

2024 ANNUAL DEVELOPMENT REPORT

City of Moorhead



CITYOFMOORHEAD.COM



CITY OF MOORHEAD COMPREHENSIVE PLAN

ONWARD MOORHEAD!

5 BIG IDEAS OF THE 5 YEAR PLAN

2022-2027

- ▶ Investing in **Downtown**
- ▶ Creating **Great Experiences** in Existing and New Places
- ▶ Connecting **Neighborhoods**
- ▶ Fostering **Sustainability**
- ▶ Supporting and Celebrating **Businesses**



CityofMoorhead.com/OnwardMoorhead



INVESTING IN DOWNTOWN

INVESTING IN DOWNTOWN | PROGRESS IN 2024

IN-PROGRESS



Fairmont Flats » 801 2 Ave N
105 multi-family units

IN-PROGRESS



Sterling Dev. Mixed Use » 650 Center Ave
5-stories, businesses, and 153 dwelling units

IN-PROGRESS



11 St Underpass
2 Underpasses and investment of \$171.6M

IN-PROGRESS



Downtown Redevelopment and Infrastructure Expansion

IN-PROGRESS



The Loop: Moorhead Public Library » 450 Center Ave
2-story library with gathering spaces, walking loop, playground, entrepreneurship center and more





INVESTING IN DOWNTOWN | PROGRESS IN 2024

COMPLETE



Rotary Natural Play Hill and Bike Park » 600 1 Ave N
New park established

IN-PROGRESS



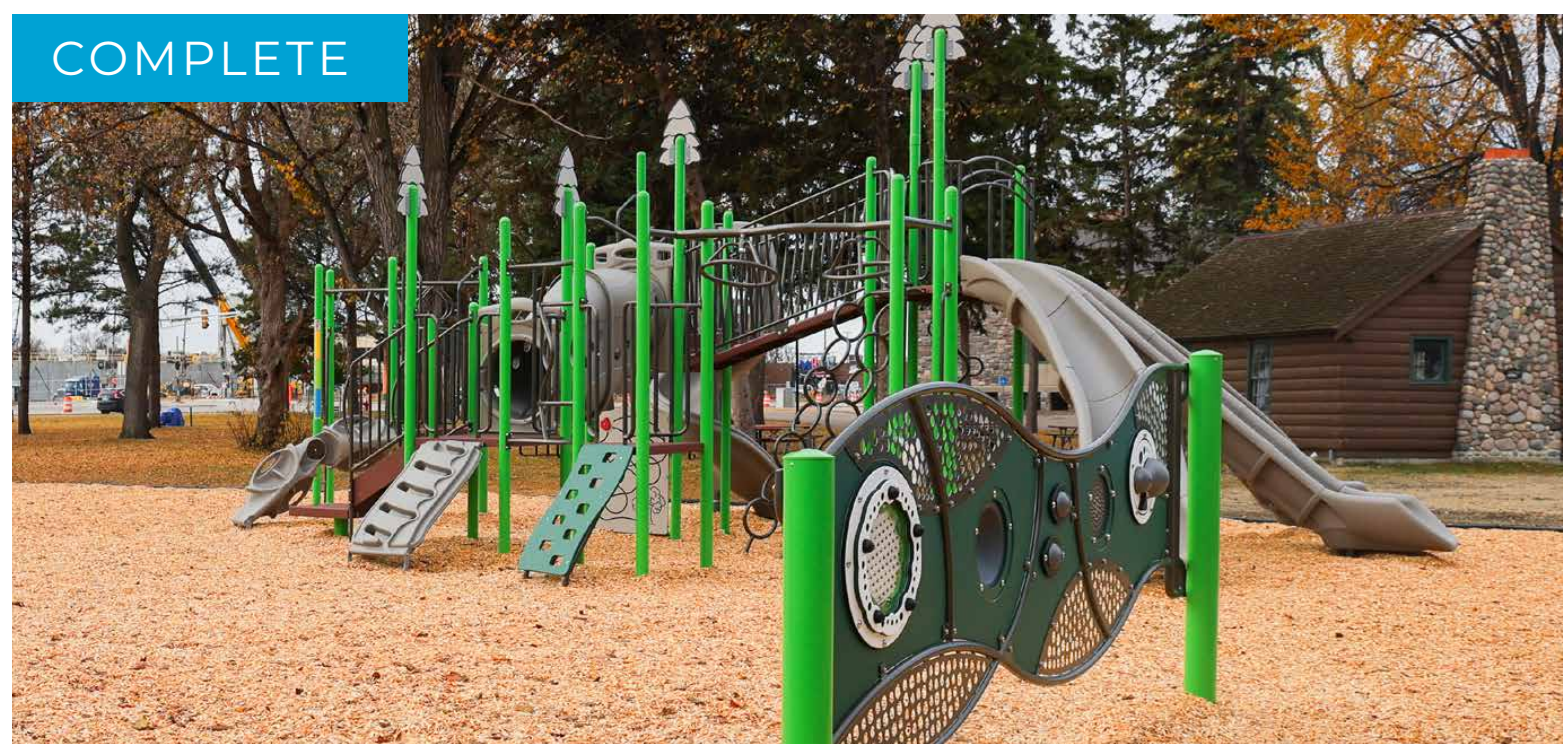
Downtown Moorhead Public Plaza
Outdoor space for events and gatherings

IN-PROGRESS



City Hall Renovation » 475 Red River Ave
Modern facilities will optimize city services

COMPLETE



W.H. Davy-Memorial Park » 111 8 St N
New park facilities installed

COMPLETE (MORE EVENTS TO COME)

