



**ECONOMIC DEVELOPMENT AUTHORITY
MEETING AGENDA
MARCH 2, 2026 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. February 2, 2026, Meeting Minutes
4. Citizens To Be Heard
5. Commissioners' Report
6. Presentations
 - A. 2026 Legislative Priorities - Lisa Bode, Governmental Affairs
 - B. 2025 Annual Development Report - Matt Leiseth, DMI/Economic Development
7. Business Items
 - A. Election of Officers
 - B. Economic Development Report
8. Information/Update
 - A. Spark Center for Entrepreneurship - [Link to Spark Center](#)
 - B. Downtown Moorhead Vision - [Link to More to Moorhead Website](#)
 - C. The Loop | Moorhead Public Library — [Link to The Loop](#)
 - D. Building & Housing Updates - [Link to Reports](#)
 - E. 11th Street Underpass Project - [Link to MnDOT Project Details & Updates](#)
9. Adjourn

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**MINUTES OF THE ECONOMIC DEVELOPMENT AUTHORITY
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N
February 2, 2026 - 11:45 AM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

Present (6): Sheri Larson, Emily Moore, Kim Schlotfeldt, Rob Sobolik, Deb White, Amy Anderson

Present Not Voting (1): Evan Balko

Absent (2): Chris Howell, Joel Paulsen

2. Agenda Amendments

There were no amendments to the agenda.

3. Approval of Minutes

A. January 2, 2026, Meeting Minutes

Motion to Approve made by Kim Schlotfeldt and seconded by Emily Moore.

For 6: Sheri Larson, Emily Moore, Kim Schlotfeldt, Rob Sobolik, Deb White, Amy Anderson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

4. Citizens To Be Heard

Stacia Sytsma, Greater MBA Executive Director, provided an update on recent events and shared a preview of upcoming activities on behalf of the Greater Moorhead Business Association. To learn more, visit their website at: <https://greatermba.org>.

5. Commissioners' Report

Commissioners had no updates or reports at this time.

6. Presentations

A. Board Member Recognitions

City Manager Dan Mahli recognized outgoing Board Chair Nate Anderson and Vice Chair Chad Cota for their leadership and contributions to the Economic Development Authority. Both members recently completed two three-year terms of service. Mahli highlighted the projects and economic development efforts that took place during their six years on the board and presented each with a commemorative "56560" plaque in recognition of their dedication and commitment to the community. He noted that their guidance has strengthened the organization and expressed the City's gratitude for their years of service.

7. Business Items

- A. Resolution Authorizing Parameters Resolution i) Authorizing the Sale of Lease Revenue Bonds, Series 2026A, ii) Delegating Authority to Certain Members of the City and EDA (Pricing Committee): iii) Establishing Parameters, iv) Authorizing the Execution and Delivery of a Lease-Purchase Agreement and Trust Indenture

City Attorney John Shockley provided an overview of the proposed parameters resolution and outlined details regarding the issuance of lease revenue bonds. He explained how the resolution establishes the necessary parameters and delegates authority for the pricing process.

Chris Hogan of Baker Tilly participated virtually to address any questions from the Commission.

Commissioners had no further questions.

Motion to Approve made by Deb White and seconded by Kim Schlotfeldt

For 6: Sheri Larson, Emily Moore, Kim Schlotfeldt, Rob Sobolik, Deb White, Amy Anderson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- B. Economic Development Report

Matt Leiseth, DMI/Economic Development, provided an overview of the Economic Development Report and highlighted key items included in the packet materials.

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 12:04 pm.



City Council Communication

January 26, 2026

SUBJECT:

Resolution to Adopt 2026 City of Moorhead Legislative Priorities

RECOMMENDATION:

It is recommended that the City Council adopt legislative priorities for 2026.

BACKGROUND/KEY POINTS:

The City of Moorhead has a strong interest in state policy and funding decisions that may affect our community and region. The 2026 legislative session opens on February 17. In advance of that time, the City Council is asked to approve a list of specific and general legislative goals and priorities intended to support a high quality of life for Moorhead residents and businesses, respond to competitive disparities due to differences in state policies between border cities, and advance capital projects that benefit the City of Moorhead.

The City Council authorized two capital investment applications which were submitted to the office of Minnesota Management & Budget in June 2025:

- \$18.5M for flood mitigation (plus funding for the remaining Minnesota components of the FM Diversion project; total \$64.07M)
- \$10.0M for wastewater treatment improvements

The Senate and House Capital Investment Committees visited Moorhead in summer and fall 2025 to view and hear presentations on these projects that will be part of the Committees' work during the 2026 legislative session.

With regard to policy matters, it is recommended that the City pursue enhancements to the Border City Enterprise Zone program, a sales tax exemption for City Hall renovation building materials, and legislation that sets the table for Sustainable Aviation Fuel production in Moorhead, as well as supporting initiatives of our local partners that affect our community, including: Moorhead Cultural Mall, Heartland Trail, Jasmin Childcare, Clay County Residential Psychiatric Treatment Center, FM Area Diversion – Clay County & Buffalo-Red River Watershed District components, Passenger Rail Service, and Moorhead educational institutions.

The City's team for legislative advocacy includes the Legislative Workgroup (Mayor Carlson and Council members Nelson and Borgen), City Manager Mahli, Governmental Affairs Director Bode, along with the contract lobbyists from Flaherty & Hood, PA and Fredrikson & Byron, PA.

The City of Moorhead holds active memberships in the League of Minnesota Cities and Coalition of Greater Minnesota Cities and works in alliance with these membership organizations on issue of statewide and greater Minnesota interest, such as housing, annexation and environmental policy, and local government aid.

FINANCIAL CONSIDERATIONS:

N/A

Voting Requirements: Majority of Quorum



City Council Communication

January 26, 2026

Submitted By:

Dan Mahli, City Manager
Lisa Bode, Governmental Affairs Director

Attachments: Draft Resolution

RESOLUTION

Resolution to Adopt 2026 City of Moorhead Legislative Priorities

WHEREAS, the City of Moorhead advocates targeted legislative initiatives to support a high quality of life for Moorhead residents and businesses, to respond to competitive disparities as a Minnesota Border City, and to advance capital projects that benefit the City; and

WHEREAS, the City effectively utilizes the skills of the City's elected officials and staff, together with contracted services of the City's legislative advisors (Flaherty & Hood; Fredrikson & Byron) to advance the City's legislative goals.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that they do hereby adopt the City's 2026 State Legislative Goals as follows:

- **Flood Risk Mitigation:** Seek \$18.5 million state funding to convert seven high priority lift stations to FEMA/US Army Corps of Engineers risk and reliability standards, completing Moorhead's Comprehensive In-Town Flood Mitigation Plan, and a total of \$64.07 million combined for Moorhead, Clay County, and Buffalo Watershed District flood mitigation.
- **Wastewater Treatment Improvements:** Seek \$10 million state funding to improve the Wastewater Treatment Facility serving Moorhead and Dilworth
- **Border Cities Legislation:** Pursue modification to the Border City Enterprise Zone law to modernize the program for the current economy.
- **Downtown Center Revitalization:** Pursue sales tax exemption on construction materials for City Hall renovation.
- **Public Safety:** Monitor opportunities and address challenges affecting Moorhead's public safety services.
- **Sustainable Aviation Fuel Facility:** Support state policy efforts to attract sustainable aviation fuel industry to Minnesota and planned Moorhead facility.
- **Partnerships:** Offer support to community partners that are addressing opportunities and challenges that affect Moorhead residents, businesses, and visitors, including the following projects:
 - Moorhead Cultural Mall
 - Heartland Trail
 - Jasmin Childcare
 - Residential Psychiatric Treatment Center
 - FM Area Diversion – Clay County & Buffalo-Red River Watershed District
 - Passenger Rail Service
 - Moorhead educational institutions
- **Recreational Amenities:** Pursue and support local and regional parks and trails that connect Moorhead neighborhoods and surrounding communities.
- **Minnesota Cities Initiatives:** Support legislative activity of Coalition of Greater Minnesota Cities and League of Minnesota Cities consistent with local plans and studies, including Onward Moorhead Comprehensive Plan and Moorhead Strategic Plan.

PASSED: January 26, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

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

The Fairmont Creamery Co (circa 1940s)



K-Mart | EasTen Shopping Center (circa 1990)



EasTen Shopping Center (circa 1990)



NOW



Fairmont Flats



Runnings | EasTen Shopping Center



EasTen Shopping Center

Photo Credit: Historical and Cultural Society of Clay County



Credit: Folkways & Studio Freshly



CITY OF MOORHEAD COMPREHENSIVE PLAN

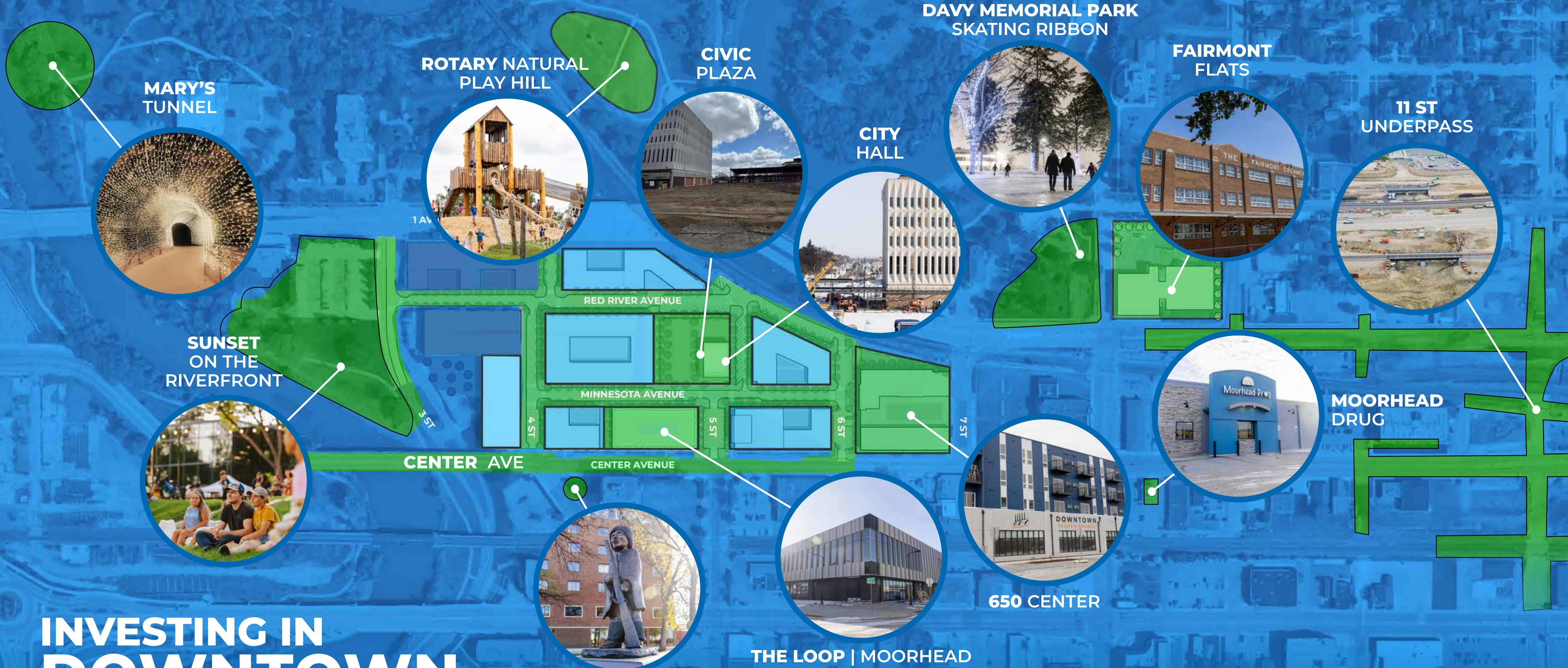
ONWARD MOORHEAD!

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



in partnership with Downtown Moorhead Inc.

