2024 ANNUAL DEVELOPMENT REPORT City of Moorhead



CITYOFMOORHEAD.COM

CITY OF MOORHEAD COMPREHENSIVE PLAN

ONWARD MOORHEAD!

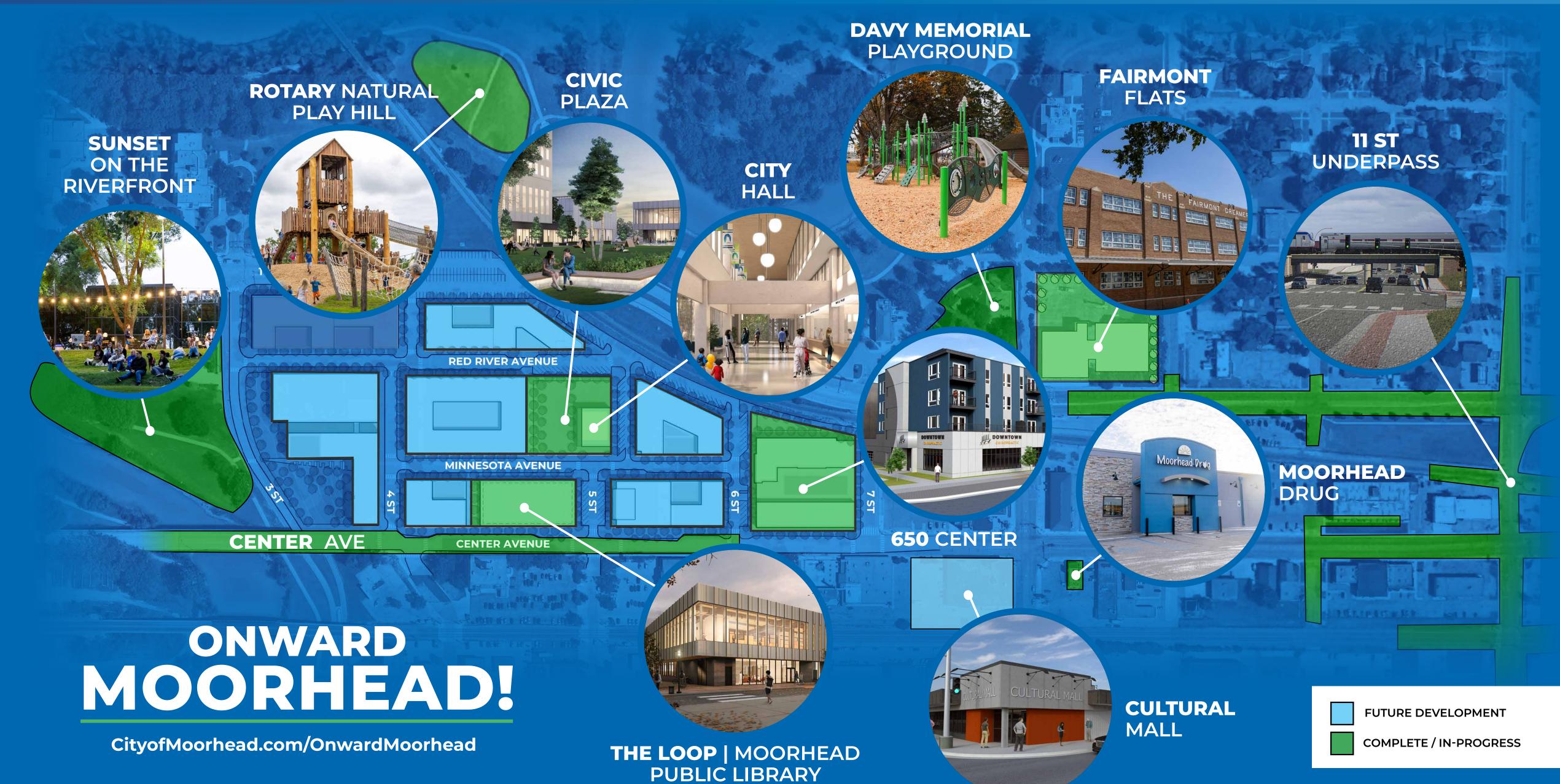
5 BIG IDEAS SEE 5 YEAR PLAN

2022-2027

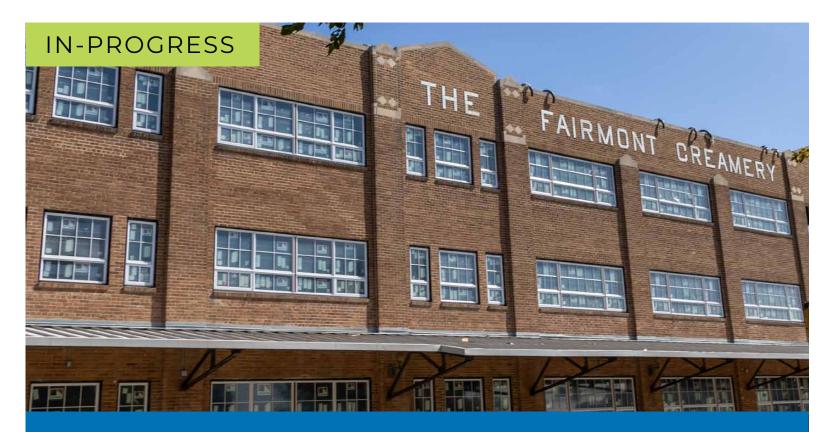
- Investing in Downtown
- Creating Great Experiences in Existing and New Places
- Connecting Neighborhoods
- Fostering Sustainability
- Supporting andCelebrating Businesses



CityofMoorhead.com/OnwardMoorhead



ONWARD MOORHEAD! | PROGRESS IN 2024



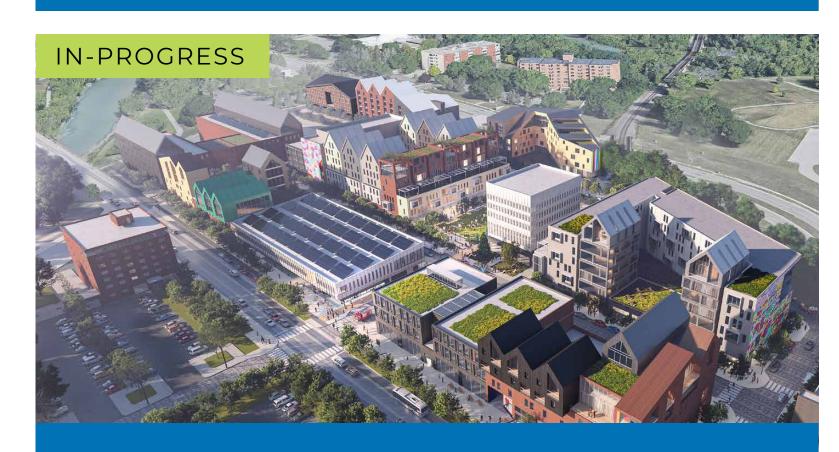
Fairmont Flats » 801 2 Ave N 105 multi-family units



