

B.

DESTINATION MEDICAL CENTER CORPORATION

RESOLUTION NO. ____-2023

Providing Final Approval for the Expenditure of Funds from the 2023 CIP Budget for the Soldiers Field Project

BACKGROUND RECITALS

A. A foundation of the Destination Medical Center Corporation’s (“DMCC”) mission statement seeks to “position Rochester, Minnesota as the world’s premier destination center for health and wellness; attracting people, investment, and jobs to America’s City for Health.” The Development Plan adopted by the DMCC on April 23, 2015, as amended (the “Development Plan”) also recognizes the importance of public space, green space, and fostering connections between residents, patients, visitors, and business representatives as an opportunity to advance the Destination Medical Center initiative.

B. Extensive planning and effort have been devoted to Soldiers Memorial Field Park (“Soldiers Field”), 150 acres of memorials and active recreation space located immediately south of the City of Rochester (the “City”) downtown business district and owned, operated, and maintained by the City. This significant project, led by the staff of the City, the Park Board, and the Destination Medical Center Economic Development Agency (“EDA”) and their consultants, conducted extensive community input, including the community co-design process, prepared design options, and researched planning options. Discovery Walk will connect the Heart of the City to Soldiers Field and the Sixth Street Bridge will link Soldiers Field to the downtown waterfront area.

C. The northern portion of Soldiers Field is located in the development district boundaries as adopted in the Development Plan (the “Development District”) and in the Education – Recreation subdistrict as described in the Development Plan.

D. In the 2023 Five Year Capital Improvement Plan, (the “2023 CIP”) approved by the DMCC on September 22, 2022, found that this project and other projects described in the 2023 CIP were public infrastructure projects, consistent with the Development Plan. In the 2023 CIP, the DMCC preliminarily approved up to \$10,000,000 for this project, recognizing that community planning efforts were then at a preliminary stage and would shape the project scope and funding needs, and the DMCC required further detail and information as to the public realm plans and proposed funding to be presented to the DMCC for specific approval of project plan and costs.

E. On October 4, 2022, the City Park Board adopted the Short-Term Soldiers Field Master Plan and thereafter the City Council approved it as well. The public realm components of this project include an aquatics center, with lap pool, bath house, wading pool, and outdoor seating, new basketball courts, adding a trail through the northeast corner of the park, nature play area, community shelter, public restrooms, and new public parking (the “Soldiers Field Project”).

F. The community co-designers and planning/design consultants proposed two public

realm concepts and the Park Board recommended the preferred alternative concept, which moves a shelter and restroom structure to the western region of the park, minimizing impacts to the golf course. On January 23, 2023, the City Council reviewed both concepts and by consensus directed staff to proceed with the preferred alternative concept. The City wishes to proceed with construction bids for the Soldiers Field Project in early 2023.

G. Minnesota Statutes, Section 469.40, subdivision 11, defines “public infrastructure project” as “a project financed in part or in whole with public money in order to support the medical business entity's development plans, as identified in the DMCC development plan” and expressly includes, among other items, the ability to:

(2) demolish, repair, or rehabilitate buildings. . . . (4) install, construct, or reconstruct elements of public infrastructure required to support the overall development of the destination medical center development district including, but not limited to, streets, roadways, utilities systems and related facilities, utility relocations and replacements . . . streetscape improvements, drainage systems, sewer and water systems, . . . landscaping, . . . wayfinding and signage, and other components of community infrastructure. . . . (6) install, construct, or reconstruct, furnish, and equip parks, cultural, and recreational facilities, facilities to promote tourism and hospitality [and] (7) make related site improvements including, without limitation, excavation, earth retention, soil stabilization and correction, and site improvements to support the destination medical center development district . . .”
Minn. Stat. § 469.400, subd. 11 (2022).

H. The City and EDA staff now request final approval of the 2023 CIP in the amount not to exceed \$10,000,000 for the competitive bidding, construction, and related costs of the Soldiers Field Project. This request is attached as Exhibit A.

RESOLUTION

NOW THEREFORE, BE IT RESOLVED, by the Destination Medical Center Corporation Board of Directors that:

(1) the DMCC finds that the portion of the Soldiers Field Project contained within the Development District is a public infrastructure project within the meaning of Minnesota Statutes, Section 469.40, subdivision 11, which includes installing, constructing, or reconstructing, furnishing and equipping parks, cultural, and recreational facilities; demolishing, repairing, or rehabilitating buildings; installing, constructing, or reconstructing elements of public infrastructure required to support the overall development of the destination medical center development district including, but not limited to, streets, roadways, utilities systems and related facilities, utility relocations and replacements, streetscape improvements, drainage systems, sewer and water systems, landscaping, wayfinding and signage, and other components of community infrastructure; and making related site improvements including, without limitation, excavation, earth retention, soil stabilization and correction, and site improvements to support the destination medical center development district; and

(2) subject to approval by the City, the DMCC approves the Soldiers Field Project as consistent

with the Development Plan.

BE IT FURTHER RESOLVED, that the Board approves payment for competitive bidding, construction, and related costs of acquisition, furnishing, and equipping of the Soldiers Field Project in an amount not to exceed \$10,000,000 from the 2023 CIP.

BE IT FURTHER RESOLVED, that the approvals contained herein are expressly contingent upon (1) no material changes in project scope or schedule, and (2) expenditure of funds within the Development District.

BE IT FURTHER RESOLVED, that the Board requests that the City and EDA staff provide regular updates with respect to the Soldiers Field Project.

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