

December 1, 2025

**PROCEEDINGS OF THE CITY COUNCIL  
OF THE CITY OF GRAND FORKS, NORTH DAKOTA  
December 1, 2025**

The city council of the city of Grand Forks, North Dakota, met in Council Chambers on Monday, December 1, 2025, 5:30 p.m. with Mayor Bochenski presiding. Present at roll call were Council Members Weigel, Osowski, Berg, Lunski, Fridolfs, Sande and Vein - 7; absent: None.

Pledge of Allegiance was led by City Council.

**MAYOR'S ANNOUNCEMENTS**

Mayor Bochenski expressed condolences to the family of John O'Leary, former head of the Community Development Department who was key in flood recovery efforts following the 1997 Flood.

**PUBLIC HEARING 2026 CDBG ANNUAL ACTION PLAN**

Mayor Bochenski opened the public hearing on the 2026 Community Development Block Grant (CDBG Annual Action Plan), with no comments received. Council Member Berg moved and Council Member Fridolfs seconded to approve the 2026 CDBG Annual Action Plan and any necessary budget amendment. Motion passed unanimously.

**PUBLIC HEARING ON APPLICATION FOR TAX  
INCENTIVE FROM BROOKSTONE APARTMENTS, LLC**

City Council considered the application for a tax incentive in the form of a 20 year 90% Payment in Lieu of Taxes (PILOT) from Brookstone Apartments, LLC, dba Brookstone Apartments. The project is a partnership between Dakota Commercial, MAK Capital/Construction, and Red River Regional Council and will construct a 160 income and rent restricted apartment units located at 3810, 3900 and 3950 39<sup>th</sup> Avenue South. The project funding will include North Dakota Housing & Finance Agency (HIF) and Federal Low Income Housing Tax Credits (LIHTC), supported by the Red River Regional Council. The goal of the project is to add units that will meet the need for median workforce housing.

Mayor Bochenski opened the public hearing on the application for a tax incentive from Brookstone Apartments, LLC. The following individuals provided comments: Mary Koponen and Bob Cowger. The public hear was closed.

Mayor Bochenski commented on the application, the increased annual taxes that will come in to all entities during construction, reduced during the time of the Payment in Lieu of Taxes (PILOT), and then the full tax revenue that all entities will receive versus the small amount coming from the undeveloped property. With the property tax cap put in place with the last state legislative session, taxing entities will need to look to growth in the community for revenue to cover increased expenses for provision of services. Council Member Osowski commented that she does not agree with using tax incentives for private apartment developments and shared her reasons. She did note that this is a moderate income project, not luxury so is more palatable, however it is receiving other assistance from gents and the state so not in agreement with also giving a local exemption.

The School District and County have been consulted and taken action on participating in the PILOT, with the School District approving participating and the County denying participation. The County will be reconsidering their action at a meeting on December 2, 2025.

December 1, 2025

Council Member Berg moved and Council Member Sande seconded to approve the application for a 20 year 90% PILOT, contingent on Grand Forks County Commission on December 2. Motion passed 6-1 with Council Member Osowski dissenting. *(Note: Grand Forks County Commission reconsidered participation and voted 3-2 to participate in the tax incentive at their meeting on December 2, 2025)*

ADOPT RESOLUTION DETERMINING AN  
INSUFFICIENCY OF PROTEST FOR PROJECT  
NO. 8707, DISTRICT NO. 776, PAVING/STREET  
LIGHTING FOR KOYNTA-LEMM 6<sup>TH</sup> RESUBDIVISION

Mayor Bochenski opened the public hearing on a resolution of necessity for Project No. 8707, District No. 776, Paving and Street Lighting for Korynta-Lemm 6<sup>th</sup> Resubdivision, no comments were received and the public hearing was closed. No protests have been received. Council Member Sande moved and Council Member Fridolfs seconded to adopt a Resolution determining an insufficiency of protest for the project. Motion passed unanimously.

ACTION ITEMS CONSENT AGENDA

Council Member Sande moved, and Council Member Weigel seconded to approve the following items on consent agenda, with the motion passing unanimously.

- 1) Approved a modification to the Investment Policy Statement for the Defined Benefit Pension Plan to a “glide path” toward de-risking of the plan assets.
- 2) Approved acceptance of grand funding for the ND Back the Blue Grant retaining police officers in the amount of \$134,951.88, which will be used to provide a retention bonus to all sworn officers (upon completion of probation) in the amount of \$1,370.00.
- 3) Approved a request from BGF, Inc to extend the time until June 30, 2026 for them to transfer their Class 4 (Food & Beverage) Alcoholic Beverage License to a new owner, with approval being subject to payment of the 2026 Annual License Fee.
- 4) Approved an application for Class 8.4 (Albrecht Field) Alcoholic Beverage License from Red River Softball, LLC, subject to final review and approval of various departments and payment of fees.
- 5) Adopted a resolution to award the contract for Project No. 8707, District No. 776, Paving and Street Lights for Korynta-Lemm 6<sup>th</sup> Resubdivision, to Gowan Construction in the amount of \$3,444,332.36, utilizing State Revolving Fund financing, contingent upon NDDEQ bid approval and contingent upon Developer meeting financial participation requirements of City Code §18-0908(1)(B).
- 6) Approved the Design Engineering Services Agreement for Project No. 8989, Gateway Dr and Columbia Rd Intersection Improvements, a Task Order Agreement with Houston Engineering, Inc in the amount of \$320,952.86 along with any necessary budget amendments.
- 7) Approved North Dakota Section 5310 Funding Application for 2027 Funds. If awarded the items to be funded are: Mobility Manager Position, \$82,456, with a 20% local match of \$20,614 to be paid out of the City’s Public Transportation Budget; and ADA Platform Training through Q’Straint & Sure-Lok Training Platform in the amount of \$2,480, with 20% local match of \$620 to be paid out of the City’s Public Transportation budget.

