

# 2023 ANNUAL DEVELOPMENT REPORT

*City of Moorhead*



[CITYOFMOORHEAD.COM](http://CITYOFMOORHEAD.COM)



# NEW IN 2023

## The Onward Moorhead! Comprehensive Plan continues to guide and inform development and activation for Moorhead's growing community, including:



**Residential and building construction permits** were the highest number issued in the past 10 years.

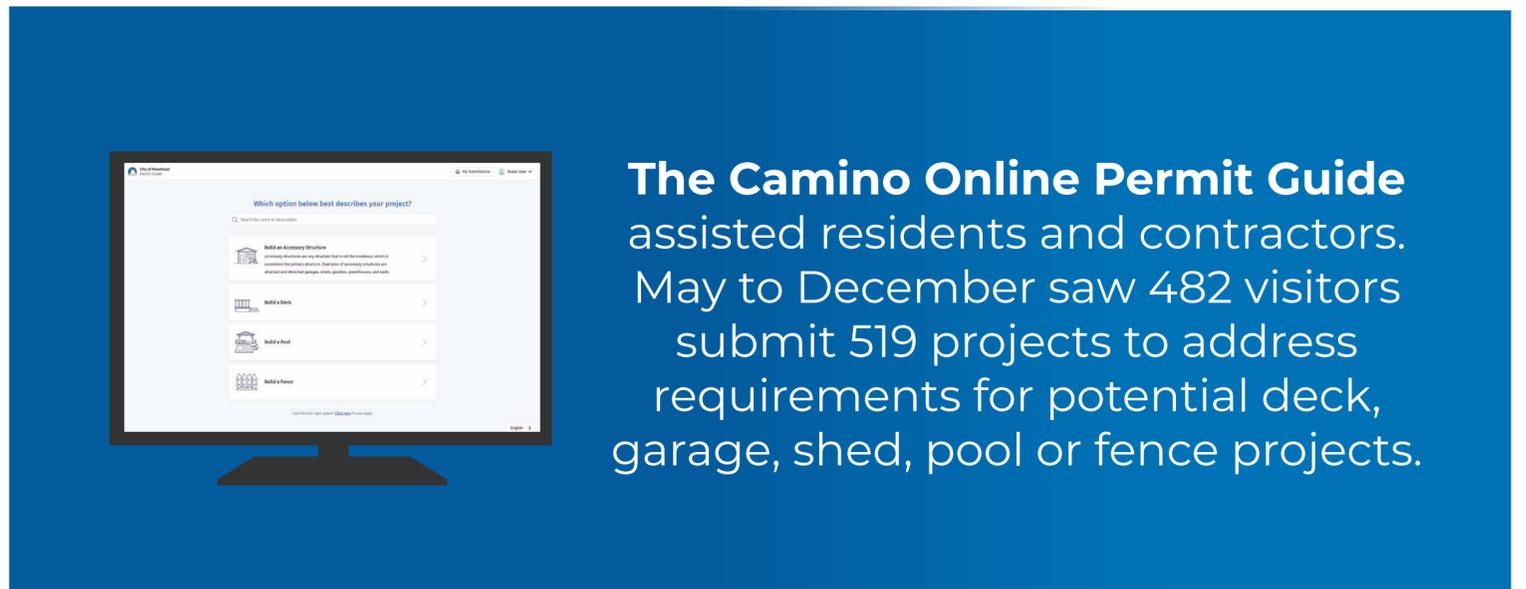


**The new Community Center Library** moves into design development

© JLG Architects / Miller Hull



**New businesses** at EastTen Shopping Center, Southmoor Square, and Azool Retail Center

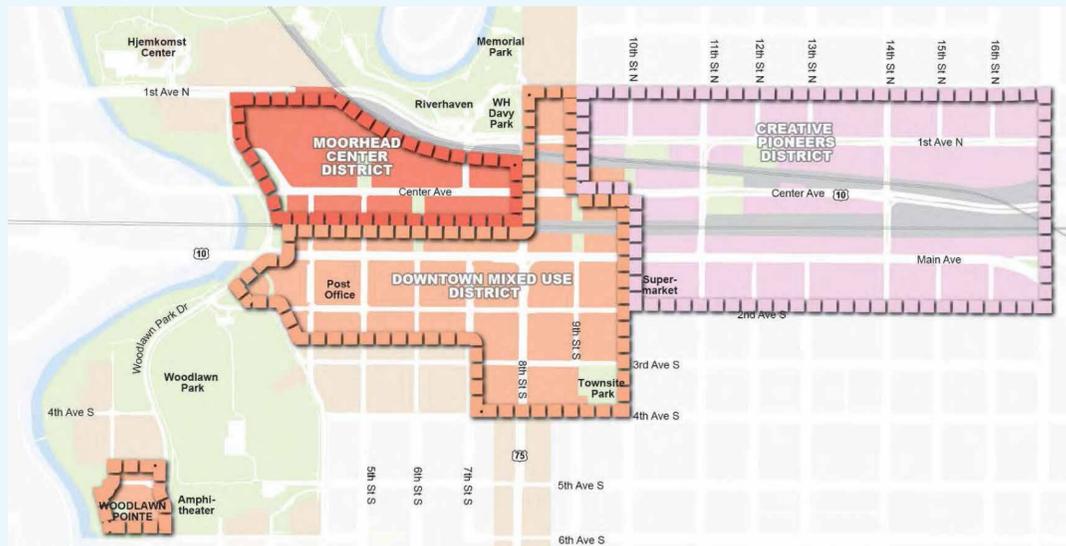


**The Camino Online Permit Guide** assisted residents and contractors. May to December saw 482 visitors submit 519 projects to address requirements for potential deck, garage, shed, pool or fence projects.

