



**ECONOMIC DEVELOPMENT AUTHORITY
MEETING AGENDA
MAY 4, 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. March 2, 2026, Meeting Minutes
4. Citizens To Be Heard
5. Commissioners' Report
6. Presentations
 - A. 2026 Legislative Priorities — Lisa Bode, Governmental Affairs Director
7. Business Items
 - A. Emery Affordable Housing TIF - Annual Certification of Tenant Eligibility
 - 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. Building & Housing Updates - [Sign up for e-Notifications](#)
 - D. 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
MARCH 2, 2026 - 11:45 AM**

1. Call to Order/Roll Call

Acting Chair Schlotfeldt called the meeting to order and roll call was taken.

Roll call of the members was made as follows:

Present (7): Evan Balko, Chris Howell, Sheri Larson (Virtual), Emily Moore, Kim Schlotfeldt, Rob Sobolik, Deb White

Absent (3): Siham Amedy, Amy Anderson, Derrick LaPoint

2. Agenda Amendments

Amy Thorpe requested that the agenda be amended to move "Item 6A. Presentation on 2026 Legislative Priorities" to a future meeting.

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

For 7: Evan Balko, Chris Howell, Sheri Larson, Emily Moore, Kim Schlotfeldt, Rob Sobolik, Deb White

Against 0: None

Abstain/Recuse 0: None

Motion Passed

3. Approval of Minutes

A. February 2, 2026, Meeting Minutes

Motion to Approve made by Deb White and seconded by Chris Howell.

For 7: Evan Balko, Chris Howell, Sheri Larson, Emily Moore, Kim Schlotfeldt, Rob Sobolik, Deb White

Against 0: None

Abstain/Recuse 0: None

Motion Passed

4. Citizens To Be Heard

There were no citizens present to address the board.

5. Commissioners' Report

Commissioner White encouraged the board members and the community at large to support Moorhead's small businesses and "shop local" during these difficult economic times.

Commissioner Schlotfeldt attended the Greater Fargo Moorhead Economic Development Corporation (GFMEDC) "Un-Annual Meeting" and shared a printed section of the annual report which showed the [economic impact](#) of new capital investment and jobs on the local market.

6. Presentations

A. 2026 Legislative Priorities - Lisa Bode, Governmental Affairs

This item was moved to a future meeting under Agenda Amendments.

B. 2025 Annual Development Report - Matt Leiseth, DMI/Economic Development

Matt Leiseth, DMI/Economic Development, presented highlights from the 2025 Annual Development Report. Key points included new residential, commercial, and industrial development projects, as well as upcoming public projects supporting downtown redevelopment. He noted the spring opening of The Loop | Moorhead Library, which will also house the Spark Center for Entrepreneurship.

Commissioner White commented on the overall affordability of housing in Moorhead and noted that the city's new housing choices remain competitive within the MSA.

City Manager Dan Mahli added remarks on affordable housing, emphasizing the importance of preserving homes in older neighborhoods.

7. Business Items

A. Election of Officers

After discussion, a motion to approve a full slate of officers was made as follows: Derrick LaPoint, Chair; Kim Schlotfeldt, Vice Chair, and Evan Balko, Secretary.

Motion to Approve made by Rob Sobolik and seconded by Deb White.

For 7: Evan Balko, Chris Howell, Sheri Larson, Emily Moore, Kim Schlotfeldt, Rob Sobolik, Deb White

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 packet materials.

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

The meeting adjourned at 12:34 pm.

APPROVED BY:

ATTEST:

Derrick LaPoint
EDA Chair

Evan Balko
EDA Secretary

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

DRAFT

RESOLUTION 2026-0126-2

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
 - Clay County Non-Secured Juvenile Expansion
 - 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:


MICHELLE (SHELLY) A. CARLSON, Mayor

ATTEST:


CHRISTINA RUST, City Clerk

Bonding Request

To construct the remaining flood mitigation infrastructure in Minnesota,

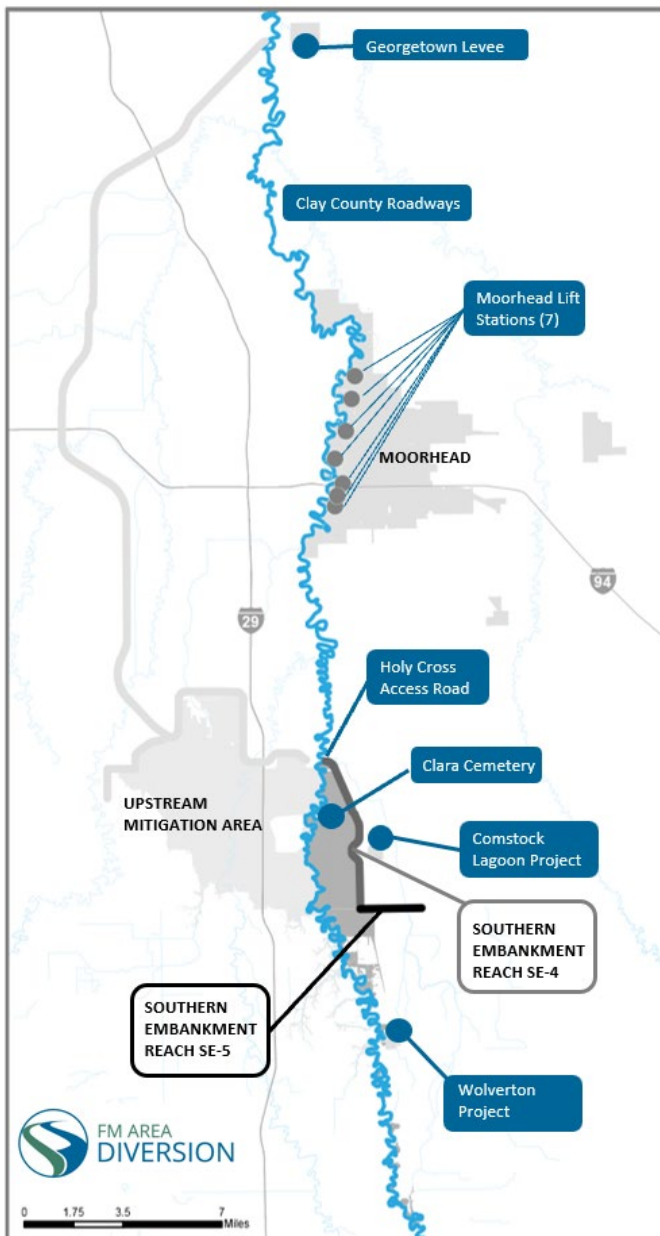
HF 2224
SF 2015

the City of Moorhead and Clay County request funding from the DNR's Flood Damage Reduction Program. The funding would be used to complete the remaining components within the City of Moorhead first.

We have received federal matching dollars!

In March 2026, we were given notice of federal funding that will be coming into the program sooner than expected. **This federal funding can be used for the FM Area Diversion to match \$32 million in state funding with federal funds, allowing all \$64 million in work to proceed.** This means not only relief from flooding for Minnesota communities but up to \$6,000 in flood insurance relief per impacted family each year – money that will go back to their communities.

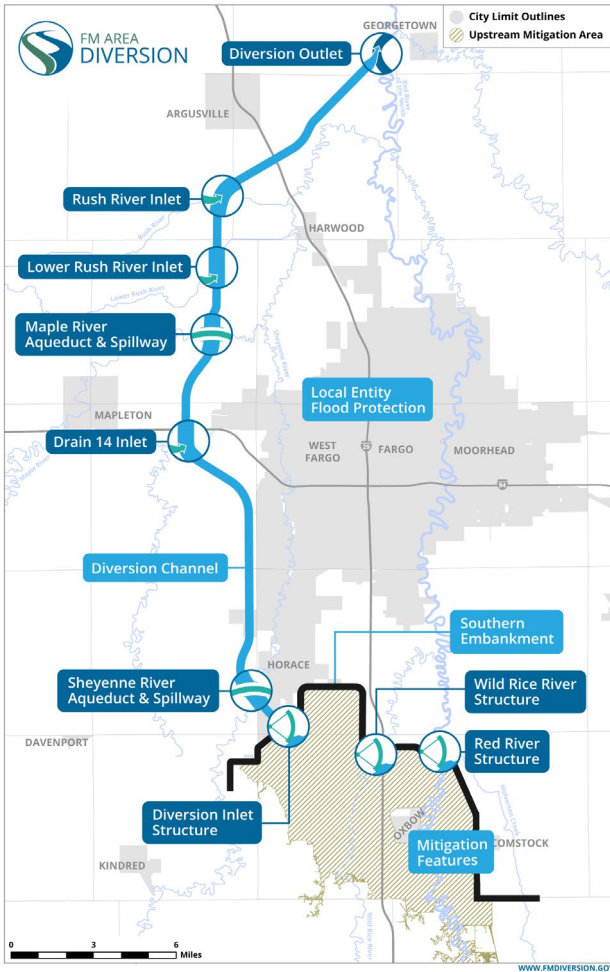
Total Request: ~~\$64.07 million~~ \$32 million



	7 Flood control lift station improvements	\$18.5 million
	Clara Cemetery Mitigation	\$1.8 million
	Southern Embankment Reach SE-4 and SE-5 property acquisition	\$5.1 million
	Wolverton project	\$18.32 million
	Georgetown project	\$8.65 million
	Comstock lagoon project	\$5.4 million
	Clay County 37-Foot Road Projects	\$5.2 million
	Holy Cross Access Road	\$1.1 million

Total Request: \$64.07 million
- \$32 million in federal funding
= \$32 million Bonding Bill request

Project Overview



Water flows downstream, passing through the natural riverbed, which is bordered by in-town levees and floodwalls. If the flood level will exceed 37 feet, the Metro Flood Diversion Authority will prepare to operate the FM Area Diversion.



Radial-arm flood gates on the Red River Structure and Wild Rice River Structure are lowered to limit the amount of floodwater that enters the metro area.