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



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



Downtown Redevelopment and Infrastructure Expansion



The Loop: Moorhead Public Library » 450 Center Ave 2-story library with gathering spaces, walking loop, playground, entrepreneurship center and more

ONWARD MOORHEAD! | PROGRESS IN 2024



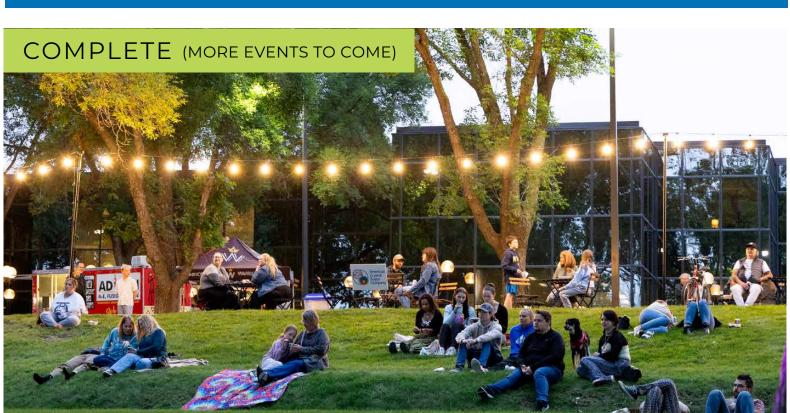
Rotary Natural Play Hill and Bike Park » 6001 Ave N New park established



W.H. Davy-Memorial Park » 111 8 St N New park facilities installed



Downtown Moorhead Public PlazaOutdoor space for events and gatherings



Sunset on the Riverfront

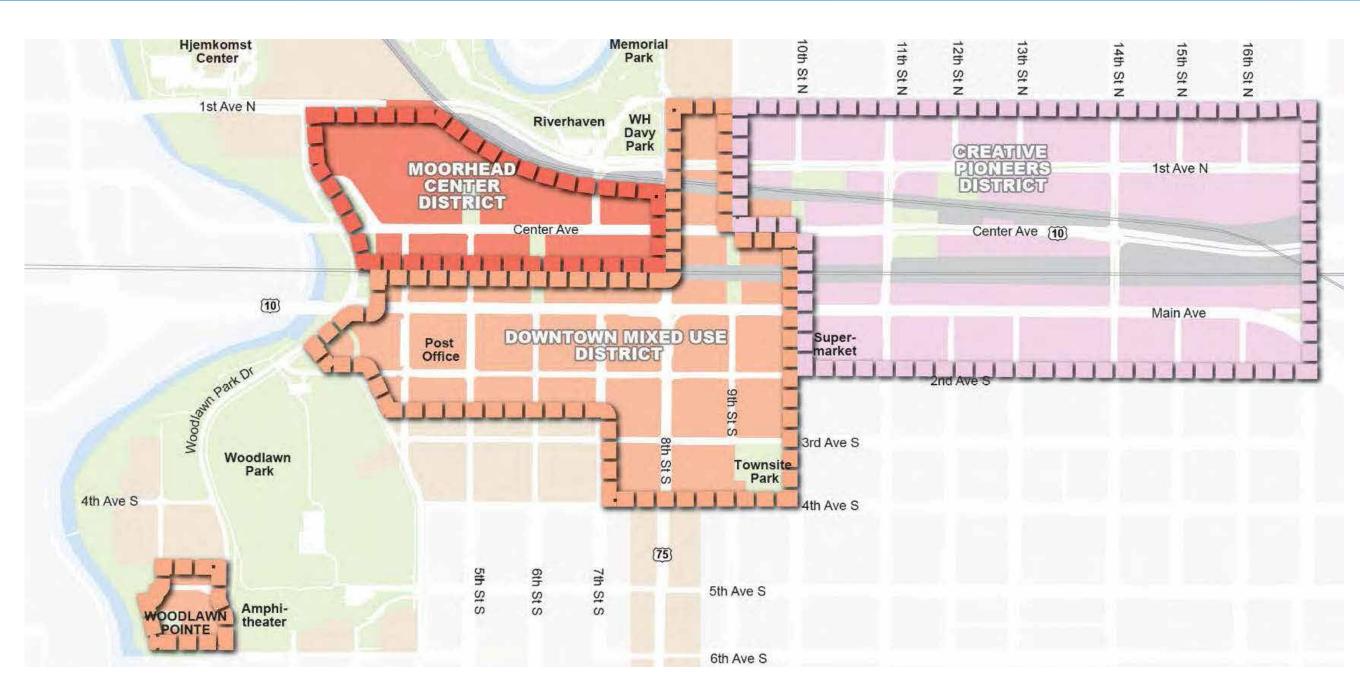
A river activation event/experience was held
by Folkways with more to come!



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

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. In 2024, an incentive was approved for Sterling Development Mixed Use Building.





Armory Annex » 824 Center Ave

Event space & outdoor plaza renovation







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

In 2024:



1,414 PERMITS

Highest number of permits issued – spurred by over 800 roofing permits!

