



CITY OF GRAND FORKS

24 North 4th Street
GRAND FORKS, NORTH DAKOTA 58203

OFFICE OF CITY ATTORNEY

E-MEMORANDUM

To: City File
CC:
From: DLG
Re: Procedures for PILOT - Agristo
Date: 07-19-2025

Statute	Requirement	Date Completed
N.D.C.C. § 40-57.1-03(3)	Consult with the department of commerce.	6/23/2025 e-mail from A. Conlon and 6/27/2025 letter from ND DOC (See attached pages 1-2)
N.D.C.C. § 40-57.1-03(5)	Unless the City Council determines there is no existing business within the City for which the potential project would be a competitor, the potential project operator shall publish two notices to competitors, the form of which must be prescribed by the tax commissioner, of the application for payments in lieu of taxes in the official newspaper of the municipality at least one week apart.	Grand Forks Herald on 6/25/2025 & 7/2/2025 (see affidavit of publication at attached page 3)

N.D.C.C. § 40-57.1-03(5)	The City shall determine whether the payments in lieu of taxes is in the best interest of the municipality before it give approval.	To be approved at July 21, 2025 Council meeting
N.D.C.C. § 40-57.1-03(7)	During the negotiation of the option to make payments in lieu of taxes, the City shall include, as nonvoting ex officio members of its governing body, a representative appointed by the school board and a representative appointed by the board of township supervisors of each township affected by the proposed action.	LGAC meeting on 6/23/2025
N.D.C.C. § 40-57.1-03(7)	Must comply with N.D.C.C. § 40-05-24 if more than 5 years.	
N.D.C.C. § 40-05-24(1)	Send the Chairman of the County Commission and president of the school district a letter, by certified mail, notice of the terms of the proposed property tax incentive.	Sent 6/19/2025 Rec'd 6/23/2025 (See attached pages 4-14)
N.D.C.C. § 40-05-24(2)	Within 30 days, the County and school district shall notify the City whether they elect to participate in granting the tax incentive.	School District approved July 14, 2025 County approved July 1, 2025 (See attached pages 15-16)
N.D.C.C. § 40-05-24(3)	No response is treated as participating.	

Dan Gaustad

From: Conlon, Andrew <AConlon@grandforksgov.com>
Sent: Monday, June 23, 2025 11:42 AM
To: rgarman@nd.gov; jaylin.meyer@nd.gov
Cc: Feland, Todd; Dan Gaustad; Storstad, Maureen; Lazur, Tami; Lundmark, Sherie; Brooks, Ryan
Subject: Grand Forks PILOT Consultation - Agristo
Attachments: Agristo Application Draft 06092025.pdf

Hi Rich and Jaylin,

Grand Forks is in the process of considering two additional PILOT applications for projects, both of which are seeking PILOTs. Attached is the first of the two applications; I'll send the other in a separate email to follow.

The attached application is from Agristo, a Belgium-based potato processing company that aims to build their first North American facility in Grand Forks. The project represents an estimated investment of at least \$450 million with an additional \$150 million in estimated on-farm or off-site grower storage. This represents an incredible economic opportunity for the Grand Forks region and State as a whole, both from a job creation and investment perspective. The recommendation is for a 20-year, 90% PILOT. A staff report further explaining the project can be [found here](#) should you want further context.

As always, we are happy to answer any questions you may have. Thank you!

ANDY CONLON

Economic Development Manager
City of Grand Forks
701-746-2642
aconlon@grandforksgov.com

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This email has been scanned for viruses and malware, and has been automatically archived by Mimecast.

June 27, 2025

Tami Lazur, City Assessor
City of Grand Forks
255 N. 4th Street
Grand Forks, ND 58201

Dear Tami:

The Department of Commerce Division of Economic Development & Finance (ED&F) has reviewed the application for property tax incentives for new or expanding businesses for **Agristo North Dakota, LLC**.

Agristo North Dakota, LLC is not certified as a primary sector business.

Based upon the submitted application for property tax incentives by **Agristo North Dakota, LCC**, it is determined there is no further action required by the North Dakota Department of Commerce on this request. This application is approved to move forward for local consideration.

If you have any further questions, feel free to contact our office at 701-328-5300.