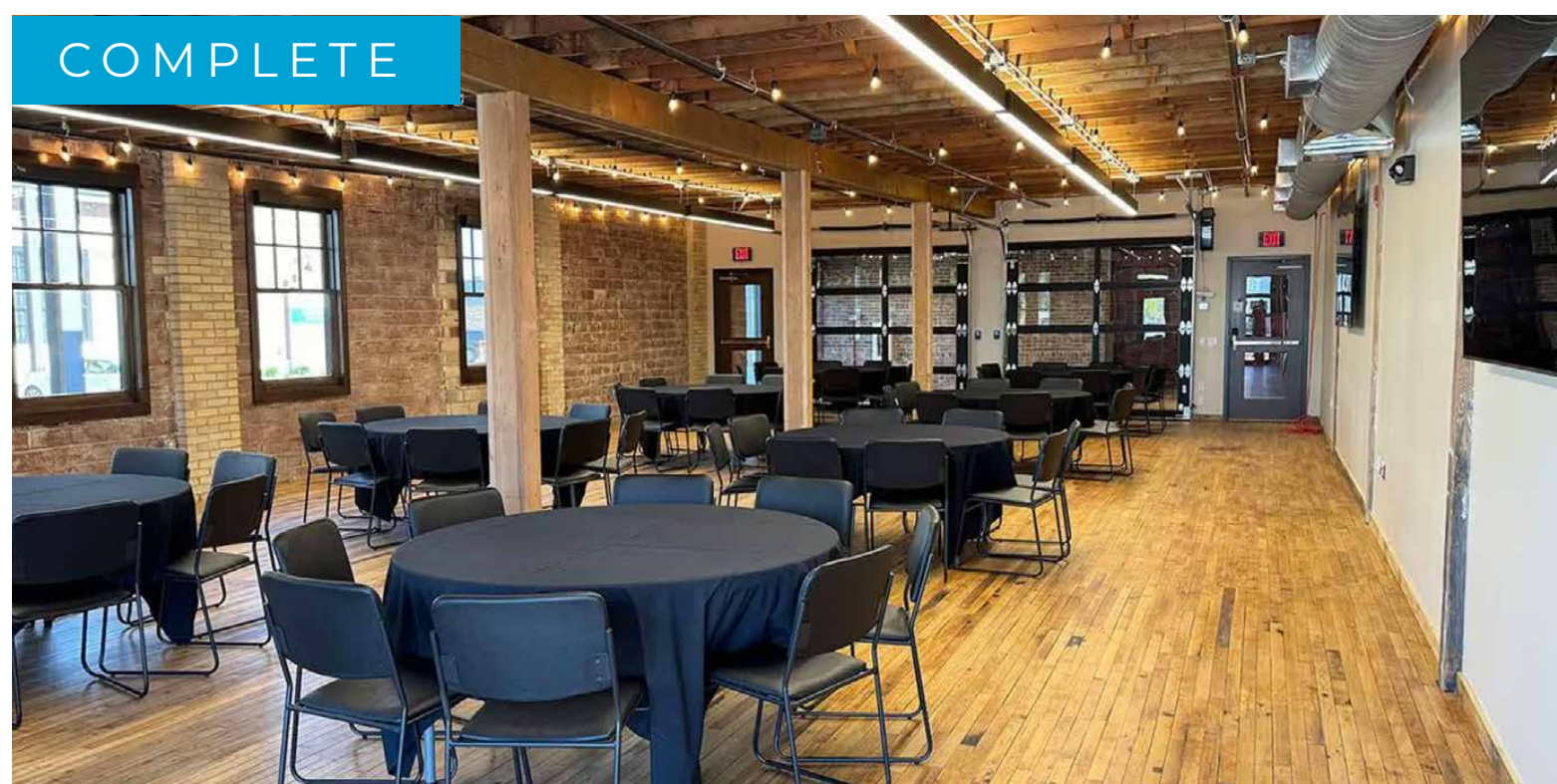
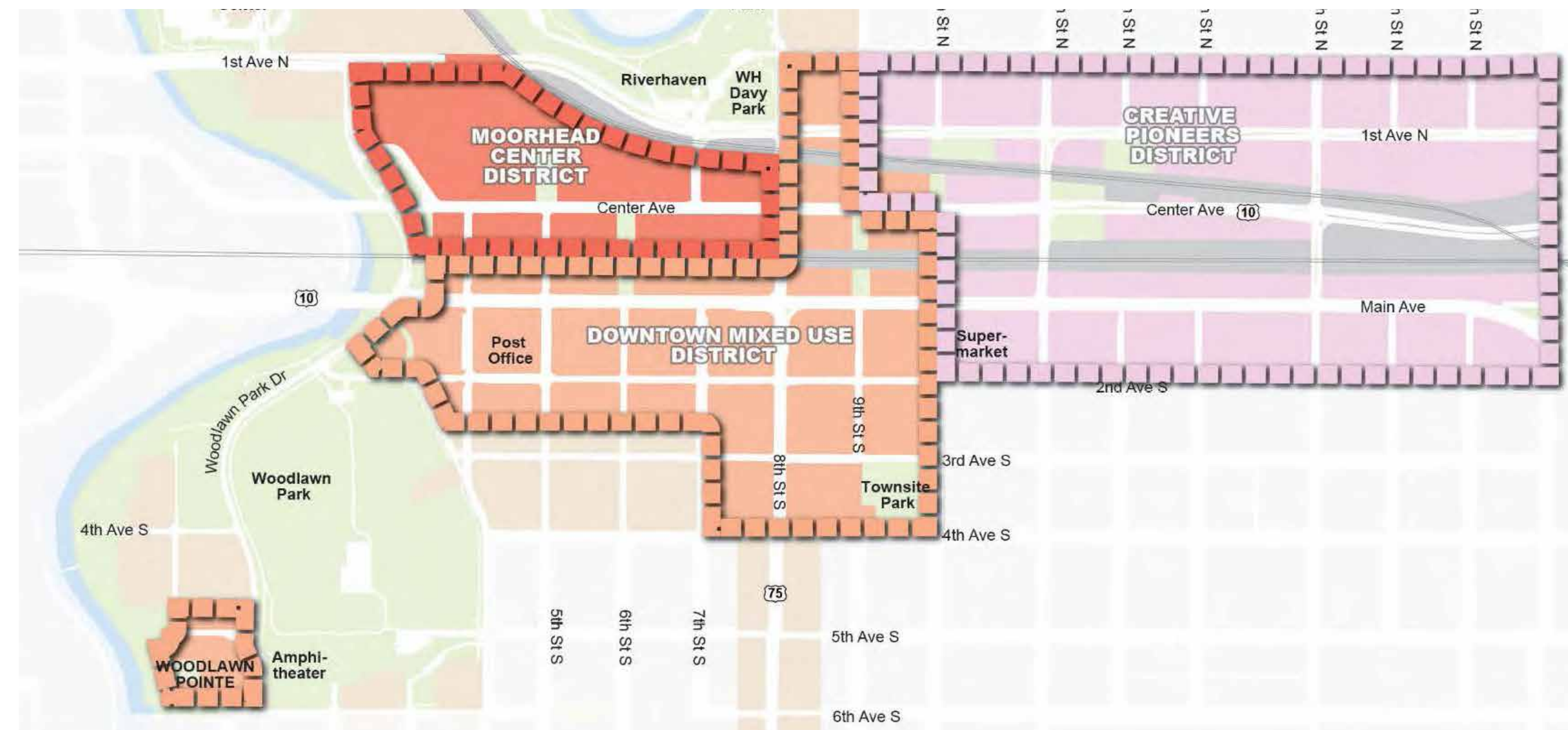


Sunset on the Riverfront
A river activation event/experience was held by Folkways with more to come!



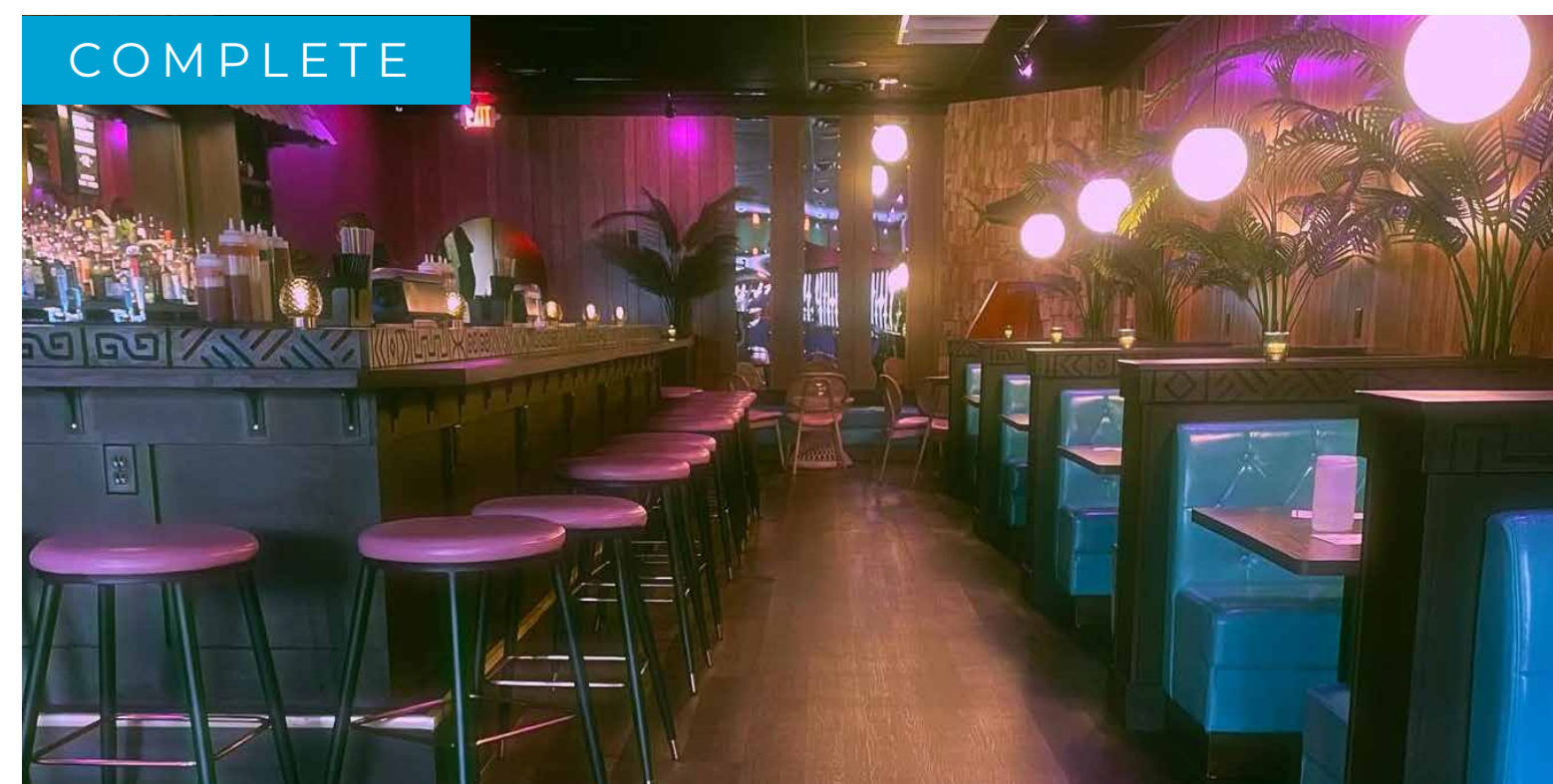
RENAISSANCE ZONE

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. In 2024, an incentive was approved for Sterling Development Mixed Use Building.