Zoning / Code Amendments:

- Residential Zoning Districts
- · Cannabis & Lower Potency Hemp Regulations
- Mixed Use Zoning Districts
- Accessory Structures / Uses
- Airport Aeronautical Zoning Overlay
- Backyard Chickens
- Residential Pools



MATBUS use increased by nearly 2% in Moorhead

3 transit shelters replaced (previous shelters were 40+ years old)



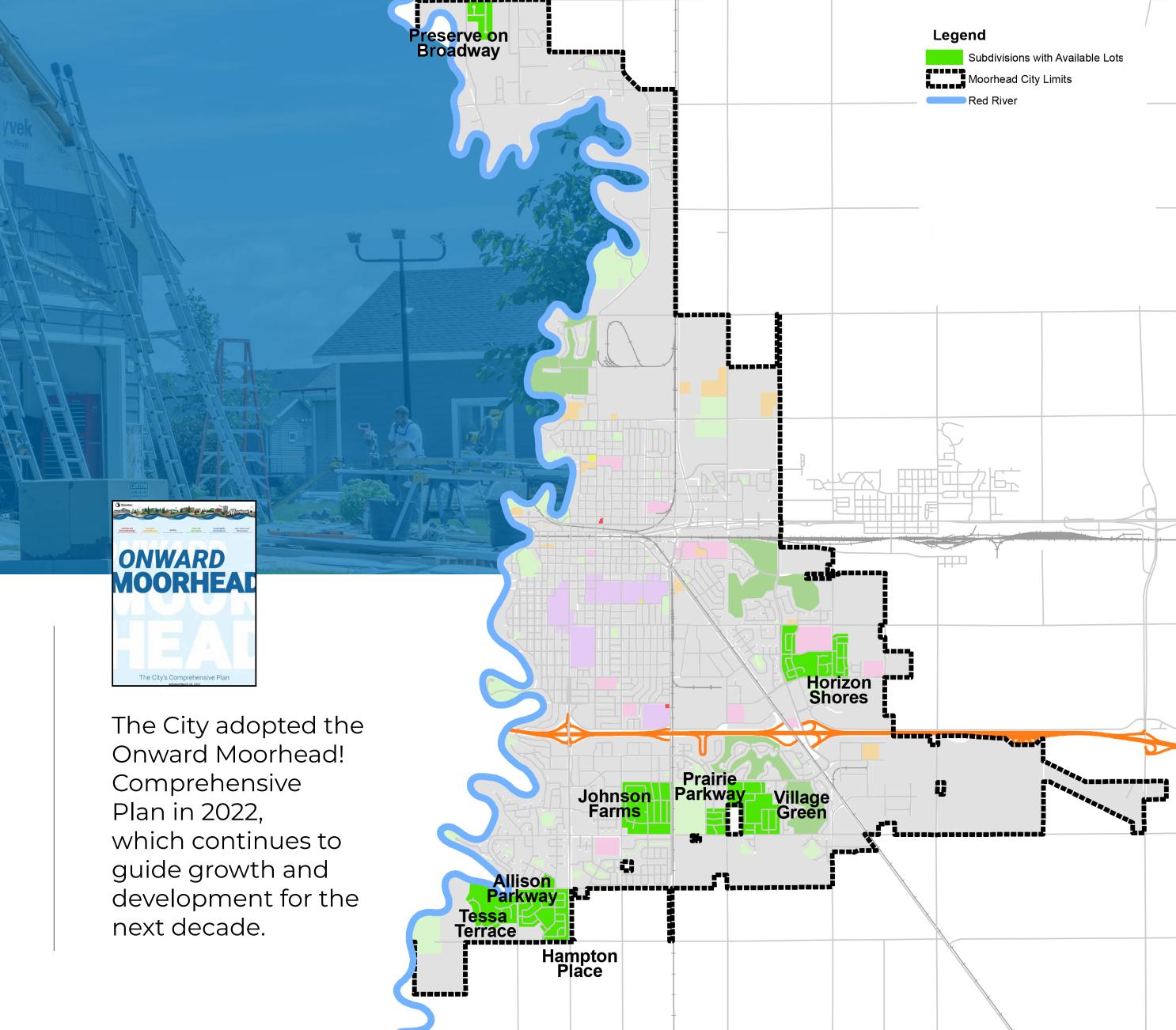
\$58.75M

Highest new commercial construction valuation of record

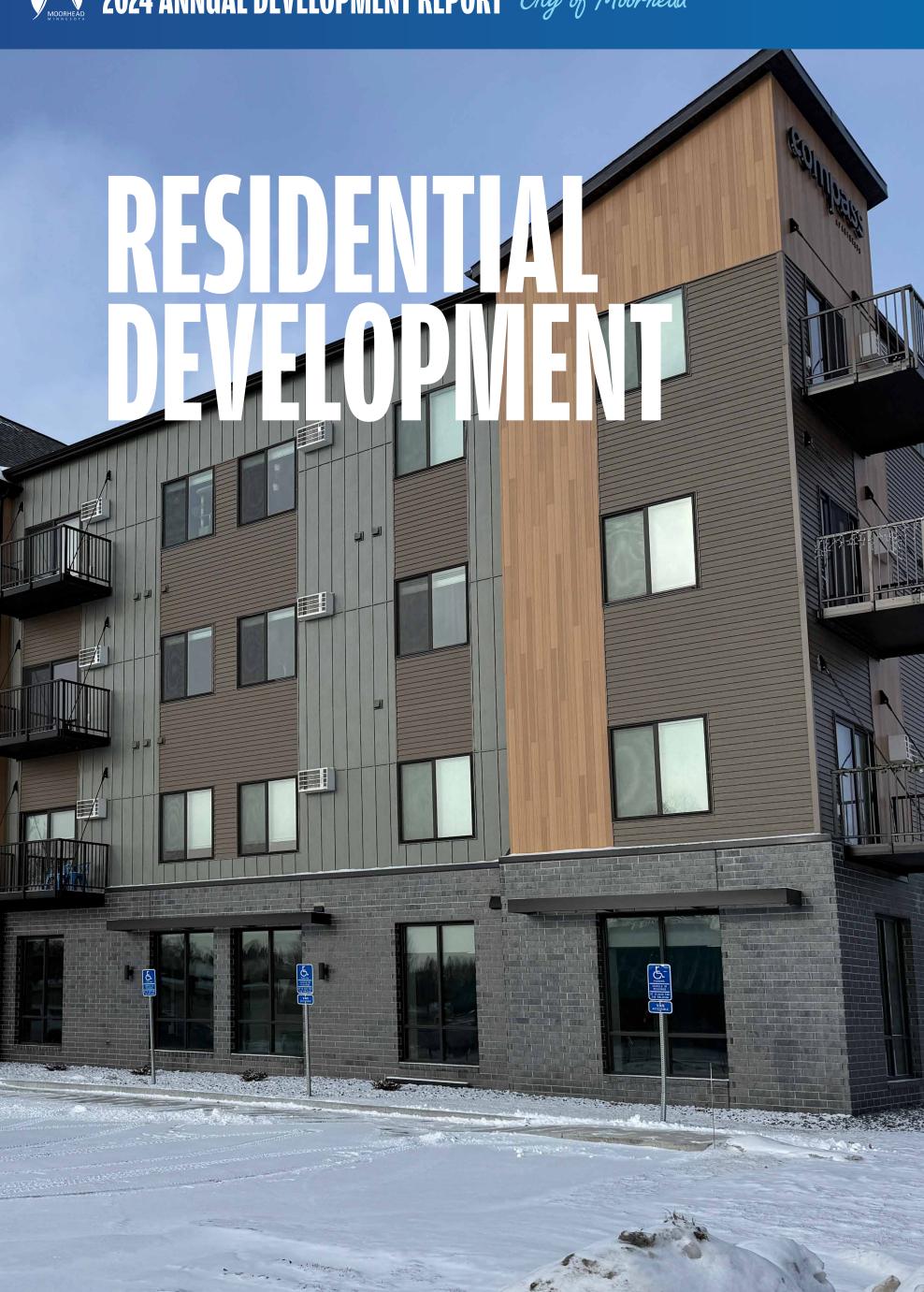
2024 NEGERORIOS

218 fully serviced, buildable lots are available in various Moorhead subdivisions entering the 2025 construction season.

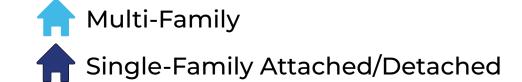
The 10-year average construction rate for single-family attached and detached homes is approximately 120 building permits per year. Based on this 10-year average and 2024 inventory, Moorhead has an approximate 2-year supply of fully serviced, buildable lots.

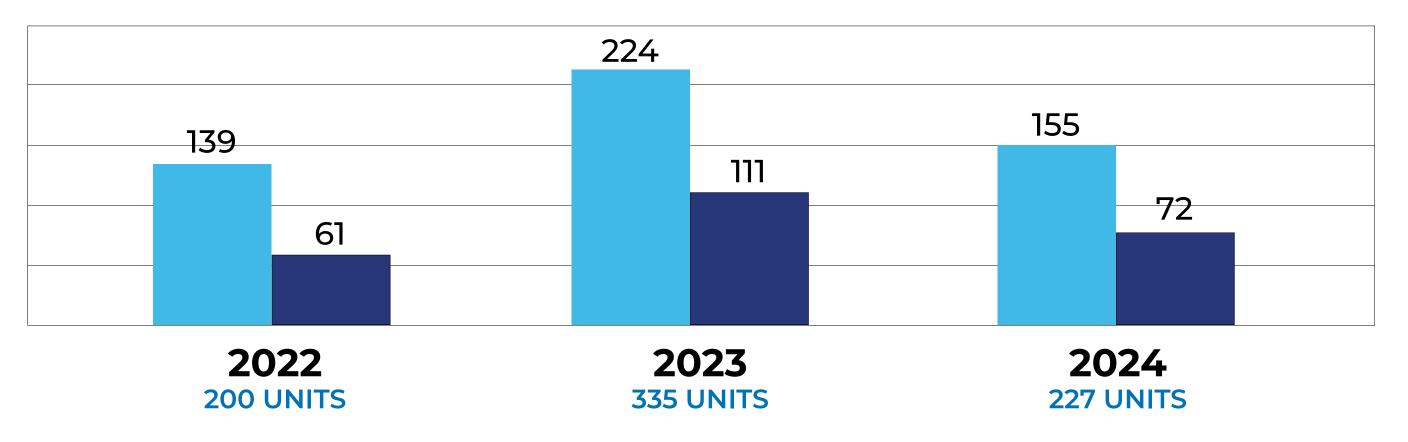






RESIDENTIAL UNITS PERMITTED

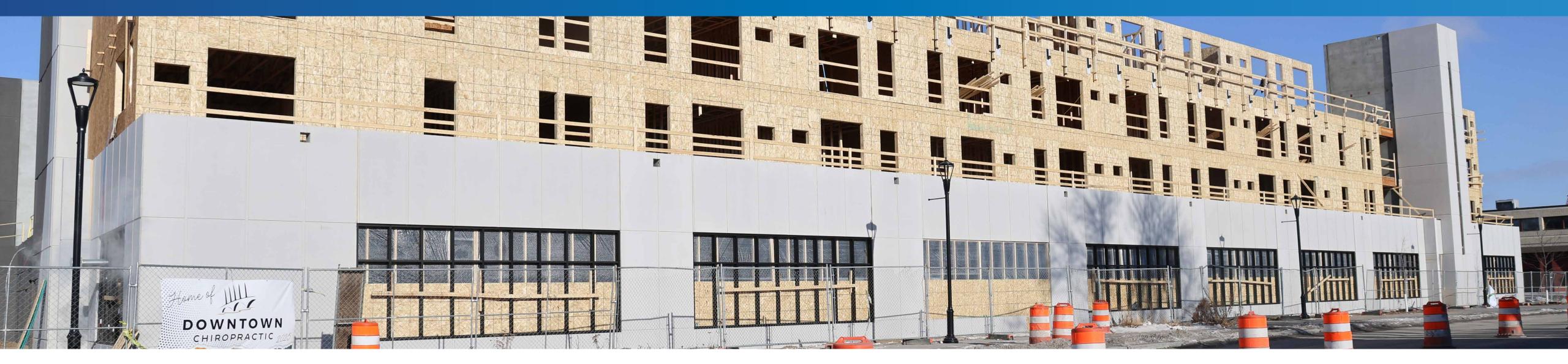




