

**GRAND FORKS GROWTH FUND,
A JOBS DEVELOPMENT AUTHORITY (JDA) AGENDA
Monday, May 4, 2026 – 5:30 p.m.
Council Chambers, City Hall, 255 N 4th Street**

Notice is hereby given that the Grand Forks Growth Fund, a Jobs Development Authority (JDA) will meet at the above date, time and place. Members of the JDA may be attending this meeting in person, electronically or telephonically.

Members of the public may view the live airing of the JDA meeting on Grand Forks Channel 2 or streamed live through the City's Facebook page at facebook.com/cityofgrandforks. Any member of the public seeking to submit comments relating to an agenda item or public hearing without appearing in person should submit their comments to www.grandforksgov.com/councilcomments or call 701-746-2678 for further information. All comments received prior to 5:00 p.m. on the meeting date will be considered part of the record of the meeting as if personally presented.

Persons with disabilities who may need assistance should contact the ADA Coordinator at least 24 hours prior to this meeting at 746-2665.

1. GENERAL BUSINESS:

1.1 Roll Call:

Weigel Osowski Berg Lunski Fridolfs Sande Vein Bochenski

2. ACTION ITEMS: Hold Public Hearing and take action:

2.1 PACE Loan Request: Twin State Environmental

2.2 Business Park Lot Purchase Offer: 2755 S 48th Street

2.3 Annual Recertification of EDA RLF Plan

3. ADJOURN

GRAND FORKS CITY COUNCIL AGENDA
Monday, May 4, 2026
(Immediately following JDA)

Notice is hereby given that the City Council will meet at the above date, time and place. Members of the Grand Forks City Council may be attending this meeting in person, electronically or telephonically.

Members of the public may view the live airing of the City Council meeting on Grand Forks Channel 2 or streamed live through the City's Facebook page at facebook.com/cityofgrandforks.

Persons with disabilities who may need assistance should contact the ADA Coordinator at least 24 hours prior to this meeting at 746-2665.

1. GENERAL BUSINESS

1.1 Welcome and Roll Call

___ Weigel ___ Osowski ___ Berg ___ Lunski ___ Fridolfs ___ Sande ___ Vein

1.2 Pledge of Allegiance

1.3 Mayor's Announcements

2. AWARDS, PRESENTATIONS, APPOINTMENTS & PROCLAMATIONS

2.1 Proclamations:

- a) Worker's Memorial Day, April 28, 2026
- b) National Small Business Week, May 3-9, 2026
- c) National Day of Prayer 2026 – May 7, 2026
- d) Letter Carrier's *Stamp out Hunger* Food Drive Day – May 9, 2026

3. PUBLIC HEARINGS AND SECOND READINGS OF ORDINANCES

3.1 Public Hearing on Application for Property Tax Incentive – Payment in Lieu of Taxes (PILOT) from CK Commercial, LLC (The Palmer, formerly referred to as Kingsview)

- a) Baker Tilly Third Party Financial Review
- b) City Financial Impact Analysis
- c) CK Commercial Application for Property Tax Incentive (PILOT)
- d) Approved Staff Report - Tax Incentive Pre-Application, April 21, 2025

- 3.2 Public Hearing on Application for Property Tax Incentive – Payment in Lieu of Taxes (PILOT) from RTVMPS, LLC (The Domain)
 - a) Baker Tilly Third Party Financial Review
 - b) City Financial Analysis
 - c) RTVMPS, LLC Application for Property Tax Incentive (PILOT)
 - d) Approved Staff Report - Tax Incentive Pre-Application, April 21, 2025
- 3.3 Determination of Protest for Project No.. 9064, District No. 800, Paving & Street Lights for 27th Ave N (N 36th St to N Washington St)

4. CITIZEN COMMENTS

To speak during Citizen Comments: Complete a comment card with required speaker information - speaker's name, address, and the item or topic to be commented upon. Place the comment card in the basket prior to start of the Citizen Comments. Speakers have three minutes to share their comments. Time cannot be transferred from one speaker to another. The total time for Citizen Comments is capped at 30 minutes.

Submission of written comments: In lieu of speaking, a written comment can be submitted by placing in the tray next to the speaker card basket prior to the start of the meeting. Written comments are limited to two and a half pages. Written comments will be distributed to the City Council for their information and maintained in city files.

Submission of electronic comments: Any member of the public seeking to comment without attending in person may submit electronic comments by clicking on this link www.grandforksgov.com/councilcomments. If you have difficulty accessing the link, please contact 701-746-2664 for assistance. All comments received prior to 4:00 p.m. on the meeting date will be distributed to the City Council prior to the meeting. Comments submitted after 4:00 p.m. will be distributed the day after the meeting. All comments are maintained in city files.

5. ACTION ITEMS

- 5.1 Actuarial Report for Defined Benefit Pension Plan
 - a) 2026 Actuarial Valuation Report Presentation
 - b) Pension Update email dated 04/28/2026
- 5.2 City Engineer Appointment
- 5.3 Review 2027 CDBG Process, Budget, and Draft Schedule
- 5.4 Bid Award for Project No. 8796 - Shared Use Path on Columbia Rd (Knight Dr - 17th Ave S.)
- 5.5 Bid Award for Project No. 9064, District No. 800, Paving 27th Ave N. (N Washington - N 36th St)
- 5.6 Bid Award for Project Nos. 9079 (District No. 625) - Sanitary Sewer; 9080 (District No. 368) – Watermain; 9081 (District No. 626) - Storm Sewer; and 9082 (District No. 627) Stormwater Pond for Birkholz 8th Addition

- 5.7 Federal Aid Request for Project No. 9123 - 2028-2031 TIP/TA/HSIP/SS4A
- 5.8 Water Customer Portal
- 5.9 Franklin on 4th PILOT
 - a) Payment in Lieu of Property Tax Development Agreement
 - b) Warranty Deed to Franklin on 4th LLC of Development Property
- 5.10 Grand Forks Events Center Commission – Grand Forks City Code Members and General Provisions Amendments
 - a) Ordinance amending Grand Forks City Code §24-0203 and §24-0204
 - b) Current Grand Forks City Code § 24-0201 through 24-0206
- 6. **INFORMATION ITEMS - *NONE***
- 7. **APPROVAL OF MINUTES AND BILLS:**
 - 7.1 Vendor List and Engineers Estimates
 - 7.2 Minutes –April 20, 2026
- 8. **CITY ADMINISTRATOR COMMENTS**
- 9. **MAYOR AND COUNCIL MEMBER COMMENTS**
- 10. **ADJOURNMENT**