



City of Grand Forks  
Staff Report  
Committee of the Whole – April 13, 2026  
City Council – N/A

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**Agenda Item:** Ray Richards Golf Course Redevelopment and Beacon Development Projects Update

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**Submitted by:** Todd Feland, City Administrator

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**Staff Recommended Action:** Informational Update and Briefing.

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**April 13, 2026 – Committee Recommended Action:** City Council Feedback and Advice.

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**April 20, 2026 – Council Action:** N/A

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**BACKGROUND:**

The City of Grand Forks (City) administration and the City’s third-party financial advisor, Baker Tilly, have been working with development teams for the Ray Richards Golf Course (RRGC) Redevelopment and Beacon Development Projects.

The RRGC Redevelopment is a project with a residential apartment complex off Demers Avenue and S. 34<sup>th</sup> Street and commercial development consisting of a commercial driving range, restaurant, and UND Golf Team Offices off Demers Avenue and S. 42<sup>nd</sup> Street. UND issued a Request for Proposal for the development and the selected team of Dakota Commercial/Community Contractors/Burian & Associates/TL Stroh/MAK. The plan for the RRGC Redevelopment is planned to coincide with the golf course redevelopment as part of the 42<sup>nd</sup> Street/Demers Avenue Project over the next two construction seasons in 2026 and 2027.

Beacon Development is a development with three residential complexes and a proposed public plaza. Currently two of the three residential complexes are constructed with the third residential complex and public plaza still under consideration. The second floor of the first two residential complexes are currently being or planned to be transitioned into residential units instead of being commercial spaces. The local development team of Dakota Commercial and Community Contractors are working to continue to move the project forward after the bankruptcy of EPIC Companies.

**ANALYSIS AND FINDINGS OF FACT:**

- I am not sure if the City administration and Baker Tilly are going to make this schedule (if not we will adapt and adjust the schedule) with the Baker Tilly financial review and recommendation as these two noted development projects have many challenges and intricacies and in that spirit here is the draft schedule that the City administration is planning to bring the RRGC Redevelopment and Beacon Development Projects forward.
  - April 13, 2026 – Grand Forks Committee of the Whole – I am planning to provide an informational update on the City Council on the RRGC Redevelopment and Beacon Development Projects and in particular discuss the Beacon Development Public Plaza regarding ownership, capital, and operating costs to allow the City Council to contemplate in advance if the City Council is inclined to move forward still with the public plaza component of the Beacon Development under City ownership and responsibility and in advance of the April 27 Grand Forks Committee of the Whole meeting.

- April 27, 2026 – Grand Forks Committee of the Whole – Recommend accepting the RRGC Redevelopment Project and Beacon Development Tax Incentive Applications and schedule the Combined Grand Forks Local Government Subdivisions Meeting (Combined Meeting) on Thursday, May 7 at 5 PM (location TBD).
- May 4, 2026 – City Council – Final Approval accepting the RRGC Redevelopment Project and Beacon Development Tax Incentive Applications and schedule the Combined Meeting on Thursday, May 7 at 5 PM.
- May 7, 2026 – Combined Meeting at 5 PM on RRGC Redevelopment and Beacon Development Projects (location TBD).
- May 25, 2026 – Grand Forks Committee of the Whole – Recommend setting the City Council Public Hearing for a Special City Council Meeting on June 29 on RRGC Redevelopment and Beacon Development Projects.
- June 1, 2026 – Grand Forks City Council – Final approval setting the City Council Public Hearing for a Special City Council Meeting on June 29 or City Council Meeting on July 6 on RRGC Redevelopment and Beacon Development Projects.
- June 2 and June 16, 2026 – Final Grand Forks County Commission Meetings on RRGC Redevelopment and Beacon Development Projects.
- June 8, 2026 – Final Grand Forks School Board Meeting on RRGC Redevelopment and Beacon Development Projects.
- June 29, 2026 or July 6, 2026 – Special City Council or City Council Meeting and Public Hearing on RRGC Redevelopment and Beacon Development Projects.
- The Beacon Development Project requires a decision to be made by the City Council regarding the public plaza. The following information is attached for discussion regarding the public plaza.
  - Beacon Public Plaza Site Plan and Renderings.
  - Beacon Public Plaza 1923 Building Leasable Support Space (locker rooms, concessions/food equipment, rest room, and skate rental) – 4469 sf.
  - Beacon Public Plaza Funding and Capital Costs.
  - Oak View Group (OVG) Beacon Public Plaza Operating Pro Forma.

**SUPPORT MATERIALS:**

- Draft Combined Local Subdivision Tax Incentive Review Policy
- Beacon Public Plaza Site Plan and Renderings.
- Beacon Public Plaza 1923 Building Leasable Support Space (locker rooms, concessions/food equipment, rest room, and skate rental) – 4469 sf.
- Beacon Public Plaza Funding and Capital Costs.
- Oak View Group (OVG) Beacon Public Plaza Operating Pro Forma.