HOUSING MARKET

	2022		2023		2024	
	Closed Sales*	Median Sales Price	Closed Sales*	Median Sales Price	Closed Sales*	Median Sales Price
Fargo	1,594	\$275,525	1,270	\$280,108	1,373	\$305,500
Moorhead	671	\$240,000	484	\$260,000	578	\$270,500
West Fargo	668	\$318,250	589	\$325,000	570	\$340,000
Dilworth	69	\$231,000	54	\$227,500	42	\$278,450
TOTAL	3,002		2,397		2,563	

*Source: FM Area Association of Realtors – Data for 2024 gathered 1/13/2025 Closed Sales Represents Single Family, Twinhomes, Townhomes and Condos *Full Year 2024 Data (January 1 – December 31) Note: not all closed home sales may be represented as Realtors may input sales data at a later date



7 hank you! 2024 RESIDENTIAL CONTRACTORS

SINGLE-FAMILY

- · Adams Development (4)
- · Barrier Homes Inc (2)
- Brookstone Property (4)
- · Dabbert Custom Homes (5)
- · Dakota Development (1)
- Designer Homes FM (1)
- · Diamond Rock Development (2)
- · Heritage Homes (2)
- · Hohenstein Homes LLC (2)
- · Janich Homes & Remodel LLC (1)
- JMW Construction LLC (2)
- · Jordahl Custom Homes (29)

