Number / Topic:</b>	Item 5.19 & 5.20 Ray Richards
<b>Comments:</b>	<p>Council,</p> <p>I do not live in the neighborhood of Ray Richards, so I do not have a direct voice or right in protesting this rezoning, as a matter of my property rights. I do, however, believe in property rights for all property owners. When a parcel located within a developed area of town, infill development, is asking to be rezoned, to dramatically change the use of the property, the surrounding neighbors have the right to stop that, if that rezoning will negatively impact the value of their properties, impacting the quality of their life. You're not going to allow my neighbor to rezone their home and the lot next to it for a 4-plex with a lower level bar and restaurant - I expect the zoning to remain as it is in my neighborhood, as I purchased my home knowing that. I sure hope you listen to the many surrounding property owners in the Ray Richards and 34th St area, and not just listen to the highest valued, single property owner, UND, asking for this rezoning (and really, it's the state, so us, then asking for that rezoning - these surrounding property owners are ultimately having to fight against themselves, as they're not being represented fairly by UND, as state taxpayers).</p> <p>I wanted to share that note, but I also wanted to write in with some questions/concerns, as a taxpayer in the community, directly in relation to this rezoning. Also, I have comments/concerns about the background provided, which is obviously an attempt to influence the P&amp;Z commissioners, and Council, to be in favor of the rezoning, out of pity for UND and their financial situation. REZONINGS SHOULD NOT BE BASED UPON A SOB STORY FROM EITHER SIDE - THEY SHOULD NOT BE BASED ON OTHER TOPICS, LIKE TAX INCENTIVES, OR UNFAIR COMPETITION - THEY SHOULD STRICTLY BE BASED UPON THE PROPERTY RIGHTS OF ALL PROPERTY OWNERS IN THE AREA.</p> <p>- UND was profitable prior to closing the golf course in 2016 - poor decisions by previous UND leadership led to the closure, the resulting losses, and then</p>

the costly reopening of the course, leading to major losses, that have now been carried over, and then paint a poor, and unrealistic picture of the true operating income/loss of the golf course - this golf course, with much less major changes, does have the ability to operate profitably, but UND is choosing to pursue a much different route

- UND Golf will not call Ray Richards their home - the golf course wasn't used for their play, previously, as King's Walk and GFCC both offered a much better venue to play and practice, both being championship level 18 hole courses - Rays as 9 holes, and not very challenging or lengthy, was not utilized for play - now, with the Demers/42nd intersection work, the course, regardless of this rezone or development, will be cut down drastically in length, to a very short, executive style course - UND Golf WILL NOT utilize Ray Richards as their home course - also, they will continue to utilize King's Walk and GFCC for their driving range needs during the summer months, as they'll be able to hit off real grass, and at King's Walk they'll have the ability to watch their golf ball fly the full 300+ yards they're capable of hitting the ball

- What this proposed "Top Tracer or similar operations" will provide is an additional means of a shorter outdoor range they can use, hitting off of artificial mats, during the months of Nov, maybe some of Dec, most likely not Jan-Feb (too cold, even with heaters, with the wind), and then some of Mar, before getting outside again in late Mar or Apr - but, as the developers said, they will have 14 indoor simulator bays, for play during the winter - THIS IS ALREADY PROVIDED IN THE COMMUNITY, by me, at Albatross - and, I've made it clear I'd love to have Albatross be the indoor home for UND Golf - UND has had their own simulator bays set up at Hyslop, prior to that being torn down - they most certainly can find the square footage on campus necessary to install their own simulators, if they'd like to do so, moving forward - to go beyond that, to offer something to the public, through an unfair public/private partnership, when an existing private business already offers the indoor golf at the capacity needed for the community and for UND, it's not right - and, what is really disappointing, is for UND to continue using this sales pitch of this new facility being the home of UND Golf and the savior for the financial strength and viability of the golf program and the property, in an attempt to sell the "need" for rezoning (and the "need" for a tax incentive)

- This project, the commercial driving range - if it was simply the outdoor commercial driving range, that would be different - but, again, it is to have a massive indoor simulator offering, as well - this is not going to "add to the quality of life improvements and options for the city" - I already provide that to the city, and GFCC provides that to their members through their range and simulators, and King's Walk (park district) already offers that via their driving range - "a differentiator for UND Golf" could be working with an existing, indoor golf business, to foster a great partnership in a usage agreement for their indoor needs - they don't need a brand new multimillion dollar facility built, which is far more for those outside of UND Golf (the teams consists of 8

men and 10 women) - this type of facility is not going to be built for 18 student-athletes - there are much more cost-effective and community oriented means to provide a phenomenal year round scenario for these young men and women

- As a taxpayer - who is going to be covering the road work, ingress/egress, and stormwater rework, on the 42nd side of the project, for the commercial golf facility? It seems as though there will be some major work there - will UND be covering that (so us state taxpayers)? Or is the City picking up that tab (so us local taxpayers)? I know the jughandle is taken care of via the DOT agreement with the City, but this additional work would not take place as part of that project. Same goes for the east side, I assume there will be turn lanes, etc, that need to be modified for ingress/egress on that side - who picks up the assessments for that work?

