

Roseau Wellness Center FAQ

What will be included in the proposed Wellness Center?

The proposed Wellness Center seeks to provide the community with a wide range of recreational and wellness facilities and programming for all ages and interests. The current design includes an aquatics center utilizing the existing school lap pool with a new zero entry leisure pool; multipurpose gym space that can be set up for various leisure activities (volleyball, pickleball, basketball, etc.); rock climbing wall; indoor walking/running track; cardiovascular training area; weight training area; indoor playground; golf simulator; multi-purpose group fitness classroom; multi-purpose meeting room; activities room; party room; and support spaces including locker rooms, storage rooms, reception and lobby.

Why does Roseau need another gym, doesn't the community have sufficient facilities at the Roseau School and LifeCare?

It has been determined through public survey and stakeholder meetings that the wellness facilities within the Roseau School and LifeCare do not adequately meet the wellness and recreation needs of the community due to limitations in size and accessibility. Student safety and security issues within the Roseau School limit the ability of the public to be able to utilize school facilities, particularly during the day. Additionally, LifeCare's facilities are too small to meet the needs of the general public and are primarily geared for the physical and occupational therapy needs of LifeCare's patients. Both entities support the creation of a dedicated public facility that provides more comprehensive recreational, educational and wellness amenities and programming that is accessible to the public throughout the day.

Who is proposing this project and who will operate it?

Presently there is a project steering committee with representatives from the City of Roseau, ISD 682, LifeCare Medical Center, Roseau Park Board, Polaris Industries and Karl Manufacturing who are conducting the feasibility study for the project. The City of Roseau has submitted multiple State and Federal grant applications to seek funding for the project. If awarded any funding, the City of Roseau would need to commit to owning the facility. However, the final operator has not been identified at this time. The steering committee has investigated a few options for the ultimate operator of the facility, including seeking a regional YMCA (or similar organization) to take over operations of the Roseau Facility as a branch; creating an independent non-profit board to operate the facility (similar to what the city does with the Roseau Municipal Golf Course); or operating the facility through the city's Parks & Recreation Department.

Why locate the proposed facility on the school grounds, isn't it too congested already?

Ideally, a stand-alone wellness center would be preferable. However, to be feasible, the project needed to balance overall construction and operational costs with the inclusion of the desired facility amenities. In public surveys the number one priority for any wellness center was an aquatics facility. The steering committee evaluated the costs associated with constructing a new stand-alone facility with a pool and determined that the construction costs and on-going maintenance costs of maintaining two pools (wellness center & school pool) was not feasible. To make the best

use of existing community assets it was determined that locating the new wellness center adjacent to the existing school pool and utilizing the existing pool was the best use of limited resources.

Isn't there a safety issue in connecting the Wellness Center to the School?

The Wellness Center has been designed to be a stand-alone facility next to the school with its own entrances and parking areas. There is no physical access between the two facilities. Both facilities will be provided with separate secured entrances and locker rooms to the shared pool space and no passage from one facility to the other could be achieved through the pool. School officials have been involved in the Wellness Center design to ensure any safety issues have been addressed.

Is there sufficient parking space at the school for this facility?

The preliminary design for the facility includes expanding the school parking lot to the west and adding over 50 new parking spaces for Wellness Center users. Additional land is available to further increase parking in the future, if necessary.

How much will the facility cost and how will it be paid for?

The current construction estimate is \$15.1 million. The steering committee is investigating various options to raise funds to complete facility construction including State & Federal Grant opportunities, private donors, a capital fundraising campaign and a possible local sales tax. The City of Roseau has submitted multiple grant applications with a goal of raising ½ of the total cost (\$7.55 million) through outside granting agencies. The steering committee is also working on a private capital campaign to seek donors to the project. The fundraising committee has a goal to raise \$7.55 million dollars locally, with private business/individual pledges of \$1.405 million committed to date. The steering committee has also investigated the possibility of using a new ½ cent local sales tax to assist in raising the local contribution to support facility construction. A University of Minnesota study estimates that roughly \$3-4 million could be raised with a local sales tax over 30 years.

How will the facility pay operating costs?

The Wellness Center is proposed to be a staffed facility with operating costs related to personnel, utilities, and repairs & maintenance. These costs are projected to be paid through a membership and day use fee structure from patrons of the facility. The steering committee has developed a business plan with staffing and other operating expenses with assistance from Duluth YMCA staff. The memberships are projected to provide as close to a break-even position as possible. It is anticipated that the management staff/facility board will need to periodically seek charitable contributions and grants to provide additional resources for facility operations.

