



**City of Moorhead
Economic Development Authority**

**Meeting Agenda
October 07, 2019 at 11:45 AM
1st Floor, Council Chambers, Moorhead City Hall**

<u>ITEM</u>	<u>REMARKS</u>
1. Call meeting to Order / Roll Call	_____
2. Agenda Amendments	_____
3. Approve Minutes	_____
A September 9, 2019	_____
4. Citizens Addressing the Board	_____
5. Commissioners' Reports	_____
6. Holiday Mall TIF Bond Refinancing Update	_____
7. Summary of the Predevelopment Agreement between City of Moorhead and Roers	_____
8. Economic Development Report	_____
9. Information / Update	_____
A 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	_____
10. Adjourn	_____

Upon request, accommodations for individuals with disabilities, language barriers, or other needs to allow participation in Economic Development Authority meetings will be provided. To arrange assistance, call the City Clerk's office at 218.299.5166 (voice) or 711 (TDD/TTY).

Visit our website at www.cityofmoorhead.com



**City of Moorhead
Economic Development Authority**

**Meeting Minutes
September 09, 2019 at 11:45 AM
1st Floor, Council Chambers, Moorhead City Hall**

Pursuant to due call and notice thereof, a regular meeting of the Economic Development Authority was held in the 1st Floor, Council Chambers, Moorhead City Hall, on September 09, 2019, at 11:45 AM.

Roll call of the members was made as follows:

Board Member:	Nate Anderson	Present
Board Member:	Michael Burns	Present
Board Member:	Alexandre Cyusa	Present - Entered at 11:48 a.m.
Board Member:	Violet Deilke	Present
Council Member Alt:	Chuck Hendrickson	Present
Board Member:	Zachary Heuring	Present
Board Member:	Pat Kovash	Present
Board Member:	John Rogalla	Absent
Board Member:	Jeff Schaumann	Present
Board Member:	Roberta Solien	Absent
Council Member:	Deb White	Present

Others Present:

Derrick LaPoint, DMI / Economic Development
Dan Mahli, Assistant City Manager
John Shockley, City Attorney
Amy Thorpe, Economic Development Program Administrator
Chris Volkers, City Manager / Acting Economic Development Director

1. Call meeting to Order / Roll Call

2. Agenda Amendments

Minutes: Chris Volkers, City Manager, requested that Item #6 be moved prior to Item #4 to allow time for the City Attorney to join the meeting.

3. Approve Minutes

A August 5, 2019

Motion to Approve made by Jeff Schaumann and seconded by Deb White

Motion Passed: For: 9; Against: 0; Abstain: 0; Absent: 2

4. Citizens Addressing the Board

Minutes: Rick Jordahl, a Moorhead developer, and Igor Lenzner, Jordahl's attorney, presented a plan to redevelopment Brookdale Center area and requested financial support in the form of tax increment financing. Lenzner also requested an update on refinancing bonds for the Holiday Mall TIF.

John Shockley, City Attorney, gave a brief legal overview for potential tax increment financing on the "Brookdale" site and stated that it was a policy decision to refinance G.O. Bonds on the "Holiday Mall" site.

Chris Volkens, City Manager, stated that she will work the Finance Director to explore refinancing the G.O. Bonds.

Minutes: Jim Steen, HCSCC board member, appeared with a request for EDA funding to support operating costs of the HCSCC. Funding for the HCSCC comes from memberships, museum and event tickets, gift shop, grants, and "in kind" donation from the City of Moorhead (~\$400,000) and a check from Clay County (\$200,000).

Chris Volkens, City Manager, responded that many years ago the City agreed to help the organization during a period of struggle but that support was not meant to continue forever. They are in discussions and working on a long term solution.

5. Commissioners' Reports

Minutes: Kovash, MBA, reported on the following: Bridge Bash, Diversity Job Fair, and MBA 560 Connect.

6. Moorhead Area Public Schools Bond Referendum Presentation - Brandon Lunak, Superintendent

Minutes: Brandon Lunak, Superintendent, presented information regarding the Moorhead Area Public Schools Bond Referendum.

