

Lundmark, Sherie

From: Steve Sulland <ssulland@gmail.com>
Sent: Tuesday, September 2, 2025 9:43 AM
To: Lundmark, Sherie
Subject: Comments

Thanks Sherie. I would appreciate my comments distributed and entered.

I am writing to express my opposition to tax incentive financing being offered to developers of large apartment complexes or any retail business for that matter. Among the negatives, incentives provide an unfair advantage to existing businesses including apartment owners.

I would like to see a moratorium on all tax incentives offered by the city of Grand Forks for a period of no less than five years. True business economics should dictate the supply and demand rule for whether or not new developments continue.

On the surface, it seems as though tax incentives are now part of large development business plans. It also appears as though developers know that if they play the “It’s not feasible without tax incentives” card, the city will accept their argument at face value.

The only exception to my blanket opposition to incentives is if they are used to bring in projects such as Agristo. Even then, there needs to be guarantees built in to ensure a long-term commitment with penalties if the commitments are breached.

It’s time to stop incentivizing unfair advantages and let the market dictate the who, what, when and where development takes place.

I believe in civil conversations when making decisions. In that vein, I thank you for taking the time to read this and for your commitment to making Grand Forks a better place to live and do business in.

Steve Sulland

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Sent from my iPhone