

City of Moorhead
Economic Development Authority
Meeting Minutes
December 06, 2010 at 11:30 AM
1st Floor, South Board Room, Moorhead City Hall

Pursuant to due call and notice thereof, a regular meeting of the Economic Development Authority was held in the 1st Floor, South Board Room, Moorhead City Hall, on December 06, 2010, at 11:30 AM.

Roll call of the members was made as follows:

3rd Ward Council Member:	Brenda Elmer	Present – Joined at 11:40
4th Ward Council Member:	Mark Hintermeyer	Present
Board Member:	Werner Golling	Present
Board Member:	Kay Parries	Present
Board Member:	Kelli Poehls	<i>Absent</i>
Board Member:	Robert Remark	<i>Absent</i>
Board Member:	Jon Riewer	Present
Board Member:	Gane Skatvold	Present
Board Member:	James Taylor	Present
Board Member:	Mark Wallert	Present – Joined at 11:50
Board Member:	James Welch	Present

Others Present:

Harlyn Ault, Finance Director	Bill Schwandt, MPS General Manager
Chuck Chadwick, Business Outreach Liaison, MBA	Les Stenerson, Moorhead Business Association (MBA)
Pete Doll, Development Services Manager	Amy Thorpe, Community Services Planner
Scott Hutchins, Director of Community Services	Wanda Wagner, Assistant Finance Director
Kristie Leshovsky, City Planner	Bob Zimmerman, City Engineer
Michael Redlinger, City Manager	

1. Call meeting to Order/Roll Call

2. [Agenda Amendments](#)

3. Approve Minutes

A [October 25, 2010](#)

Motion to Approve made by Kay Parries and seconded by Werner Golling

Motion Passed: For: 7; Against: 0; Abstain: 0; Absent: 4

4. Citizens Addressing the Board

A [Moorhead Business Association - Les Stenerson & Chuck Chadwick](#)

Minutes: Les Stenerson appeared before the board on behalf of the newly formed Moorhead Business Association (MBA) and introduced Chuck Chadwick as the executive director. Chadwick addressed the board on behalf of MBA and made the following points:

- MBA was not organized to compete with the FM Chamber but rather to regain the Moorhead business identity lost when the Fargo and Moorhead Chambers merged.
- Business owners discovered they had lost touch with other Moorhead business owners and those network relationships had been lost.
- MBA is dedicated to increasing the visibility and profitability of its members by

advocating for a positive business environment.

Chadwick stated that the association had taken a position on the closing of the I-95 / Hwy 52 – Southeast Main Avenue interchange. He distributed a written position statement outlining MBA’s position for the ramps to remain operational (*See Attached*).

Hintermeyer proposed to the board that Moorhead Business Association have a dedicated position on the EDA board.

You may find more information about the Moorhead Business Association at: <http://moorheadbusinessassociation.org/>

5. **Update on City Infrastructure Investments and Flood Mitigation Activities - Bob Zimmerman, City Engineer**

Minutes: Bob Zimmerman, City Engineer

Infrastructure Investments:

- Sanitary sewer system. 2002 master plan update to provide service to 3100 acres on the south and eastern edge of the city. Significant growth has occurred since installation of main sewer line
- Infrastructure investment charts 2002-2010 - \$122 million plus \$100 million from state and federal funding. investments resulted in substantial growth to residential area
- Growth area plans reviewed
 - North Moorhead/Oakport AUAR - Challenge is large infrastructure investment across undeveloped land. \$10-20k per acres. Driven by orderly expansion
 - South and east GAP. looks at sewer, water, traffic, and other infrastructure plans for future development

Project updates:

- 34th Street/I-94 Interchange- Will open to traffic in the next month. Staff is working to address existing ramps which are scheduled to close when the new interchange opens. Loops would remain closed – out of date. Working to establish a technical justification for the ramps to remain open. Will look at traffic in the entire area. Hintermeyer noted a 2002 Federal bill which stated that the ramps would remain open.
- 20/21st St Grade Separation – Council to approve demo of building purchased for right of way (former Holiday Station). Project is ready and waiting for federal funding.
- 75 Interchange/8th Street - . Work plan for 2017 construction
- 50th Ave S - Roundabout planned for 2012 construction
- 20th Street Interchange - Will apply for funding related to economic development and may be ready in 2014-15
- Flood mitigation project update.
- FEMA flood plain map update
- Metro Flood Planning - metro study proposed for flood diversion project
- Sandbag needs for the future

Bill Schwandt, MPS General Manager

Infrastructure - electric and water distribution in relation to growth

- Brief overview of current infrastructure within city
- Challenges to current infrastructure – Pactiv expansion
- Plans for a new substation in MCCARA
- Plans for a new transmission line to serve MCCARA allowing further expansion of existing businesses and expansion of the park

6. [1st Ave N Gateway Redevelopment Update - Peter Doll](#)

Minutes: Peter Doll, Development Services Manager

- Aggregate purchase complete. Environmental determinations have been made
- TIF District - Springsted has provided preliminary analysis of the district to determine feasibility
- Formal blight findings for the district have begun. Spring 2011 is the targeted completion goal.
- Hintermeyer suggested that this project be highlighted at the Council Retreat in January.

7. [Halliday Site Request for Proposals - Scott Hutchins](#)

Minutes: Hutchins asked the board to respond to the report provided in the packet. Board acknowledged the challenging times for developers and concurred with staff recommendation to re-advertise the RFP in Spring 2011.

8. Information / Update

- A [Briefing Paper - City-Owned Property \(Draft\)](#)
- B [City Assessor Memo - Ending Sales Study Ratios](#)
- C [Reports, Information and Articles](#)

9. [Adjourn](#)

Minutes: Meeting adjourned at 1:21 p.m.

APPROVED BY:

ATTEST:

Jim Welch
Chair

Gane' Skatvold
Secretary

The proceedings of this meeting are digitally recorded and are available for public review.

Respectfully submitted by:
Amy Thorpe, Community Services Planner