

City of Moorhead
Economic Development Authority
Meeting Minutes
April 26, 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 April 26, 2010, at 11:30 AM.

Roll call of the members was made as follows:

3rd Ward Council Member:	Brenda Elmer	Present
4th Ward Council Member:	Mark Hintermeyer	Present
Board Member:	Werner Golling	Present
Board Member:	Kay Parries	Present
Board Member:	Kelli Poehls	Present – Left meeting at 12:05 p.m.
Board Member:	Robert Remark	Present
Board Member:	Jon Riewer	Present
Board Member:	Gane Skatvold	Present
Board Member:	James Taylor	Present
Board Member:	Mark Wallert	Absent
Board Member:	James Welch	Present

Others Present:

Harlyn Ault, Finance Director	Michael Redlinger, City Manager
Chuck Chadwick, GMEDC Business Outreach	Amy Thorpe, Community Services Planner
Pete Doll, Development Services Manager	Wanda Wagner, Assistant Finance Director
Scott Hutchins, Director of Community Services	

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

2. **[Agenda Amendments](#)**

3. **Approve Minutes**

A **[February 22, 2010](#)**

Motion to Approve made by Brenda Elmer and seconded by Kay Parries

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

4. **[Citizens Addressing the Board](#)**

Minutes: Hintermeyer asked for an update from Chuck Chadwick, Greater Moorhead Development Corporation Business Liaison. Chadwick reported that visitation to local businesses continue and is going well. He stated that the GMEDC would like to establish what overall impact the commercial-industrial business has on the community. He stated that he has been working with the city assessor, Nancy Gunderson, to determine the amount of commercial property taxes collected relative to total property taxes.

Hutchins indicated the Assessor's office is preparing for the Board of Equalization but when that is complete, this type of analysis will be provided.

Parries added that Chadwick had been sending out informative emails to businesses and stated that they were appreciated.

5. Gateway Redevelopment Strategies - Doll (Attachments)

A [Center Avenue: Muscatell/Simon Warehouse Redevelopment - DEED Cleanup Grant Proposal](#)

Minutes: Doll stated that the information provided regarding the redevelopment of Muscatell-Simon Warehouse property was informational at this time and no action was requested of the board. The board's general consensus was that this development should be supported.

B [First Avenue North: Aggregate Industries / Hedgemasters](#)

Minutes: Doll briefed the board as reported in packet materials. He referred to the First Avenue N Redevelopment Project Proforma which was presented at the last meeting. Doll stated that DEED staff recently informed him that Federal EPA funds do not allow for acquisition and demolition expenses to be considered cleanup expenditures. In light of that, staff is now recommending a decreased scope of assemblage to focus on the Aggregate and Hedgemaster properties due to contamination and cleanup issues. He stated that the location builds on the anchor of Gateway Garden apartment complex currently under construction located at 1817 1 Avenue N.

The board discussed various aspects of this project and moved to support this project.

Motion in Support of Aggregate / Hedgemaster Redevelopment Project made by Mark Hintermeyer and seconded by Jon Riewer

Motion in Support of Aggregate Redevelopment Project to move forward with steps to acquire and assemble property, deal with contamination cleanup, and prepare the properties for Requests for Proposals and the approval to earmark 2010 and 2011 EDA levy funds to accomplish this goal.

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

Minutes: Board acknowledged there may be zoning issues on First Avenue and the need to clean up those issues as part of the preparation for RFPs.

6. [Comfort Homes \(2301 25 St. S.\) - Environmental Remediation - Doll \(Attachments\)](#)

Minutes: Doll stated the subject property is located in the old industrial park where there are not many available mid-sized lots. He stated that if the tire shreds were removed from the property at the city's expense and the property went into tax forfeit, it would be sold to the City of \$1 for economic development. The board was in favor of proceeding with cleaning up the site.

Motion by to Recommend to City County Environmental Remediation of 2301 25 Street South made Brenda Elmer, seconded by James Taylor.

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

7. [MCCARA Business Park: Public/Private - Joint Use Facility \(Information Only\) - Doll](#)

Minutes: The board discussed future warehouse space needs for storing sandbags used in fighting floods and a possible partnership with Pactiv to use the space in the "off" season. Doll stated there would be updates at future meetings.

8. [2011 City and EDA Budget / Levy \(Discussion Only\) - Redlinger / Hutchins](#)

Minutes: Redlinger briefed the board on the city's budget process and State LGA payment to Moorhead, as completed by the legislature.

He also stated that the focus of Moorhead's legislative issues was on flood mitigation projects. He said the state of the City's LGA seemed "positive" but that the budget strategy was stay the same course. He thanked board for their support and strategic plans to help move the city

forward.

Hutchins provided highlights of the legislative session, as reported.

9. Legislative Update - Hutchins

10. Updates / Information / Articles

Minutes: Board members requested an update on the MSUM Wetlab project. Hutchins stated the project was on track with signed contracts and payment made to the college. He stated that design work was continuing and assumes the project is progressing as anticipated.

11. Adjourn

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