A portion of floodwater moves into the upstream mitigation area, where it is temporarily stored within the southern embankment.



Gates open on the Diversion Inlet Structure, allowing floodwater to enter the stormwater diversion channel and safely pass around the metro area.



Once project operations end, the MFDA will remove flood-related debris from the upstream mitigation area.

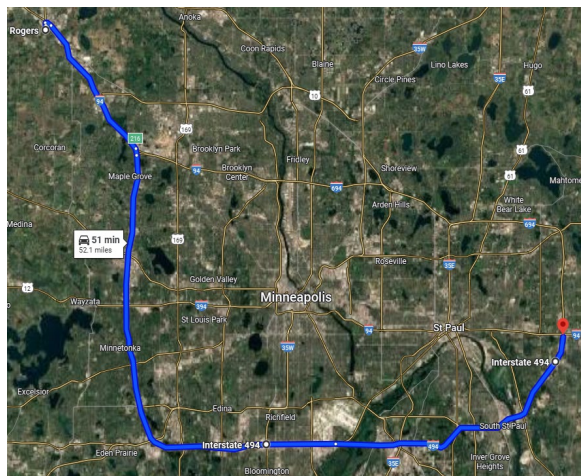
Project Status

Construction on the comprehensive project is nearly 85% completed.

Funding and financing have been fully secured, except the requested Minnesota funding.

Land and flowage easements have been 73% acquired to date from the Minnesota-Clay County Joint Powers Authority.

Perspective



The FM Area Diversion project is a massive undertaking. If just the stormwater diversion channel and southern embankment were laid end to end, it would stretch from Rogers to Woodbury, MN.



Watch what else is being said



Watch what's needed and why



Download the Fargo-Moorhead Area Flood Diversion Task Force Final Report with comments from key stakeholders at FMDiversion.gov/studies.



Dewatering, Phosphorus, Facility and Lift Station Improvements

October 2025

\$10 M Bonding Request

PROJECT VISION

The City of Moorhead seeks to make several improvements to the municipal wastewater treatment facility (WWTF) addressing biosolids handling capacity, asset renewal, safety, and regulatory concerns. The WWTF has served residential, commercial, and industrial users of the cities of both Moorhead and Dilworth, Minnesota since 1983. The facility has provided reliable service to its customers and has been consistently compliant with permit requirements over 35 years. The WWTF has undergone several upgrades since 1983 and is projected to have adequate capacity for growth through the year 2040.



Improvements included in the request:

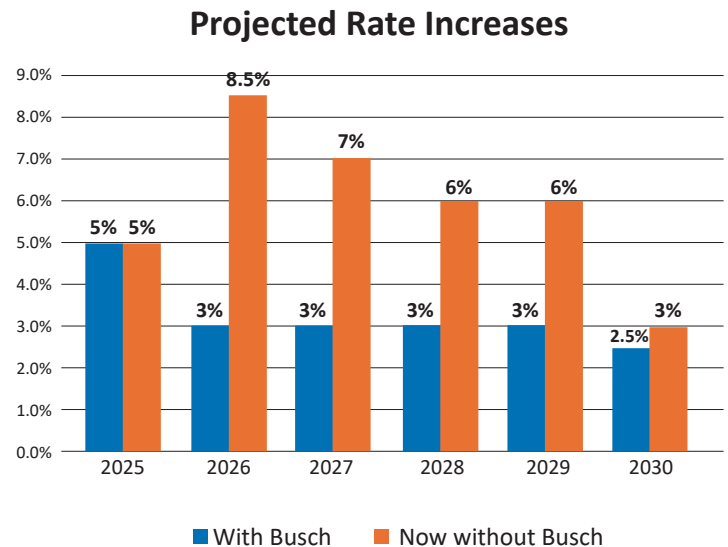
<p>Treated biosolids dewatering and storage facility</p> <p> CAPACITY REGULATORY</p>	<p>Additional phosphorus removal capability</p> <p> REGULATORY</p>	<p>Replace hazardous chlorine gas disinfection with UV light disinfection</p> <p> SAFETY & RESILIENCE</p>
<p>Condition-based equipment repair/replacement</p> <p> ASSET RENEWAL</p>	<p>Rehabilitation of four large lift stations</p> <p> ASSET RENEWAL</p>	

Additional dewatering of biosolids will also better prepare the City to handle any disruption to biosolids land application operations related to PFAS/PFOS (forever chemicals) regulation or concerns.