# DOWNTOWN NEIGHBORHOOD

## 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.

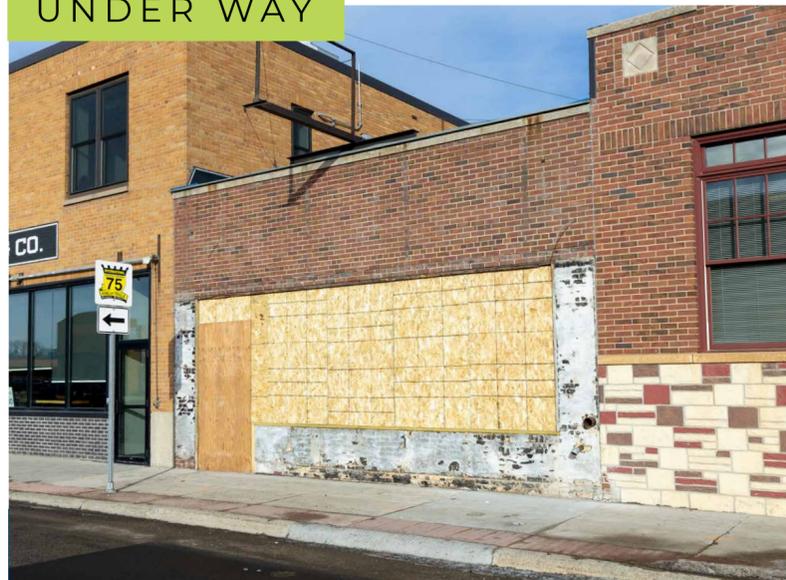


UNDER WAY



**Fairmont Flats**  
801 2 Ave N (105 multi-family units)

UNDER WAY



**Armory Annex**  
824 Center Ave

ON THE HORIZON

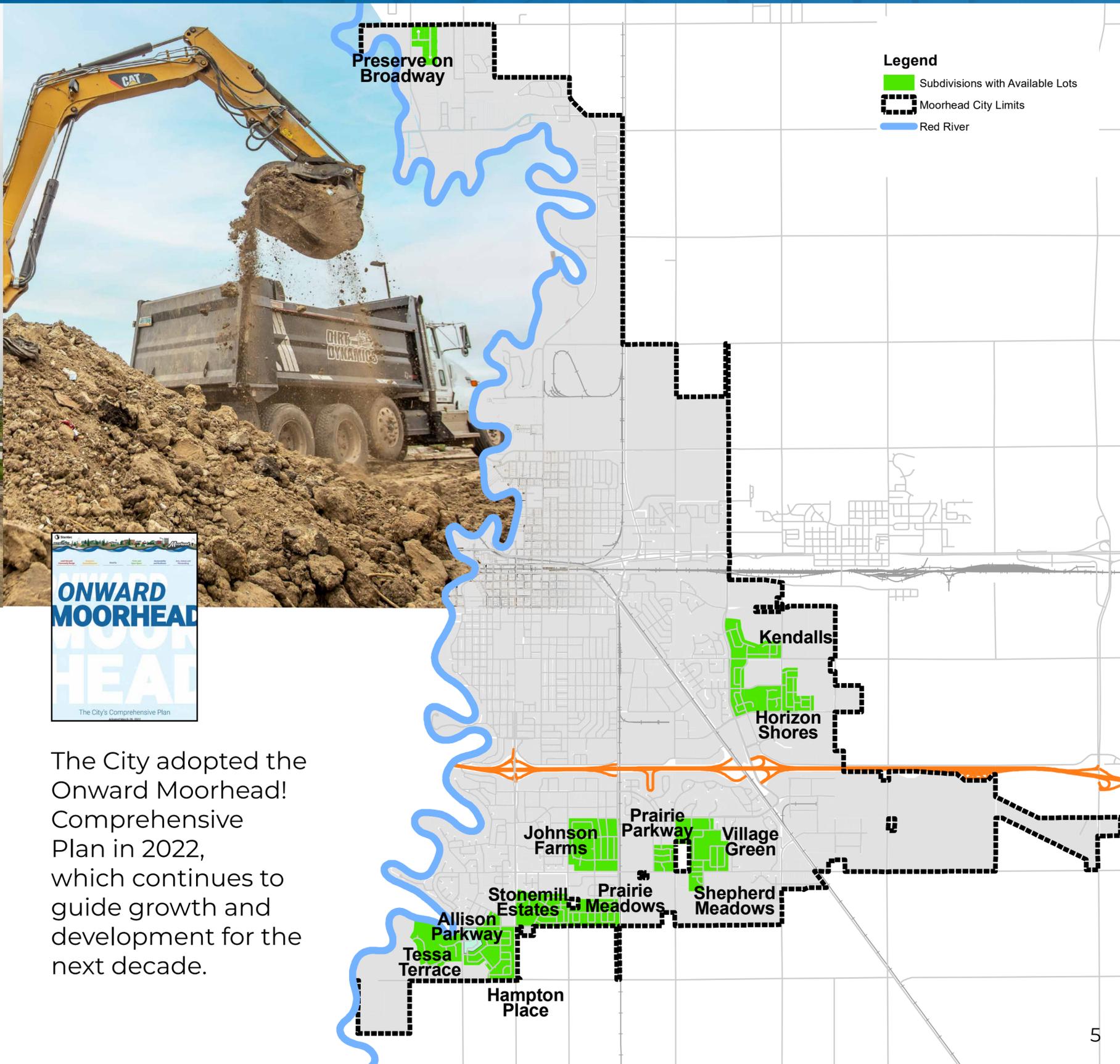


## Downtown Redevelopment Project

A partnership was established with Roers Co for redevelopment of nine city blocks in downtown encompassing the Moorhead Center Mall site. The vision is to create a place where people come together.

Visit [moretomoorhead.com](http://moretomoorhead.com) for details.

# 2023 NEIGHBORHOODS



287 fully serviced, buildable lots are available in various Moorhead subdivisions entering the 2024 construction season.

