

2025 ANNUAL DEVELOPMENT REPORT

City of Moorhead



MOORHEADMN.GOV





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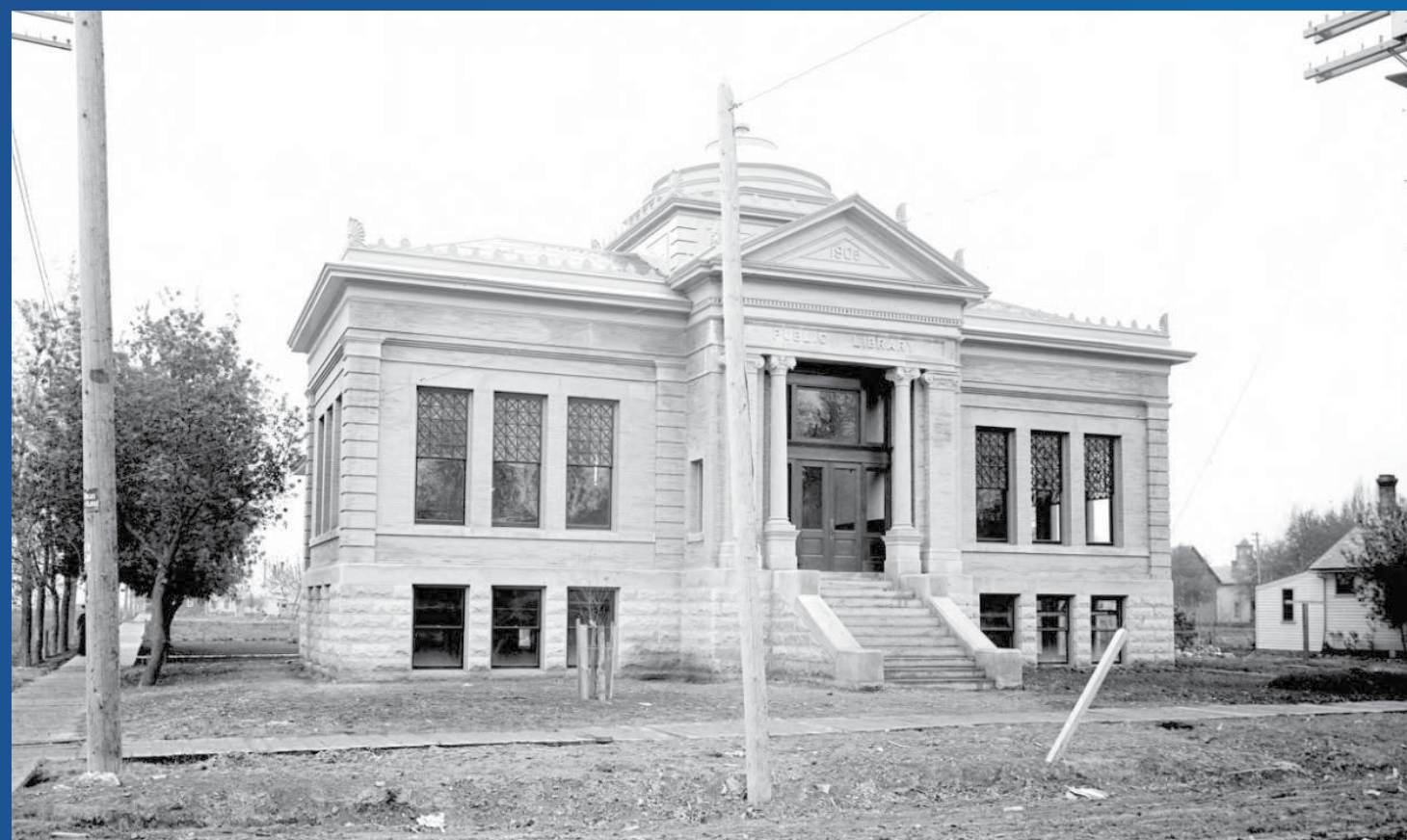


MOORHEAD PROUD FOR 150 YEARS!

THEN

NOW

Moorhead Public Library (circa 1906)



Moorhead Storage & Transfer Company (circa 1920s)



Kassenborg Block (circa 1923)



Moorhead Public Library | The Loop



Simonson Warehouse Flats



Kassenborg Block

Photo Credit: Historical and Cultural Society of Clay County



MOORHEAD PROUD FOR 150 YEARS!

THEN

NOW

The Fairmont Creamery Co (circa 1940s)



K-Mart | EasTen Shopping Center (circa 1990)



EasTen Shopping Center (circa 1990)



Fairmont Flats



Runnings | EasTen Shopping Center



EasTen Shopping Center

Photo Credit: Historical and Cultural Society of Clay County



CITY OF MOORHEAD COMPREHENSIVE PLAN

ONWARD MOORHEAD!

5 BIG IDEAS OF THE 5 YEAR PLAN

2022-2027

- ▶ Investing in **Downtown**
- ▶ Creating **Great Experiences** in Existing and New Places
- ▶ Connecting **Neighborhoods**
- ▶ Fostering **Sustainability**
- ▶ Supporting and Celebrating **Businesses**

moorheadmn.gov/OnwardMoorhead





INVESTING IN DOWNTOWN



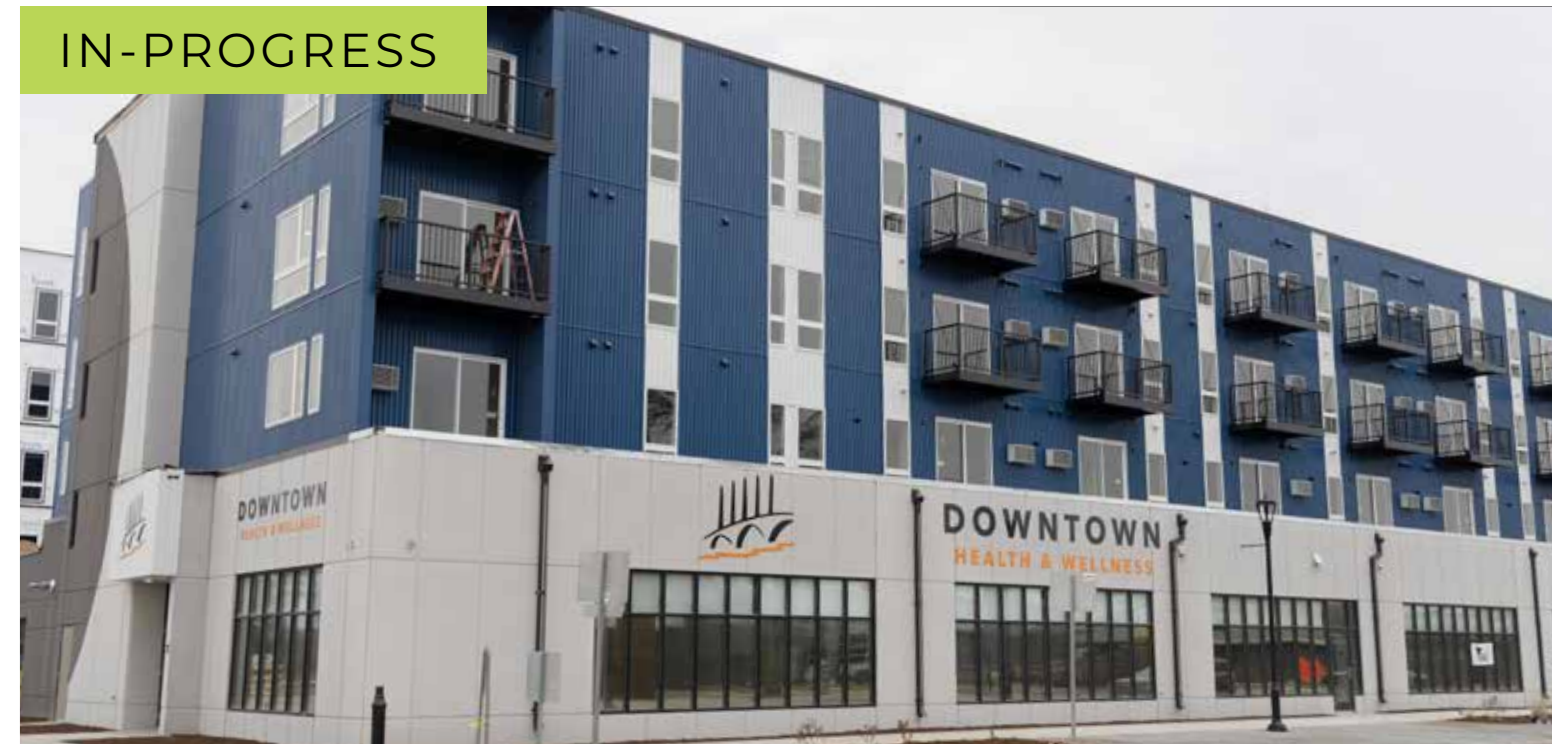
INVESTING IN DOWNTOWN | PROGRESS IN 2025

COMPLETE



Fairmont Flats » 801 2 Ave N
105 dwelling units

IN-PROGRESS



Sterling Dev. Mixed Use » 650 Center Ave
5-stories, businesses, and 153 dwelling units

IN-PROGRESS



11 St Underpass
2 Underpasses and investment of \$171.6M

IN-PROGRESS



Downtown Redevelopment and Infrastructure Expansion

IN-PROGRESS



The Loop » 450 Center Ave
Library, walking loop, playground, and more

IN-PROGRESS



14th and Main Apts » 1353 Main Ave
28 units and 17-stall detached garage



INVESTING IN DOWNTOWN | PROGRESS IN 2025

COMPLETE



Skating Ribbon » Davy Memorial Park
A special skating space with light-wrapped trees and a cozy warming cabin