-  FUTURE DEVELOPMENT
-  COMPLETE / IN-PROGRESS



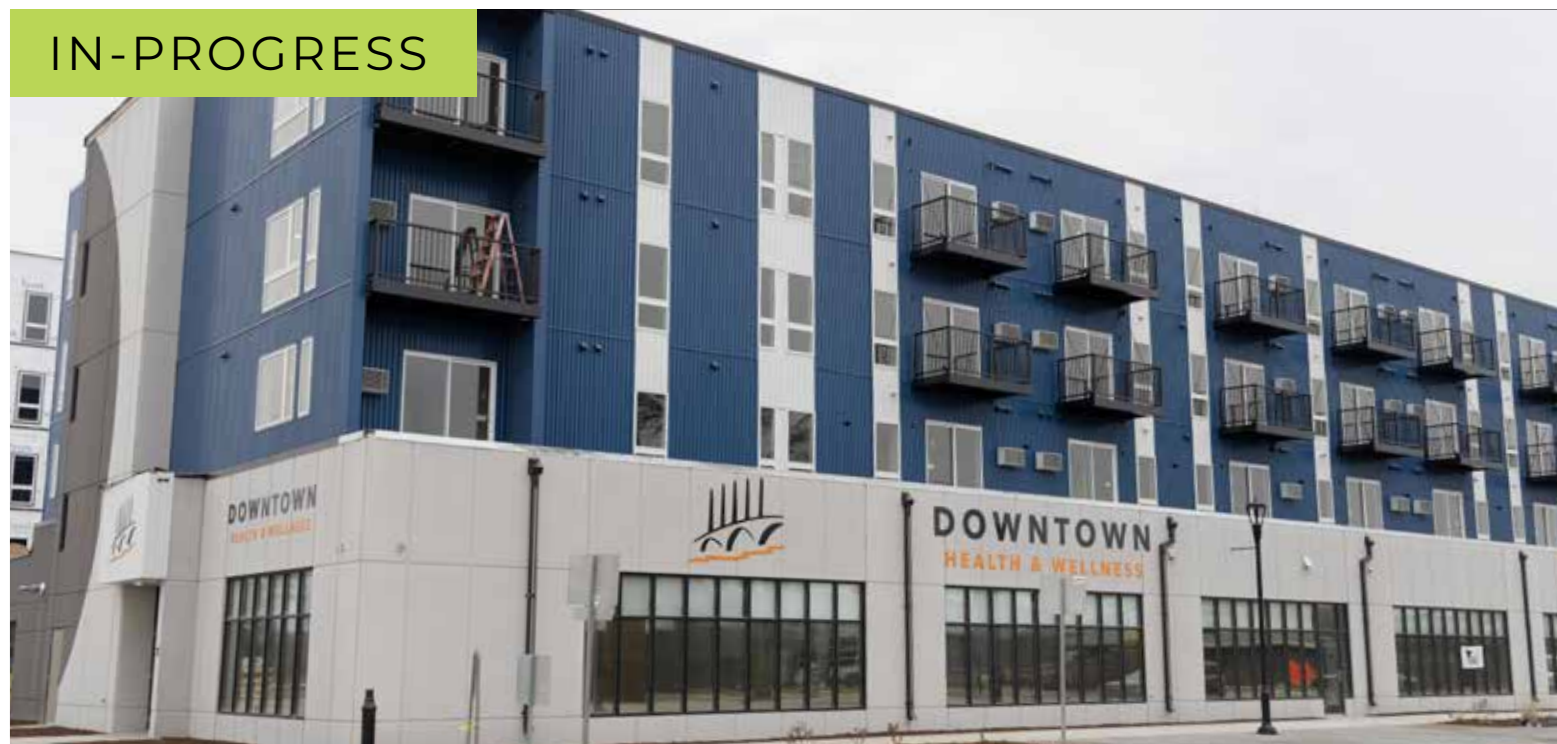
INVESTING IN DOWNTOWN | PROGRESS IN 2025

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

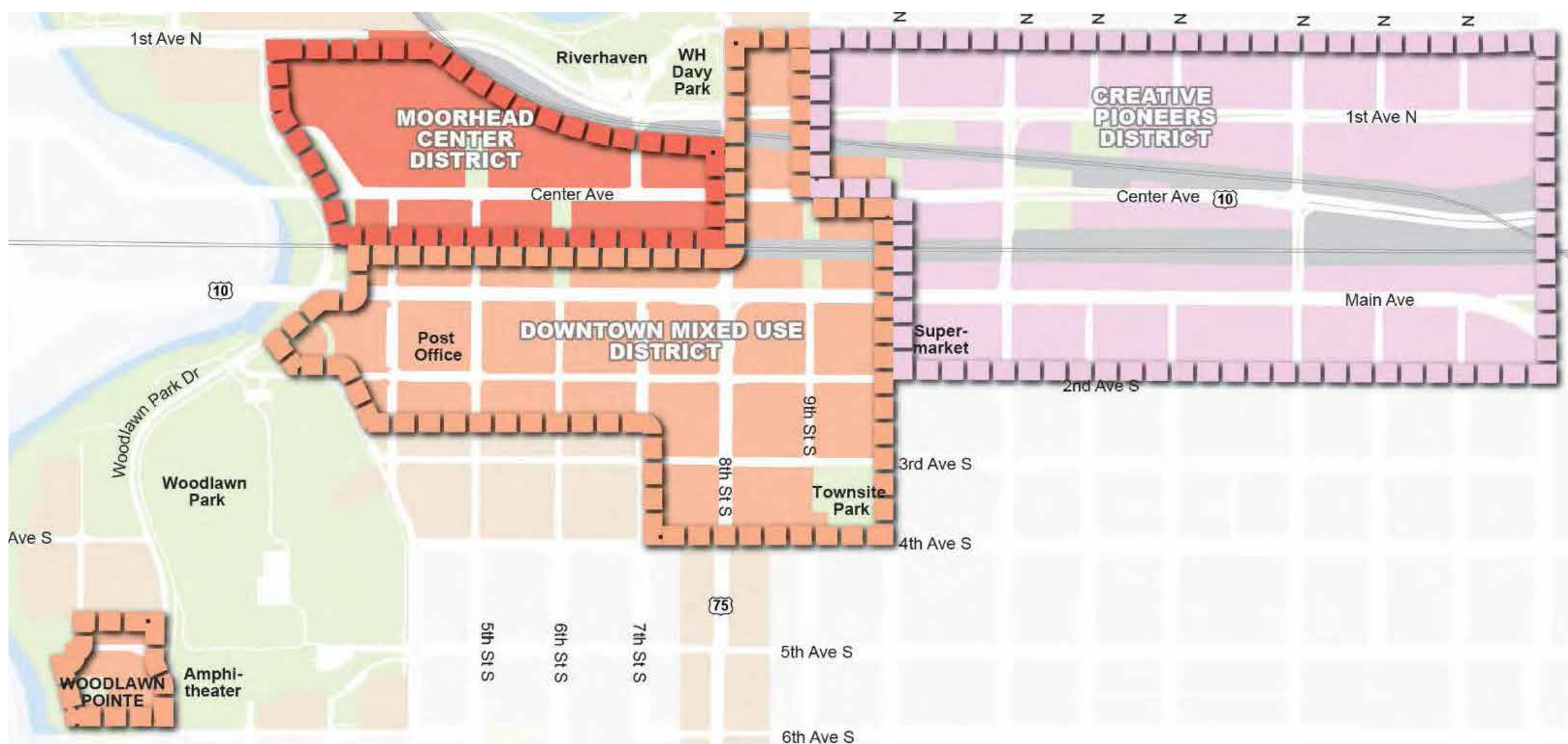
COMPLETE (MORE EVENTS TO COME)



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.