PROJECT COSTS

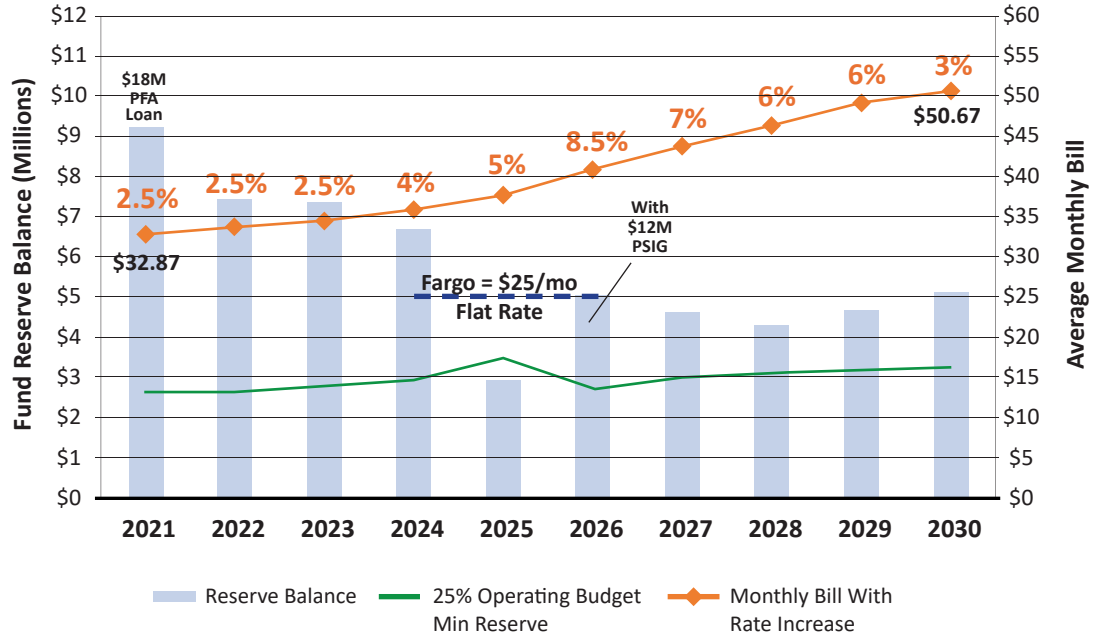
Total project costs are \$41.2M. In late 2024, the City’s largest industrial wastewater contributor (Busch Ag Malting Facility) shut down with little notice, resulting in the loss of \$1.3M/year or over 10% of service charge revenue. To avoid unaffordable rate increases for residents and users, the City is seeking a MN CWRP loan and supplemental funding sources outlined below:

- **\$12.0M MN Point Source Implementation Grant** (submitted, availability, amount uncertain)
- **\$2.0M Federal Congressionally Directed Spending Request** (submitted)
- **\$10.0M MN Bonding request**
- **MN Clean Water Revolving Fund Loan**



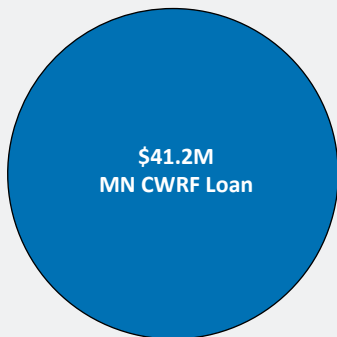
WWTF Fund Budget Reserve with Projected Rate Increases (Single Family Residential)*

Project funding will help make up for the loss of Busch Ag, keep rates affordable for Moorhead and Dilworth residents, and maintain competitiveness as a border city. Due to scale and sales tax subsidies in Fargo, residents of Moorhead must already pay about 50% higher wastewater rates.



*Chart assumes project debt starts 2027 and receive \$12M PSIG

FUNDING OPTIONS



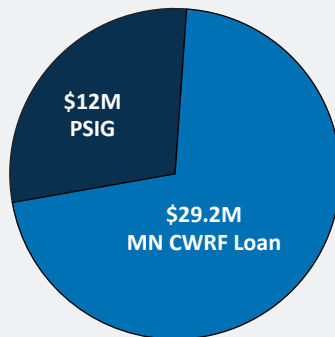
Option 1

- 100% loan repaid through Moorhead rate increases

⚠ Rate increases 2026-2029: 9% per year

Not affordable to rate payers

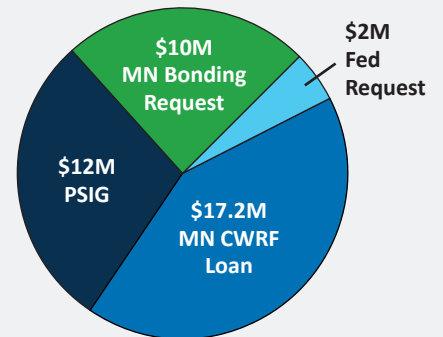
Lost Busch Ag revenue = \$20M debt service



Option 2

- 71% loan repaid through Moorhead rate increases
- Point Source Implementation Grant

**⚠ Rate increases 2026: 8.5%
2027: 7.0%
2028: 6.0%
2029: 6.0%**



Option 3

- 42% loan repaid through Moorhead rate increases
- Point Source Implementation Grant
- MN Bonding Request
- Federal Request

⚠ Rate increases 2026-2029: 5% per year

CONTACT	Bob Zimmerman Engineering Director 218.299.5383 bob.zimmerman@moorheadmn.gov	Dan Mahli City Manager 218.299.5303 dan.mahli@moorheadmn.gov	Shelly Carlson Mayor 218.299.5307 shelly.carlson@moorheadmn.gov
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Border City Enterprise Zone

