

<u>REQUEST FOR PARK BOARD ACTION</u>		MEETING DATE: 2/3/2015
AGENDA SECTION: ACTION ITEMS:	ORIGINATING DEPT: Parks & Forestry	
ITEM DESCRIPTION: IBM Property Acquisition		PREPARED BY: Mike Nigbur
<p>A group of sports enthusiasts have been meeting in conjunction with Amateur Sports regarding future venues needed for the community. This group has also discussed consolidation of soccer fields and baseball fields, development of more/better tennis facility, in addition to the creation of an indoor sports area. Park staff has been involved with these discussions. However, the discussion have not progressed to a point where any decisions have been made.</p> <p>Coincidentally, I have had several discussions with IBM over the last several years regarding some of their property they own. Recently the City has been offered the first chance to purchase a portion of the IBM property. IBM has a large real estate portfolio in Rochester which includes a large park and undeveloped property lying south of the main campus building. The combination of the two areas approaches 160 acres (depending on the exact location for the boundaries). Currently the farmland area is proposed for sale at a cost of \$5.0 million.</p> <p>Staff has had some internal discussions on this specific site and has determined that this is one of two potential sites within close proximity to the residents, existing infrastructure, and amenities within the City that has enough land to create an outdoor sports complex as well as the potential for the addition of an indoor complex.</p> <p>The existing IBM park already has an 18 hole disc golf course, two baseball/softball fields, tennis courts, shelter, play equipment, and trails. The undeveloped portion of the site is rolling and has access east to the Frontage Road and west out to Valley High Drive. Utilities are available but like the access, they will need to be developed internally along with the sports fields, parking, and other infrastructure. This site would likely meet the demand for making improvements system-wide including improvements the Amateur Sports venue group is looking at.</p> <p>The City has been provided a short window for which to make a decision on the pursuit of the acquisition. The Park Board is being asked if they wish to pursue acquisition of the property. The City has a unique opportunity that it must take into serious consideration since opportunities like this are rare occurrences.</p> <p>The challenge with this acquisition is the funding. At this juncture the City does not have adequate funding reserves to support the acquisition outright in a one time purchase. I would suggest that any acquisition of the site include the purchase of the property over a period of years. This acquisition and development of this complex will require participation from a cross-section of users, grants, taxes, and perhaps bonding.</p> <p>Staff would recommend the City pursue the acquisition of the property including both the undeveloped farm field and the donation of the existing park to the City for \$5.0 million dollars. The purchase should occur over 5 - 10 years depending on what may be negotiated with IBM. The combination of these two areas would make this a premier sports complex and recreation area in the City and would provide opportunities throughout the rest of the system for consolidation and improvement of our sports fields.</p> <p><u>PARK BOARD ACTION REQUESTED:</u></p> <p>Request the City Council to authorize the acquisition of the IBM Park and the vacant undeveloped property lying south of the existing IBM facility as shown on the attached.</p>		