



Economic Development Advisory Committee
West Fargo City Hall, West Fargo Room
Thursday, January 16th ,2024
8:00 -9:30 am

Voting Members

Eddie Sheeley Chair
Banking
Choice Financial
Vacant V. Chair
Retail

Jaysen Schock
Past Chair
Manufacturing
Cargill
Marshall McCullough
Service
Ohnstad Twitchell
Chad Brousseau
Utilities
Cass County Electric
Tom McDougall
Technology
High Point Networks
Nick Killoran
Small Business Owner
Great North Insurance
Jeffrey Volk
Const./ Engineering
Moore Engineering
Cairn Reisch
Member at Large
Marvin

Ex-Officio Members

Shannon Full
FMWF Chamber of
Joe Raso
GFMEDC
Levi Bachmeier
WFPS
Robert Wilson
Cass County

City Commissioners

Brad Olson
Amy Zundel

City Staff

Nick Lee
Senior Director of Admin.
Casey Sanders- Berglund
Economic Development
Aaron Nelson
Planning Director

The Economic Development Advisory Committee (EDAC) meets regularly on the first Thursday of every month to review incentive applications and other items pertaining to the Economic Development within the City of West Fargo. The committee provides recommendations to the City Commission for final review. All Committee meetings are open to the public and any Executive Sessions abide by North Dakota Century Code. The Committee reserves the right to hold special meetings at its discretion facilitate efficient development within the City of West Fargo.

AGENDA:

1. Call to order
2. Attendance roll call
3. Approval of last meetings minutes
4. Approve order of Agenda
5. Long Creek Steel – Business Incentive (Casey Sanders-Berglund)
6. Growth Area Master Plan Update (Casey Sanders-Berglund)
7. Legislative Update (Rachel Richter- Lordemann)
8. Chair & Vice Chair Elections
9. Non-Agenda Items
10. Adjournment

Future Meeting Dates (1st Thursdays of each month)

Thursday, February 6, 2025

Thursday, March 6, 2025

Thursday, April 3, 2025



**West Fargo Economic Development
Advisory Committee
Thursday, December 19th, 2024
8:30 am**

The City of West Fargo Economic Development Advisory Committee met on Thursday, December 19th, 2024, at 8:30 am virtually.

Voting Members Present: Eddie Sheeley (Chair), Chad Brosseau, Marshall McCullough, Tom McDougall, Jaysen Schock, & Nick Killoran.

City Staff: Casey Sanders-Berglund (Economic Development Manager), Paul Fracassi (City Assessor), & Dan Hanson (Senior Director of Community Development).

Ex-Officio Members: Joe Raso, Joey Ness, & Ryan Asheim (GFMEDC)

Commissioners: Brad Olson

Marshall called the meeting to order. Eddie had noted he may be a few minutes late. Joined just as we called the meeting to order.

Marshall moved and Tom seconded to approve the minutes for September 5, 2024 as presented. No opposition. Motion carried.

Marshall moved and Tom seconded to approve the Order of Agenda. No opposition. Motion carried.

Welcomed Chad Brosseau to the committee.

Casey Sanders-Berglund presented consideration of the prior approved façade improvement grant for Beyond Running. Recommendation to place on the consent agenda and request for commission to approve moving forward to honor the loan forgiveness. Tom moved to approve and Nick seconded to approve. No opposition. Motion carried.

Casey Sanders-Berglund introduced adjusting the January meeting from January 2nd. Move to January 16th to avoid State of the Cities event on January 9th.

Casey Sanders-Berglund completed a short review of Economic Development numbers over the 2024 year and programs and meetings.

Non-Agenda item added. Nicole Steen-Dutton has resigned as the small business seat on the committee. January aims to be her last meeting.

Tom motioned and Jaysen seconded to adjourn the meeting. No opposition. Meeting was adjourned.

Chair, Eddie Sheeley

CITY OF WEST FARGO ECONOMIC DEVELOPMENT

STAFF REPORT

Long Creek Steel

Sandhills 6th Addition (no address at this time)

Light Industrial

Applicant: Long Creek Steel

Representative: Pat Stouth

Staff Contact: Economic Development

Casey Sanders

Economic Development Advisory Committee:

January 16, 2025

West Fargo Public School District:

N/A

Cass County Board of Commissioners:

N/A

Public Hearing:

N/A

City Commission:

PURPOSE:

Long Creek Steel is a family-owned business that started in South Dakota in 2004. The applicant has looked at several locations across North Dakota, South West Minnesota, and Wisconsin for the ideal location to expand. The City of West Fargo is ideal for their target market and distribution needs as well as the potential match for the workforce needs that are needed to fulfill the business operations. With this expansion they are looking at two parcels of land to build a 90,000 sq foot facility with the option to add an additional 80,000 sq ft facility within 5-6 years. Bringing 25 to 30 new jobs to the city as well as a taking a risk as the first business to build in this industrial park. The request for support comes amid a financial plan to mitigate the first 2-3 years of changes and challenges that come with an expansion of this size for a company of this scale.



CITY OF WEST FARGO ECONOMIC DEVELOPMENT

STAFF REPORT

DISCUSSION AND OBSERVATIONS:

- Location of project is in the Sandhills 6th addition developing industrial park.
- Expansion to a second location from the current location in Beresford SD (approximately 30-40 min South of Sioux Falls, SD).
- The current taxes and assessments are current for their existing business in SD. (Certificate of good standing from state of SD has been provided.)
- Comparison of the common manufacturing positions in the region the average salary that will be paid at this business will be competitive and, in many cases, exceed the average salary.
- Application for Primary Sector Certification applied for at the State of ND.
- Other sites have been considered in both Wisconsin and Minnesota.

PROJECT ELIGIBILITY FOR DEVELOPMENT:

The project is located in a parcel that is zoned light industrial and is located in a Tax Increment Financing District.

- Project includes two Parcels 02-17800040-000 and 02-178-00050-000
- The business will bring approximately 25-30 jobs to our community.
- Existing specials total \$183,553 and \$163,522 totaling \$347,075 (from other regional projects)
- Property is zoned light industrial.
- Project falls within the TIF district that was established to support the infrastructure needs to foster development. West Fargo 2.0 nods to the intent to supporting an industrial park in the northwest sector of the city to attract new economy investment to the city.

PUBLIC PARTICIPATION:

Public assistance for this project is proposed at \$250,000-275,000 from the Economic Development Sales tax fund. The financial portion would be paid out in two portions.

Amount	Milestone	Outcome
\$100,000	3- 4 Key Stakeholder staff hired Certificate of occupancy	Loan forgiven
\$150,000 to 175,000	Completion of one year of operations	Loan forgiven

The city claims the right to request a return of \$50,000 of the loan should the second parcel intended for additional expansion does not begin work on development of the property or if the land is sold in seven years or less.

RECOMMENDATIONS:

The proposed project supports the kick start of this industrial park. It welcomes a potential primary sector business to West Fargo, invites 25-30 new jobs, and supports a family-owned business. Recommendation to support the applicant with their expansion into North Dakota.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE RECOMMENDATION:

Economic Development Advisory Committee is meeting on January 16th 2025 to discuss a recommendation to the City Commission regarding the project.