IN-PROGRESS



Downtown Moorhead Public Plaza
Outdoor space for events and gatherings

IN-PROGRESS



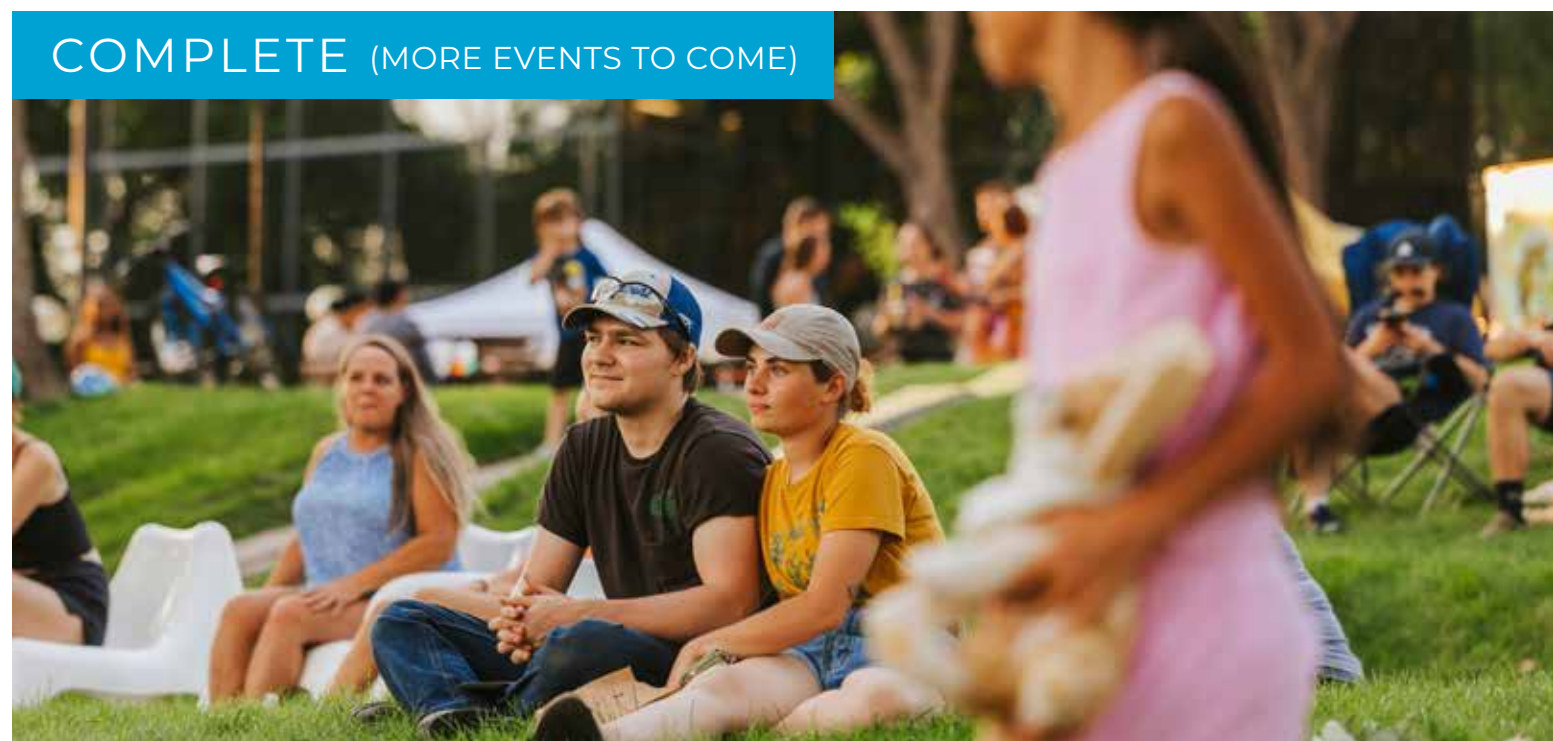
City Hall Renovation » 475 Red River Ave
Modern facilities will optimize city services

COMPLETE



Sculpture Walk » Downtown Moorhead
A new permanent sculpture, *Nii Woo Gaw Bow*, celebrates Indigenous heritage

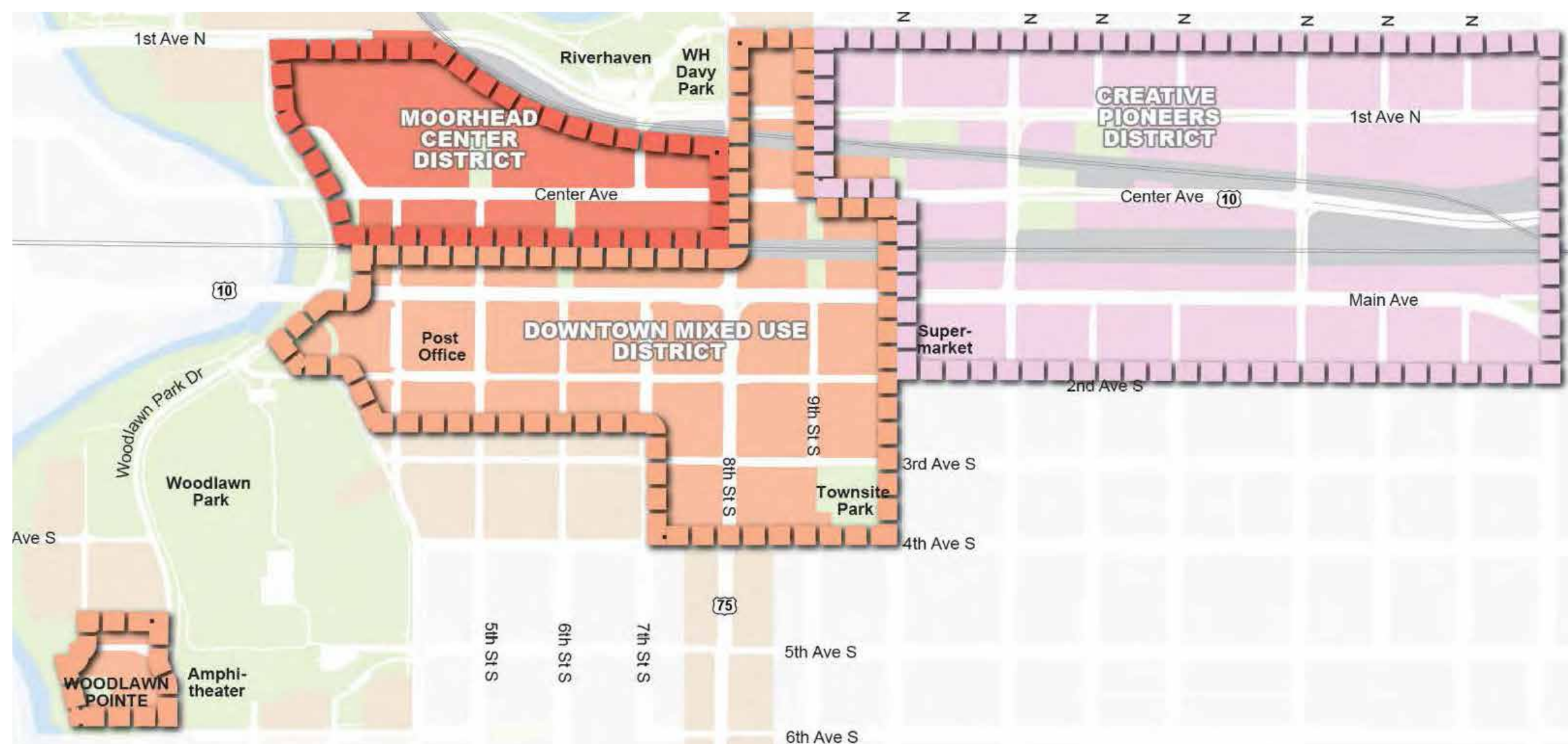
COMPLETE (MORE EVENTS TO COME)



Sunset on the Riverfront
A second river activation event/experience was held by Folkways with more to come!

RENAISSANCE ZONE

Moorhead Renaissance Zone (RZ) encourages economic development and investment opportunities within the defined Moorhead RZ boundary by offering property tax exemptions for qualified projects that meet the minimum investment threshold and goals/objectives. Incentives were approved for 650 Center (Sterling Companies) in 2024 and for 14th and Main Apartments (RFI2, LLC) in 2025.



14th and Main Apartments



The Onward Moorhead! Comprehensive Plan continues to guide and inform development and activation for Moorhead's growing community.