- Mission Homes (4)
- New Creations Construction Inc (1)
- · Red Leaf Custom Homes LLC (3)
- T & S Custom Homes Inc (1)
- Thomsen Homes LLC (5)
- Todd Nelson Construction (1)
- · ZM Construction LLC (1)
- · 210 Construction (3)

MULTI-FAMILY

MBA Development Co:
 Sterling Development Mixed Use
 650 Center Ave (153 Units)

SPECIALIZED HOUSING

COMPLETED

Micah's Mission (1901 1 Ave N)
Improvements for expansion of services

Sanders Flats (1610 7 St S)
46 units with 55+ assisted living

UNDERWAY

Silver Lining Apartments (3350 3 Ave N)

36 units with 55+ permanent supportive housing services – anticipated completion in 2025

Riverview Heights Apartments (800 2 Ave N)

Improvements to plumbing system for existing 14-story building

Bennett Park Cooperative (1700 3 Ave S)

Improvements to sanitary sewer, watermain and private streets within park





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 2024, 186 homeowners received the tax incentive, and the program was renewed through 2026 to continue supporting homebuyers choosing Moorhead.

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.

AFFORDABLE MORTGAGES &

Downpayment Assistance

Programs are available for incomeeligible buyers in partnership with Minnesota Housing. 62 Clay County homebuyers participated in these loan programs in 2024, representing more than \$10.5M in financing assistance. 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 2024, 21 homeowners improved their homes through this loan partnership.

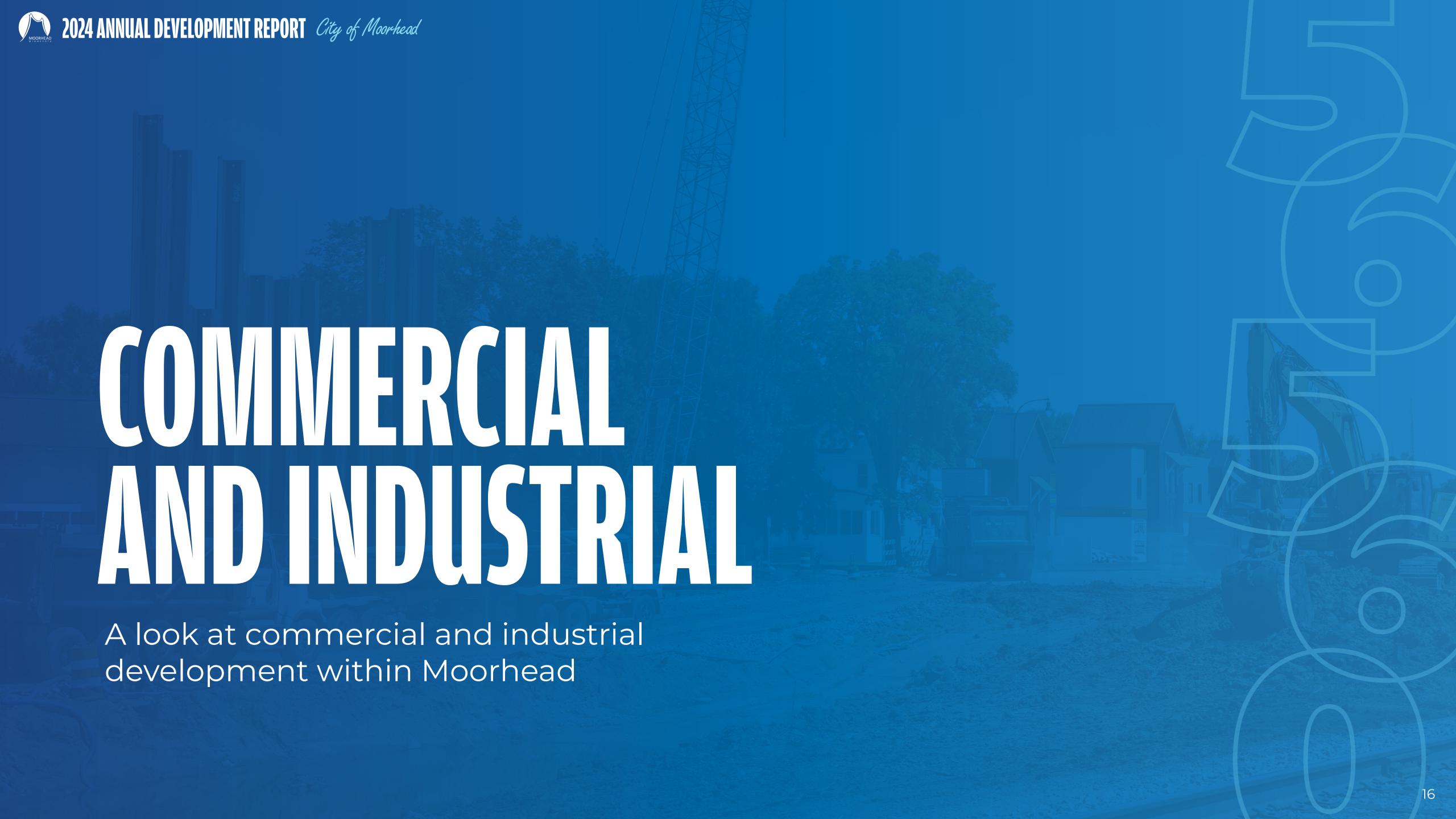


Residential Development

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 2024. 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 2024. In the past, Farmstead Care, Arbor Park Living Center, Lilac Homes, and Beehive Homes received this incentive.