7. Resolution to Approve 2020 Preliminary EDA Budget and Tax Levy - Chris Volkens, City Manager / Acting Economic Development Director

Minutes: Chris Volkens, City Manager, presented a detailed budget report and explained that the approval today set the maximum amount of the EDA tax levy. She stated that the amount of the levy and accompanying budget could be reduced prior to being finalized but it could not be increased. Commissioners had detailed discussion.

Motion to Approve made by Violet Deilke and seconded by Deb White

Recommend to City Council approval of setting the preliminary EDA budget and tax levy in the amount of \$546,137.

Motion Passed: For: 9; Against: 0; Abstain: 0; Absent: 2

8. Update on The Grove Redevelopment Project on 1 Ave N: TIF Note and Status of Contamination Cleanup Grant - Amy Thorpe, Economic Development Program Administrator

Minutes: Amy Thorpe, Economic Development Program Administrator, provided an update on the Grove Apartments redevelopment project which included acquisition, demolition, contamination cleanup, and construction of apartments by a private developer. She stated that a DEED Contamination Cleanup Grant was received from the State of Minnesota and paid for approximately half of the cleanup cost and tax increment financing was used to pay for the other half. The total cost to clean up the site was \$1.8 million. The project is now complete and a TIF Note will be issued for the project.

9. Economic Development Report

Minutes: Derrick LaPoint, DMI/Economic Development, provided a summary of economic development activities which occurred since the last meeting as found in packet materials.

He highlighted the high survey response for the Downtown Master Plan and Community Open House. He stated that staff would continue to look for a date in November to hold a retreat because the October dates didn't work for most.

10. Information / Update

- A 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: Meeting adjourned at 1:23 p.m.

APPROVED BY:

ATTEST:



Michael Burns
Chair

Violet Deilke
Secretary

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

Respectfully submitted by:
Betty Hartley, Office Specialist

FOR IMMEDIATE RELEASE



Building success.

Roers Enters Into Predevelopment Agreement with City of Moorhead

FARGO, ND – Roers and the City of Moorhead (the “City”) have recently announced their plan to enter into a predevelopment agreement with the option for Roers to purchase City-owned property. The partnership will involve identifying redevelopment opportunities for the existing Moorhead City Hall, located at the 500 block of Center Avenue in Moorhead, and surrounding City-owned property.

The predevelopment agreement allows Roers Real Estate Services to represent the City in order to explore potential partnerships with the current owners of the mall spaces, which allows for a comprehensive redevelopment plan for the Moorhead Center Mall. Because Roers and the City entered into a professional services agreement, a public bid for the services was not required. However, Roers will not be compensated in any manner until a City-approved plan is developed.

As part of the joint venture, Roers and the City will focus on a project which is mutually beneficial for all parties including the Moorhead Center Mall property owners, Downtown Moorhead Inc., residents, and business owners of Moorhead. As each of the spaces within the mall is privately owned, Roers will be contacting each owner to understand their future needs and desires for their businesses. Until such time that those owners elect to join the larger development project, they will continue to use their property as they do currently. Both the City and Roers recognize these businesses have been vital in keeping the mall a destination for the community, and hope that those businesses will be partners in any future project.

The City and Downtown Moorhead, Inc. are working to gather feedback from the community to create a vision for Downtown Moorhead. Roers intends to use this information to identify the opportunities that fulfill both the desires of the community, as well as position the project for long-term success in downtown Moorhead. “We anticipate this partnership with the City of Moorhead is just the beginning of major growth for the entire Moorhead community. With the excitement the Moorhead residents and business owners have around the plans for revitalization in the downtown sector, there are abundant opportunities for growth. Its an exciting time for the community,” commented Jim Roers, CEO of Roers.

Roers is a Fargo-based development company specializing in Development, Construction and Property Management. Roers has a proven track record for building success in the communities they serve. Visit www.roers.com for insight on the company’s services, projects and community involvement.

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Contact: Heidi Knutson, Marketing Manager

Email: hknutson@roers.com

www.roers.com

Economic Development Report

Derrick LaPoint



Monthly Highlights

- **Downtown Master Plan**

- There is still a lot of great energy from the businesses and public regarding our Downtown Master Plan! That was evident in the over 700 community surveys that were completed and the number of people that showed up at the pop-up events at Dairy Queen (August 29th), Bridge Bash (September 5th), and the Community Workshop (September 12th). We also hosted eight focus group meetings that covered a variety of different interests. The focus group meetings provided in-depth conversation and discussion to gain more community perspective.

