



City of Moorhead Economic Development Authority

Meeting Minutes March 01, 2021 at 11:45 AM Hjemkomst Center - 202 1 Ave N - Public Meeting Rm

Pursuant to due call and notice thereof, a regular meeting of the Economic Development Authority was held in the Hjemkomst Center - 202 1 Ave N - Public Meeting Rm, on March 01, 2021, at 11:45 AM.

Roll call of the members was made as follows:

Board Member:	Abdullahi Ali	Present
Board Member:	Nate Anderson	Present
Board Member:	Michael Burns	Present
Council Member:	Shelly Carlson	Present
Board Member:	Chad Cota	Present
Board Member:	Alexandre Cyusa	Present – joined after roll call
Board Member:	James Hand	Present
Council Member:	Joel Paulsen	Present
Board Member:	Jeff Schaumann	Present
Board Member:	Roberta Solien	Absent
Council Member:	Deb White	Present

Others Present:

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

1. Call meeting to Order / Roll Call

Minutes: Derrick LaPoint, DMI/Economic Development, welcomes James Hand representative of the MBA. Thank you to Pat Kovash for serving the community for the last several years.

2. Agenda Amendments

Minutes: None

3. Approve Minutes

A. [December 7, 2020](#)

Motion to Approve made by Jeff Schaumann and seconded by Nate Anderson

Motion Passed: For: 9; Against: 0; Abstain: 0; Absent: 2 –Cyusa, Solien

4. Citizens Addressing the Board

Minutes: None

5. Commissioners' Reports

Minutes: None

6. Moorhead Business Association Update - Sheri Larson, Executive Director

Minutes: Sheri Larson, MBA, reported on what the MBA is and does, student entrepreneurship membership for college students, Moorhead Alliance of Non-Profits, Support Moorhead Restaurants and Bars, Support Moorhead Businesses, Let's Talk Business Meetings, Frostival, Annual Party Golf Tournament, July 4th Celebration, and Bridge Bash.

7. [Resolution to Approve Master Development Agreement by and between Moorhead EDA and Emery Apartments LLC](#)

Minutes: Derrick LaPoint, DMI/Economic Development, stated that on October 5, 2020, the EDA reviewed and approved a "Redevelopment Plan for the 8th Street Redevelopment Housing Project and Tax Increment Financing Plan (Housing) District No. 29 which the City Council approved on October 26, 2020. The Master Development Agreement between the EDA and Emery Apartments LLC outlines the details for TIF assistance to offset a portion of the additional costs associated with constructing the project to provide affordable housing units for the community. Details of the business terms may be found in packet materials.

Emery Apartments LLC project lead, Brian Bachmann, Enclave Development Fargo, was available to answer questions.

Commissioners had a detailed discussion.

Motion to Approve made by Shelly Carlson and seconded by Nate Anderson

Recommend to City Council approval of the Master Development Agreement between Emery Apartments LLC and the Moorhead Economic Development Authority for the 8th Street Redevelopment Housing Project.

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

8. [2020 Annual Development Report](#)

Minutes: Derrick LaPoint, DMI/Economic Development, highlighted economic development related activities found in the 2020 Annual Development Report including new Renaissance Zone projects, businesses that participated in the Store Front Rehab Program, completion of the Downtown Master Plan, as well as new commercial and industrial projects.

Commissioners had a detailed discussion.

9. [Economic Development Report](#)

Minutes: Derrick LaPoint, DMI/Economic Development, reported on final numbers for the Clay County Business Assistance Grant, real estate services provided by Property Resource Group, and meeting with the new FMWF Chamber of Commerce president, Shannon Full.

10. Information / Update

- A. City of Moorhead Comprehensive Plan: Onward Moorhead!
<http://cityofmoorhead.com/departments/community-development/planning-zoning/long-range-planning/onward-moorhead-comprehensive-plan>
- B. Building & Permit Valuation Report - Sign up for "Building and Housing" e-Notifications at:
<https://cityofmoorhead.com/about-the-city/news/sign-up-for-e-notification>

11. Adjourn

Minutes: Meeting adjourned at approximately 12:40 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