



CGF Meeting Feedback

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City of Grand Forks

Submitted On:

Mar 2, 2026, 03:34PM CST

Meeting Type:	City Council Meeting
Full Name	First Name: Kelsey Last Name: Dodd
Full Address	Street Address: 4953 Curran Court City: Grand Forks State: ND Zip: 58201
Agenda Item Number / Topic:	3.1 Enclave Property Management Tax Incentive Development Project
Comments:	<p>Hello, Council Members-</p> <p>I am writing to urge you to vote against the proposed PILOT for Enclave Property Management.</p> <p>One of the biggest issues we currently face as a city is the budget realignment within our public school system. You might think that the responsibility falls solely on the school board's shoulders, but for an entity that relies on their share of property taxes for funding education in our community yet has no vote in the decision of providing 5 year PILOTs to developers, it is irresponsible to approve these without deeper consideration and thought.</p> <p>I know all the talking points about vacancies, housing crisis, "nothing to something" for tax revenue, no extra cost to taxpayers, etc. The deafening silence in response to unfair competition and giving due weight has been loud and clear. The ease at which council continues to push these through without an answer to when these will end is truly disappointing. A question asked here and there, but no clear answers given and no push for further discussion is insulting to the constituents that elected you and everyone you represent. Please know that while it may seem that it is a select few who take issue with what is happening, many more are watching, listening and taking notes.</p> <p>We all have a responsibility to the youth in our community, and I am concerned that by the time these "guaranteed" tax revenues roll in within the next 5-20 years, the damage done to our school system will be done and hard to reverse.</p> <p>Call the bluff of developers saying they "need" these to build. When they see how easily they can get a 5 year PILOT (at minimum), why wouldn't they ask? But it is your job to ask the hard questions, dig in, listen to concerned citizens, engage in dialogue as a council and with your constituents, and push for answers even if you have to ask them multiple times.</p>

Thank you for your time. I look forward to watching the meeting online this evening as I won't be able to attend in person.

Lundmark, Sherie

From: Mary Koponen <mjkoponen@cs.com>
Sent: Friday, February 27, 2026 4:53 PM
To: Lundmark, Sherie; Bochenski, Brandon; Sande, Dana; Berg, Tricia; Lunski, Tricia; Weigel, Daniel; Fridolfs, Mike; Osowski, Rebecca; Vein, Ken
Subject: Enclave

Follow Up Flag: Follow up
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Categories: Green Category

Dear City Council and Mayor,

I am opposed to the Enclave 5 year PILOT for apartments. Grand Forks Public Schools are severely hurting for tax income, as is the County. You are furthering their shortfalls with all these apartment PILOTs you are passing! Why? Don't we have enough? Why all these luxury apartment projects? You are clearly signalling the most pressing need the City Council is tackling is housing for the wealthy? What about those who need Section 8 or are barely making ends meet? What are you doing for them with housing? Please show some common sense and vote no for this Enclave PILOT Monday, please. You've already given up \$50 million in current and future tax revenue, and added hundreds of apartments that compete with current landlords by passing the other PILOTs. Isn't that enough? Stop, please. Apartment PILOTs are choking the life out of this city! Why are the same companies the recipients of most of these PILOTs?

I am 100% in agreement with Rob Port in his Feb. 4 opinion piece. Mr. Sande and the Mayor have made all these claims "No one will have to pay one penny more because of PILOTs." PILOTs are a win-win-win for developers, city, and taxpayers". No they are not! Mr. Port states it very clearly. The developer wins, but the county, students, schools and taxpayers lose. Rob calls this out as a bunch of BS.

Through open records requests I found out the Mayor and others on the Council and School Board have labeled us who oppose apartment PILOTs liars and agitators! I don't know whether to call this a badge of honor or what. I speak up if I think something is not fair or what it is presented to be. Call me a liar for that? My family and friends know I am neither. Wake up. The time to pass PILOT after PILOT is over, especially after the 3% cap on tax increases passed.

If you want to get reelected, think twice about voting for this. Mr. Sande especially, while I find you knowledgeable in your duties, I also find you very arrogant in your attitude. (For example your comments that there's no need for ethics oversight Feb. 2, and your statements that no one could possibly be opposed to PILOTs.) You are wrong. I am not the only one that thinks so. I am pro-apartments and growth. I am pro-PILOT when it is used as a tool to attract a business that will create hundreds of high paying jobs. I am not in favor of PILOTs that suck the life out of the school and county budgets going 20 years into the future. There is no guarantee that these PILOT owners will not go bankrupt, or sell to non-profits. Fargo is finding out that not all PILOTs become golden geese.

Mary