



PHOTO: Mary's Light Tunnel at Viking Ship Park
PHOTO CREDIT: Folkways and M.Schlieff Photography

2022 ANNUAL DEVELOPMENT REPORT



New in 2022

Plans emerge and interest swirls for Downtown Moorhead as the urban landscape is ready for change. Moorhead continues to grow and saw comprehensive progress over the past year:

- The 2022 Onward Moorhead! Comprehensive Plan, which will help guide development in years to come, was approved by City Council.
- Downtown Moorhead Redevelopment plans were unveiled.
- A new Community Center and Public Library will be funded by a 0.5% local option sales tax that was approved by voters.
- Overall, building investments were similar to past years. However, with rising interest rates, there was a decrease in single-family residential permits.



DOWNTOWN NEIGHBORHOOD



PLACEMAKING & EXPERIENCES

Placemaking can transform downtown locations into fun and inviting community gathering places and experiences. Current community events include Greater Moorhead Days, Frostival, River Arts, and Farmers Market, to name a few.

In 2022, a Call of Activation was issued to community members to submit their ideas to create a more inviting downtown or generate riverfront activity.

Look for these fun experiences in 2023:

- Mary's Light Tunnel
- Forest Friends
- Music at the Market
- Rourke's Sculpture Walk
- Downtown Mural
- Welcome to Moorhead Selfie Station
- Monster Mural
- Blue Building Blocks
- Riverkeepers Storm Drain Art
- Utility/Traffic box wraps

500 IN 5 GOAL

In May 2018, Moorhead's City Council established a goal to support development of 500 new and/or renovated housing units within 5 years in downtown Moorhead. Since then, 259 housing units have been constructed or are under construction in downtown.

RENAISSANCE ZONE

Moorhead Renaissance Zone (RZ) is intended to encourage 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.

On the horizon:

- 801 2 Ave N – Fairmont Flats by Sterling Development Group 4, LLC – 105 units multi-family housing
- 1 4 St S – Bolig Square by Epic Companies – multi-story mixed use building



2022 NEIGHBORHOODS

AVAILABLE LOTS IN MOORHEAD

- An estimated **320 fully-serviced, buildable lots** will be available in various Moorhead subdivisions entering the 2023 construction season.
- The 10-year average construction rate for single-family attached and detached homes is approximately 132 building permits per year. Based on this 10-year average and 2022 inventory, Moorhead has an **approximate 2-year supply of fully-serviced, buildable lots.**
- The City adopted the Onward Moorhead! Comprehensive Plan in 2022 that will guide growth and development for the next decade.



