

Mendocino Coast Recreation and Park District
Capital Building Project AD HOC Committee Meeting
MINUTES
MCRPS Studios
579 S. Franklin St. Fort Bragg, CA 95437
Tuesday, May 12, 2026
8:30AM

1.0 CALL TO ORDER

Call to order and roll call at 8:30 A.M.

Board: Craig Comen, Angela Dominquez

Staff: Kylie Felicich, Jennifer Saunders, Jamie Campione, Cara Skinner

Public: Many members of the community

2.0 PUBLIC PARTICIPATION, NON-AGENDA ITEMS

None

3.0 INFORMATION & DISCUSSION

3.1 Capital Building Project – 490 S. Main St., Fort Bragg, CA 95437

Discussion and consideration of project planning and development

A. Review potential grant funding opportunities

B. Overview of infrastructure requirements, including applicable California and local building codes and regulations

General Manager Felicich provided background information regarding the potential capital building project at 490 S. Main Street, formerly the Rite Aid building. She explained that as the District has continued to grow and expand programming throughout the coast, the concept of a centralized recreation facility to house current and future activities became increasingly appealing.

General Manager Felicich stated that a District employee had been acquainted with the property owner, which led to an introduction, a facility tour, and preliminary discussions regarding the possibilities for the space. Following the tour, District staff thanked the owner and explained that the District was not in a financial position to lease the facility at the current asking price. Approximately one week later, the representing realtor contacted the District indicating that the owner would consider offering the District a first right to purchase opportunity and lead time to secure funding.

Staff discussed the potential community benefit of repurposing a prominent vacant building into a recreation and community resource. District staff evaluated the

possibility of relocating current MCRPD facilities into the building, as well as consolidating programs currently operating in rental facilities and school sites throughout the District. Following additional research and analysis, staff determined that ownership and management of a facility of that size is not financially or operationally feasible for the District at this time. Staff also noted that there are currently not funding opportunities available to support such a project. The timeline for the grant windows is not certain at this time. General Manager Felicich also noted that this idea has been brought forward by community members on numerous occasions and was recently discussed during an MCRPD presentation to the Rotary Club the previous week.

General Manager Felicich also clarified information that had circulated publicly regarding the project renderings. She explained that a rendering labeled “GYM” referred to a gymnasium facility, not a fitness or workout gym. Recreation Supervisor Jennifer Saunders further explained that the District’s vision for a gymnasium would include a multi-purpose recreation space capable of supporting basketball, futsal, volleyball, roller skating, and other youth and family recreation programs. She emphasized the community need for safe and accessible recreational spaces that keep youth and families active and engaged.

Staff member Cara Skinner shared comments regarding her experience working weekly Skate Night events. She stated that families and youth in the community continue to express interest in additional recreational opportunities and expanded programming space.

Director Comen expressed his support for MCRPD’s continued growth and the vision of expanding recreational opportunities for the community. Director Dominguez echoed his support and noted that she has been actively researching potential grant funding opportunities; however, there are currently no available grant programs that align with or support this project at this time.

The recommendation from staff was that the District is not presently in a position, financially or organizationally, to move forward with the opportunity.

General Manager Felicich opened the item for public comment and reminded attendees that each speaker would be allotted three minutes.

Several community members provided comments expressing both concerns and support regarding the proposed project. Some speakers voiced concern about the potential duplication of recreational services within a small community and questioned whether a facility of this scale would be sustainable in a town of approximately 7,000 residents. Others expressed concern that a new recreation facility could negatively impact existing organizations and small businesses. Additional community members spoke in support of expanding recreational

opportunities for local youth and families, emphasizing the importance of engaging the community directly to better understand local recreation needs and interests. Suggestions were also made regarding the possibility of partnerships with the City of Fort Bragg and other local organizations to support future recreation efforts collaboratively. Some community members also expressed concern regarding the future stability and continued operation of the local pool facility.

The discussion returned to the committee who will make the recommendation to the board to discontinue the pursuit of this property.

Vice-Chair Dominguez moved to the next item as the public left the meeting except for three people.

3.2 Open Space Project

Discussion and consideration of potential sites and project scope

A. 14000 Prairie Way Property

General Manager Felicich provided an overview of the District's ongoing efforts to identify potential properties for future open space and recreational use. She explained that in late 2025, the District explored the possibility of acquiring a thirteen-acre parcel in Gualala for an open-space park project. MCRPD had been working with a corporate partner regarding the potential purchase; however, the property was ultimately sold to a private party before any action could be taken by the District.

General Manager Felicich stated that staff has continued to pursue additional opportunities and has been in discussions with Mendocino County regarding potential surplus properties. Through those conversations, a parcel located at 14000 Prairie Way in Caspar was identified as a possible project site.

Felicich noted that the partnering corporation is expected to confirm by Friday, May 15, whether it intends to move forward with the property purchase. If the project proceeds, the item will be brought before the MCRPD Board of Directors for consideration at the May 20 board meeting.

4.0 ADJOURNMENT

Vice Chair Dominquez adjourned the meeting at 9:40 P.M.