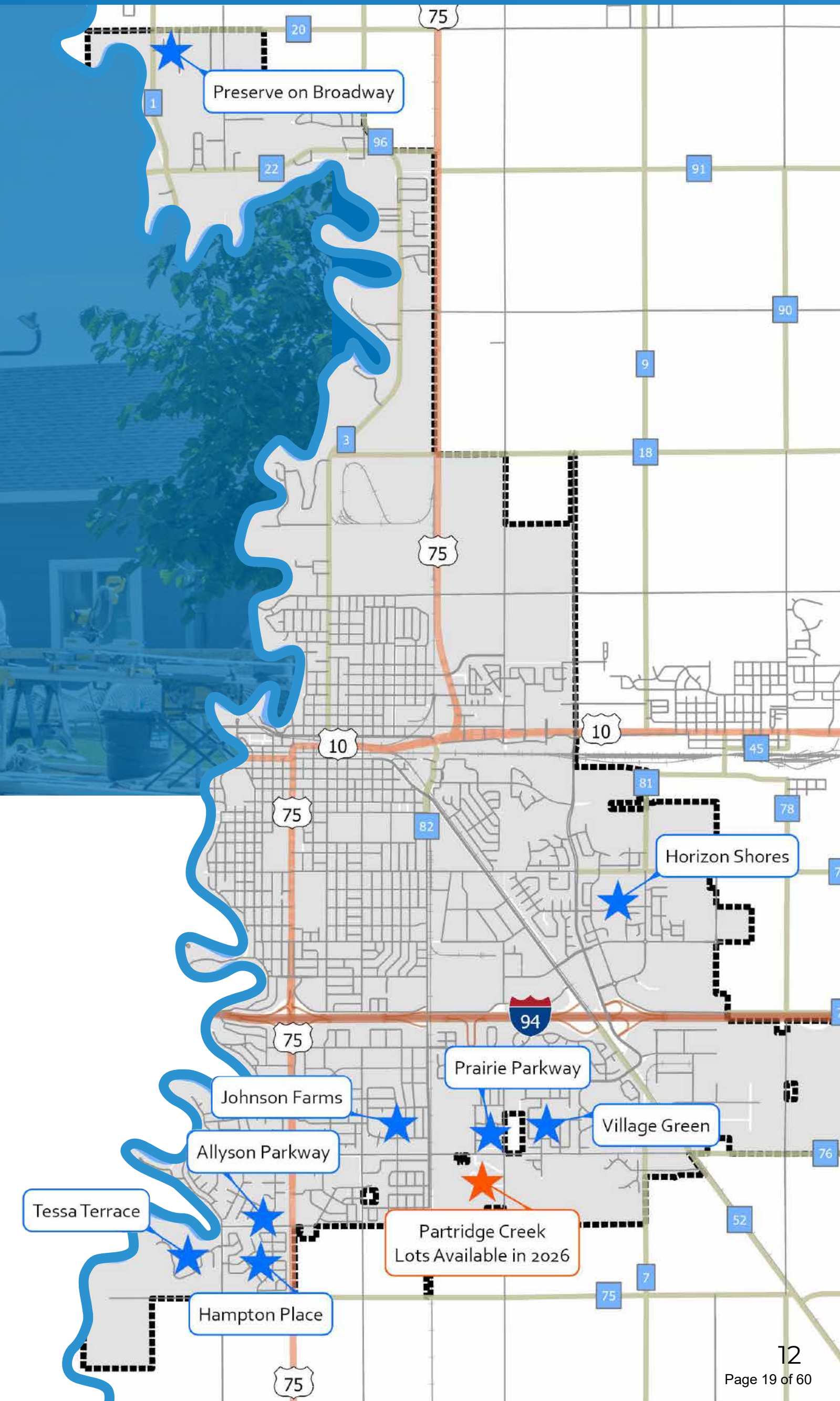
2025 NEIGHBORHOODS

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.



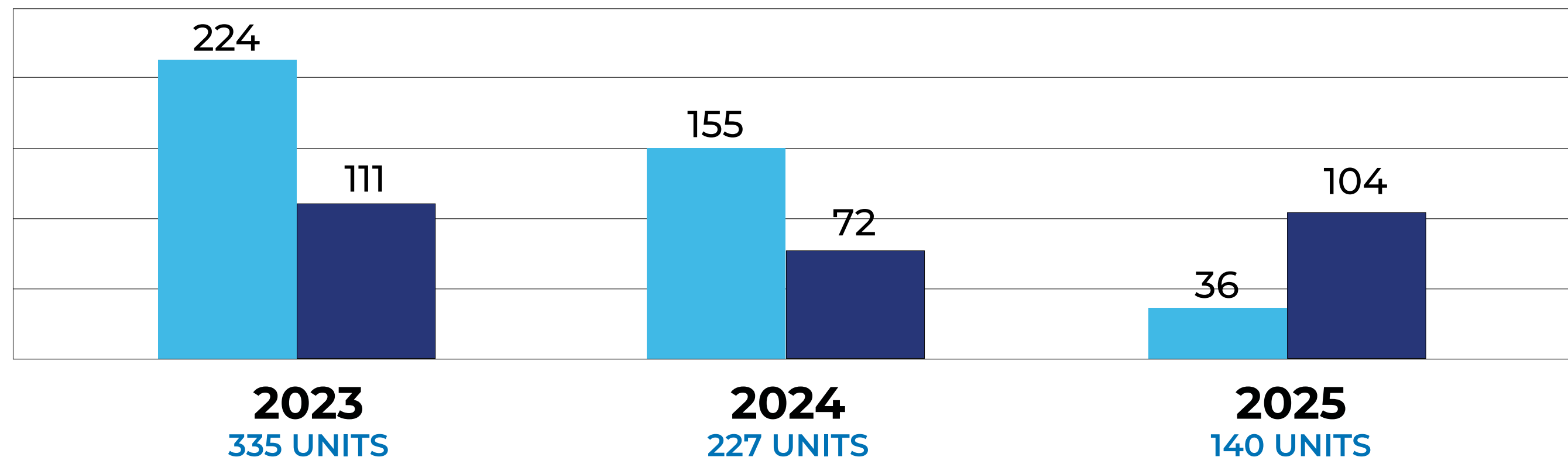


RESIDENTIAL DEVELOPMENT



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.

