

The Committee of the Whole met on Monday, May 11, 2026, at 5:30 p.m. President Sande called the meeting to order. Present at roll call were Berg, Weigel, Osowski, Lunski, Fridolfs, and Vein; absent: none.

INFORMATIONAL ITEMS

National Police Week Call to Action

Todd Feland, City Administrator, played the video for National Police Week and introduced Deputy Chief Johnson to come up and share information about the route the memorial event will take, starting on Wednesday. Generally, the Grand Forks Police Department sends two (2) officers to Washington, DC, for the National Police Week event, but fundraising and funds did not allow for that this year. It was requested that the City add to the budget plan to ensure funds are allocated for sending a couple of officers each year.

DISCUSSION ITEMS

Mortgage & Assignment of Rents Subordination Request – 116 S 3rd St

City staff presented to committee members to authorize subordination of the mortgage and assignment of rents associated with Rhombus House of Pizza, LLC's CDBG flood era disaster recovery assistance loan, subject to review and approval by the City Attorney. A significant amount of CDBG disaster recovery assistance was allocated to the rehabilitation of downtown properties, including the Metropolitan Opera House building on S. Third Street. In 2001, \$600,000 was awarded to Oriental Avenue LLP (Lonnie Laffen) to assist with the acquisition and renovation of the Metropolitan Opera House. Funds were provided in the form of a 35-year, 0% interest, forgivable loan, which is secured by a mortgage and assignment of rent. Under the terms of the loan, no payments are required and beginning in Year 6, 3.333% (\$20,000.00) of the principal is forgiven annually if 1) the property is not sold without consent of the city within the first ten years of original acquisition of the property, 2) the property remains current on taxes and special assessments, 3) the project is completed, and 4) owner is not in default of the loan agreement. The project was completed as specified, the property was not previously sold without consent of the City, and the owners are not in default of the loan agreement. As of May 8, 2026, the Grand Forks County website shows 2026 real estate taxes and special assessments as paid. The current balance of the loan is \$180,000. Rhombus House of Pizza LLC acquired the property in 2013 after the City Council approved their request to assume the mortgage. That entity is still the owner of the property and has refinanced with a new lender, Choice Bank. The request is to subordinate to Choice Bank's loan of \$2,400,000 and carried a term of 36 months at 6% interest. The property is appraised at \$3,140,000, and total debt on the project, including the remaining balance of \$180,000 on the City loan, is \$2,580,000, putting the loan-to-value at 82%. A similar request was approved by the City Council in 2013 to subordinate the mortgage and assignments of rents to Bremer Bank as part of Rhombus House of Pizza, LLC's acquisition of the property.

Motion by Osowski, second by Berg, to move the agenda item to the City Council with a recommendation to approve. Motion carried unanimously.

Bid Award for Project No. 8730 Point Bridge Rehab

City staff presented to committee members the staff recommendation to concur in the award of the contract to the low bidder (to be determined after May 11, 2026, Bid Opening) for project No. 8730 Point Bridge Rehab, contingent upon approval by the City of East Grand Forks and review of bids by the MnDOT. Bids for this project have not been received as of the date this staff report was prepared. Bids are scheduled to be opened on May 11, 2026, by the City of East Grand Forks. Upon receipt and tabulation of bids received, a revised staff report will be distributed prior to the May 18, 2026, Council meeting. The revised staff report will include an Abstract of the bids received and likely a recommendation to concur in the award of the contract. The City of East Grand Forks is expected to discuss the bids at their June 2nd City Council meeting after the Minnesota Department of Transportation (MnDOT) reviews and analyzes various data from the low bidder and concurs in award. The City's share of the total project cost is currently estimated at approximately \$334,608. Because of the lead time for some of the bridge components, construction now has a completion date of September 2027. The proposed project includes the rehabilitation of the Point Bridge, which includes replacement of expansion & swivel joints, repairing damaged concrete curbing, partial depth repairs of concrete decking, mill & overlay entire concrete bridge deck, painting of handrails and steel beams,

approach work on the Minnesota side, and bridge superstructure work. MnDOT and East Grand Forks engineer Widseth will take lead on this project. The Point Bridge was originally built in 1967. The last bridge rehabilitation was completed in 2006. The City of East Grand Forks completed a bridge condition report on the Point Bridge in 2024 with Widseth.

Motion by Osowski, second by Berg, to move the agenda item to the City Council with a recommendation to approve. Motion carried unanimously.