COMPLETE

Armory Annex » 824 Center Ave
Event space & outdoor plaza renovation



COMPLETE

Starbird Lounge » 817 Center Ave
Cocktail lounge renovation



COMPLETE

Moorhead Drug » 801 Center Ave
Pharmacy relocation and renovation



NEW IN 2024

The Onward Moorhead! Comprehensive Plan continues to guide and inform development and activation for Moorhead's growing community.

In 2024:



1,414 PERMITS

Highest number of permits issued – spurred by over 800 roofing permits!

Zoning / Code Amendments:

- Residential Zoning Districts
- Cannabis & Lower Potency Hemp Regulations
- Mixed Use Zoning Districts
- Accessory Structures / Uses
- Airport Aeronautical Zoning Overlay
- Backyard Chickens
- Residential Pools



Fargo-Moorhead metro

MATBUS use increased by nearly 2% in Moorhead

3 transit shelters replaced
(previous shelters were 40+ years old)



\$58.75M

Highest new commercial construction valuation of record



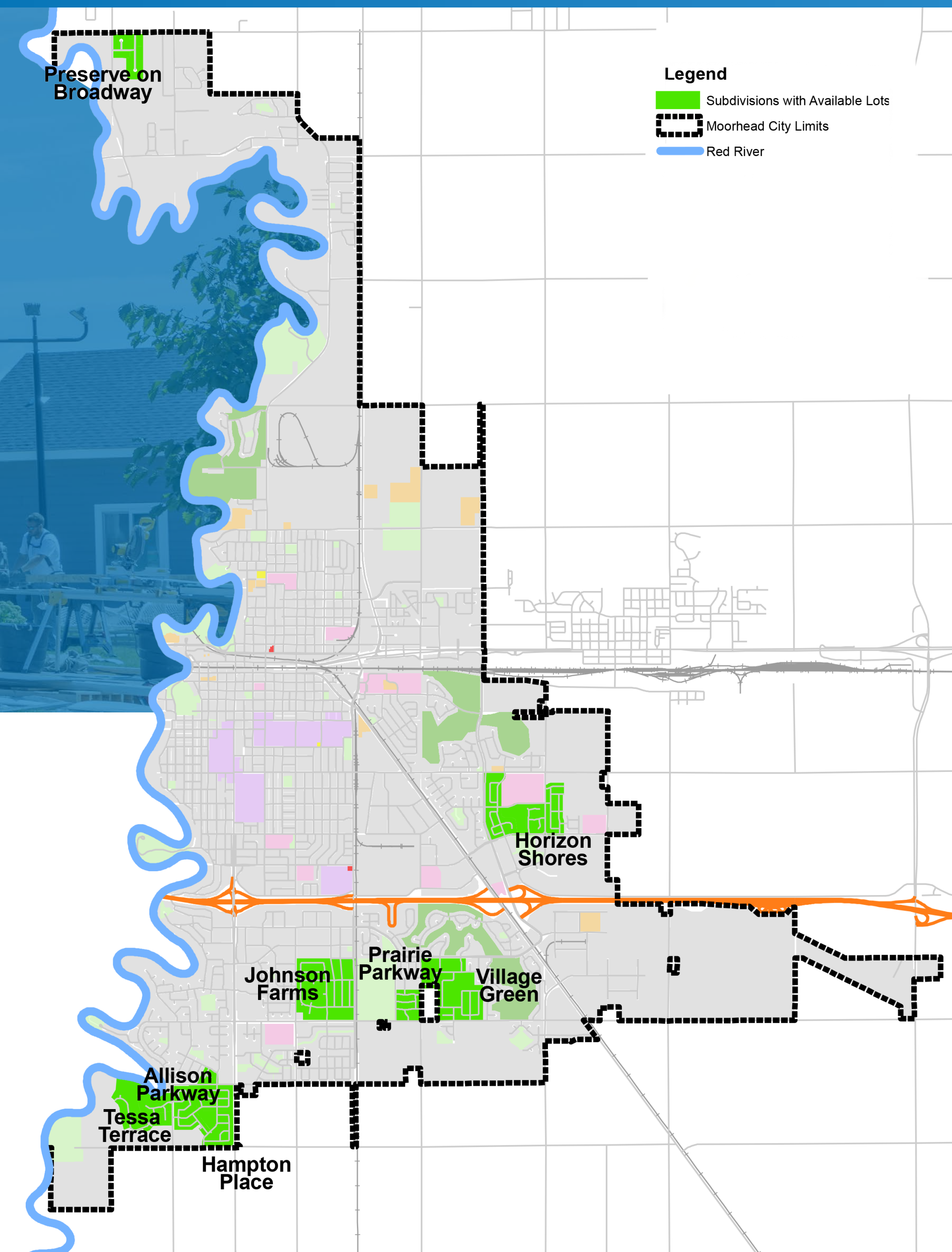
2024 NEIGHBORHOODS

218 fully serviced, buildable lots are available in various Moorhead subdivisions entering the 2025 construction season.

The 10-year average construction rate for single-family attached and detached homes is approximately 120 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.



