



**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.

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

APPROVED BY:

ATTEST:



Nate Anderson
Chair

Kim Schlotfeldt
Secretary