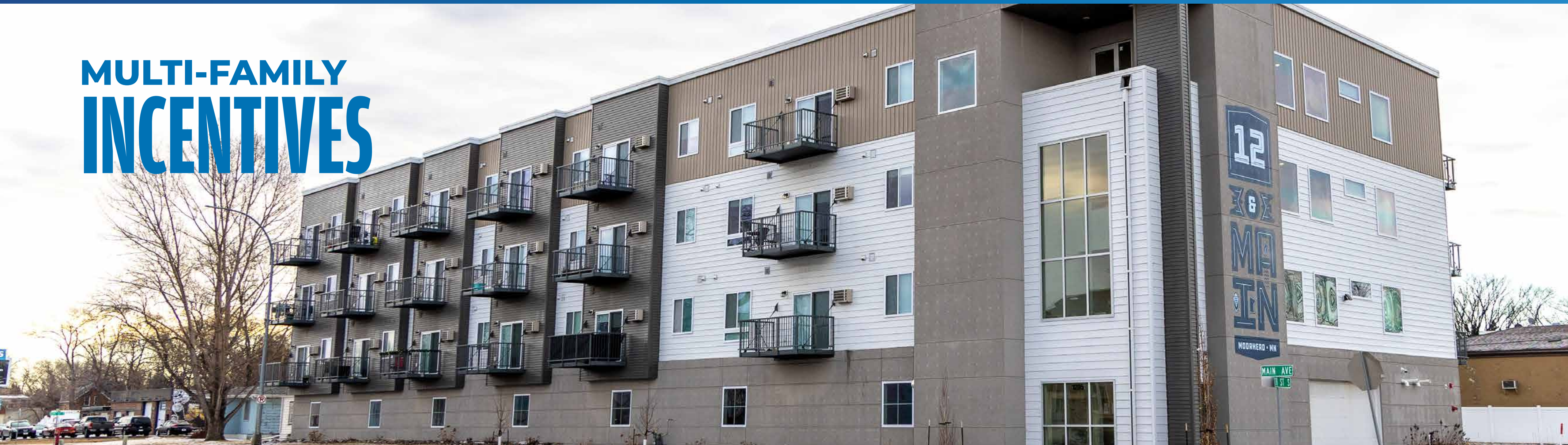
HOME PROGRAM FOR **First & New Homebuyers**

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

Circle K Fuel Canopy Replacement
1501 11 St N

Kwik Trip
1409 Main Ave SE

Kwik Trip
1100 30 Ave S

Horace Mann Insurance
2901 Frontage Rd S

Green Goods Dispensary
800 30 Ave S

Pancheros
826 30 Ave S

Byte Speed
3131 24 Ave S

Speedee Rapid Oil Change*
1023 30 ave S

ETS Performance
2732 22 Ave S

Unwind Dispensary
3505 8 St S

Dispensary
100 21 St N

Cannabis Production Facility
2756 22 Ave S

Fix It Forward
2622 2 Ave N

Dorothy Day
1308 Main Ave

Total Balance
3501 8 St S

Studio 56560
303 21 St N

Fitness Facility
1607 29 Ave S

Downtown Health & Wellness* (650 Block development)
22 6 St N

The Title Team* (650 Block development)
44 6 St N

Oasis FM* (650 Block development)
15 7 St N

The Forge* (650 Block development)
640 Center Ave

Fuel Haus* (650 Block development)
640 Center Ave

Rosebud Cannabis Company Dispensary
2223 Hwy 10 E

Circle K EV Charging Stations
3475 28 Ave S

Courts and Pints *
2605 8 St S

7 Brew Drive Thru Coffee
2401 8 St S

Papa Johns
3316 Hwy 10 E

*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

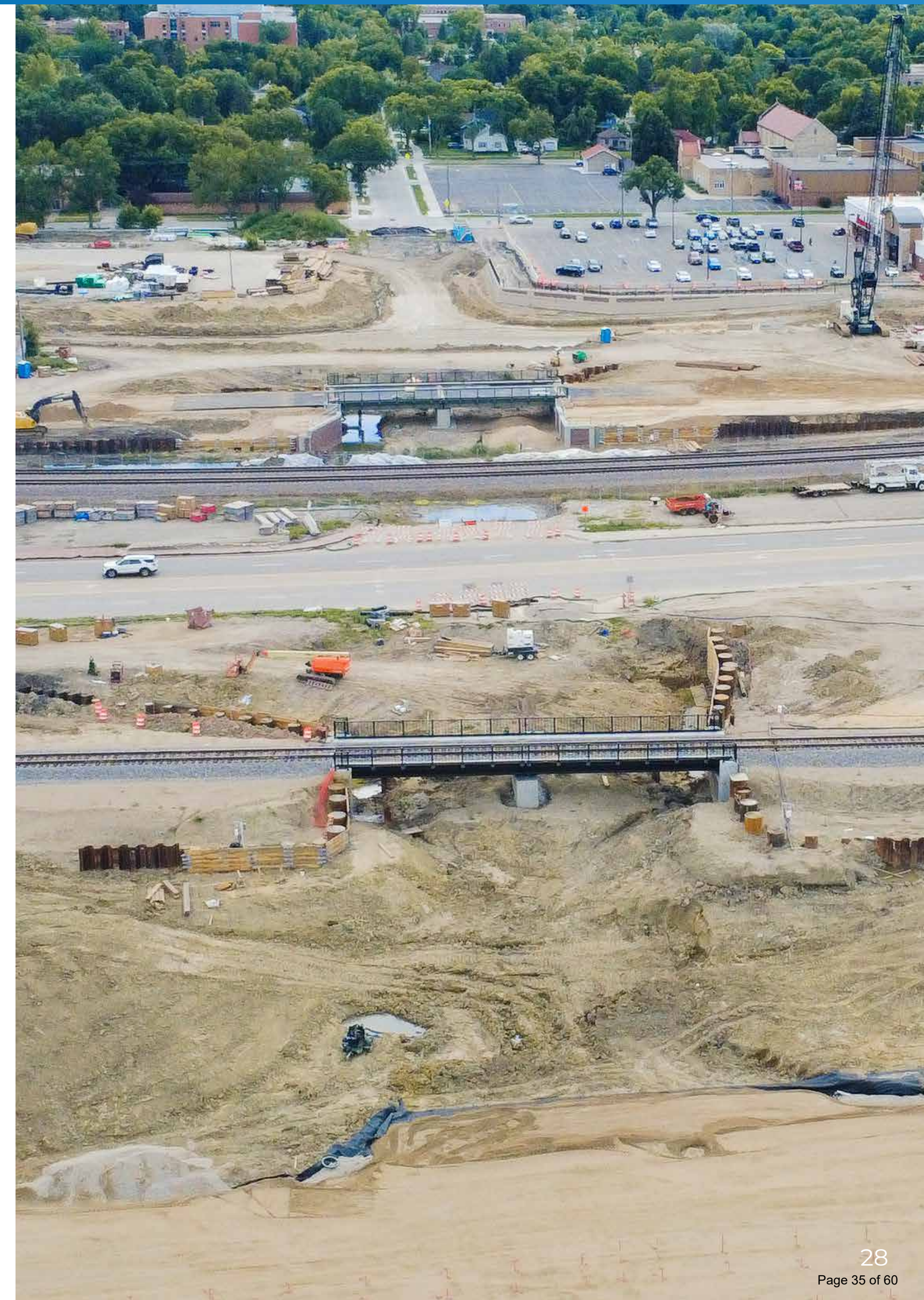
- In 2026, a final design will be completed for \$40M in improvements at the Wastewater Treatment Facility to address capacity, regulatory requirements, asset renewal, and community safety & resilience