December 1, 2025

8) Approve North Dakota 5339 Funding Application for 2027 Funds. If awarded the items to be funded are: North Star Hot Water Pressure Washer \$8,068, with a 20% local match of \$2,017 to be paid out of the City's Public Transportation budget and Steril Koni Jacks \$48,038, with a local match of \$12,009 to be paid out of the City's Public Transportation budget.

#### ACTION ITEMS PULLED FOR DISCUSSION

1) Considered applications for five-year property tax exemption of improvements to residential and commercial buildings from: 2116 8<sup>th</sup> Ave N \$755; 903 S 15<sup>th</sup> St \$667; 1102 Oak St \$1,630; 2523 Belmont Rd \$1,963; 1434 S 19<sup>th</sup> St \$889; 519 Walnut St \$963; 1215 Darwin Dr \$1,037; 2219 8<sup>th</sup> Ave N \$1,586; 2205 5<sup>th</sup> Ave N \$1,737; 1612 6<sup>th</sup> Ave N \$1,359; 2626 4<sup>th</sup> Ave N \$1,510; 2016 4<sup>th</sup> Ave N \$5,663; 1406 Burntwood Ct \$3,630; 203 Circle Hills \$635; 219 Seward Ave \$593; 1901 27<sup>th</sup> Ave S \$1,111; 2623 S 10<sup>th</sup> St \$935; 511 N 15<sup>th</sup> St \$1,058; 1317 Chestnut St \$815; 1439 S 20<sup>th</sup> St \$740; 3508 6<sup>th</sup> Ave N \$593; 4697 Harvest Circle \$2,039; 2326 Belmont Rd \$831; and 2650 32<sup>nd</sup> Ave S \$44,444. Council Members commented on this program which is available to any property in the City which meets the criteria, which is less stringent than PILOT or other programs that some larger developments have applied for. This is an avenue for rental or other businesses to make investments in their existing properties and get tax relief. Council Member Osowski moved and Council Member Sande seconded to approve the applications. Motion passed unanimously.

2) Considered a request to amend the Class 8.4 (Albrecht Field) Alcoholic Beverage License to remove reference to particular months of operation. Following the Committee of the Whole meeting, a request was received to also amend the license to allow service of canned cocktails. City Attorney will work on an amendment to add the definition of canned cocktails to City Code as a separate ordinance. Motion by Council Member Sande, second by Council Member Osowski to introduce the ordinance and give preliminary approval of the request, with direction to the City Attorney related to addition of a definition of canned cocktails. Motion passed unanimously.

3) Considered the 2025 water meter bid tab, Bid #2025-4, with a recommendation to approve award of the bid to low bidder Badger Meter Inc in the amount of \$84,295.72. Council Member Berg moved and Council Member Sande seconded to award the bid per staff recommendation. Motion passed 6-1 with Council Member Osowski dissenting.

#### APPROVE VENDOR LIST AND ENGINEERS ESTIMATES

Vendor list 25-22, dated December 1, 2025, in the amount of \$1,380,801.16 and Engineers Estimates dated November 30, 2025 in the amount of \$10,543,810.17 was presented. It was moved by Council Member Berg and seconded by Council Member Lunski to approve. Motion passed unanimously.

#### APPROVE MINUTES

Minutes from the November 17, 2025, City Council meeting were presented. Council Member Fridolfs moved and Council Member Berg seconded to approve. Motion passed unanimously.

#### CITY ADMINISTRATOR COMMENTS

Feland commented on John O'Leary and his service to the city and community, expressing condolences to his family.

December 1, 2025

MAYOR AND COUNCIL MEMBER COMMENTS

Council Member Osowski commented that she hoped all had a safe and happy Thanksgiving and that all stay warm with the onset of colder temps.

Council Member Lunski commented regarding the great turnout for the HollyDazzle event that had record attendance.

Council Member Vein commented regarding Mr. O'Leary's contributions to the community and expressed condolences to this family.

Mayor Bochenski commented regarding recent visitors to Grand Forks and their appreciation for all the growth and improvements occurring throughout the community.

ADJOURNMENT

Motion by Council Member Weigel and second by Council Member Berg to adjourn the meeting at 6:00 p.m. Motion passed unanimously.

Respectfully submitted,

Maureen Storstad  
City Auditor

Approved:  
Brandon Bochenski, Mayor