Sincerely,



Richard Garman, Director
Economic Development & Finance Division



AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of the Grand Forks Herald, a newspaper printed and published in the City of Grand Forks, County of Grand Forks, State of North Dakota.

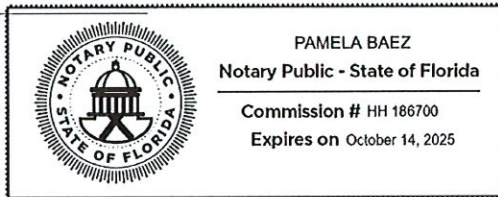
1. I am the designated agent of The Grand Forks Herald, under the provisions and for the purposes of, Section 31-04-06, NDCC, for the newspaper listed on the attached exhibit.
2. The newspaper listed on the exhibit published the advertisement of: **General Public Notice Notice**; (2) time: *Wednesday, June 25, 2025, Wednesday, July 2, 2025*, as required by law or ordinance.
3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

Edmar Corachia

(Signed)

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: *07/02/2025*

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE TO COMPETITORS OF HEARING ON APPLICATION FOR PROPERTY TAX INCENTIVES

Notice is hereby given that the City Council of the City of Grand Forks, North Dakota, will meet at 5:30 p.m. on July 21, 2025, at Grand Forks City Hall to consider the application of Agristo North Dakota LLC, 1521 Concord Pike, Suite 201, Concord Pike, DE 19803, for property tax relief on the project which the applicant will use in the operation of potato processing facility, producing pre-fried and frozen potato products, packaging line and warehouse storage for finished products, located at 3600 27th Ave N, Grand Forks, ND, Lot 2, Block 1, Peony First Resubdivision.

Any competitor may appear and be heard by the Grand Forks City Council at the time and place designated herein. A competitor may provide written comments to the governing body before the scheduled hearing. This notice is given by the above-named applicant pursuant to the provisions of North Dakota Century Code § 40-57.1-03 (Jun. 25; Jul. 2, 2025)

255 N. 4th St.
PO Box 5200
Grand Forks, ND 58206-5200



FINANCE AND
ADMINISTRATIVE SERVICES
(701) 746-2620

June 19, 2025

Dave Berger, President
Grand Forks School Board
Grand Forks Public Schools
P.O. Box 6000
Grand Forks, ND 58206-6000

Kimberly Hagen, Chair
Grand Forks County Commission
P.O. Box 5726
Grand Forks, ND 58206-5726

Tim Skarperud, President
Grand Forks Park Board
Grand Forks Park District
P.O. Box 12429
Grand Forks, ND 58208-2429

This is to notify you that the City of Grand Forks has received an application from Agristo North Dakota, LLC, for property tax relief in the form of a 20 year 90% Payment in Lieu of Taxes (PILOT), for a project, construction of a new potato processing facility, producing pre-fried and frozen potato products, packaging line, and storage of finished products, at 3500 27th Avenue North, Grand Forks, ND, (Lot 2, Block 1, Peony First Resubdivision).

The city council has scheduled a public hearing in the council chambers in City Hall on the application for Monday, June 21, 2025 at 5:30 p.m. to hear any comments or testimony in favor of or in opposition to the granting of the tax incentives. Copy of the draft application for the PILOT is enclosed.

ND CC 40-05-24 states in part that you are required within thirty days from receipt of this letter, to notify the City, in writing, whether the County or School District elects to participate in granting the tax incentive on the County or School District portion of tax levied on the property. If the County or School District elects to not participate, you must include within your letter an explanation of any reason for which the entity

elected not to participate and whether the County or School District is willing to negotiate the terms of the property tax incentive with the City.

If the City does not receive a response from an affected County or School District within thirty days of delivery of the letter, the County and School District must be treated as participating in the property tax incentive.

While the Park Board does not have the same legal duty as the County or School District, the City feels it appropriate to notify the Park Board of the proposed project.

Should you have any questions, please contact my office.