The 10-year average construction rate for single-family attached and detached homes is approximately 131 building permits per year. Based on this 10-year average and 2024 inventory, Moorhead has an approximate 2-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

A look at housing development within the city of Moorhead

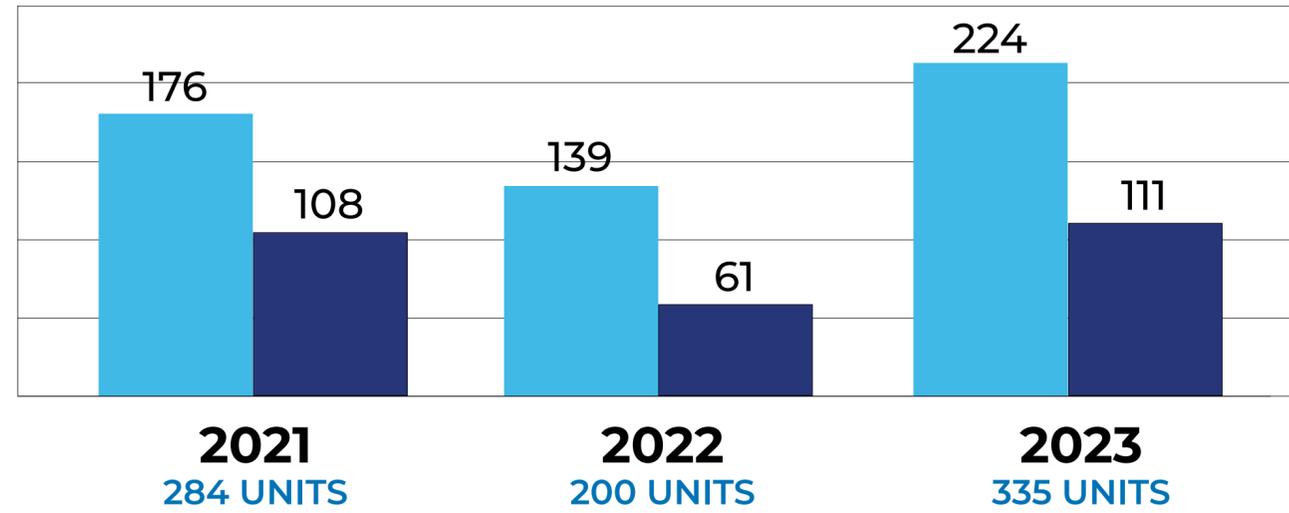


# RESIDENTIAL DEVELOPMENT



## RESIDENTIAL UNITS PERMITTED

Multi-Family  
 Single-Family Attached/Detached



2022-2023  
**82% INCREASE**  
in building permits  
for single-family units

**62% INCREASE**  
in building permits  
for multi-family units

2023 saw the highest number of new residential building permits within the past 5 years

## HOUSING MARKET

	2021		2022		2023	
	Closed Sales*	Median Sales Price	Closed Sales*	Median Sales Price	Closed Sales*	Median Sales Price
Fargo	1,990	\$250,000	1,594	\$275,525	1,270	\$280,108
Moorhead	799	\$229,000	671	\$240,000	484	\$260,000
West Fargo	854	\$291,458	668	\$318,250	589	\$325,000
Dilworth	91	\$216,000	69	\$231,000	54	\$227,500
<b>TOTAL</b>	<b>3,734</b>		<b>3,002</b>		<b>2,397</b>	

\*Source: FM Area Association of Realtors – Data for 2023 gathered 1/17/2024 Closed Sales Represents Single Family, Twinhomes, Townhomes and Condos \*Full Year 2023 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!*  
**2023 RESIDENTIAL CONTRACTORS**

**SINGLE-FAMILY**

- Adams Development (7)
- Barrier Homes Inc (1)
- Dabbert Custom Homes (2)
- Designer Homes FM (3)
- Diamond Rock Development (14)
- Heritage Homes (2)
- Hawthorne Custom Homes LLC (1)
- J V Hough (12)
- Jordahl Custom Homes (50)

- JR Construction Of Mentor (1)
- Krueger Construction Inc (1)
- Lake Agassiz Habitat for Humanity (1)
- New Creations Construction Inc (1)
- Plecity-Kowalski Construction (4)
- Red Leaf Custom Homes LLC (1)
- Spire Custom Homes (2)
- Thomsen Homes LLC (7)
- ZM Construction LLC (1)

**MULTI-FAMILY**

- Enclave Construction:  
**Compass Apartments**  
500 30th Ave S (83 Units)
- Border Construction:  
**Silver Lining Apartments**  
3350 3 Ave N (36 Units)

- Sterling Properties:  
**Fairmont Flats**  
801 2nd Ave N (105 Units)

Permits Issued in 2023



# SPECIALIZED HOUSING

**Emery Apartments** (900 30 Ave S)  
130 total units / 52 affordable units by Enclave Construction

**North Moorhead Village** (2751 8 Ave N)  
46 affordable units by Commonwealth Development

**Micah's Mission** (1901 1 Ave N)  
Improvements to expand services

**Fieldcrest Townhomes** (3301 18 St S)  
Updates and addition of a new community center

**Sanders Flats** (1610 7 St S)  
46 units with 55+ services available through Eventide Senior Living and the addition of new skyway connection

ON THE HORIZON \_\_\_\_\_

**Silver Lining Apartments** (3305 3 Ave N)  
36 units with 55+ permanent supportive housing services





# 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). In 2023, 218 homeowners received the tax incentive. The program is available through December 31, 2024.

AFFORDABLE MORTGAGES &

## Downpayment Assistance

Programs available for income-eligible buyers in partnership with Minnesota Housing. 45 loans were provided in Clay County in 2023, representing over \$8M in financing assistance.

