



**ECONOMIC DEVELOPMENT AUTHORITY
MEETING AGENDA
JULY 6, 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. June 1, 2026, Meeting Minutes
4. Citizens To Be Heard
5. Commissioners' Report
6. Presentations
 - A. Center Avenue Construction Update
7. Business Items
 - A. Renaissance Zone Tax Incentive Request — Innovis Health LLC | Essentia Health Moorhead Clinic (730 Center Ave)
 - B. Consent to Assignment of TIF Note and Redevelopment Agreement — Emery Apartment Project
 - C. Economic Development Report
8. Information/Update
 - A. Spark Center for Entrepreneurship - [Link to Spark Center](#)
 - B. Downtown Moorhead & The Loop District — Site Under Construction
 - 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
June 1, 2026 - 11:45 AM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

Present (8): Siham Amedy, Amy Anderson, Evan Balko, Derrick LaPoint, Emily Moore, Kim Schlotfeldt, Rob Sobolik, Deb White

Absent (2): Sheri Larson, Jason Ness

Chair LaPoint called the meeting to order and attendance was noted.

2. Agenda Amendments

There were no agenda amendments.

3. Approval of Minutes

A. May 4, 2026, Meeting Minutes

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

For 8: Siham Amedy, Amy Anderson, Evan Balko, Derrick LaPoint, Emily Moore, Kim Schlotfeldt, Rob Sobolik, Deb White

Against 0: None

Abstain/Recuse 0: None

Motion Passed

4. Citizens To Be Heard

Stacia Sytsma, Executive Director of the Greater Moorhead Business Association, introduced an initiative to support businesses affected by Center Avenue construction, and requested promotion on social media. She noted the event's value in assisting the business community during this challenging period.

5. Commissioners' Report

Commissioner LaPoint reported that he attended The Chamber's "DC Fly In" event beginning on May 18. Issues facing the region were among the items discussed with the Minnesota delegation in DC.

6. Presentations

A. Spark Center for Entrepreneurship — Laura Caroon, The Luminarie

Laura Caroon provided an overview of programming since the April opening, highlighting classes, trainings, events, and tours for local entrepreneurs, and noting upcoming summer events and partner activities.

B. Experiences & Placemaking — Steve French, Recreation Events Specialist, & Joe Burgum, Folkways

Joe Burgum and Steve French updated the EDA on Moorhead's placemaking and experience-marketing initiatives, highlighting efforts to enhance quality of life by

creating engaging public spaces. Their presentation focused on advancing goals from the Downtown Moorhead Master Plan and included an overview of upcoming events and their positive economic impacts.

7. Business Items

A. Branding Downtown — Lisa Bode, Governmental Affairs Director

Lisa Bode provided an update on progress within the downtown redevelopment project and introduced branding concepts for the district. She shared the Governmental Affairs team's recommended name and sample graphic, proposing adoption of "The Loop District" to the EDA.

Recommended Motion: To name and brand the Downtown Center District (as identified in the Downtown Master Plan) as "The Loop District" for marketing and communications purposes.

Motion to Approve made by Kim Schlotfeldt and seconded by Amy Anderson.

For 8: Siham Amedy, Amy Anderson, Evan Balko, Derrick LaPoint, 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, as found 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. Building & Housing Updates - [Sign up for e-Notifications](#)

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

9. Adjourn

The meeting adjourned at 12:40 pm.

TOUR

De CONES



DURING THIS CRAZY CONSTRUCTION SEASON, MOORHEAD BUSINESSES ARE BANDING TOGETHER TO PROVIDE A SUMMER OF WEEKLY DEALS AND ACTIVITIES. WE ARE GIVING EACH PARTICIPATING BUSINESS THEIR OWN WEEK TO SHINE. BE SURE TO FOLLOW EACH OF THEM TO SEE WHAT'S HAPPENING IN **DOWNTOWN MOORHEAD**.



JULY 6-11 - WORDS TO LIVE BY

JULY 13-18 - STARBIRD LOUNGE

JULY 20-25 - DAIRY QUEEN

JULY 27- AUGUST 1 - ABSOLUTE STYLE BOUTIQUE

AUGUST 3-8 - SWING BARREL BREWING CO.

