



City of Moorhead Economic Development Authority

Meeting Minutes
September 24, 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 September 24, 2018, at 11:45 AM.

Roll call of the members was made as follows:

Board Member:	Nate Anderson	Present – Entered at 11:53 am
Board Member:	Michael Burns	Present
Board Member:	Kathy Cochran	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	Absent

Others Present:

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

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

2. [Agenda Amendments](#)

Minutes: Chair Johnson amended the agenda to include item 5A – Discuss severance payment option

3. Approve Minutes

A [August 27, 2018](#)

Motion to Approve made by Chuck Hendrickson and seconded by Pat Kovash

Motion Passed: For: 8; Against: 0; Abstain: 0; Absent: 3

B [September 13, 2018](#)

Motion to Approve made by Wyatt Johnson and seconded by Violet Deilke

Motion Passed: For: 8; Against: 0; Abstain: 0; Absent: 3

4. Citizens Addressing the Board

Minutes: None

5. Commissioners' Reports

Minutes: Kovash reported MBA membership has experienced continued growth, "Let's Talk Business" last Wednesday of the month will meet at noon, Diversity Job Fair at Moorhead Center Mall in October, and Bridge Bash event went well.

Deilke reported that Furniture for Less, a current MCM business, has moved a temporary outlet store into the space vacated by Herberger's through December.

Rogalla reported on the following MPS topics: MPS will pay the cost of electrical for the 20/21 Street Underpass project, discussion regarding the I-94 water tower, sludge treatment compliance, and 10-year plan to expand water treatment plant, and expansion of the electrical division. MPS is currently researching options to purchase an existing building or building a new facility. Also discussions to collaborate with other organizations to collocate such a Missouri River.

5A Discussion for payment of former Executive Director severance payment

Minutes: Mahli provided a background for payment of a severance package of the former executive director. A budget adjustment to pay a severance payment to the former executive director from EDA reserves was approved by the City Council. That approval should have been approved by the EDA Board first. John Shockley, City Attorney, provided additional information. Board members had detailed discussion.

Motion to Approve made by Pat Kovash and seconded by Wyatt Johnson

Approve budget adjustment for payment of the former executive director's severance payment from EDA reserves.

Motion Passed: For: 8; Against: 1 - Rogalla; Abstain: 0; Absent: 2

Motion to Approve made by Pat Kovash and seconded by Wyatt Johnson

Approve recommendation to City Council for payment of City of Moorhead - DMI contract \$33,333 for economic development services from the EDA budget line item for executive director

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

6. Development Assistance Agreement - Comstock Commons

Minutes: Mahli stated that a request had been made by the developer to change the name of the entity which would own the project from T & M Graham Management Inc. to Comstock Commons LLC. The mixed use project is located at the corner of 6th Ave S and 8th Street and that all other terms of the agreement and development project are the same.

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

Approve Development Assistance Agreement between Moorhead EDA and Comstock Commons as found in packet materials.

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

7. Citywide Incentives

Minutes: Mahli provided a brief introduction and overview of the Commercial-Industrial incentives. He outlined the two options for the board to discuss, both simplify the current incentive table.

Derrick LaPoint, DMI, pointed out that it is rare to incentivize commercial-industrial projects citywide but agrees that it is necessary to compete with surrounding communities. Board

members had detailed discussion.

8. Professional Services Agreement: Greater Fargo Moorhead Economic Development Corporation

Minutes: EDA members requested that the GFMEDC president provide a quarterly, in person, report to the EDA Board.

Motion to Approve made by Violet Deilke and seconded by Michael Burns

Approve Professional Services Agreement between Moorhead EDA and Greater Fargo Moorhead Economic Development Corporation as found in packet materials.

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

9. Information / Update

A [GFMEDC Activity Report - August](#)

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

10. Adjourn

Minutes: Meeting adjourned at 12:46 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