Sincerely,


Maureen Storstad
City Auditor

sll

enclosure: Application for Tax Incentive
Impact Analysis
3rd Party Financial Review

cc: Todd Feland, City Administrator
Tami Lazur, City Assessor
Ryan Brooks, City Planner
Dan Gaustad, City Attorney
Colleen Morstad, County Auditor
George Hellyer, Executive Director, Park District
Terry Brenner, Superintendent, Grand Forks Public Schools

DRAFT

**Application For Property Tax Incentives For
New or Expanding Businesses**

N.D.C.C. Chapter 40-57.1

Project Operator's Application To Grand Forks
City or County

File with the City Auditor for a project located within a city; County Auditor for locations outside of city limits.

A representative of each affected school district and township is included as a non-voting member in the negotiations and deliberation of this application.

This application is a public record

Identification Of Project Operator

1.	Name of project operator of new or expanding business	<u>Agristo North Dakota LLC</u>
2.	Address of project	<u>3500 27th Avenue North</u>
	City	<u>Grand Forks</u>
	County	<u>Grand Forks</u>
3.	Mailing address of project operator	<u>1521 Concord Pike, Suite 201</u>
	City	<u>Concord Pike</u>
	State	<u>DE</u>
	Zip	<u>19803</u>
4.	Type of ownership of project	
	<input type="checkbox"/> Partnership	<input type="checkbox"/> Subchapter S corporation
	<input type="checkbox"/> Corporation	<input type="checkbox"/> Cooperative
		<input checked="" type="checkbox"/> Individual proprietorship
		<input checked="" type="checkbox"/> Limited liability company
5.	Federal Identification No. or Social Security No.	<u>38-4346294</u>
6.	North Dakota Sales and Use Tax Permit No.	_____
7.	If a corporation, specify the state and date of incorporation	<u>it's member is Agristo Corp. founded on February 11, 2011</u>
8.	Name and title of individual to contact	<u>Nele Warnez</u>
	Mailing address	<u>nele.warnez@agristo.com</u>
	City, State, Zip	<u>Wielsbeke, Belgium, 8710</u>
	Phone No.	<u>+32474626841</u>

Project Operator's Application For Tax Incentives

9.	Indicate the tax incentives applied for and terms. Be specific.	
	<input checked="" type="checkbox"/> Property Tax Exemption	<input checked="" type="checkbox"/> Payments In Lieu of Taxes
	<u>20</u> Number of years	<u>2029</u> Beginning year <u>2048</u> Ending year
	<u>90%</u> Percent of exemption	<u>as calculated</u> Amount of annual payments (attach schedule if payments will vary)
10.	Which of the following would better describe the project for which this application is being made:	
	<input checked="" type="checkbox"/> New business project	<input type="checkbox"/> Expansion of a existing business project

Description of Project Property

11. Legal description of project real property

~~Construction of a potato processing facility on 3500 27th Avenue North, Grand Forks, Grand Forks County, North Dakota, 58203.~~

12. Will the project property be owned or leased by the project operator? Owned Leased

If the answer to 12 is leased, will the benefit of any incentive granted accrue to the project operator?

Yes No

If the property will be leased, attach a copy of the lease or other agreement establishing the project operator's benefits.

13. Will the project be located in a new structure or an existing facility? New construction Existing facility

If existing facility, when was it constructed? _____

If new construction, complete the following:

a. Estimated date of commencement of construction of the project covered by this application 01/01/2026

b. Description of project to be constructed including size, type and quality of construction
Potato processing facility - potato reception area, production halls, packaging halls, warehouses and roads, including parking.

c. Projected number of construction employees during the project construction not known at this stage

14. Approximate date of commencement of this project's operations 01/01/2028

15. Estimated market value of the property used for this project:

a. Land..... \$ 14,500,000.00


b. Existing buildings and structures for which an exemption is claimed..... \$ 0.00

c. Newly constructed buildings and structures when completed \$ 200,000,000.00

d. Total..... \$ 214,500,000.00

e. Machinery and equipment \$ 250,000,000.00

16. Estimate taxable valuation of the property eligible for exemption by multiplying the market values by 5 percent:

a. Land (not eligible) 

b. Eligible existing buildings and structures..... \$ 0.00

c. Newly constructed buildings and structures when completed..... \$ 10,000,000.00

d. Total taxable valuation of property eligible for exemption (Add lines b and c)..... \$ 10,000,000.00

e. Enter the consolidated mill rate for the appropriate taxing district 0.35

f. Annual amount of the tax exemption (Line d multiplied by line e) \$ 3,465,400.00

Description of Project Business

Note: "project" means a newly established business or the expansion portion of an existing business. Do not include any established part of an existing business.