PHOTO CREDIT: Jeremy Albright

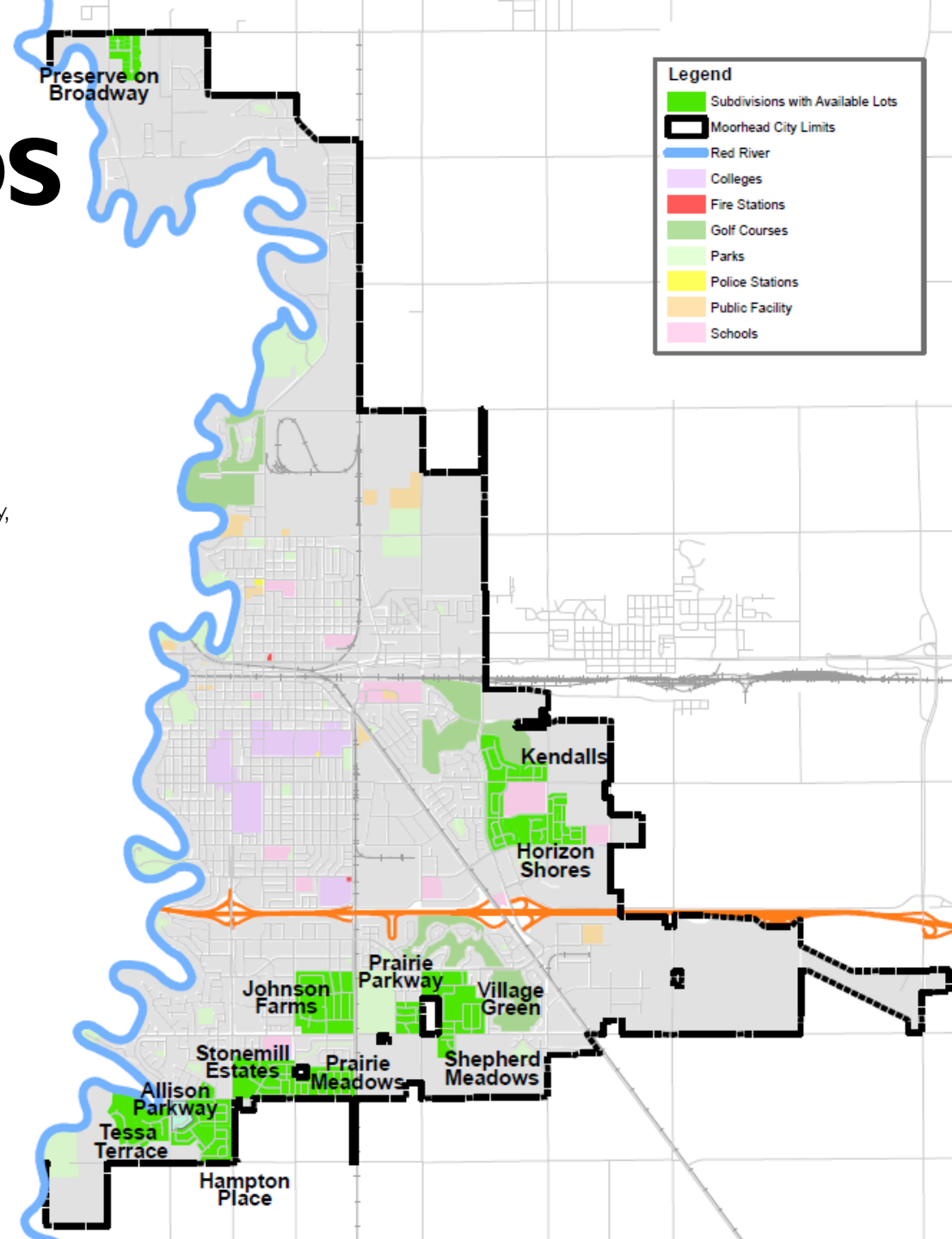




PHOTO CREDIT: Jeremy Albright

RESIDENTIAL

A look at housing development within the city of Moorhead

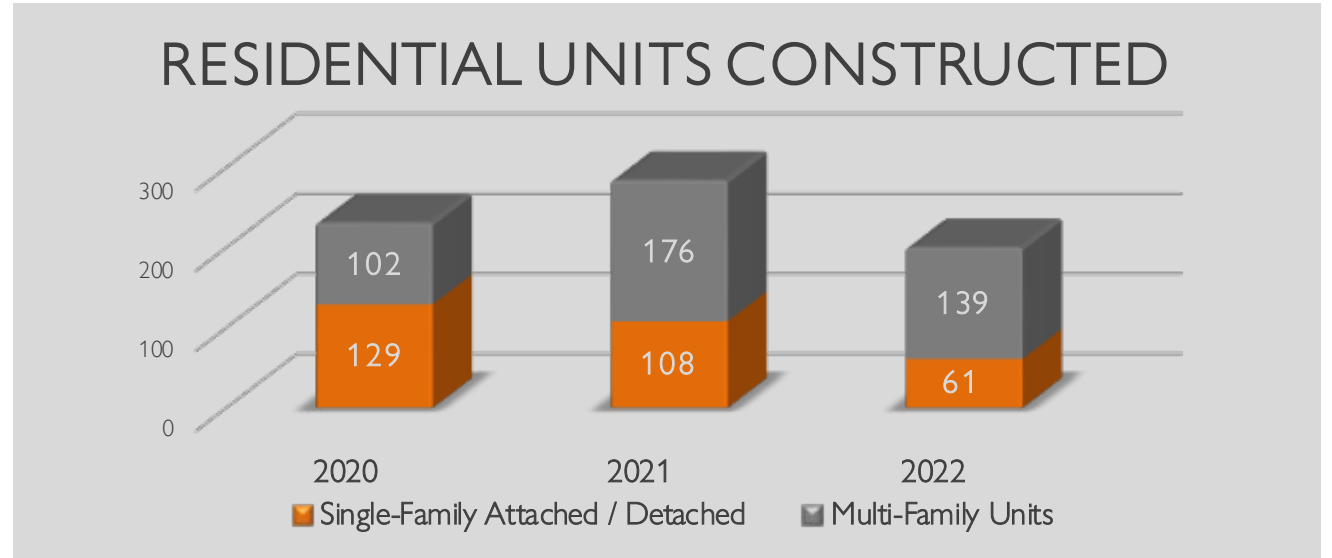




PHOTO: The Emery at Southmoor

RESIDENTIAL DEVELOPMENT

BUILDING PERMITS



- Interest rates rose in 2022
- Single-family home permits were down in Moorhead and throughout many areas of the country
- Permits for multi-family homes were consistent with past years in Moorhead

HOUSING MARKET

	2020		2021		2022	
	Closed Sales*	Median Sales Price	Closed Sales*	Median Sales Price	Closed Sales*	Median Sales Price
Fargo	1,850	\$231,630	1,990	\$250,000	1,590	\$275,125
Moorhead	770	\$218,000	799	\$229,000	671	\$240,000
West Fargo	872	\$253,988	854	\$291,458	665	\$318,515
Dilworth	89	\$211,000	91	\$216,000	69	\$231,000
TOTAL	3,581		3,734		2,995	

*Source: FM Area Association of Realtors – Data for 2022 gathered 1/09/2023 Closed Sales Represents Single Family, Twinhomes, Townhomes and Condos

*Full Year 2022 Data (January 1 – December 31) Note: not all closed home sales may be represented as realtors may input sales data at a later date

SINGLE-FAMILY

- ADAMS DEVELOPMENT (1)
- BARRIER HOMES INC (1)
- BENJAMIN ANDERSON CUSTOM HOMES (1)
- CLASSIC CONSTRUCTION (1)
- DABBERT CUSTOM HOMES (9)
- EID-CO BUILDINGS (2)
- HERITAGE HOMES (1)
- HOHENSTEIN HOMES LLC (1)
- ISR HOMES (7)
- J V HOUGH (14)
- JMW CONSTRUCTION LLC (2)
- JORDAHL CUSTOM HOMES (12)
- K & S CONSTRUCTION (1)
- SELF (2)
- SPIRE CUSTOM HOMES (1)
- T & S CUSTOM HOMES INC (1)