AUGUST 10-15 - NAPA AUTOPARTS

AUGUST 17-22 - SWING BARREL, AMORY ANNEX, ARMORY EVENT CENTER & URBAN FOODS CATERING

AUGUST 24-29 - MICK'S OFFICE

DATE TBD - ALL BUSINESS BLOCK PARTY



Moorhead, MINNESOTA

Renaissance Zone Review

Applicant: Kerry Carlson
On behalf of: Innovis Health LLC
DBA: Essentia Health – Moorhead Clinic
Project: Rehabilitation of the former Wells Fargo Bank
Address: 730 Center Ave



Figure 1- Essentia Health | Downtown Moorhead Clinic

Details: Innovis Health LLC, doing business as Essentia Health, plans to substantially renovate and rehabilitate the former Wells Fargo Bank building located at 730 Center Avenue to establish a new full-service healthcare clinic. The project includes major exterior improvements to the building structure, parking lot, and private utilities, which will provide immediate visual enhancements along the Center Avenue corridor. Interior renovations will occur in phases.

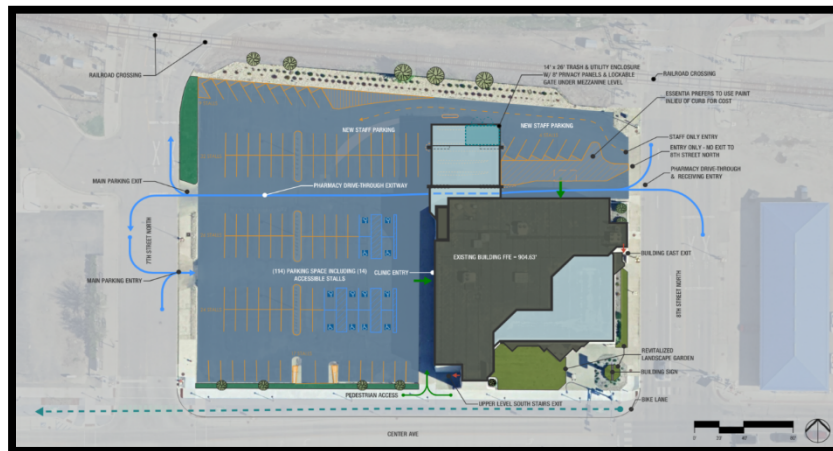


Figure 2- Essentia Health | Site Plan

Essentia Health will initially occupy approximately 11,300-14,000 square feet on the first floor and will introduce an expanded suite of services, including Family Medicine, Urgent Care, Radiology, Laboratory Services, Retail Pharmacy, and Physical Therapy. The remaining 21,500 square feet—located on the second floor/mezzanine and third floor—will be renovated at a later date to accommodate future growth and potential community partnerships.

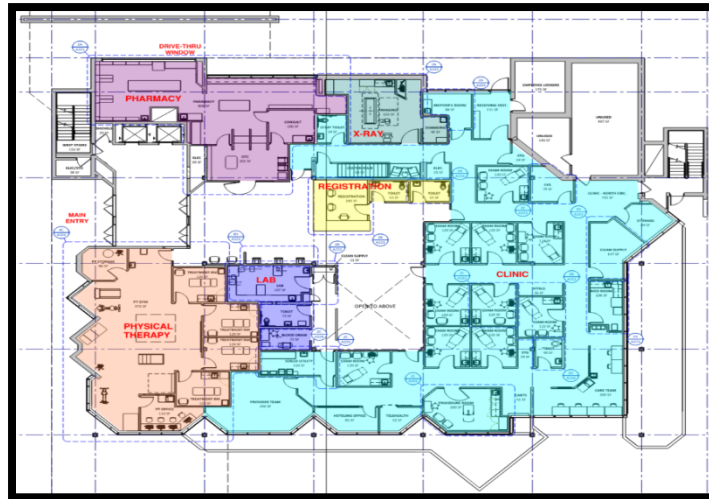


Figure 3- Essentia Health | 1st Floor Plan

Situated within Moorhead’s Renaissance Zone, this redevelopment complements existing businesses, supports the surrounding neighborhood, and aligns with broader downtown revitalization goals by generating additional activity and providing critical healthcare services within the district.

