



**ECONOMIC DEVELOPMENT AUTHORITY
MEETING AGENDA
JULY 7, 2025 AT 11:45 AM
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N**

Disclaimer: Voting requirements may be subject to changes in the law, parliamentary procedural matters, or other unforeseen issues. The City Attorney provides opinion on questions of voting requirements by the Moorhead City Code, Minnesota State Statutes, and parliamentary procedure.

1. Call to Order/Roll Call
2. Agenda Amendments
3. Approval of Minutes
 - A. May 5, 2025, Meeting Minutes
4. Citizens To Be Heard
5. Commissioners' Report
6. Presentations
 - A. West Central Initiative - Ben Schierer, Director of Civic Partnerships
 - i. 2024 Annual Report - [The Current](#)
 - ii. The View from Here: [An Almanac of Life and Land in Our Region](#)
 - B. Spark Center for Entrepreneurship - Laura Caroon, The Luminarie
 - C. 2025 Legislative Recap - Lisa Bode, Government Affairs Director
7. Business Items
 - A. 2026 Preliminary Budget & Tax Levy Discussion
 - B. Economic Development Report
8. Information/Update
 - A. 11th Street Underpass Project - [Link to MnDOT Project Details & Updates](#)
 - B. Downtown Moorhead Vision - [Link to More to Moorhead Website](#)
 - C. Community Center and Regional Library - [Link to More Information](#)
 - D. Building & Housing Updates - [Sign up for e-Notifications](#)
9. Adjourn

Upon request, accommodations for individuals with disabilities, language barriers, or other needs to allow participation in City Council meetings will be provided. To arrange assistance, call the City Clerk office at 218.299.5166 (voice) or 711 (TDD/TTY). Visit our website at www.moorheadmn.gov



**ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
MAY 05, 2025 AT 11:45 AM
HJEMKOMST CENTER AUDITORIUM - 202 1 AVE N**

1. Call to Order / Roll Call
Roll call of the members was made as follows:
Present: Evan Balko, Nate Anderson, Chad Cota, Rob Sobolik, Deb White, Chris Howell
Absent: Kim Schlotfeldt, Joel Paulsen, Emily Moore
2. Agenda Amendments
There were no agenda amendments.
3. Approval of Minutes
 - A. April 7, 2025, Meeting Minutes
Motion to Approve April 7, 2025, Meeting Minutes made by Deb White and seconded by Chad Cota
Motion Passed
For: 5; Balko, Anderson, Cota, Sobolik, White
Against: 0; Abstain/Recuse: 0; Absent: 4; Schlotfeldt, Paulsen, Howell, Moore
4. Citizens to be Heard
Stacia Sytsma, MBA Executive Director, provided an update of past and future events on behalf of the Moorhead Business Association. For more information about the Moorhead Business Association and their events, go to <https://mhdmba.org/>.
5. Commissioners' Report
There were no commissioner reports.
6. Presentations
 - A. Make Moorhead Home – Housing Presentation – Lisa Bode, Governmental Affairs Director

Lisa Bode, Governmental Affairs Director, provided an update on the Make Moorhead Home property tax rebate program including a brief history of the program, rebate impact, and marketing efforts. A detailed report was provided to board members and has been added to the packet.

Commissioner Howell joined the meeting at 11:52 pm.

7. Business Items

A. Renaissance Zone Application Review: 14th & Main Apartments LLC – Kevin Bartram, Developer

Derrick LaPoint, DMI/Economic Development, provided an overview of the proposed multi-family residential project which is located within the Renaissance Zone district. He stated that the project would remove a former convenience store building and two residential structures to construct a 28-unit, walkup style apartment building fronting Main Avenue. This infill project meets the goals and objectives of the Renaissance Zone (details are included in packet materials) and would qualify for a 15-year property tax exemption (5 years at 100% - 5 years at 75% - 5 years at 50%) with the land value remaining taxable. He stated that the project would bring new life to this area supporting businesses such as Harold's on Main which is across the street.

Kevin Bartram, applicant/developer, added that the redevelopment site was a former gas station (Orton's) and that there would be environmental cleanup work to complete which would add to the expense of constructing this apartment. Bartram stated that he would absorb that cost rather than requesting the city's assistance to apply for a DEED contamination cleanup grant.

Commissioner White commented that she was pleased to see this project moving forward and agreed that this project would clean up a blighted area. She also stated that she appreciated Bartram's consideration of the neighborhood with the placement of the apartment building and detached garages.

Commissioner Cota stated that he would be abstaining from the vote due to a potential conflict of interest.

