



Resolution 2023-78

RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE MINNEAPOLIS PARK AND RECREATION BOARD AND THE MINNEAPOLIS SAILING CENTER RELATED TO FUNDRAISING AND PRELIMINARY DESIGN SUPPORTING A RELOCATION OF THE EXISTING SAILING CENTER FACILITIES

Whereas, The Minneapolis Park & Recreation Board (MPRB) is authorized to contract with public and private entities in the performance of its functions;

Whereas, The Minneapolis Sailing Center provides lessons for people aged four to adult and its programming activates the lake in a unique way and provides a valued service to the community;

Whereas, The Minneapolis Sailing Center has demonstrated a commitment to its mission by providing its services from Bde Maka Ska since 1989;

Whereas, The Board of Commissioners approved the Bde Maka Ska-Lake Harriet Master Plan (Plan) at its regular meeting on May 3, 2017;

Whereas, The Plan calls for incremental decongestion of the northeast corner of Bde Maka Ska through strategic relocations of facilities to other areas of Bde Maka Ska;

Whereas, A key relocation of the Plan directs the Minneapolis Sailing Center from its current location at the northeast portion of Bde Maka Ska to a location on the northwest portion of Bde Maka Ska;

Whereas, The Minneapolis Sailing Center desires to explore the potential of this relocation through the development of a preliminary plan and supportive fundraising activities directed to the eventual relocation;

Whereas, MPRB staff and the Minneapolis Sailing Center have established terms of a working relationship directed to the preparation of a preliminary plan;

Whereas, To support the activities of the Minneapolis Sailing Center and its eventual relocation to the northwest portion of Bde Maka Ska, the MPRB and the Minneapolis Sailing School recognize the need for a well-orchestrated fundraising effort;

Whereas, The Minneapolis Sailing Center believes fundraising to support a relocation and new facilities is reasonable, given sufficient time to prepare a preliminary plan and conduct the necessary fundraising activities; and



Whereas, This resolution is supported in Parks for All, the MPRB Comprehensive Plan 2021-2036, Goal #4 “Work from our strengths and determine our role in partnerships” and Goal #8 “Cultivate a Thriving Workforce;”

RESOLVED, That the Board of Commissioners approves a Memorandum of Understanding between the Minneapolis Park and Recreation Board and the Minneapolis Sailing Center related to fundraising and preliminary design supporting a relocation of the existing sailing center facilities; and

RESOLVED, That the President and Secretary of the Board are authorized to take all necessary administrative actions to implement this resolution.



TO: Administration & Finance Committee

FROM: Michael Schroeder, Assistant Superintendent, Planning

DATE: 10 May 2023

SUBJECT: RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE MINNEAPOLIS PARK AND RECREATION BOARD AND THE MINNEAPOLIS SAILING CENTER RELATED TO FUNDRAISING AND PRELIMINARY DESIGN SUPPORTING A RELOCATION OF THE EXISTING SAILING CENTER FACILITIES

BACKGROUND

This action considers approval of a Memorandum of Understanding (MOU) between the Minneapolis Park and Recreation Board (MPRB) and the Minneapolis Sailing Center (MSC). Under the MOU, the MSC would conduct fundraising for a new facility at a new location on Bde Maka Ska and prepare a preliminary design for that facility.

Through an agreement with the Minneapolis Park and Recreation Board (MPRB), the Minneapolis Sailing Center (formerly Calhoun Sailing School) has been in operation since 1989 and provides sailing lessons for youth and adults. With the mission of fostering an inclusive, sustainable community and to teach sailing to all, the MSC's programming aligns with MPRB's Parks for All Comprehensive Plan.

The Minneapolis Sailing Center is a non-profit 501(c)(3) community sailing school. MSC was founded in 1989 by parents from the Calhoun Yacht Club who wanted a formal program for their children to learn to sail and to introduce the sport to others in the area. MSC has grown to one of the largest sailing schools in the U.S. with enrollment of more than 1000 sailors last summer. The goals of MSC are to teach the skills of sailing, a sport to enjoy for a lifetime; to instill self-reliance, confidence, and cooperation in students; and to ensure that students have fun. MSC employs quality instructors and proven teaching techniques. Most of these instructors have extensive racing experience. All staff members are background checked and receive CPR and First Aid certification. A volunteer Board of Directors, most of whom are sailors themselves, oversee all classes and the curriculum. The school keeps its costs as low as possible and operates with the help of charitable donations.

