



CITY OF GRAND RAPIDS

Meeting Agenda Full Detail - Final City Council Work Session

Monday, June 10, 2013

4:00 PM

City Hall Conference Room 2A

CALL TO ORDER: Pursuant to due notice and call thereof a Special Meeting/Worksession of the Grand Rapids City Council will be held on Monday, June 10, 2013 at 4:00 p.m. in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL: On a call of roll, the following members were present:

4:00 Discussion Items
p.m.

1. [13-0343](#) Legislative Update - Senator Tom Saxhaug
2. [13-0344](#) Memorial Complex Proposed Project - Dale Rasmussen and Anne Campbell
Attachments: [Memorial Complex - Project Visual Brand](#)
[Turf Replacement pictures](#)

ADJOURN

Attest: Tom Pagel, City Administrator



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 13-0343 **Version:** 1 **Name:** Legislative Update
Type: Agenda Item **Status:** CC Worksession
File created: 5/29/2013 **In control:** City Council Work Session
On agenda: 6/10/2013 **Final action:**
Title: Legislative Update - Senator Tom Saxhaug

Sponsors:

Indexes:

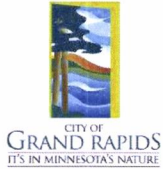
Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Title

Legislative Update - Senator Tom Saxhaug



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 13-0344 **Version:** 1 **Name:** Memorial Complex
Type: Agenda Item **Status:** CC Worksession
File created: 5/29/2013 **In control:** City Council Work Session
On agenda: 6/10/2013 **Final action:**
Title: Memorial Complex Proposed Project - Dale Rasmussen and Anne Campbell
Sponsors:
Indexes:
Code sections:
Attachments: [Memorial Complex - Project Visual Brand](#)
[Turf Replacement pictures](#)

Date	Ver.	Action By	Action	Result
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Title

Memorial Complex Proposed Project - Dale Rasmussen and Anne Campbell

Body

Mr. Rasmussen, with Ms. Anne Campbell, ISD 318 Athletic Director, have requested the opportunity to meet with the City Council and share a proposed project for a Memorial Complex in Grand Rapids. Please see the attached documents for more information.

Project Visual Brand

Our Vision...

Rewards in life come when we work together, as members of a team, for the good of the entire community. The Grand Rapids Community Event Complex proposes a bold and exciting opportunity for the people of Grand Rapids and the surrounding area.

We propose the installation of artificial turf on the Grand Rapids High School Noble Hall Football Field and construction of a Field House/Community Event Center adjacent to the outdoor field.

- The exterior and interior fields for football, soccer, field hockey and marching band practice will meet all state requirements for regional playoff games in all divisions.
- An enclosed indoor, climate-controlled Field House will be an all weather facility for athletic, band and community organizations to gather, train, practice and play.
- The indoor Field House will also be used year-round for competitive events, community activities, health and wellness, conventions.

Our Promise...

- To construct high quality playing fields and a multi-functional facility.
 - To generate a positive economic impact for the Grand Rapids community.
 - To design a quality impression and experience for those who live here and those who visit.
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Project Visual Brand

Genesis of Our Planning

- On September 23, 2012, Dale Rasmussen proposed an idea to install Field Turf to Grand Rapids High School Head Football Coach Tim Botsworth; Anne Campbell, District 318 Activities Director; Brad Dorholt, a Minneapolis businessman; Dr. Lee Jess, and Dale Gunderson, GRHS Band Director.
- Joe Silko, Superintendent of District 318 and Jim Smokrovich, Principal of Grand Rapids High School offered encouragement to move forward with preliminary planning.
- Brian Kramer, Regional Sales Manager of *Field Turf* suggested adding a Field House to the project.
- On November 26, 2012 the Grand Rapids Alumni Memorial Complex Fund was established as a Not-For-Profit Corporation in the State of Minnesota.
- The Grand Rapids Area Community Foundation – 350 NW 1st Avenue, Suite E, Grand Rapids, MN 55744 offered to act as the fiscal agent for the Grand Rapids Memorial Complex Fund.
- Grand Rapids State Bank stepped forward to hold all collected funds in escrow for the project.

