



CGF Meeting Feedback Form

City of Grand Forks

Submitted On:

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Meeting Type:	City Council Meeting
Full Name	First Name: Shaun Last Name: Beauclair
Full Address	Street Address: 3225 North Washington Street City: Grand Forks State: ND Zip: 58201
Agenda Item Number / Topic:	PILOTS
Comments:	<p>Subject: Urgent Public Comment: Grand Forks Must Stop Issuing PILOTS for Apartments, Retail & Office Space – City Council Meeting Tonight Dear Grand Forks City Council Members,</p> <p>As a concerned resident and taxpayer, I urge you to vote NO on any further Payment instead of Taxes (PILOT) incentives for apartments, retail, or office space tonight. These tax breaks are no longer necessary and are costing our city millions in lost revenue that could fund roads, police, schools, and essential services.</p> <p>Here are six key reasons why Grand Forks should immediately stop issuing them: Full tax revenue is critical right now.</p> <p>Every year of a PILOT means thousands (or millions) in forgone property taxes that our citizens must make up through higher rates or cuts in services.</p> <p>Market-rate apartments do not need subsidies. Private developers are already building because demand exists—Grand Forks’ apartment vacancy rates remain low, and rents are strong without taxpayer help.</p> <p>Retail and office space incentives distort the free market. These projects should succeed or fail on their own merits; PILOTS simply hand profits to developers at our expense.</p> <p>PILOTS create unfair competition. Existing property owners and businesses pay full taxes, while new competitors receive multi-year tax holidays, hurting local landlords and retailers who have already invested without incentives. For over 140 years, GF developers have developed without them, why not?</p>

The process lacks transparency and consistency. Approvals feel arbitrary and favor well-connected developers over everyday taxpayers.

Long-term fiscal harm outweighs short-term “jobs.” These incentives lock in reduced revenue for 5–20 years, delaying the natural economic growth.

I also ask: How can the Council justify a 5-year 100% PILOT for Enclave (Latitude Phase 2) apartments while simultaneously approving 18- and 19-year PILOTS for Memorial Village I and II and Brookstone?

These wildly different terms for similar market-rate or near-market-rate housing projects make no economic sense and appear completely arbitrary. If a 5-year full exemption is enough for Enclave, why were the others given nearly two decades of massive tax relief? What if the City had said “no” to PILOTS for Memorial Village I and II years ago? Those projects would still have been built within the next ten years anyway, because the demand and location were strong enough on their own.

Instead, by handing out those long-term breaks, the City lost out on millions in tax revenue that could have been collected today.

The same is true now: denying the Enclave PILOT (and ending the program for apartments/retail/office) will not stop development—it will simply ensure Grand Forks collects full taxes sooner. Over the next ten years, we would be far better off fiscally, with stronger services and no added burden on existing taxpayers.

PILOTS only answer the “But for” today. If the developers do not get the PILOT today, they will not proceed; it does not answer the “What If”. What if, in the next 5-20 years, conditions change, rent increases, interest rates go down, and construction costs decrease, the Apartment would be developed. When you are providing 90% and 95% property tax breaks, it's equivalent to 18- and 19-year 100% tax breaks. Our roads, schools, city buildings, and equipment need to be replaced, and employees' salaries are going to increase over the next 20 years. Who will pay for the additional wear and tear of the infrastructure and services provided to the new residents? Existing taxpayers and an increased rate due to additional residents.

President Trump put a stop to illegal immigrants who come into America and the additional services and demands on infrastructure. Grand Forks Council needs to do the same by stopping all PILOTS. The market will fix itself. Grand Forks City should not, and needs to, stop unfair subsidies that compete with like businesses and come at the expense of all property owners.

Please vote to protect Grand Forks' budget and stop these unnecessary giveaways tonight.

Our City's future depends on it. Thank you,

Shaun Beauclair

(Concerned Grand Forks Taxpayer)