Thank you very much for your time.

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## Lundmark, Sherie

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**From:** Andrew Krauseneck <andrew.krauseneck@gmail.com>  
**Sent:** Monday, December 15, 2025 2:32 PM  
**To:** Osowski, Rebecca; Berg, Tricia; Weigel, Daniel; Sande, Dana; Lunski, Tricia; Fridolfs, Mike; Vein, Ken  
**Cc:** Lundmark, Sherie  
**Subject:** Items 5.19 & 5.20 Ray Richards 12-15-25

Council,

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Thank you very much for your time.

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**Andrew Krauseneck**

Founder/President - Owner/Operator

Albatross Inc. - Albatross Indoor Golf Club

Please feel free to contact us with any comments or questions.

You can call the Public Information Center at 3-1-1 or (701) 746-4636

or

Fill out the form below to e-mail City Hall

<b>First Name</b>	Beth
<b>Last Name</b>	Randklev
<b>Email Address</b>	<a href="mailto:bethrandklev@gmail.com">bethrandklev@gmail.com</a>
<b>Phone Number</b>	7017413638
<b>Address</b>	1307 Noble Cove
<b>Address 2</b>	Not answered
<b>City</b>	Grand Forks
<b>State</b>	North Dakota
<b>ZIP Code</b>	58201

**Comments**

Please pass along to the Mayor our opposition to the luxury apartment proposal on the corner of 34th and DeMers. We have lived in the neighborhood for nearly 40 years. This will greatly increase the traffic -- and that traffic also funnels directly to Century School. It will necessitate increased taxes (we already pay nearly \$6,000 on property taxes scheduled to increase) and do not want to pay for special assessments that increases traffic and reduces our property values.

The Mayor expressed that this is a "compromise" that we should be happy about. We want to be counted as disagreeing with that.

This property was given to UND -- and should not be rezoned.

We want our voices heard before the Monday Council Meeting.

Thank you. Beth and Darrel Randklev. 1307 Noble Cove

**Would you like to be contacted regarding your comments?**

No

**How do you prefer we contact you?**

Not answered

Thank you,  
City of Grand Forks, ND

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This is an automated message generated by Granicus. Please do not reply directly to this email.

## Lundmark, Sherie

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**From:** Dennis Swenby <dennis.r.swenby@gmail.com>  
**Sent:** Saturday, December 13, 2025 3:22 PM  
**To:** Sande, Dana; Osowski, Rebecca; Berg, Tricia; Weigel, Daniel; Fridolfs, Mike; Vein, Ken; Lunski, Tricia; Lundmark, Sherie; Brooks, Ryan; Bochenski, Brandon  
**Cc:** Dennis Swenby  
**Subject:** December 15, 2025 City Council Meeting

Council Members,

Now is the time to put definitive words and wisdom to our justified concerns regarding the repurposing of the Ray Richards Golf Course. By rezoning our neighborhood from residential to commercial, in order to facilitate the development of “mixed-use facilities”, including a 5-story apartment complex, homeowners in this entire area will experience a negative impact on multiple levels. While you have stated that the committee has done careful analyzing of key elements in the process, homeowners have also been analyzing many of our specific and justified concerns regarding this complex situation. We are deeply concerned about possible reduced home values of our existing property investments. It is highly unlikely that our property tax bills will go down, but it is quite likely that the “saleability” of our homes could be jeopardized. The Gardenvue Townhomes Association, which began in 1994, has historically been considered to be a “much sought after” RESIDENTIAL community location. By your decision to vote to rezone for commercial use, our entire adjoining neighborhood will feel unchangeable negative impacts that cannot be undone. We foresee great concerns with congested traffic problems on the already highly used DeMers Ave. and 34th Street thoroughfares. Will more lanes of traffic need to be added on 34th? Will homeowners get “Special Assessment” bills of additional taxation to offset the expenses of road reconfiguration, infrastructure, and maintenance? We already hear “Train Traffic” at all hours of the day and night. If this becomes a commercial zone, we all highly object to the noise of increasing business venues which offer food, beverages, and additional amenities to be open late at night, as well as apartment dwellers coming and going from parking lots outside our bedroom windows. Will “rental residents” be government subsidized? If there are family-unit apartments, where will the children attend school? Where is there a safe play-space for these children in the heavy traffic zones? On the golf course? In our back yards, or patios? Have you considered and discussed the possible increased CRIME, along with the total loss of a “residential zone” atmosphere? The Grand Forks Herald quoted a UND Housing Authority, just this week, as he stated that even with record setting enrollments, there is no need for more housing for the University. Why destroy this choice location of the Ray Richards Golf Course, and the green space, natural habitat, serenity and solitude that it offers? We home-owners share this setting with deer, waterfowl, and other wildlife. We are not supportive of destroying this beautiful setting for what your “COMMERCIAL WILDLIFE” of activities, noise, traffic, crime and beyond will undoubtedly bring. Is it your intention to cater to young, entitled, night-life loving RENTORS at the expense of older-aged, taxpaying, community established RESIDENTS who are committed home owners? We strongly appeal to each of you Grand Forks City Council members to vote NO to the rezoning, and preserve our well-established neighborhood.

