



**ECONOMIC DEVELOPMENT AUTHORITY  
MEETING AGENDA  
NOVEMBER 3, 2025 AT 11:45 AM  
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.**

Disclaimer: Voting requirements may be subject to changes in the law, parliamentary procedural matters, or other unforeseen issues. The City Attorney provides opinion on questions of voting requirements by the Moorhead City Code, Minnesota State Statutes, and parliamentary procedure.

1. Call to Order/Roll Call
2. Agenda Amendments
3. Approval of Minutes
  - A. September 8, 2025, Meeting Minutes
4. Citizens To Be Heard
5. Commissioners' Report
6. Presentations
  - A. Telling Moorhead's Story: Marketing and Communications Update
7. Business Items
  - A. 2026 EDA Tax Levy & Budget Discussion
  - B. Economic Development Report
8. Information/Update
  - A. 11th Street Underpass Project - [Link to MnDOT Project Details & Updates](#)
  - B. Downtown Moorhead Vision - [Link to More to Moorhead Website](#)
  - C. Community Center and Regional Library - [Link to More Information](#)
  - D. Building & Housing Updates - [Sign up for e-Notifications](#)
9. Adjourn

Upon request, accommodations for individuals with disabilities, language barriers, or other needs to allow participation in city meetings will be provided. To arrange assistance, call the City Clerk office at 218.299.5166 (voice) or 711 (TDD/TTY). Visit our website at [www.moorheadmn.gov](http://www.moorheadmn.gov)





**MINUTES OF THE ECONOMIC DEVELOPMENT AUTHORITY  
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N  
SEPTEMBER 8, 2025 - 11:45 AM**

1. Call to Order/Roll Call

**Roll call of the members was made as follows:**

Present (8): Evan Balko, Sheri Larson, Nate Anderson, Chad Cota, Rob Sobolik, Kim Schlotfeldt, Emily Moore, Deb White

Absent (2): Chris Howell, Joel Paulsen

2. Agenda Amendments

There were no agenda amendments.

3. Approval of Minutes

A. August 4, 2025, Meeting Minutes

**Motion to Approve made by Emily Moore and seconded by Deb White.**

For 8: Evan Balko, Sheri Larson, Nate Anderson, Chad Cota, Rob Sobolik, Kim Schlotfeldt, Emily Moore, Deb White

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

4. Citizens To Be Heard

Stacia Systma, MBA Executive Director, provided an update of past and future events on behalf of the Moorhead Business Association. For more information, visit their website at <https://mhdmba.org/>.

5. Commissioners' Report

There were no Commissioners' Reports.

6. Presentations

A. DEED in Moorhead - David Heyer & James Whirlwind Soldier

Derrick LaPoint, DMI/Economic Development, introduced two DEED representatives:

David Heyer, Business Development Manager, summarized DEED's business development services and programs.

James Whirlwind Soldier, Workforce Strategy Consultant, outlined DEED's workforce development offerings.

Commissioner White raised concerns about the shift to online retail and its impact on downtown Moorhead. Whirlwind Solder and Dan Mahli, City Manager, responded that experiential local retail remains viable, as many customers still value in-person shopping.

## 7. Business Items

### A. Letter of Support for Federal EDA Grant Application

Lisa Bode, Governmental Affairs Director, requested a letter of support for a federal grant application the City of Moorhead is submitting to the U.S. Economic Development Administration. If awarded, the grant would fund in-town flood mitigation efforts.

Commissioners approved the request and directed the Chair to sign the letter of support.

### B. Economic Development Report

Derrick LaPoint, DMI/Economic Development, provided highlights from the Economic Development report as found in packet materials.

Commissioner Sobolik initiated discussion on the proposed increase to the EDA's recommended Enterprise Zone Program credit level, which was scheduled for City Council consideration that evening. He moved to recommend approval of a 30% credit amount and a \$40,000 program cap per business.

**Motion to Recommend Approval to the City Council of a 30% credit of the actual workers' compensation expense with a \$40,000 program cap per business for the 2025 Program Year was made by Rob Sobolik and seconded by Deb White.**

For 8: Evan Balko, Sheri Larson, Nate Anderson, Chad Cota, Rob Sobolik, Kim Schlotfeldt, Emily Moore, Deb White

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

## 8. Information/Update

A. 11th Street Underpass Project - [Link to MnDOT Project Details & Updates](#)

B. Downtown Moorhead Vision - [Link to More to Moorhead Website](#)

C. Community Center and Regional Library - [Link to More Information](#)

D. Building & Housing Updates - [Sign up for e-Notifications](#)

## 9. Adjourn

Meeting adjourned at 12:51 pm.

The proceedings of this meeting are digitally recorded and are available for public review.

