

Proposed Wahpeton Wellness & Recreation Center Mayor's Ad Hoc Committee Minutes

MEETING INFORMATION:

Date: Monday, May 6th, 2024
Time: 6:30 pm
Location: Wahpeton City Hall

ITEMS OF DISCUSSION:

1. CALL MEETING TO ORDER: PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES FROM MARCH 14TH MEETING

a. *Motion by Michael K., 2nd by Brian W.*

3. PROJECT BUDGET

4. JLG PRESENTATION

a. *Agenda items 3&4 were combined. Rob Remark started his presentation explaining the scope of the project and how the budget determination would guide the design process for the facility. He handed off to Darcie Huwe, who explained a graph depicting sales tax projections and what a 1% sales tax increase would look like. She suggested a project base price of \$20 million for the base source funds which is based on the 1% sales tax increase. She said this is a conservative value and she's comfortable with this recommendation. There was discussion about if the value could be higher but due to the requirements to hold the debt, it was not recommended to raise this value any. Current interest rates at 4.5% have left us with an opportunity cost of 33% or almost \$8 million due to the previous vote's failure. There was discussion about fundraising and what value the group felt comfortable going forward with. Previous discussions with fundraising professionals had suggested that a community of our size could realistically expect to raise about \$5-10 million. JLG had suggested a conservative value of \$3 million to plug in as the source fund for fundraising based on conversations we*

Committee Members Present (x):

- Zach Hatting
Wahpeton
 - Amanda Fisher
Wahpeton
 - Michael Kaiser
Wahpeton School District
 - Stacia Henningsen
Wahpeton
 - Dr. Rod Flanigan
NDSCS
 - Roger Jensen
Wahpeton Parks
 - Brian Watson
Wahpeton Parks
 - Brad Edwardson
Wahpeton Parks
 - Kelly McNary
Wahpeton
 - Julie Rosenberg
Wahpeton
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- Brett Lambrecht
Mayor of Wahpeton
 - Chris DeVries
City of Wahpeton
 - Dennis Miranowski
City of Wahpeton
 - Darcie Huwe
City of Wahpeton
 - Dr. David Woods
Wahpeton City Council
 - Rob Remark
JLG Architects

have already had with potential donors. The group didn't have any objections to the \$3 million value but expressed concern over the project base budget of only \$23 million. Rob then went into explaining how they estimate the cost of a project like this and explained other costs associated with the project such as soft costs, contingencies and construction escalation. He then went into the program prioritization and expressed that in the \$23 million base budget there are not enough funds for both an adequately sized turf and an adequately sized aquatics center. He then showed a model using aquatics and showed how the values get to around \$23 million. Dr. Flanigan expressed concern about turf not being included and emphasized that there has to be a benefit for his students and for the college in order to support the project. There was much discussion about the pros and cons of going with aquatics versus turf and it was decided that the group would digest the information for one week and we would meet again to discuss. Next meeting is Monday, May 13th at 6:30 pm at city hall.

5. **MARKETING & FUNDRAISING**

- a. *There was discussion about how to move forward with the marketing and fundraising for the campaign. It was expressed that the time required to run a successful campaign would not be feasible for volunteers and that a professional should be hired. This topic is going to be investigated by the grass roots effort of the project.*

6. **ADJOURN**

- a. *Motion by Brian W, 2nd by Michael K. Meeting ended at 9:18 pm*