The Bde Maka Ska-Lake Harriet Master Plan (Plan) seeks to decongest the northeast quadrant of Bde Maka Ska, which currently houses the MSC, a soon-to-be opened refectory, and Wheel Fun, a recreation rental company—and a highly used boat launch. The Plan would relocate the MSC to the northwest portion of the lake, where a realigned parkway would offer the MSC significantly



more space for its operations and where a new configuration of facility and roadways would enhance safety related to drop-off and pick-up of MSC students.

The MOU (*Attachment A*) is directed to two major elements: 1) fundraising to support a relocation and construction of the MSC facility; and 2) preparation of a preliminary design for the MSC facility in the northwest portion of Bde Maka Ska. Fundraising activities would be directed entirely to the MSC, although it is anticipated that funding from the MPRB will be required for the parkway realignment and site development. Pending the design of the new MSC facility and approval by the Board of Commissioners, portions of a new building may be directed to MPRB use and would, therefore, be supported in part through sources typically used by the MPRB.

While MSC would be responsible for engaging a qualified designer and paying the costs of preparing a preliminary design. MPRB staff would participate in the design process to ensure park needs and MPRB requirements are addressed. As this effort would result in a capital improvement, MPRB staff would also prepare the necessary Community Engagement Assessment and Community Engagement Plan and would lead the prescribed engagement activities. The preliminary plan developed through this process would require approval by the Board of Commissioners.

If fundraising by the MSC is successful, the MPRB and MSC may be obligated to evolve MOU into more formal agreements. It may also be possible to modify an existing agreement under which the MSC currently operates. If other agreements are required, they may include:

- Donation Agreement requiring a facility to be constructed on parkland following plans approved by the Board of Commissioners and allowing for a constructed facility to be donated to the MPRB upon completion; a Donation Agreement only be required if MSC determines it to be in its interest to construct the improvements and donate the completed improvements to the MPRB;
- Lease Agreement providing terms under which the donating entity—in this case, the MSC—would operate the facility; and
- Operating Agreement directing the terms under which the MSC uses the facility and areas surrounding the facility for its programs and activities.

Legal counsel has reviewed the MOU relative to form and legality.

PREVIOUS BOARD ACTIONS

July 1991	Agreement with the Lake Calhoun Sailing School to conduct a youth sailing school program for the Summer of 1991
June 1992	Agreement with the Lake Calhoun Sailing School to conduct a youth sailing school program for the Summer of 1992



- October 1999 Approval of a Five Year Lease Agreement with the Lake Calhoun Yacht Club and the Lake Calhoun Sailing School for use of a storage building at Lake Calhoun
- April 20, 2011 Resolution 2011-083: Approval of an Agreement with the Lake Calhoun Sailing School for a Term of Ten Years – May 4, 2011 through December 31, 2021
- June 1, 2022 Resolution 2022-169: RESOLUTION APPROVING A ONE-YEAR PROGRAMMING AND LEASE AGREEMENT WITH THE MINNEAPOLIS SAILING CENTER TO EXPIRE ON DECEMBER 31, 2023

RECOMMENDATION

Staff recommends that Board of Commissioners approves a Memorandum of Understanding between the Minneapolis Park and Recreation Board and the Minneapolis Sailing Center related to fundraising and preliminary design support a relocation of the existing sailing center.

This action is supported by the following goals and strategies in Parks for All, the MPRB Comprehensive Plan 2021-2036:

Goal:

04. Work from our strengths and determine our role in partnerships

08. Cultivate a thriving workforce

Strategy:

05. Seek partnerships and sponsorships to support citywide volunteerism, events, projects, programs, and facilities and to increase MPRB's ability to manage, program, design, and activate parks.

16. Build capacity for learning and teaching where MPRB park and recreation professionals set the standard of industry excellence locally, nationally, and internationally.

Attachments:

1. Attachment A - Memo of Understanding -Minneapolis Sailing Center -MSC-MPRB.

Jbr 5.10.2023