

**PROCEEDINGS OF THE CITY COUNCIL  
OF THE CITY OF GRAND FORKS, NORTH DAKOTA  
March 2, 2026**

The city council of the city of Grand Forks, North Dakota, met in Council Chambers on Monday, March 2, 2026, 5:30 p.m. immediately after JDA, with Mayor Bochenski presiding. Present at roll call were Council Members Weigel, Osowski, Berg, Lunski, Fridolfs, Vein and Sande - 7; absent: None

Pledge of Allegiance was led by Mayor and City Council.

Mayor Bochenski commented on the City of Grand Forks being named the #1 Community with a population of 50,000 to 200,000 for project development per capita in the nation by Site Selection Magazine, based on job creation, square footage developed and total investment. He added that this supports that our efforts to grow workforce, invest in housing and quality of life in the community are being noticed. He also informed City Council that Pam Laffen was revealed as the \$2 million challenge grant benefactor for the Grand Forks Children's Museum. Ms. Laffen has been a strong supporter of the community over the years and this grant will bring the museum close to their fundraising goal. The project is planning to break ground later this year.

**PRESENTATION – HOME IMPROVEMENT  
PARTNERSHIP PROGRAM WITH GATE CITY BANK**

Representatives from Gate City Bank presented information to the City Council on the Home Improvement Partnership Program that Gate City partners with the City of Grand Forks on. The program is in its 7<sup>th</sup> year, with 19 applications processed in the program last year. \$2 million is available in the program for 2026, which runs from March 16 to December 31 and provides an opportunity for low interest funding for home improvement projects for community members.

**PRESENTATION – WASTEWATER TREATMENT  
PLANT CONSTRUCTION UPDATE**

City Council received an update on the project from staff and PKG, CMAR on the project including visual views showing the construction to date. The project, which began in October 2023 is 75% complete, with projected completion and start of operations this fall.

**PRESENTATION – GF POLICE DEPARTMENT BUILDING  
CONSTRUCTION UPDATE AND STATE AGENCY PARTNERSHIP**

Chief Freedman provided an update on the Police Department building remodel. The remodel will provide co-location opportunities for agency collaboration with two agents from Bureau of Criminal Investigation (BCI) to address internet crimes against children. This further strengthens the support and teamwork with the Attorney General's office and the legislative support from Senator Sickler and Rep. Murphy. Rep. Murphy addressed the City Council sharing the history leading up to the successful establishment of this partnership with administration and legislative support. He recognized the commitment of the Mayor and City Administrator Feland for their work on this issue, as well as the commitment of the City Council on resources to benefit the community of Grand Forks.

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PUBLIC HEARING ON TAX INCENTIVE APPLICATION  
(PILOT) FROM ENCLAVE PROPERTY MANAGEMENT  
(LATITUDE PHASE 2)

City Council considered an application for a tax incentive in the form of a payment in lieu of taxes (PILOT) from Enclave Property Management for their development Latitude Phase 2. The requested PILOT is a 5 year, 100%. The project will construct a 4-story multi-family residential building with 76 market-based residential rental units, with completion in summer of 2027.

Mayor Bochenski opened the public hearing and the following individuals commented: Andrew Krauseneck and Shaun Beauclair. Two electronically received comments from Mary Kaponen and Kelsey Dodds were also distributed to City Council members. Mayor Bochenski closed the public hearing.

Council Member Osowski stated that she is not in favor of tax incentives for this type of development so will be voting no as she has for other similar projects. Council Member Sande commented that the Council has received comments about various amenities, such as golf simulators, that some developers may include in multi-family developments that receive tax incentives and shared research he had gathered.

Council Member Sande moved and Council Member Berg seconded to approve the request from Enclave Property Management for a 5 year 100% PILOT for the Latitude Phase 2 development. Motion passed 6-1 with Osowski dissenting.

CITIZEN COMMENTS

The following individual addressed City Council with comments: Denny Denault (security of fire damaged property adjacent to his property) and Josh Goldade (Alerus Center Videoboard Project).

ACTION ITEMS CONSENT AGENDA

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

1) Approved 5-year property tax exemption of improvements to residential and commercial buildings at the following locations: 2200 S 29<sup>th</sup> St #52N \$440; \$2200 S 29<sup>th</sup> St #52S \$733; 2102 Belmont Rd \$1,397; 1705 S 35<sup>th</sup> St \$1,323; 7 Inland Hills Ct \$1,397; 2302 8<sup>th</sup> Ave N \$1,029; 1138 S 36<sup>th</sup> St \$1,323; 719 N 25<sup>th</sup> St \$2,426; 1615 10<sup>th</sup> Ave N \$2,058; 1803 Drees Dr \$1,907; 611 2<sup>nd</sup> Ave S \$2,347; 1521 Cottonwood St \$20,095; and 408 Demers Ave \$10,430.

2) Awarded Bid #2026-3, Mosquito Control Bids to lowest and best bidders as submitted on bid tabulation for various chemicals.

3) Appointed Curt Hanson to a 2 year term ending March 2028 as a member-at-large on the Historic Preservation Commission.

4) Introduced and gave preliminary approval of an ordinance to amend the City Code Chapter XVIII Land Development Code §18-0220 F-1(Floodway) and F2 (floodplain districts) relating to Senate Bill 2027 (SB2027) requirements to remain in compliance with North Dakota Department of Water Resources and National Flood Insurance Program (NFIP).