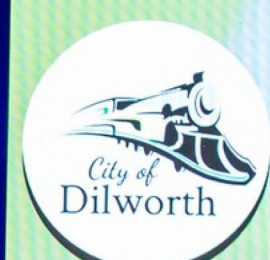
CITY OF MOORHEAD

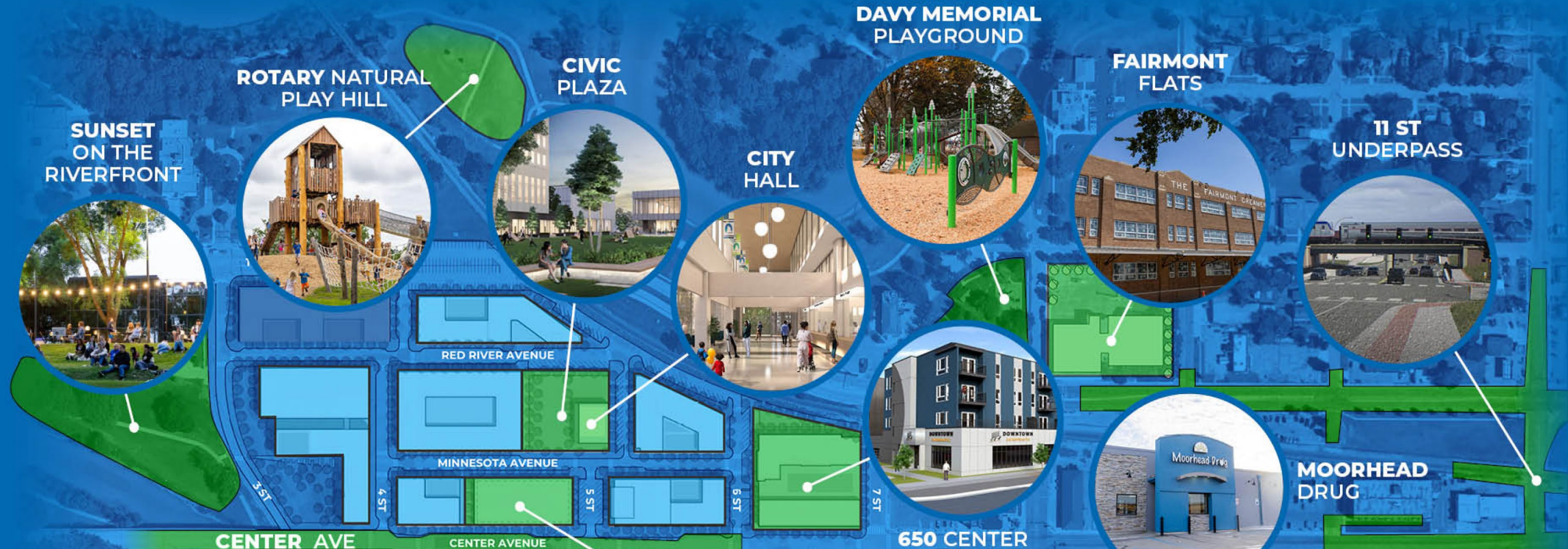
# ECONOMIC DEVELOPMENT MARKETING UPDATE



MOORHEAD  
MINNESOTA

Nov 3, 2025





# DOWNTOWN MOORHEAD

*A Historic Transformation*

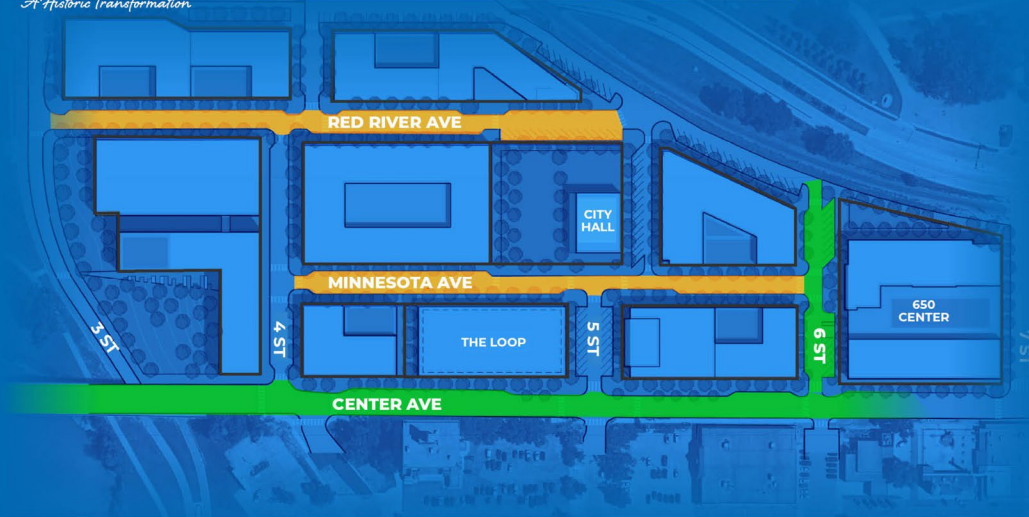
**THE LOOP | MOORHEAD PUBLIC LIBRARY**

**CULTURAL MALL**

- FUTURE DEVELOPMENT
- COMPLETE / IN-PROGRESS

**DOWNTOWN MOORHEAD**  
*A Historic Transformation*

**IMPROVING TRANSPORTATION**



**DOWNTOWN MOORHEAD**  
*A Historic Transformation*

**IMPROVING TRANSPORTATION**  
11 ST UNDERPASS



**\$171.6 MILLION**  
INVESTED

**70+ TRAIN BLOCKAGES**  
ELIMINATED PER DAY

**12.6 EMERGENCY DELAYS**  
ELIMINATED PER MONTH

**1.8 MILES OF WALKING AND BIKING TRAILS**  
ADDED OR RECONSTRUCTED

**DOWNTOWN MOORHEAD**  
*A Historic Transformation*

**IMPROVING CIVIC SPACES**  
CITY HALL AND PUBLIC PLAZA



PUBLIC PLAZA

CITY HALL

**DOWNTOWN MOORHEAD**  
*A Historic Transformation*

**IMPROVING CIVIC SPACES**  
THE LOOP | MOORHEAD PUBLIC LIBRARY



**DOWNTOWN MOORHEAD**  
*A Historic Transformation*

**IMPROVING CIVIC SPACES**  
PARKS & TRAILS



ROTARY PLAY HILL & BIKE PARK

DAVY MEMORIAL PARK

RED RIVER DISCOVERY WALK

**DOWNTOWN MOORHEAD**  
*A Historic Transformation*

**IMPROVING CIVIC SPACES**  
ARTS AND EVENTS



SUNSET ON THE RIVERFRONT

ENCHANTED RIVER WALK

RIVER ARTS

FARMER'S MARKET

**DOWNTOWN MOORHEAD**  
*A Historic Transformation*

**BUSINESS GROWTH AHEAD**



**DOWNTOWN MOORHEAD**  
*A Historic Transformation*

**BUSINESS GROWTH AHEAD**





## GROUNDBREAKINGS

11 St Underpass

March 2024

The Loop

May 2024

Romkey Park

August 2024

Matson Field

June 2025

---

## RIBBON CUTTINGS

Rotary Natural Play Hill

June 2024

Inclusive Playground

July 2024

---

## BEAM SIGNING & TOPPING OFF

The Loop

March 2025





## CELEBRATIONS

### 150 Years of Moorhead

September 2025

### Wings and Wheels 30 Years + Mural Reveal

September 2025





MOORHEAD MINNESOTA

# WHERE FAMILIES FLOURISH

MN  
child  
tax  
credit

free  
school  
meals  
FOR KIDS

free  
college  
tuition  
FOR ELIGIBLE  
APPLICANTS\*

welcome  
home pass

A free season of golf,  
swimming, and recreation  
programs for the whole  
household\*\*