In 2025:

Development & Code Updates:

- Mixed Use, Commercial, Residential and Industrial Zoning Districts
- City-wide Zoning Map updates - Mixed Use & Commercial
- Use Regulations and Site Development Standards
- Cannabis Business Retail Registration
- Property Maintenance and Rental Codes
- Online inspection surveys through the Moorhead Assessor's Office
- Online inspection scheduling for Mechanical inspections through the Moorhead Building Codes Office



RESIDENTIAL

A look at housing development within Moorhead



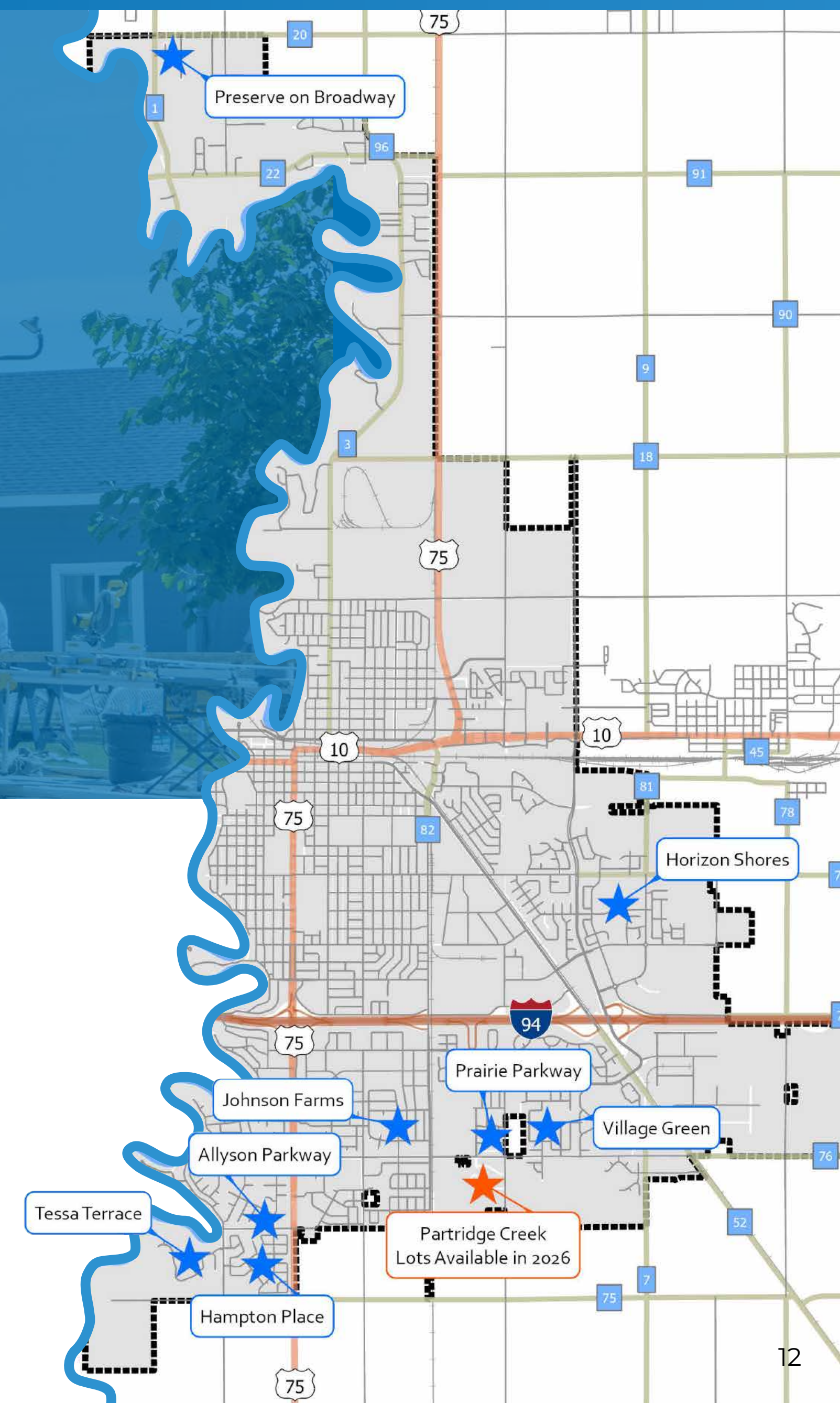
2025 NEIGHBORHOODS

117 fully serviced, buildable lots are located in various Moorhead subdivisions entering the 2026 construction season. Lots in the Partridge Creek Addition are anticipated to become available by the end of the 2026 construction season.

The 10-year average construction rate for single-family attached and detached homes is approximately 111 building permits per year. Based on this 10-year average and 2025 inventory, Moorhead has an approximate 1-year supply of fully serviced, buildable lots.



The City adopted the Onward Moorhead! Comprehensive Plan in 2022, which continues to guide growth and development for the next decade.





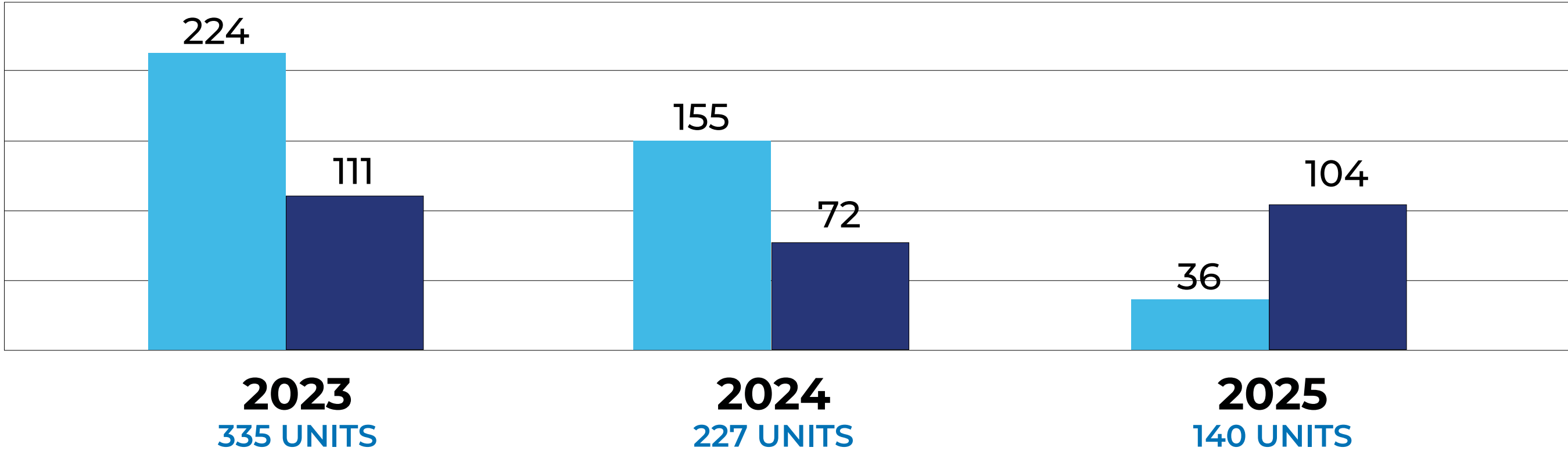


RESIDENTIAL DEVELOPMENT



RESIDENTIAL UNITS PERMITTED

-  Multi-Family
-  Single-Family Attached/Detached



HOUSING MARKET

	2023		2024		2025	
	Closed Sales*	Median Sales Price	Closed Sales*	Median Sales Price	Closed Sales*	Median Sales Price
Fargo	1,281	\$280,000	1,374	\$305,500	1,293	\$315,000
Moorhead	532	\$260,000	578	\$270,500	558	\$269,950
West Fargo	592	\$325,000	572	\$340,000	592	\$344,950
Dilworth	62	\$224,500	42	\$278,450	59	\$268,000
TOTAL	2,497		2,566		2,502	

*Source: FM Area Association of Realtors – Data for 2025 gathered 12/31/2025 Closed Sales Represents Single Family, Twinhomes, Townhomes and Condos *Full Year 2025 Data (January 1 – December 31) Note: not all closed home sales may be represented as Realtors may input sales data at a later date



Thank you!
**2025 RESIDENTIAL
CONTRACTORS**

SINGLE-FAMILY

- Brookstone Companies (26)
- Dabbert Custom Homes (3)
- DMC Corporation of Moorhead (1)
- Echo Homes (2)
- Habitat for Humanity (1)
- Haven Homes MN LLC (6)
- Heritage Homes (2)
- Hohenstein Homes LLC (2)
- JNS Construction LLC (1)
- Jordahl Custom Homes Inc (43)
- New Creations Construction Inc (1)
- Plecity Kowalski Construction (1)

- Red Leaf Custom Homes LLC (3)
- Self - Rodriguez, Alanis (1)
- Stylemark Builders (2)
- Thomsen Homes LLC (3)
- Todd Nelson Construction (2)
- Upscale Companies LLC (1)
- 210 Construction (5)

MULTI-FAMILY

- MBA Development Co:
14th & Main Apartments
1353 Main Ave (28 Units)

Permits Issued in 2025

SPECIALIZED HOUSING

COMPLETED

Silver Lining Apartments (3350 3 Ave N)

36 permanent supportive housing units with services for ages 55+

Riverview Heights Apartments (800 2 Ave N)

Improvements to plumbing system

UNDERWAY

Riverview Heights Apartments (800 2 Ave N)

Improvements to doors, framing, and hardware

Bennett Park Cooperative (1700 3 Ave S)

Improvements to sanitary sewer, watermain and private streets within park



SINGLE-FAMILY INCENTIVES



MAKE MOORHEAD HOME Property Tax Rebates

All newly constructed homes qualify for a 2-year property tax rebate upon completion (without an application process and no limit on home value). In 2025, 142 homeowners received the tax incentive. The program is available through 2026 to continue supporting homebuyers choosing Moorhead.

AFFORDABLE MORTGAGES & Downpayment Assistance

Programs are available for income-eligible buyers in partnership with Minnesota Housing. 34 Clay County homebuyers participated in these loan programs in 2025, representing more than \$6.4M in financing assistance.