Goals & Objectives: The [Renaissance Zone Policy](#) requires the applicant to outline how their project will meet or exceed the City’s Renaissance Zone goals and objectives. Here are the highlights:

- ✓ **Activity & Ground Floor Uses** – Essentia Health Clinic will generate ground level activity along one of the Renaissance Zone’s major corridors, Center Ave. As part of ongoing effort to encourage more people to live, work and explore downtown, Essentia is proud to support Downtown Moorhead’s reinvestment initiatives.
- ✓ **Urban Design & Neighborhood Center** – Creation of a high-quality, full-service clinical care is a cornerstone of thriving communities, and Essentia Health is excited to contribute to the continued revitalization of the downtown area. To support this growth, Essentia is upgrading and relocating the walk-in clinic it has operated in downtown Moorhead to this new location.
- ✓ **Services 7 Days a Week/365 Days a Year** – The new clinic is planned to be open 7 days a week/365 days a year. It also features exam rooms and introduces radiology and lab services to the downtown area. These enhancements will improve patient access and provide a more comprehensive range of healthcare services to Moorhead’s downtown neighborhood, which is experiencing significant growth and revitalization.
- ✓ **Walkable Districts, Connections, & Coordination** – The new clinic will have the capacity to expand alongside the community as residents of all ages continue to make their homes within and around the downtown. The clinic’s design is modern and welcoming, incorporating healing elements such as natural light, wood, stone, and metal to create a healthy neighborhood asset that complements a community known for its focus on art, education, and distinctive architecture.

Zoning: The parcel is located within the “MU-1 Downtown Center Mixed Use” zoning district. The proposed use is permitted within the zoning district. Final building plans will meet all the requirements of the zoning district.

City Code states: “The purpose of the MU-1 district is to create a flexible approach to land use for mixed residential and commercial development that promotes a variety of commercial uses, jobs, residential opportunities and civic functions. The MU-1 district encourages a scale of development and mixture of uses while also maintaining a pedestrian-friendly and sustainable downtown environment.” (Ord. 2025-02, 3-24-2025)

Financial Considerations: The exemption term is based on the developer’s capital investment per square foot. To calculate “per square foot” values, the investment number is divided by the total square footage of the entire building, excluding the basement and all non-working or non-living areas.

The Renaissance Zone Policy defines capital investment costs as demolition, repair, replacement, or renovation of a building’s exterior, roof, structural systems, electrical/plumbing, heating/ventilation/air conditioning systems, windows, exterior doors, elevator improvements, and accessibility improvements. In addition, capital costs also include soft costs such as architecture, engineering, and management fees.

Essentia’s Cost Estimate

| | |
|-----------------------|--------------------|
| Building Acquisition: | \$1,957,000 |
| Internal Financing: | \$371,000 |
| Design Costs: | \$398,000 |
| Construction Costs: | <u>\$5,956,000</u> |
| Total: | \$8,682,000 |

**Project contingency is included in the line items above.*

Cost Per Square Foot Calculation

\$8,682,000 total / 35,500 sf = \$245/sf

Based on the policy criteria for rehabilitation and cost estimates found in application, this project is eligible for a 15-year exemption term, which requires a minimum investment of \$150+ per square foot. The exemption percentage throughout the exemption term is as follows:

- Years 1-5 (100%)
- Years 6-10 (75%)
- Years 11-15 (50%)

Current Land & Improvement Value: Current land and building value (\$2,072,100) remains taxable throughout the exemption term. Only the new assessed building value will receive an exemption.

Timeline: If approved, construction of the project is expected to begin in the fall 2026 with an anticipated completion of spring 2027. A public hearing for this project is scheduled with the Moorhead City Council on Monday, July 13.

Recommended Action: Motion to Recommend Moorhead City Council approval of this application stating that it meets the goals and objectives of the City’s Renaissance Zone policy and program.

INNOVIS HEALTH LLC

Essentia Health – Moorhead Clinic

730 Center Ave | Moorhead

- Renaissance Zone project
- Renovation of former Wells Fargo Bank building on Center Ave
- Multi-Phased Project
- First Floor – Essentia Health Clinic featuring Family Medicine, Urgent Care, Radiology, Laboratory Services, Retail Pharmacy, and Physical Therapy
- Floors Two (mezzanine) and Three, future expansion and/or community partner
- Exterior building and parking improvements provide immediate visual enhancement to corridor



Memorandum



To: EDA Board Members
From: Dan Mahli, City Manager
Amy Thorpe, Economic Development Program Administrator
Date: July 6, 2026
Re: Consent to Assignment – Emery TIF Note & Redevelopment Agreement

Background & Key Points

The developer for the Emery project is refinancing from its construction lender to permanent financing through Fannie Mae. As part of this transaction, the lender requires the assignment of the existing TIF Note and Redevelopment Agreement.

The City/EDA's attorney, John Shockley, has reviewed the assignment documents and approved them. The assignment requires formal consent from the EDA before it can be executed.

Recommendation

Staff recommends that the EDA **approve the consent to assignment** to facilitate refinancing and further direct the Chair and Acting EDA Director to execute the associated documents.