Addressing Fierce Challenges at the North Dakota Border

East Grand Forks, Dilworth, Moorhead, Breckenridge, and Ortonville



HF 4774

SF 4958

REQUEST

Policy Updates

Business Categories

Remove certain restrictions to reflect demands of current and future economy to allow:

- Experience-based businesses
- Restaurants operating under franchise

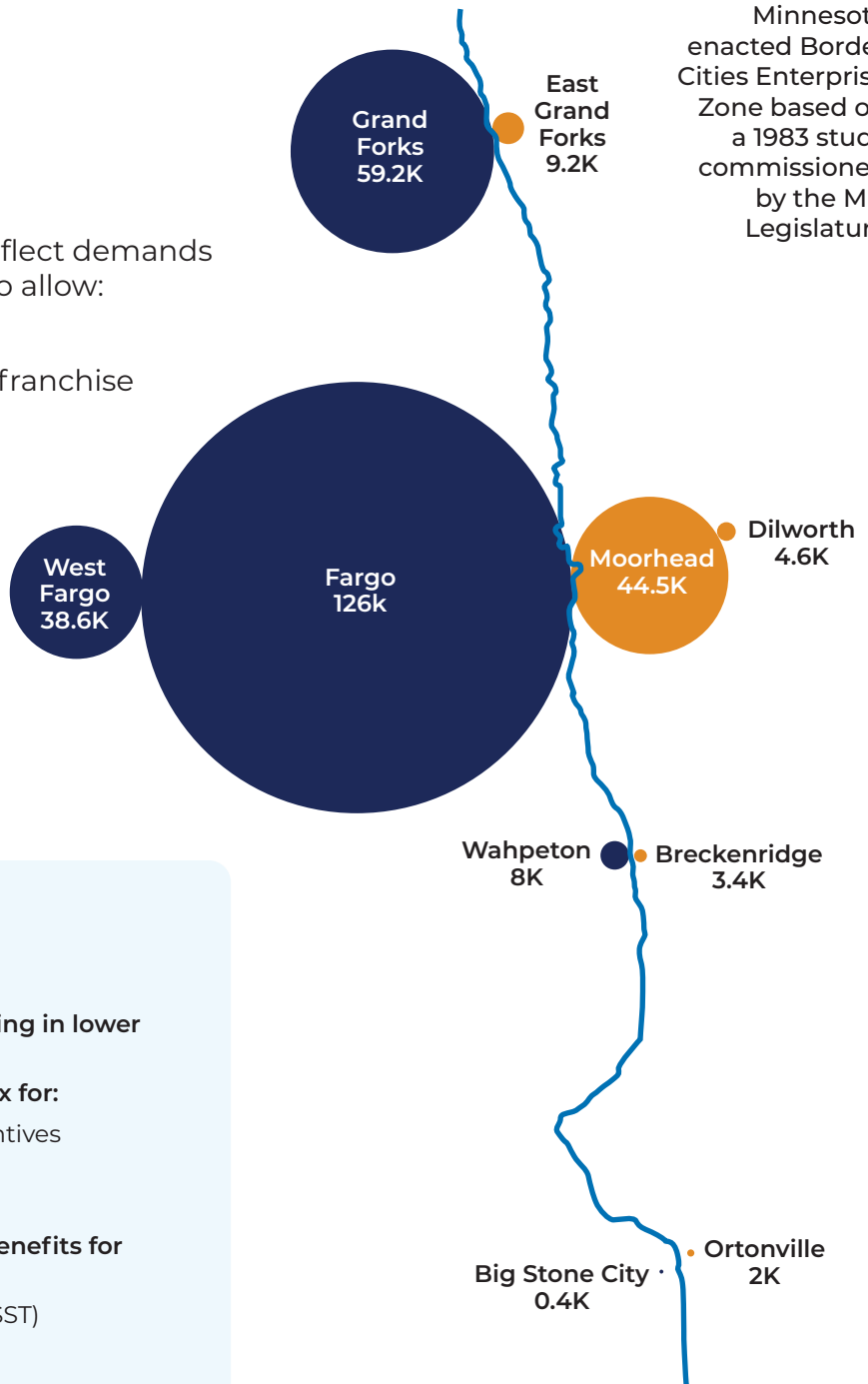
Geographic Zones

Allow assistance citywide within border cities

Employee Credits

Increase limit from \$3,000/employee to \$5,000/employee per year (no change to appropriation)

Minnesota enacted Border Cities Enterprise Zone based on a 1983 study commissioned by the MN Legislature



WHAT'S CHANGED?

