



**ECONOMIC DEVELOPMENT AUTHORITY
MEETING AGENDA
SEPTEMBER 8, 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. August 4, 2025, Meeting Minutes
4. Citizens To Be Heard
5. Commissioners' Report
6. Presentations
 - A. DEED in Moorhead - David Heyer & James Whirlwind Soldier
7. Business Items
 - A. Letter of Support for Federal EDA Grant Application
 - 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 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



**MINUTES OF THE ECONOMIC DEVELOPMENT AUTHORITY
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N
AUGUST 4, 2025 - 11:45 AM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

Present (9): Chris Howell (joined meeting during Item 4), Evan Balko, Sheri Larson, Nate Anderson, Chad Cota, Rob Sobolik, Kim Schlotfeldt, Emily Moore, Deb White
Absent (1): Joel Paulsen

2. Agenda Amendments

LaPoint stated that the presentation for Item 6A would be postponed due to speaker illness.

3. Approval of Minutes

A. July 7, 2025, Meeting Minutes

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

For 8: Evan Balko, Sheri Larson, Nate Anderson, Chad Cota, Rob Sobolik, Kim Schlotfeldt, Emily Moore, Deb White

Against 0: None

Absent 1: Chris Howell

Motion Passed

4. Citizens To Be Heard

Stacia Systma, MBA Executive Director, provided an update of past and future events on behalf of the Moorhead Business Association. For more information, visit their website at <https://mhdmba.org/>.

Commissioner Howell entered the meeting during this item.

5. Commissioners' Report

There were no Commissioners' Reports.

6. Presentations

A. MN Dept of Employment & Economic Development (DEED) - David Heyer, West Central Business Development Manager

Item 6A was postponed to a future meeting.

B. Goldmark Commercial Real Estate Introduction

Derrick LaPoint, DMI/Economic Development, introduced Paul Campbell, real estate agent for Goldmark Commercial Real Estate, as the new representative for the MCCARA Industrial Park properties, as well as a few other scattered city-owned properties. Campbell provided a little bit of his background including his work with Goldmark Commercial and services to be provided. Chair Anderson stated that he

and other members of the EDA were part of the selection committee and were impressed with Goldmark's knowledge and depth of services to be provided to Moorhead.

7. Business Items

A. 2025 Enterprise Zone Program Recommendation

Amy Thorpe, Economic Development Program Administrator, provided general background regarding Moorhead's Enterprise Zone program, highlighting key information on the Worker's Compensation Tax Credit Program such as year-end totals, how the program is marketed, and reasons to carry a fund balance, as found in the packet report. LaPoint added that Moorhead's legislative requests to modify Border City Enterprise Zone statutory language which would have provided more flexibility for the program were not passed in the 2025 legislative session.

Commissioners had questions and general discussion including a conversation on increasing funding parameters to qualified businesses.

Motion to Recommend Approval to the City Council of up to a 27% credit of the actual workers' compensation expense with a \$30,000 program cap for the 2025 Program Year was made by Deb White and seconded by Emily Moore.

For 9: Chris Howell, Evan Balko, Sheri Larson, Nate Anderson, Chad Cota, Rob Sobolik, Kim Schlotfeldt, Emily Moore, Deb White

Against 0: None

Abstain/Recuse 0: None

Motion Passed

B. 2026 Preliminary Budget & Tax Levy Discussion

Amy Thorpe, Economic Development Program Administrator, provided general information regarding the 2026 budget process including key dates, stating that this was an opportunity for the board to discuss and ask questions about the proposed budget included in the agenda packet. Chair Anderson clarified that, if the board was ready, they could make a motion to recommend a maximum levy amount at today's meeting knowing that this amount could be lowered prior to final approval.

Commissioners had general questions and discussion.

Motion to Recommend Approval to the City Council to set the EDA's Maximum Levy of \$789,857 and the Preliminary Budget of \$869,857 for the 2026 Budget Year was made by Deb White and seconded by Kim Schlotfeldt.

For 9: Chris Howell, Evan Balko, Sheri Larson, Nate Anderson, Chad Cota, Rob Sobolik, Kim Schlotfeldt, Emily Moore, Deb White

Against 0: None

Abstain/Recuse 0: None

Motion Passed

C. Economic Development Report

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

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

Meeting adjourned at 12:23 pm.