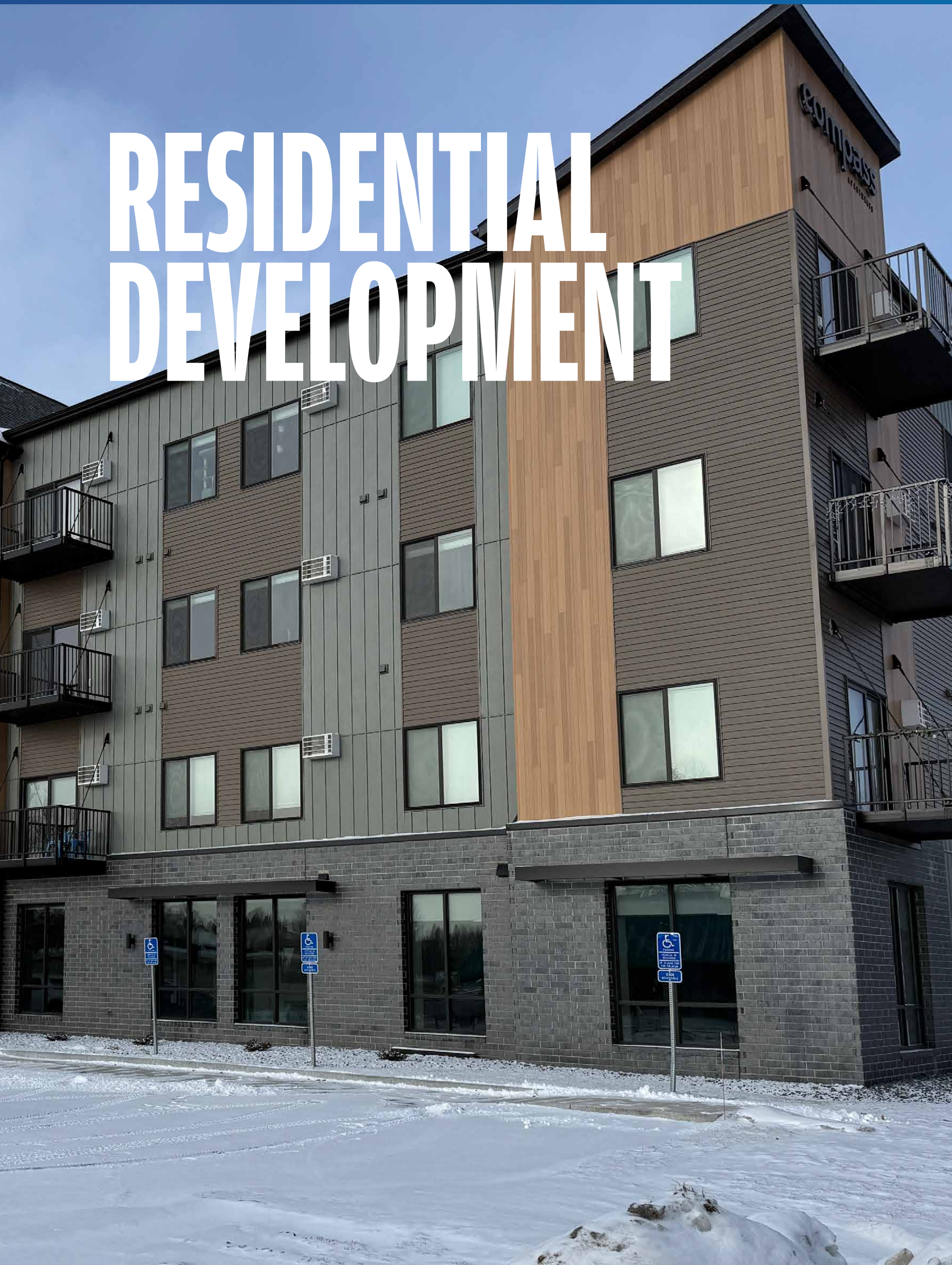


RESIDENTIAL

A look at housing development within Moorhead

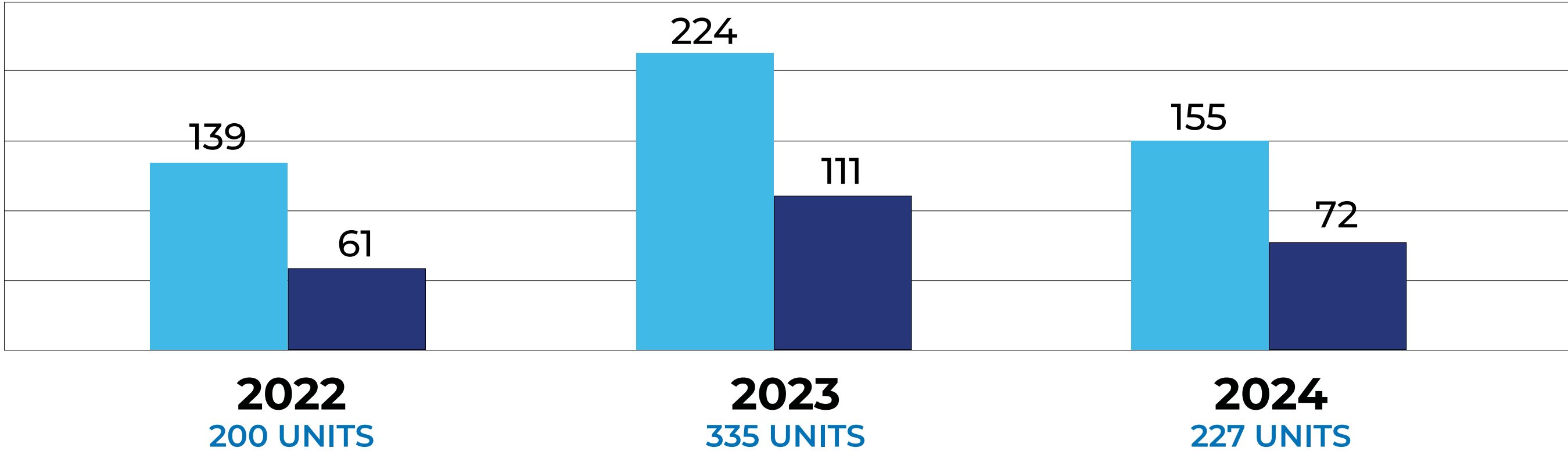


RESIDENTIAL DEVELOPMENT



RESIDENTIAL UNITS PERMITTED

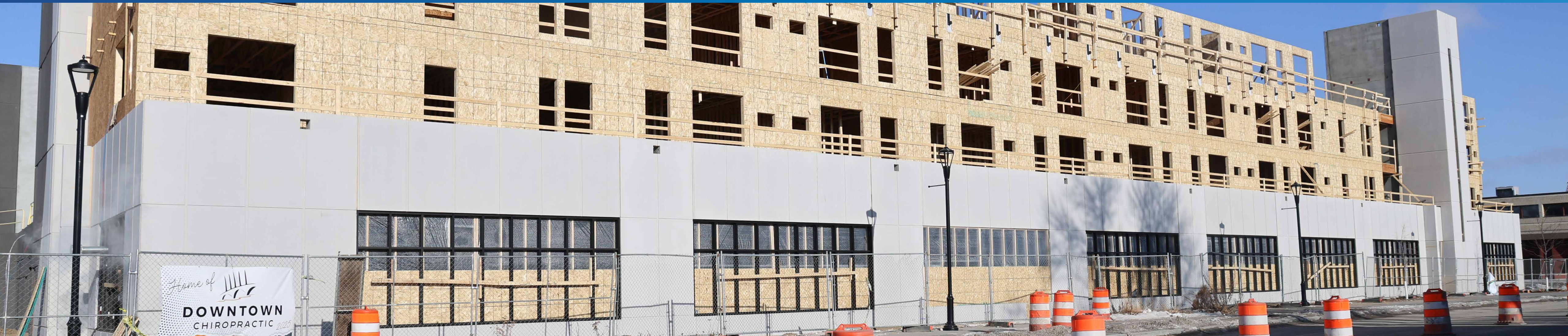
- Multi-Family
- Single-Family Attached/Detached



HOUSING MARKET

	2022		2023		2024	
	Closed Sales*	Median Sales Price	Closed Sales*	Median Sales Price	Closed Sales*	Median Sales Price
Fargo	1,594	\$275,525	1,270	\$280,108	1,373	\$305,500
Moorhead	671	\$240,000	484	\$260,000	578	\$270,500
West Fargo	668	\$318,250	589	\$325,000	570	\$340,000
Dilworth	69	\$231,000	54	\$227,500	42	\$278,450
TOTAL	3,002		2,397		2,563	

*Source: FM Area Association of Realtors – Data for 2024 gathered 1/13/2025 Closed Sales Represents Single Family, Twinhomes, Townhomes and Condos *Full Year 2024 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!
**2024 RESIDENTIAL
CONTRACTORS**

SINGLE-FAMILY

- Adams Development (4)
- Barrier Homes Inc (2)
- Brookstone Property (4)
- Dabbert Custom Homes (5)
- Dakota Development (1)
- Designer Homes FM (1)
- Diamond Rock Development (2)
- Heritage Homes (2)
- Hohenstein Homes LLC (2)
- Janich Homes & Remodel LLC (1)
- JMW Construction LLC (2)
- Jordahl Custom Homes (29)

- Mission Homes (4)
- New Creations Construction Inc (1)
- Red Leaf Custom Homes LLC (3)
- T & S Custom Homes Inc (1)
- Thomsen Homes LLC (5)
- Todd Nelson Construction (1)
- ZM Construction LLC (1)
- 210 Construction (3)

MULTI-FAMILY

- MBA Development Co:
Sterling Development Mixed Use
650 Center Ave (153 Units)

Permits Issued in 2024

SPECIALIZED HOUSING

COMPLETED

Micah's Mission (1901 1 Ave N)
Improvements for expansion of services

Sanders Flats (1610 7 St S)
46 units with 55+ assisted living

UNDERWAY

Silver Lining Apartments (3350 3 Ave N)
36 units with 55+ permanent supportive housing services –
anticipated completion in 2025

Riverview Heights Apartments (800 2 Ave N)
Improvements to plumbing system for existing 14-story building

Bennett Park Cooperative (1700 3 Ave S)
Improvements to sanitary sewer, watermain and private streets
within park



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 and no limit on home value). In 2024, 186 homeowners received the tax incentive, and the program was renewed through 2026 to continue supporting homebuyers choosing Moorhead.

AFFORDABLE MORTGAGES &

Downpayment Assistance

Programs are available for income-eligible buyers in partnership with Minnesota Housing. 62 Clay County homebuyers participated in these loan programs in 2024, representing more than \$10.5M in financing assistance.

HOME PROGRAM FOR

First & New Homebuyers

This citywide incentive is a loan that defers \$5,000 at 0% interest toward special assessments for first-time homebuyers buying newly constructed homes.

GATE CITY BANK'S

Neighborhood Impact Program

This home improvement program is a partnership between Gate City Bank and the City, designed to keep mature neighborhoods strong and help local homeowners reinvest in their homes with low-interest loans. In 2024, 21 homeowners improved their homes through this loan partnership.

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. No multi-family incentives were approved in 2024. In the past, 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. No incentives were approved in 2024. In the past, Farmstead Care, Arbor Park Living Center, Lilac Homes, and Beehive Homes received this incentive.