the loop  
OPENING 2026

Free Public Facility, Open  
Year-Round. Includes the  
Library, Walking Loop, Indoor  
Playground, and the Spark  
Center for Entrepreneurship

rotary natural  
play hill  
AND BIKE PARK

Treehouse Tower, Zipline, Nature  
Ninja Run, Bike Course with Rocks,  
Sidewinder, Seesaw and more!

\*See related programs for conditions and  
eligibility: Concordia Promise, Moorhead  
Scholars Program, North Star Promise

\*\*When you buy a newly constructed  
home in Moorhead

moorheadmn.gov

## Advertising and Incentives

MOORHEAD MINNESOTA



# DREAM HOMETOWN

"Moorhead has  
GREAT PARKS  
and a  
STRONG-KNIT  
COMMUNITY

that make it a good place to  
buy a home."

- Recent Moorhead Homebuyer  
(2024 Homebuyer Survey)



Save as much as \$7,500 or more  
on a \$300,000 home

when you build or buy a newly  
constructed home in Moorhead.

No application necessary.  
All new properties are  
automatically enrolled in  
the rebate program.

"Houses are MORE  
AFFORDABLE  
and the city cares about  
it's residents."

- Recent Moorhead Homebuyer  
(2024 Homebuyer Survey)



City of Moorhead, Minnesota  
Published by Kelly Kuntz · July 9 ·

Have you chilled out at [Buddys Parfait](#) yet? We're sweet on our Moorhead businesses and this is a newbie! Check them out while these temps are hot (or warm, or cool - you do you)! ... [See more](#)



See insights and ads

Boost post

Dilworth Farmers Market, Buddys Parfait and 244 others

18 comments 29 shares

Like

Comment

Share

City of Moorhead, Minnesota  
Published by Instagram · June 18 ·

Stop by [@morethanwordsfm](#) for your next book adventure and The Spice Grille for some delicious food and support local! Located on Center Mall Ave in the North Strip Mall. Construction all around, but it's worth the trip! ... [See more](#)



See insights and ads

Boost post

200

12 comments 29 shares

Like

Comment

Share

City of Moorhead, Minnesota  
Published by Kelly Kuntz · June 2 ·

Congrats! This is a big DILL and we can't wait to see everything you SERVE up!

Courts and Pints  
June 2 ·

Today's the day — Courts & Pints is officially open!... [See more](#)



COURTSANDPINTS.BIZ

Courts And Pints | Pickball And Tapwall | Moorhead MN

Book now

No insights to show

Create ad

Swing Barrel Brewing Company, LLC and 19 others

1 share

Like

Comment

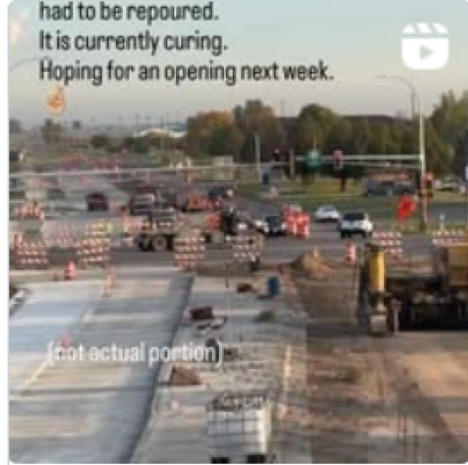
Share



The moment you've been asking for....

Fri Oct 24, 6:36am

114.9K views, 1.6K likes, 197 comments, 146 shares



We're giving a tough update on 34 St. But...

Sat Oct 18, 7:14pm

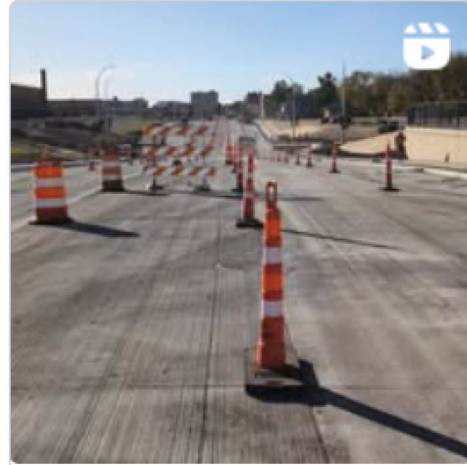
86.3K views, 297 likes, 66 comments, 48 shares



Starting Thursday, Oct. 30, motorists will...

Tue Oct 28, 2:12pm

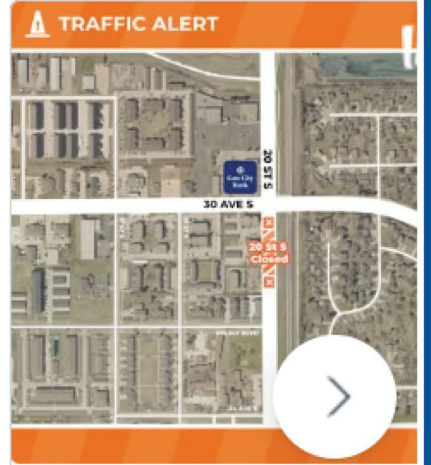
48.7K views, 134 likes, 23 comments, 56 shares



BIG NEWS: 1 Ave going east/west is NOW...

