

City of Moorhead
Economic Development Authority
Meeting Minutes
January 28, 2013 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 January 28, 2013, at 11:45 AM.

Roll call of the members was made as follows:

Board Member:	Les Bakke	Present
3rd Ward Council Member:	Brenda Elmer	Present
Board Member:	Jeff Frider	Present
4th Ward Council Member:	Steve Gehrtz	Present
Board Member:	Werner Golling	Present
Board Member:	Ray Grefsheim	Present
Board Member:	Jon Riewer	Absent
Board Member:	Jim Steen	Present
Board Member:	James Taylor	Present
Board Member:	Vacant Position	Vacant
Board Member:	Vacant Position	Vacant

Others Present:

Peter Doll, Development Services Manager
Scott Hutchins, Director of Community Services

Michael Redlinger, City Manager
Amy Thorpe, Community Services Planner

1. Call meeting to Order / Roll Call

2. Agenda Amendments

3. Approve Minutes

A [December 17, 2012](#)

Motion to Approve made by Steve Gehrtz and seconded by Les Bakke
Approve Minutes of December 17, 2012

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

4. Citizens Addressing the Board

5. [Commissioners' Reports](#)

Minutes: Elmer provided a brief report on the inter-governmental retreat which was held on Friday, January 25, 2013. Can be viewed on You Tube: <http://youtu.be/GIUoqegKuA>

Steen announced that he was asked to participate on a group studying the establishment of a Clay County EDA. The first meeting will be held Tuesday, January 28, at 3:00 p.m.

6. [Hyde Development: 1st Ave N Project - Paul Hyde](#)

Minutes: Hutchins provided a brief history and introduction as outlined in the packet.

Paul Hyde and Raime Lavelle, Hyde Development, provided the board with an update on the 1st Avenue North (former Aggregate Industries site) project. Points highlighted included:

- Market Research
 - Site advantages (1st Ave visibility, proximity to retail, traffic count)
 - Disadvantages of location (railroad tracks, distance from campus, surrounding uses)
 - market demand for retail (10,000 sf) & housing (300 beds/80 units)
- Site Survey
- Initial Site Plan (2 buildings: 35,000 sf housing each, 5,000 sf retail each with onsite parking)
- Next steps – Floor plan and elevations, pricing, pro forma/feasibility, clean-up plan
- Anticipated Timeline

Hyde stated that they have come a long way in their evaluation of the possibility of this project. Encouraged with market research report showing this as an ideal site for mixed use project and demand for housing and retail. Targeting a market rent of \$450-500 per student / per bed. He stated that the end use will drive the cleanup project and wants this project to create a sense of place which may lead to more projects.

Commissioners requested the following clarification:

- Commented that there is a Tri-College bus system in place. Hyde stated that railroads are a barrier but there is a model in Duluth for a private transportation and some of the fees could be built into the rent
- Area colleges begin fall sessions in August and suggested the timeline be reviewed to capture those students
- What is the plan for the land to the east? Hyde stated that if the first phases of the project are successful, there may be an opportunity for additional retail on the easterly outlot
- Salvation Army easement. Project is not contingent upon acquisition of the Salvation Army but has discussed the issue with staff
- The Maxfield Study provided current market rate of \$450-500 per bed
- With a phased project, would there be multiple applications to DEED for cleanup and does that jeopardize the second phase happening? Hyde explained that you are better off requesting several smaller grants than asking for a large sum all at once.
- The traffic counts on 1st Avenue excite retailers

7. [2013 Legislative Update - Scott Hutchins](#)

Minutes: Commissioner Golling left meeting at 12:14 p.m.

Hutchins provided an update on legislative activities to date.

- DRC in Governor Dayton's Budget
- Conducting Research on DRC: working with Legislators and House Research
- Border City appropriation request - \$2million more or less
- Flood mitigation request to Governor and Legislature: \$14.7 million to complete work

Redlinger added the following:

- LGA formula. Governor Dayton has proposed a new LGA formula. League of MN Cities and CGMC are currently reviewing the formula and analyzing the effects. Staff will monitor and provide updates to the EDA
- Business Development position – Recruitment for the position closed on Friday, January 25. There were 33 applications received – 27 from the upper Midwest. Next will begin background reviews. He anticipates calling the EDA Subcommittee as early as mid-February to review candidates

8. Information / Update

- A [Building and Permit Valuation Summary](#)
- B State Budget & Politics
 - i [Star Tribune Articles](#)
 - ii [MinnPost Articles](#)
 - iii [St. Paul Pioneer Press Articles](#)

9. Adjourn

Minutes: Meeting adjourned at 12:23 p.m.

APPROVED BY:

ATTEST:

James Steen
Chair

Jim Taylor
Secretary

The proceedings of this meeting are digitally recorded and are available for public review.

Respectfully submitted by:
Amy Thorpe, Community Services Planner