HOME PROGRAM FOR

## First & New Buyers

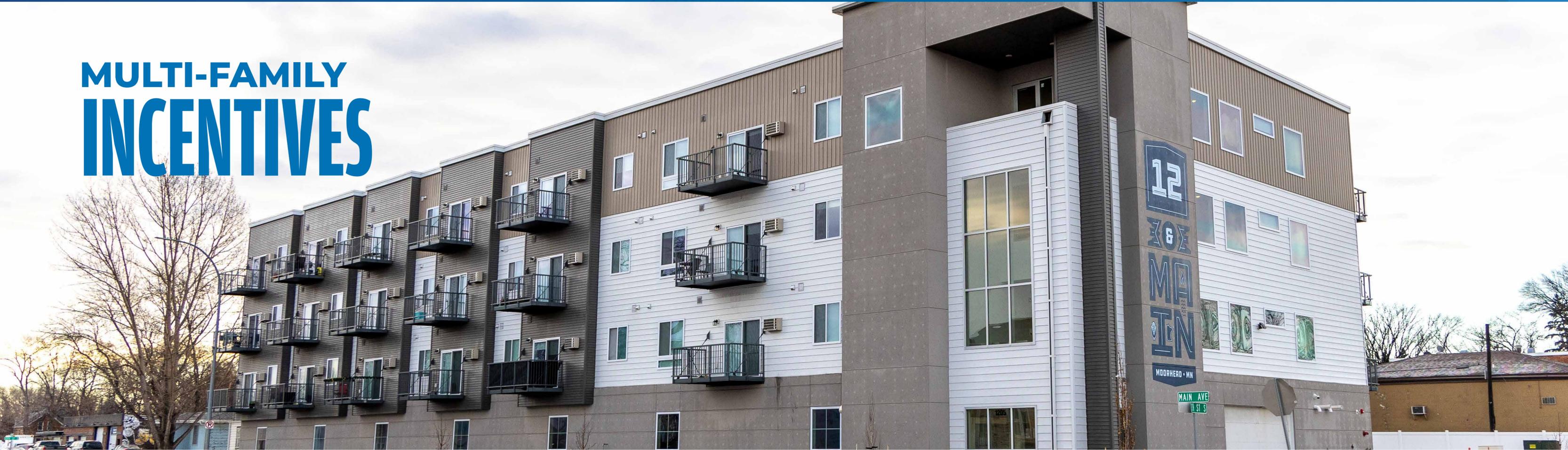
This citywide incentive is a loan that defers \$5,000 at 0% interest toward special assessments for first-time homebuyers buying newly constructed homes. No new homebuyers utilized this program in 2023

GATE CITY BANK'S

## Neighborhood Impact Program

This program is designed to keep mature neighborhoods strong and help local homeowners reinvest in their homes with low-interest loans. In 2023, Moorhead processed 27 applications.

# 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. Most recently, 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. Farmstead Care, Arbor Park Living Center, Lilac Homes, and Beehive Homes all received this incentive in the past.



# COMMERCIAL AND INDUSTRIAL

A look at commercial and industrial  
development within the city of Moorhead

# 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 over \$1.25 million in new building value may qualify for a 5-year property tax exemption





# COMMERCIAL DEVELOPMENT



## 2023 PROJECTS

**Red River Triumph (fit up)**  
2951 11 St S

**Access of the Red River Valley Office**  
925 37 Ave S

**A-P Concrete Office/Warehouse\***  
4125 32 Ave S

**Chipotle**  
3262 Hwy 10 E

**Diamond Rock Self-Storage**  
2724 12 Ave S

**First Community Credit Union**  
2602 34 St S

**Glass Doctor (fit up)**  
1413 23 St S

**1st International Bank & Trust**  
865 37 Ave S

**Jersey Mike's (fit up)**  
814 30 Ave S

**Lakeland Mental Health Renovation & Addition**  
1010 32 Ave S

**Les Schwab Tire Center**  
3145 27 Ave S

**Odin 2nd Ave Shop Condos\***  
2410 & 2416 2 Ave N

**O'Reilly Auto Parts (fit up)**  
824 30 Ave S

**Sandman Structural Engineers Office Renovation and Addition\***  
587 30 Ave S

**Self-Storage Solutions**  
2726 20 Ave S

**Starbucks**  
805 37 Ave S

**Agassiz Shop Condos\***  
1301 & 1313 Main Ave SE

**Thor Business Condos\***  
1607, 1619, 1631 & 1643 29 Ave S

**T-Mobile (fit up)**  
3206 Hwy 10 E

**Home Authority Annex Office/Warehouse**  
1821 2 Ave N

**Taco Bell Renovation**  
321 8 St S

**Arby's Renovation**  
3108 Hwy 10 E

**Dollar Clinic Addition**  
1002 1 Ave N

**Kidco Children's Museum and Expansion (fit up)**  
814 Center Ave

\*Project received a property tax incentive



# INDUSTRIAL DEVELOPMENT

## 2023 PROJECTS

**American Crystal Sugar Addition**  
2500 11 St

**Lagerquist Shop Addition\***  
4101 32 Ave S

**Lemke Warehouse**  
2224 26 St S

**Rural Electric Supply Cooperative Addition**  
4100 30 Ave S

**4 Seasons Handyman Services\***  
3380 43 St S

**Valley Green & Associates Addition\***  
4117 32 Ave S

**Sprenger Midwest Warehouse**  
4141 30 Ave S

**RDO Equipment Co Warehouse**  
2972 34 St S

**Hedgemaster's Shop\***  
1601 23 St S

**Next Generation Gaming**  
2004 26 St S



\*Project received a property tax incentive

# MCCARA INDUSTRIAL PARK EXPANSION

The MCCARA Industrial Park has been expanded to include 21 additional light Industrial lots plus an area for future rail expansion within a 57-acre development area to the east of the existing MCCARA industrial park.

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.