**CONSENT TO COLLATERAL ASSIGNMENT OF TAX INCREMENT NOTE AND
REDEVELOPMENT AGREEMENT**

COLLIERS MORTGAGE LLC, a Delaware limited liability company (“**Lender**”) has agreed, subject to the satisfaction of certain terms and conditions, to make a loan in the original principal amount of \$17,802,000 [SUBJECT TO CHANGE AT RATE LOCK] (the “**Mortgage Loan**”) to **EMERY APARTMENTS, LLC**, a Delaware limited liability company (“**Borrower**”), which loan is or will be secured by a lien on that certain multifamily residential apartment project located at 900 30th Ave S, Moorhead, MN 56560 (the “**Mortgaged Property**”). Lender is requiring this Consent to Collateral Assignment of Tax Increment Note and Redevelopment Agreement (the “**Consent**”) as a condition to making the Mortgage Loan.

The **MOORHEAD ECONOMIC DEVELOPMENT AUTHORITY, MINNESOTA**, a body corporate and politic, organized and existing under the laws of the State of Minnesota (the “**Authority**”), hereby consents to the collateral assignment by Borrower of (1) that certain Master Development Agreement dated April 12, 2021, as amended by that certain First Amendment to Master Development Agreement dated June 15, 2021 (the “**Redevelopment Agreement**”) between the Authority and Borrower and (2) that certain United States of America State of Minnesota County of Clay Moorhead Economic Development Authority, Minnesota Tax Increment Financing Revenue Note (8th Street Redevelopment Housing Project) in the original principal amount of \$3,348,811 in favor of Borrower, as payee and holder, dated as of August 12, 2024 (the “**TIF Note**”), from the Authority, as Maker, pursuant to the terms of that certain Collateral Assignment of Tax Increment Note and Redevelopment Agreement from Borrower to Lender, dated as of August, 2026 [SUBJECT TO CHANGE AT RATE LOCK] (the “**Assignment**”), for the purpose of (i) securing the Mortgage Loan, (ii) assigning the Redevelopment Agreement to Lender as collateral for the Mortgage Loan as provided in the Assignment, and (iii) redirecting the payments under the TIF Note directly to Lender in accordance with the Assignment after Lender’s written demand has been delivered to the Authority in the manner set forth in the Redevelopment Agreement. Until such time that Lender succeeds to Borrower’s interest under the Redevelopment Agreement and TIF Note pursuant to the terms of the Assignment, the Authority agrees that Lender shall not be deemed to have assumed any of the obligations or liabilities under the Redevelopment Agreement or TIF Note, nor shall Lender be liable to the Authority by reason of any default by any party under the Redevelopment Agreement or TIF Note. At such time that Lender succeeds to Borrower’s interest under the Redevelopment Agreement, Lender’s liability shall be strictly limited to acts and omissions of Lender occurring during the period of ownership and operation of the Mortgaged Property and the improvements located thereon by Lender.

(1) The Authority Representations and Warranties.

The Authority hereby represents and warrants to Lender that:

(a) it has the right to exercise and deliver this Consent under the terms of the Redevelopment Agreement and the TIF Note. The execution of this Consent and performance and observance of its terms have been duly authorized by necessary company action and do not contravene or violate any provision of the Authority's organizational documents;

(b) to the knowledge of the Authority, Borrower has made no prior assignments of the TIF Note or Redevelopment Agreement;

(c) the Redevelopment Agreement and the TIF Note are in full force and effect, subject to no defenses, setoffs or counterclaims; and there exists no event, condition or occurrence that would cause the Redevelopment Agreement or the TIF Note to be subject to any defenses, setoffs or counterclaims;

(d) the Authority has performed all of its obligations under the Redevelopment Agreement and the TIF Note and there exists no event, condition or occurrence which constitutes, or which with notice and/or the passage of time would constitute, a breach of or default under any terms or conditions of the Redevelopment Agreement or the TIF Note; and

(e) the Authority has not delivered any notice to Borrower of the Authority's intention to prepay all or any portion of the TIF Note in advance of the regularly scheduled payments thereunder.

(2) The Authority Covenants Regarding Collateral Assignment of Tax Increment Note And Redevelopment Agreement.

