



Council Agenda Item 25-0402R

MEETING DATE: May 12, 2025

SUBJECT/TITLE: RESOLUTION AUTHORIZING AN AGREEMENT WITH GEORGE BOUGALIS AND SONS FOR DEMOLITION OF THE NORTON PARK COMMUNITY CENTER

SUBMITTED BY: Kooper Andringa, Project Tech, Property & Facilities Management

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION:

PREVIOUS COUNCIL ACTION: None

BACKGROUND: The services to be provided include full demolition of the building along with the abatement of asbestos containing materials, removal and proper disposal of hazardous materials, and then removal of all other building materials. The site will be cleared of all debris and seeded with turfgrass.

Removal of the building will prepare the neighborhood park for improvements that are planned for construction in 2026, which includes a new pavilion for community gathering, replacing the playground, multi-use field drainage improvements, a portable restroom enclosure, stormwater management, and new site amenities. These improvements were identified through an iterative community engagement process.

In 2016, the City of Duluth adopted the St. Louis River Corridor Parks Mini-Master Plans, which identified site recommendations for eleven neighborhood parks in western Duluth, including Norton Park. On April 30, 2024, over 55 community members came together for an interactive meeting to renew discussions around proposed park improvements and identify current community priorities. At the meeting, additional information was requested regarding the condition of the existing building, and the following priorities were identified: (1) create a space for community gathering, (2) replace the playground, and (3) make the multi-use field useable through drainage corrections.

In the fall of 2024, multiple building assessments were conducted to determine if there were opportunities for reinvestment and potentially reopening the facility. Unfortunately, the findings of these independent assessments concluded that the building is structurally compromised, and the primary systems are beyond their useful life. Building demolition was recommended by the independent consultants.

This information was shared via mailed letter that included an invitation to a follow-up community meeting on January 16, 2025. Approximately 25 neighbors joined the discussion, and the previous priorities were reaffirmed. The building demolition will support improvements to take place in 2026 that will allow Norton Park to have a family friendly, more functional neighborhood park.

BUDGET/FISCAL IMPACT: Budget is \$78,950.00 from the Half & Half Tax Projects fund

OPTIONS: Approve the resolution and the building will be razed, Deny the resolution and the unusable building will stay

NECESSARY ACTION: Approve.

ATTACHMENTS: Single bid received from George Bougalis and Sons, Co.