Fri Oct 10, 4:37pm

47.9K views, 453 likes, 38 comments, 53 shares



Starting Monday, October 20 at 9am, 2...

Fri Oct 17, 12:00pm

36.4K views, 29 likes, 22 comments, 25 shares

**City of Moorhead, Minnesota**  
Published by Kelly Kuntz · May 14 ·

Such exciting news for two of our colleges in Moorhead! What an excellent partnership!

**Minnesota State Community and Technical College - M State**  
May 13 ·

Big news! M State and [Concordia College](#) have officially expanded their academic partnership! Leaders from M State and Concordia gathered on May 7 to celebrate the launch of several new opportunities for students, including:... [See more](#)

No insights to show

[Create ad](#)

71      1 comment   3 shares

[Like](#)   [Comment](#)   [Share](#)

**City of Moorhead, Minnesota** — in Moorhead.  
Published by Instagram · May 18 ·

A beautiful view. Can you name the location? ... [See more](#)

[See insights and ads](#)

[Boost reel](#)

39      5 comments   5 shares

[Like](#)   [Comment](#)   [Share](#)

# ONWARD MOORHEAD!

# 5 BIG IDEAS OF THE 5 YEAR PLAN

2022-2027



CityofMoorhead.com/OnwardMoorhead

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

**INVESTING IN DOWNTOWN**

THE LOOP | MOORHEAD PUBLIC LIBRARY

in partnership with Downtown Moorhead Inc.

**LEGEND:**  
■ FUTURE DEVELOPMENT  
■ COMPLETE / IN-PROGRESS

Callouts on map include: SUNSET ON THE RIVERFRONT, ROTARY NATURAL PLAY HILL, CIVIC PLAZA, CITY HALL, DAVY MEMORIAL PLAYGROUND, FAIRMONT FLATS, 11 ST UNDERPASS, MOORHEAD DRUG, CULTURAL MALL, 650 CENTER, RED RIVER AVENUE, MINNESOTA AVENUE, CENTER AVE, CENTER AVENUE.

## 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.



## COMMERCIAL DEVELOPMENT



### PROJECTS UNDER CONSTRUCTION OR COMPLETED IN 2024

Access of the Red River Valley 925 37 Ave S	Dollar Clinic Addition 10021 Ave N	Les Schwab Tire Center 3145 27 Ave S	Starbird Lounge 897 Center Ave
Agassiz Shop Condos 1307 1319, 1325, & 1331 Main Ave SE*	Enz Gym 2732 22 Ave S	Moorhead Drug 801 Center Ave	Starbucks 805 37 Ave S
Apex Fitness 2525 Hwy 10 E	First Community Credit Union 2602 34 St S	Moorhead Vision Associates 855 37 Ave S*	State Farm Expansion 600 B St S
Army Annex 824 Center Ave	Holiday Station Stores Diesel Expansion 3475 28 Ave S	Nurtured Nest Daycare 1500 11 St N	Sterling Dev. Mixed Use 650 Center Ave
Waabigwan Mashkiwi 2902 Hwy 10 E	Home Authority Annex Office/Warehouse 1832 2 Ave N	Odin 2nd Ave Shop Condos 2410, 2416 & 2908 2 Ave N*	Thor Business Condos 1607 & 1619 29 Ave S*
Chipotle 3262 Hwy 10 E	Lakes & Prairies Community Action Accessibility Improvements 891 Belay Blvd	O'Reilly Auto Parts 804 30 Ave S	Women's Care Center 220 Hwy 75 N
Courts and Pints 2605 8 St S*	Red River Triumph 2901 11 St S		
Diamond Bock Self-Storage 2724 12 Ave S			

\*Project received a property tax incentive

## INDUSTRIAL DEVELOPMENT

### PROJECTS UNDER CONSTRUCTION OR COMPLETED IN 2024

American Crystal Sugar Addition 2500 11 St	Minko Construction Inc 4111 34 Ave S*
BNSF Engineering Facility 3 21 St S	Rural Electric Supply Cooperative Addition 4100 30 Ave S
Hedgemaster's Shop 1809 23 St S*	Spaulding Stone Expansion 2534 20 Ave S*
Lagerquist Shop Addition 4101 32 Ave S*	Sprenger Midwest Warehouse 414 30 Ave S
Lemke Warehouse 2224 26 St S	Valley Green & Associates Addition 4117 32 Ave S*

\*Project received a property tax incentive



## 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 37-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 \$125 M in new building value may qualify for a 5-year property tax exemption.



## ECONOMY | BORDER CITY

### 2024 LEGISLATIVE OUTCOMES

- An extended construction period for the Downtown Moorhead Development TIP District
- Funding to complete Moorhead's in-town flood mitigation
- Support of funding to complete the Minnesota portions of the PM 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.



“Moorhead has great parks and a strong-knit community that make it **a good place to buy a home.**”

“Moorhead has great options and **nice neighborhoods.**”

“Nice living and **safe for kids.**”

“Clean city; **great schools.**”

“It’s the perfect size for building community. And it is a town dedicated to their schools. **I’m proud to be from 56560.**”

**RESIDENTS LOVE MOORHEAD**

**MOORHEAD CONTINUES TO GROW**

- **1,413** building permits issued – spurred by over 800 roofing permits.
- **\$58.75** million invested in new commercial construction.
- **227** single-family and multi-family units permitted in 2024



**Make Moorhead Home Property Tax Rebate**

Homebuyers save as much as \$7,500 or more on a \$300,000 home when they build or buy new.