17. Type of business to be engaged in: Ag processing Manufacturing Retailing
 Wholesaling Warehousing Services

18. Describe in detail the activities to be engaged in by the project operator, including a description of any products to be manufactured, produced, assembled or stored (attach additional sheets if necessary).

Potato processing facility, producing pre-fried and frozen potato products, packaging line, storage of finished products.

19. Indicate the type of machinery and equipment that will be installed

production lines, including fryers and freezer tunnels, packaging lines and storage equipment.

20. For the project only, indicate the projected annual revenue, expense, and net income (before tax) from either the new business or the expansion itself for each year of the requested exemption.

Year (12 mo. periods)	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only
	Year 1	Year 2	Year 3	Year 4	Year 5
Annual revenue	<u>confidential</u>	<u>confidential</u>	<u>confidential</u>	<u>confidential</u>	<u>confidential</u>
Annual expense	<u>confidential</u>	<u>confidential</u>	<u>confidential</u>	<u>confidential</u>	<u>confidential</u>
Net income	<u>confidential</u>	<u>confidential</u>	<u>confidential</u>	<u>confidential</u>	<u>confidential</u>

21. Projected annual average number of persons to be employed by the project itself at the project location for each year for the first five years and the estimated annual payroll.

Year	Company-wide (before project)	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only
		Year 1	Year 2	Year 3	Year 4	Year 5
No. of Employees	(1) <u>1,500</u>	<u>250</u>	<u>250</u>	<u>300</u>	<u>350</u>	<u>350</u>
	(2) _____	_____	_____	_____	_____	_____
Estimated payroll	(1) <u>confidential</u>	<u>not known</u>	<u>not known</u>	<u>not known</u>	<u>not known</u>	<u>not known</u>
	(2) _____	_____	_____	_____	_____	_____

(1) - full time
(2) - part time

Previous Business Activity

22. Is the project operator succeeding someone else in this or a similar business? Yes No

23. Has the project operator conducted this business at this or any other location either in or outside of the state?
 Yes No

24. Has the project operator or any officers of the project received any prior property tax incentives? Yes No
 If the answer to 22, 23, or 24 is yes, give details including locations, dates, and name of former business (attach additional sheets if necessary).
~~Agristo has potato processing facilities in Belgium, the Netherlands and India.~~

Business Competition

25. Is any similar business being conducted by other operators in the municipality? Yes No

If YES, give name and location of competing business or businesses
~~JR Simplot~~

Property Tax Liability Disclosure Statement

26. Does the project operator own real property in North Dakota which has delinquent property tax levied against it? Yes No

27. Does the project operator own a greater than 50% interest in a business that has delinquent property tax levied against any of its North Dakota real property? Yes No

If the answer to 26 or 27 is Yes, list and explain

Use Only When Reapplying

28. The project operator is reapplying for property tax incentives for the following reason(s):

- To present additional facts or circumstances which were not presented at the time of the original application
- To request continuation of the present property tax incentives because the project has:
 - moved to a new location
 - had a change in project operation or additional capital investment of more than twenty percent
 - had a change in project operators
- To request an additional annual exemption for the year of _____ on structures owned by a governmental entity and leased to the project operator. (See N.D.C.C. § 40-57.1-04.1)

Notice to Competitors of Hearing

Prior to the hearing, the applicant must present to the governing body of the county or city a copy of the affidavit of publication giving notice to competitors unless the municipality has otherwise determined there are no competitors.

I, Nele Warnez, do hereby certify that the answers to the above questions and all of the information contained in this application, including attachments hereto, are true and correct to the best of my knowledge and belief and that no relevant fact pertaining to the ownership or operation of the project has been omitted.

 Signature President Title Date

PRIVACY ACT NOTIFICATION

In compliance with the Privacy Act of 1974, disclosure of a social security number or Federal Employer Identification Number (FEIN) on this form is required under N.D.C.C. §§ 40-57.1-03, 40-57.1-07, and 57-01-15, and will be used for tax reporting, identification, and administration of North Dakota tax laws. Disclosure is mandatory. Failure to provide the social security number or FEIN may delay or prevent the processing of this form.