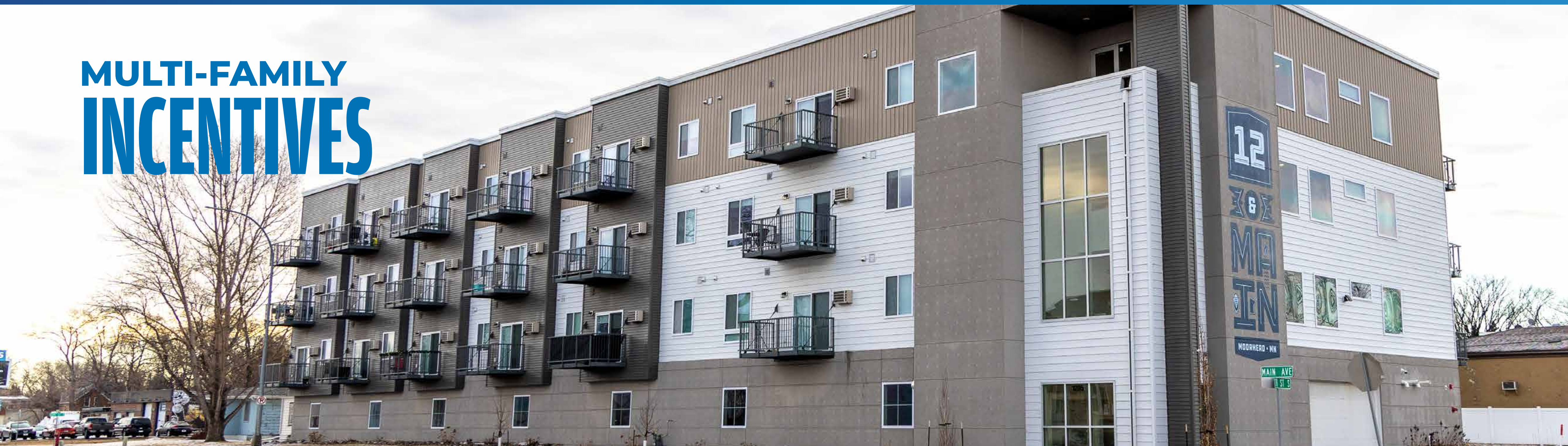
HOME PROGRAM FOR First & New Homebuyers

This citywide incentive is a loan that defers \$5,000 at 0% interest toward special assessments for first-time homebuyers buying newly constructed homes.

GATE CITY BANK'S Neighborhood Impact Program

This home improvement program is a partnership between Gate City Bank and the City, designed to keep mature neighborhoods strong and help local homeowners reinvest in their homes with low-interest loans. In 2025, 7 homeowners improved their homes through this loan partnership.

MULTI-FAMILY INCENTIVES



Residential Development

Multi-Family Residential Development projects with four units or more may be eligible for a property tax exemption for new construction, expansion or rehabilitation of existing facilities, excluding land and existing improvements. No multi-family incentives were approved in 2025. In the past, Silver Linings Apartments, Block 37 Flats, and 12th & Main Apartments were approved for this incentive.

Housing with Health-Related Services

Property tax exemption and employee credits may be available for multi-family projects that meet criteria for health-related and supportive services facilities licensed by the state of Minnesota. No incentives were approved in 2025. In the past, Farmstead Care, Arbor Park Living Center, Lilac Homes, and Beehive Homes received this incentive.



COMMERCIAL AND INDUSTRIAL

A look at commercial and industrial
development within Moorhead





COMMERCIAL DEVELOPMENT



PROJECTS UNDER CONSTRUCTION OR COMPLETED IN 2025

Games to Go Phase II 1625 Main Ave SE	SpeedDee Rapid Oil Change* 1023 30 ave S	Studio 56560 303 21 St N	Rosebud Cannabis Company Dispensary 2223 Hwy 10 E
Circle K Fuel Canopy Replacement 1501 11 St N	ETS Performance 2732 22 Ave S	Fitness Facility 1607 29 Ave S	Circle K EV Charging Stations 3475 28 Ave S
Kwik Trip 1409 Main Ave SE	Unwind Dispensary 3505 8 St S	Downtown Health & Wellness* (650 Block development) 22 6 St N	Courts and Pints * 2605 8 St S
Kwik Trip 1100 30 Ave S	Dispensary 100 21 St N	The Title Team* (650 Block development) 44 6 St N	7 Brew Drive Thru Coffee 2401 8 St S
Horace Mann Insurance 2901 Frontage Rd S	Cannabis Production Facility 2756 22 Ave S	Oasis FM* (650 Block development) 15 7 St N	Papa Johns 3316 Hwy 10 E
Green Goods Dispensary 800 30 Ave S	Fix It Forward 2622 2 Ave N	The Forge* (650 Block development) 640 Center Ave	
Pancheros 826 30 Ave S	Dorothy Day 1308 Main Ave	Fuel Haus* (650 Block development) 640 Center Ave	
Byte Speed 3131 24 Ave S	Total Balance 3501 8 St S		

*Project received a property tax incentive



INDUSTRIAL DEVELOPMENT

PROJECTS UNDER CONSTRUCTION OR COMPLETED IN 2025

94 Shops Storage Rentals
4218 29 Ave S

Fairchild Equipment
1921 26 St S

Abbott Arne Schwindt Storage Building
2217 Main Ave SE

RBF Contracting Office and Shop*
2304 29 St S

MinKo Construction Inc*
4111 34 Ave S

*Project received a property tax incentive



MCCARA BUSINESS PARK EXPANSION

The MCCARA Industrial Park has been expanded to include additional Light Industrial lots plus an area for future rail expansion. In 2025, a new Moorhead business, Duke Rentals, purchased 3380 43rd St S and an adjacent lot. **Check out the inventory of buildable certified shovel ready lots available today!**

The expansion would not have been possible without a **\$2M grant** from the **State of Minnesota's Business Development Public Infrastructure (BDPI) Grant Program**, which is available to cities in Greater Minnesota. The grant provides up to 50% of the capital costs for public infrastructure (i.e., utility extensions, stormwater, and streets) necessary to expand or retain jobs, increase tax base or expand and create new economic development.



PROPERTY TAX EXEMPTIONS

The Commercial-Industrial Property Tax Exemption Program encourages economic development and investment opportunities for new or expanding businesses located in areas outside of the Moorhead Renaissance Zone. Construction that increases the assessed building value by \$250,000 to \$1,249,999 and meets minimum job goals may qualify for a 3-year property tax exemption. Projects adding more than \$1.25 M in new building value may qualify for a 5-year property tax exemption.

2025 projects include:

Remodeling by Foss

2304 29 St S

SpeedDee Oil Change

1015 30 Ave S





INSTITUTIONAL

A look at institutional development
within Moorhead



EDUCATION

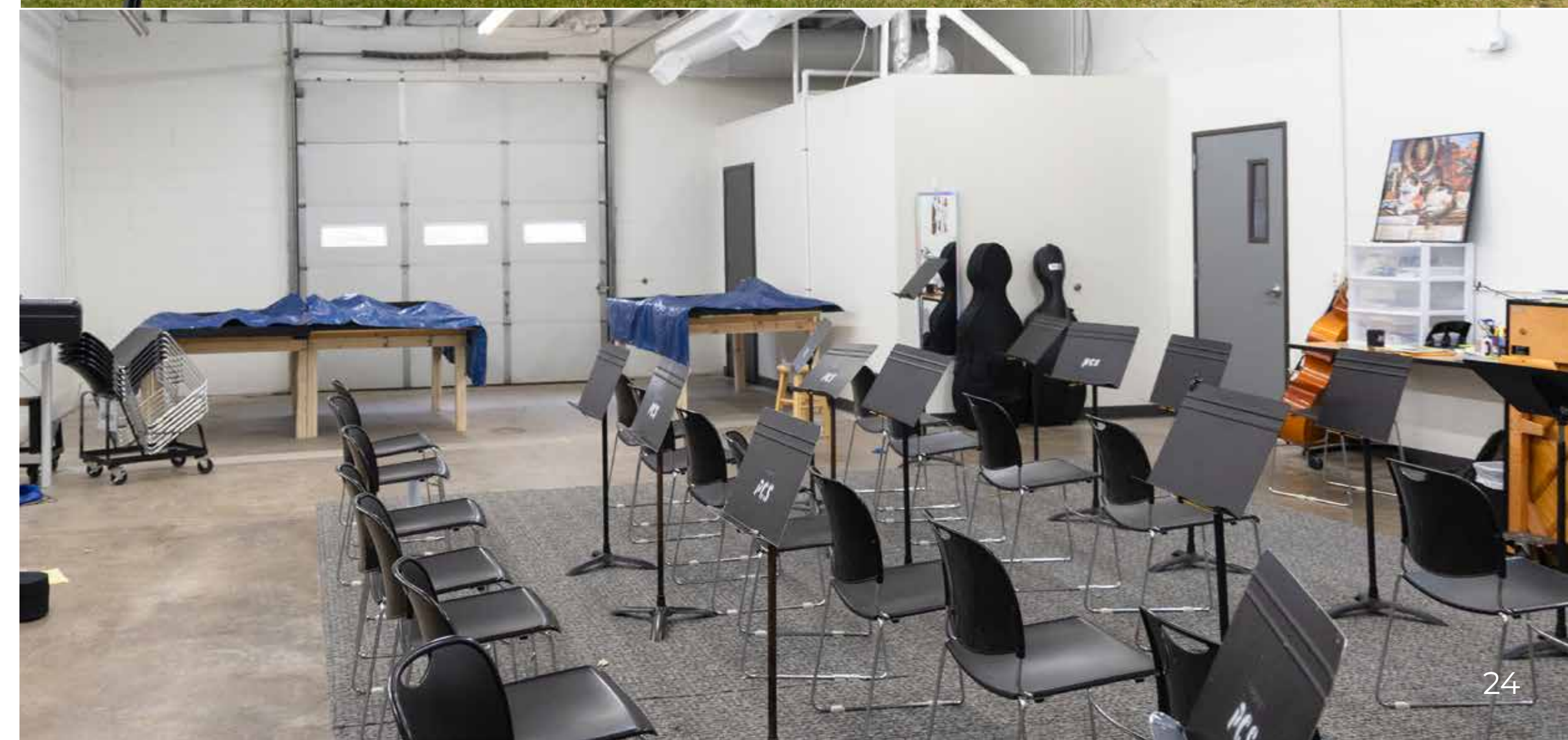
MSUM Owens Hall – renovation
812 11 St S