- THOMSEN HOMES LLC (4)

MULTI-FAMILY

- COMMAND AND CONTROL CONSTRUCTION LLC - SANDERS FLATS - 1610 7TH ST S (46 UNITS)
- ENCLAVE CONSTRUCTION LLC - COMPASS APARTMENTS - 600 30TH AVE S (93 UNITS)



2022 RESIDENTIAL CONTRACTORS

AFFORDABLE HOUSING



NEW AND IMPROVED AFFORDABLE AND SUPPORTIVE HOUSING

- Emery Apartments 900 30 Ave S - 130 units - 52 affordable units by Enclave Companies
- North Moorhead Village 2751 8 Ave N nearing completion - 46 affordable units by Commonwealth Development
- Micah's Mission improvements 1901 1 Ave N are under way – improvements will expand services and spaces in response to growing need

ON THE HORIZON:

- Fieldcrest Townhomes - 3301 18 St S - updates and addition of a new community center
- Silver Lining Apartments - 3305 3 Ave N - 36 units of permanent supportive housing for individuals age 55+

PHOTO: North Moorhead Village

INCENTIVES



PHOTO: Hampton Place

SINGLE-FAMILY

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 2022, 258 homeowners received the tax incentive. The program was extended through December 31, 2024.

First & New Home Program: This citywide incentive is a loan that defers \$5,000 at 0% interest toward special assessments for first-time homebuyers buying newly constructed homes. One new homebuyer utilized this program in 2022.

Affordable Mortgages and Downpayment Assistance: Programs available for income-eligible buyers in partnership with Minnesota Housing. 54 loans were provided in Clay County in 2022, representing over \$10 million in financing assistance.

