



City of Grand Forks  
Staff Report  
Committee of the Whole – N/A  
City Council – April 6, 2026

**APPROVED & ACCEPTED**  
**by City Council**

04/06/2026

*Maureen Storstad*  
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City Auditor

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**Agenda Item:** City of Grand Forks (City) and University of North Dakota (UND) Encroachment and Maintenance Agreement Exhibit B Modification – 25th Street North

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**Submitted by:** Todd Feland, City Administrator  
Dan Gaustad, City Attorney  
Al Grasser, City Engineer  
Ed Liberman, Assistant City Engineer

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**Staff Recommended Action:** Approve City and UND Encroachment and Maintenance Agreement Exhibit B Modification – 25<sup>th</sup> Street North, upon final review and approval of the City Attorney.

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**March 23, 2026 – Committee Recommended Action:** N/A

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**April 6, 2026 – Council Action:** Motion by Berg, second by Sande to approve on consent agenda. Motion carried unanimously.

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**BACKGROUND:**

The City, the Grand Forks Growth Fund, a Jobs Development Authority (JDA), Memorial Village Investments, LLC, and the UND Alumni Association and Foundation (UNDAAF) entered into a Payment in Lieu of Property Tax (PILOT) Development Agreement (Development Agreement) effective July 5, 2023. The Memorial Village II Development Agreement related to, among other matters, the construction, development, redevelopment and renovation of buildings, structures, facilities, fixtures, infrastructure, and improvements for a NCAA regulation softball complex (Albrecht Field).

Certain components and portions of Albrecht Field encroaches, intrudes into, are within and upon the rights-of-away, dedicated areas, easements, and/or other use rights and privileges belonging, granted, donated and/or designated to the City which exist along 25<sup>th</sup> Street North between University Avenue and 2<sup>nd</sup> Avenue North. Further, UND requested certain modifications of 25<sup>th</sup> Street North roadway, curb, gutter, and sidewalk abutting the roadway between University Avenue and 2<sup>nd</sup> Avenue North and UND agreed to be responsible for the construction, operation, repair, and maintenance of the modified 25<sup>th</sup> Street North and sidewalk and to maintain and keep open for public use.

**ANALYSIS AND FINDINGS OF FACT:**

- Effective April 27, 2024, and as a condition to the PILOT, the City and UND agreed on the Encroachment and Maintenance Agreement related to the Albrecht Field encroachments and maintenance of modified 25<sup>th</sup> Street North and sidewalk requirements.
- During the 2026 construction season, UND is planning on the reconstruction of 25<sup>th</sup> Street North between University Avenue and 2<sup>nd</sup> Avenue North to include the roadway, curb, gutter, and sidewalk.
- Via Burian & Associates, LLC Technical Memorandum with Appendix A and B (dated March 20, 2026), UND is requesting the modification of that part of Exhibit B of the City and UND Encroachment and Maintenance Agreement relating to 25<sup>th</sup> Street North to modify and improve the construction of this street.

- 25<sup>th</sup> Street North centerline of the roadway is shifted west within the existing right-of-way to remove the “S-curve” transitions, provide simplicity at tie-in locations, and allow better direct connectivity to the UND Women’s Softball Facilities at Albrecht Field.
- The concrete pavement section provides a crown in the middle of the street to provide positive drainage towards the curb and gutter/storm inlets on both sides of roadway.
- Sidewalk alignments have been refined to better match field conditions and connect to existing pedestrian infrastructure.
- Temporary closures for Albrecht Field events.
- Other than an update for part of Exhibit B to reflect the modified construction of 25<sup>th</sup> Street North, there are no changes to any term or condition of the Encroachment and Maintenance Agreement.

**SUPPORT MATERIALS:**

- Burian & Associates, LLC Technical Memorandum, dated March 20, 2026, to Al Grasser (City Engineer) – Addendum to North 25<sup>th</sup> Street Corridor Technical Memorandum.
- Executed City and UND Encroachment and Maintenance Agreement with Exhibits A and B, dated April 27, 2024.