



City of Moorhead Economic Development Authority

Meeting Minutes
October 22, 2018 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 October 22, 2018, 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:	Vacant Position	Absent
Board Member:	Violet Deilke	Present
Council Member:	Heidi Durand	Present
Council Member:	Chuck Hendrickson	Present
Board Member:	Charley Johnson	Present
Board Member:	Wyatt Johnson	Present
Board Member:	Pat Kovash	Present
Board Member:	John Rogalla	Present
Board Member:	Marsha Weber	Present – Joined at 11:56 am

Others Present:

Derrick LaPoint, Downtown Moorhead Inc.
Dan Mahli, Assistant City Manager
Amy Thorpe, Economic Development Program Administrator

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

2. [Agenda Amendments](#)

Minutes: None

3. Approve Minutes

A [September 24, 2018](#)

Motion to Approve made by Pat Kovash and seconded by Nate Anderson

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

4. [Citizens Addressing the Board](#)

Minutes: None

5. Commissioners' Reports

Minutes: Kovash reported on upcoming MBA 560 Connect at Legends Sports Bar & Grill on 10/23/2018, Let's Talk Business - Trollwood Performing Arts on 10/24/2018 at 7:00 a.m., and Diversity Job Fair on 10/24/2018 at 10:00 a.m. the Moorhead Center Mall.

6. [Executive Committee Appointment - Charley Johnson](#)

Minutes: Chair Johnson appointed Wyatt Johnson to the EDA Executive Committee.

7. [Commercial-Industrial Tax Incentive Policy - Dan Mahli](#)

Minutes: Mahli summarized two options for providing a property tax exemption for commercial-industrial properties in areas outside the Moorhead Renaissance Zone as found in packet materials. Commissioners had detailed discussion.

Motion to Approve Recommendation made by Chuck Hendrickson and seconded by Violet Deilke

Recommend City Council approve Option 2 – Two-tier Incentive for the Commercial-Industrial Property Tax Exemption as found in packet materials and allowing the current policy to remain in place until March 31, 2018.

Motion Passed: For: 10; Against: 0; Abstain: 0; Absent: 1

8. [Downtown Plan - Derrick LaPoint](#)

Minutes: LaPoint provided background information regarding downtown master plans completed in other communities such as Grand Forks and Fargo stating that to obtain a quality plan, it may cost more than the \$60,000 previously committed by the EDA. He made a request to expand the budget to \$100,000 to be paid to Downtown Moorhead Inc. to engage a third party consultant to study and prepare a comprehensive Downtown Master Plan. Mahli added community buy-in is important and adds to the quality of the plan but that public engagement also adds significant cost.

Commissioners had detailed discussion.

Motion to Approve made by Wyatt Johnson and seconded by Heidi Durand

Motion to Release \$60,000 from reserves to Downtown Moorhead Inc. to engage a third-party consultant to complete a Downtown Master Plan.

Motion Passed: For: 10; Against: 0; Abstain: 0; Absent: 1

9. [Economic Development Update - Derrick LaPoint](#)

Minutes: LaPoint provided an update of economic development activities as provided in packet materials.

10. Information / Update

Minutes: Rogalla reported that the gas station across from the former Sam's Club will be removed very soon. He stated that city officials attempted to purchase the station for a refueling station on the south side of town but that Walmart representatives were not receptive stating that, "in the last 18 years, no party has ever agreed to sign the Hold Harmless Agreement."

A GFMEDC Activity Report - September

B [Building & Permit Valuation Report - September](#)

11. [Adjourn](#)

Minutes: Meeting adjourned at 12:52 p.m.

APPROVED BY:

ATTEST:



Charley Johnson
Chair

Marsha Weber
Secretary

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

Respectfully submitted by:
Amy Thorpe, Economic Development Program Administrator