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



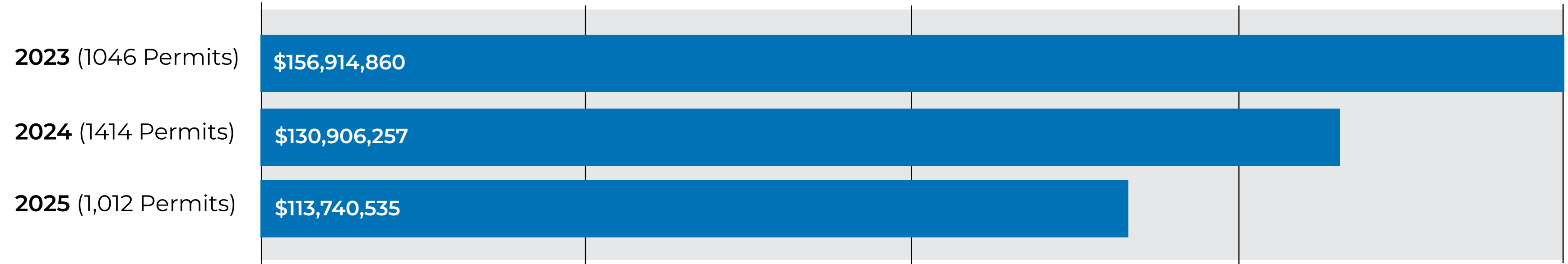
PERMITS AND INVESTMENT





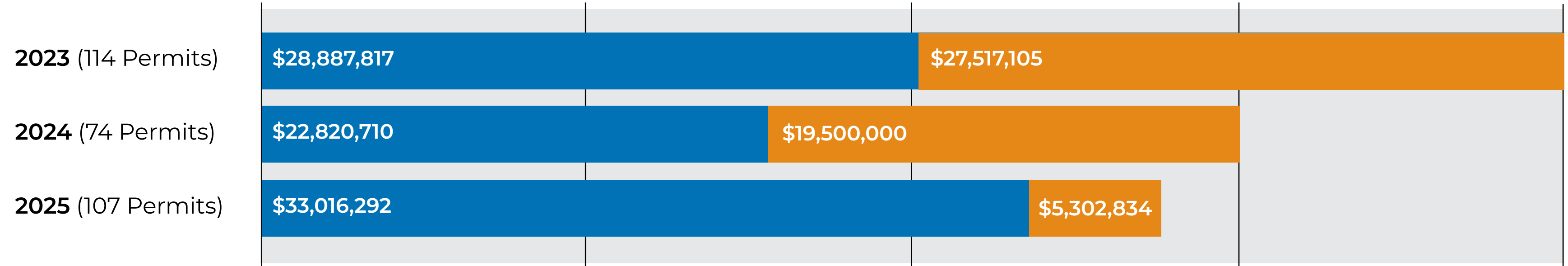
ANNUAL BUILDING INVESTMENT

■ Valuation



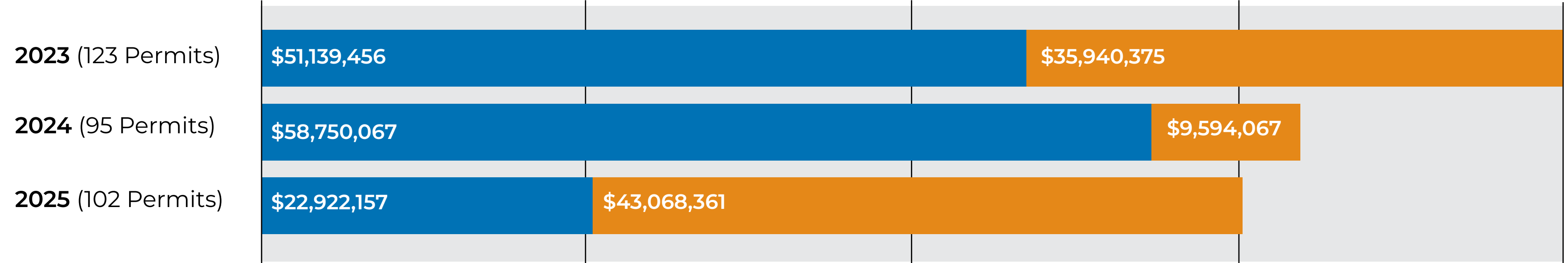
RESIDENTIAL PERMIT VALUES

■ 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

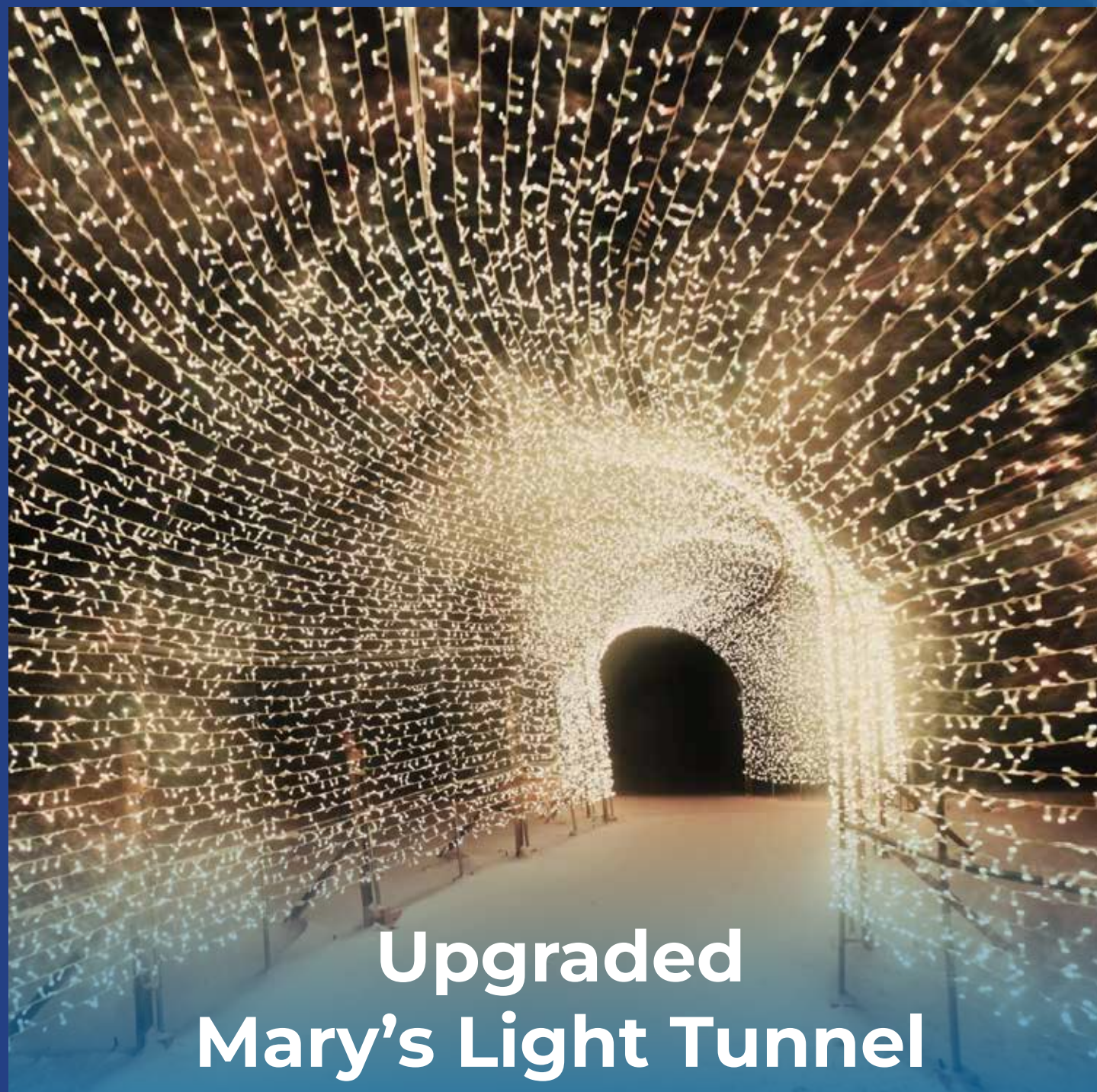
RiverArts events were held June-August and Farmer's Market June-October. These community gatherings were filled with local vendors, live music, cultural performances, art activities and more.





NEW IN 2025

DOWNTOWN EXPERIENCES



**Upgraded
Mary's Light Tunnel**
Viking Ship Park



Sculpture Walk
moorheadsculpturewalk.com



Skating Ribbon
Davy Memorial Park

FOLKWAYS | CITY OF MOORHEAD

SUNSET ON THE RIVERFRONT