Board of Directors

K. Dale Rasmussen, President	(218) 326-4810
Dr. Lee Jess, President Elect	(218) 349-4942
Anne Campbell, Secretary/Treasurer	(218) 398-3979
Brad Dorholt	(952) 495-5750
Dale Gunderson	(218) 259-2184
Bart Johnson	(218) 349-9154
Chris Fulton	(218) 999-9100

Project Visual Brand

Features of the Multi-Use Artificial Turf Fields and Field House

- The new Turf Fields and Field House will be located at Noble Hall Field at Grand Rapids Senior High School located at the intersection of Minnesota Highway 38 (3rd Avenue NW) and 14th Street NW.
- Field Turf – will provide a safe, functional and all-weather field for youth and adults participating in football, soccer, field hockey and a venue for the Grand Rapids Marching Band to perform. Currently athletes often play on a mud-filled stadium field and the band practices in the parking lot.
- The Field Turf will meet state requirements for regional playoff games in all divisions.
- The Field House will provide a climate-controlled, all-weather facility for teams to use as training facilities.
- The Field House will provide the greater Grand Rapids community with a facility for special events, activities, exercise/health and wellness, and conventions.
- Field House dimensions will be: 200 feet by 400 feet with a peak of 70 feet. Sidewalls will be 50 feet high.
- A connection to the new Field House will include a lobby, concession area, home and visitor locker rooms and showers.
 - Field Turf continues to thrive as the global market leader in synthetic sports fields with more than 7,000 fields installed.
 - The American Journal of Sports Medicine reports after a 5 year study that Field Turf is proven safer than natural grass. 44% fewer concussions, 33.4% lower ACL trauma, 26.6% fewer severe injuries, and 33.4% fewer ligament tears.
 - With the installation of Field Turf at our football stadium field, and in the community event complex, we will secure the safest possible venue for our students and anyone else that has the opportunity to play or train at our facilities.

Project Visual Brand

Who Will Benefit From The Grand Rapids Community Event Complex?

- Every young person who plays in the facility will have the opportunity to perform in a safe, comfortable and functional environment. This means training, practicing, and competing in regular season athletics, tournaments, and championships at the elementary, junior high, high school, collegiate and adult levels.
- Area youth will have the opportunity to develop their skills year-round and compete in new events previously not possible.
- Participants in events will benefit by their association with the leadership and character-building aspects of recreational sports.
- Parents and grandparents will appreciate the emphasis on promoting a healthier, more active lifestyle in their children and grandchildren.
- Business and corporate sponsors will have a unique opportunity to extend their brand and strengthen their public image to local customers and visitors throughout the region and the state.
- Local business and civic leaders will recognize the economic impact, as events will host athletes, parents and fans, which will deliver a financial boost to the local hospitality, service and retail industries as they purchase food, fuel, lodging, consumer goods and other resources while in the area. This could replicate itself through return visits, as these visitors pursue other civic, cultural, employment and recreational opportunities the area offers year round.
- Visitors from the surrounding region, the state and nation will be impressed with the commitment and dedication to youth to promote healthy lifestyles, and foster the future vitality of the Grand Rapids community through other adult events and activities.
- Grand Rapids citizens and the business community will recognize they have made a wise investment in the future growth of the area through their tax-deductible financial commitments.

Project Visual Brand

Community Funded...Community Supported

- ❖ No public funds will be sought for the nearly \$7,000,000 project.
- ❖ For the first time, the Grand Rapids High School Alumni will be contacted for a major fundraising project. We view our alumni as a cherished community asset.
- ❖ Our non-profit status will make it attractive to receive tax-deductible contributions.
- ❖ We have partnered with local contractor Northern Industrial Erectors (NIE) who have completed numerous similar projects. They will be the construction manager for the project.
- ❖ Derek Bostyancic, President of NIE has already contributed countless hours in the design, engineering and budgeting for the project. Derek states, "Let our community build itself." This clearly expresses his intention on keeping the project work local.
- ❖ Field Turf is the artificial turf product that will be used for both the indoor and outdoor fields. It is used by 22 NFL Teams, 39 NCAA Teams and 700 High School Teams in the country. The company will provide installation of the turf, regulation goal posts and foundations, football grid lines and soccer markings along with a maintenance machine.

Community Pride in Health and Prosperity

- ❖ The Grand Rapids Community Event Complex will be a community asset serving the needs of children, youth, young adult sports teams and activities. It will also enhance the quality of life for all members of the community as they utilize the complex for year-round events.
- ❖ Active lifestyles and the facilities to support those efforts bring the advantage of health and prosperity to an already dynamic and forward-thinking community.