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- 5) Approved plans and specifications for Project No. 8998.01, 2026 Watermain Replacement Cottonwood St (4<sup>th</sup> Ave S to 7<sup>th</sup> Ave S) and Project No. 898.02, 2026 Watermain Replacement on 7<sup>th</sup> Ave N (N Washington St to N 7<sup>th</sup> St).
- 6) Adopted a resolution creating the special assessment district and a resolution to prepare plans and specifications and approved the engineer's report for Project No. 9056, District Mo. 367, S 42<sup>nd</sup> St Watermain (Empire Ct to 300' south of 18<sup>th</sup> Ave S)
- 7) Adopted a resolution to create the special assessment district and a resolution of necessity and approved the engineers report for Project No. 9064, District No. 800, Paving 27<sup>th</sup> Ave N (N 36<sup>th</sup> St to N Washington St)
- 8) Adopted a resolution to create the special assessment district and a resolution of necessity and approved the engineer's report for Project No. 9049, District No. 796, Reconstruct 11<sup>th</sup> Ave N (N 4<sup>th</sup> St to Gateway Dr).
- 9) Adopted a resolution to approve plans and specifications for Project No. 9050, District No. 797, Reconstruct 5<sup>th</sup> Ave S (Demers Ave to Washington St) and Project No. 9101, District No. 631, Storm Sewer for 5<sup>th</sup> Ave S (Demers Ave to Washington St).
- 10) Approved plans and specifications for Project Nos. 9007, 9008 and 9009, 2026 Concrete Street Repairs, 2026 Subdivision Concrete Rehab and 2026 Arterial Street Concrete Rehab.
- 11) Adopted a resolution to approve plans and specifications for Project No. 8850.2, District No. 801, Paving and Street Lights for S 34<sup>th</sup> St (45<sup>th</sup> to 47<sup>th</sup> Ave S)
- 12) Adopted a resolution to approve plans and specifications for Project No. 9060, District No. 798, reconstruct 17<sup>th</sup> Avenue South (South Columbia Road to South 20<sup>th</sup> Street).
- 13) Approved a preliminary engineering reimbursement agreement with the NDDOT for Project No. 9105, Mill and Overlay N Washington St (Gateway Dr to I-29, which is planned for the 2027 construction season. The project will have a 10% City share anticipated to be \$86,826 funded from Street/Infrastructure Fund 4815.
- 14) Awarded Bid #2026-2, 2026 Water Maintenance Parts to Core & Main in the amount of \$108,545.46.

#### APPROVE VENDOR LIST AND ENGINEERS ESTIMATES

Vendor list 26-05, dated March 2, 2026, in the amount of \$2,227,263.52 and engineers estimate dated February 28, 2026 in the amount of \$3,551,148.16 was presented. It was moved by Council Member Berg and seconded by Council Member Lunski to approve. Motion passed unanimously.

#### APPROVE MINUTES

Minutes from February 17, 2026, City Council meeting were presented. Council Member Berg moved and Council Member Fridolfs seconded to approve. Motion passed unanimously.

#### CITY ADMINISTRATOR COMMENTS

City Administrator Feland provided information to the City Council related to the Alerus Center video board project award to Daktronics, that the Purchasing Policy which also covers the Alerus Center, includes authorization to purchase off a purchasing collaborative group/state bid rather than doing independent bids

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for the equipment to be purchased. In this case, due to timeline for completing the project prior to the start of fall events at the Alerus Center, the Alerus Center used Sourcewell, which is an established cooperative purchasing group serving governmental entities at all levels including federal, state and local governments and education entities. There are no restrictions on the use of a cooperative purchasing group/state bid in the purchasing policy. Council Members discussed whether better pricing could have been obtained by soliciting bids, which would have opened the project up to local vendor that is not a participant on Sourcewell and claims their product would meet the needs of the project at a lower price. It was also discussed whether the policy should be changed to put parameters, maybe project dollar thresholds, on when the use of purchasing group should be allowed, looking at longer term for items like this so timeline doesn't impact the ability to bid, and whether if a reconsideration of the decision should be considered. Information was provided to City Council that the bid was awarded and a contract drafted and signed with Daktronics. City Attorney provided information on potential liability and risk with rescinding the contract and whether any such consideration should be with City Council or the Events Center Commission, which has authority to and did approve the contract award.

City Administrator Feland informed City Council relating to Mr. Denault's concern on the property adjacent to his that suffered fire damage and if it is secure. The Building Safety Department can look into the site and work with the property owner to make sure the site is secure until such time insurance and other processes are completed and the property is demolished.

#### MAYOR AND COUNCIL MEMBER COMMENTS

Council Member Osowski acknowledged the citizens that took time to bring their concerns to City Council; stated that she'd like to see us use follow the CIFIUS play book for all projects coming to the City Council or JDA; asked about the frequency we review our HR policies noting threshold for gifts, in particular for flowers ordered for funerals, which staff responded they will review.

Council Member Berg asked if the School Board has reviewed the proposed policy for tax incentives over 5 years. Feland stated that he does not believe they have reviewed yet. Berg also commented regarding comments made earlier regarding housing vouchers and nationalities and that there are federal guidelines for any of these programs that must be followed. She shared comments from the League of Women Voters that expressed when members are attending a meeting in person, it is difficult to hear when in the audience when speakers are soft spoken. She asked if there was a way to adjust the microphone level. Some of those expressing issues do not have hearing impairments so the loop system we have doesn't assist them.

Council Member Vein stated that he would work with President Sande on the questions he raised relating to the recent Videoboard bid award for the Alerus Center.

Council Member Sande commented regarding the Alerus Center/Events Center Commission and encouraged them to be more transparent with meeting minutes, agenda attachments and other information, perhaps televising meetings so that those interested are aware of actions.

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ADJOURNMENT

Motion by Council Member Osowski and second by Council Member Fridolfs to adjourn the meeting at 7:00 p.m. Motion passed unanimously.

Respectfully submitted,



Maureen Storstad  
City Auditor

Approved:



Brandon Bochenski, Mayor

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