

CITY OF MOORHEAD ECONOMIC DEVELOPMENT INCENTIVES

PROPERTY TAX PROGRAMS

RENAISSANCE ZONE PROPERTY TAX EXEMPTION	Property tax exemption for 5, 10 or 15 years for new or rehabilitated commercial, residential or mixed-use projects located within the Moorhead Renaissance Zone.
COMMERCIAL & INDUSTRIAL PROPERTY TAX EXEMPTION	Property tax exemption for 3 or 5 years for a new or expanding commercial or industrial facility.
MULTI-FAMILY RESIDENTIAL PROPERTY TAX EXEMPTION	Property tax exemption for 2 or 4 years for new or substantially rehabilitated multi-family housing. Additionally, an employee credit may be available for housing with health-related services.
TAX INCREMENT FINANCING	Pay-as-you-go financing reimburses a developer “upfront” development costs by reimbursing a portion of the increased property taxes that a new real estate development generates to finance the cost of the development. TIF qualifying expenses include land acquisition, demolition, environmental cleanup, and public infrastructure related to the development.
DISPARITY REDUCTION CREDIT	Program that caps commercial and industrial property tax rate at 1.6%.

LOAN/GRANT PROGRAMS

MOORHEAD LOAN FUND	Gap financing loans to business expansions and start-ups in Moorhead that create or maintain jobs. Up to \$50,000.
WEST CENTRAL INITIATIVE BUSINESS AND INDUSTRY LOAN	Gap financing loans to expanding manufacturing businesses. Up to \$300,000.
SBA 7A LOAN GUARANTEE	Loan Guarantees, to small businesses. To insure the primary lender does not hold all of the risk in the loan. Max guarantee of \$5 million.
SBA MICROLOAN	Small loans to new or growing small businesses who could not otherwise get a loan. Up to \$50,000.
SBA 504 LOAN	Subordinated loans to fund small business expansions. Up to \$5 million.

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TAX CREDIT PROGRAMS

WORKERS' COMPENSATION REBATE PROGRAM	Income tax credit to businesses to rebate a portion of workers' compensation expense; up to \$30,000 per business per year.
TARGET AREA CREDIT	Employee tax credits given to new or expanding primary sector businesses within a target up to \$3,000 per employee.
SALES TAX CREDIT	Sales tax credit to new or expanding primary sector businesses up to \$25,000.
SEED CAPITAL INVESTMENT CREDIT PROGRAM	45% tax credit on their investment, up to \$112,500 per year to eligible innovative businesses in Moorhead for their investment in equipment, research and development, marketing and sales activity or working capital.
UTILITY RATE-BASED INCENTIVE	Utility credit (electric & water) for new or expanding primary sector with qualifying utility loads.
MN JOB CREATION FUND	Grants to businesses creating high quality jobs with a focus on manufacturing, warehousing, distribution, and information technology related jobs. Up to \$1 million to companies deemed eligible to participate.
MN INVESTMENT FUND	Gap financing loans to help add new workers and retain high-quality jobs on a statewide basis. The focus is on industrial, manufacturing, and technology to increase the local and state tax base and improve economic vitality statewide.

PARTNER ORGANIZATIONS Downtown Moorhead Inc, Derrick LaPoint, dlapoint@dtmoorhead.org
Moorhead Business Association, Sheri Larson, sheri@mhdmba.org
West Central Small Business Development Center - westcentralsbdc.com
West Central Initiative – wcif.org - Greg Wagner - greg@wcif.org
SCORE - score.org - 701.239.5677
GFMEDC, Ryan Aasheim, raasheim@gfmedc.com
Minnesota DEED, David Heyer, david.j.heyer@state.mn.us

FOR MORE INFORMATION Derrick LaPoint, DMI, dlapoint@dtmoorhead.org, 218.443.1361
Amy Thorpe, City of Moorhead, amy.thorpe@cityofmoorhead.com, 218.299.5441

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