**MSUM Nemzek Hall renovation of Health and Human
Performance Lab**
1711 6 Ave S

Moorhead High School – ballfield renovation
2300 4 Ave S

Park Christian – pressbox relocation
300 17 St N

Park Christian – Shop to classroom renovation
200 17 St N



PUBLIC SECTOR

Stormwater Pump Station serving the 11 St Underpass
1022 1 Ave N

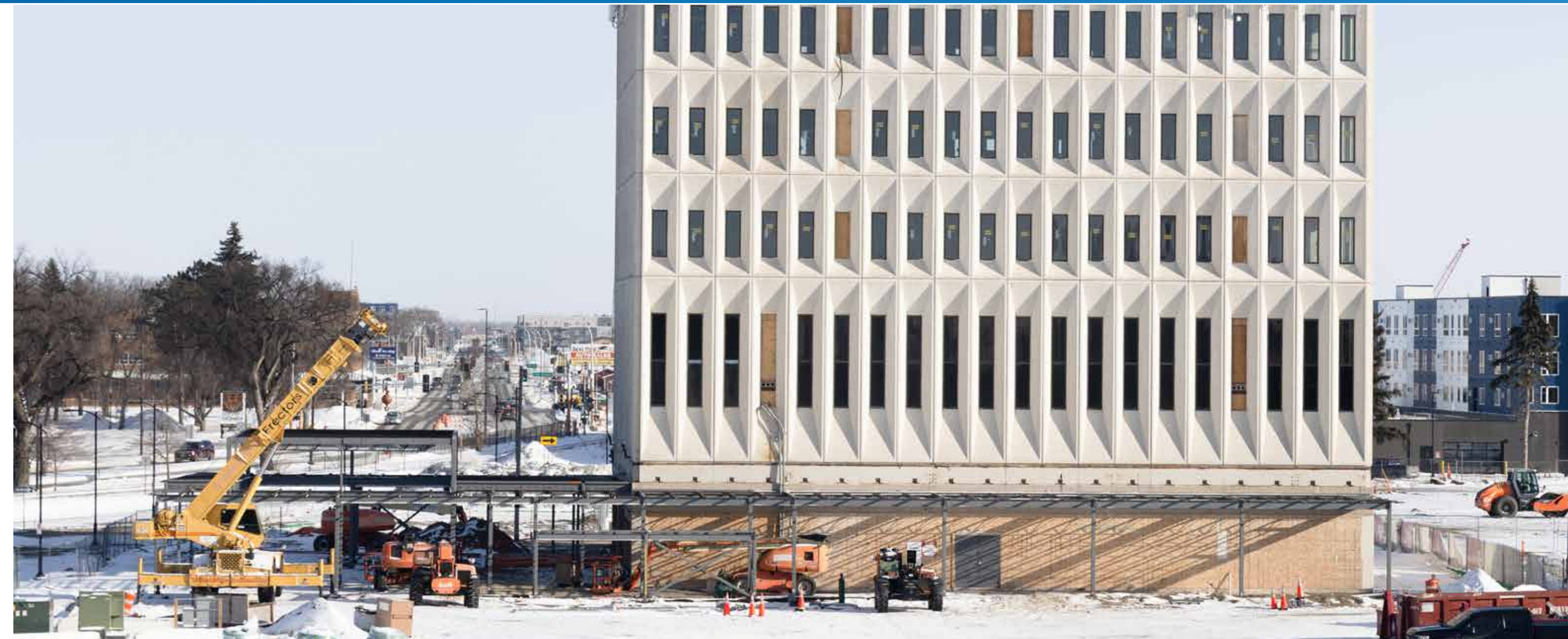
MPS Redundant Operations Center
6202 2 St N

City Hall Renovation
475 Red River Ave

The Loop
450 Center Ave

Reimagine Romkey Park
800 19 St S

Matson Field Grandstands and Pressbox
1010 13 Ave N





STRATEGIC PRIORITIES

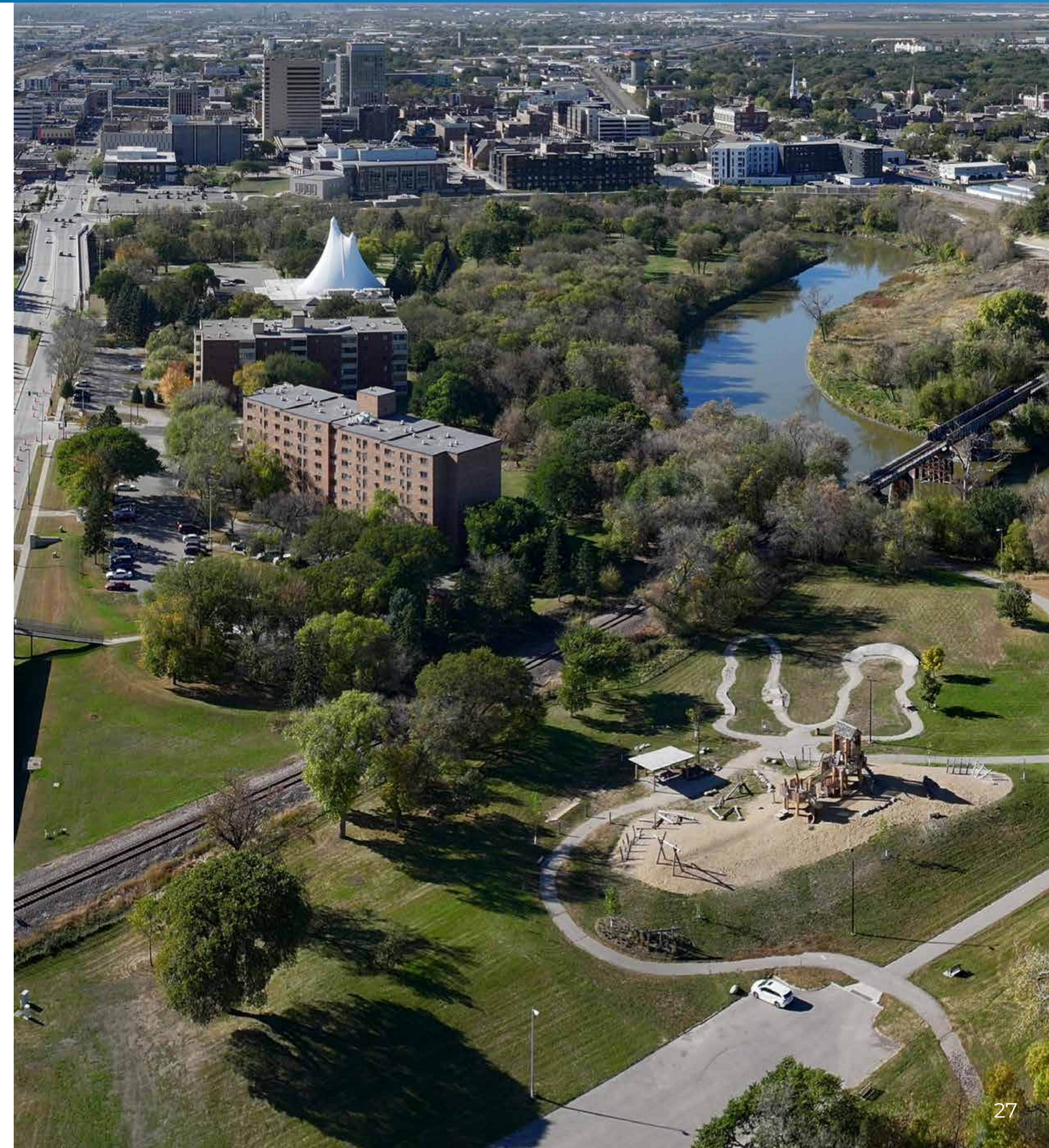
A review of Moorhead's strategic priorities



ECONOMY | LEGISLATIVE

2025 LEGISLATIVE OUTCOMES

- While the state grappled with forecasted funding challenges, Local Government Aid was fully funded in the 2025-2026 biennial budget.
- An extended construction period for the Downtown Development Tax Increment Finance District from five years to ten was approved, allowing more time for qualified development to occur in this large district.
- A request for a sales tax exemption on construction materials for Moorhead City Hall renovation was not approved.
- While \$9 million was approved for the Minnesota DNR Flood Hazard Mitigation Grant Program, the City of Moorhead did not receive a grant award in 2025. The City/County/Watershed request will carry forward into 2026.
- Changes to the Border City Enterprise Zone Program did not pass.



