

**GRAND FORKS GROWTH FUND,
A JOBS DEVELOPMENT AUTHORITY (JDA) AGENDA
Monday, March 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 PACE Loan Request: Twin State Environmental

2.2 Loan Modification Request: SafetySpect

2.3 Business Park Utility Easements

3. ADJOURN

GRAND FORKS CITY COUNCIL AGENDA
Monday, March 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.

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 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 Home Improvement Partnership Program with Gate City

2.2 Wastewater Water Treatment Plant Construction Update

2.3 Grand Forks Police Department Building Construction Update and Partnership with ND Attorney General's Office and Bureau of Criminal Investigations (BCI)

3. PUBLIC HEARINGS AND SECOND READINGS OF ORDINANCES

3.1 Public Hearing on Application for Property Tax Incentive – Payment in Lieu of Taxes (PILOT) from Enclave Property Management, LLC (Latitude Phase 2)

a) City Financial Analysis

b) Baker Tilly Third Party Financial Review

c) Enclave Property Management Application for Property Tax Incentive 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

g) PILOT Procedure Checklist with attachments

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 Award Bid #2026-3 Mosquito Control Bids
- 5.3 Appointment to Historic Preservation Commission - Curt Hanson
- 5.4 Flood Plain Ordinance
- 5.5 Plans and Specifications for Project #8998, 2026 Watermain Replacement
- 5.6 Create Special Assessment District for Project #9056, District # 367, Watermain Along S 42nd St (18th Ave S to Empire Ct)
- 5.7 Create Special Assessment District for Project #9064, District #800, Paving 27th Ave N (N Washington St to N 36th St)
- 5.8 Create Special Assessment District for Project #9049, District #796, Reconstruct 11th Ave N (N 4th St to Gateway Dr)
- 5.9 Plans and Specifications for Project #9050, District #797 & Project #9101, District #631, Reconstruction of 5th Ave S and Storm Sewer (Demers Ave to Washington St)
- 5.10 Plans and Specifications for Project #9007, 9008, & 9009, Concrete Subdivision, Arterial, and Street Repairs
- 5.11 Plans and Specifications for Project #8850.2, District #801, Paving and Street Lights for S 34th St (45th Ave S to 47th Ave S)

- 5.12 Plans and Specifications for Project #9060, District #798, 17th Ave S (S Columbia Rd to S 20th St)
- 5.13 Preliminary Engineering Reimbursement Agreement for Project #9105, Mill & Overlay of N Washington St (Gateway Dr to I-29)
- 5.14 Award Bid 2026-2, 2026 Water Maintenance Parts

6. INFORMATION ITEMS - *NONE*

7. APPROVAL OF MINUTES AND BILLS:

- 7.1 Vendor List and Engineers Estimates
- 7.2 Minutes -February 17, 2026

8. CITY ADMINISTRATOR COMMENTS

9. MAYOR AND COUNCIL MEMBER COMMENTS

10. ADJOURNMENT