# INSTITUTIONAL

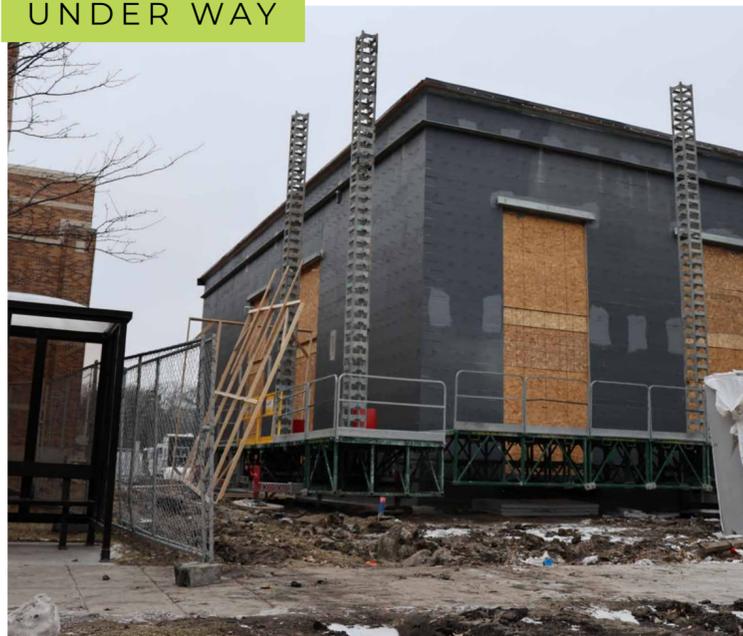
A look at institutional development within the city of Moorhead



# 2023 PROJECTS

## EDUCATION

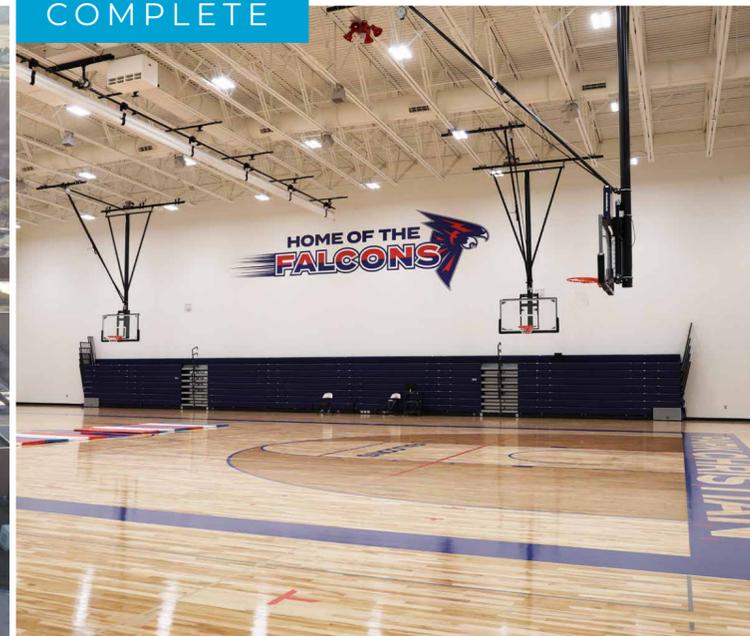
UNDER WAY



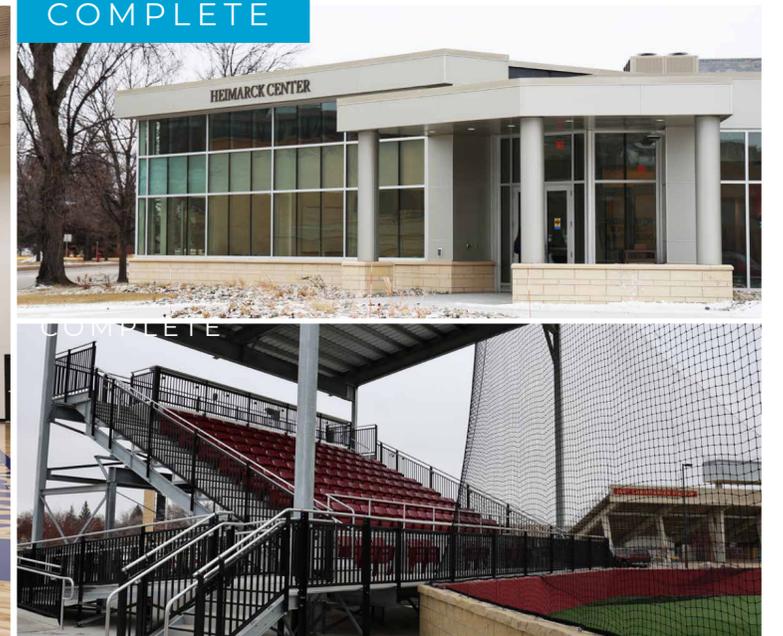
UNDER WAY



COMPLETE



COMPLETE



New Alumni Center

On the Horizon:  
Renovation of Weld Hall



The new high school opened the academic wing to students in early 2024 as phase 2 of construction begins.



New gymnasium and media center addition



Heimarck Center renovation and addition

Buck Burgau Field Grandstand & Dugouts



# 2023 PROJECTS

## GOVERNMENT

COMPLETE



**CLAY COUNTY + CITY OF MOORHEAD**  
Resource Recovery Center  
1701 34 St N

UNDER WAY



**CLAY COUNTY**  
Dept. of Motor Vehicles  
3300 15 Ave N

UNDER WAY



**CLAY COUNTY**  
Substance Use Crisis Center  
3304 15 Ave N

UNDER WAY



**CLAY COUNTY**  
Warehouse  
2951 41 1/2 St S

COMPLETE



**MOORHEAD AIRPORT**  
Private Hangar & Taxiway  
3333 70 St S

# 2023 PROJECTS

## GOVERNMENT

RENNOVATIONS UNDER WAY



National Guard Armory  
1002 15 Ave N

## OTHER INSTITUTIONAL

RENNOVATIONS COMPLETE



Ignite Church (former Safari Theatre)  
925 30 Ave S

RENNOVATIONS UNDER WAY



Trinity Lutheran Church  
210 7 St S



# STRATEGIC PRIORITIES

A review of the City of Moorhead's strategic priorities



# ECONOMY | BORDER CITY

## 2023 LEGISLATIVE OUTCOMES

**Moorhead's flood mitigation** projects were allocated \$11M within the Capital Investment Bill. Remaining projects totaling \$14.7M would complete Moorhead's 2009 Comprehensive Flood Mitigation Plan and will be pursued in 2024.

