PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF GRAND FORKS, NORTH DAKOTA
July 6, 2026

The city council of the city of Grand Forks, North Dakota, met in Council Chambers on Monday, July 6, 2026, at 5:30 p.m., with Mayor Bochenski presiding. Present at roll call were Council Members Weigel, Osowski, Berg, Salentiny, Fridolfs, Sande and Vein – 7; absent: None

Pledge of Allegiance was led by Mayor and City Council.

MAYOR'S ANNOUNCEMENTS

Mayor Bochenski commented on the following matters: Sertoma 4th of July event and fireworks, County Recorders Conference held recently at the Alerus Center, Arbor Day celebration with tree planting, New Spitfires collegiate age women's softball team playing this season at Albrecht Field, and memorial for Irvin Ellingson, World War 2 veteran who lost his life in captivity and remains were finally identified and returned home for recognition of his service and burial.

HELD PUBLIC HEARING ON AMENDMENT TO
CDBG 2020-2024 CONSOLIDATED PLAND AND
ANNUAL ACTION PLAN

Mayor Bochenski opened the public hearing on an amendment to the Community Development Block Grant (CDBG) 2020-2024 Consolidated Plan and Annual Action Plan. Which would provide $43,340.16 remaining unobligated funds for Spectra Health CDBG CV-1 & CV-3 heating ventilation and cooling (HVAC) project. There were no comments and the public hearing was closed. Collin Hanson, Community Development Manager, explained that these are remaining COVID funds and have specific project requirements and if left unspent will need to be returned to the federal government. The project is currently having some delays and if funds can not be spent by September, a report will be brought to City Council to cancel the project. Council Member Osowski moved and Council Member Berg seconded to approve the proposed amendments and associated budget transfers. Motion passed unanimously.

ADOPTED ORIDNANCE NO. 4956, RELATED TO
OFF-STREET PARKING

An ordinance entitled "An ordinance to amend Section 18-0302 of the Grand Forks City Code relating to Off-Street Parking and Loading". Mayor Bochenski opened the public hearing. Public comments were made by John Schlosser, and the public hearing was closed. The proposed ordinance makes adjustments to the number of required off-street parking spaces in developments. Also included is the ability for staff to administratively make further adjustments up to 10% of the required parking. Council Members discussed the impacts of right sizing parking to encourage development and decrease some development costs, which would positively impact housing development in the community. Discussion also included parking issues that are occurring in some neighborhoods especially near the university, where single family homes are being converted to rentals, which this ordinance is not addressing. It was noted that these concerns are unique to that neighborhood and not the rest of the community. Council Member Berg moved and Council Member Fridolfs seconded to give final approval and adoption of Ordinance No. 4956 as presented. Motion passed 6-1 with Council Member Osowski dissenting.

ADOPT ORDINANCE NO. 4957, RELATING TO
ANNEXATION OF LAND WITHIN TJ'S THIRD ADDITION

An ordinance entitled "An ordinance to annex lands described as follows: The east 80.00 feet of Lot 1, Block 1, TJ's Third Addition to the City of Grand Forks, North Dakota". This parcel of land is located at 5675 South Washington Street, with ownership of the City of Grand Forks, for use as a yard waste collection site. Mayor Bochenski opened the public hearing, there were no comments and the public hearing was closed. Motion by Council Member Sande, second by Council Member Berg to give final approval and adoption of Ordinance No. 4957. Motion passed unanimously.

ADOPT RESOLUTION DETERMINING AN INSUFFICIENCY
OF PROTEST ON REQUEST TO VACATE PORTION OF
NORTH 21ST STREET

City Council considered a request to vacate a portion of North 21st Street, located between Lot 8, Block 1 and Lot 1, Block 8 Dacotah Place Addition and Dyke Avenue and BNSF Right of Way. The request is coming from the property owner to the east that would like to expand their site and utilize the area. It was explained that once vacated the property would go back evenly to the parties on either side of the road. Mayor Bochenski opened the public hearing, there were no comments and the public hearing was closed. Council Member Weigel moved and Council Member Vein seconded to adopt a resolution determining an insufficiency of protest and final approval of the request. Motion passed unanimously.