Sincerely,

Dennis and Jane Swenby 3474 Meadow Drive

## Lundmark, Sherie

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**From:** klcisek@gra.midco.net  
**Sent:** Sunday, December 14, 2025 10:34 PM  
**To:** Bochenski, Brandon; Vein, Ken; Weigel, Daniel; Berg, Tricia; Lunski, Tricia; Osowski, Rebecca; Fridolfs, Mike; Sande, Dana; Lundmark, Sherie; Brooks, Ryan; Bochenski, Brandon  
**Subject:** Ray Richards Development Rezoning and Tax Incentive

Dear Mayor and City Council Members,

As residents living just south of the Garden View townhomes, we are opposed to the rezoning of the Ray Richards Golf Course to allow construction of an apartment complex, as well as the use of PILOT tax incentives to benefit the developers. While having Suite Shots on the west side of the course is vastly preferable to the east side, directly north of the townhomes (which should have been a non-starter), we are concerned about traffic and noise affecting day-to-day life, as well as future property values.

Sincerely,  
Karen Cisek  
Van Doze  
3542 Prairie Dr  
Grand Forks, ND 58201



# CGF Meeting Feedback Form

City of Grand Forks

Submitted On:

Dec 12, 2025, 02:14PM CST

<b>Meeting Type:</b>	City Council Meeting
<b>Full Name</b>	<b>First Name:</b> David <b>Last Name:</b> Schmidt
<b>Full Address</b>	<b>Street Address:</b> 3497 Ivy Drive <b>City:</b> Grand Forks <b>State:</b> ND <b>Zip:</b> 58201
<b>Agenda Item Number / Topic:</b>	Ray Richards Rezoning
<b>Comments:</b>	<p>I wish to register my opposition to the development of Ray Richards Golf Course. You are creating a burden for all of the homeowners in the area. The area will be from DeMers Avenue all the way to 17th Avenue South, due to the increased traffic. Will 34th Street need additional work due to traffic? My guess would be yes and the burden will fall largely on the homeowners in the area with only a partial contribution by the apartment complex. The City has already failed the homeowners in this area (DeMers Avenue, 42nd Street, 34th Street to 17th Avenue South with the Apartment Units that have been constructed along 42nd Street and the first hole of the Ray Richards Golf Course. Lack of parking and the appearance of the apartments does nothing but reduce the value for the homeowners.</p> <p>Vote NO on approving this project.</p> <p>My next point is to deal with the tax breaks for these private development projects. Why benefit a few at the expense of the many homeowners? I would propose the foregone property taxes on all of these apartments be calculated on a yearly basis (what they should have paid based on fair market value less what they actually paid) with the difference used to reduce the tax burden on the homeowners. This should be clearly displayed on everyone's property tax bill. You would have your bill as it is currently produced and then there would be a credit for foregone property taxes. This would make the whole process transparent and fair for all.</p> <p>If the City, County and School District feel they need additional financial resources to meet their budgets they will know where to go and ask for the money, it is clearly the forgone property taxes!</p>

## Lundmark, Sherie

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**From:** David Schmidt <DOS.2247@outlook.com>  
**Sent:** Friday, December 12, 2025 2:22 PM  
**To:** Sande, Dana; Osowski, Rebecca; Berg, Tricia; Weigel, Daniel; Fridolfs, Mike; Vein, Ken; Lunski, Tricia; Lundmark, Sherie; Brooks, Ryan; Bochenski, Brandon  
**Subject:** Ray Richards Developmenmt

I wish to register my opposition to the development of Ray Richards Golf Course. You are creating a burden for all of the homeowners in the area. The area will be from DeMers Avenue all the way to 17<sup>th</sup> Avenue South, due to the increased traffic. Will 34<sup>th</sup> Street need additional work due to traffic? My guess would be yes and the burden will fall largely on the homeowners in the area with only a partial contribution by the apartment complex. The City has already failed the homeowners in this area (DeMers Avenue, 42<sup>nd</sup> Street, 34<sup>th</sup> Street to 17<sup>th</sup> Avenue South with the Apartment Units that have been constructed along 42<sup>nd</sup> Street and the first hole of the Ray Richards Golf Course. Lack of parking and the appearance of the apartments does nothing but reduce the value for the homeowners.

