



City of Grand Forks
Staff Report
Committee of the Whole – April 14, 2025
City Council – April 21, 2025

APPROVED & ACCEPTED
by City Council

04/21/2025

Maureen Storstad
Maureen Storstad
City Auditor

Agenda Item: CK Commercial, LLC Tax Incentive Pre-Application

Submitted by: Todd Feland, City Administrator

Staff Recommended Action: Invite applicant to submit full tax incentive application.

April 14, 2025 – Committee Recommended Action: Motion by Berg, second by Weigel to refer to City Council with a recommendation to approve.
Motion carried 6-1, with Osowski dissenting.

April 21, 2025 – Council Action: Motion by Weigel, second by Berg to approve.
Motion carried 6-1, with Osowski dissenting.

BACKGROUND:

The proposed CK Commercial, LLC development is a new multifamily building on Kings View Drive and north of 62nd Street South. The proposed development is a significant development investment. The development is a private development that is led by Dakota Commercial.

The development includes the following: approximately 45 residential rental units with underground parking. The start of the development is proposed for the fall 2025/spring of 2026 with a 2027/2028 completion.

The development project is an estimated \$12 million investment. The development project will not require significant public infrastructure development as it is an infill development and served by public infrastructure. The developer is requesting the consideration of a tax incentive exemption for a greater than five (5) year period of time. 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.

With City Council concurrence, the next step in the process is to invite the applicant to submit a full tax incentive application, which includes a \$2,500 fee. The tax incentive request is proposed to exceed five (5) years. The complete application will be provided to Baker Tilly for third party financial review and analysis. This review will then be presented to the Local Government Advisory Committee (LGAC), which consists of representatives of the four local taxing entities. City Council President Dana Sande and City Council Vice President Danny Weigel serve as the City's LGAC representatives. The recommendation from LGAC will then be forwarded to City Council for preliminary action at which point a public hearing date (approximately 45 days later) will be set. During that time period, the tax incentive request will be heard by the Grand Forks County Commission and Grand Forks School Board, per North Dakota Century Code requirements.

ANALYSIS AND FINDINGS OF FACT:

- The pre-application is the first step to allow further financial review of a tax incentive request to proceed.
- The third-party review takes into consideration appropriate industry standards and expected rates of return, which helps to depoliticize the decision-making process and "right-size" the tax incentive structures. Baker Tilly performs this service for other regional communities and has assisted the City

in this process. The \$2,500 application fee offsets the cost of the review.

- The timeline of the tax incentive process is approximately two to three months from beginning to end and includes City Council Pre Application tax incentive approval; third party financial analysis; LGAC review and recommendation; City Council preliminary recommendation and public hearing date setting; Grand Forks County Commission, Grand Forks Public School Board, and City Council final actions.

SUPPORT MATERIALS:

- City of Grand Forks Tax Incentive Pre-Application for CK Commercial, LLC.
- Development site on Kings View Drive.



City of Grand Forks Tax Increment Financing Pre-Application

Applicant Information:

Applicant Name: CK Commercial, LLC

Primary Contact: Kevin Ritterman

Address: 615 1st Ave N, Ste A, Grand Forks ND 58203

Phone: 218-779-8377 Email: kritterman@dakotacommercial.com

Legal Entity Type: Limited Liability Company

Project Information:

Address of proposed project: 6150 Kingsview Dr, Grand Forks

Proposed project timeline/milestones. Construction starts Fall 2025 or Spring 2026. Completion date of 2027-2028

Current tax roll value of property: \$417,000

Estimated value of property upon completion of proposed project: \$417,000 (land)

\$12 million (improvements)

Attach a brief description of the proposed project; include any renderings or preliminary plans that are available.

The project is new multifamily building – approximately 45 units with underground parking. Preliminary site plan and rendering forthcoming.

