

**CITY OF MARSHALL
WORK SESSION
M I N U T E S
Tuesday, May 23, 2023**

The work session of the Common Council of the City of Marshall was held May 23, 2023, at City Hall, 344 West Main Street. The meeting was called to order at 5:00 P.M. by Mayor Robert Byrnes. In addition to Byrnes the following members were in attendance: Craig Schafer, Steve Meister, James Lozinski, Amanda Schroeder, John Alcorn, and See Moua-Leske. Absent: None. Staff present included: Sharon Hanson, City Administrator; E.J. Moberg, Director of Administrative Services; Preston Stensrud, Park and Recreation Superintendent; and Steven Anderson, City Clerk.

Review Final Indoor Recreation Study

Administrator Hanson gave background information on the purpose of the study. The City of Marshall and the Marshall Area YMCA hired JLG and Ballard King consulting firm to conduct a feasibility of an indoor recreation facility and conduct a feasibility study evaluating future operation options for the existing Marshall Area YMCA, currently owned by the Marshall Area YMCA. The study includes a comprehensive needs assessment of current and future indoor recreation needs of our residents, and an analysis of the feasibility of constructing and operating an indoor recreation facility and maintaining the Marshall Area YMCA as a viable facility for future years. The City of Marshall in January of 2022 approved a resolution requesting sales tax authorization for an aquatic center and an indoor recreation facility. Since that time, current proposed legislation does not include an indoor recreation facility due to the sentiment that additional information would be needed to garner legislature and public support. The city had received requests from the Marshall Area YMCA to study financial viability and future recreation needs as a community and YMCA. In Minnesota and nationwide, YMCAs and the communities in which they are located have explored or have existing arrangements with cities.

The Marshall YMCA had also initiated a capital campaign to raise \$5 million for renovations to the existing multipurpose and fitness spaces. Due to COVID pandemic membership numbers have declined, and interest in pursuing a capital campaign has waned. The declining membership numbers also have meant declining revenues for the Marshall Area YMCA.

In late 2020 and again in early 2022, the Marshall Area YMCA Board has approached the City of Marshall and formally requested that the city study the feasibility of the city of Marshall cooperating with the Marshall Area YMCA in the areas of recreation and other related programming as well as capital needs.

JLG Architects explained that Pickleball was not included in the study because of it's relatively new history and the difficulty of predicting data trends without enough information. A couple examples were mentioned about City/YMCA partnerships and the success ranged from very well to failure and dissolution of the partnership.

Option one was to expand collaboration with the YMCA and add onto the existing YMCA building. This option would include four full-size courts, additional changing rooms, and an indoor playground area for younger children and a multi-purpose room. Costs were estimated to be \$18,000,000 and do not include acquisition of the adjacent Schwan's Parking Lot.

Option two would be in collaboration with the Red Baron Arena and Expo Center. This option also included four full-size courts, changing rooms and a multi-purpose room. Additional parking at the Arena had already been previously discussed and was included in the design. \$17,000,000 was the estimated project cost.

Option two-A was a stand-alone structure that housed the four full-size courts, changing room, and an indoor playground. Finding space for the structure, land acquisition, and parking lot requirements were not included in the estimated costs of \$17,000,000.

Option three presented was a domed fieldhouse to address the issue of late spring starts and early winters. No courts were included in this option. Project costs were estimated to be \$30,700,000.

Highlights of the study include:

- Disconnect between School Districts and end users.
- Need for more gymnasium access.
- Need for indoor turf for stakeholders.
- Sustainability questions of the YMCA.
- Leveraging the Red Baron Arena location.

Adjourn

At 7:52 PM Mayor Byrnes adjourned the work session.

Mayor

Attest:

City Clerk