COMMERCIAL AND INDUSTRIAL

A look at commercial and industrial
development within Moorhead



COMMERCIAL DEVELOPMENT



PROJECTS UNDER CONSTRUCTION OR COMPLETED IN 2024

Access of the Red River Valley
925 37 Ave S

Agassiz Shop Condos
1307, 1319, 1325, & 1331 Main Ave SE*

Apex Fitness
2525 Hwy 10 E

Armory Annex
824 Center Ave

Waabigwan Mashkiki
2902 Hwy 10 E

Chipotle
3262 Hwy 10 E

Courts and Pints
2605 8 St S*

Diamond Rock Self-Storage
2724 12 Ave S

Dollar Clinic Addition
1002 1 Ave N

Enz Gym
2732 22 Ave S

First Community Credit Union
2602 34 St S

Holiday Station Stores Diesel Expansion
3475 28 Ave S

Home Authority Annex Office/Warehouse
1821 2 Ave N

Lakes & Prairies Community Action Accessibility Improvements
891 Belsly Blvd

Les Schwab Tire Center
3145 27 Ave S

Moorhead Drug
801 Center Ave

Moorhead Vision Associates
855 37 Ave S*

Nurtured Nest Daycare
1500 11 St N

Odin 2nd Ave Shop Condos
2410, 2416 & 2908 2 Ave N*

O'Reilly Auto Parts
824 30 Ave S

Red River Triumph
2951 11 St S

Starbird Lounge
817 Center Ave

Starbucks
805 37 Ave S

State Farm Expansion
600 8 St S

Sterling Dev. Mixed Use
650 Center Ave

Thor Business Condos
1607 & 1619 29 Ave S*

Women's Care Center
220 Hwy 75 N

*Project received a property tax incentive



INDUSTRIAL DEVELOPMENT

PROJECTS UNDER CONSTRUCTION OR COMPLETED IN 2024

**American Crystal Sugar
Addition**
2500 11 St

BNSF Engineering Facility
3 21 St S

Hedgemaster's Shop
1609 23 St S*

Lagerquist Shop Addition
4101 32 Ave S*

Lemke Warehouse
2224 26 St S

Minko Construction Inc
4111 34 Ave S*

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

Spaulding Stone Expansion
2534 20 Ave S*

Sprenger Midwest Warehouse
4141 30 Ave S

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

*Project received a property tax incentive



MCCARA BUSINESS 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. **Check out the inventory of buildable certified shovel ready lots available today!**

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.



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 more than \$1.25 M in new building value may qualify for a 5-year property tax exemption.





INSTITUTIONAL

A look at institutional development
within Moorhead

EDUCATION

Concordia College

Hvidsten Hall of Music and Practice Auditorium Remodel

Minnesota State University

Moorhead Christianson Alumni Center

Moorhead Community Center and Library

Construction underway with opening planned in 2026

Moorhead Public Schools

MHSCA Sports Medicine Lab Fit Up

Solar PV Arrays installed at the following:

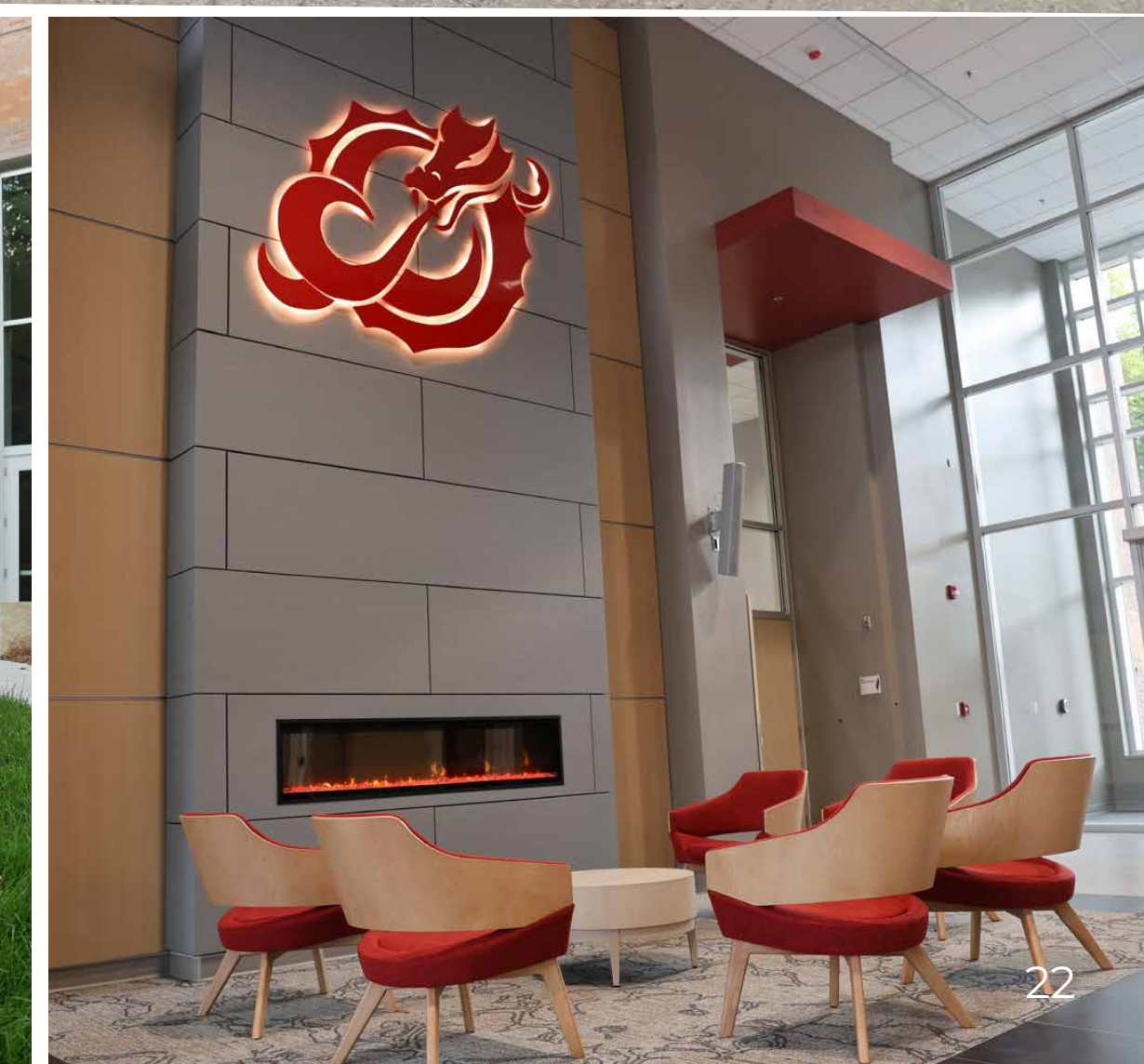
- 4400 24 Ave S – Dorothy Dodds Elementary
- 2400 4 Ave S – Moorhead High
- 2800 27 Ave S – Moorhead High School Career Academy
- 1201 40 Ave S – SG Reinertsen Elementary

Park Christian School

Phase III adding four new classrooms

St. Joseph's School

Storage and restroom renovation/remodel and a new detached garage



PUBLIC SECTOR

Clay County Department of Motor Vehicles
3300 15 Ave N

Clay County Substance Use Crisis Center
3304 15 Ave N

Clay County Warehouse
2951 41 ½ St S

Fire Station Addition
111 12 St N

Moorhead Public Service Renovation
2901 Frontage Rd S

Neighborhood Recreation Center Reconstruction
2601 Village Green Blvd

Parks and Recreation - Golf Cart Storage
3423 Village Green Blvd

State of MN National Guard Armory Renovation
1002 15 Ave N



FAITH

Ignite Church Renovation
925 30 Ave S

Trinity Lutheran Church Renovation
213 8 St S





STRATEGIC PRIORITIES

A review of Moorhead's strategic priorities

ECONOMY | BORDER CITY

2024 LEGISLATIVE OUTCOMES

The 2024 Minnesota Legislature did not pass tax or capital investment bills in 2024. Moorhead's legislative requests will be carried over to 2025 and include:

- Funding to complete Moorhead's in-town flood mitigation
- An extended construction period for the Downtown Moorhead Development TIF District
- Support of funding to complete the Minnesota portions of the FM Diversion
- Construct the Heartland Trail
- Establish a Moorhead Cultural Mall



INFRASTRUCTURE

11 St Underpass

This project broke ground in the spring of 2024 to improve safety and congestion for vehicles, bicycles, pedestrians and emergency services. Stormwater improvements needed for the project have been installed along 1 Ave N.

North Moorhead Flood Mitigation

Significant progress was made on this important project in 2024 with completion projected for 2025.





Photo Credit: Denise Quick



Photo Credit: Denise Quick

SUSTAINABILITY AND RESILIENCE

Minnesota GreenStep City: Moorhead maintains highest achievement level in Minnesota's GreenStep Cities, Step 5. This program helps cities pursue sustainability and quality of life goals.

Mayors' Monarch Pledge: Moorhead pledges to partake in actions that commit to creating a healthy, sustainable habitat for the monarch butterfly and pollinators while educating residents about how they can make a difference at home and in their community. Actions in 2024 included a public communications effort to encourage residents to plant monarch gardens, development of a natural lawn handout, application (and award) of a MPCA Climate Action grant to convert 10 acres of turf grass to a pollinator landscape (will be planted in 2025) and community garden grants.

Backyard Chickens: Ordinance updates were approved relating to backyard chicken keeping best practices and feedback from residents.