**Program Extended Through 2026!**

Affordable Mortgages and Downpayment Assistance Programs

- **62 Clay County Homebuyers** participated in 2024
- Over **\$10.5M** in financing assistance was provided

**HOUSING ASSISTANCE**

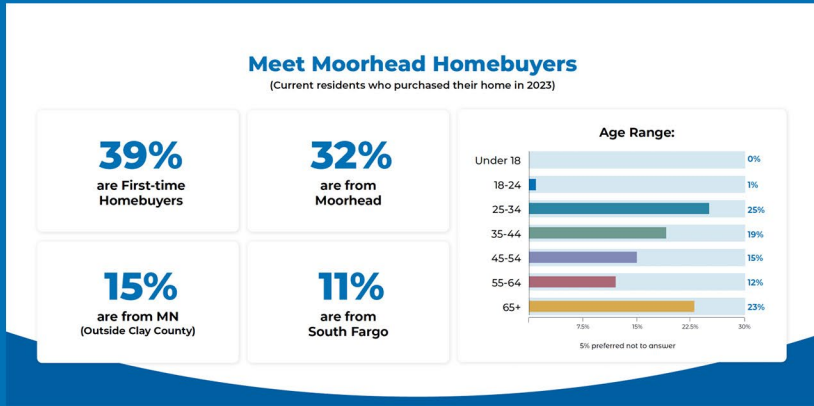
MOORHEAD, MINNESOTA  
**BUILDING**

A PROMISING FUTURE



**Building Industry Association**





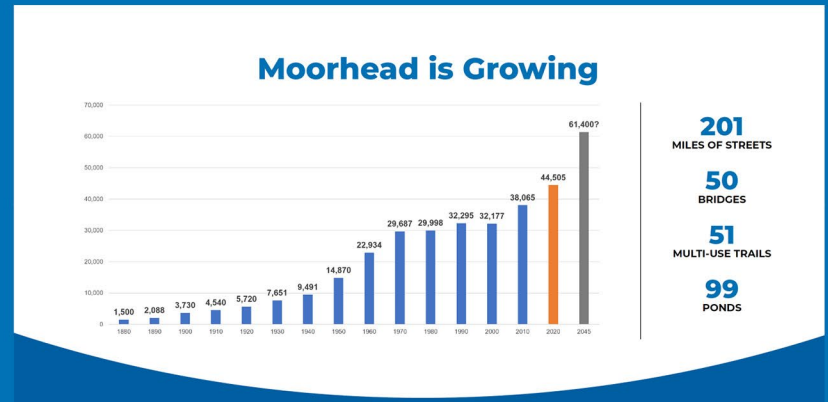
### Top Reasons They Chose Moorhead

- Neighborhood (e.g., Parks/Pool/Paths/Trees)
- Value of their Home Purchase
- Characteristics of their Home

Homebuyers say Moorhead is...

**QUIET FRIENDLY AFFORDABLE** and has **GREAT SCHOOLS**

(Most frequent positive qualities mentioned by surveyed homebuyers)



### ND Housing vs MN Housing

<b>Grant Program</b>	<b>Loan Program</b>
Covers (or partially covers) downpayment only	Covers BOTH down payment and closing costs
Pro-rated forgiveness up to 8 years	

### Minimum Cash Needed to Buy a \$250,000 Home

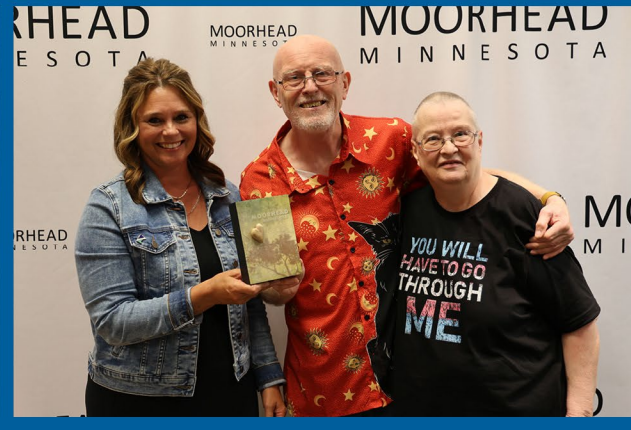
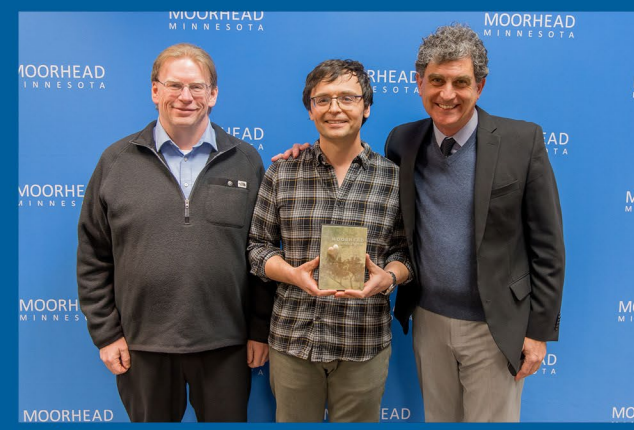
<b>\$7,225</b> North Dakota After 3% Grant	<b>\$1,000</b> Minnesota After Deferred Payment Loan
--	--

\*using approximate closing costs and prepaid escrow of \$7,000

**MORE HOUSE FOR YOUR MONEY IN MOORHEAD**

A home in Moorhead will often cost less, but give you more features/amenities compared to Fargo.

### City Incentives for New Construction



# MoorHeart Awards





NEWS MOORHEAD

## Essentia Health donates \$1M to Moorhead library, community center project

The donation will sponsor the walking loop inside the building and the river walk outside the building.