Project Visual Brand

Grand Rapids Community Event Complex, Inc. Proposed Budget

PHASE ONE – INSTALL FIELD TURF

Field preparation (tear out field, install new drainage, sewer, etc).	\$320,000
Install new Field Turf (96,000 sf)	<u>\$497,000</u>
Total Phase One Cost Estimate	\$817,000

PHASE TWO – CONSTRUCT NEW FIELD HOUSE

Site Prep	\$550,000
Steel 200' x 400' facility with a 70' ceiling	2,000,000
Electrical	270,000
Plumbing/Heating	350,000
Concrete	450,000
Lobby, men's and women's restrooms, concessions area, office	530,000
Home and visitors locker rooms, showers, toilets	270,000
Construction	1,300,000
Field House Field Turf installation (80,000 sf)	<u>394,500</u>
Total Phase Two Cost Estimate	\$6,114,500

TOTAL PROPOSED PHASE ONE AND PHASE TWO PROJECT **\$6,931,500**



COMMUNITY
FOUNDATION

GRAND RAPIDS AREA

To Whom It May Concern:

The purpose of this letter is to explain the relationship between the Grand Rapids Area Community Foundation (GRACF) and the Grand Rapids Alumni Memorial Complex Development Fund.

GRACF is serving as the fiscal agent for the organization developing the Grand Rapids Alumni Memorial Complex. What that means in a nutshell is that we are serving as their 501(C)3 organization pending federal approval of that organization as a separate 501(c)3 non-profit.

In reality, this means that contributions from individuals and organizations directed to this GR Alumni Memorial Complex organization go through GRACF via a fund called the Grand Rapids Alumni Memorial Complex Development Fund. Since GRACF is a recognized 501(c)3 non-profit organization, these donations receive maximum tax benefit in accordance with laws concerning gifts to non-profits. GRACF will provide the proper tax documentation for all gifts soon after the gift is made into the fund described above.

Please contact me directly for any specific questions you might have about our role as fiscal agent for this group. For additional information about GRACF, please view our website at www.gracf.org. The specific non-profit tax ID number for GRACF is 41-1761590.

Thank you,

Chris Fulton
Executive Director

Joining charitable intentions with community needs...

218.999.9100 • Fax 218.999.7430 • 350 NW 1st Ave., Suite E, Grand Rapids, MN 55744 • www.gracf.org

Grand Rapids Community Event complex – Naming Opportunities

<u>Naming Opportunity</u>	<u>Value</u>
Outdoor Field Turf	\$850,000
Field House	\$1,000,000
Field House Entrance/Lobby	\$750,000
Indoor Field Turf	\$500,000
Field House Concession Area	\$100,000
Field House Home/Visitor Locker Rooms	\$270,000
Signage, Recognition of Gift	
a. 6' x 3'6", Two Colors, Year One	\$ 40,000
b. Year Two – Maintenance of Field Turf	\$ 4,500
c. Year Three – Maintenance of Field Turf	\$ 4,500
d. Year Four – Negotiate for Continuation	-----
Commemorative Field Turf Entrance from Varsity Locker Room to Noble Hall Field	\$10,000
Name of Family, Contributor, or a Contribution Wall In Lobby of Field House	\$5,000

President
Dale Rasmussen
President Elect
Dr. Lee Jess
Secretary Treasurer
Anne Campbell

GRAND RAPIDS Alumni Memorial Complex, Inc.

Board of Directors
Dale Gunderson
Brad Dorholt
Bart Johnson

The capital campaign is about to start to provide the foundation and inspiration that can motivate others to join in with their support and help us to reach our ambitious goal. We choose to act in a noble manner, recognizing our generosity will live in perpetuity.

Some have the blessings and financial capacity to create a very significant impact on the success of this project. This opportunity challenges them to provide the largest gift they have ever given.



K. Dale Rasmussen
President
Grand Rapids Alumni & Community Memorial Complex Inc.

"The Legacy Continues"

THUNDERHAWKS PROPOSED FIELDHOUSE



ARCHITECTURAL
RESOURCES, INC.



THUNDERHAWKS PROPOSED FIELDHOUSE



ARCHITECTURAL
RESOURCES, INC.



THUNDERHAWK FOOTBALL TURF REPLACEMENT PROJECT