LED Streetlight Conversion in Commercial Corridors: 115 streetlights were converted through the MN Carbon Reduction Program and 183 streetlights were converted through a US Department of Energy program.

Community Garden Grants: Three \$500 community garden grants were awarded to MN State University-Moorhead, PRAIRIE and Grateful Community Garden. These funds helped with operations and supplies. Organizations also hosted community cook-outs and events. Food was dispersed to garden participants and donated to organizations/individuals in need. More than 1,000 lbs of food was produced.



PLANS AND STUDIES



PLANS AND STUDIES

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



FM Metro Electric Vehicle
Readiness Study



MATBUS Transit
Development Plan



2050 Metro Transportation
Plan



20 St/I-94
Interchange Study



Heartland Trail Study



Safe Routes to
School Study



FM Region Comprehensive
Safety Action Plan



COMPLETED

IN-PROGRESS



PERMITS AND INVESTMENT

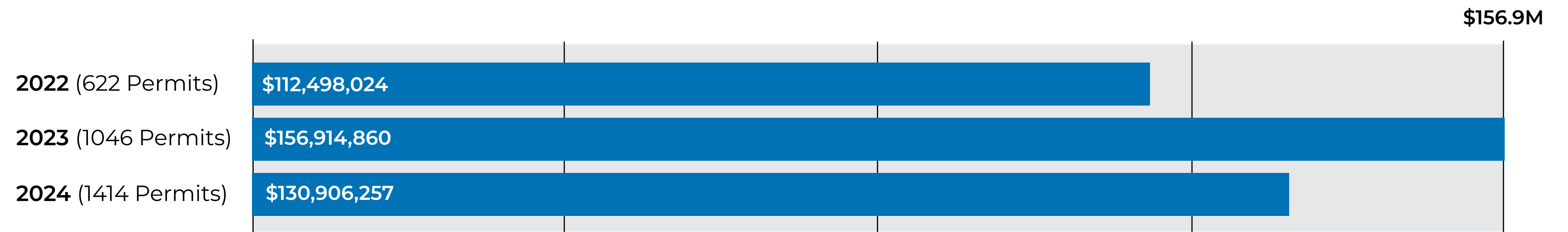


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Highest number of permits issued –
spurred by over 800 roofing permits!

\$58.75M
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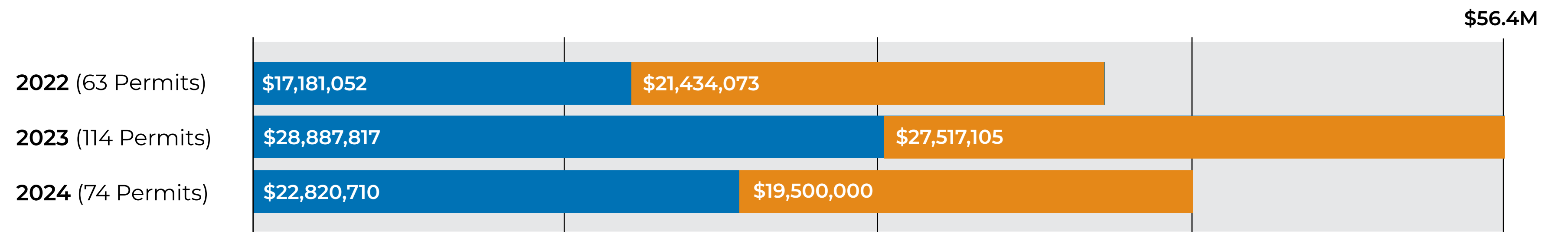
ANNUAL BUILDING INVESTMENT

■ Valuation



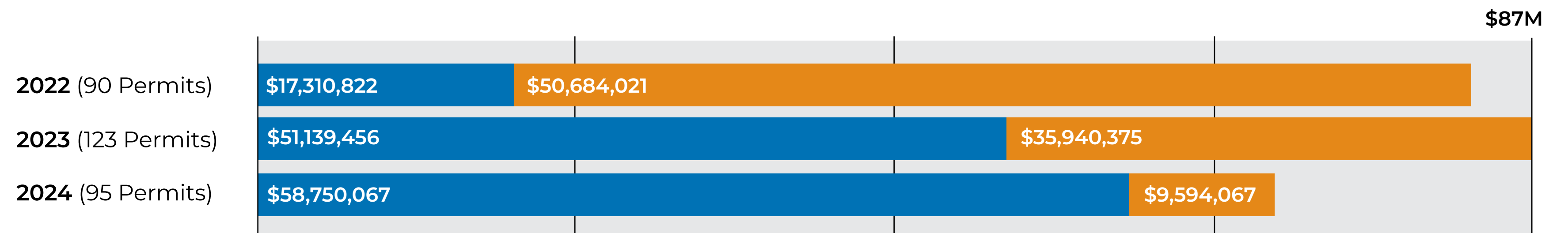
RESIDENTIAL PERMIT VALUES

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



COMMERCIAL PERMIT VALUES

■ Commercial New Construction
■ Commercial Remodel





ART, CULTURE & PLACEMAKING



CREATING EXPERIENCES

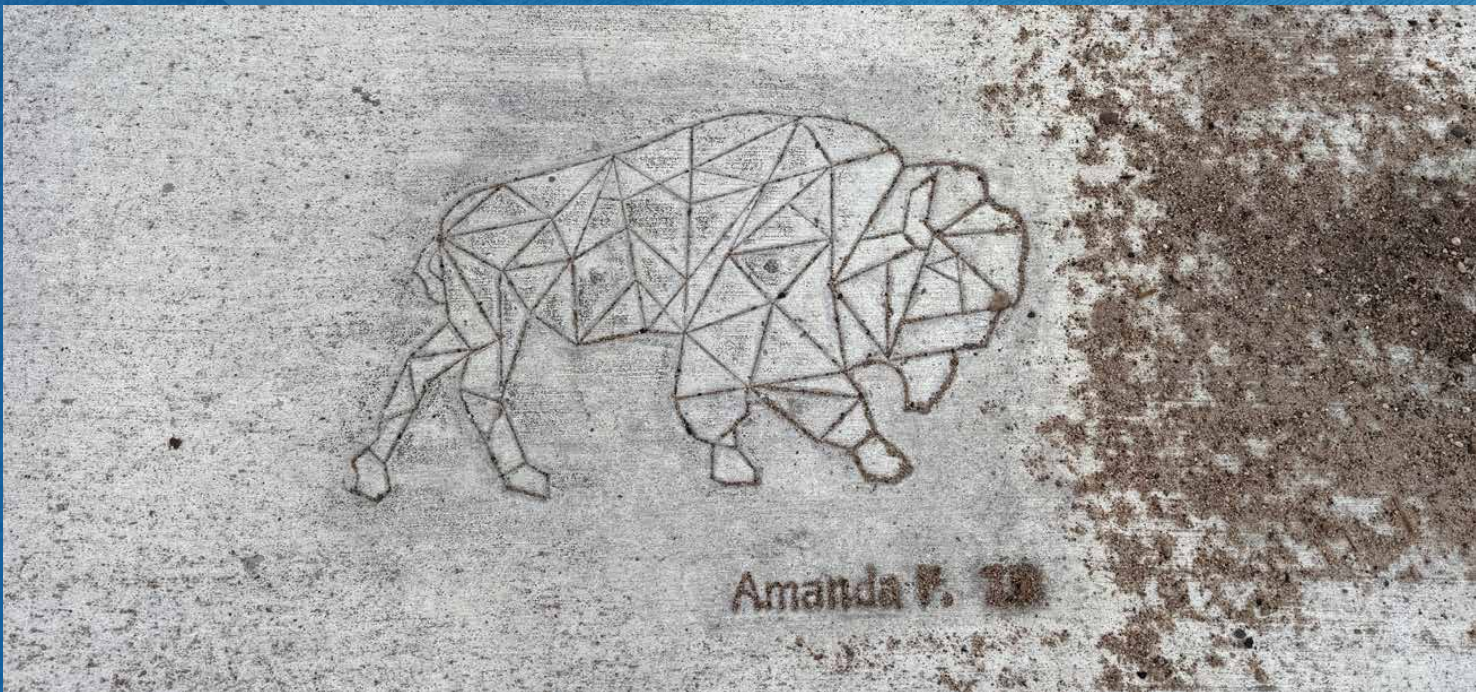
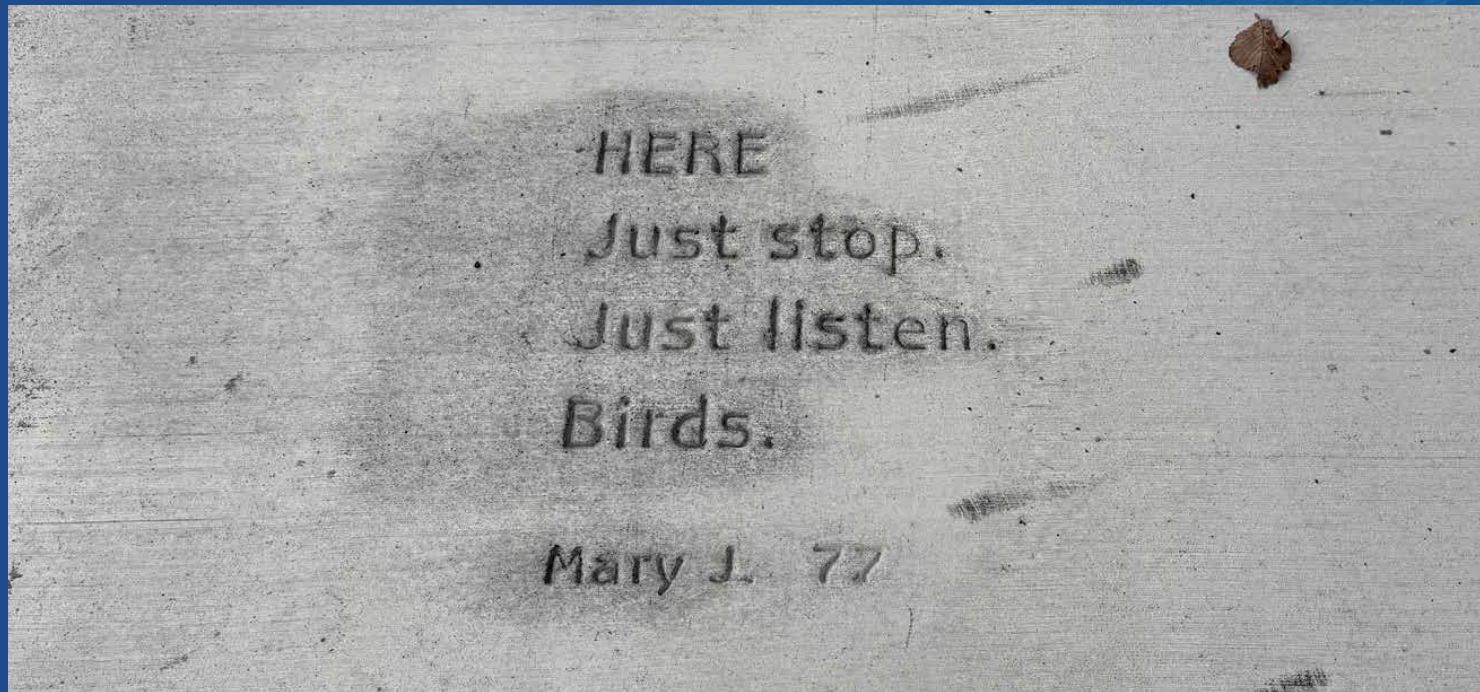
Art installations, cultural expressions and placemaking efforts can transform locations into fun and inviting community gathering places and experiences. Current community events include Greater Moorhead Days, Frostival, RiverArts, Farmers Market, Juneteenth, Pride, Indigenous Peoples Day, Pangea, and Moorhead Human Rights Awards.