Dr. Stefanie Gefroh, the West Market president of Essentia Health, makes remarks as Mayor Shelly Carlson listens during a press conference on Thursday, Oct. 16, 2025, at The Loop in Moorhead. Chris Flynn / The Forum

By [Ingrid Harbo](#) and [Hunter Schwartz](#)

October 16, 2025 at 2:36 PM



News | Calendar | City Code | Maps | e-Notification | Contact Us | Translate


# CITY OF MOORHEAD

minnesota

HOME ABOUT THE CITY HOW DO I... RESIDENTS BUSINESS DEPARTMENTS GOVERNMENT

## FULL-TIME & PART-TIME SEASONAL JOBS

VIEW OPEN POSITIONS AND APPLY




### SPOTLIGHT

Sign up for Cass Clay Alerts emergency messaging


[Read More](#)

NEWS



**SEEKING NOMINATIONS FOR THE 2025 HUMAN RIGHTS AWARDS**

Do you know an individual or organization that makes outstanding contributions to human rights in our community?



**PUBLIC HEARING NOTICE - PLANNING & ZONING**

Planning Commission 11/03/2025 at 5:30 PM

EVENTS MEETINGS

**TUE 28 OCT** MOORHEAD FARMERS MARKET

Oct 28, 2025 03:30 PM

**TUE 28 OCT** GLOBAL MARKET

Oct 28, 2025 05:00 PM

**FRI 31 OCT** TRUNK OR TREAT at NSUM

Oct 31, 2025 05:00 PM


**TUE** CITY OFFICES CLOSED- VETERAN'S


CITY OF MOORHEAD PROPERTY SERVICES PARKS & REC EMERGENCY SERVICES STREETS & TRANSIT BUSINESS & DEVELOPMENT GOVERNMENT


# WELCOME TO MOORHEAD MINNESOTA


Search city services and info...


You might be looking for...


 Agendas and Minutes


 Applications, Licenses, Permits

 Trash and Recycling

 Job Opportunities

 Report a Problem

 Make a Payment



### Your Address Your Services

Enter your address to see your garbage and recycling schedule, council member and more

[CITY OF MOORHEAD TO EMBED SEARCH SERVICE HERE]

#### News

Sample News Post Jun 27, 2025

[View All News](#)

#### Events


**NOV 09**

**Demonstration Event**  
5:00 PM - 6:00 PM

[View All Events](#)

## Business Landing Page Concept

(design is conceptual only and will change following economic development team input and site builder capabilities)



### Business & Development

Intro to business page text goes here Intro to business page text goes here Intro to business page text goes here Intro to business page text goes here

CONTACT

[Email Economic Development](#)

ADDRESS

Moorhead City Hall  
500 Center Ave  
Moorhead, MN 56568

#### Building Resources

Building Permits

Engineering Permits


Licenses

Tax Information

Transportation

Utilities

Additional Resources



#### Incentives

**Renaissance Zone Tax Incentive**

5-15 year property tax exemption in Moorhead's downtown business district.

[Learn More](#)

**Commercial & Industrial Tax Incentive**

3-5 year property tax exemption on projects anywhere in Moorhead

[Learn More](#)

**Multi-Family Residential Tax Incentive**

2-4 year property tax exemption on housing projects

[Learn More](#)

**Tax Increment Financing**

Financial assistance for redevelopment projects

[Learn More](#)

**Workers' Compensation Tax Credit Program**

25% rebate for employee insurance costs.


[Learn More](#)

**Moorhead Loan Fund**


Gap loans up to \$50,000 for starting a business


[Learn More](#)


#### Plans, Studies and Reports



2024 ANNUAL DEVELOPMENT REPORT  
City of Moorhead







CITY OF MOORHEAD

# ECONOMIC DEVELOPMENT MARKETING UPDATE



MOORHEAD  
MINNESOTA

Nov 3, 2025

## Memorandum



To: EDA Board Members  
From: Derrick LaPoint, DMI/Economic Development  
Amy Thorpe, Economic Development Program Administrator  
Date: November 3, 2025  
Re: **2026 EDA Tax Levy & Budget Discussion**

---

### Background & Key Points

The proposed 2026 Economic Development Authority (EDA) budget and tax levy reflect a continued commitment to strengthening Moorhead’s economic vitality through strategic investments, entrepreneurial support, and downtown redevelopment. On August 4, 2025, the EDA Board approved a maximum levy of \$789,857, with the understanding that this amount could be reduced prior to final adoption. This represents a modest increase over the 2025 levy, which is anticipated to be absorbed by growth in the city’s tax base and market value.

In addition to the levy, projected interest earnings are estimated at \$42,220, bringing the total proposed budget to \$832,077.

Key changes in the 2026 budget include:

- Entrepreneurship – increased (+\$20,000) in support of The Spark Center for Entrepreneurship opening in spring 2026. Funding for program curation and coordination, partnership development and community engagement, and funding strategies to support sustainability.
- West Central MN SBDC – increased (+\$5,000) to support offerings at The Spark Center for Entrepreneurship opening in spring 2026.
- Professional Services – The overall budget was reduced (-\$11,000) due to the completion of a 2025 contract for scanning services. However, the DMI contract increased (+\$3,945) in support of downtown redevelopment and citywide economic development.
- Lobbying – increased (+3,965) in support of City of Moorhead legislative priorities.

---

### Strategic Priorities

The investments align with the EDA’s strategic goals and support two major initiatives:

1. Entrepreneurial Ecosystem Development: The EDA continues its commitment to fostering a robust entrepreneurial ecosystem. The increased budget will help sustain and grow the Spark Center for Entrepreneurship through strategic programming, partnership development, and resource cultivation in collaboration with the City of Moorhead and the Moorhead Public Library. Increased commitment to the West Central MN SBDC also supports their mission and increased visibility and programming in the Spark Center. This initiative is closely tied to the opening of The Loop Community Center/Regional Library in spring 2026.

2. **Downtown Redevelopment:** In alignment with the EDA’s long-term vision, the 2026 budget includes a reserve contribution to support future redevelopment projects in downtown Moorhead. These funds will position the EDA to respond to catalytic opportunities and leverage additional investment. In addition, the DMI professional services contract continues to play a key role in advancing downtown redevelopment strategies, stakeholder engagement, and project coordination. Finally, the EDA continues its ongoing support of downtown experiences and placemaking to create the “place to be” and creates a community where everyone feels included and welcomed!

