



City of Moorhead Economic Development Authority

Meeting Minutes
June 07, 2021 at 11:45 AM
Hjemkomst Center Auditorium - 202 1 Ave N

Pursuant to due call and notice thereof, a regular meeting of the Economic Development Authority was held in the Hjemkomst Center Auditorium - 202 1 Ave N, on June 07, 2021, at 11:45 AM.

Roll call of the members was made as follows:

Board Member:	Abdullahi Ali	Absent
Board Member:	Nate Anderson	Absent
Board Member:	Michael Burns	Present
Board Member:	Laura Caroon	Present
Board Member:	Chad Cota	Present
Board Member:	Alexandre Cyusa	Present
Board Member:	James Hand	Present
Council Member:	Joel Paulsen	Absent
Board Member:	Jeff Schaumann	Absent
Board Member:	Roberta Solien	Absent
Council Member:	Deb White	Present

Others Present:

Brian Bockman, Enclave Development
Derrick LaPoint, DMI / Economic Development
Dan Mahli, City Manager
Amy Thorpe, Economic Development Program Administrator

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

2. Agenda Amendments - None

3. Approve Minutes

A [April 12, 2021](#)

Motion to Approve made by Deb White and seconded by Chad Cota

Motion Passed: For: 6; Against: 0; Abstain: 0; Absent: 5

4. Citizens Addressing the Board - None

5. Commissioners' Reports

Minutes: James Hand provided an update regarding upcoming MBA events.

6. City Council's Resolution Repealing Emergency Ordinance No. 2021-04 Relating to Open Meeting Alternatives

Minutes: Dan Mahli, City Manager, announced the ending of Emergency Ordinance No. 2021-04, and added further council discussion for future meeting alternatives were in process.

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

Minutes: Derrick LaPoint, Downtown Moorhead, Inc., presented an amendment to the Master Development Agreement which included a two-year extension to the term of the TIF payments.

Brian Bochman, Enclave Development, was also present to answer questions and provide a “sneak peek” at the commercial / retail redevelopment renderings for the strip center west of the Emery Apartment complex.

Motion to Approve made by Deb White and seconded by James Hand

Recommend to City Council Approval of the First Amendment to Master Development Agreement by and between Moorhead EDA and Emery Apartments LLC

Motion Passed: For: 6; Against: 0; Abstain: 0; Absent: 5

8. [Resolution to Approve Appointment of New Member to the MCCARA Development Control Board](#)

Minutes: LaPoint stated that James Hand had volunteered to serve on the MCCARA Development Control Board.

Motion to Approve made by Chad Cota and seconded by Alexandre Cyusa

Approve Appointment of James Hand to the MCCARA Development Control Board.

Motion Passed: For: 6; Against: 0; Abstain: 0; Absent: 5

9. [2021 Enterprise Zone Program](#)

Minutes: Amy Thorpe, Economic Development Program Administrator, updated the board on the Enterprise Zone Program for 2020 program year, as well as proposed credits for 2021, as found in packet materials.

Derrick LaPoint, DMI/Economic Development, spoke about communication and business outreach to add new businesses to the program.

Dah Mahli, City Manager, noted that these issues may be visited within Moorhead’s comprehensive planning process.

The board discussed potential new incentives for businesses in the aftermath of the pandemic.

Motion to Approve made by Deb White and seconded by Laura Caroon

Recommend Approval of the 2021 Enterprise Zone Workers’ Compensation Rebate Program to include a 25% credit of the actual workers’ compensation expense with a \$30,000 program cap per business.

Motion Passed: For: 6; Against: 0; Abstain: 0; Absent: 5

10. [Economic Development Report](#)

Minutes: Derrick LaPoint, DMI/Economic Development, updated the board on business workforce impacts due to the pandemic, as well as the Grow Minnesota, Fueling our Future, and Ignite Fargo Moorhead West Fargo initiatives, and the Shovel Ready program.

The board discussed efforts and initiatives for attracting more attention to the current workforce shortage.

11. 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 Clay County Comprehensive and Transportation Plan: <https://fmmetrocog.org/claycounty2045>
- C 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>

12. Adjourn

Minutes: Meeting adjourned at 12:36 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:
Randy Dahlin, Technical Office Specialist