**11 St Railroad Underpass** project was allocated an additional \$10M within the Transportation Bill to address construction inflation. This MnDOT/Moorhead project is now fully funded.

**The Moorhead Community Center Library** received a sales tax exemption in the Tax Bill for construction applicable to taxable supplies and equipment purchased after February 29, 2024, and before April 1, 2027. This is estimated to save the project \$1M.



© JLG Architects / Miller Hull

Conceptual Render of Community Center Library Exterior



© JLG Architects / Miller Hull

Conceptual Render of Community Center Library Interior

# INFRASTRUCTURE

## 11 St Underpass

Stormwater improvements associated with this project are underway. This project is fully funded and scheduled to begin in spring of 2024 with goals to improve safety and congestion for vehicles, bicycles, pedestrians and emergency services.





# SUSTAINABILITY AND RESILIENCE

**Moorhead achieved Step 5 status as a GreenStep City** – the highest level of a Minnesota program that helps cities achieve sustainability and quality of life goals.

**Wildlife Forever and United Prairie Foundation** provided grant funds for new natural prairie plantings at MB Johnson Park and South Side Regional Park.

**Ordinances changes** were approved which allow Natural Lawns and the keeping of chickens.

**MN Department of Natural Resources** provided a grant to respond to arrival of Emerald Ash Borer.

**Three Community Garden Grants** of \$500 were awarded to Brookdale Baptist, Salem Evangelical and Grateful Community Garden for community gardens on private land. These funds helped with operations and supplies for food production.

**Climate Resilience Strategies** were developed by the City of Moorhead using a State of Minnesota grant from the Minnesota Pollution Control Agency (MPCA). The grant was utilized to create climate-resilient strategies – including a modeling and assessment report – to mitigate the risk to vulnerable community assets arising from the heightened rainfall events associated with climate change.



# PLANS AND STUDIES



# PLANS AND STUDIES

## COMPLETED

FM Housing Needs & Market Analysis



Baseline 2050 Demographic Forecast



Interstate Operations Analysis & Plan for Future Improvements



Red River Greenway Study



Clay County Comprehensive & Transportation Plan



11 St Underpass Visual Quality Design Manual



# PLANS AND STUDIES

## IN-PROGRESS

Review Study Updates  
for Alternative Urban  
Areawide Review Studies  
for the North, East and  
South Growth Areas