Certification of Governing Body (To be completed by the Auditor of the City or County)

The municipality shall, after granting any property tax incentives, certify the findings to the State Tax Commissioner and Director of Tax Equalization by submitting a copy of the project operator's application with the attachments. The governing body, on the ____ day of _____, 20____, granted the following:

Property Tax Exemption

Payments in lieu of taxes

_____ Number of years

_____ Beginning year _____ Ending year

_____ Percent of exemption

_____ Amount of annual payments (Attach schedule if payments will vary)

Auditor

Notice To Competitors Of Hearing On Application For Property Tax Incentives

Notice is hereby given that the _____
(City or county governing body)

of _____, North Dakota, will meet at _____
(City or county) (Time)

on _____ at _____ to consider the application of
(Date) (Location)

(Project operator name and address)

for property tax relief on the project which the applicant will use in the operation of

(Type of business)

at _____
(Address)

(Legal description)

Any competitor of that applicant may appear and be heard by the _____
(City or county governing body)

at the time and place designated herein. A competitor may provide written comments to the governing body before the scheduled hearing.

This notice is given by the above-named applicant pursuant to the provisions of North Dakota Century Code § 40-57.1-03

Year of Valuation	True & Full Value		Land Value		Improvements Value		PILOT Based on 10% Taxable 20 Yrs Fully Taxable Yrs 21 & forward*		20 YR 90% PILOT		Total Tax on Land & Improvements if on Full Value of Improvements		Total Tax if on Full Value of Improvements		Tax from Land		Tax from Improvements		City Share of Tax		County/State Share of Tax		School Share of Tax		Parks Share of Tax		
2025	\$	11,000,000	\$	11,000,000	\$	15,000,000	\$	181,067	\$	181,067	\$	0	\$	181,067	\$	181,067	\$	246,910	\$	48,201	\$	45,458	\$	66,186	\$	19,233	
2026	\$	26,110,000	\$	26,110,000	\$	50,000,000	\$	429,788	\$	429,788	\$	246,910	\$	182,878	\$	182,878	\$	246,910	\$	114,411	\$	107,900	\$	161,849	\$	45,638	
2027	\$	61,221,100	\$	61,221,100	\$	50,000,000	\$	1,007,739	\$	1,007,739	\$	823,033	\$	184,707	\$	184,707	\$	268,263	\$	268,263	\$	252,996	\$	379,494	\$	106,985	
2028	\$	86,333,311	\$	86,333,311	\$	75,000,000	\$	1,421,102	\$	1,421,102	\$	1,234,549	\$	186,554	\$	186,554	\$	1,234,549	\$	378,302	\$	378,302	\$	535,159	\$	150,870	
2029	\$	136,446,644	\$	136,446,644	\$	175,000,000	\$	2,592,552	\$	2,592,552	\$	2,890,614	\$	306,933	\$	306,933	\$	2,890,614	\$	288,061	\$	288,061	\$	179,433	\$	50,585	
2030	\$	186,311,111	\$	186,311,111	\$	175,000,000	\$	4,781,478	\$	4,781,478	\$	2,909,420	\$	3,089,723	\$	3,089,723	\$	2,909,420	\$	128,849	\$	128,849	\$	181,227	\$	51,091	
2031	\$	190,184,122	\$	190,184,122	\$	178,517,500	\$	4,860,958	\$	4,860,958	\$	3,130,721	\$	3,162,028	\$	3,162,028	\$	2,938,514	\$	192,206	\$	192,206	\$	183,040	\$	51,001	
2032	\$	192,096,164	\$	192,096,164	\$	180,302,675	\$	4,950,918	\$	4,950,918	\$	3,162,028	\$	2,967,899	\$	2,967,899	\$	194,128	\$	296,790	\$	296,790	\$	184,870	\$	52,118	
2033	\$	194,017,126	\$	194,017,126	\$	182,065,702	\$	4,950,918	\$	4,950,918	\$	3,193,648	\$	2,997,578	\$	2,997,578	\$	196,070	\$	299,758	\$	299,758	\$	184,870	\$	52,118	
2034	\$	195,937,237	\$	195,937,237	\$	183,526,739	\$	5,007,866	\$	5,007,866	\$	3,225,584	\$	3,027,554	\$	3,027,554	\$	198,030	\$	302,755	\$	302,755	\$	188,586	\$	53,165	