The proposed budget and levy support both operational needs and strategic initiatives, including contribution to fund balance for future downtown redevelopment.

---

#### **Approval Timeline**

- 7/7 and 8/4 – EDA preliminary budget and levy discussion
  - 9/8 – EDA to discuss and approve maximum tax levy (not to exceed)
  - 9/22 – City Council approves preliminary budget and tax levy (including EDA’s max levy)
  - **11/3 or 12/1 – EDA approves final budget and tax levy**
  - 12/8 – City Council approve final budget and tax levy (including EDA’s budget and levy)
- 

#### **Recommended Action**

Motion: Recommend to City Council approval of the final 2026 EDA Tax Levy (\$\_\_\_\_\_) and Budget (\$\_\_\_\_\_).

**ECONOMIC DEVELOPMENT DEPARTMENT  
EDA TAX LEVY (239)  
2026 BUDGET WORKSHEET - PRELIMINARY**

**DRAFT**

Account Number	Description	2024		2025			2025 Year-to-Date			2026
		Final Year End	Amended Budget	Balance 10/31/2025	Encumbered 10/31/2025	% Budget Used	Preliminary Budget			
	Maximum Levy	\$ 709,023	\$ 746,140						\$ 789,857	
	Levy Rate	0.0183	0.0183						\$ 0.0183	
	~Gross Market Value (Billions)	3.910	4.115						\$ 4.346	
	Approved (or Preliminary) Tax Levy	\$ 709,023	\$ 746,140						\$ 789,857	
<b>REVENUES: EDA TAX LEVY</b>										
239-465-00-31010	AD VALOREM TAXES	\$ 591,643	\$ 746,140	\$ 327,229	\$ -				\$ 789,857	
239-465-00-31040	DISPARITY CREDIT	\$ 112,403	\$ -	\$ -	\$ -				\$ -	
239-465-00-33402	MARKET VALUE HOMESTEAD CREDIT	\$ 21	\$ -	\$ -	\$ -				\$ -	
239-465-00-36210	INTEREST EARNINGS	\$ 62,613	\$ 20,000	\$ 45,105	\$ -				\$ 42,220	
239-465-00-36230	GRANTS & AIDS	\$ -	\$ -	\$ -	\$ -				\$ -	
239-465-00-36290	SALE OF REAL PROPERTY	\$ -	\$ -	\$ -	\$ -				\$ -	
239-465-00-39999	FROM RESERVES - EXP MKTG	\$ -	\$ 2,000	\$ -	\$ -				\$ -	
	<b>SUBTOTAL EDA TAX LEVY</b>	<b>\$ 766,680</b>	<b>\$ 768,140</b>	<b>\$ 372,334</b>	<b>\$ -</b>				<b>\$ 832,077</b>	
<b>EXPENDITURES: EDA TAX LEVY</b>										
239-465-00-41010	FULL-TIME EMPLOYEES-REGULAR	\$ 111,640	\$ 121,759	\$ 97,603	\$ -	80.2%			\$ 133,587	
239-465-00-41210	PERA CONTRIBUTIONS	\$ 8,373	\$ 9,132	\$ 7,320	\$ -	80.2%			\$ 10,019	
239-465-00-41220	FICA CONTRIBUTIONS	\$ 7,464	\$ 9,314	\$ 6,523	\$ -	70.0%			\$ 10,292	
239-465-00-41310	HEALTH INSURANCE	\$ 16,446	\$ 17,280	\$ 13,577	\$ -	78.6%			\$ 18,231	
239-465-00-41330	LIFE INSURANCE	\$ 53	\$ 53	\$ 40	\$ -	74.9%			\$ 53	
239-465-00-41350	PAID LEAVE	\$ -	\$ -	\$ -	\$ -	0.0%			\$ 1,176	
239-465-00-41510	WORKER'S COMPENSATION	\$ 320	\$ 319	\$ 229	\$ -	71.9%			\$ 314	
239-465-00-42020	DUPLICATING & COPYING	\$ -	\$ 500	\$ -	\$ -	0.0%			\$ 500	
239-465-00-42080	OFFICE SUPPLIES	\$ -	\$ 200	\$ 6	\$ -	3.1%			\$ 200	
239-465-00-42190	OPERATING SUPPLIES	\$ 1,264	\$ 5,000	\$ 1,156	\$ -	23.1%			\$ 5,000	
239-465-00-43090	ELECTRONIC DATA PROCESSING	\$ 9,012	\$ 3,276	\$ 3,831	\$ 819	141.9%			\$ 2,937	
239-465-00-43100	PROFESSIONAL SERVICES	\$ 137,917	\$ 167,055	\$ 118,620	\$ 48,435	100.0%			\$ 156,000	
239-465-00-43210	TELEPHONE SERVICES	\$ 215	\$ 1,260	\$ 178	\$ -	14.1%			\$ 250	
239-465-00-43220	POSTAGE	\$ -	\$ 500	\$ -	\$ -	0.0%			\$ 500	
239-465-00-43420	MARKETING	\$ 11,964	\$ 45,000	\$ 17,045	\$ -	37.9%			\$ -	
239-465-00-43540	PRINTING	\$ 486	\$ 1,500	\$ 604	\$ -	40.2%			\$ 1,500	
239-465-00-43610	GENERAL LIABILITY	\$ 717	\$ 683	\$ 598	\$ -	87.6%			\$ 640	
239-465-00-44330	DUES AND SUBSCRIPTIONS	\$ 3,299	\$ 6,000	\$ 3,376	\$ -	56.3%			\$ 6,000	
239-465-00-44370	TRAVEL, TRAINING, CONFERENCES	\$ 3,644	\$ 6,000	\$ 4,569	\$ -	76.2%			\$ 6,000	
239-465-00-44381	LOBBYING	\$ 122,687	\$ 131,035	\$ 120,897	\$ 9,923	99.8%			\$ 135,000	
239-465-00-44384	GREATER MN PARTNERSHIP	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	100.0%			\$ 5,000	
239-465-00-44385	WEST CENTRAL INITIATIVE FUND	\$ 15,500	\$ 15,500	\$ 15,500	\$ -	100.0%			\$ 15,500	
239-465-00-44387	GREATER F M ECON DEVELOP C	\$ 27,626	\$ 27,500	\$ 25,000	\$ -	90.9%			\$ 27,500	
239-465-00-44388	MOORHEAD BUSINESS ASSOCIATION	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	100.0%			\$ 20,000	
239-465-00-44389	WEST CENTRAL MN S B D C	\$ 5,000	\$ 5,000	\$ -	\$ -	0.0%			\$ 10,000	
239-465-00-44396	ENTREPRENEURIAL SUPPORT	\$ -	\$ 20,000	\$ 14,000	\$ 8,000	110.0%			\$ 40,000	
	<b>SUBTOTAL EXPENDITURES</b>	<b>\$ 508,626</b>	<b>\$ 618,866</b>	<b>\$ 475,676</b>	<b>\$ 67,177</b>	<b>87.7%</b>			<b>\$ 606,199</b>	
<b>Dept 465-10 - EXPERIENCE MARKETING/PLACEMAKING</b>										
239-465-10-42190	OPERATING SUPPLIES	\$ 694	\$ -	\$ -	\$ -				\$ -	
239-465-10-43100	PROFESSIONAL SERVICES	\$ 20,000	\$ 27,000	\$ 27,000	\$ -	100.0%			\$ 25,000	
	Totals for dept 465-10 - EXPERIENCE MARKETING/PLACEMAKING	\$ 20,694	\$ 27,000	\$ 27,000	\$ -				\$ 25,000	
<b>Dept 465-30 - COMM, RESIDENTIAL &amp; ECONOMIC MARKETING</b>										
239-465-30-42190	OPERATING SUPPLIES								\$ 14,000	
239-465-30-43100	PROFESSIONAL SERVICES								\$ 7,000	
239-465-30-43220	POSTAGE								\$ 5,000	
239-465-30-43430	ADVERTISING								\$ 12,000	
239-465-30-43540	PRINTING								\$ 7,000	
	Totals for dept 465-30 - COMM, RESIDENTIAL & ECONOMIC MARKETING								\$ 45,000	
<b>Fund 239 - E D A TAX LEVY FUND:</b>										
	TOTAL REVENUES	\$ 766,680	\$ 768,140	\$ 372,334	\$ -				\$ 832,077	
	TOTAL EXPENDITURES	\$ 529,320	\$ 645,866	\$ 502,676	\$ 67,177				\$ 676,199	
	NET OF REVENUES & EXPENDITURES	\$ 237,360	\$ 122,274	\$ (130,342)	\$ (67,177)				\$ 155,878	