APPROVE REQUEST FOR TAX INCENTIVE –
PAYMENT IN LIEU OF TAXES AND RENAISSANCE
ZONE PROJECT GF-69 FOR BEACON DEVELOPMENT

City Council considered the application for tax incentive for the Beacon Development Project: 1) Application for a tax incentive in the form of a five-year/100% from Payment In Lieu of Taxes from Beacon East Real Estate Holdings LLC (Spirit Building) and Beacon NW Real Estate Holdings LLC (1923 Building); and 2) an application for an eight-year/100% Renaissance Zone from CDJTB4, LLC (Beacon Building, which is contingent on receipt of a Certificate of Good Standing and authorize staff to submit the project to the North Dakota Department of Commerce, Division of Community Services for action, all applications also subject to final review and approval of the City Attorney. City Administrator Feland reviewed the history of the Beacon Project, change in developer and new proposal for moving forward with completion of the development. For Buildings 1 and 2, this includes construction to change the second floors to residential housing instead of commercial. Building 3 construction will begin this fall with approval of the tax incentives. Council Members also heard a summary of the increased tax revenue that will be received as compared to the older hotel that occupied the site prior to the start of the Beacon Development. City Attorney Gaustad provided legal opinions on the use of PILOTs and that they can be utilized for developments even after construction has begun. Council Members also received a reminder of prior actions taken at the June 1 meeting, where the original Tax Increment Financing incentive was terminated, with collected funds being returned to the taxing entities proportionately, and to not proceed with City participation and ownership of the plaza. The funds initially set aside for the plaza development will then be available for other uses in the Economic Development Fund. Any delinquent taxes on the parcels will need to be paid current at the county.

Mayor Bochenski opened the public hearing, with the following individual making public comment: Nelson Rosite. An electronic comment was also received from Andrew Krauseneck. The public hearing was closed.

Council Member Sane moved and Council Member Fridolfs seconded to approve the applications for five-year/100% PILOT for buildings 1 and 2.

City Attorney Gaustad explained provisions that will be included in the development agreement regarding the property needing to remain tax paying for the 5 years after the conclusion of the 5 year incentive or the developer will need to payback the tax saving, with that being a recorded document on the property so any potential new buyer would be aware in the event of a sale.

In regards to the plaza, the developer will make the decision on whether they want to continue development and operate as a private entity, but the city will not be a part of the plaza.

Upon call for the question, motion passed 5-2, with Council Member Osowski and Salentiny dissenting.

Council Member Osowski moved and Council Member Berg seconded to approve the Renaissance Zone Project GF-89, an eight year/100% incentive for Building 3. Motion passed 6-1, with Council Member Salentiny dissenting.

CITIZEN COMMENTS

The following speakers addressed the City Council: Tony Hollingsworth, Scott Roche, Ronald Cole, Cedric Citrowske and Denny Denault.

ACTION ITEMS CONSENT AGENDA

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

1) Approved Amendment No. 1 to the Engineering Services Task Order for Project Nos. 9094, District No. 629, Sanitary Sewer; Project No. 9095, District No. 369, Watermain and Project No. 9096, District No. 630, Storm Sewer for Grand Park First Addition, with CPS, Ltd, for Design and Construction Engineering Services in the amount of $17,900.00.

2) Approved acceptance of the Rural Health Transformation Grans, Local Public Health Units Community Outreach and Training in the amount of $59,000.00 for Grand Forks County along with any necessary budget amendment, pending legal review of contract.

3) Approved applications for five-year property tax exemption of improvements to residential and commercial buildings due to remodeling or renovation of the following properties: 1012 S 12th St $733; 815 Duke Dr Unit #12 $806; 910 22nd Ave S $811; 3209 Cherry St $1,173; 719 N 3rd St $1,247; 1023 4th Ave N $3,594; 623 18th Ave S $2,127; 2023 11th Ave N $5,660; 1502 S 10th St $2,640 and 1930 S Columbia Rd $18,000.

ACTION ITEMS PULLED FOR DISCUSSION

The following items were pulled for discussion and independent vote:

1) Considered a amendment to the Community Development Block Grant (CDBG) 20225-2029 Consolidated Plan and Annual Action Plan which would provide $85,000 in CDBG Funding for Northland

Rescue Mission Infrastructure Rehab Project which will rehab a deficient foundation wall at the mission. The request for this evening is to set a public hearing on the amendment for August 17, 2026. Motion by Council Member Osowski, second by Council Member Berg to set the public hearing for August 17, 2026. Motion passed unanimously.

INFORMATION ITEMS

The following items were presented for City Council's information: Official Results of the June 9, 2026 Election.

APPROVE VENDOR LIST AND ENGINEERS ESTIMATES

Vendor list 26-13, dated July 7, 2026, in the amount of $3,305,329.60 and Engineers Estimates dated June 30, 2026 in the amount of $6,955,921.16 were presented. It was moved by Council Member Sande and seconded by Council Member Weigel to approve. Motion passed unanimously.

APPROVE MINUTES

Minutes from June 15, 2026, City Council meeting was presented. Council Member Berg moved and Council Member Fridolfs seconded to approve. Motion passed unanimously.

CITY ADMINISTRATOR COMMENTS

Congratulated the Council Members that were elected and reelected and encouraged all to call with questions or if information is needed in anything. He also provided information on items that will be on upcoming agendas.

COUNCIL MEMBER COMMENTS

Council Members Osowski stated that she hopes we are able to follow-up on the noise pollution concerns heard this evening from residents near Icon Sports Arena. She also commented regarding her recent opportunity to tour the Theodore Roosevelt Presidential Library and other amenities in Medora..

Council Member Fridolfs added that on the noise issue, there are several new technologies so also hoped we can facilitate working with the Park District on a solution for the residents.

Council Member Weigel expressed welcome to new Council Member Salentiny and looking forward to working with her.

Mayor commented on the groundbreaking for Agristo scheduled for the next evening.

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