2035	\$	197,916,870	\$	197,916,870	\$	185,766,036	\$	5,057,794	\$	5,057,794	\$	3,257,840	\$	3,057,830	\$	3,057,830	\$	200,011	\$	305,783	\$	305,783	\$	190,472	\$	53,637	
2036	\$	199,896,038	\$	199,896,038	\$	187,623,687	\$	5,108,852	\$	5,108,852	\$	3,290,419	\$	3,088,408	\$	3,088,408	\$	202,011	\$	308,841	\$	308,841	\$	192,376	\$	54,234	
2037	\$	201,884,999	\$	201,884,999	\$	189,469,923	\$	5,159,960	\$	5,159,960	\$	3,323,323	\$	3,119,292	\$	3,119,292	\$	204,031	\$	311,929	\$	311,929	\$	194,300	\$	54,776	
2038	\$	203,913,949	\$	203,913,949	\$	191,394,923	\$	5,211,120	\$	5,211,120	\$	3,356,556	\$	3,150,485	\$	3,150,485	\$	206,071	\$	315,048	\$	315,048	\$	196,243	\$	55,304	
2039	\$	205,953,088	\$	205,953,088	\$	193,308,872	\$	5,263,331	\$	5,263,331	\$	3,390,122	\$	3,181,990	\$	3,181,990	\$	208,132	\$	318,199	\$	318,199	\$	198,206	\$	55,877	
2040	\$	208,012,619	\$	208,012,619	\$	195,241,961	\$	5,314,594	\$	5,314,594	\$	3,424,023	\$	3,213,810	\$	3,213,810	\$	210,213	\$	321,381	\$	321,381	\$	200,188	\$	56,436	
2041	\$	210,092,745	\$	210,092,745	\$	197,194,380	\$	5,365,910	\$	5,365,910	\$	3,456,263	\$	3,245,948	\$	3,245,948	\$	212,315	\$	324,595	\$	324,595	\$	202,190	\$	57,000	
2042	\$	212,193,673	\$	212,193,673	\$	199,166,324	\$	5,417,702	\$	5,417,702	\$	3,492,846	\$	3,278,407	\$	3,278,407	\$	214,439	\$	327,841	\$	327,841	\$	204,212	\$	57,570	
2043	\$	214,315,610	\$	214,315,610	\$	201,157,987	\$	5,469,179	\$	5,469,179	\$	3,527,774	\$	3,311,191	\$	3,311,191	\$	216,583	\$	331,119	\$	331,119	\$	206,234	\$	58,146	
2044	\$	216,458,766	\$	216,458,766	\$	203,169,567	\$	5,520,711	\$	5,520,711	\$	3,563,052	\$	3,344,303	\$	3,344,303	\$	218,749	\$	334,430	\$	334,430	\$	208,256	\$	58,728	
2045	\$	218,623,353	\$	218,623,353	\$	205,201,263	\$	5,572,111	\$	5,572,111	\$	3,598,683	\$	3,377,746	\$	3,377,746	\$	220,936	\$	337,775	\$	337,775	\$	210,399	\$	59,315	
2046	\$	220,809,587	\$	220,809,587	\$	207,253,275	\$	5,623,275	\$	5,623,275	\$	3,634,659	\$	3,411,524	\$	3,411,524	\$	223,146	\$	341,152	\$	341,152	\$	212,503	\$	59,908	
2047	\$	223,017,683	\$	223,017,683	\$	209,325,808	\$	5,669,941	\$	5,669,941	\$	3,671,016	\$	3,445,639	\$	3,445,639	\$	225,377	\$	344,564	\$	344,564	\$	214,628	\$	60,507	
2048	\$	225,247,880	\$	225,247,880	\$	211,419,066	\$	5,717,640	\$	5,717,640	\$	3,707,726	\$	3,480,095	\$	3,480,095	\$	227,651	\$	348,010	\$	348,010	\$	216,775	\$	61,112	
2049	\$	227,500,338	\$	227,500,338	\$	213,533,257	\$	5,765,403	\$	5,765,403	\$	3,744,803	\$	3,514,896	\$	3,514,896	\$	229,907	\$	350,878	\$	350,878	\$	218,921	\$	61,717	
2050	\$	229,775,342	\$	229,775,342	\$	215,668,590	\$	5,813,251	\$	5,813,251	\$	3,782,251	\$	3,550,045	\$	3,550,045	\$	232,206	\$	353,045	\$	353,045	\$	221,076	\$	62,322	
2051	\$	232,073,095	\$	232,073,095	\$	217,825,275	\$	5,861,275	\$	5,861,275	\$	3,820,074	\$	3,585,546	\$	3,585,546	\$	234,528	\$	355,546	\$	355,546	\$	223,231	\$	62,927	
2052	\$	234,393,826	\$	234,393,826	\$	220,003,528	\$	5,909,275	\$	5,909,275	\$	3,858,275	\$	3,621,401	\$	3,621,401	\$	236,874	\$	358,074	\$	358,074	\$	225,386	\$	63,532	
2053	\$	236,737,764	\$	236,737,764	\$	222,203,563	\$	5,957,275	\$	5,957,275	\$	3,896,857	\$	3,657,615	\$	3,657,615	\$	239,242	\$	360,615	\$	360,615	\$	227,541	\$	64,137	
2054	\$	239,105,142	\$	239,105,142	\$	224,425,599	\$	6,005,226	\$	6,005,226	\$	3,935,826	\$	3,694,191	\$	3,694,191	\$	241,635	\$	363,191	\$	363,191	\$	229,696	\$	64,742	
2055	\$	241,496,193	\$	241,496,193	\$	226,669,855	\$	6,053,184	\$	6,053,184	\$	3,973,184	\$	3,731,133	\$	3,731,133	\$	244,051	\$	365,669	\$	365,669	\$	231,851	\$	65,347	