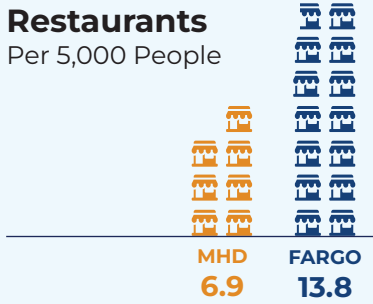
- ▶ ND increased oil revenue resulting in lower property and income taxes
- ▶ ND Border Cities Using Sales Tax for:
 - Economic Development Incentives
 - Flood Control
 - Transportation/infrastructure
- ▶ MN Implementing Additional Benefits for Workers Paid by Employers
 - Earned Sick and Safe Time (ESST)
 - Minnesota Paid Leave

BORDER CITY CHALLENGES

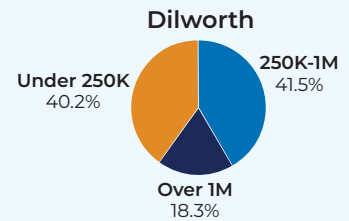
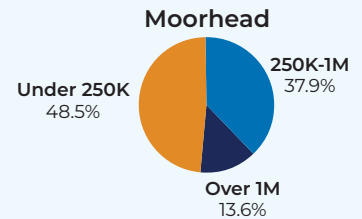
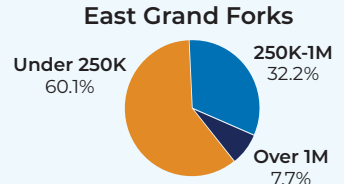
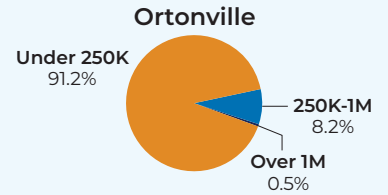
Minimum Wage For Tipped Workers



Restaurants Per 5,000 People

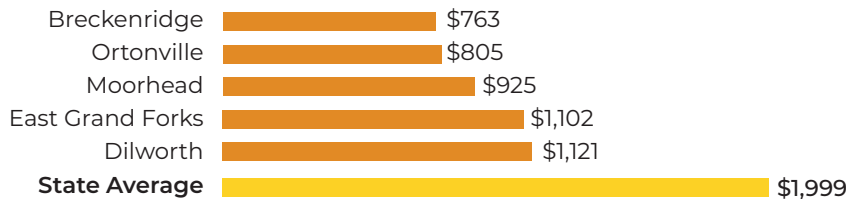


Commercial Industrial Property Value

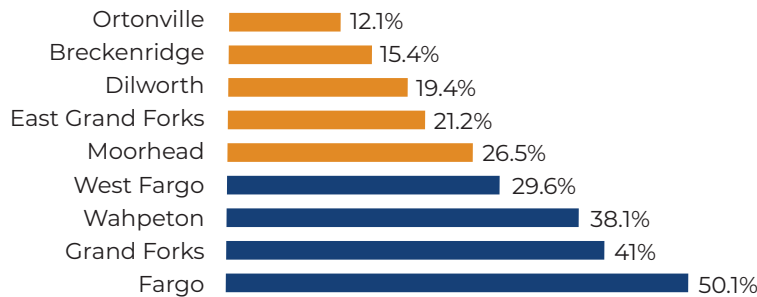


(Breckenridge data not currently available)

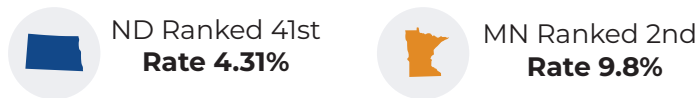
Net Tax Capacity Per Capita



Commercial/Industrial Estimated Market Value as Percentage of Taxable Value



2026 Top Marginal Corporate Income Tax



Source: taxfoundation.org

NEW BENEFITS For Workers
NEW EXPENSE For Employers

Earned Sick and Safe Time
1 hr for every 30 hrs worked
up to 48 hours/employee

Minnesota Paid Leave
0.44-0.88% of payroll



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Breckenridge
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Ortonville
320.839.3428



SOCIAL DISTRICT

THE SOCIAL SIDE OF DOWNTOWN

HF TBD
SF TBD



A social district enhances community engagement and economic vitality by creating a vibrant, walkable downtown that attracts businesses, residents, and visitors alike. It is a designated area where people are allowed to purchase drinks from a licensed business and walk around and participate in a community event or activity.

BENEFITS OF A SOCIAL DISTRICT



Economic Growth

It increases foot traffic, encourages longer downtown visits, and stimulates economic growth by supporting local businesses.



Sense of Community

It provides a platform for local arts, culture, and live entertainment, making the area a more attractive place to live, work, and visit.



Revitalizes Downtown

It makes downtown more inviting and incentivizes the occupation of vacant or underutilized buildings and fosters business collaboration.



Community Control

Cities control district boundaries, hours, and permitted areas, allowing tailored oversight and safeguards to prevent underage drinking.