NEW IN 2024

ARTS AND CULTURE COMMISSION

1 AVE SIDEWALK STAMPS

Nine art and poetry stamps installed on the sidewalk along 1 Ave N from 8 St N to 9 St N as part of the reconstruction surrounding the 11 St Underpass project.



NEW IN 2024

DISCOVER OUTDOORS

ENCHANTED RIVER WALK & WINTER ART WALK

From January 12 to February 24, a half mile of Midtown Trail was lit by a mix of solar and electrical lights illuminating the riverfront with temporary art installations for visitors to enjoy. Moorhead Mural, house village, trees, and Gaga Ball created placemaking nodes along the path for people to gather and interact along with the Candle Light Trail, Snow Sculptures and giant tubing hill at Viking Ship Park.

On February 24, businesses along 4 St S opened their doors to host a Winter Art Walk with pop-up art galleries, cozy fire pits and refreshments to meet local artists and entrepreneurs.

NEW IN 2024

MOORHEAD PARKS AND RECREATION

RIVERARTS AT THE FARMER'S MARKET

RiverArts joined the Farmer's Market – combining local vendors and businesses with live music, cultural performances, art activities and more to create a community gathering like no other. The addition of the “Welcome to Moorhead” selfie station, foam building blocks, and coloring mural elevated the experience. Expansion efforts created a space where people wanted to be!



NEW IN 2024

FOLKWAYS

SUNSET ON THE RIVERFRONT

On August 8, Folkways hosted a free community event located along the riverfront at American Crystal Sugar Company. People gathered to enjoy live music, costumed performers, an artist market, and food and drink vendors.



Photo Credit: Folkways and Studio Freshly



COMMUNITY AMENITIES

NEW IN 2024

FM ROTARY FOUNDATION / MOORHEAD PARKS AND RECREATION

ROTARY NATURAL PLAY HILL & BIKE PARK

The June 2024 ribbon cutting opened the 1.26-acre Play Hill to a crowd of excited kids. The project was spearheaded by the five Fargo-Moorhead area Rotary Clubs and FM Rotary Foundation, raising over \$1.1 million through the generous support of 300+ donors, including major donors: Fargo-Moorhead Convention and Visitors Bureau, FM Area Foundation, Scheels Foundation, Sanford Health Foundation, and Ray and Kathy Kvalvog in memory of their sons, Zach and Connor Kvalvog.

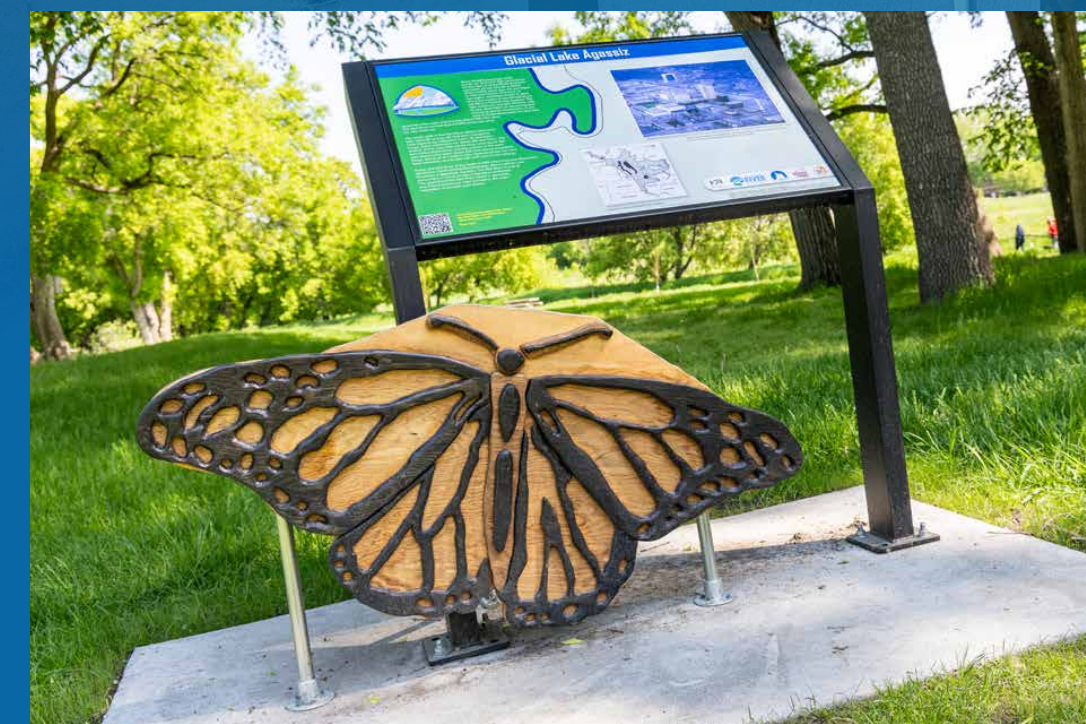
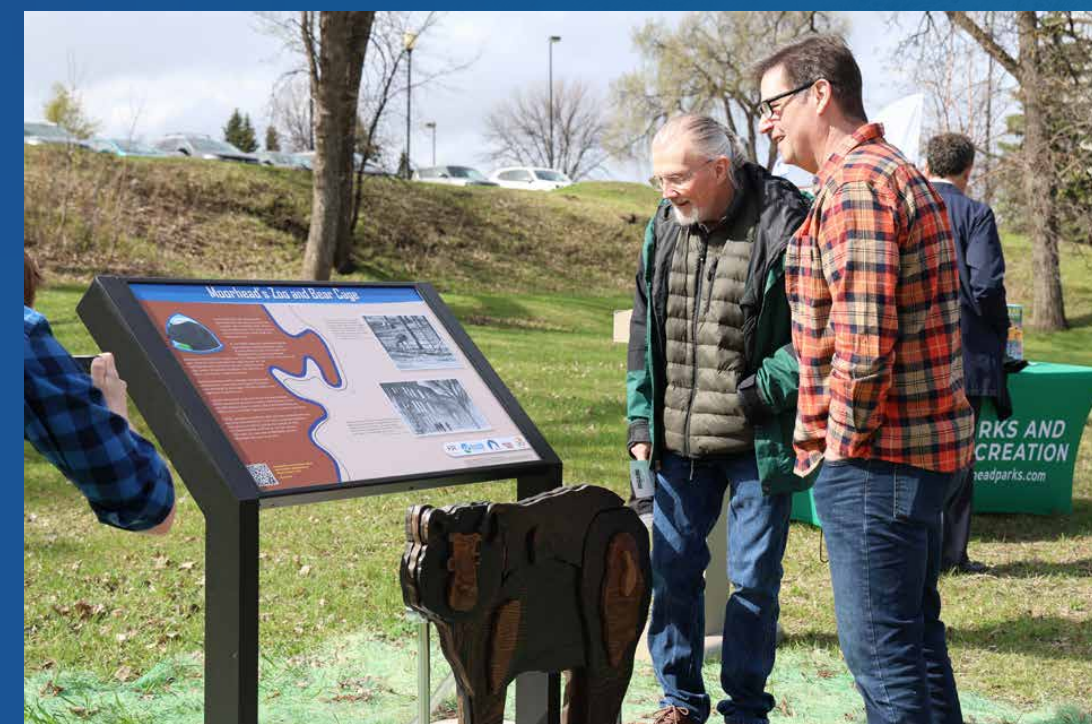