Motion to Recommend Approval to the City Council of developer Kevin Bartram's Renaissance Zone Application for RFI2, LLC, Redevelopment Project, also known as 14th & Main Apartments, made by Deb White and seconded by Chris Howell

Motion Passed

For: 5; Balko, Anderson, Sobolik, White, Howell

Against: 0; Abstain/Recuse: 1; Cota

Absent: 3; Schlotfeldt, Paulsen, Moore

B. Economic Development Report

Derrick LaPoint provided highlights from the Economic Development report as found in packet materials.

8. Information / Update

- A. 11th Street Underpass – [Link to MnDOT Project Details & Updates](#)
- B. Downtown Moorhead Vision – [Link to More to Moorhead Website](#)
- C. Community Center and Regional Library – [Link to More Information](#)
- D. Building & Housing Updates - [Sign up for e-Notifications](#)

9. Adjourn

Meeting adjourned at 12:14 pm.

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

APPROVED BY:

ATTEST:

Nate Anderson
Chair

Kim Schlotfeldt
Secretary

DRAFT



COLLECTIVE STRENGTH,
SHARED SUCCESS

West Central Initiative

Our Vision: A vibrant, inclusive, and sustainable world starts here in west central Minnesota.



Empowering Communities, Driving Growth, Fostering Sustainability

West Central Initiative a regional development organization and community foundation dedicated to building a thriving, inclusive, and resilient future for the region.

SINCE 1986



\$59M+

in loans distributed



\$84M+

in grants distributed



9,100+

jobs created or retained



1,280+

businesses impacted

Since our founding in 1986, West Central Initiative has been dedicated to serving the nine counties of west central Minnesota and White Earth Nation. Our focus has been on driving economic growth and community development throughout the region. We harness local resources and collaborate with partners to create a more thriving, inclusive, and sustainable future for everyone who calls this area home.

With the Sustainable Development Goals as our guide, we run a variety of programs aimed at addressing key areas such as economic development, rural democracy, and environmental sustainability. Through our grants, loans, community funds, and more, we empower local organizations, businesses, and communities to reach their full potential. We believe in the power of collaboration and generosity, working closely with public, private, and nonprofit sectors to tackle regional challenges and create lasting positive change.

Our commitment goes beyond financial support—we're passionate about promoting equity and inclusivity across the region. We strive to ensure that underrepresented and marginalized communities have the resources and opportunities they need to succeed. By prioritizing holistic, community-centered approaches, we're proud to play a crucial role in shaping the future of our region.



Learn More

Discover how we're transforming west central Minnesota—visit our website to learn more about West Central Initiative's impact and programs.

A Glimpse at Our Work

Climate Resilience: Having developed the region's first Climate Action Plan, we support projects that build climate resilience and promote sustainable practices in west central Minnesota.

Community Funds: Our Community Funds are tailored to specific causes, allowing donors to support targeted initiatives within west central Minnesota.

Convening: Through events such as 17 Rooms, Climate Catalysts, and Community Conversations, we convene diverse stakeholders to address regional challenges through collaboration and innovation.

Donor Advised Funds: Our Donor Advised Funds allow donors to support causes they care about while receiving tax benefits and making a lasting impact.

Early Childhood Initiative: Our Early Childhood Initiative helps to ensure access to quality early education and care for all children in the region.

Granting: We provide grants to support projects that drive economic development, environmental sustainability, and community well-being in our region.

Initiators Fellowship: The Initiators Fellowship supports emerging social entrepreneurs in rural Minnesota through mentorship and financial assistance.

Lending: Our gap financing options help bridge funding gaps for businesses that may struggle to secure all of the traditional financing needed to launch or expand.

Live Wide Open: Our Live Wide Open campaign is on a mission to inspire a sense of belonging among all people in west central Minnesota through showcasing the fascinating and diverse people across our region.

Local Foods & Sustainable Agriculture: We support local food systems and sustainable agriculture practices that benefit the environment and economy.

Maps & Measures: Through measurement tools such as our Sustainable Development Goals Dashboard, we track and measure regional progress toward sustainability.

Planned Giving: Our planned giving services enable donors to leave a legacy by including charitable gifts in their estate plans, ensuring long-term regional and community impact.

Regional/Community Planning: We create the region's Comprehensive Economic Development Strategy to guide sustainable growth and resilience in our communities.

Rural Belonging: Our Rural Belonging initiative strengthens community connections and promotes inclusion in rural areas.

Rural Democracy: Our Rural Democracy initiative promotes civic engagement and ensures that rural voices are heard and represented.

Transportation Planning: We work to improve transportation infrastructure for safe, efficient, and accessible systems that enhance regional growth.



"The quest for effective leadership is arguably one of the greatest challenges confronting rural communities. West Central Initiative understands these dynamics and looks to help residents meet this leadership demand."

—Kurt Mortenson

Otter Tail County Commissioner, Underwood



Kicking off their journey, the first Run4Rural cohort unites to celebrate community and rural pride.