On August 7, Folkways hosted its 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.



Photo Credit: Folkways & Studio Freshly



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

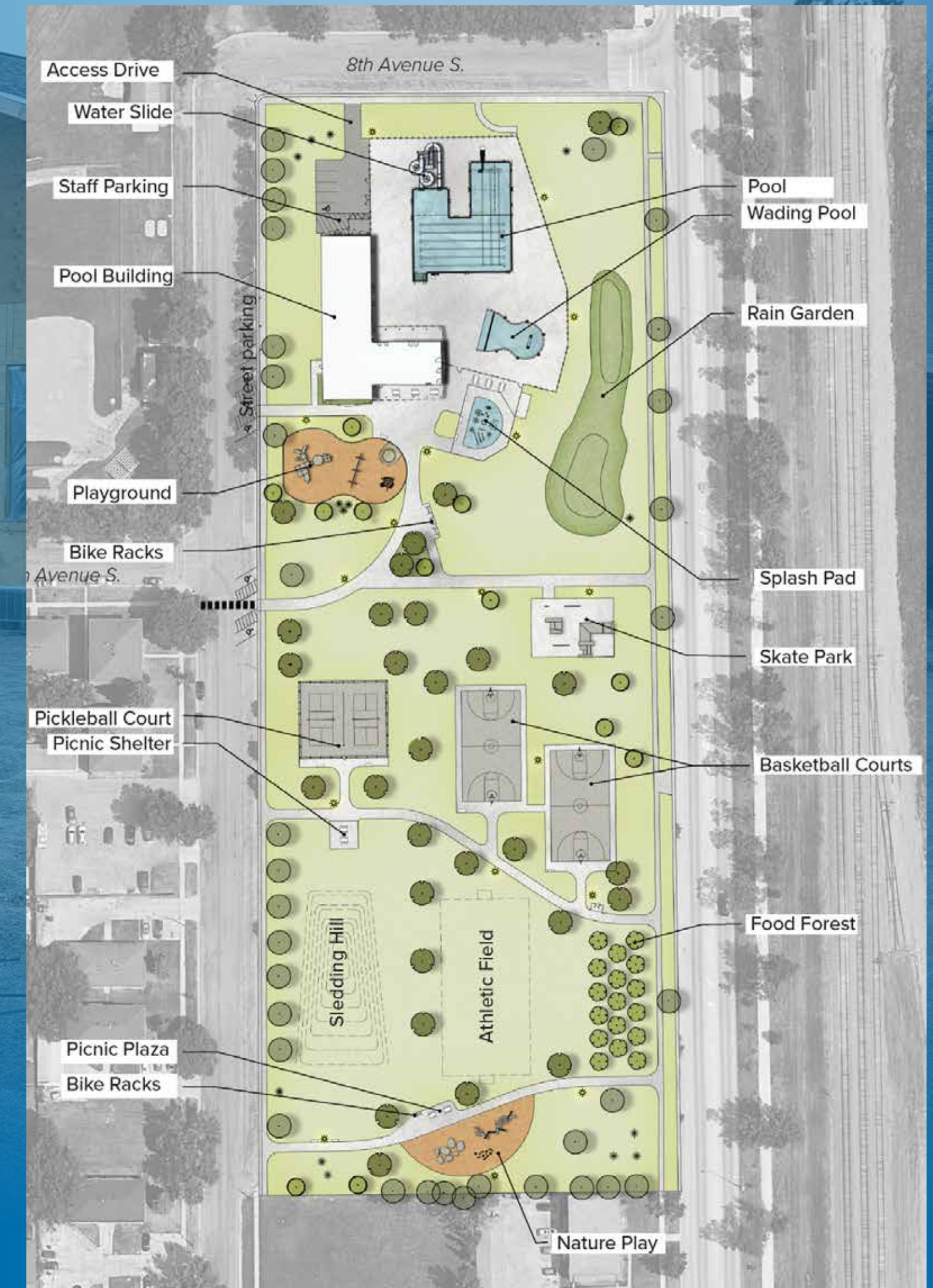


COMING 2026

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](http://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**

2025 ANNUAL DEVELOPMENT REPORT

City of Moorhead



MOORHEADMN.GOV



Memorandum

To: EDA Board Members
From: Amy Thorpe, Economic Development Program Administrator
Date: March 2, 2026
Subject: Election of Officers & Subcommittee Appointments



Election of Officers

The annual election of EDA officers—Chair, Vice Chair, and Secretary—occurs at the first meeting following committee appointments made by the Mayor and City Council. All non–City Council board members are eligible to serve in these leadership positions.