Vote NO on approving this project.

My next point is to deal with the tax breaks for these private development projects. Why benefit a few at the expense of the many homeowners? I would propose the foregone property taxes on all of these apartments be calculated on a yearly basis (what they should have paid based on fair market value less what they actually paid) with the difference used to reduce the tax burden on the homeowners. This should be clearly displayed on everyone's property tax bill. You would have your bill as it is currently produced and then there would be a credit for foregone property taxes. This would make the whole process transparent and fair for all.

If the City, County and School District feel they need additional financial resources to meet their budgets they will know where to go and ask for the money, it is clearly the forgone property taxes!

Thank you,

David O Schmidt  
3497 Ivy Dr  
Grand Forks, ND 58201

dos.2247@outlook.com  
218-779-9786

December 11, 2025

Grand Forks City Council  
255 N 4th St  
Grand Forks, ND 58203

Dear City Council Members,

On behalf of the GardenView Townhome Association, representing 46 tax-paying residents at 3400 Meadow Drive, I write to express our strong opposition to the proposed rezoning and redevelopment of the University of North Dakota's Ray Richards Golf Course.

The current plan would introduce 167 multifamily rental units and a year-round driving range/entertainment venue with structures reaching up to 160 feet in height. Such a project is wholly incompatible with the surrounding neighborhoods. GardenView, located directly south of the site, is a quiet, well-established community of residents aged 55 and older who deliberately chose this area for its safety, stability, and proximity to open green space. The proposed development threatens our neighborhood with decreasing home values, traffic congestion, noise, light pollution, and safety risks, eroding the very qualities that make this community so desirable.

Beyond local impacts, Ray Richards Golf Course is not just recreational land—it is a defining green space that shapes Grand Forks' identity and provides a welcoming gateway along Demers Avenue. Once this open space is replaced by dense construction and towering structures, it will be lost forever. No compromise or design adjustment can restore what will be permanently destroyed.

While UND has made revisions in response to resident concerns, the fundamental issue remains unchanged: our community does not want apartments or amusement-style venues imposed on this neighborhood. The proposal disregards the clear and consistent opposition expressed by GardenView residents and many others in surrounding areas.

Ray Richards Golf Course was closed in 2016 as a so-called cost-saving measure and reopened in 2021. Prior to closing, the golf course was profitable or at least breaking even. According to UND, however, since reopening it is now losing money. The residents of Grand Forks should not bear the consequences of poor decisions made by a previous UND administration, especially when those decisions diminish our quality of life?

Recent news articles have stated that UND already has sufficient housing for its students—even during a record enrollment year. As North Dakota taxpayers, we support UND, yet the university now seeks to lease state property in a way that undermines the lifestyle of the very people who support it.

For these reasons, we respectfully urge the City Council to deny the rezoning request and preserve Ray Richards Golf Course as open green space for the benefit of current residents, future generations, and the character of Grand Forks itself.

Thank you for your careful consideration of our concerns.

Sincerely,

Dan Kasowski

President, GardenView Townhome Association  
873 Orchard Circle  
701-739-7911

## Lundmark, Sherie

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**From:** Brandon wall <brandonwall03@hotmail.com>  
**Sent:** Monday, December 15, 2025 10:37 AM  
**To:** BBochenski@grandforks.gov  
**Cc:** Lundmark, Sherie  
**Subject:** Ray Richard's

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>  
> Mayor Bochenski,  
>  
> As a resident of Grand Forks and one that lives within blocks of the proposed Ray Richard's project, I wanted to email to let you know that not all nearby residents are opposed to the project. I have attended a meeting on the proposal and have heard a lot of negative comments throughout this planning process. I would like to personally submit my full support of the project.  
>  
> As a younger family with three children I personally feel this project is needed in Grand Forks. It will bring much needed entertainment and options for us as a family. We have been to multiple complexes similar to the proposal and enjoyed every visit.  
>  
> We own a home within walking distance of the proposed project and believe our home will increase in value. Having an amenity this close, I believe the demand for single family homes nearby will increase, especially for those with children. I also do recognize there is a growing need in Grand Forks for apartments and homes. The proposed plan to build additional apartments is a major positive.  
>  
> With this project we do feel it will be an attraction for younger families looking to move to the greater Grand Forks area. We hope to see the city move forward with the plan.  
>  
> Brandon Wall  
> S 38th Street, Grand Forks  
>  
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