20 St/I-94  
Interchange Analysis



2050 Metro  
Transportation Plan



Clay County Heartland  
Trail Extension



Metro Food Plan



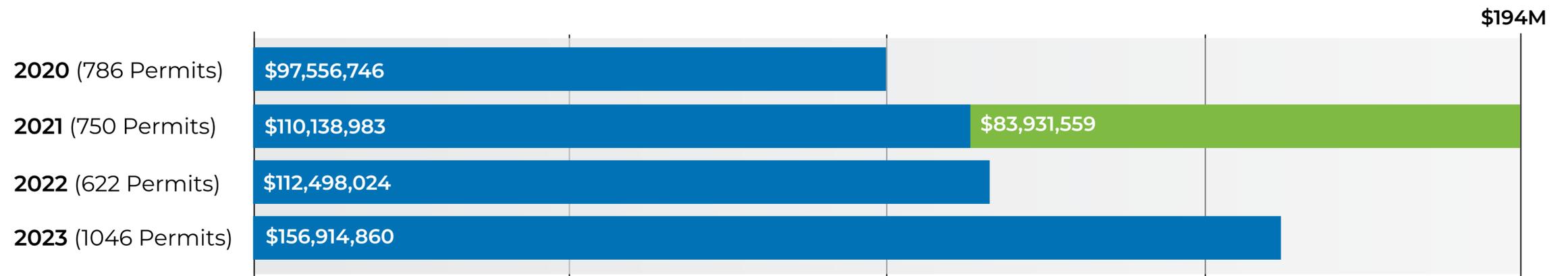


# PERMITS AND INVESTMENT



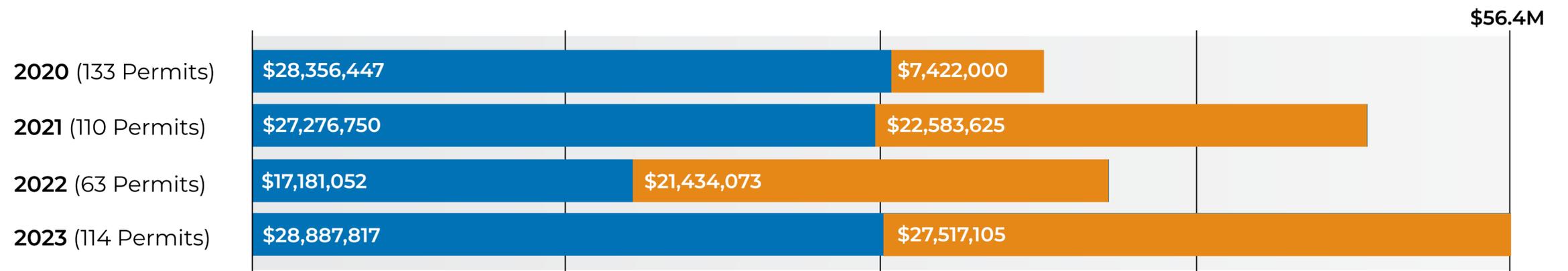
# ANNUAL BUILDING INVESTMENT

- Valuation
- MHS Project Valuation



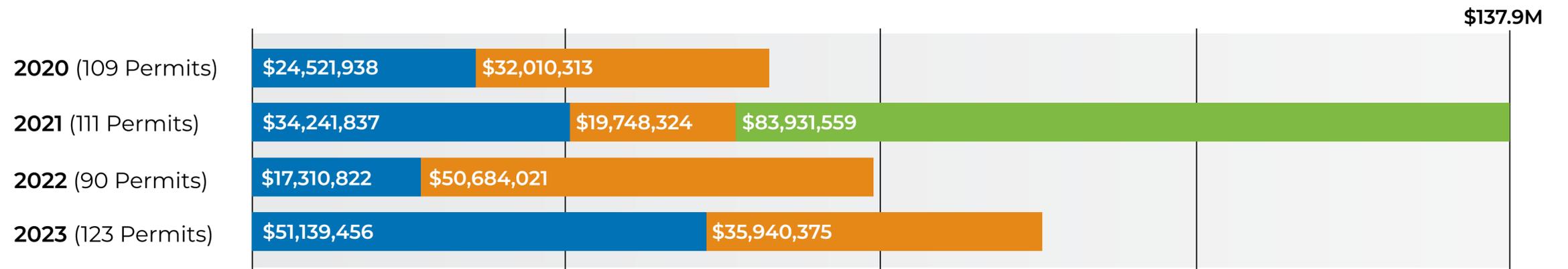
# RESIDENTIAL PERMIT VALUES

- Single-family (attached/detached)
- Multi-family



# COMMERCIAL PERMIT VALUES

- Commercial New Construction
- Commercial Remodel
- MHS Project



Note: 2021 Permits/Values include the Moorhead High School (MHS) Project (\$83,931,559)



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# 2023

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**#1**

Highest number of residential and commercial construction permits issued in the past 10 years

**#2**

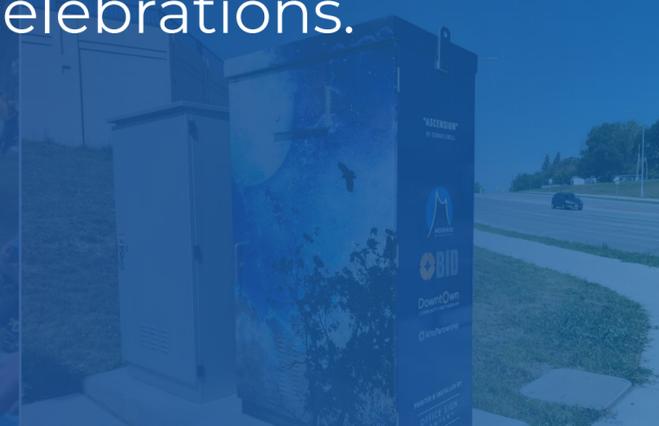
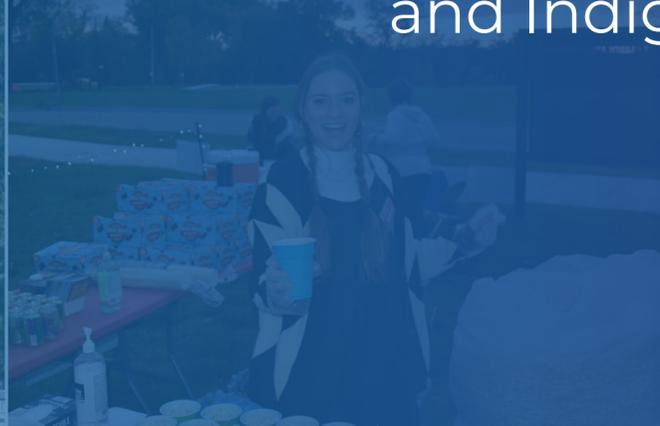
Second highest commercial project valuation in the past 10 years

**#3**

Third highest year for residential and commercial construction project valuation in the past 10 years



# 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, Welcoming Week events, Pride, Juneteenth, and Indigenous Peoples' Day celebrations.

NEW IN 2023

# FARGO-MOORHEAD COMMUNITY THEATRE BUILD-A-TON-ATHON

This event brought people of all skill levels together to create functional artworks to be placed throughout downtown and river corridor to encourage people to explore and visit these sites.



NEW IN 2023

PLAINS ART MUSEUM / MOORHEAD PARKS AND RECREATION

# MOVIE IN THE GARDEN

This partnership welcomed people to gather, connect, and relax with Movie in the Garden events at the Heritage Garden & Amphitheater in Woodlawn Park.



NEW IN 2023

MOORHEAD PARKS AND RECREATION

# RIVERARTS EXPANDED

This popular event added new experiences to engage a larger audience. Local artists and entertainers led three evenings of culturally diverse music, events and art demonstrations. The addition of the Moorhead selfie station, imagination playground blue foam building blocks, and a massive coloring mural elevated the experience.



NEW IN 2023

BLANK SPACES ART

# UTILITY BOX WRAPS

Four one-of-a-kind art wraps were installed through the Blank Spaces Art program. These locally created works are proudly displayed throughout Moorhead as they give visual interest to traffic signal cabinets.



**“Celestial Hound”** by Dennis Krull  
34 St S and 12 Ave S



**“Lake Life”** by Emily Brooks  
14 St N and 1 Ave N



**“Ascension”** by Dennis Krull  
20/21 St S and Main Ave SE



**“Follow the Light”** by Annett Richter  
8 St S and 12 Ave S (privately sponsored)



ON THE HORIZON

CITY OF MOORHEAD

# COMMUNITY CENTER LIBRARY

A 21st century Library that will include active spaces for the community to play and gather.