Bid Award for Project Nos. 9050 & 9101, District Nos. 797 and 631, Reconstruct 5th Ave S & Storm Sewer (Demers Ave to Washington St)

City staff presented to committee members the staff recommendation to award a contract to the low bidder, Opp Construction, in the amount of \$587,883.75 for Project No. 9050, District No. 797 – Reconstruct 5th Ave S (Demers Ave to Washington St) and Project No. 9101, District 631 – Storm Sewer for 5th Ave S (Demers Ave to Washington St). Re-bids for this project were received on April 30, 2026. Three bids were received, and all three were opened. The low bid of \$587,883.75 was submitted by Opp Construction. The bid was approximately 15% under the Engineer's Estimate of \$693,283.25 for the combined projects. Previous bids for this project were rejected as the portion of the bid received by the low bidder for Project 9101 was more than 40% higher than the Engineer's Report. For the current low bid, the portion for Project 9101 was approximately 19% under the Engineer's Report. These projects consist of the reconstruction of the existing concrete roadway and replacing the existing storm sewer on 5th Ave S from N Washington St to Demers Ave.

Motion by Vein, second by Berg, to move the agenda item to the City Council with a recommendation to approve. Motion carried unanimously.

Bid Award for Project No. 9052.1 & 9052.2 Southend Drainway Expansion & Southern Estates 9th Pond Outfall Lowering

City staff presented to committee members the staff recommendation to award the bid for City Project 9052.01 & 9052.02 to the low bidder, which will be presented at the 5/18/2026 City Council, at which time, City staff will likely recommend a budget amendment for the project. Bids for this Project will be received on May 14, 2026. City staff is bringing this project forward, prior to the bid opening, to provide more time for the selected contractor to prepare for the project and order materials needed. Bid award approval is scheduled to be presented at the May 18, 2026, City Council meeting. At that time, City staff will likely recommend approval of the bid. City Project 9052.01 consists of large-scale excavation work to expand the Southend Drainway from I-29 to S 34th St. City Project 9052.02 consists of excavation and lowering of the outfall pipe located at the Southern Estates 9th Pond. City staff have identified that the pipe is separated and will need to be repaired. At the time of conducting the repair, the outfall pipe will also be lowered to an elevation that lowers the permanent water surface elevation of the Pond. This project will be funded by the Flood Protection Capital Maintenance fund, where \$600,000 has been budgeted for 9052.01 and \$300,000 has been budgeted for 9052.02. Given the total construction estimate for the Drainway expansion, City staff will likely request a budget amendment after bids are received.

Motion by Osowski, second by Fridolfs, to move the agenda item to the City Council with a recommendation to approve. Motion carried unanimously.

Wastewater Treatment Plant (WWTP) Phase II, Project No. 8569, Time Extension Request and Associated Amendments

City staff presented to committee members the staff recommendation to approve the project extension timeline with Phase II of WWTP Improvements Project 8569 Construction Manager at Risk (CMAR), PKG, to the final completion date of June 3, 2027. Authorize amendments Number 2 (Instrument & Control (I&C) Services) and Number 3 (Engineering Construction Services) for Project 8569, with review and approval by the City Attorney. Authorize required budget amendments associated with WWTP Phase II Project Number 8569 funding program. The WWTP Phase II Project Guaranteed Maximum Price (GMP) was approved by City Council on March 4, 2024, for \$80,664,291.00. Regarding the CMAR's requested time extension, to June 3, 2027, City of Grand Forks (City) administrative staff met with PKG on 2/26/2026 and requested the breakdown of general condition items, which

were included in the agenda provided attachments. This time extension does not include additional costs of \$504,774 for PKG for jobsite safety, necessary project management, field offices, utilities, and jobsite maintenance and labor. This additional cost is included within the CMAR's contractor contingency in the project budget and will not cause an increase in project cost. PKG also noted in their letter to City Administrator Todd Feland that savings in the agreement between City and PKG are stated to be split between owner and contractor, but PKG intends to return all remaining project contingency as savings to the City. The estimated project contingency is anticipated to be approximately \$1,359,128 million. The cost for additional AE2S construction services is \$95,940.00 and is in the attached amendment number 3 for the project. Amendment NO 2 is for the I&C services for the project. These costs were projected in the initial cost estimates as well. The delay is due to crane operations, which altered PKG's construction production in late 2024 and early 2025. The crane activity included setting of wall forms, rebar placement, unloading of major deliveries, and placement of large diameter piping. The WWTP Facility Plan that was amended and approved in September of 2024 includes a parallel MBR facility, which will be rated 2.5 MGD for City capacity, assuming standard growth with 2.5 MGD in additional capacity for future industrial growth for a total capacity of 5 MGD. The WWTP facility will be readily expandable to 7.5 MGD in the future.

