



City of Grand Forks
Staff Report
Committee of the Whole – April 14, 2025
City Council – April 21, 2025

Agenda Item: Northridge Construction Tax Incentive Pre-Application

Submitted by: Todd Feland, City Administrator

Staff Recommended Action: Invite applicant to submit full tax incentive application.

April 14, 2025 – Committee Recommended Action:

April 21, 2025 – Council Action:

BACKGROUND:

The proposed Northridge Construction development is a multi-family development at 4551 South 17th Street. The proposed development is a significant development investment. The development is a private development, and the developer is Northridge Construction.

The development includes the following: approximately 155 residential rental units with underground parking. The start of the development is proposed for August 2025 with March 2027 completion.

The development project is an estimated \$38 million investment. The development project will not require significant public infrastructure development as it is an infill development and served by public infrastructure. The developer is requesting the consideration of a tax incentive exemption for a greater than five (5) year period of time. The development will meet the Grand Forks community’s strategic interest in growing the tax and economic base and provide further and needed housing opportunities.

With City Council concurrence, the next step in the process is to invite the applicant to submit a full tax incentive application, which includes a \$2,500 fee. The tax incentive request is proposed to exceed five (5) years. The complete application will be provided to Baker Tilly for third party financial review and analysis. This review will then be presented to the Local Government Advisory Committee (LGAC), which consists of representatives of the four local taxing entities. City Council President Dana Sande and City Council Vice President Danny Weigel serve as the City’s LGAC representatives. The recommendation from LGAC will then be forwarded to City Council for preliminary action at which point a public hearing date (approximately 45 days later) will be set. During that time period, the tax incentive request will be heard by the Grand Forks County Commission and Grand Forks School Board, per North Dakota Century Code requirements.

ANALYSIS AND FINDINGS OF FACT:

- The pre-application is the first step to allow further financial review of a tax incentive request to proceed.
- The third-party review takes into consideration appropriate industry standards and expected rates of return, which helps to depoliticize the decision-making process and “right-size” the tax incentive structures. Baker Tilly performs this service for other regional communities and has assisted the City in this process. The \$2,500 application fee offsets the cost of the review.

- The timeline of the tax incentive process is approximately two to three months from beginning to end and includes City Council Pre Application tax incentive approval; third party financial analysis; LGAC review and recommendation; City Council preliminary recommendation and public hearing date setting; Grand Forks County Commission, Grand Forks Public School Board, and City Council final actions.

SUPPORT MATERIALS:

- City of Grand Forks Tax Incentive Pre-Application for Northridge Construction.
- Shift Apartments Site Plan and Renderings.



Incentive 4/11/25

City of Grand Forks

Tax Increment Financing Pre-Application

Applicant Information:

Applicant Name: Northridge Construction

Primary Contact: Jon Miskavage

Address: 214 N 4th Street Suite 701 Grand Forks ND 58203

Phone: 701 330 3237 Email: jon@northridge.net.com

Legal Entity Type: Corporation

Project Information:

Address of proposed project: 4551 S 17th St Grand Forks ND 58201

Proposed project timeline/milestones: Break ground in August 2025 with a CD in March of 2027.

Current tax roll value of property: \$ 714,000

Estimated value of property upon completion of proposed project: \$ 714,000 (land)
\$ 38,036,000 (improvements)

Attach brief description of proposed project; include any renderings or preliminary plans that are available.

TIF Information:

TIF Bond TIF Exemption (PILOT Exemption) 4/11/25
 Slum/Blight TIF Undeveloped/Underdeveloped TIF

Will requested TIF exceed 5 years? YES NO

The undersigned certifies that all information provided in this pre-application is true and correct to the best of the undersigned's knowledge, and that the undersigned is a duly authorized representative of the applicant. The applicant agrees to provide additional information as may be requested by the City after the filing of this application.

[Signature]
Signature of Applicant's Representative

4/11/25
Date

Feland, Todd

From: Brooks, Ryan
Sent: Friday, April 11, 2025 12:37 PM
To: Feland, Todd; Bochenski, Brandon
Subject: Fw: Property Tax Incentive Pre Application
Attachments: Shift Apartments Exterior Renderings_4.3.25.pdf; 250226_NR Shift_Preliminary Design Plans.pdf; Property Tax Incentive Pre Application.pdf

FYI

Get [Outlook for iOS](#)

From: Brett Carlson <bcarlson@northridgenet.com>
Sent: Friday, April 11, 2025 12:33:08 PM
To: Brooks, Ryan <RBrooks@grandforksgov.com>
Cc: Jon Miskavige <jon@northridgenet.com>; Brett Carlson <bcarlson@northridgenet.com>
Subject: [Suspicious admin hold] Property Tax Incentive Pre Application

Ryan – please see attached application and supporting preliminary documents.

The project attached is for a 155 unit multifamily project in Grand Forks located at 4551 S 17TH ST (Parcels ID:44150800007000). The project will have underground parking with four stories of multifamily apartments above it. There will be an attached clubhouse for tenant amenities similar to other projects completed by Northridge – we can send a list if needed. The project name will be decided at a later date.

Please let me know if any additional information is needed.

Thanks,

NORTHBRIDGE

Brett Carlson, Director of Development
214 N 4th Street Suite 701, Grand Forks 58203
P: (701)772-4422
F: (701)772-4428
C: (218)230-4170

bcarlson@northridgenet.com | www.northridgeconstruction.net

This message and any attachments are intended only for the use of the addressee and may contain information that is privileged and confidential. If the reader of the message is not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, notify the sender immediately by return email and delete the message and any attachments from your system.



SHIFT APARTMENTS | 4.3.25

Craftwell
ARCHITECTURE + CONSTRUCTION