INFRASTRUCTURE

Flood Mitigation

- North Moorhead Flood Mitigation (substantially complete)
- Relocation of downtown sanitary lift station (substantially complete)
- Bids awarded for 1 Ave N floodwall project (construction begins 2026)

Wastewater Improvements

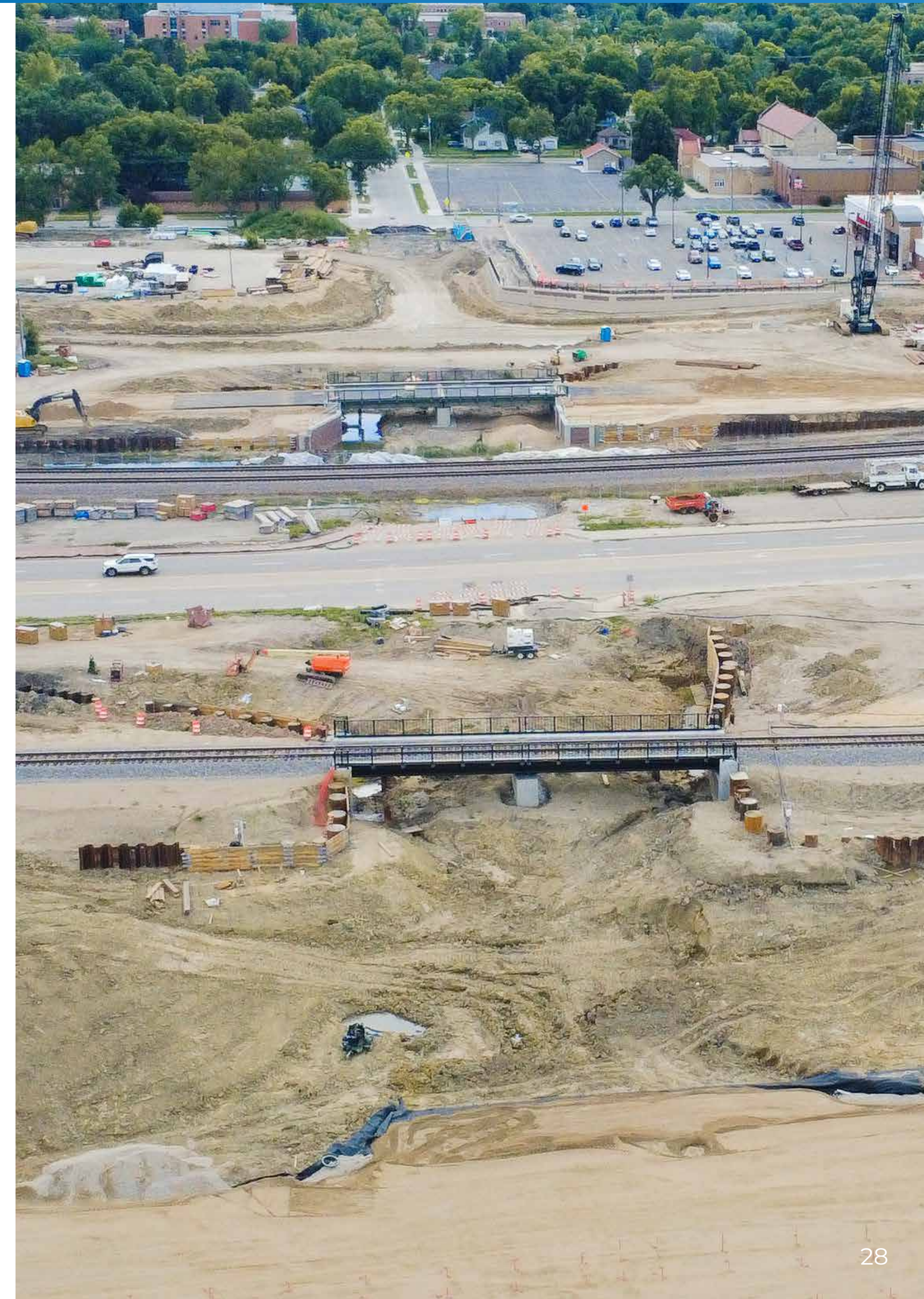
- In 2026, a final design will be completed for \$40M in improvements at the Wastewater Treatment Facility to address capacity, regulatory requirements, asset renewal, and community safety & resilience

11th St Underpass

- Bridge construction and portions of Main Ave and 1 Ave N are complete. Stage 3 is underway including Center Ave & 11 St construction from Main to 1st Ave. Project completion is anticipated in the Fall 2026.

Street Reconstruction

- **1 Ave N, 12 St to TH 10/75 (Center Ave)**
Preliminary engineering begins in 2026
- **Center Ave, 8 St to 10 St**
Construction in 2026 with conversion to 3-lane section similar to west of 8 St
- **40 Ave S, 8 St to 20 St**
This project is intended to make 40 Ave S safer and more accessible for all road users, including drivers, pedestrians, and bicyclists.



SUSTAINABILITY AND RESILIENCE

Minnesota GreenStep City: Moorhead maintains highest achievement level in Minnesota's GreenStep Cities, Step 5. This program helps cities pursue sustainability and quality of life goals.

Mayors' Monarch Pledge: Moorhead pledges to partake in actions that commit to creating a healthy, sustainable habitat for the monarch butterfly and pollinators while educating residents about how they can make a difference at home and in their community. Actions in 2025 included a public communications effort to encourage residents to plant monarch gardens and report monarch sightings, the maintenance of existing pollinator sites, and the installation of new pollinator sites.

Backyard Chickens: 37 permits have been issued to residents after ordinance updates were approved relating to backyard chicken keeping best practices and feedback from residents.

Community Garden Grants: Three \$500 community garden grants were awarded to Grateful Community Garden, Salem Evangelical Free Church, and Brookdale

Baptist Church. These funds helped with operations and supplies. Organizations hosting community events. Food was dispersed to garden participants and donated to local organizations/individuals in need. Nearly 5,000 lbs of food was produced.

Pollinator Conversion Grant: In 2024, the City was awarded \$14,200 to convert 10 acres of existing turf along the Red River Corridor to natural plantings. Work is in progress to establish plantings at five different sites.

Stormwater Resilience Project, Phase 1: In 2025, the City was awarded a \$5M grant to implement the first phase of improvements identified in a stormwater resilience study completed in 2023. The project will be constructed in 2026 and 2027. The project includes replacing several undersized storm sewers in the vicinity of MSUM and reconstructing the streets over these storm sewers. The project also includes construction of a dry stormwater basin (temporarily holding water after rain events) on the site of an existing parking lot. The basin is anticipated to include aesthetic and educational amenities.





PLANS AND STUDIES



PLANS AND STUDIES

20 St/I-94 Interchange Study



Heartland Trail Study



2050 Metro Transportation Plan



FM Region Comprehensive Safety Action Plan



Metro Railroad Needs Study



Moorhead Center Mall Environmental Impact Statement (EIS)



MATBUS Transit Development Plan



Metro Socioeconomic and Demographic Forecast Study



1 Ave Corridor Preliminary Engineering Study



COMPLETED

IN-PROGRESS



PERMITS AND INVESTMENT





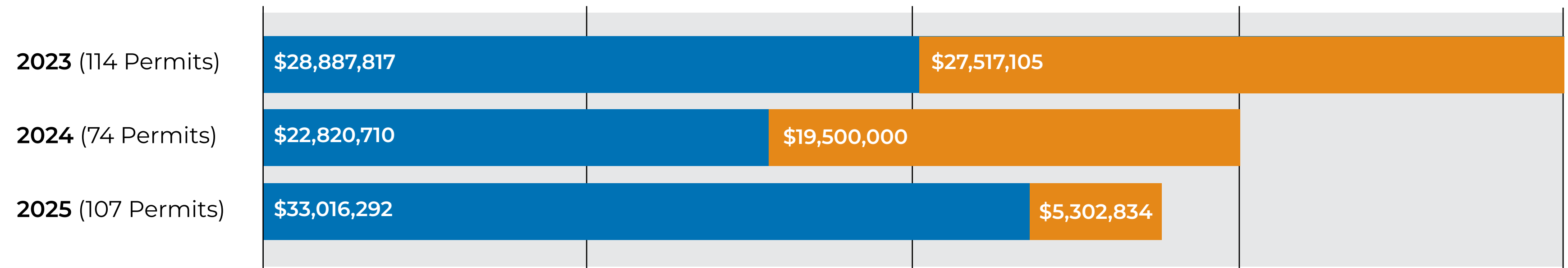
ANNUAL BUILDING INVESTMENT

■ Valuation



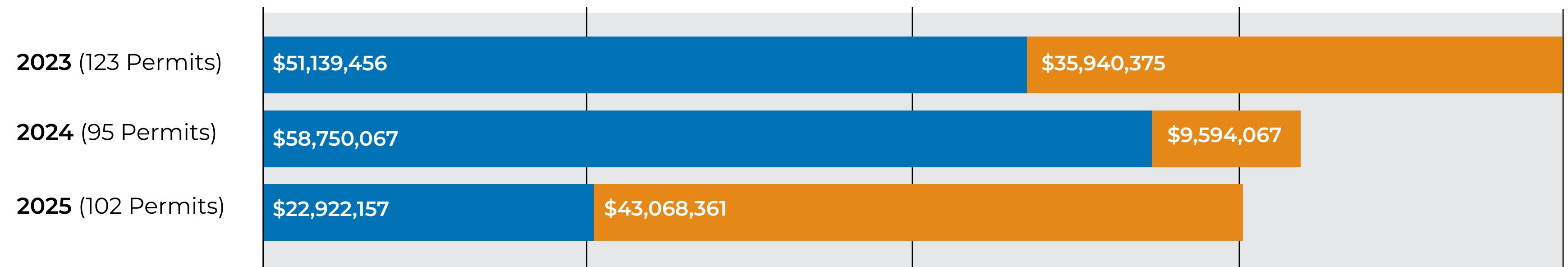
RESIDENTIAL PERMIT VALUES

■ Single-family (attached/detached)
■ Multi-family



COMMERCIAL PERMIT VALUES

■ Commercial New Construction
■ Commercial Remodel





ART, CULTURE & PLACEMAKING





CREATING EXPERIENCES

Art installations, cultural expressions and placemaking efforts can transform locations into fun and inviting community gathering places and experiences. Current community events include Greater Moorhead Days, Frostival, RiverArts, Farmers Market, Juneteenth, Pride, Indigenous Peoples Day, Pangea, and Moorhead Human Rights Awards.

