



**ECONOMIC DEVELOPMENT AUTHORITY  
MEETING AGENDA  
NOVEMBER 18, 2025 AT 1:00 PM  
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N**

1. Call to Order/Roll Call
2. Agenda Amendments
3. Citizens To Be Heard
4. Business Items
  - A. Resolution Authorizing Access and Due Diligence Agreements within the Moorhead Downtown Addition.
5. Adjourn

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## Memorandum

To: EDA Board Members  
From: Derrick LaPoint, DMI/Economic Development  
Amy Thorpe, Economic Development Program Administrator  
Date: November 18, 2025



### Downtown Redevelopment Project

The City and EDA created a redevelopment tax increment financing district (Downtown Moorhead Redevelopment District No. 31) for the purpose of encouraging and supporting redevelopment of the area formerly occupied by the Moorhead Center Mall. The EDA has specific authorization under Minnesota law to carry out economic development activities including the power to sell and convey property it owns within a TIF district, if it is in the best interests of the City and it furthers the EDA's general plan of economic development.

In April 2025, the City transferred ownership of multiple parcels within TIF District 31 to the EDA – including Lots 1 and 2, Block 2; Lot 1, Block 3; Lots 1-3, Block 4; Lots 1-3, Block 5; Lots 1-3, Block 6; and Lot 1, Block 7, all in the Moorhead Downtown Addition, Moorhead, MN.

### Environmental Testing and Due Diligence

Construction of city infrastructure projects to establish streets in the development area is well underway. Environmental testing and abatement have been performed in areas throughout the site. Most of the testing has been completed in the public right-of-way areas relating to infrastructure projects. To further understand any potential pollutants or contaminants on developable parcels, the MPCA has agreed to fund additional testing of Lot 1 Block 4 and Lot 2 Block 5, both in the Moorhead Downtown Addition.

### Site Access

The sites are being prepared for marketing and future development, and potential buyers may require access prior to or during their due diligence period. The attached resolution would allow the City Manager to execute Access and Due Diligence Agreements for properties located within the Downtown Redevelopment TIF District No. 31.

### Recommended Motion

Approve Resolution Authorizing Access and Due Diligence Agreements within the Moorhead Downtown Addition.

Member \_\_\_\_\_ introduced the following resolution and moved for its adoption:

RESOLUTION AUTHORIZING ACCESS AND DUE DILIGENCE AGREEMENTS WITHIN  
MOORHEAD DOWNTOWN ADDITION

WHEREAS, the Moorhead Economic Development Authority (the “Authority”) has created TIF District No. 31, a Redevelopment District, for the purpose of redevelopment of the parts of the downtown Moorhead; and

WHEREAS, pursuant to Minn. Stat. § 469.101, subdivision 2, the Authority acquired real property described as:

Lots 1 and 2, Block 2; Lot 1, Block 3; Lots 1-3, Block 4; Lots 1-3, Block 5; Lots 1-3, Block 6; and Lot 1, Block 7; all in the Moorhead Downtown Addition to the City of Moorhead, Clay County, Minnesota.

WHEREAS, the Authority, in cooperation with the City, will coordinate the sale, lease, and use of the property pursuant to the Agreement to Close Out Pre-Development Agreement and Lien Agreement, dated December 12, 2024, to effectuate the goals and objectives of the redevelopment plan for TIF District No. 31; and

WHEREAS, the Authority, in cooperation with the City, wishes to provide public and private parties access to the site for the purposes of site investigation, testing, due diligence and other activities relating to the redevelopment of the sites.

NOW, THEREFORE, BE IT RESOLVED by the Economic Development Authority of the City of Moorhead, Minnesota, that the City Manager is authorized and directed to execute Agreements relating to the site investigation, testing, due diligence and other activities related to the redevelopment of the sites noted above.

Passed by the Moorhead Economic Development Authority this 18th day of November, 2025.

APPROVED BY:

\_\_\_\_\_  
Nate Anderson, Chair

ATTEST:

\_\_\_\_\_  
Kim Schlotfeldt, Secretary

The motion for the adoption of the foregoing Resolution was duly seconded by Member \_\_\_\_\_ . On roll call vote, the following members voted aye: \_\_\_\_\_ . The following members voted nay: \_\_\_\_\_ . The following members were absent and not voting: \_\_\_\_\_ . The majority having voted aye, the motion carried and the Resolution was duly adopted.