There is still a lot of work to do as this was just the first of four phases in our planning process. The consulting team will go through all of the public feedback and report back to the Technical Advisory Committee (TAC), EDA, and DMI board in early November prior to starting Phase 2.

- **Storefront Rehab Program**

- The Storefront Rehab Program was live as of August 28 with a due date of October 1. There has been a lot of interest in the program and we have a review process in place. The program will review application on a quarterly basis or until the funds are used. The first deadline was October 1st and we received *seven* applications. The Moorhead Loan Fund met on October 2nd and conditionally approved two applications. Two applicants have been given feedback and may resubmit. The other applicants were either outside of the designated zone or their project didn't meet the intent of the program. The committee requested modification of the program handout to further refine the program.

- **MCCARA**

- Thanks to the EDA's great work, we are receiving multiple inquiries in the MCCARA Industrial Park. Staff has received offers from ISR Homes (Dan Parrow) and Pifer's Auction Sales (Kevin Pifer). The ISR Homes offer was approved by City Council on September 23rd. We expect the Pifer's Auction Sales offer to be on the October 14th City Council agenda.

- **FMWF Chamber of Commerce**

- On September 12th, I attended the FMWF Chamber of Commerce Public Policy Committee meeting. Mayor Judd spoke about his experience as Mayor thus far and outlined the work that has been done, in-process, and planned for the future! These meetings are open to the public and it would be nice to see more Moorhead representation at them!

- **MN DEED Visit**

- On September 16th, our regional MN DEED Representative, David Heyer, made a trip to Moorhead to discuss a variety of different topics. We are appreciative of our partnership with DEED. I have noticed more outreach to our community and we are getting more project leads. We need to continue to lean on our State partners to be a more significant player in our region and the State of Minnesota.

- **Clay County**

- On September 19th, I was asked to present to the Clay County Commission regarding Economic Development initiatives. Other presenters included, Karen Lauer (City of Barnesville) and Greg Wagner (West Central Initiative). It was a productive meeting as I was able to share what we are working on including a variety of projects that are underway! The meeting was a new initiative by the County and I have asked for the meetings to continue with a strong Moorhead presence!

- **Greater Fargo Moorhead Economic Development Corporation (GFMEDC)**

- On September 25th, the GFMEDC hosted two events to discuss the Fueling our Future initiative to create a Regional Shovel Ready Site Program. In the morning was a community breakfast where Ryan Bruers (Xcel Energy) and Phil Schneider (Schneider Consulting) shared their experience with Shovel Ready Programs. During this event, they shared the latest developments and plans to create a Regional Certified Shovel Ready Site Program which would allow us to better promote and market regional project-ready industrial and office sites to a national audience of consultants and site selectors.

After the breakfast, there was a small group meeting with local partners including City leadership and regional utility company representatives to discuss the specifics of setting up a regional shovel ready program. There is still a lot of work to be done on this but we have pushed for our MN DEED shovel ready site in MCCARA to be the example site as this develops further.

- **City Council Action**

- City Council Approved Projects
 - September 23rd City Council
 - ISR Homes (Dan Parrow) – the City Council approved the land sale of a parcel in the MCCARA industrial park to ISR Homes. ISR Homes plans to construct their office/showroom in the spring of 2020. We expect ISR Homes to apply for the Commercial/Industrial Property Tax Incentive in early 2020. In addition, their use will be reviewed by the MCCARA Review Board in early 2020.
 - City of Moorhead/Roers Predevelopment Agreement – the City Council approved a predevelopment agreement between the City of Moorhead and Roers Development.

- Upcoming City Council Items
 - October 14th City Council
 - Public Hearing – Property Tax Exemption for Luxsun Investments for multi-tenant commercial condo located at 1706 26 St S
 - MCCARA Land Pricing
 - Pifer’s Auction Sales – the City has received an offer for a parcel in the MCCARA Industrial Park. More information will be provide at a later date.
 - October 28th City Council
 - Public Hearing to consider 2019 Enterprise Zone applications (required by state statute)