

FINANCE COMMITTEE
GRAND FORKS SCHOOL BOARD
GRAND FORKS PUBLIC SCHOOL DISTRICT #1
MEETING MINUTES
November 17, 2025

The Grand Forks School Board Finance Committee met on Monday, November 17, 2025, at the Mark Sanford Education Center, with Bill Palmiscno presiding.

Committee Members Present: Josh Anderson, Eric Lunn, Amber Flynn, and Bill Palmiscno, Board Members; Brandon Baumbach, Business Manager; Dr. Terry Brenner, Superintendent; Dr. Catherin Gillach, Associate Superintendent of Secondary Education; and Matt Bakke, Assistant Superintendent of Elementary Education.

Committee Members Absent: Terry Snider, GFAFB School Board Vice President.

Other Staff Present: Cindy Johnson, Executive Secretary.

Call to Order.

The meeting was called to order at 5:00 p.m.

Consideration of Meeting Minutes.

It was moved by Anderson and seconded by Lunn to approve the minutes of September 15, 2025, as written. Upon voice vote, the motion carried unanimously.

Consideration of Contingency Proposal Request 25 for Valley Middle School.

Brady McDonald, Project Manager with Construction Engineers, explained that the request is to relocate the CPR14 Area E Fan Powered VAV to fit above the ceiling and VAV E111 for ease of accessibility. The cost is \$72,179 and will be applied to Allowances.

Following discussion, it was moved by Lunn and seconded by Flynn to approve Contingency Proposal Request 25 for \$72,179 as outlined. Upon voice vote, the motion carried unanimously.

Consideration of Owner Allowance Request 9 for Valley Middle School.

McDonald explained that this request is for a new field goal post and two scoreboards, one for the football field and one for the soccer field. The cost is \$169,718 and will be applied to Allowances.

Following discussion, it was moved by Flynn and seconded by Anderson to approve Owner Allowance Request 9 in the amount of \$169,718, as outlined. Upon voice vote, the motion carried unanimously.

Consideration of Tax Incentive Application for Brookstone Apartments.

Baumbach explained that the proposed Brookstone Apartments, LLC project is a partnership between Dakota Commercial, MAK Capital/Construction, and the Red River Regional Council. Through Federal Low-Income Housing Tax Credits and support from the North Dakota Housing and Finance Agency Fund, rental rates will be set to ensure all units in the building are below market and remain so into the future. In exchange, the developers receive investment capital for the project. Rents are expected to range from \$951 for an efficiency apartment to \$1,450.69 for a 3-bedroom unit, on average.

The project is situated at 3810, 3900, and 3950 39th Avenue South, by Furniture Row. City infrastructure is already in place, so the site is considered infill. The project is estimated to be valued at \$33 million and provide 160 affordable units.

The project is anticipated to generate \$315,728 in

additional property taxes in the first 5 years after project completion, and exceed \$6.8 million over 30 years. The school district portion is estimated to be \$118,897 in the first 5 years after project completion and \$2.6 million over 30 years.

Brookstone Apartments, LLC is requesting a Tax Incentive Application for a 20-year, 90% Payment in Lieu of Taxes (PILOT).

The committee agreed to forward the request to the school board without a Finance Committee recommendation.

Discussion on Tax Incentives.

In anticipation of receiving additional applications in the future, Baumbach requested a broad discussion about tax incentive financing and guidance.

Highlights of the discussion included:

- That the school district has more time to consider tax incentive financing applications.
- That project developers meet in person with the Finance Committee to discuss their proposals, and when the School Board considers the application.
- That project developers inform the Finance Committee and School Board how their project will benefit the school district.
- That a scoring rubric be developed for the Finance Committee and School Board to use in its decision-making.

Discussion on Summer 2026 Projects.

Baumbach reported on projects that will be financed through the Building Fund.

The following projects, which are slated for completion next summer, in the context of the draft five-year facility plan, include:

- Roofing projects at Schroeder Middle School and Lake Agassiz Elementary School above the Head Start program.
- Correcting the slope in the Red River High School Rider Room. This is related to an OCR Finding.
- Projects related to the recently discussed SLICE proposal.

The goal is to finalize the District's five-year facility plan at the committee's December meeting.

An update on the possible traffic rerouting around Phoenix Elementary School was requested for the December meeting.

Next Meeting Date.

The next meeting date was scheduled for Monday, December 15, 2025, at 5:00 p.m.

Adjournment.

There being no further business, the meeting adjourned at 6:07 p.m.

APPROVED _____
(Date)

Bill Palmiscno, Meeting Chairperson

Brandon Baumbach, Business Manager