NEW IN 2024

MOORHEAD PARKS AND RECREATION

DISCOVERY WALK ON THE RED RIVER CORRIDOR TRAIL

17 interpretive signs were installed detailing ecological and historical information developed in partnership with RiverKeepers, Historical and Cultural Society of Clay County, and local artists Dennis Krull and Anna Kahn. Grant funding provided by the HDR Foundation.



NEW IN 2024

MOORHEAD PARKS AND RECREATION

INCLUSIVE PLAYGROUND AT SOUTHSIDE REGIONAL PARK

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 to install a perimeter fence around the playground.

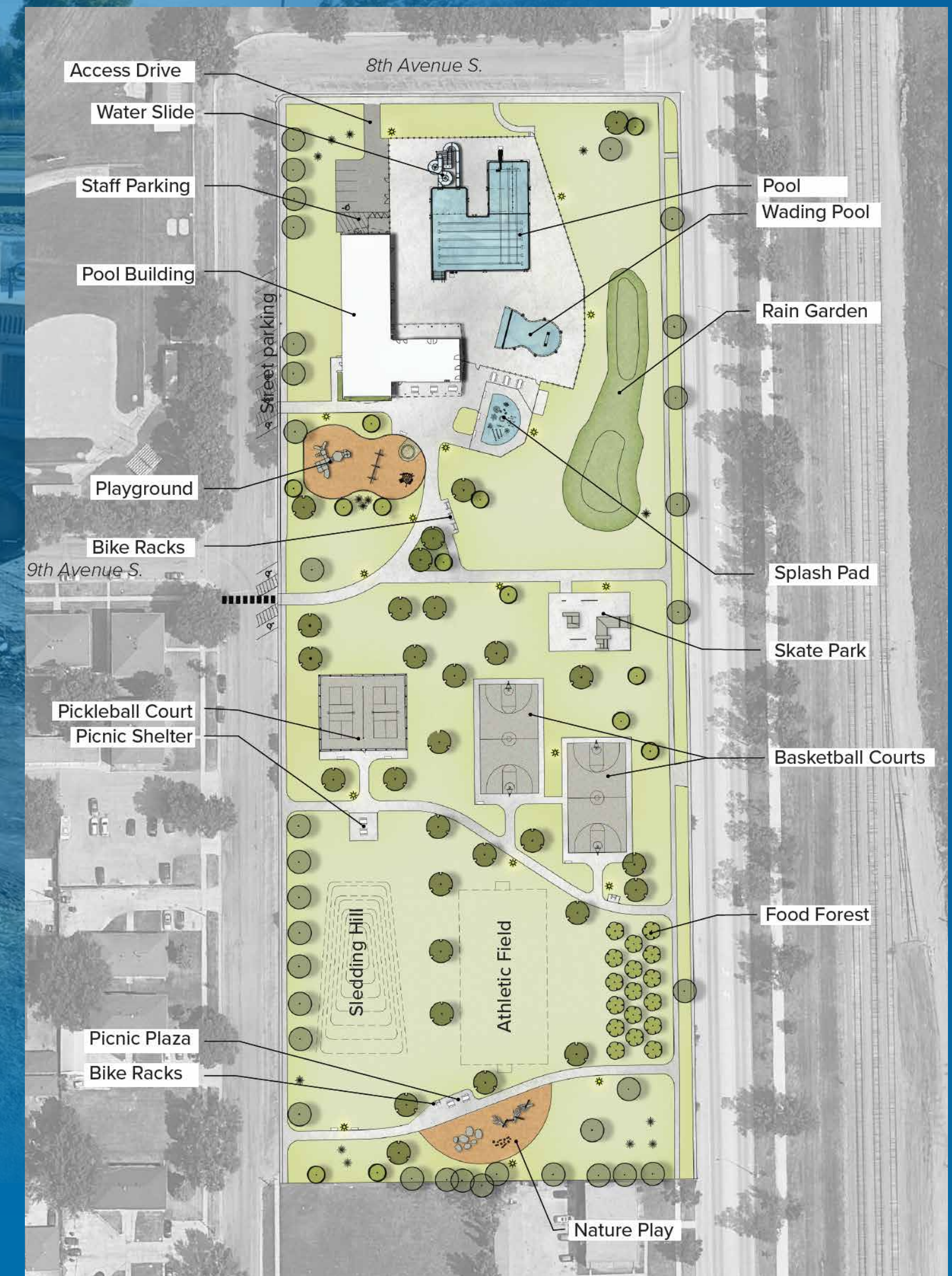


ON THE HORIZON

MOORHEAD PARKS AND RECREATION

REIMAGINE ROMKEY PARK

Work began on an \$11.4 million reimagining of Romkey Park. The renovation includes a new building, swimming pool, wading pool, splash pad, skate park, playgrounds, pickleball courts, and more. The grand opening is planned for 2026.



ON THE HORIZON

CITY OF MOORHEAD / LAKE AGASSIZ REGIONAL LIBRARY

THE LOOP | MOORHEAD PUBLIC LIBRARY

Construction began on The Loop—a \$41.5 million public facility in the heart of Moorhead – home to the Moorhead Public Library, which includes a walking loop, indoor playground, center for entrepreneurship, and more. The grand opening is planned for 2026.

Learn more at yes56560.com



Donate to the **Moorhead** **COMMUNITY FUND**

at FM Area Foundation

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

The Loop | Moorhead Public Library

Matson Field

Reimagine Romkey

Youth Scholarship Fund

Dog Park Amenities

River Corridor and Trails

Public Art



To view all projects and contribute, visit
cityofmoorhead.com/communityfund



2025 FORECAST





LEGISLATIVE PRIORITIES

	Capital Investment Flood Mitigation
	Border Cities Business Competitiveness
	Downtown Center Moorhead Revitalization
	Tax Increment Finance District Timing Extension
	Sales Tax Exemptions for City Hall Renovation
	Transit Funding Apportionment
	Public Safety Workforce and Partnerships

	Sustainable Aviation Fuel Facility Legislative Needs
	Recreational Amenities
	Partnerships, including: <ul style="list-style-type: none">• Moorhead Cultural Mall• Heartland Trail• Jasmin Childcare• Residential Psychiatric Treatment Center• FM Diversion• Passenger Rail Service• Moorhead High School Career Academy



ON THE HORIZON

EVENTS AND PROJECTS



City of Moorhead 150th Anniversary Sesquicentennial



The Loop | Moorhead Public Library (Opening 2026)



Downtown Redevelopment



11 St Underpass



Moorhead City Hall Renovation



Matson Field Enhancements



Reimagine Romkey New Park and Pool Facilities (Opening 2026)



10 Acres of Turf to Pollinator Planting Conversion along the Red River Corridor



Indigenous Sculpture Expanding the Moorhead Sculpture Walk



Downtown Moorhead Public Plaza

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