*Note: Fully taxable during construction; PILOT begins upon Project Completion

Assumptions:
 Based on estimates - value to be assessed determined annually
 1% Inflationary factor in valuation
 Level mill levy over time period shown

VALUE IS YET TO BE DETERMINED; BASED ON CURRENT TAX RATE, THIS EXAMPLE DISPLAYS THE PROPERTY TAX DURING THE CONSTRUCTION PERIOD & PILOT PERIOD

9589 0710 5270 2238 3006 07

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dave Berger, President
Grand Forks School Board
PO Box 6000
Grand Forks, ND 58206-6000



9590 9402 8374 3156 8051 98

2. Article Number (Transfer from service label)

589 0710 5270 2238 3006 07

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Corey Pesch*

- Agent
- Addressee

B. Received by (Printed Name)

Corey Pesch

C. Date of Delivery

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

9589 0710 5270 2238 3006 14

U.S. Postal Service™
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Domestic Mail Only

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tim Skarperud, President
Grand Forks Park Commission
PO Box 12429
Grand Forks, ND 58208-2429



9590 9402 8374 3156 8051 50

2. Article Number (Transfer from service label)

89 0710 5270 2238 3006 14

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Ross Parker*

- Agent
- Addressee

B. Received by (Printed Name)

Ross Parker

C. Date of Delivery

6-23-25

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

9589 0710 5270 2238 3006 21

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

George Hellyer, Exec Director
Grand Forks Park District
PO Box 12429
Grand Forks, ND 58208-2429



9590 9402 8374 3156 8051 43

2. Article Number (Transfer from service label)

589 0710 5270 2238 3006 21

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Ross Parker*

- Agent
- Addressee

B. Received by (Printed Name)

Ross Parker

C. Date of Delivery

6-23-25

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

9589 0710 5270 2238 3005 84

U.S. Postal Service™
CERTIFIED MAIL® REC
Domestic Mail Only

For delivery information, visit our website

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **MORSTAD**
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Colleen Morstad, County Auditor
Grand Forks County
PO Box 5726
Grand Forks, ND 58206-5726



9590 9402 8374 3156 8051 67

2. Article Number (Transfer from service label)
589 0710 5270 2238 3005 84

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *[Signature]* Agent Addressee

B. Received by (Printed Name) **John D. Jensen** C. Date of Delivery **16-23-25**

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature Priority Mail Express®
- Adult Signature Restricted Delivery Registered Mail™
- Certified Mail® Registered Mail Restricted Delivery
- Certified Mail Restricted Delivery Signature Confirmation™
- Collect on Delivery Signature Confirmation Restricted Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