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 2022, Moorhead processed 9 applications.

MULTI-FAMILY

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.

In 2022, Silver Linings Apartments was 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.



PHOTO: Vanné by Epic



COMMERCIAL & INDUSTRIAL

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

COMMERCIAL & INDUSTRIAL

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 M in new building value may qualify for a 5-year property tax exemption.



PHOTO: Sandman Structural Engineers Addition

2022 PROJECTS



PHOTO: Southmoor Square

COMMERCIAL & INDUSTRIAL

- American Crystal Sugar Office Bldg – 2500 11 St N*
- American Crystal Sugar Addn – 2500 11 St N
- A-P Concrete Office /Warehouse – 4125 32 Ave S*
- Rise Fitness (fit up) – 685 Appletree Ln
- Diamond Rock Storage - 2724 12 Ave S
- Glass Doctor – 2221 14 Ave S
- 1st International Bank & Trust - 865 37 Ave S
- 4 Seasons Handyman Services – 3380 43 St S*
- Lakeland Mental Health Addn – 1010 32 Ave S
- Lemke Warehouse – 2224 26 St S
- MegaStorage USA – 4126 29 Ave S
- Midtown Tavern (Duane's Pizza) – 2223 Hwy 10 E*
- Sandman Structural Engineers – 1587 30 Ave S*
- Self Storage Solutions – 2726 20 Ave S
- Southmoor Square - 828 30 Ave S*
- Starbucks – 3250 Hwy 10 E

* Project received a property tax incentive

DOWNTOWN

- Domino's (fit up) - 1530 1 Ave N
- Edward Jones (fit up) – 1530 1 Ave N
- More Than Words Bookstore – 34 4 St N
- The UPS Store – 619 Main Ave
- **Downtown Moorhead Development** – A partnership has been established with Roers 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 www.moretomoorhead.com/ for details.

INDUSTRIAL DEVELOPMENT

MCCARA 5TH ADDITION

The MCCARA Industrial Park has been expanded to include 21 additional light industrial lots plus an outlot for future rail expansion within a 57.75-acre development area to the southwest of existing industrial park.

To follow strategic initiatives for infrastructure and economy, this project was set to meet goals of providing comprehensive and effective City facilities and land management, and develop sustainable and economic methods for retention or sale of City properties.

The expansion would not be possible without the **\$2 million 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 of the 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.

One of the new lots has been already been sold and **4 Seasons Handyman Services** will be completing construction of a new building in 2023.



PHOTO: View of MCCARA looking North



INSTITUTIONAL

A look at institutional development
within the city of Moorhead

PHOTO: Park Christian School



2022 PROJECTS



EDUCATION

- Moorhead Area Public Schools Career Academy (renovation of former Sam's Club site) are complete. The academic wing is anticipated to open in January 2023.
- Moorhead Area Public Schools' \$110 million new high school project kicked off in 2020 and is in progress.
- Park Christian School's gymnasium and media center addition is under way.
- Concordia College Heimarck Center renovation and addition is under construction.
- Concordia College Buck Burgau Field, Grandstand & Dugouts is under way.

LOCAL GOVERNMENT

- Clay County, in partnership with the City of Moorhead, is constructing a \$21 million facility at 1701 34 St N that includes a waste transfer station, recycling center and offices to streamline recycling and trash operations. They anticipate opening in February 2023.
- Clay County Warehouse – 2951 41 ½ St S is under way.

AIRPORT

- City Council approved renaming the airport to Moorhead Municipal Airport – Florence Klingensmith Field in March 2022.
- A mural created by Alison Monke, owner of Creative Monke, is proudly displayed at the airport to showcase Florence's legacy.

INSTITUTIONAL

- First Hindu Temple in Moorhead - 16 4 St N.
- Ignite Church has renovated the former Safari Theatre - 925 30 Ave S.

PHOTO: mural at Moorhead Municipal Airport - Florence Klingensmith Field





PHOTO: Center Avenue looking east



STRATEGIC PRIORITIES

Economy | Border City Disparities

2022 Legislative Outcomes

- The City had a capital bonding request for the continuation of flood mitigation projects and a request to modify the City's local option sales tax authorization, however the Legislature did not pass either a bonding bill or a tax bill in 2022.

