

**GRAND FORKS GROWTH FUND,
A JOBS DEVELOPMENT AUTHORITY (JDA) AGENDA
Monday, February 2, 2026 – 5:30 p.m.
Council Chambers, City Hall, 255 N 4th 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. 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 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 Public Hearing and take action:

2.1 HIVE Operational Updates

3. ADJOURN

GRAND FORKS CITY COUNCIL AGENDA
Monday, February 2, 2026
(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 –Community Event Public Safety

3. PUBLIC HEARINGS AND SECOND READINGS OF ORDINANCES

3.1 Public Hearing and Second Reading of Ordinance to dedicate R/W and Final Approval of the Replat of Lots 1 and 2, Block 1, Ray Richard's Golf Course Addition, located at 3801 Demers Avenue

3.2 Public Hearing and Second Reading of Ordinance to amend the zoning map to rezone from U-D University District to Ray Richards Golf Course Planned Unit Development (PUD), located at 3801 Demers Avenue

3.3 Public Hearing and Second Reading of Ordinance amending City Code Chapter IX, Article 1, Cats, Dogs and Ferrets Sections 11-0112 and 11-0117, relating to removal of impound fee amount and code language cleanup

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. 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 Applications for property tax exemption of improvements to residential and commercial buildings
- 5.2 North Dakota Section 5339: Bus and Bus Facility Formula Additional Funds
- 5.3 Consideration of amendment to Class 3 alcoholic beverage license for proposed new business
- 5.4 Create Special Assessment District for Project No. 8850.02, District No. 801, Paving & Street Lighting for S 34th St (45th - 47th Ave S)
- 5.5 Plans & Specifications for Project No. 9048, Street and Storm Sewer Repair on 2400 Block of Columbia Road
- 5.6 Create Special Assessment District for Project No. 9050, District No. 797, Reconstruct 5th Ave S (Demers Ave to Washington St) and 9101, District No, 631 Storm Sewer for 5th Ave S (Demers Ave to Washington St)
- 5.7 Create Special Assessment District for Project No. 9060, District No. 798, Reconstruct 17th Ave S (S Columbia Rd - S 20th St)
- 5.8 Create Special Assessment Districts, Approve Engineer Reports, and approve Engineering Services Task Orders for Project Nos. 9094, 9095, 9096 and 9097, District Nos. 629, 369, 630 and 803, Sanitary Sewer, Watermain, Storm Sewer and Paving and Street Lights for Grand Park First Addition
- 5.9 CPMA and CMA for Project No 8823 Reconstruction of the intersection of ND 297 Demers Ave and 42nd St

- 5.10 Decision Document for Project No. 8951, US2 & Airport Rd Intersection Improvements
 - a) Presentation
 - b) Intersection Layout

- 5.11 Altru Sports Complex (ASC) Project Phase I and II Updates and ASC Phase II Approvals
 - a) ASC Phase II Presentation – 01/26/2026
 - b) JLG Phase II Design Development, Construction Documents, and Bidding Compensation Agreement – 01/26/2026
 - c) Grand Forks Park District Presentation – 01/26/2026
 - d) Financing Presentation Slides – 01/26/2026
 - e) ASC Tournament Development Specialist Job Description
 - f) ASC – Tournament Manager Details

- 5.12 Enclave Property Management (Latitude Phase 2) Tax Incentive Development Project
 - a) City Financial Analysis
 - b) Baker Tilly Third Party Financial Review
 - c) Enclave Property Management Application for Property Tax Incentives for new and expanding businesses – PILOT
 - d) Approved Staff Report – Tax Incentive Pre-Application, December 15, 2025
 - e) Latitude Phase 2 Site Plan
 - f) Greater Grand Forks Apartment Association – 4Q2025 Vacancy Report

6. INFORMATION ITEMS - *None*

7. APPROVAL OF MINUTES AND BILLS:

7.1 Vendor List and Engineers Estimates

7.2 Minutes –January 20, 2026

8. CITY ADMINISTRATOR COMMENTS

9. MAYOR AND COUNCIL MEMBER COMMENTS

10. ADJOURNMENT