9589 0710 5270 2238 3005 77

U.S. Postal Service™
CERTIFIED MAIL® REC
Domestic Mail Only

For delivery information, visit our website

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **Hagen**
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kimberly Hagen, Chair
Grand Forks County Commission
PO Box 5726
Grand Forks, ND 58206-5726



9590 9402 8374 3156 8051 74

2. Article Number (Transfer from service label)
89 0710 5270 2238 3005 77

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *[Signature]* Agent Addressee

B. Received by (Printed Name) **John D. Jensen** C. Date of Delivery **16-23-25**

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature Priority Mail Express®
- Adult Signature Restricted Delivery Registered Mail™
- Certified Mail® Registered Mail Restricted Delivery
- Certified Mail Restricted Delivery Signature Confirmation™
- Collect on Delivery Signature Confirmation Restricted Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

9589 0710 5270 2238 3005 91

U.S. Postal Service™
CERTIFIED MAIL® REC
Domestic Mail Only

For delivery information, visit our website

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **Brenner**
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

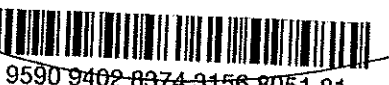
PS Form 3800, January 2023 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Terry Brenner, Superintendent
Grand Forks Public Schools
PO Box 6000
Grand Forks, ND 58206-6000



9590 9402 8374 3156 8051 81

2. Article Number (Transfer from service label)
89 0710 5270 2238 3005 91

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *[Signature]* Agent Addressee

B. Received by (Printed Name) **Cory Pesch** C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature Priority Mail Express®
- Adult Signature Restricted Delivery Registered Mail™
- Certified Mail® Registered Mail Restricted Delivery
- Certified Mail Restricted Delivery Signature Confirmation™
- Collect on Delivery Signature Confirmation Restricted Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

July 16, 2025

Mayor Brandon Bochenski
City of Grand Forks
255 N. 4th Street
Grand Forks, ND 58203

RE: Agristo North Dakota, LLC PILOT Incentive

Dear Mayor Bochenski,

At its July 1, 2025, meeting, the Grand Forks County Board of Commissioners approved Agristo North Dakota, LLC's request for a property tax incentive through a payment in lieu of taxes (PILOT) agreement, which includes a 90% tax exemption for a period of 20 years.

We look forward to strengthening our ongoing partnership with Agristo North Dakota, LLC, and the City of Grand Forks.

Please let us know if you need further information.

Thank you.



Tom Ford
County Administrator

Cc. Kimberly Hagen, Chair, Grand Forks County Commission
Colleen Morstad, Director of Finance and Tax
Haley Wamstad, Grand Forks County State's Attorney



Brandon Baumbach
Business Manager

Department Phone: 701.787.4885
Direct Phone: 701.746.2205, Exl. 7126
Fax: 701.772.7739
bbaumbach020@mygfschools.org

July 17, 2025

Mayor Brandon Bochenski
City of Grand Forks
255 N. 4th Street
Grand Forks, ND 58203

RE: Agristo North Dakota, LLC PILOT Incentive

Mayor Bochenski,


During the July 14, 2025, School Board meeting, the Grand Forks Public School Board approved Agristo North Dakota, LLC's request for a property tax incentive through a payment in lieu of taxes (PILOT) agreement, which includes a 90% tax exemption for a period of 20 years.

We look forward to strengthening our ongoing partnership with Agristo North Dakota, LLC, and the City of Grand Forks.


Please let us know if you need further information.

Thank you.

Brandon Baumbach
Business Manager
Grand Forks Public School District

 Mark Sanford Education Center
2400 47th Ave. S
Grand Forks, ND 58201-3405

 PO Box 6000
Grand Forks, ND 58206-6000

 www.gfschools.org

Equal opportunity employer

Grand Forks School District prohibits discrimination and harassment based on race, color, religion, sex, sexual orientation, gender identity, gender expression, national origin, ancestry, disability, age, or other status protected by law. The District also provides equal access to the Boy Scouts and other designated youth groups, as required by federal law.