Sara Boyum helped revitalize Battle Lake's downtown, including opening Neverbetter Market and Wellness with the help of West Central Initiative's loan program.



Naima's Farm hosts a vibrant Welcoming Week celebration, sponsored by West Central Initiative, bringing community together to embrace diversity and unity.

Memorandum

To: EDA Board Members
From: Amy Thorpe, Economic Development Program Administrator
Derrick LaPoint, DMI/Economic Development
Date: July 7, 2025
Re: 2026 Preliminary Budget and Tax Levy Discussion



At Monday's meeting, we will distribute the proposed 2026 preliminary EDA budget as well as provide the maximum tax levy allowed by state statute to begin the discussion. For those members new to the process, we have provided below key approval dates to meet our statutory deadlines which also include City Council review and approvals, please see bold text below.

Approval Timeline:

- 7/7 – EDA preliminary budget and levy discussion
- 8/4 – EDA preliminary budget and levy discussion
- 9/8 – EDA approves maximum tax levy (not to exceed)
- **9/22 – City Council approves preliminary budget and tax levy (including EDA's maximum levy)**
- 10/6 – EDA budget discussion
- 11/3 or 12/1 – EDA approves final budget and tax levy
- **12/8 – City Council approves final budget and tax levy (including EDA's budget and levy)**

Economic Development Report

Derrick LaPoint

Monthly Highlights



- **Downtown Moorhead Redevelopment**
 - We are so excited to see the progress at the downtown Moorhead site. There are so many things happening at the site with additional demolition, infrastructure development, and project developments! We are grateful for the coordination as there are several moving parts on the site. We are anticipating that businesses will start moving into the new 650 Center Avenue building within the next month. This will mark a new chapter for the district and thank these businesses for believing in the project. The library/community center is on track as well with the anticipated opening in the summer of 2026. More projects coming together and we look forward to sharing more details soon!
 - We are receiving many inquiries and questions regarding the downtown redevelopment plan. We encourage the residents, businesses, and perspective developers to check out the project website [More To Moorhead](#) and [Yes56560](#).
- **MCCARA Real Estate Services**
 - As of July 1st, we are pleased to announce that Goldmark Commercial will be the new real estate representative for the city-owned land in the MCCARA industrial park. Goldmark Commercial will be finalizing their marketing materials soon and we excited to see what leads will be brought to the table. We would like to thank PRG for their work over the last several years and know that we will continue to see projects represented by PRG in our industrial park developments.
- **FMWF Chamber of Commerce Washington D.C. Fly-in**
 - At the end of May, I had the opportunity to attend the FMWF Chamber's D.C. fly-in. It was an extremely valuable trip with many takeaways. There were over thirty community leaders from the Fargo-Moorhead area in attendance. All of the attendees came from different backgrounds and had different priorities, but we all had a desire to see our region be successful and well represented. The two-day event was jammed packed with legislative meetings from both the Minnesota and North Dakota delegates. Lasty, Mayor Shelly Carlson and I had the opportunity to connect with the leadership of DG Fuels. We were grateful for the meet and greet with them and were encouraged by what we heard.
- **League of Minnesota Cities (LMC) Conference**
 - On July 26th, I was asked to present at the LMC conference in Duluth. There were several Moorhead leaders at the conference including many elected officials. My presentation was a

collaborative one with WSB (engineering consultant), the Mayor of Osseo, MN, and myself. The topic of the presentation was, “Is your City Ready for Development”. I thought it was a very relative topic as we have a number of projects happening including our large redevelopment project. We had a full house for our session with several folks sticking around post-panel to ask questions and connect.

- **DG Fuels**

- Conversations continue with the leadership at DG Fuels as they work through their due diligence. Mayor Shelly Carlson and I had a great conversation with DG Fuels in Washington D.C. for the FMWF Chamber’s D.C. fly-in. We are encouraged by what we learned and will continue to work out details with infrastructure. On July 21st, I have been invited to attend the Greater MSP Sustainable Aviation Fuel (SAF) workshop in Minneapolis. DG Fuels will be in attendance and will learn much more about the industry and it’s needs.

- **11th Street Underpass**

- Closures on Main Avenue and 1st Avenue North are ongoing. We encourage residents and businesses to keep updated through the project website www.mndot.gov/d4/projects/moorhead11thstreetunderpass and signup for email notifications. For questions, please call the hotline number at 218-292-8779.

- **City Council Action – Approved or Pending**

- May 27 – Public Hearing – 14th & Main Apartments Renaissance Zone project
- June 9 – Public Hearing – SpeeDee Oil Change, Commercial Industrial Incentive project
- June 23 – Public Hearing - Remodeling by Foss, Commercial Industrial Incentive project