Infrastructure | Environmental Sustainability

New to the Team – City welcomed first Sustainability Coordinator in 2022.

Main Ave SE | 20 St | 21 St Railroad Separation – The underpass is complete and open for use. This project began in 2018 and improves safety and congestion for vehicles, bicycles, pedestrians and emergency services.

Center Avenue – This revitalized downtown transportation corridor saw a new lane configuration, new bike path and sidewalks with decorative stamps. New planters and bus shelters to be installed in 2023.

Minnesota GreenStep City - Moorhead moved to Step 5 status, the highest level in Minnesota's GreenStep Cities, which is a program that helps cities achieve sustainability and quality-of-life goals.

Resilient Moorhead - Created in 2019, this community taskforce is comprised of educational, local government, private and nonprofit organizations collaborating to develop and implement a community resiliency plan to respond, withstand, and recover from adverse situations. They have bolstered their social equity working group and website creation is under way.

PLANS & STUDIES

2022 Onward Moorhead! Comprehensive Plan

The plan was completed with more than a year of public input and approved by City Council on March 28, 2022. The top priorities are encompassed in the Five Big Ideas:

- Transform Downtown Moorhead into the ‘heart of the community’
- Integrate a mix of mutually supportive land uses and experiences
- Connect neighborhoods to parks and trails, and provide multimodal access
- Embrace resilient environmental and equitable solutions
- Build and nurture local businesses as key partners

2022 Fargo-Moorhead Bicycle & Pedestrian Plan

The plan is updated by FM Metro COG every 5 years to outline bike and pedestrian gaps and suggested enhancements.

2050 Demographic Forecast

The forecast is prepared every 5 years by FM Metro COG as a part of long-range planning to prioritize efforts that best suit our future community.

2023 Plans In Progress

- Metro Housing Study by FM Metro COG
- Alternative Urban Areawide Review for the North, East, and South Growth Areas by Stantec



PHOTO: SE Main Ave/20 ST/21 ST Underpass
PHOTO CREDIT: Jeremy Albright

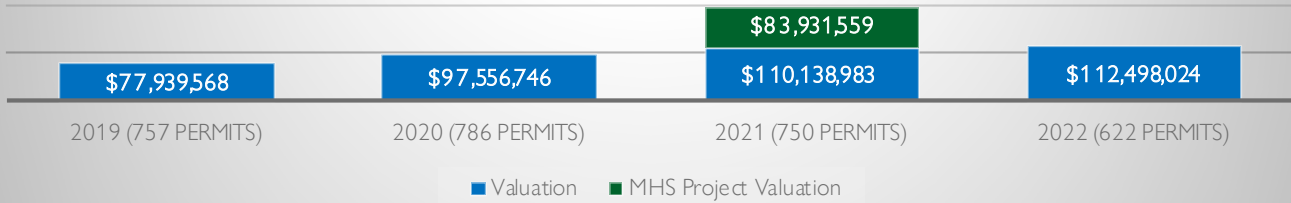


PERMITS & INVESTMENT

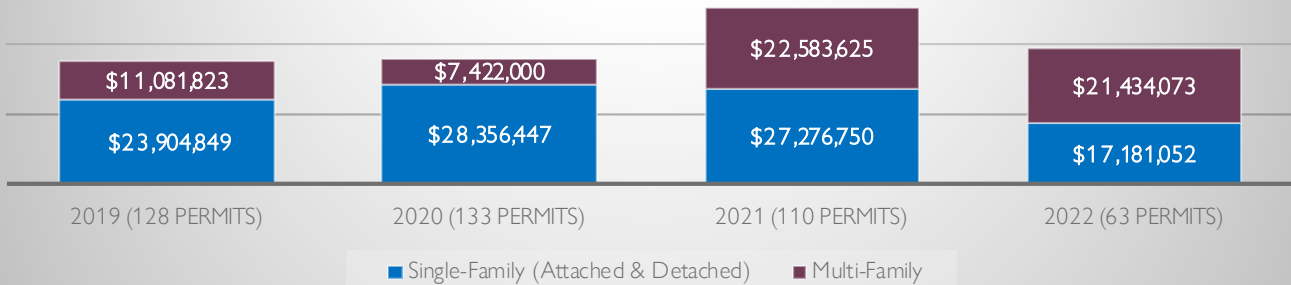
PHOTO: Heimarck Center at Concordia College