## Economic Development Report

Derrick LaPoint

### Monthly Highlights



- **Downtown Moorhead Redevelopment**

- It has been a great month for our downtown redevelopment. We are excited to announce a wonderful partnership with Essentia Health for a significant investment in the walking loop at the new library community center. We are so grateful for this partnership and recognize that health and wellness is something we need to pride ourselves in Moorhead. We are excited for more opportunities with Essentia Health in the near future.
- Construction continues on the site as we push closer into winter. The City of Moorhead's engineering team has been hard at work to complete many of the new roads within the development site. We are excited to see these new roadways function and provide enhanced experience in our downtown core.

We are receiving many inquiries and questions regarding the downtown redevelopment plan. We encourage the residents, businesses, and perspective developers to check out the project website [More To Moorhead](#) and [Yes56560](#).

- **FMWF Chamber of Commerce**

- On October 29<sup>th</sup>, the FMWF Chamber hosted their annual celebration. It was a great opportunity to connect with community leaders and share in some of the successes in Moorhead and our region. Our partnership with the Chamber has continued to grow especially in our legislative needs.

- **MoorFor94 – Interstate 94 Improvement Project**

- On October 9<sup>th</sup>, I was asked to attend a small focus group on the MoorFor94 project. This MN DOT project, ran by Bolten & Menk, focuses on Interstate 94 improvements throughout the whole corridor. It was important to relay onto the Bolton & Menk team the growth that we are experiencing in the community and that we should improve the whole corridor to the appropriate size to accommodate that growth. Note that this project is still a few years out and that more engagement with the community will occur.

- **11<sup>th</sup> Street Underpass**

- As of October 30, all lanes on 1<sup>st</sup> Avenue North are now open, including the intersections at 10<sup>th</sup> Street and 12<sup>th</sup> Street!
- Main Avenue has reopened one lane in each direction for eastbound and westbound traffic. Full reopening of all lanes is expected by mid to late November.

- Center Avenue will be closed between 10<sup>th</sup> Street and 14<sup>th</sup> Street for construction through November 2026, when the final phase of the project is scheduled to be completed.
- We encourage residents and businesses to keep updated through the project website at [www.mndot.gov/d4/projects/moorhead11thstreetunderpass](http://www.mndot.gov/d4/projects/moorhead11thstreetunderpass) and signup for email notifications. For questions, please call the hotline number at 218-292-8779.
- **City Council Action – Approved or Pending**
  - 9/8/2025 – Approved Land Sale (2200 8 Ave N) to Nygaard Nursery
  - 9/8/2025 – Approved Option Agreement (2900 50 St S - 554 acres) to DG Fuels
  - 9/8/2025 – Approved 2025 Border City Enterprise Zone Program
  - 9/22/2025 – Public Hearing and Approved Land Sale (118 5 St S - Library) to DEQ Investments