

Tax Increment Financing Five-Year Rule Extension

Downtown Center Redevelopment Tax Increment
Financing District No. 31

City of Moorhead

HF5213

SF5238



The City of Moorhead requests an extension of Tax Increment Financing (TIF) regulations to allow an additional five years of eligible construction (from 5 years to 10) to ensure the viability of Moorhead's downtown redevelopment and the long-term success of the district as it becomes a walkable, livable neighborhood.

▶ **SIZE**

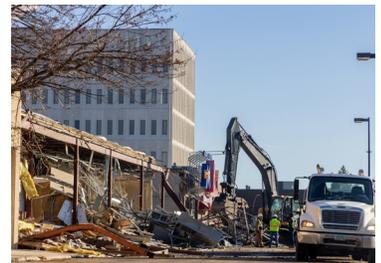
The total development area is 18 acres that was the site of the 1970s constructed Moorhead Center Mall and large surface parking lots. Anchor store Herberger's closed nationwide in 2018. Mall is obsolete.

▶ **SCOPE**

The project vision includes nearly \$500 Million in new development: \$250M in housing (1300 units); \$57.9M in commercial space; \$105.9M in civic space, and 2,200 parking spaces.

▶ **STAGING/PHASING**

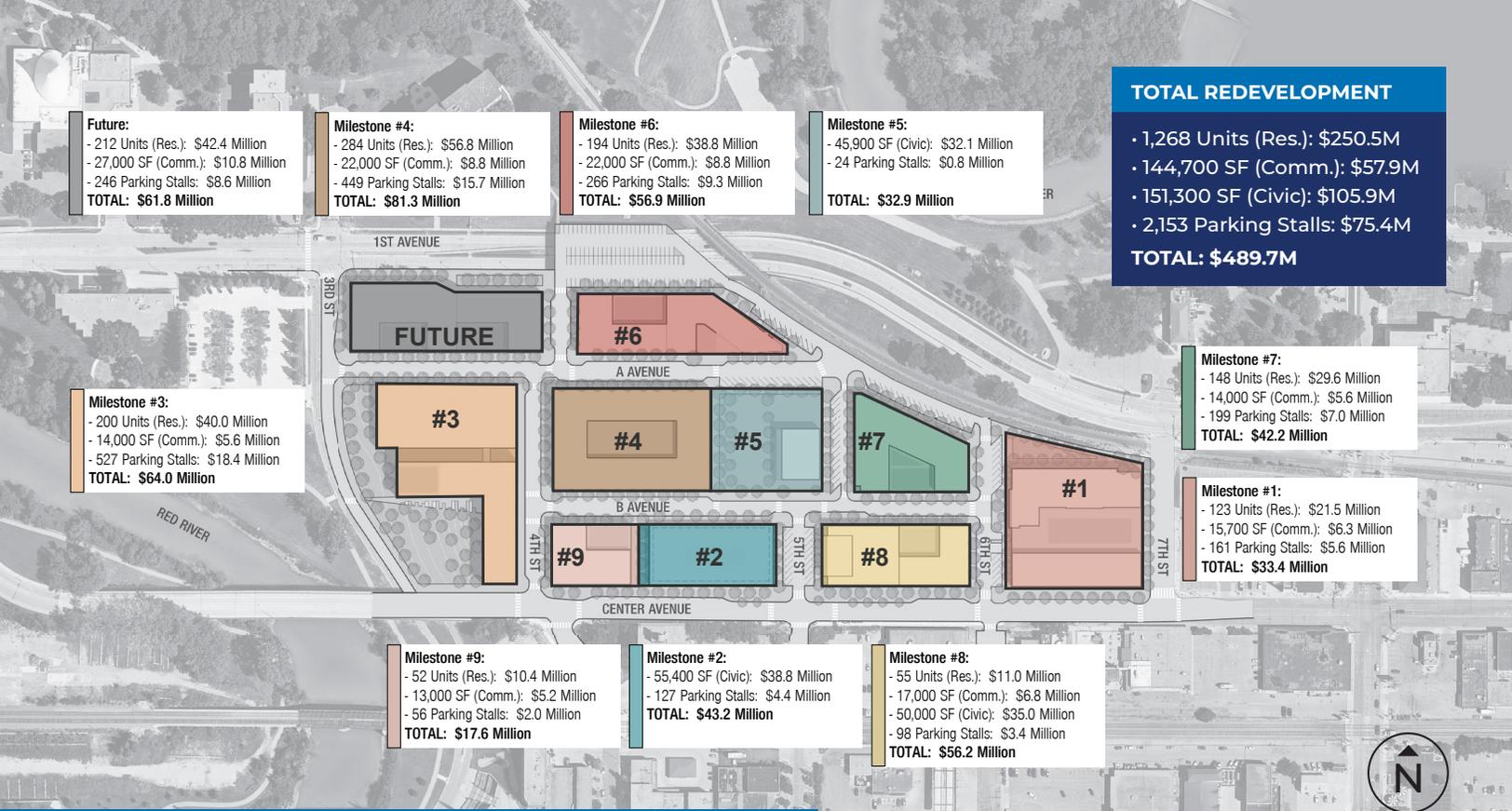
Ten projects ranging in value of \$17.6M-\$81.3M must be constructed in phases. Staggering development allows market to absorb commercial/residential uses without flooding the market.



**MOORHEAD CENTER
MALL DEMOLITION**



**FUTURE
DOWNTOWN
REDEVELOPMENT
CONCEPT**



Downtown Center Redevelopment

Milestone and Phasing Plan (2024-2034)



REDEVELOPMENT PROGRESS

Planning \$700K COMPLETE	Acquisition and Relocation \$18.3M UNDERWAY (Nov. 2021-Dec. 2025)
Demolition (Phase I) \$1.529M UNDERWAY	Preliminary Plat, Geotechnical Analysis UNDERWAY
Public Plaza (Request for Qualifications for Design Services issued March 2024) UPCOMING	Infrastructure and Utilities (multiple phases) UPCOMING
Milestone Projects #1 and #2 Begin Summer 2024 UPCOMING	

CITY OF MOORHEAD CONTACTS



Shelly Carlson

Mayor
218.299.5307
shelly.carlson@moorheadmn.gov



Dan Mahli

City Manager
218.299.5303
danmahli@moorheadmn.gov



Derrick LaPoint

CEO, Downtown Moorhead Inc
218.443.1361
dlapoint@dtmoorhead.org



Lisa Bode

Governmental Affairs Director
218.299.5372
lisa.bode@moorheadmn.gov