Motion by Berg, second by Osowski, to move the agenda item to the City Council with a recommendation to approve. Motion carried unanimously.

Grand Forks Events Center Commission – Grand Forks City Code Members and General Provisions Amendment

City staff presented to committee members the staff recommendation for review and consideration of the current roles and responsibilities of the Grand Forks Events Center Commission and considered approving the attached Grand Forks Events Center Commission – Grand Forks City Code Members and General Provisions Amendments that provide for the City Council serving as the Grand Forks Event Center Commission. IN the early 2000s, the City Council established, via the Grand Forks City Code § 24-0201 et. Seq., the Grand Forks Events Center Commission (Commission) to help lead and manage the Alerus Center on behalf of the City Council. The Commission is responsible for the operations, maintenance, and management of the Alerus Center based on the authority delegated by the Grand Forks City Council and City Code. The Commission has broad operational authority for the Alerus Center, while the City of Grand Forks (City) oversight remains in place through reporting requirements, budget limits, audit access, and City Council approval on certain matters. In general, the City Council set up the Commission to focus on the Alerus Center operations and management and to include Commission stakeholder membership that would add value to the Alerus Center's operations and management of one of the most important assets of the City that provides significant quality of life and economic impact to the City and region. For the past 25 years of the Alerus Center's existence, the City and Commission have hired third-party management companies and City administrative staff to perform day-to-day operation and management. Currently, Oak View Group (OVG) is the Alerus Center's third-party manager under a 10-year agreement that concludes at the end of 2027, and a Request for Proposal (RFP) process is planned in the future for a third-party manager to be selected and contracted with for 2028 and beyond.

The main powers of the Commission include the following related to the Alerus Center: Adopt policies, rules, and regulations for facility use and operations; Operate, maintain, and manage the facility and related property; Establish rental, use, and fee requirements; Promote events and enter contracts, leases, and agreements; Hire staff, consultants, and other support as authorized; Establish committees as needed to support Commission work. The City Council retained authority and oversight of the Alerus Center to include the following: City council approval is required for naming rights; Commission contracts shall not exceed City Council-approved budget authority; The City Auditor or authorized representatives may examine the Commission's financial records. Specifically, and as part of the establishment of the Commission, the Grand Forks City Code Chapter 24 currently provides the following sections: 24-0202-Powers, the commission shall have power to adopt such policies, procedures, rules, and/or regulations as it may determine to be reasonably necessary and/or convenient to manage and promote the events center. The City shall own any real or personal property, including facility and ballroom naming authority. The Commission shall not enter into any contract or agreement that exceeds any appropriation within the annual budget approved by the City Council.

24-0203-Members and General Provisions. Commission membership and officers, terms, vacancies, compensation, meetings, quorum, and conduct. The Commission shall consist of seven (7) voting members and two (2) nonvoting members. Six (6) of the voting members are the public at large, nominated by the mayor and ratified by the city

Committee of the Whole Meeting Minutes
Monday May 5, 2026 – 5:30 p.m.

council, and one (1) voting member shall be a city council member nominated by the mayor and ratified by the city council. The two nonvoting members shall represent the University of North Dakota and Visit Greater Grand Forks and are nominated by the mayor and ratified by the mayor. The Commission shall choose among the at-large public voting members to act as chairperson and vice chairperson. The public at large voting members can serve for no more than two (2) consecutive three-year terms. The Commission members are not compensated. The Commission meets monthly, and as needed, a Finance/Renovation Committee meets to receive information and make recommendations to the Commission.

24-0204-Regulations. The Commission shall keep a full and complete record of its transactions and activities and shall provide a detailed report on or before the first day of July each year to the Mayor and City Council. The Commission shall provide the Mayor and City Council with monthly financial reports and, on or before June 1 of each year, shall provide the Mayor and City Council with a financial statement for the prior calendar year and prepare and submit a capital improvement plan budget and annual budget for the following year. The Commission shall comply with City Council regulations and resolutions regarding the acquisition and construction contracts. The commission shall be subject to all police powers.

24-0205-All Commission funds shall be paid to the City and deposited in a City account in the name of the Commission.

24-0206-All agreements between the City and third parties, which relate to real and personal property and the City has assumed certain obligations, shall be honored by the Commission.

Motion by Osowski, second by Berg, to move the agenda item to the City Council with a recommendation to approve. Motion carried unanimously.

CITY COUNCIL MEMBER DISCUSSION MATTERS

None

ADJOURNMENT

Motion by Osowski, second by Berg, to adjourn the meeting at 6:26 p.m. Motion carried unanimously.