DRAFT

From: [Lisa Bode](#)
Cc: [Dan Mahli](#), [Bob Zimmerman](#), [Shelly Carlson](#), [Addison Carlsrud](#)
Subject: Community Letters of Support - Moorhead
Date: 25 August 2025, 16:47:11
Attachments: [Moorhead EDA LOS template.docx](#)

Hello community partners,
Would you be willing to assist the City by providing a letter of support for an important federal grant application the City of Moorhead is pursuing? Specifically, we are applying for US Economic Development Administration supplemental funding to complete the remaining components of Moorhead's in-town flood mitigation integral to the FM Diversion. Letters of support for these federal applications are impactful—our delegation and the agency representatives tell us so. We would really appreciate if you would be willing to prepare a letter on your stationery and return it to us for inclusion in the application. I have attached a draft/sample for your consideration.

A little background on our request: Since 2009, the City has incrementally pursued and received State of Minnesota funds to complete flood infrastructure projects within the City. The state has made more than \$100 million in investments toward our flood protection. But the work is not quite done, and inflation is keeping the finish line at a distance. We need about \$18.5 million more.

Moorhead is in a qualifying area for these USEDAs funds and would plan to use state funds as a match. If we are successful, this could complete in-town flood mitigation for Moorhead and allow our community to concentrate on other proactive development priorities.

I will be out of town the next two weeks, but please send Addison Carlsrud your letters and he will compile them. We will be submitting the application in mid-late September.

Thank you very much!

Lisa J. Bode
Governmental Affairs Director
City of Moorhead
403 Center Ave
Moorhead MN 56560
218.299.5372

www.cityofmoorhead.com

August , 2025

Dear EDA Disaster Supplement Investment Review Committee,

RE: City of Moorhead Flood Mitigation Improvements

On behalf of **(organization name)**, I am writing to express our strong support of the City of Moorhead's application for the FY 2025 EDA Disaster Supplemental grant funding. The proposed Flood Mitigation Improvement Project will implement critical flood control lift station improvements. This will be Moorhead's final step toward completing essential infrastructure to permanently safeguard Moorhead from the persistent and severe flooding that has long impacted the Red River Valley.

The Red River Valley is one of the most flood-prone regions in the United States. Seven of the ten highest flood crests have occurred within the last 30 years, with the worst reaching 40.84 feet in March 2009. These recurring flood events have caused extensive damage to our business communities and require costly emergency responses.

(Insert any personal examples of how past flood events have affected your business)

The City of Moorhead has been working since 2009 to implement its comprehensive flood mitigation plan. This funding will enable the City to complete the final components of that plan, enhancing public safety, protecting homes, businesses, and critical infrastructure, and improving system reliability through permanent flood control measures. The project also promotes substantial economic benefits by reducing flood insurance requirements, encouraging new development, and mitigates costly damages from future flood events.

We respectfully urge your favorable consideration of this application, which will help finalize a nearly two decade-long effort to secure permanent flood protection for the businesses and residents of our community and contribute significantly to the regional flood mitigation strategy.

Please feel free to contact us should you need any additional information or clarification.

Sincerely,

Economic Development Report

Derrick LaPoint

Monthly Highlights



- **Downtown Moorhead Redevelopment**

- There is no shortage of work happening in downtown Moorhead. We are excited to see the project continue to take shape. The 650 Center building has plenty of action with Downtown Health and Wellness moving in and the residential is not far behind. Current work at the new library/community center is steady as well with an anticipated opening in April/May 2026! Lastly, the paving continues on numerous next streets within the development site. We are eagerly awaiting the opening of these new roadways to help with traffic flow in downtown!

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](#).

- **FMWF Chamber of Commerce**

- On September 15th, the FMWF Chamber is hosting the director of the MN DEED Paid Leave program. The event will start at 3pm and the Moorhead Marriott. We have been coordinating with the Chamber to get this open discussion on the books for the last month. It is important for our businesses to engage in this conversation, ask questions, express concern, and seek guidance. We are grateful for the director to make this visit and truly hope we have a good business turnout for this important topic.

- **Enterprise Zone**

- Thanks to the thoughtful discussion at our last EDA meeting, Amy Thorpe conducted an analysis on our Enterprise Zone program. Based on her findings, we'll be bringing a recommendation to the City Council on September 8th to increase the credit amount from 25% to 30% and increase the program cap from \$30,000 to \$40,000. We believe these adjustments are sustainable within our current budget and will provide meaningful support to our local businesses.

- **11th Street Underpass**

- Closures on Main Avenue and 1st Avenue North are ongoing with an anticipated opening of late September and October. We cannot wait to see this area open up for traffic soon and we encourage the public to support our businesses along this corridor. 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**

- September 8th
 - Sale of City Land (Luke Nygaard)
 - DG Fuels Option Agreement
 - Public Hearing & Approval – 2025 Border City Enterprise Zone Program
- September 22nd
 - Public Hearing – Direction to List/Dispose of the Current Library Site