CITY OF MOORHEAD

WINGS & WHEELS

Residents celebrated 30 years at the Moorhead Airport with a fun-filled event for all ages. The celebration included pancake breakfast, car show, and mural ribbon cutting for the newly renamed Florence Klingensmith Airport.



MOORHEAD PARKS AND RECREATION

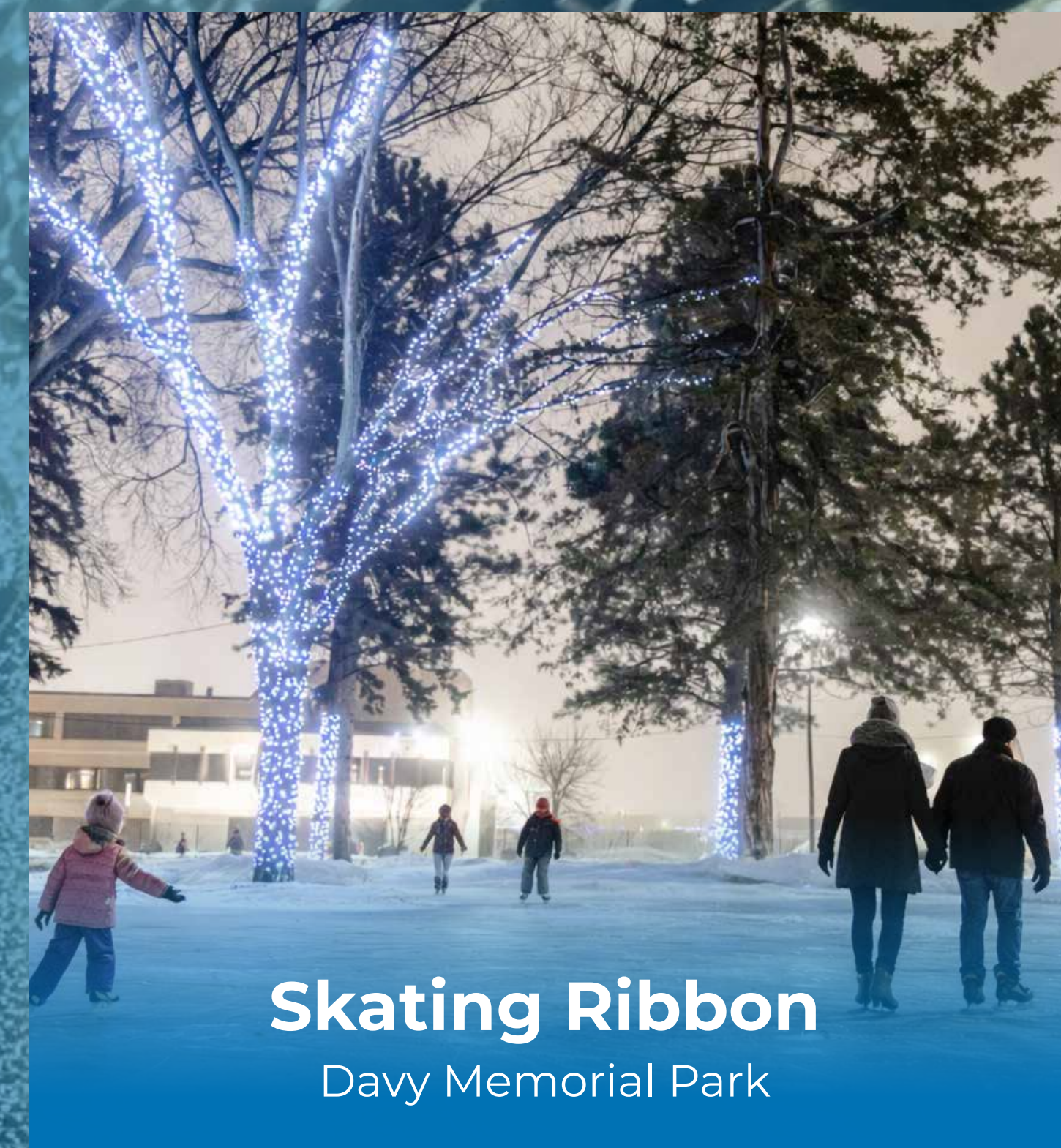
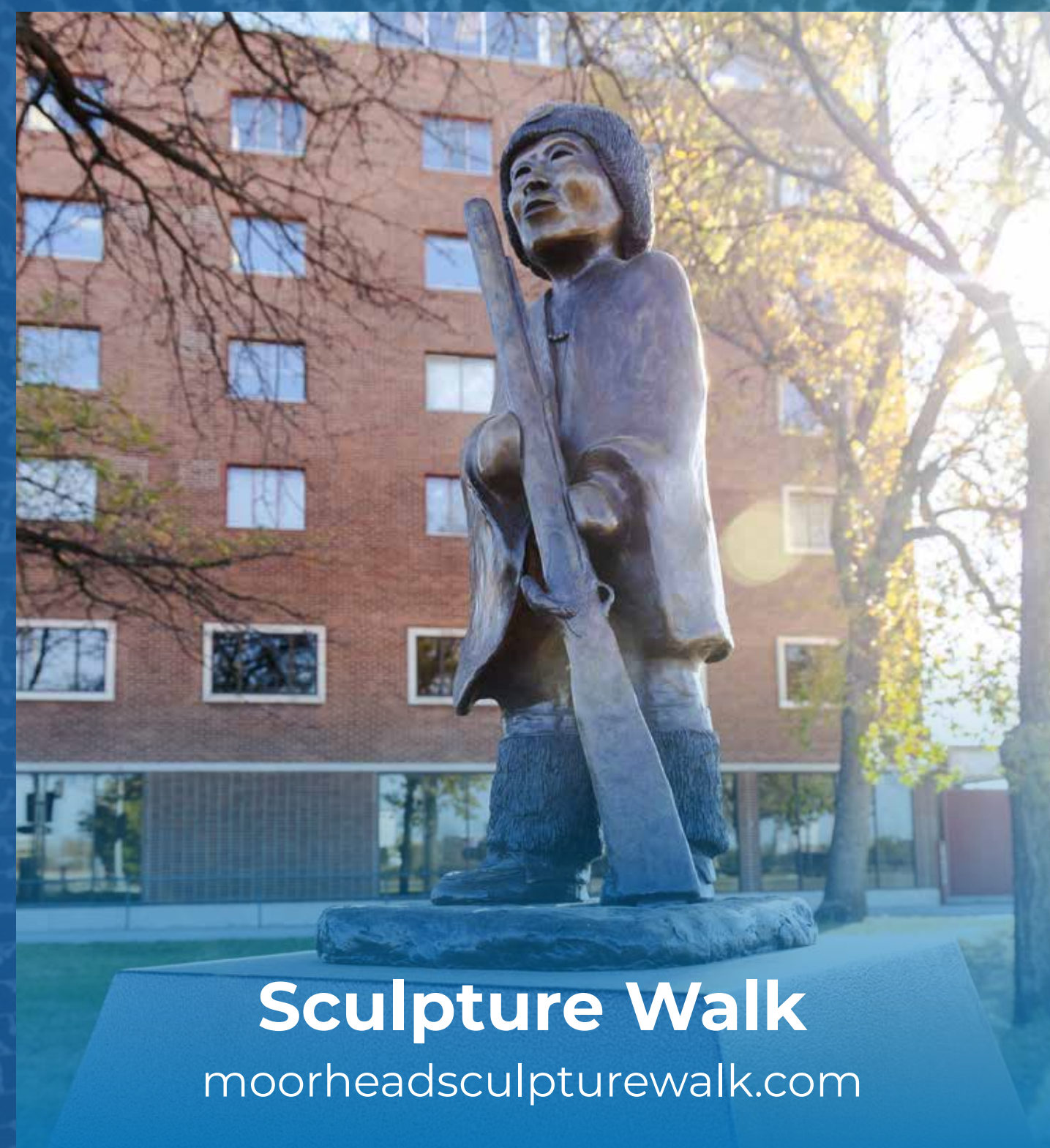
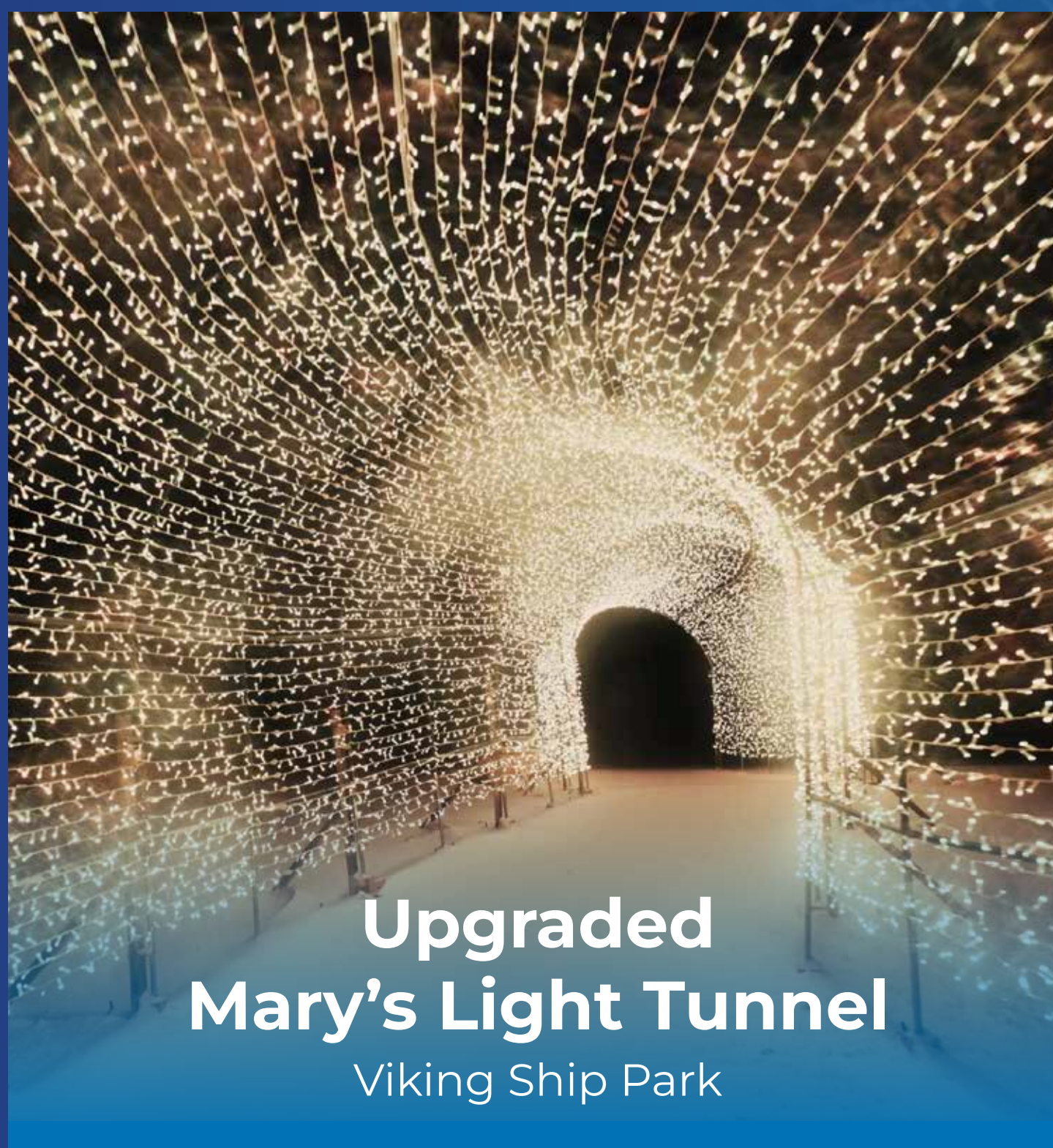
RIVERARTS & FARMERS MARKET