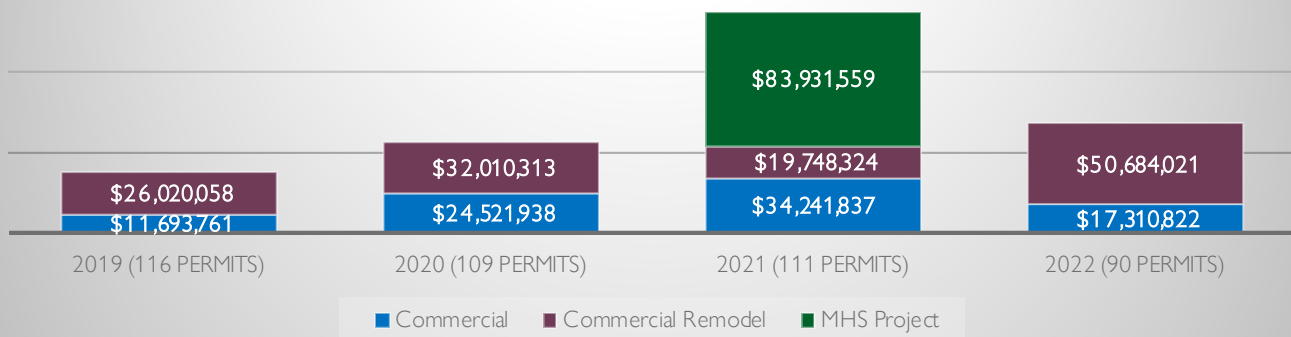
Annual Building Investment



Residential Permit Values



Commercial Permit Values



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



PHOTO: Breaking the Surface at Davy-Memorial Park
PHOTO CREDIT: MSchleif Photography

Breaking the Surface

Moorhead welcomed the first large public art sculpture installation at Davy-Memorial Park, the “Breaking the Surface” beavers were created by local artists Catie Miller and Emily Williams-Wheeler to answer a Call for Public Art in 2021. The beavers bring a uniqueness and playful identity to the city and park while providing access to art for all!

“Breaking the Surface” has two distinct meanings. It refers to the ecosystem of the Red River Valley and character traits of the community. Beavers can be seen throughout the Red River Valley and are symbols of persistence and hard work. They are also team-orientated, working together to create a strong colony. For more information, please visit [Art In Moorhead](#).

ART AND CULTURE



PHOTO: I-94 Water Tower

I-94 Water Tower

The [I-94 Water Tower](#) was a runner up for Tnema's “Tank of the Year” Award in 2022. The legacy tower displays the Red River of the North, parallel River Corridor Trail and Minnesota native trees including Concordia’s “Crazy Tree.”



FORECAST 2023

- Community Center and Regional Library Design
- Downtown Redevelopment Opportunities
- Phase I Compass Apartments – 600 30 Ave S
- Adaptive Re-use of Historic Fairmont Creamery Building – 801 2 Ave N
- Natural Playground – Riverfront Park

Legislative Priorities:

- Capital Investment | Flood Mitigation
- Downtown Moorhead Revitalization
 - Community Center and Public Library Project
 - Fargo-Moorhead Science Museum
 - Tax Increment Finance/Redevelopment
- Public Safety | Workforce and Partnerships
- Border Cities | Business Competitiveness
- Recreational Amenities

COMMUNITY AMENITIES

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 anticipated for 2023.

U.S. Bicycle Route 20

The Prairie Lakes Route combines existing roads and trails to bring bicyclists from St. Cloud to Moorhead. The trail was officially named in 2022.

Community Fund

The Moorhead Community Fund provides a way for the City to accept private, community support (cash donations) for a variety of community, park, and art projects.

Future community funding opportunities include:

- Inclusive Playground
- Natural Playground
- Public Art
- Reimagine Romkey
- River Corridor and Trails
- Youth Scholarship Fund