CONTRERCIAL DEVELOPMENT





PROJECTS UNDER CONSTRUCTION OR COMPLETED IN 2024

Access of the Red River Valley 925 37 Ave S

Agassiz Shop Condos

1307, 1319, 1325, & 1331 Main Ave SE*

Apex Fitness 2525 Hwy 10 E

Armory Annex 824 Center Ave

Waabigwan Mashkiki 2902 Hwy 10 E

Chipotle 3262 Hwy 10 E

Courts and Pints 2605 8 St S*

Diamond Rock Self-Storage 2724 12 Ave S **Dollar Clinic Addition**1002 1 Ave N

Enz Gym 2732 22 Ave S

First Community Credit Union 2602 34 St S

Holiday Station
Stores Diesel
Expansion
3475 28 Ave S

Home Authority
Annex Office/
Warehouse
1821 2 Ave N

Lakes & Prairies
Community Action
Accessibility
Improvements
891 Belsly Blvd

Les Schwab Tire Center 3145 27 Ave S

Moorhead Drug 801 Center Ave

Moorhead Vision Associates 855 37 Ave S*

Nurtured Nest Daycare 1500 11 St N

Odin 2nd Ave Shop Condos 2410, 2416 & 2908 2 Ave N*

O'Reilly Auto Parts 824 30 Ave S

Red River Triumph 2951 11 St S **Starbird Lounge** 817 Center Ave

Starbucks 805 37 Ave S

State Farm Expansion 600 8 St S

Sterling Dev. Mixed Use 650 Center Ave

Thor Business Condos 1607 & 1619 29 Ave S*

Women's Care Center 220 Hwy 75 N

*Project received a property tax incentive

INDUSTRIAL DEVELOPMENT

PROJECTS UNDER CONSTRUCTION OR COMPLETED IN 2024

American Crystal Sugar Addition 2500 11 St

BNSF Engineering Facility 3 21 St S

Hedgemaster's Shop 1609 23 St S*

Lagerquist Shop Addition 4101 32 Ave S*

Lemke Warehouse 2224 26 St S Minko Construction Inc 4111 34 Ave S*

Rural Electric Supply Cooperative Addition 4100 30 Ave S

Spaulding Stone Expansion 2534 20 Ave S*

Sprenger Midwest Warehouse 4141 30 Ave S

Valley Green & Associates
Addition
4117 32 Ave S*



MCCARA BUSINESS PARK EXPANSION

The MCCARA Industrial Park has been expanded to include 21 additional Light Industrial lots plus an area for future rail expansion within a 57-acre development area to the east of the existing MCCARA industrial park. 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.





EDUCATION

Concordia College

Hvidsten Hall of Music and Practice Auditorium Remodel

Minnesota State University

Moorhead Christianson Alumni Center

Moorhead Community Center and Library

Construction underway with opening planned in 2026

Moorhead Public Schools

MHSCA Sports Medicine Lab Fit Up

Solar PV Arrays installed at the following:

- 4400 24 Ave S Dorothy Dodds Elementary
- · 2400 4 Ave S Moorhead High
- · 2800 27 Ave S Moorhead High School Career Academy
- · 1201 40 Ave S SG Reinertsen Elementary

