

PARK BOARD MEETING
April 26, 2019

Pursuant to due call and order, the Board of Park Commissioners, Dickinson Park District, met for a Regular Meeting at 8:15 am, Friday, April 26, 2019 at the West River Community Center.

ROLL CALL: Present were Commissioners Scott Kovash, Tim Daniel, Scott Karsky, Brad Fong and KC Homiston. Also present were Executive Director James Kramer, Director of Recreation/Facilities Matt Mack, Director of Buildings/Grounds Craig Pearson, Attorney Randall Sickler and Clerk Leah Hoenke.

City Presentation – Renaissance Zone Program – Steven Josephson, Stark County Planner who also works for the City of Dickinson as the Renaissance Zone Coordinator was present to speak on behalf of the Renaissance Zone Program. Mr. Josephson said that the City Renaissance Zone is expiring in June and with new economic opportunities that this program could help with, they want to ask the State of North Dakota for a 5 year extension. He is present today to ask the Park Board for support. He explained the economic development program offered by the State of North Dakota to develop or redevelop properties in downtown locations as an incentive program for cities to keep property taxes down for these redeveloped properties, freezing assessments at the value before the new development. He said it is a nice incentive for businesses and individuals to develop in downtown areas. Mr. Josephson said they are asking the Park Board for a letter of support for the 5 year extension. He then opened it up to questions. Park Board President Scott Kovash said he thinks it is a great program and he is in support. Commissioner KC Homiston said he also supports the program and asked if the City Commission has the flexibility on there being no tax on these properties for a specified time. Mr. Josephson said the original intent was to have the tax frozen at the value before the upgrades. Walter Hadley, City of Dickinson Planning Director was also present and thanked the Board for the support and allowing them to come and present. Commissioner Brad Fong asked if this has any benefit to homeowners. Mr. Josephson said yes if their property has been enhanced by 20% and they are going to stay in the home for at least 5 years, then they would also see the benefit. Commissioner Tim Daniel asked about the property around Dickinson State University. Mr. Josephson said the originally planned overlay district that was meant to serve DSU students is no longer in place. He said the university was supportive but local property owners were not and so they decided not to pursue the overlay district. Discussion followed. Executive Director James Kramer said the last letter of support was in 2017 and we will need a motion to move forward on a new letter of support. MOTIONED BY: Tim Daniel; SECONDED BY: Scott Karsky to approve a letter drafted in support of City Renaissance Zone. Roll call vote: Ayes-5; Nays-0; Absent-0. Motion carried.

Bureau of Reclamation MOA – Executive Director James Kramer provided a draft of the MOA. He said he met with Bureau of Reclamation yesterday as well as with a representative from Senator Hoeven’s office where they identified areas of recommended changes. He reviewed the changes and questions that are still unanswered. Questions are as follows: Does the department get reimbursed for costs associated with land conveyance? Is there a deadline for cabin owners to purchase existing lot? Does North Dakota Law have a deadline or a sunset clause? Director Kramer said they learned of a development of a land conveyance agreement that needs to be created first before any other work is done. He reviewed previous gray areas and explained that they have an opinion from the Solicitor General that we not get reimbursed for the land conveyance but will get reimbursed for the work done on lot sales. He said that the beauty of the MOA is we can get out of it with a 30 day notice, but the next conveyance agreement is where we will need to make sure everything is clearly outlined. Attorney Randy Sickler said it was a good discussion and we have some issues to work through, possibly take back for an amendment in federal law. Discussion followed. President Scott Kovash said with it being a significant amount of money that we have to front for surveying; if we have to do that, there really is no benefit to the tax payers. Director Kramer said that he met with the cabin owners group and informed them of the process; they were understanding of our financing predicament that could cause us to change direction. He also said that Attorney Sickler’s opinion is that we could do the golf and cabin owners land and the Bureau of Reclamation can keep the recreation land and we continue to manage. Director Kramer said best case scenario is that could have work done by end of year but from our standpoint, other than the initial \$34,000 we have to send them, it is not in our best interest to start the other work without a revised agreement. Attorney Sickler said he would anticipate we would have a draft of the conveyance agreement within 30 days after we submit the MOA.

New/Old Business – Director Kramer said the park/facility tour will tentatively be held May 31 for the roundtable meeting. Director of Recreation/Facilities Matt Mack asked if the commissioners had any revisions to the community survey. Commissioners did not have any suggestions and Matt said he will move forward to get the survey out to the public.

Adjournment – MOTIONED BY: Brad Fong; SECONDED BY: KC Homiston to adjourn the meeting at 8:48 am. Upon vote, all aye. Motion carried.

PREPARED BY:

APPROVED BY:

Clerk

President