

COMMUNITY DEVELOPMENT COMMITTEE

June 19, 2015

Page 1

Members Present:

Frantsvog, Jantzer, B. Miller, Olson, Seymour.

Members Absent:

None.

Others Present:

City Manager, City Clerk, City Attorney, Finance Director, Recreation/Auditorium Director and Jill Schramm.

To the Honorable Mayor and All Aldermen:

Following are the minutes of the **Community Development Committee** meeting called to order at 12:00 p.m. on June 19, 2015, in the City Council Chambers:

Chairman Olson opened the meeting and instructed the committee that each applicant would be providing information of their request prior to calling for a motion.

Domestic Violence Crisis Center – New Beginnings Campus Project

Dena Filler, Executive Director for Domestic Violence Crisis Center appeared before the Committee to summarize their request of \$200,000. These funds would be used toward the New Beginning Campus Project. She stated they have raised 2 million thus far for the project and are asking for \$200,000 to pay the matching portion of a current loan already in place for the project.

Upon questioning by Alderman Miller on the need to partner with a political subdivision, Ms. Filler indicated the organization would be partnering with the Minot Police Department.

City of Minot Municipal Auditorium - Facility Improvements

Scott Collins, Recreation / Auditorium Director, appeared before the Committee to give an overview of the \$1,050,000 application request submitted for the Municipal Auditorium. He stated the priority in upgrading this facility would be in replacing the upper seating which is 60 years old in some sections. He continued by saying the seats are deteriorating and are unable to be replaced. He said this improvement had been included in the budget prior to the flood and was not completed when the Minot Public School moved into the Auditorium. The cost for this part of the project would be \$550,000.

Mr. Collins stated the second part of the facility upgrade involved updating the lighting at a cost of \$150,000. He said the last update to lighting was completed in 1992 and the current lighting is no longer cost effective. This upgrade would replace the current lighting with LED lights to save 60% budgeted costs each year.

COMMUNITY DEVELOPMENT COMMITTEE

June 19, 2015

Page 2

Mr. Collins concluded his presentation by indicating the last priority of this project involved replacing the flooring at a cost of \$350,000. He stated the flooring was installed in 1992 and has been through extensive use as the facility is used for many events including basketball games, concerts and the annual circus performance. The current floor is severely gouged and is becoming a safety hazard for events to be conducted on. This floor is now covered by a portable basketball floor when there is a need.

Upon questioning by Alderman Seymour as to revenue received by the Minot School District for the use of the Auditorium, Mr. Collins stated the first two years of revenue were used to support the full budget of the Recreation/Auditorium Department thereby eliminating any use of tax mills for this purpose. The other revenue received was put toward payment of the mil levy.

Alderman Frantsvog questioned the Recreation/Auditorium Director on the potential facility study that would be conducted on the Auditorium. Mr. Collins stated the study has not been done at this time and only an assessment has been done on the complex. In this assessment it was decided to utilize the facility for office space of other departments until a full City facility study could be done.

Alderman Miller asked Mr. Collins what the projected life of each project would be to which Mr. Collins replied 20 to 30 years on the seating, 20 years on the flooring and an unknown time period on the lighting.

City of Minot Sertoma Sports Complex – Upper Parking Lot Reconstruction

Scott Collins, Recreation / Auditorium Director, appeared before the Committee to give an overview of the \$1,518,000 application request submitted for the Sertoma Sports Complex. He gave a history of the complex which was built in 1982 and was constructed on land previously used as a landfill. Due to issues with building on the landfill, the complex still has a great deal of ground movement and shifting of asphalt. This has required the department to place the concession building on a floating slab to compensate for the issues with the shifting.

He stated at this point there is no way to rehabilitate the parking lot without a full reconstruction. He continued by saying the parking lot has many large pot holes that can no longer be repaired and are becoming a safety hazard for vehicles and pedestrians. The funds for the needed repairs have been requested in the last two budget cycles, but have not been approved.

Upon questioning by Alderman Frantsvog, Mr. Collins stated the Sertoma Complex parking lot reconstruction would be a priority over the Municipal Auditorium improvements if needed.

Minot Park District – Jack Hoeven Complex Field Improvement

COMMUNITY DEVELOPMENT COMMITTEE

June 19, 2015

Page 3

Ron Merritt, Executive Director for the Minot Park District, appeared before the Committee to give an over view of the \$1,600,000 application request submitted for the Jack Hoeven Complex Field Improvement. He stated this amount would be used to replace the grass in one field with artificial turf. He said this improvement would allow for baseball participants to start the season earlier. The current facility has issues when there are large rain events and the season start is at the mercy of the spring thaw. He gave examples of those communities that have this type of facility. Those being Shiloh Christian in Bismarck and a facility in Grand Forks. Mr. Merritt stated the current facility is used by 16 baseball teams as well as high school teams and college.

Upon questioning by Alderman Frantsvog as to the difficulty in completing this project if all the funding is not awarded, Mr. Merritt stated, the project would still continue with the short fall being budgeted for in the 2016 budget cycle.