Learn more at [yes56560.com](https://www.yes56560.com)

View all upcoming events by visiting the [Moorhead Parks and Recreation Special Events Page](#)



[cityofmoorhead.com/departments/parks-recreation/special-events](https://www.cityofmoorhead.com/departments/parks-recreation/special-events)





ON THE HORIZON

FOLKWAYS

# SUNSET ON THE RIVERFRONT

An evening riverfront festival was postponed to 2024. This experience will showcase local music, art, food and more.

**Details coming soon!**

View all upcoming events by  
visiting the Moorhead Parks and  
Recreation [Special Events Page](#)



[cityofmoorhead.com/departments/parks-recreation/special-events](https://cityofmoorhead.com/departments/parks-recreation/special-events)



# COMMUNITY AMENITIES



## River Trail Interpretive Signs

17 interpretive signs detailing the history and ecology of Moorhead and the Red River were installed along the River Corridor thanks to a grant from the HDR Foundation. This installation will be completed in 2024 and is a collaboration between the City of Moorhead, the Historical and Cultural Society of Clay County, and Riverkeepers. Signs were designed by Dennis Krull (5foot20 design lounge) with supporting art installations created by Anna Kann.



## River Corridor Trail Expansion

Moorhead was awarded a Legacy Grant from the Greater Minnesota Regional Parks and Trails Commission to install the Midtown Trail segment between Woodlawn Park and Gooseberry Mound Park. Installation was complete in 2023 and there are now over 10 miles of paved trails along the river corridor.



## U.S Bicycle Route 20



The Prairie Lakes Route combines existing roads and trails to bring bicyclists from St. Cloud to Moorhead.



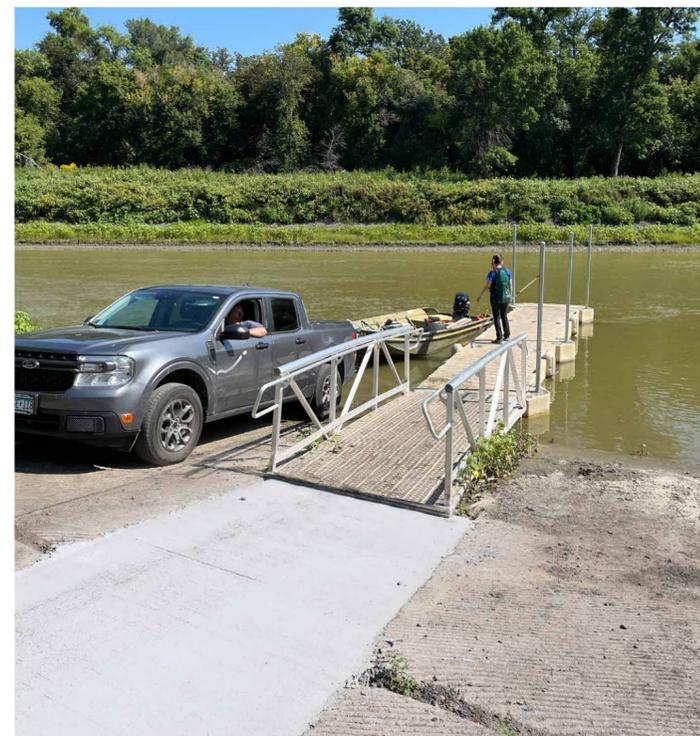
## Inclusive Playground at Southside Regional Park

Phase 1 of the Inclusive Playground was completed this fall with the installation of a rubberized surface and playground equipment where people of all abilities can play. Fundraising continues toward installation of a fence around the playground.



## Pickleball Courts at Hansmann Park

Three new pickleball courts were added to Hansmann Park after receiving funding from the MN Department of Human Services Age Friendly MN Grant.



## Boat Dock at MB Johnson

A new boat dock with an accessible ramp was added to MB Johnson Park that will increase access to the Red River of the North after the City received a Connecting People to the Outdoors Legacy Grant from the Greater Minnesota Regional Parks and Trails Commission.



## Rotary Natural Play Hill

Construction of the Natural Play Hill began in June 2023 and is anticipated to be completed in spring 2024. The Natural Play Hill features boulders, logs, a tower structure, and bike skills area to provide children with open-ended, physically challenging, and unstructured play opportunities. This play hill was made possible thanks to the partnership of the Fargo-Moorhead Rotary Foundation and its generous donation.



## PartnerSHIP 4 Health Southside Benches

Five benches were added along the walking trails in Southside Regional Park thanks to a grant award from Clay County PartnerSHIP 4 Health. This grant request was spurred by local residents who requested benches along the walking trails.

# Donate to the Moorhead COMMUNITY FUND

at FM Area Foundation

Opportunities to sponsor youth scholarships, community projects and amenities include:

Community Center Library

Inclusive Playground

Natural Play Hill

Public Art

Reimagine Romkey

River Corridor and Trails

Youth Scholarship Fund



To view all projects and contribute, visit [cityofmoorhead.com/communityfund](http://cityofmoorhead.com/communityfund)



# 2024 FORECAST

# LEGISLATIVE PRIORITIES



Capital Investment | Flood Mitigation



Downtown Redevelopment Project



Tax Increment Finance/Redevelopment



Public Safety | Workforce and Partnerships



Border Cities | Business Competitiveness



Recreational Amenities



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# PROJECTS UNDER WAY



**Community Center Library**



**Natural Play Hill at Riverfront Park**



**Matson Field Enhancements**



**Downtown Redevelopment Project**



**Reimagine Romkey: Pool Replacement and Park Amenities**



**11 St Underpass**



**Phase II Compass Apartments**



**Fairmont Flats  
Adaptive re-use of historic Fairmont Creamery**

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