Moorhead

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Dilworth

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peyton.mastera@ci.dilworth.mn.us



Detroit Lakes

Kelcey Klemm
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kklemm@cityofdetroitlakes.com



Memorandum



To: EDA Board Members
From: Amy Thorpe, Economic Development Program Administrator
Date: May 4, 2026
Re: Emery Apartment TIF – Certification of Tenant Eligibility

Background and Key Points

In 2020, the EDA and City Council approved a “Redevelopment Plan for 8th Street Redevelopment Housing Project and Tax Increment Financing Plan (TIF) for Tax Increment Financing (Housing) District No. 29 (8th Street Redevelopment Project Area – also known as the Emery Apartments.) This plan included the construction of a new multi-family 130-unit apartment with an affordable housing component and other TIF qualifying expenses. Assistance for the project would include costs related to acquisition, site development, and construction of the proposed housing development. Assistance was requested to offset a portion of the additional costs associated with constructing the project to provide affordable housing units for the community.

The requirements for providing affordable housing are outlined in covenants which are recorded against the property. The Occupancy Restrictions requirements outlined in the covenants are:

1. Qualifying Tenants - 40% of the rental housing units (52 units) must be made available to persons whose incomes do not exceed sixty percent (60%) of areawide median family income, as adjusted for family size.
2. Certification of Tenant Eligibility – As a condition to initial and continuing occupancy, each person who is intended to be a Qualifying Tenant, shall be requested to provide documentation deemed reasonably necessary to substantiate eligibility certification.
3. Lease – The form of the lease shall provide for termination of the lease and consent by such persons to immediately eviction for failure to qualify as a Qualifying Tenant as a result of any material misrepresentation made by such person with respect to Eligibility Certification.
4. Annual Report - Developer to provide on or before March 15 of each year, an annual report regarding tenant eligibility and rents within the TIF project for any tenant new to the rental housing units in the year for which the report is to be submitted.
5. Notice of Non-Compliance – Developer will notify us if at any time during the term of this Declaration the dwelling units are not occupied or available for occupancy as required by the Declaration.
6. Records - Developer shall maintain records relating to the satisfaction of covenants, including the right of inspection, while the covenants are in effect.

Emery Apartments completed an annual report and documentation certifying tenant eligibility for the compliance period of January 1, 2025, through December 31, 2025, which indicated:

- A. Total units – 130
- B. Units required for Qualifying Tenants (40% of 130) – 52
- C. Units leased (or reserved) for Qualifying Tenants – 52
 - a. Units Currently Leased
 - i. Certified in 2023 – 7 units
 - ii. Certified in 2024 – 20 units
 - iii. Certified in 2025 – 17 units
 - b. Vacancies – Reserved for Qualifying Tenants – 8 units

The 2025 annual report confirms documentation of the minimum tenant eligibility.

Financial Considerations

Annual certification of tenant eligibility is required to continue TIF payments.
Notice of Continuing Eligibility will be sent to the Developer, Enclave, and City Finance Director.

City of Moorhead, Minnesota
Emery Apartments - 900 30 Ave S
2025 Income and Rent Compliance Review

Max Rent: Effective 4/1/2025

2025 Maximum Income (60% AMI)

	Studio	1BR	2BR	
	1,215	1,301	1,561	
	1 Person	2 Person	3 Person	4 Person
	48,600	55,500	62,460	69,360

Income qualifications

Unit #	Eff. Date	Tenant Name	# HH	# Occ	# BR	Total AGI Monthly	Rent Paid	Total AGI Annual	60% AMI / Max Rent	60% AMI / Max Income	Co	Rent Difference	Income Difference
1	205	8/1/2025	1	1	1	\$3,120.00	\$1,065	\$37,440.00	1301.00	55,500		-\$236.00	-\$18,060.00
2	208	8/18/2025	1	4	2	\$5,418.71	\$1,405	\$65,024.53	1561.00	69,360		-\$156.00	-\$4,335.47
3	209	8/20/2025	1	1	1	\$3,986.67	\$1,065	\$47,840.00	1301.00	48,600		-\$236.00	-\$760.00
4	212	12/27/2025	1	1	1	\$2,880.00	\$1,065	\$34,560.00	1301.00	48,600		-\$236.00	-\$14,040.00
5	215	7/1/2025	1	1	0	\$3,317.33	\$995	\$39,808.00	1215.00	48,600		-\$220.00	-\$8,792.00
6	216	10/1/2025	1	1	0	\$3,389.11	\$955	\$40,669.27	1215.00	48,600		-\$260.00	-\$7,930.73
7	229	12/1/2025	1	2	0	\$3,131.88	\$995	\$37,582.52	1215.00	55,500		-\$220.00	-\$17,917.48
8	309	7/1/2025	1	2	1	\$3,105.65	\$1,025	\$37,267.83	1301.00	55,500		-\$276.00	-\$18,232.17
9	310	9/29/2025	1	1	1	\$2,826.61	\$1,025	\$33,919.30	1301.00	48,600		-\$276.00	-\$14,680.70
10	316	5/1/2025	1	1	0	\$3,293.33	\$825	\$39,520.00	1215.00	48,600		-\$390.00	-\$9,080.00
11	319	12/30/2025	1	1	0	\$3,339.85	\$955	\$40,078.15	1215.00	48,600		-\$260.00	-\$8,521.85
12	409	7/1/2025	1	2	1	\$2,918.43	\$1,025	\$35,021.13	1301.00	55,500		-\$276.00	-\$20,478.87
13	412	7/1/2025	1	1	1	\$3,110.99	\$1,065	\$37,331.84	1301.00	55,500		-\$236.00	-\$18,168.16
14	415	7/1/2025	1	1	0	\$3,268.29	\$955	\$39,219.53	1215.00	48,600		-\$260.00	-\$9,380.47
15	416	4/12/2025	1	1	0	\$3,282.92	\$880	\$39,395.00	1215.00	48,600		-\$335.00	-\$9,205.00
16	420	8/1/2025	1	1	1	\$2,792.18	\$1,065	\$33,506.20	1301.00	55,500		-\$236.00	-\$21,993.80
17	519	7/28/2025	1	1	0	\$2,891.39	\$1,060	\$34,696.63	1215.00	48,600		-\$155.00	-\$13,903.37
											average	-\$250.82	-\$12,675.30