What is the timeline for the project?

The start of construction is dependent upon completing fundraising efforts. State and Federal grant opportunities are on-going and efforts to secure those funds will depend on timelines established by each agency, which vary greatly. The goal of the private fundraising campaign is to have all local share contribution pledges secured by the end of 2026. Implementing a local sale tax requires Legislative approval. Approval of new local sales tax legislation in the 2026 session would allow the

city to be able to hold a local referendum on a proposal in November of 2026 for implementation in 2027. It is projected that construction would take approximately one year to complete from the time the project was initiated.

What is the Roseau ISD682 commitment to this project?

The Roseau School District has committed to providing land for the project adjacent to the existing school pool as well as agreeing to enter into a formal agreement to operate the existing school lap pool as part of the new Roseau Wellness Center. No other commitments have been made by, or requested from, the School District.

What is the City of Roseau commitment to this project?

The City of Roseau has written numerous grant applications on behalf of the project and as part of those grant applications the city has committed to be the owner of the facility. The City of Roseau is also aware that as the facility owner, there will be on-going maintenance costs associated with upkeep of the facility. Additionally, the City of Roseau may become involved in daily operations and programming of the facility depending on the final operational model selected.

What is the LifeCare Medical Center commitment to this project?

LifeCare Medical Center supports the development of the Wellness Center as a part of its mission to increase health and wellness for the Roseau Community. LifeCare has pledged \$1 million toward the construction of the facility. In addition, LifeCare may also be involved in assisting the facility with health education and physical training programming.

How can I become involved in the Wellness Center project?

Anyone with an interest in serving on the Wellness Center steering committee, Fundraising Committee or on a potential Wellness Center Operation Board should contact Todd Peterson, Roseau Community Development Coordinator, todd.peterson@city.roseau.mn.us or 218-689-0047.

How can I donate to the Wellness Center project?

Anyone desiring to make a contribution towards the Roseau Wellness Center can contact Todd Peterson, Roseau Community Development Coordinator, todd.peterson@city.roseau.mn.us or 218-689-0047 who will connect you to an appropriate contact on the Wellness Center Fundraising Committee for a project presentation. Currently, the Fundraising Committee is only seeking project pledges. Once all funds are secured for project construction, pledged contributions should be directed to the Roseau Parks & Recreation Fund (Roseau Wellness Center) c/o the Northwest Minnesota Foundation 201 3rd Street NW, Bemidji, MN 56601. Pledged contributions are requested to be provided over a period of 3 years or less. Very large contributions (contributions over \$100,000) may be negotiated to be paid over a longer duration. Contributions may be tax deductible, please check with your tax advisor.

Will there be recognition for contributions to the Wellness Center?

Yes, as part of the gift giving for the Roseau Wellness Center, the fundraising committee is offering various recognition levels, including naming rights for a room or area of the building, in recognition of each valuable gift. Below is a table of recognition levels and naming rights opportunities with suggested donations. Naming rights could be a business, a family, a group or an individual. All names will require committee approval.

| <i>Naming Rights Opportunities:</i> | <i>Amount</i> | <i>Name Recognitions</i> |
|--|----------------------|---------------------------------|
| Wellness Center (Full Facility Naming) | \$2,500,000 | |
| Leisure Pool | \$1,000,000 | |
| Gymnasium | \$1,000,000 | LifeCare Medical Center |
| Weight Room | \$100,000 | Citizens State Bank |
| Walking Track | \$100,000 | Evans Family |
| Indoor Playground | \$100,000 | Karl Family |
| Cardiovascular Fitness – South | \$100,000 | |
| Cardiovascular Fitness – West | \$50,000 | |
| Climbing Wall | \$50,000 | |
| Meeting Room – 1 st Floor | \$50,000 | |
| Game Room | \$50,000 | |
| Lobby | \$50,000 | Polaris-Roseau Facility |
| Group Fitness Room | \$50,000 | |
| Locker Room | \$50,000 | |
| Party Room | \$30,000 | |
| Golf Simulator | \$30,000 | Peterson Family |

Other recognition levels:

\$25,000+ (Diamond)
\$10,000+ (Platinum)
\$5,000+ (Gold)
\$2,500+ (Silver)
\$1,000+ (Bronze)
Other (Friend)