



**City of Moorhead  
Economic Development Authority**

**Meeting Minutes  
December 06, 2021 at 11:45 AM  
Hjemkomst Center Auditorium - 202 1 Ave N**

Pursuant to due call and notice thereof, a regular meeting of the Economic Development Authority was held in the Hjemkomst Center Auditorium - 202 1 Ave N, on December 06, 2021, at 11:45 AM.

**Roll call of the members was made as follows:**

Board Member:	Abdullahi Ali	Absent
Board Member:	Nate Anderson	Present
Board Member:	Michael Burns	Present
Council Member:	Laura Caroon	Present
Board Member:	Chad Cota	Present
Board Member:	Alexandre Cyusa	Absent
Board Member:	James Hand	Absent
Board Member:	Joel Paulsen	Absent
Board Member:	Jeff Schaumann	Present
Board Member:	Roberta Solien	Present
Council Member:	Deb White	Present

**1. [Call meeting to Order / Roll Call](#)**

**2. [Agenda Amendments](#) - None**

**3. [Approve Minutes](#)**

A [November 1, 2021](#)

**Motion to Approve made by Deb White and seconded by Chad Cota**

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

**4. [Citizens Addressing the Board](#) - None**

**5. [Commissioners' Reports](#)**

Minutes: Sheri Larson, MBA Executive Director, provided an update on upcoming events for Moorhead Business Association.

**6. [Resolution to Approve Eventide Bond and Loan Modification Agreement](#)**

Minutes: Jim Stewart, Arntson Steward Wegner, provided background of Eventide to modify the Bond and Loan Agreement to obtain a better interest rate. He stated that Eventide is solely responsible to repay the loan.

**Motion to Approve made by Roberta Solien and seconded by Nate Anderson**

Resolution to Approve Eventide Bond and Loan Modification Agreement

*Motion Passed: For: 6; Against: 0; Abstain: 1- Chad Cota; Absent: 4*

## 7. [Actions Related to Days Inn Redevelopment Project](#)

Minutes: Derrick LaPoint, DMI/Economic Development, provided an overview of the project including the current state of the Days Inn building, public safety concerns encountered by the long vacancy and distant ownership. He also described the redevelopment plans for the site, process, and extraordinary costs to make the site ready for construction. He stated that public support of the project through Tax Increment Financing was the only way to move the project forward and removed the blight within the neighborhood.

- A [Review and Consider Approval Proposed Redevelopment Plan for Days Inn Redevelopment Project Area and Tax Increment Financing Plan for Tax Increment Financing Redevelopment District No. 30 \(Days Inn Redevelopment Project\) - Mikaela Huot, Bakertilly Municipal Advisors](#)

**Motion to Approve made by Deb White and seconded by Chad Cota**

Recommend to City Council Approval Proposed Redevelopment Plan for Days Inn Redevelopment Project Area and Tax Increment Financing Plan for Tax Increment Financing Redevelopment District No. 30 (Days Inn Redevelopment Project)

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

- B [Review and Consider Approval of Master Development Agreement by and between Moorhead EDA and Enclave Development \(or closely related entity\) - John Shockley, City Attorney](#)

**Motion to Approve made by Deb White and seconded by Chad Cota**

Recommend to City Council Approval of Master Development Agreement by and between Moorhead EDA and Enclave Development (or closely related entity)

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

## 8. [2022 Final EDA Budget and Tax Levy](#)

Minutes: Amy Thorpe, Economic Development Program Administrator, reviewed the proposed budget highlighting the changes requested by the board at the November meeting.

Assistant City Attorney, Kathryn DelZoppo, provided information by email to the staff liaison regarding one board member's conflict of interest, however, that board member – James Hand – was not present at the meeting to participate or abstain from the vote.

**Motion to Approve made by Nate Anderson and seconded by Laura Caroon**

Recommend to City Council Approval 2022 Final EDA Budget (\$552,052) and Tax Levy (\$506,137) as included in packet materials.

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

## 9. [Economic Development Report](#)

Minutes: Derrick LaPoint, DMI/Economic Development, provided an overview and update on economic development activities as found in packet materials.

## 10. Information / Update

- A City of Moorhead Comprehensive Plan: Onward Moorhead!  
[www.cityofmoorhead.com/onwardmoorhead](http://www.cityofmoorhead.com/onwardmoorhead)

B Clay County Comprehensive and Transportation Plan: <https://fmmetrocog.org/claycounty2045>

C Building & Permit Valuation Report - Sign up for "Building and Housing" e-Notifications at:  
<https://www.ci.moorhead.mn.us/about-the-city/news/sign-up-for-e-notification>

**11. Adjourn**

Minutes: Adjourned at 12:18 pm.

APPROVED BY:



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Michael Burns  
Chair

ATTEST:



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Roberta Solien  
Secretary

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

*Respectfully submitted by:*  
*Amy Thorpe, Economic Development Program Administrator*