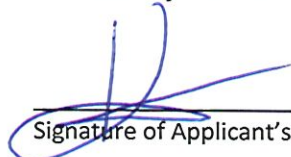
TIF Information:

TIF Bond TIF Exemption – Request Pilot

Slum/Blight TIF Undeveloped/Underdeveloped TIF

Will requested TIF exceed 5 years? YES NO

The undersigned certifies that all information provided in this pre-application is true and correct to the best of the undersigned's knowledge, and that the undersigned is a duly authorized representative of the applicant. The applicant agrees to provide additional information as may be requested by the City after the filing of this application.



Signature of Applicant's Representative

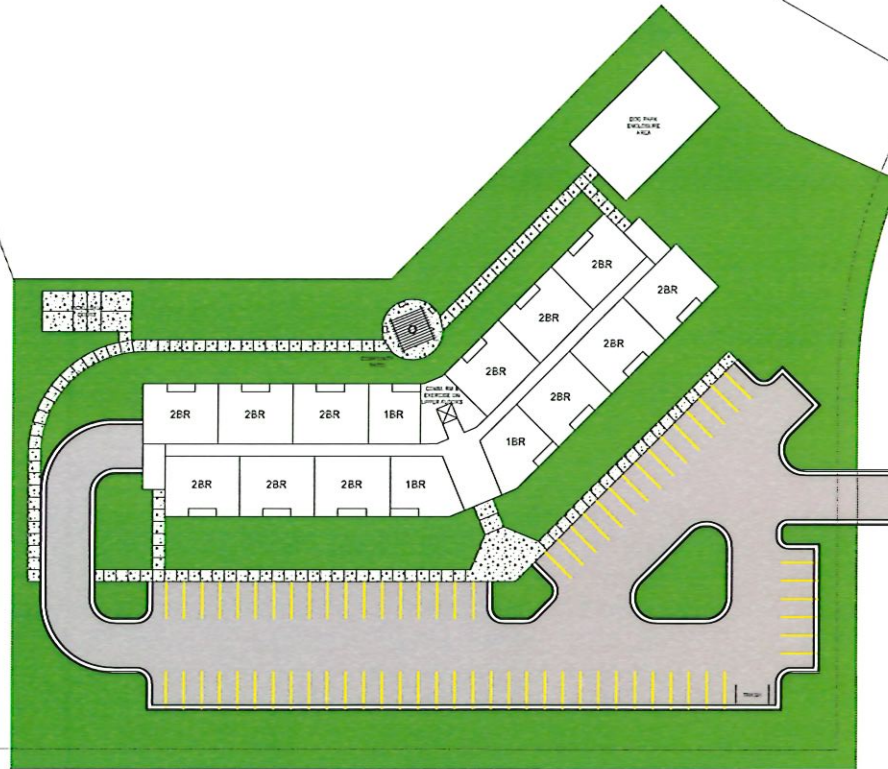
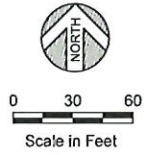
4/10/25

Date



WIDSETH

4/1/2024
 WIDSETH ARCHITECTS & ENGINEERS • SCIENTISTS • SURVEYORS
 1100 S. 17th Street, Grand Forks, ND 58201
 701.775.1100
 www.widseth.com



62nd AVE. SOUTH (COUNTY RD 17)

KINGS VIEW DRIVE

WIDSETH		ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS	
DAKOTA COMMERCIAL	GRAND FORKS, NORTH DAKOTA	PROPOSED SITE LAYOUT	
DATE: 10/20/23	SCALE: AS SHOWN	PROJECT: 2023-10066	DATE: 10/20/23
DESIGNED BY: WIDSETH	DRAWN BY: WIDSETH	CHECKED BY: WIDSETH	DATE: 10/20/23
I HEREBY CERTIFY THAT THE SEALS, REGISTRATIONS, AND SIGNATURES ARE VALID AND HAVE NOT BEEN SUSPENDED, REVOKED, OR OTHERWISE MADE INEFFECTIVE BY THE BOARD OF THE STATE OF NORTH DAKOTA.			

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