RiverArts events were held June-August and Farmer's Market June-October. These community gatherings were filled with local vendors, live music, cultural performances, art activities and more.



NEW IN 2025

DOWNTOWN EXPERIENCES



FOLKWAYS | CITY OF MOORHEAD

SUNSET ON THE RIVERFRONT

On August 7, Folkways hosted it's second free community event (sponsored by the City of Moorhead) located along the riverfront at American Crystal Sugar Company. People gathered to enjoy live music, costumed performers, an artist market, and food and drink vendors.





COMMUNITY AMENITIES





NEW IN 2025

MOORHEAD PARKS AND RECREATION

DAVY MEMORIAL PARK

A skating ribbon was added to Davy Memorial Park, creating a new place to gather for fun during the winter, and enhancing existing events such as Frostival.

COMING 2026

MOORHEAD PARKS AND RECREATION

MATSON FIELD

Renovations at Matson Field will be complete Spring 2026. The work includes new stadium seating, press box, scoreboard, and more

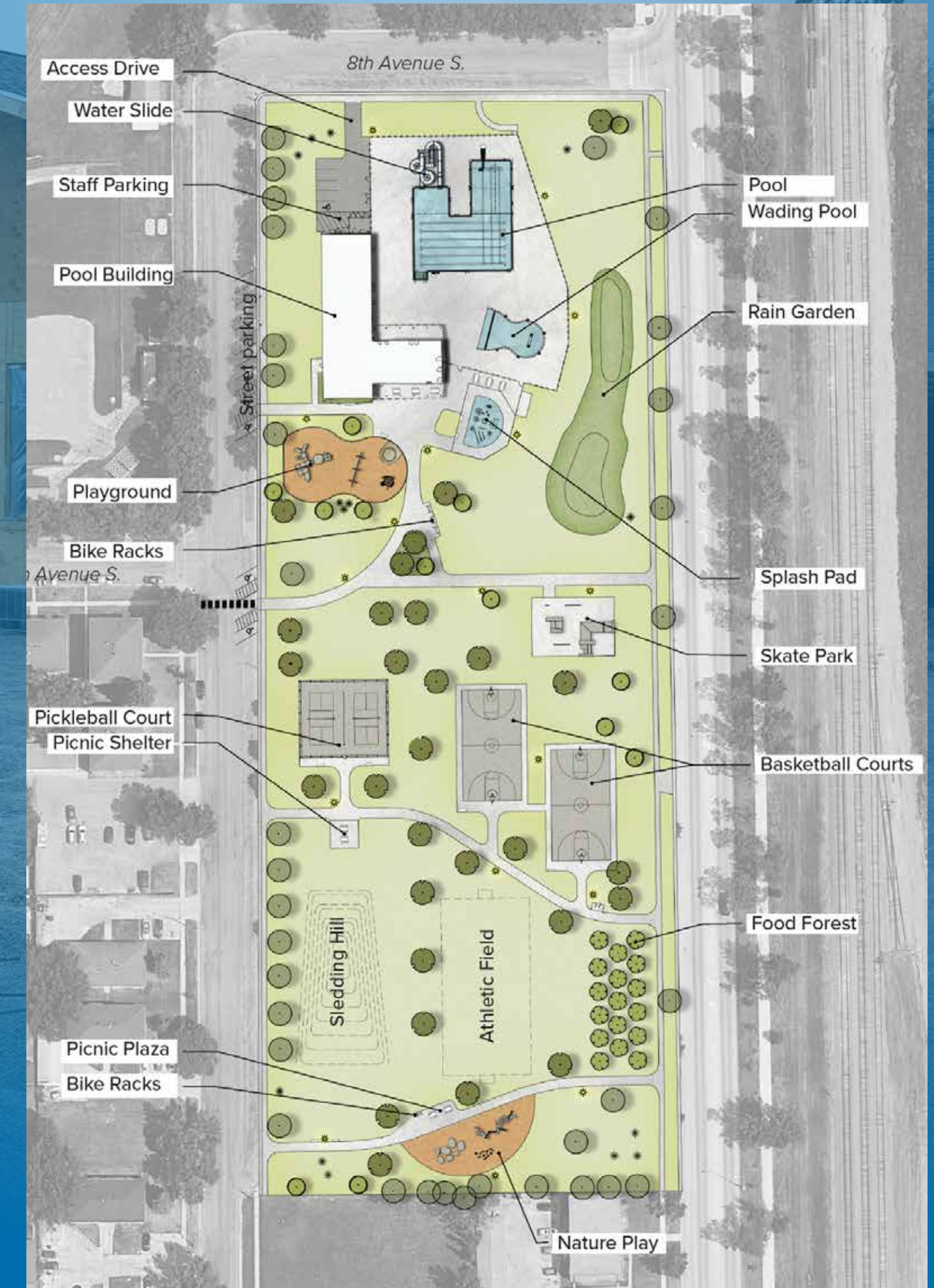


COMING 2026

MOORHEAD PARKS AND RECREATION

REIMAGINE ROMKEY PARK

Work continued on Reimagine Romkey Park. The renovation includes a new building, swimming pool, wading pool, splash pad, skate park, playgrounds, pickleball courts, and more. Opening Summer 2026.





COMING 2026

CITY OF MOORHEAD / LAKE AGASSIZ REGIONAL LIBRARY

THE LOOP | MOORHEAD PUBLIC LIBRARY

Construction continued on The Loop – a public facility in the heart of Moorhead – home to the Moorhead Public Library, walking loop, indoor playground, Spark Center for Entrepreneurship, and more. Opening Spring 2026.

Learn more at moorheadloop.com



Donate to the Moorhead COMMUNITY FUND

at FM Area Foundation

Opportunities to sponsor youth scholarships, community projects and amenities include:

The Loop | Moorhead Public Library

Matson Field

Reimagine Romkey

Youth Scholarship Fund

Dog Park Amenities

River Corridor and Trails

Public Art



To view all projects and contribute, visit
moorheadmn.gov/communityfund



2026 FORECAST



LEGISLATIVE PRIORITIES



Capital Investment

- Flood Mitigation
- Wastewater Treatment Improvements



Border Cities | Business Competitiveness



Downtown Center Moorhead Revitalization

- Sales Tax Exemptions for City Hall Renovation



Public Safety | Workforce and Partnerships



Sustainable Aviation Fuel Facility Legislative Needs



Recreational Amenities



Partnerships, including:

- Moorhead Cultural Mall
- Heartland Trail
- Jasmin Childcare
- Clay County Non-Secured Juvenile Expansion
- FM Diversion
- Passenger Rail Service
- Moorhead High School Career Academy

PUBLIC PROJECTS

COMING IN 2026



11 St Underpass



Moorhead City Hall



**THE LOOP
Moorhead Public Library**



Romkey Park and Pool Facilities



Matson Field



**Community Engagement
Opportunities for Downtown Plaza**

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City of Moorhead



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