The Authority hereby covenants and agrees:

(a) to faithfully observe and perform all of the obligations and agreements of the TIF Note and Redevelopment Agreement, if any;

(b) not to do any act which would destroy or impair the security afforded to Lender under the Assignment;

(c) to simultaneously deliver to Lender a copy of each notice delivered by the Authority to Borrower pursuant to the Redevelopment Agreement and the TIF Note, including any notice relating to any default, alleged default, or potential default of Borrower, under and pursuant to the Redevelopment Agreement and the TIF Note; and

(d) not permit or consent to the amendment, modification, cancellation or surrender of the Redevelopment Agreement or the TIF Note without the prior written consent of Lender.

The Authority acknowledges and agrees that (i) the Authority is executing this Consent to induce Lender to make (A) the Mortgage Loan and (B) approve of the Redevelopment Agreement and TIF Note as additional security for the Mortgage Loan, and (ii) Lender will rely on the representations and agreements made by the Authority herein in connection with Lender's

agreement to make the Mortgage Loan and the Authority agrees that Lender may so rely on such representations and agreements.

[SIGNATURES CONTINUE ON NEXT PAGE]

TIF Project Name: 8th Street Redevelopment Housing Project

Executed _____, 2026.

AUTHORITY:

**MOORHEAD ECONOMIC DEVELOPMENT
AUTHORITY, MINNESOTA**, a Minnesota body
corporate and politic

By: _____
Name: _____
Title: Chair

By: _____
Name: _____
Title: Director

Economic Development Report

Matt Leiseth



Monthly Highlights

Downtown Moorhead Redevelopment

Essentia Health has finalized their Renaissance Zone application for their reimagined health care space. Their goal is to gain Council approval in July so they can start construction in early September. I look forward to your feedback when the project is presented today.

We continue to work with Jessica Thommason, Convergent Strategy Partners, to develop total district and block by block strategy for the downtown TIF district. The tools that have been developed will help guide our decision making, by understanding the development goals of the district and how each block needs to contribute to financial goals through a mix of housing, retail, commercial and parking needs.

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.

The Loop | Spark Center for Entrepreneurship

The Spark Center has held a few events held at The Loop. Spark School: Claiming & Optimizing Your Google Business Profile and Spark Bites: Meet Local Experts. FastTrac is a 12-week immersive course to provide entrepreneurs with relevant content and tools to design your early-stage business or idea continues. Spark Bites: Choosing a Legal Structure for your business was held on June 10th.

Minnesota Chamber – Statewide Policy Tour

I attended the Statewide Policy Tour hosted by R.D. Offutt Equipment in Moorhead. This was an opportunity to learn about how Minnesota's growth compares to other states and where they are focusing their advocacy.

The Forum – June 8th Edition

Ingrid Haribo wrote "Parking is part of the Plan" detailing the district wide parking strategy. I shared that as this is implemented as blocks are developed, we will ensure parking is available whether you come downtown to live, work or play. Ingrid also highlighted "The Loop District", announcing our new branding for our downtown redevelopment.

11th Street Underpass

The in-person Coffee & Construction Public Meeting was held on June 16th. All of the construction partners provided updates on the progress of the underpass. All lanes on Main Avenue and 1st Avenue North will remain open throughout construction. 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

Center Avenue construction (8th Street to 10th Street) has begun with a collective urgency to finish the project in 60 days! We are working on temporary parking agreements with Essentia Health and American square for overflow parking during construction and expect to have them fully executed this week. Weekly construction update meetings will be held to update the business owners and leaders and solicit feedback to ensure communication. The Center Avenue Businesses and the Greater MBA will be hosting the Tour de Cones during construction, please spread the word and help support them during and after construction.

Beyond Shelter

I met with Dan Madler, CEO of Beyond Shelter to learn more about the great work Beyond Shelter does and their plans for the future. I believe Beyond Shelter is a good example of how public and public partnerships are helping to address affordable housing needs in our community.

White Earth Casino

The environmental impact report that is being conducted by Moore Engineering continues to collect the necessary information for completion.

City Council Action – Approved or Pending

- July 13 – Public Hearing for Innovis (Essentia) Health LLC Renaissance Zone Project
-

“Spark Center” Events

- June 29 & 30 | 9:00 a.m. – 5:00 pm – Wildly Possible – A two-day startup experience for teen girls. Wildly Possible is a fun, hands-on entrepreneurship camp where teen girls work in teams to brainstorm ideas, create a product, learn from local entrepreneurs, and pitch their concepts.
- August 4 | 5:30 pm – 7 pm – Spark School, TBD
- August 5 | 8:00 am – 9:15 am – StartupBREW at the Spark Center
- August 12 | 12:00 pm – 1 pm – Spark Bites
- Sept 1 | 5:30 pm – 7 pm – Spark School, Instagram Unlocked

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