Park Christian School

Phase III adding four new classrooms

St. Joseph's School

Storage and restroom renovation/remodel and a new detached garage







PUBLIC SECTOR

Clay County Department of Motor Vehicles 3300 15 Ave N

Clay County Substance Use Crisis Center 3304 15 Ave N

Clay County Warehouse 2951 41 ½ St S

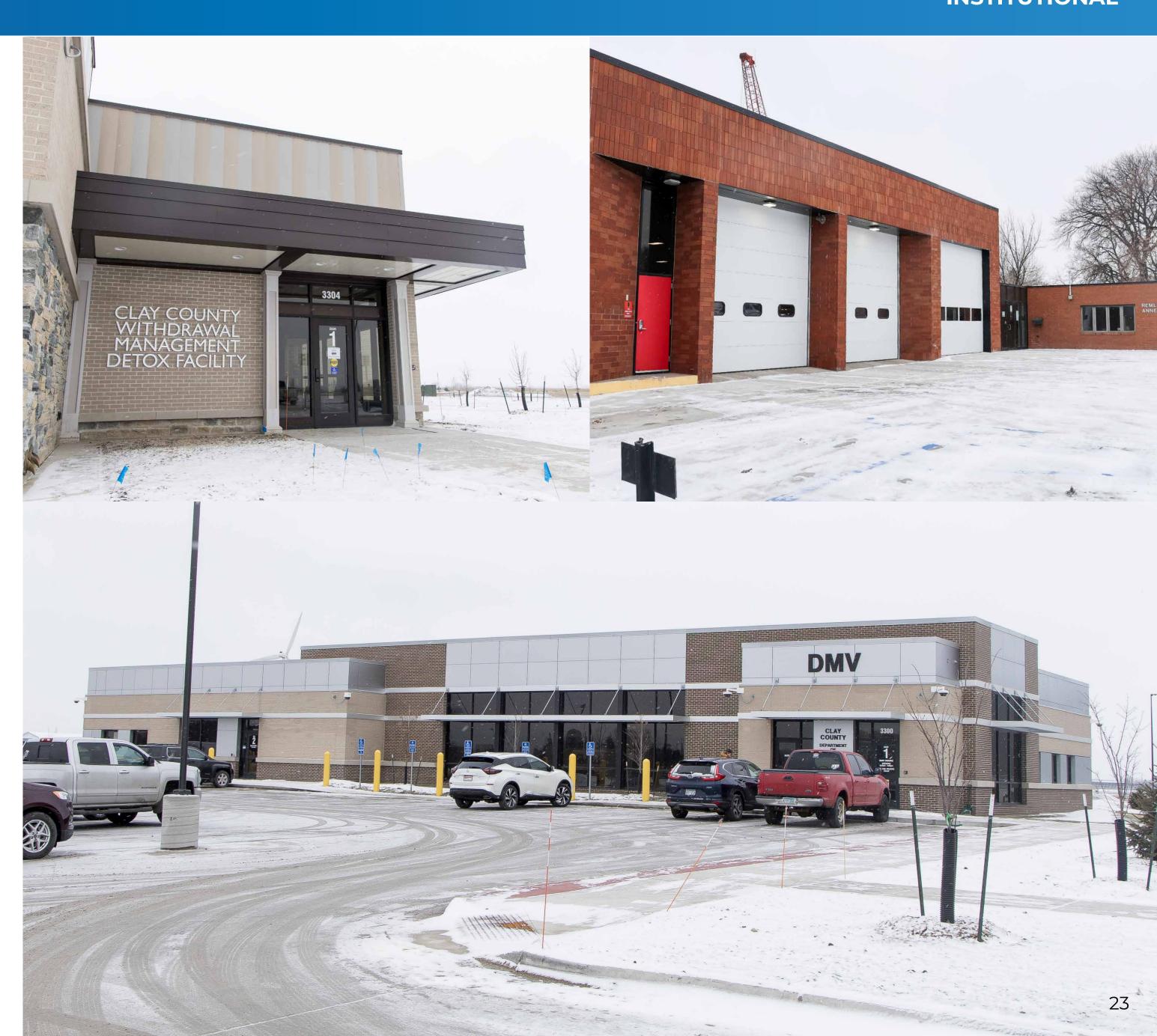
Fire Station Addition
111 12 St N

Moorhead Public Service Renovation 2901 Frontage Rd S

Neighborhood Recreation Center Reconstruction 2601 Village Green Blvd

Parks and Recreation - Golf Cart Storage 3423 Village Green Blvd

State of MN National Guard Armory Renovation 1002 15 Ave N



FAITH

Ignite Church Renovation 925 30 Ave S

Trinity Lutheran Church Renovation 213 8 St S



STRATEGIC PRIORITIES

A review of Moorhead's strategic priorities

ECONONY BORDER CITY

2024 LEGISLATIVE OUTCOMES

The 2024 Minnesota Legislature did not pass tax or capital investment bills in 2024. Moorhead's legislative requests will be carried over to 2025 and include:

- Funding to complete Moorhead's in-town flood mitigation
- An extended construction period for the Downtown Moorhead Development TIF District
- Support of funding to complete the Minnesota portions of the FM Diversion
- Construct the Heartland Trail
- Establish a Moorhead Cultural Mall



INFRASTRUCTURE

11 St Underpass

This project broke ground in the spring of 2024 to improve safety and congestion for vehicles, bicycles, pedestrians and emergency services. Stormwater improvements needed for the project have been installed along 1 Ave N.

North Moorhead Flood Mitigation

Significant progress was made on this important project in 2024 with completion projected for 2025.







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 2024 included a public communications effort to encourage residents to plant monarch gardens, development of a natural lawn handout, application (and award) of a MPCA Climate Action grant to convert 10 acres of turf grass to a pollinator landscape (will be planted in 2025) and community garden grants.

Backyard Chickens: Ordinance updates were approved relating to backyard chicken keeping best practices and feedback from residents.

LED Streetlight Conversion in Commercial Corridors: 115 streetlights were converted through the MN Carbon Reduction Program and 183 streetlights were converted through a US Department of Energy program.

Community Garden Grants: Three \$500 community garden grants were awarded to MN State University-Moorhead, PRAIRIE and Grateful Community Garden. These funds helped with operations and supplies. Organizations also hosted community cook-outs and events. Food was dispersed to garden participants and donated to organizations/individuals in need. More than 1,000 lbs of food was produced.



Alternative Urban Areawide Review Studies for the North, East and South Growth Areas



FM Metro Electric Vehicle Readiness Study

METROCOG

FM REGIONAL TRANSPORTATION PLANNING ORGANIZATION

MATBUS Transit
Development Plan

METROCOG

2050 Metro Transportation Plan

METROCOG

20 St/I-94 Interchange Study

METROCOG

Heartland Trail Study

METROCOG

Safe Routes to School Study

METROCOG

FM Region Comprehensive Safety Action Plan

METROCOG

COMPLETED

IN-PROGRESS



\$156.9M





ANNUAL BUILDING INVESTMENT

Valuation

2022 (622 Permits)

2023 (1046 Permits)

2024 (1414 Permits)

\$112,498,024 \$156,914,860 \$130,906,257

RESIDENTIAL PERMIT VALUES

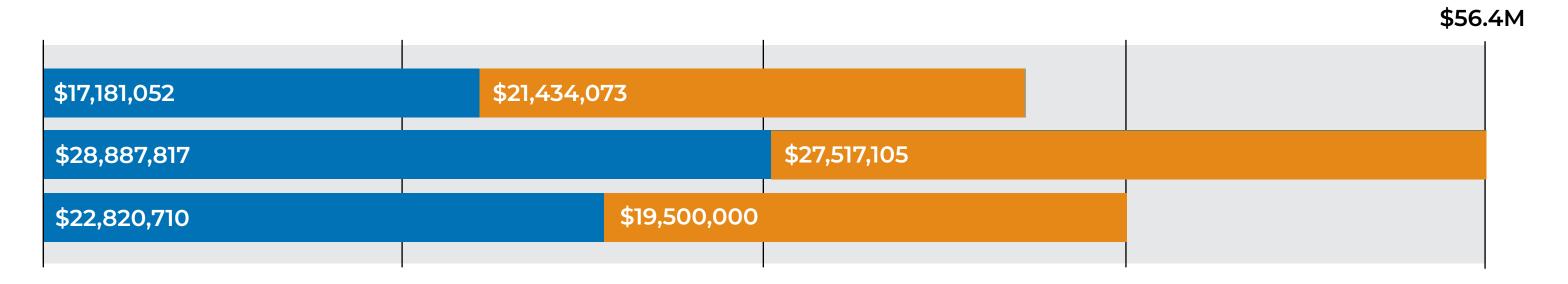
■ Single-family (attached/detached)

Multi-family

2022 (63 Permits)

2023 (114 Permits)

2024 (74 Permits)



COMMERCIAL PERMIT VALUES

Commercial New Construction

Commercial Remodel

2022 (90 Permits)

2023 (123 Permits)

2024 (95 Permits)







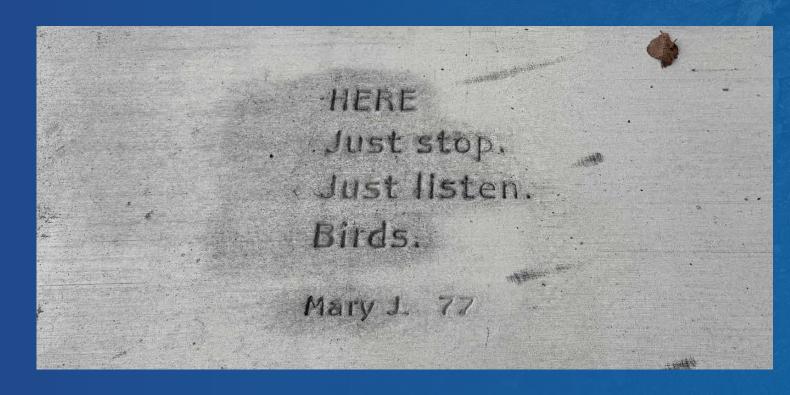


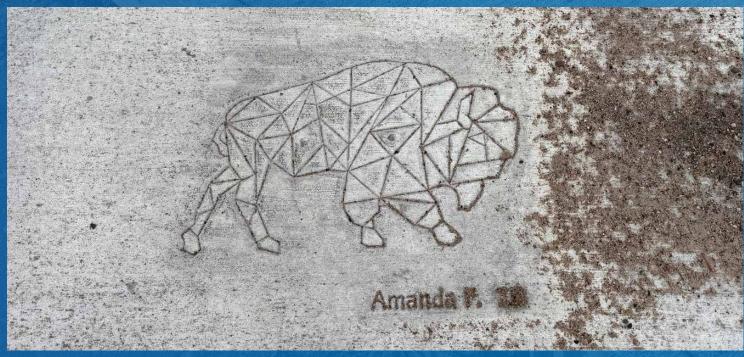
NEW IN 2024

ARTS AND CULTURE COMMISSION

1 ANESIDEMALKSTAMPS

Nine art and poetry stamps installed on the sidewalk along 1 Ave N from 8 St N to 9 St N as part of the reconstruction surrounding the 11 St Underpass project.







