



**City of Moorhead
Economic Development Authority**

**Meeting Minutes
May 18, 2020 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 May 18, 2020, at 11:45 AM.

Roll call of the members was made as follows:

1. Call meeting to Order / Roll Call

Board Member:	Nate Anderson	Absent
Board Member:	Michael Burns	Present
Board Member:	Chad Cota	Present
Board Member:	Alexandre Cyusa	Present
Board Member:	Zachary Heuring	Present
Board Member:	Pat Kovash	Present
Board Member:	Jeff Schaumann	Present
Council Member:	Larry Seljevold	Present
Board Member:	Roberta Solien	Present
Council Member:	Deb White	Present
Board Member:	Vacancy – MPS position	Absent

Others Present:

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

2. Agenda Amendments

Minutes: None

3. Approve Minutes

[March 2, 2020](#)

Motion to Approve made by Deb White and seconded by Jeff Schaumann
Motion Passed: For: 9; Against: 0; Abstain: 0; Absent: 2 – Anderson, Vacancy

4. Citizens Addressing the Board

Minutes: None

5. Commissioners' Reports

Minutes: Pat Kovash, MBA, reported that the MBA will be sharing COVID-19 related business information regarding State and Federal programs available to Moorhead businesses on their website and Facebook page. He also provided an update on upcoming Let's Talk Business meeting, Support Local Promotion, MBA Golf Tournament, and the Moorhead Proud July 4th Celebration.

6. [Review Application of Justin Berg on behalf of 12th and Main LLC for a Renaissance Zone Project Located at 1205-1213 Main Ave](#)

Minutes: Derrick LaPoint, DMI/Economic Development, presented the application of Justin Berg on behalf of 12th and Main LLC for a 33-unit, multi-family residential housing project located on Main Ave. He provided details from the application which supports the City's goals of the Renaissance Zone program. He stated that based on the developer's \$4.1 million investment, the project would qualify for a 10-year Renaissance Zone property tax exemption. A public hearing is scheduled for May 26, 2020, City Council meeting.

Justin Berg was present to answer questions. He explained that the first floor parking within the structure could be converted to commercial space in the future, if market demand was there. Commissioners had a detailed discussion.

Motion to Recommend Approval made by Deb White and seconded by Pat Kovash

Recommend Approval of a Renaissance Zone Property Tax Exemption for 12th and Main LLC for a Multi-family Residential Housing Project Located at 1205-1213 Main Ave

Motion Passed: For: 9; Against: 0; Abstain: 0; Absent: 2 – Anderson, Vacancy

7. Recommendation of the MCCARA Development Control Board for New or Expanding Businesses

A. [4100 30 Ave S - Rural Electric Supply Co-Op - Expand Outdoor Storage](#)

Minutes: Derrick LaPoint, DMI/Economic Development, presented project details to expand their outdoor storage yard, essentially squaring off the concrete pad which already exists. The expansion will comply with current zoning and MCCARA 1st/2nd Covenants. The MCCARA Development Control Board unanimously recommended approval of the project at their May 6, 2020, meeting. Commissioners had detailed discussion.

Motion to Approve made by Pat Kovash and seconded by Jeff Schaumann

Approve Expansion of Outdoor Storage Yard for Rural Electric Supply Co-Op Located at 4100 30 Ave S.

Motion Passed: For: 9; Against: 0; Abstain: 0; Absent: 2 – Anderson, Vacancy

B. [4218 29 Ave S - ISR Homes Inc - New Construction](#)

Minutes: Derrick LaPoint, DMI/Economic Development, presented project details for the construction of a new corporate headquarter building for ISR Homes Inc. as found in packet materials. The MCCARA Development Control Board unanimously recommended approval of the project at their May 6, 2020, meeting. Commissioners had detailed discussion.

Motion to Approve made by Pat Kovash and seconded by Deb White

Approve New Construction by ISR Homes Inc. for their Corporate Headquarters located at 4218 29 Ave S

Motion Passed: For: 9; Against: 0; Abstain: 0; Absent: 2 – Anderson, Vacancy

8. [Economic Development Report](#)

Minutes: Derrick LaPoint, DMI/Economic Development, provided the latest business updates related to the Coronavirus (COVID-19) pandemic as it related to State and Federal programs available to support local businesses effected by COVID-19 shutdowns.

9. Information / Update

Minutes: None

10. Adjourn

Minutes: Meeting adjourned at approximately 12:30 p.m.

APPROVED BY:

ATTEST:



Michael Burns
Chair

Roberta Solien
Secretary

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

Respectfully submitted by:
Betty Hartley, Office Specialist