

**GRAND FORKS GROWTH FUND,  
A JOBS DEVELOPMENT AUTHORITY (JDA) AGENDA  
Monday, November 3, 2025 – 5:30 p.m.  
Council Chambers, City Hall, 255 N 4<sup>th</sup> Street**

Notice is hereby given that the Grand Forks Growth Fund, a Jobs Development Authority (JDA) will meet at the above date, time and place. Members of the JDA may be attending this meeting in person, electronically or telephonically.

Members of the public may view the live airing of the JDA meeting on Grand Forks Channel 2 or streamed live through the City's Facebook page at [facebook.com/cityofgrandforks](https://facebook.com/cityofgrandforks). Any member of the public seeking to submit comments relating to an agenda item or public hearing without appearing in person should submit their comments to [www.grandforksgov.com/councilcomments](https://www.grandforksgov.com/councilcomments) or call 701-746-2678 for further information. All comments received prior to 5:00 p.m. on the meeting date will be considered part of the record of the meeting as if personally presented.

Persons with disabilities who may need assistance should contact the ADA Coordinator at least 24 hours prior to this meeting at 746-2665.

**1. GENERAL BUSINESS:**

1.1 Roll Call:

Weigel  Osowski  Berg  Lunski  Fridolfs  Sande  Vein  Bochenski

**2. ACTION ITEMS: Hold a Public Hearing and Take Action on:**

- 2.1 PACE Loan Request: Ideal Aerosmith
- 2.2 Loan Modification Requests: Dalan, LLC
- 2.3 Children's Museum Ground Lease Agreement
  - a) Ground Lease – Children's Museum
  - b) Staff Report – COW 10/27/25/CC 11/03/2025 RE: Development Agreement
    - i. Children's Museum Development Agreement (11/03/25 version)
  - c) Approved City Council Staff Report – October 7, 2024 and Warranty Deed
  - d) Approved JDA Staff Report – October 7, 2024

**3. ADJOURN**

**GRAND FORKS CITY COUNCIL AGENDA**  
**Monday, November 3, 2025**  
**(Immediately following JDA)**

Notice is hereby given that the City Council will meet at the above date, time and place. Members of the Grand Forks City Council may be attending this meeting in person, electronically or telephonically.

Members of the public may view the live airing of the City Council meeting on Grand Forks Channel 2 or streamed live through the City's Facebook page at facebook.com/cityofgrandforks.

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**1. GENERAL BUSINESS**

1.1 Welcome and Roll Call

\_\_\_ Weigel \_\_\_ Osowski \_\_\_ Berg \_\_\_ Lunski \_\_\_ Fridolfs \_\_\_ Sande \_\_\_ Vein

1.2 Pledge of Allegiance

1.3 Mayor's Announcements

**2. AWARDS, PRESENTATIONS, APPOINTMENTS & PROCLAMATIONS**

2.1 ~~Presentation—Riverside Pool Update (Postponed)~~

**3. PUBLIC HEARINGS AND SECOND READINGS OF ORDINANCES - *None***

**4. CITIZEN COMMENTS**

To speak during Citizen Comments: Complete a comment card with required speaker information - speaker's name, address, and the item or topic to be commented upon. Place the comment card in the basket prior to start of the Citizen Comments. Speakers have three minutes to share their comments. Time cannot be transferred from one speaker to another. The total time for Citizen Comments is capped at 30 minutes.

Submission of written comments: In lieu of speaking, a written comment can be submitted by placing in the tray next to the speaker card basket prior to the start of the meeting. Written comments are limited to two and a half pages. Written comments will be distributed to the City Council for their information and maintained in city files.

Submission of electronic comments: Any member of the public seeking to comment without attending in person may submit electronic comments by clicking on this link [www.grandforksgov.com/councilcomments](http://www.grandforksgov.com/councilcomments). If you have difficulty accessing the link, please contact 701-746-2664 for assistance. All comments received prior to 4:00 p.m. on the meeting date will be distributed to the City Council prior to the meeting. Comments submitted after 4:00 p.m. will be distributed the day after the meeting. All comments are maintained in city files.

## 5. ACTION ITEMS

- 5.1 Defined Benefit Pension Plan – Asset Allocation
  - a) NDSIB-NEPC Presentation
  - b) Deloitte Presentation
- 5.2 Lead Service Line Replacement Program, Project #8843
- 5.3 Adopt Resolution authorizing the issuance of Water Reserve Revenue and Refunding Bonds, Series 2025I (SRF), to finance and refinance Lead Service Line Project #8843
- 5.4 Adopt Resolution authorizing the issuance of Sewer Reserve Revenue and Refunding Bonds, Series 2025I (SRF), to finance and refinance improvements to the Wastewater Treatment Facility, Projects #8403 and 8569
- 5.5 Applications for property tax exemption of improvements to residential and commercial buildings at various locations
- 5.6 Memorandum of Understanding and Project Update for Project #8823, Reconstruction of the Intersection of Demers Ave and 42<sup>nd</sup> St
- 5.7 Vehicle and Equipment Funding
  - a) Police Department Budget Amendment
- 5.8 Brookstone Apartments LLC Tax Incentive Application and Set Public Hearing Date (Previously called 39<sup>th</sup> Ave S Development Project)
  - a) Brookstone Apartments LLC Application for Property Tax Incentive (PILOT)
  - b) Brookstone Apartments LLC Presentation
  - c) City of Grand Forks Impact Analysis
  - d) Baker Tilly Analysis
- 5.9 Children’s Museum Development Agreement
  - a) Grand Forks Children’s Museum Development Agreement (Updated 11/03/2025)
    - i. redlined version
  - b) Grand Forks Children’s Museum Conceptual Plans
  - c) Approved Staff Report – October 7, 2024 and Warranty Deed
  - d) [Approved Jobs Development Authority \(JDA\) Staff Report – October 7, 2024](#)

**6. INFORMATION ITEMS - *None***

**7. APPROVAL OF MINUTES AND BILLS:**

7.1 Vendor List and Engineer's Estimate

7.2 Minutes – October 20, 2025

**8. CITY ADMINISTRATOR COMMENTS**

**9. MAYOR AND COUNCIL MEMBER COMMENTS**

**10. ADJOURNMENT**