



City of Grand Forks  
Staff Report  
**Committee of the Whole – March 23, 2026**  
**City Council – April 6, 2026**  
**City Council (Public Hearing) – May 4, 2026**

**APPROVED & ACCEPTED**  
*by City Council*  
04/06/2026  
*Maureen Storstad*  
Maureen Storstad  
City Auditor

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**Agenda Item:** CK Commercial, LLC (Kingsview), Located at 6150 Kingsview Drive, Tax Incentive PILOT Application

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**Submitted by:** Todd Feland, City Administrator  
Dan Gaustad, City Attorney  
Maureen Storstad, Finance Director  
Tami Lazur, City Assessor

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**Staff Recommended Action:** Approve the Kingsview Project Tax Incentive Application and approve moving through the tax incentive final review and approval process to include the preliminary recommendation of a five (5) year and 90% Payment In Lieu of Taxes (PILOT) and set the City Council Public Hearing date for Monday, May 4, 2026.

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**March 23, 2026 – Committee Recommended Action:** Motion by Sande, second by Fridolfs to move staff recommendation to City Council with a recommendation to approve. Motion carried 6-1 with Osowski dissenting

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**April 6, 2026 – Council Action:** Motion by Sande, second by Berg to move staff recommendation and set public hearing for May 4, 2026. Motion carried 6-1 with Osowski dissenting.

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**May 4, 2026 (Public Hearing) – Council Action:**

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**BACKGROUND:**

The proposed Kingsview development is a new multifamily building on Kings View Drive and north of 62<sup>nd</sup> Street South at 6150 Kingsview Drive. The proposed development is a significant development investment. The development is a private development that is led by Dakota Commercial.

The Kingsview development includes the following: 45 residential rental units with underground parking. Between the fall 2025 and winter of 2026, Dakota Commercial applied, received, and accepted North Dakota Housing & Finance Agency Housing Incentive Fund (HIF) funding for rent and income restricted rental units for 26 of the 45 rental units. The HIF funding further allowed Kingsview development to proceed through third party financial review with Baker Tilly. The start of the development is proposed for June 2026 with a September 2027 estimated completion.

The Kingsview development project is an estimated \$12,446,000 investment, which includes \$850,000 in land and \$11,596,000 in newly constructed buildings and structures. The Kingsview development project will not require significant public infrastructure development as it is an infill development and served by public infrastructure. The development will meet the Grand Forks community’s strategic interest in growing the tax and economic base and provide further and needed housing opportunities.

**ANALYSIS AND FINDINGS OF FACT:**

- On April 21, 2025, the City Council approved the Kingsview Project’s Tax Incentive Pre-Application as the first step to allow further financial review of a tax incentive request to proceed.
- Originally the Kingsview developers requested and greater than five (5) year PILOT tax incentive and later requested an up to five (5) year and 100% PILOT tax incentive in combination with HIF funding.

- Baker Tilly is recommending a five (5) year/90% PILOT tax incentive for the Kingsview development (See attached Baker Tilly But-For Analysis).
- The Kingsview project taxable value when completed is estimated at \$7 million, which includes \$517,000 in land and \$6,483,000 in improvements. The initial and current land value is \$417,000.
- Based on a 5 year and 90% PILOT, the Kingsview project's net gain in property tax revenue is estimated as follows.
  - 5 Year Period - \$62,896.
  - 10 Year Period - \$640,544.
  - 20 Year Period - \$1,891,029.
  - 30 Year Period - \$3,279,452.
- Since the Kingsview development PILOT tax incentive is five (5) years or less, the PILOT incentive is within the City Council authority with a scheduled City Council Public Hearing on May 4, 2026 for final review and consideration.

#### **SUPPORT MATERIALS:**

- Baker Tilly But-For Analysis, Dated March 23, 2026.
- City of Grand Forks Financial Impact Analysis.
- Application For Property Tax Incentives.
- Approved City of Grand Forks Staff Report for CK Commercial, LLC Tax Incentive Pre-Application, dated April 21, 2025.
- Development site on Kings View Drive.