Minot Park District – MAYSA Arena- Expansion of Third Ice Rink

Scott Louser, Representative of the Minot Hockey Boosters Board, appeared before the Committee to give an over view of the \$1,000,000 application request submitted for the MAYSA Arena expansion of a third sheet of ice. He stated the scope of the current project has increased due to a need in the community. He stated this facility brings in revenue for Minot which could be increased if the facility were more adequately equipped. Expansion of the third sheet of ice would allow for summer hockey, summer camps, larger tournaments and more open skate Minot residents. Louser stated the facility is used for other events too including parties and public voting; addition to the facility would allow for Minot to hold regional high school hockey tournaments. He conclude by stating the expansion would include a full walking track around the seating, dedicated locker rooms for the expanding girls programs, office space and equipment storage.

Upon questioning by Alderman Frantsvog as to the effect on the timeline of the project with tax money availability delayed until 2016, Mr. Louser stated the facility has short term financing funds available to start the project this fall.

When asked by Alderman Frantsvog as to what project would be a priority in this application process, Ron Merritt stated the MAYSA project would be considered a priority over the Jack Hoeven Complex Field Improvement project.

Minot State University – Herb Parker Stadium Seasonal Multisport Air Dome.

COMMUNITY DEVELOPMENT COMMITTEE

June 19, 2015

Page 4

Dr. Steven Shirley, President of MSU, appeared before the Committee to give an over view of the \$1,000,000 application request submitted for the Herb Parker Stadium Seasonal Multisport Air Dome. He took the opportunity to thank the Committee for those funds already committed to Minot State for the current stadium project. He stated awarded funds in this application would provide the capability of the enclosing the turf for use during the winter season. He said this would also enable Minot State to compete with other communities, who have similar facilities, in attracting large events to Minot. He said this type of facility is becoming more in demand. He state the full project cost is \$2.1 million. \$1 million of that money is for the dome itself the other \$1.1 million would encompass construction costs and contingencies. Minot State University has already raised over \$500,000 MAYSA Arena expansion of a third sheet of ice and would be responsible to raise the additional approximately \$500,000 through fundraising and donations.

Lindsey Knoop of the Minot Soccer Association and Pat Slotsve, representing Youth Baseball appeared in support of the request as the new facility would allow for earlier practices to their respective sport seasons.

Orlan Backes, former Minot Mayor appeared in support of the project stating the biggest issue Minot addresses with regard to year round activities, is the need for indoor space. He stated the economic growth of the City has attracted more families who are looking for summer and winter activities. He concluded by saying this type of facility is exactly what the tax ordinance was meant to address, especially since MSU would also be leveraging private funding with the tax.

Bob Schempp, former City Manager, expressed his support for this project. He stated the City has been a long-time supporter of Minot State University. He explained this project would benefit MSU with regard to retention and recruitment and would also benefit City youth and the general public. He said he was a proponent of the tax ordinance for community facilities and believes an organization should also be willing to participate in the cost share of the project, which Minot State intends to do.

1. The City Council approve the allocation of Community Facility Tax Funds as follows: \$1,000,000 to Minot Park District – MAYSA Arena Third Ice Rink Expansion; \$1,000,000 to Minot Park District - Jack Hoeven Complex Field Improvement; \$1,000,000 to Minot State University for the Herb Parker Stadium Seasonal Multisport Air Dome; \$1,000,000 to the City of Minot Sertoma Sports Complex – Upper Parking Lot Reconstruction.

Alderman Frantsvog moved the City Council approve the allocation of Community Facility Tax Funds as follows: \$1,000,000 to Minot Park District – MAYSA Arena Third Ice Rink

COMMUNITY DEVELOPMENT COMMITTEE

June 19, 2015

Page 5

Expansion; \$1,000,000 to Minot Park District - Jack Hoeven Complex Field Improvement; \$1,000,000 to Minot State University for the Herb Parker Stadium Seasonal Multisport Air Dome; \$1,000,000 to the City of Minot Sertoma Sports Complex – Upper Parking Lot Reconstruction with \$500,000 of the project given consideration to be funded in City Budget capital improvements projects for 2016.

Motion seconded by Alderman Seymour.

Whereupon, Alderman Miller moved to amend the motion to consider each project separately rather than as an all - encompassing motion. This motion died for lack of a second.

Upon questioning by Alderman as the potential available funds, the Finance Director confirmed there will be approximately just over \$4 million available in funds for distribution. She stated there has been no evidence to point to a slow-down in sales tax collection. She concluded that if necessary funds for the NAWS project would preclude and distribution of tax to approved entities; however, the NAWS project does have \$30 million reserved in funding which is sufficient for the present time.

Alderman Miller expressed his concern in approving the applications in one motion without addressing separately. He had hoped to review each project individually to assess a dollar amount. He concluded by saying he would not support this motion as he has been approached by citizens who would like to see the funds disbursed differently.

Whereupon, a vote was taken on the original motion by Alderman Frantsvog, seconded by Alderman Seymour and carried by the following roll call vote: Ayes: Frantsvog, Jantzer, Seymour; Nays:

There being no further business, Chairman Olson adjourned the Committee meeting at 12:58 p.m.

Respectfully Submitted,

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