NEW IN 2024

DISCOVER OUTDOORS

ENCHANTED RIVER WALK & WINTER ART WALK

From January 12 to February 24, a half mile of Midtown Trail was lit by a mix of solar and electrical lights illuminating the riverfront with temporary art installations for visitors to enjoy. Moorhead Mural, house village, trees, and Gaga Ball created placemaking nodes along the path for people to gather and interact along with the Candle Light Trail, Snow Sculptures and giant tubing hill at Viking Ship Park.

On February 24, businesses along 4 St S opened their doors to host a Winter Art Walk with pop-up art galleries, cozy fire pits and refreshments to meet local artists and entrepreneurs.



MOORHEAD PARKS AND RECREATION

RIVERARTS AT THE FARMER'S MARKET

RiverArts joined the Farmer's Market – combining local vendors and businesses with live music, cultural performances, art activities and more to create a community gathering like no other. The addition of the "Welcome to Moorhead" selfie station, foam building blocks, and coloring mural elevated the experience. Expansion efforts created a space where people wanted to be!









FOLKWAYS

SUNSET ON THE RIVERFRONT

On August 8, Folkways hosted a free community event 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.











FM ROTARY FOUNDATION / MOORHEAD PARKS AND RECREATION

ROTARY NATURAL PLAY HILL & BIKE PARK

The June 2024 ribbon cutting opened the 1.26-acre Play Hill to a crowd of excited kids. The project was spearheaded by the five Fargo-Moorhead area Rotary Clubs and FM Rotary Foundation, raising over \$1.1 million through the generous support of 300+ donors, including major donors: Fargo-Moorhead Convention and Visitors Bureau, FM Area Foundation, Scheels Foundation, Sanford Health Foundation, and Ray and Kathy Kvalvog in memory of their sons, Zach and Connor Kvalvog.







MOORHEAD PARKS AND RECREATION

DISCOVERY WALK ON THE RED RIVER CORRIDOR TRAIL

17 interpretive signs were installed detailing ecological and historical information developed in partnership with RiverKeepers, Historical and Cultural Society of Clay County, and local artists Dennis Krull and Anna Kahn. Grant funding provided by the HDR Foundation.









MOORHEAD PARKS AND RECREATION

INCLUSIVE PLAYGROUNDATE SOUTHSIDE REGIONAL PARK

The Inclusive Playground was completed this fall with the installation of a rubberized surface and playground equipment where people of all abilities can play. Fundraising continues to install a perimeter fence around the playground.









ON THE HORIZON

MOORHEAD PARKS AND RECREATION

REIMAGINE ROMKEY PARK

Work began on an \$11.4 million reimagining of Romkey Park. The renovation includes a new building, swimming pool, wading pool, splash pad, skate park, playgrounds, pickleball courts, and more. The grand opening is planned for 2026.









ON THE HORIZON

CITY OF MOORHEAD / LAKE AGASSIZ REGIONAL LIBRARY

THE LOOP MOORHEAD PUBLICLIBRARY

Construction began on The Loop—a \$41.5 million public facility in the heart of Moorhead – home to the Moorhead Public Library, which includes a walking loop, indoor playground, center for entrepreneurship, and more. The grand opening is planned for 2026.

Learn more at yes56560.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 cityofmoorhead.com/communityfund

2025 FORECAST



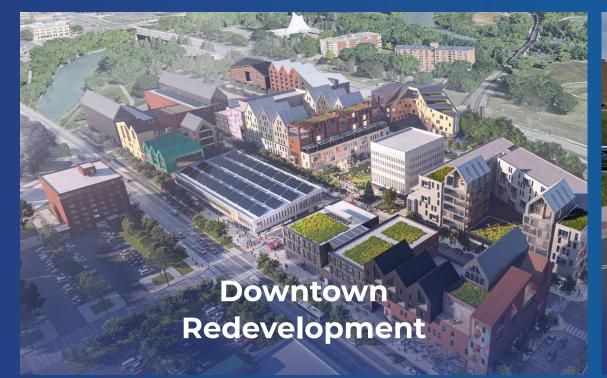
LEGISLATIVE PRIORITIES

- Capital Investment | Flood Mitigation
- Border Cities | Business Competitiveness
- Downtown Center Moorhead Revitalization
- Tax Increment Finance District Timing Extension
- \$ Sales Tax Exemptions for City Hall Renovation
- Transit | Funding Apportionment
- Public Safety | Workforce and Partnerships

- Sustainable Aviation Fuel Facility Legislative Needs
- Recreational Amenities
 - Partnerships, including:
 - Moorhead Cultural Mall
 - Heartland Trail
 - · Jasmin Childcare
 - Residential Psychiatric Treatment Center
 - FM Diversion
 - Passenger Rail Service
 - Moorhead High School Career Academy

ON THE HORIZON

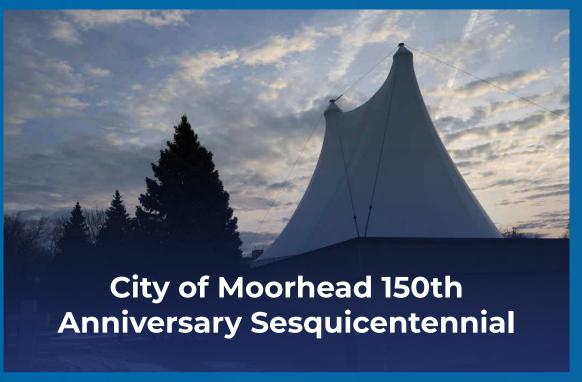
EVENTS AND PROJECTS





















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