	Reserved	Cert 2025	Vacant	Previously Certified
Studio	12	8	2	2
1 Bedroom	23	8	3	12
2 Bedroom	17	1	3	13
Total	52	17	8	27

HH = Head of Household
 Occ = Occupancy (Household size)
 BR = Bedrooms

Economic Development Report

Matt Leiseth



Monthly Highlights

Downtown Moorhead Redevelopment

Essentia Health continues to work toward construction and opening their doors to the community and welcoming patients in summer 2027. Essential Health and the City of Moorhead continue to have regular update meetings to ensure open communication and provide support as they work through their project.

The Loop | Moorhead Public Library

The Loop is open! A Donor and Partner event was held on March 30, before opening to thank and recognize everyone who contributed to making The Loop a reality. Friends of the Library, YES 56560 team, City Council, private financial supporters and Library staff were all recognized for the role they played to bring this to life. The Ribbon Cutting event was held on April 18th, with great attendance. Minnesota Senator Tina Smith attended and spoke to the crowd along with remarks read on behalf of Minnesota Senator Klobuchar. Mayor Carlson, Spark Center Founding Director Laura Caroon, and Library Director Megan Krueger wrapped up the presentation before the ribbon was cut on a very windy Moorhead day. In addition to the great crowds the library has been experiencing in the early weeks, we have learned that over 700 new library cards have already been opened, which is a great indicator of intended future use of The Loop.

The 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. Projected timeline for moving back into City Hall in October of 2026.

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

FMWF Chamber of Commerce

The **FMWF Chamber Annual Meeting** was on March 10th and featured Jeff Davidman, Delta Airlines VP – State and Local Government affairs. Mr. Davidman offered insight into Delta’s commitment to Hector International as a connection to their second largest hub in Minneapolis. He also spent time on Sustainable Aviation Fuel and the potential project in Moorhead, Delta’s commitment to SAF projects and the impact to the entire airline industry.

The Chamber hosted **Moorhead Area Day at the Capitol** on March 11–12. We had a great contingency of community and business leaders joined together to share Moorhead’s momentum. This was the largest group from Moorhead to ever attend, and we were able to meet with both local representatives in addition to regional and statewide representatives, the Department of Agriculture and staff member from Governor Walz’s office.

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.

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) while timing has yet to be confirmed, 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.

First Avenue North Construction

An open house was held on March 24th for the business owners and operators from the impacted area from Matt's Automotive to Micah's Mission. We had great participation, with only two businesses that were unable to attend. We also had follow-up conversations with Gateway Gardens and Micah's Mission to understand their needs and ensure a safe environment for pedestrians, bikers, cars and planned bus stop changes.

Citizens Government Academy

Along with Dan Mahli and Lisa Bode, we presented on April 28th on the subject of Economic Development. The group was very interactive with many great questions about what Moorhead is working while also sharing their views on what they believe makes our city special.

City Council Action – Approved or Pending

- April 27th meeting
 - Approved a Resolution for a Property Tax Exemption for Werks Properties LLC, leasing to Red River MotorWerks LLC, for a Commercial Property Tax Exemption for the Construction of an Automotive Sales Building located at 2419 2nd Avenue North.
 - Approved a Resolution for a Property Tax Exemption for Townhomes at Prairie Parkway II LLC, for a multi-family property tax exemption for the construction of four multi-family townhome buildings located at 3865 and 3873 Prairie Drive South.

Upcoming “Spark Center” Events

- May 5 | 5:30 – 7:00 p.m. – Spark School: Claiming & Optimizing Your Google Business Profile
- May 13 | 12:00 – 1:00 p.m. – Spark Bites: Starting of Growing a Business? Meet Local Experts
- May 18 | 5:30 – 7:00 p.m. – Bright Side Book Club: *Anything You Want* by Derek Sivers
- May 21 | 4:30 – 6:00 p.m. – Entrepreneur Happy Hour at Starbird Lounge

For more information, go to the Spark Center website at: <https://www.moorheadmn.gov/business-development/spark-center-for-entrepreneurship/>