



City of Moorhead Economic Development Authority

Meeting Minutes
October 05, 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 October 05, 2020, at 11:45 AM.

Roll call of the members was made as follows:

Board Member:	Abdullahi Ali	Present – Entered 11:46 am
Board Member:	Nate Anderson	Present
Board Member:	Michael Burns	Present
Board Member:	Chad Cota	Present
Board Member:	Alexandre Cyusa	Present – Entered 11:50 am
Board Member:	Pat Kovash	Present – Entered 11:50 am
Board Member:	Joel Paulsen	Present – Entered 11:50 am
Council Member:	Larry Seljevold	Present
Board Member:	Jeff Schaumann	Absent
Board Member:	Roberta Solien	Present
Council Member:	Deb White	Present

Others Present:

Brian Bachmann, Enclave Development
Derrick LaPoint, DMI / Economic Development
Dan Mahli, Acting City Manager
John Shockley, City Attorney
Amy Thorpe, Economic Development Program Administrator

1. Call meeting to Order / Roll Call

2. Agenda Amendments

Minutes: None

3. Approve Minutes

A. August 31, 2020

Motion to Approve made by Deb White and seconded by Roberta Solien

Motion Passed: For: 6; Against: 0; Abstain: 0; Absent: 5 – Ali, Cyusa, Kovash, Paulsen, Schaumann

4. Citizens Addressing the Board

Minutes: None

5. Commissioners' Reports

Minutes: None

6. [Review and Consider Approval Proposed Redevelopment Plan for 8th Street Redevelopment Project Area and Tax Increment Financing Plan for Tax Increment Financing \(TIF\) District No. 29 \(8th Street Redevelopment Housing Project\) - Mikaela Huot, Bakertilly Municipal Advisors](#)

Minutes: Derrick LaPoint, DMI/Economic Development, presented a plan for redevelopment of the northeast corner of 8th Street and 30th Ave S. The project included an affordable multi-family housing project with 127 units, surface and underground parking, and dog exercise area. The proposed plan also included redevelopment of a portion of the commercial area where a 1970's strip mall is currently located. State statute requires 20% of units to be restricted to persons or families with no greater than 50% of area's median income. At least 25 of the 127 units will be reserved for the affordable housing component. A Master Development Agreement will be drafted that will tie in the housing and commercial developments. The project area is roughly a \$30 million investment in development. Commissioners had a detailed discussion

Brian Bachmann from Enclave Development was present to answer questions.

Motion to Approve made by Nate Anderson and seconded by Deb White

Recommendation to approve of the TIF Plan and TIF District and Redevelopment Plan and Housing TIF District.

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

7. [Economic Development Report](#)

Minutes: Derrick LaPoint, DMI/Economic Development, provided an update on the CARES Act Small Business Relief Grants, progress on the Downtown Master Plan, and the Midwest Planning Conference. Commissioners had a detailed discussion.

8. Information / Update

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>

9. Adjourn

Minutes: Meeting adjourned at approximately 12:15 pm.

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*