



MEMORANDUM

TO: ISD 110 School Board

FROM: Pam Carman, Director of Finance & Operations

DATE: November 10, 2025

SUBJECT: Safari Island Community Center – Lease and Shared Use Agreement

Purpose

To provide the Board of Education with an overview of the Safari Island Community Center agreements between Independent School District 110 (ISD 110), the Waconia Economic Development Authority (WEDA), and the City of Waconia, and to outline the process and timeline for Board review and discussion over the coming year.

Background

The Safari Island Community Center is governed by two primary agreements, both executed on March 15, 2000:

Agreement	Parties	Term	Core Purpose
Community Center Lease	ISD 110 & Waconia Economic Development Authority (WEDA)	30 years (expires 2030)	Establishes lease of the Community Center “Premises,” allocates utilities/operating costs and sets cost-sharing for capital improvements.
Shared Use Agreement	ISD 110 & City of Waconia	30 years (expires 2030)	Grants reciprocal licenses for gym and pool use, exclusive/priority times, and ties City cost responsibilities to the Lease.

Both agreements are approaching their expiration in 2030. The review process provides an opportunity to reaffirm the District–City partnership, ensure alignment with current operational practices, and plan for the future of the shared facility.

Framework for Board Review and Evaluation of the Community Center Partnership

When	What
November 2025 Work Session	• Share the Finance Committee Memo from October 13, 2025. • Provide Board members with copies of the Community Center Lease and Shared Use Agreement. • Ask Board members to review the agreements over the next several months, take notes, and record observations or questions (“noticings” and “wonderings”). • Identify key stakeholder groups for future input (City of Waconia, Community Education, Athletics, etc.).
1st Quarter 2026 - Reflection & Theme Development	• Facilitate an open Board conversation focused on reflection and theme development. • Guiding questions: “What do you notice?” “What do you wonder?” • Develop a list of themes and questions to guide future analysis. • Identify any data or reports needed to inform future discussion.
2nd Quarter 2026 - Analysis & Scenario Planning	• Present findings from review of agreements and Board questions. • Summarize themes emerging from stakeholder input. • Conduct a work session discussion on partnership alignment—operational, financial, and strategic. • Identify potential negotiation principles for future discussions with the City (e.g., cost allocation, scheduling priorities, maintenance responsibilities, capital planning expectations). • Determine whether additional data, review, or follow-up is needed before moving into the “decision readiness” phase.
Future Phase - Preparation for Renewal Discussions	• Develop a joint City–District timeline for renewal or renegotiation (2027–2029). • Outline a public engagement or communication plan to ensure transparency. • Prepare summary briefing materials to support future Board action or joint resolution.

Next Steps

This process is intended to be reflective and information-driven. No immediate Board action is required at this time. The goal is to build a shared understanding of the agreements’ provisions, historical context, and future implications for the District’s facility planning, partnership with the City, and community use of Safari Island.