Officers seated in 2025 included:

- **Chair:** Nate Anderson (term ended February 8, 2026)
- **Vice Chair:** Chad Cota (term ended January 31, 2026)
- **Secretary:** Kim Schlotfeldt

The EDA Bylaws do not prohibit officers from serving multiple terms. Nominations for each office will be taken from the floor, beginning with Chair. When multiple nominees are presented, a paper ballot will be used.

Relevant Bylaw Excerpt

ARTICLE IV — Officers and Their Election and Duties

Section 1. Election of Officers.

The Commissioners shall elect from their members the officers of Chair, Vice Chair, and Secretary at the first regular meeting following committee appointments made by the Mayor during the first quarter of each year. In the event of a vacancy, the Commissioners shall elect an officer to fill the unexpired term at the earliest possible regular meeting.

Section 2. Chair.

The Chair may not be a Commissioner appointed as a City Council Member. The Chair shall preside over all meetings when present, provide reports as necessary or required, and perform all duties attendant to the office or assigned by the Commissioners.

Section 3. Vice Chair.

The Vice Chair shall perform the duties of the Chair in the Chair’s absence, incapacity, or resignation until a new Chair is elected.

Section 4. Secretary.

The Secretary shall review minutes of all Authority meetings, provide reports as required, and perform all duties attendant to the office or assigned by the Commissioners.

Subcommittee Appointments

Moorhead Loan Fund Advisory Board

A five-member advisory group that meets as needed to review business loan applications for gap-financing. Membership is determined automatically by ward and MBA representation:

- Ward 1 – Siham Amedy
- Ward 2 – Derrick LaPoint
- Ward 3 – Amy Anderson
- Ward 4 – Rob Sobolik
- MBA Representative – Kim Schlotfeldt

MCCARA Development Control Board

A five-member group that meets as needed to review development and building plans for compliance with standards and protective covenants in the MCCARA Industrial Park (Third and Fourth Additions only).

- EDA Representatives: Three Vacant Positions
- MCCARA Representatives: Chuck Mathees (Rigels); One Vacant Position (appointed by MCCARA owners)

Action Requested

- A resolution is needed to nominate and appoint members to serve as Chair, Vice Chair, and Secretary.
- Additionally, volunteers are needed to fill vacancies on the MCCARA Development Control Board.

Please feel free to contact me with any questions prior to the meeting.

Economic Development Report

Matt Leiseth



Monthly Highlights

Downtown Moorhead Redevelopment

On January 30th, Essentia Health officially announced the purchase of the Wells Fargo Building on 8th Street and Center Avenue. They plan to remodel the space for a new family medicine clinic. Essentia Health will be expanding access to primary and walk-in care services. Essentia looks forward to opening their doors to the community and welcoming patients in summer 2027.

Progress across the downtown core remains steady. Construction continues at both The Loop | Moorhead Public Library and the 650 Center Avenue project. Work at The Loop is advancing toward a projected April 2026 opening. City Hall remodel is also moving forward, with steel now in place for the new council chambers and community-access spaces on the main floor, while upper floors continue to take shape. Kevin Bartram has indicated that his plans for the FM Center building after the city moves out are taking shape.

We continue to receive many inquiries about the downtown redevelopment plan. Residents, businesses, and prospective developers are encouraged to visit the project websites [More To Moorhead](#) and [Yes56560](#) for updates and resources.

FMWF Chamber of Commerce

The **Midwest Economic Outlook Summit** was on February 19th and featured Neel Kashkari, president and CEO of the Reserve Bank of Minneapolis. Mr. Kashkari offered insight into inflation, labor markets trends and key indicators shaping business and community planning.

The Chamber will host **Moorhead Area Day at the Capitol** on March 11–12. We hope community and business leaders will join us to share Moorhead's momentum. Registration details are available on the [Chamber website](#).

Sustainable Aviation Fuels (SAF)

DG Fuels has signed an option agreement for land in the MCCARA Industrial Park. Discussions will continue as they complete due diligence. The company remains focused on securing federal funding from the Department of Energy and working with the State of Minnesota on permitting. Locally, we are prepared to engage in detailed conversations about land and infrastructure needs.

Met with Julia Silvis with Greater MSP to discuss SAF in Moorhead. Moorhead and our surrounding agriculture and related industries can provide a great opportunity for DG Fuels or other potential SAF producers. We want to make sure we are top of mind when Greater MSP is in discussions with new producers.

11th Street Underpass

All lanes on Main Avenue and 1st Avenue North have remained open throughout the winter. Center Avenue will stay closed as the remaining portion of the underpass is completed in 2026. We anticipate reopening the full underpass by late fall. Residents and businesses are encouraged to follow project [MnDOT updates online](#) and sign up for email notifications. For questions, the project hotline is **218-292-8779**.

Center Avenue Construction

With Center Avenue construction (8th Street to 10th Street) beginning this spring, we are discussing the best ways to support our impacted businesses. Conversations about communication, signage, detours and collaboration with Greater MBA are in the works.

Moorhead Library (current building)

Our partners at Goldmark have listed the Moorhead Library for sale at \$1.4 million. We are already having interested parties looking into the building.

Fargo Inc. Magazine Article

This month's issue of Fargo Inc. Magazine highlighted the ongoing and potential upcoming projects in our downtown redevelopment zone. [Link to Article](#)

APPA – American Public Power Association Legislative Rally

Along with MPS General Manager Travis Schmidt, I attended the APPA Legislative Rally in Washington DC on February 23-25. This is an annual event to take public power's message to Capitol Hill. This a chance to communicate public power's value to help influence policymakers whose decisions impact our public utility.

City Council Action – Approved or Pending

- March 9 meeting
 - Public Hearing and Resolution to Approve a Property Tax Exemption and Employee Credit for Midland Assisted Care, doing business as Beehive Homes, assisted living and memory care services.

Upcoming Events

- February 24 – GFMEDC “Un-Annual Meeting” – Avalon Events Center – 4:30 – 6:30 pm
- March 11–12 – Moorhead Area Day at the Capitol (hosted by FMWF Chamber)