



City of Moorhead Economic Development Authority

Meeting Agenda November 24, 2014 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 November 24, 2014, at 11:45 AM.

Roll call of the members was made as follows:

Board Member:	Bob Buth	Present
Board Member:	Violet Deilke	Present
Council Member:	Steve Gehrtz	Present
Board Member:	Kris Gulsvig	Absent
Board Member:	Charley Johnson	Present
Board Member:	Pat Kovash	Present
Board Member:	Dave Sederquist	Present
Board Member:	James Steen	Present
Council Member:	Del Rae Williams	Present
Board Member:	John Rogalla	Present
Board Member:	Soo Asheim	Present

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

2. [Agenda Amendments](#)

Minutes: Add item 5a - Status of Minnesota's Oil Impact Study and other legislative updates.

3. [Approve Minutes](#)

A [October 27, 2014](#)

Motion to Approve made by Violet Deilke and seconded by Steve Gehrtz

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

B [October 30, 2014](#)

Motion to Approve made by Bob Buth and seconded by Charley Johnson

Motion None: For: 10; Against: 0; Abstain: 0; Absent: 1

4. [Citizens Addressing the Board](#)

Minutes: None

5. [Commissioners' Reports](#)

Minutes: Chuck Chadwick will retire as president of the Moorhead Business Association at the end of December 2014.

5a. **Oil Impact Study and Legislative Updates - Scott Hutchins, Deputy City Manager**

Minutes: Hutchins provided an update regarding the status of Minnesota's Oil Impact Study report.

Commissioners indicated that more attention was needed to specifically address the competitive issue of Minnesota's border cities and that a copy of the "Industrial Park Positioning Strategy" report by John Rhodes, MS&B, be made available to the consultants. They also indicated that the Minnesota senators should be kept abreast of the study as well.

Other legislative updates discussed were a) possible 2015 appropriation for border city programs and b) new building code mandate for fire sprinklers.

6. [Director's Report](#)

Minutes: Maslowski highlighted activities and events from the past month as found in packet materials.

7. [Marketing Moorhead: 2014 Year-to-Date Communication Dashboard - Lisa Vatsndal](#)

Minutes: Vatsndal provided marketing highlights from the "Dashboard" report found in packet materials.

8. [Consideration of Industrial Park Positioning Strategy - Phase III](#)

Motion to Approve made by Steve Gehrtz and seconded by Violet Deilke

Approval of the Industrial Park Positioning Strategy Phase III for the implementation of marketing techniques identified in Phase I and Phase II findings. Funding for Phase III implementation has been allocated in the 2015 EDA Budget.

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

9. [Recommend Final 2015 EDA Levy and Budget](#)

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

Recommendation to City Council for the Final 2015 EDA Levy and Budget be set at \$350,000

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

10. [Recommendation to Modify the Commercial-Industrial Property Tax Incentive Policy - Multi-Tenant Building](#)

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

Recommend Approval to City Council to Modify the Commercial-Industrial Property Tax Incentive Policy for Multi-Tenant Buildings as follows:

A commercial multi-tenant project in which the Project Operator intends to sell units to Qualified Businesses is eligible to receive an incentive subject to the following:

- The "aggregate new building value" for all units meets the minimum new building requirements.
- Length of exemption for each unit is based on the aggregate new building value.
- The Project Operator agrees to sell units only to Qualified Businesses under Minnesota Statute 469.171 Subd. 6a.

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

11. Information / Update

- A [GFMEDC Activity Report - October](#)
- B [Building and Permit Valuation Summary - October](#)

12. [Adjourn](#)

Minutes: Meeting adjourned at 1:30 p.m.

APPROVED BY:



Jim Steen
Chair

ATTEST:



Charley Johnson
Secretary

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

Respectfully submitted by:
Amy Thorpe, Economic Development Program Administrator