



**City of Moorhead
Economic Development Authority**

**Meeting Agenda
October 22, 2018 at 11:45 AM
1st Floor, Council Chambers, Moorhead City Hall**

<u>ITEM</u>	<u>REMARKS</u>
1. Call meeting to Order / Roll Call	_____
2. Agenda Amendments	_____
3. Approve Minutes	_____
A September 24, 2018	_____
4. Citizens Addressing the Board	_____
5. Commissioners' Reports	_____
6. Executive Committee Appointment - Charley Johnson	_____
7. Commercial-Industrial Tax Incentive Policy - Dan Mahli	_____
8. Downtown Plan - Derrick LaPoint	_____
9. Economic Development Update - Derrick LaPoint	_____
10. Information / Update	_____
A GFMEDC Activity Report - September	_____
B Building & Permit Valuation Report - September	_____
11. Adjourn	_____

Upon request, accommodations for individuals with disabilities, language barriers, or other needs to allow participation in Economic Development Authority meetings will be provided. To arrange assistance, call the City Clerk's office at 218.299.5166 (voice) or 711 (TDD/TTY).



**City of Moorhead
Economic Development Authority**

**Meeting Minutes
September 24, 2018 at 11:45 AM
1st Floor, Council Chambers, Moorhead City Hall**

Pursuant to due call and notice thereof, a regular meeting of the Economic Development Authority was held in the 1st Floor, Council Chambers, Moorhead City Hall, on September 24, 2018, at 11:45 AM.

Roll call of the members was made as follows:

Board Member:	Nate Anderson	Present – Entered at 11:53 am
Board Member:	Michael Burns	Present
Board Member:	Kathy Cochran	Absent
Board Member:	Violet Deilke	Present
Council Member:	Heidi Durand	Present
Council Member:	Chuck Hendrickson	Present
Board Member:	Charley Johnson	Present
Board Member:	Wyatt Johnson	Present
Board Member:	Pat Kovash	Present
Board Member:	John Rogalla	Present
Board Member:	Marsha Weber	Absent

Others Present:

Derrick LaPoint, Downtown Moorhead Inc.
Dan Mahli, Assistant City Manager
John Shockley, City Attorney
Amy Thorpe, Economic Development Program Administrator

1. Call meeting to Order / Roll Call

2. Agenda Amendments

Minutes: Chair Johnson amended the agenda to include item 5A – Discuss severance payment option

3. Approve Minutes

A August 27, 2018

Motion to Approve made by Chuck Hendrickson and seconded by Pat Kovash
Motion Passed: For: 8; Against: 0; Abstain: 0; Absent: 3

B September 13, 2018

Motion to Approve made by Wyatt Johnson and seconded by Violet Deilke
Motion Passed: For: 8; Against: 0; Abstain: 0; Absent: 3

4. Citizens Addressing the Board

Minutes: None

5. Commissioners' Reports

Minutes: Kovash reported MBA membership has experienced continued growth, "Let's Talk Business" last Wednesday of the month will meet at noon, Diversity Job Fair at Moorhead Center Mall in October, and Bridge Bash event went well.

Deilke reported that Furniture for Less, a current MCM business, has moved a temporary outlet store into the space vacated by Herberger's through December.

Rogalla reported on the following MPS topics: MPS will pay the cost of electrical for the 20/21 Street Underpass project, discussion regarding the I-94 water tower, sludge treatment compliance, and 10-year plan to expand water treatment plant, and expansion of the electrical division. MPS is currently researching options to purchase an existing building or building a new facility. Also discussions to collaborate with other organizations to collocate such a Missouri River.

5A Discussion for payment of former Executive Director severance payment

Minutes: Mahli provided a background for payment of a severance package of the former executive director. A budget adjustment to pay a severance payment to the former executive director from EDA reserves was approved by the City Council. That approval should have been approved by the EDA Board first. John Shockley, City Attorney, provided additional information. Board members had detailed discussion.

Motion to Approve made by Pat Kovash and seconded by Wyatt Johnson

Approve budget adjustment for payment of the former executive director's severance payment from EDA reserves.

Motion Passed: For: 8; Against: 1 - Rogalla; Abstain: 0; Absent: 2

Motion to Approve made by Pat Kovash and seconded by Wyatt Johnson

Approve recommendation to City Council for payment of City of Moorhead - DMI contract \$33,333 for economic development services from the EDA budget line item for executive director

Motion Passed: For: 9; Against: 0; Abstain: 0; Absent: 2

6. Development Assistance Agreement - Comstock Commons

Minutes: Mahli stated that a request had been made by the developer to change the name of the entity which would own the project from T & M Graham Management Inc. to Comstock Commons LLC. The mixed use project is located at the corner of 6th Ave S and 8th Street and that all other terms of the agreement and development project are the same.

Motion to Approve made by Violet Deilke and seconded by Chuck Hendrickson

Approve Development Assistance Agreement between Moorhead EDA and Comstock Commons as found in packet materials.

Motion Passed: For: 9; Against: 0; Abstain: 0; Absent: 2

7. Citywide Incentives

Minutes: Mahli provided a brief introduction and overview of the Commercial-Industrial incentives. He outlined the two options for the board to discuss, both simplify the current incentive table.

Derrick LaPoint, DMI, pointed out that it is rare to incentivize commercial-industrial projects citywide but agrees that it is necessary to compete with surrounding communities. Board members had detailed discussion.

8. Professional Services Agreement: Greater Fargo Moorhead Economic Development Corporation

Minutes: EDA members requested that the GFMEDC president provide a quarterly, in person, report to the EDA Board.

Motion to Approve made by Violet Deilke and seconded by Michael Burns

Approve Professional Services Agreement between Moorhead EDA and Greater Fargo Moorhead Economic Development Corporation as found in packet materials.

Motion Passed: For: 9; Against: 0; Abstain: 0; Absent: 2

9. Information / Update

A GFMEDC Activity Report - August

B Building & Permit Valuation Report - August

10. Adjourn

Minutes: Meeting adjourned at 12:46 p.m.

APPROVED BY:

ATTEST:

Charley Johnson
Chair

Marsha Weber
Secretary

The proceedings of this meeting are digitally recorded and are available for public review.

*Respectfully submitted by:
Amy Thorpe, Economic Development Program Administrator*

Memorandum

To: Chair Johnson and Economic Development Authority
Christina Volkers, City Manager/Acting Economic Development Director

From: Amy Thorpe, Economic Development Program Administrator

Date: October 22, 2018

Re: Commercial-Industrial Property Tax Exemption

Report

At the September EDA meeting, board members requested a report showing the number of projects which fall below \$1 million and those that fall above. The table below show where completed projects fall within the current schedule. 80% of all projects completed within the five year look back fall below \$1 million category.

<i>New Building Taxable Value</i>	<i>Exemption Term</i>	<i>Number of Projects: 2013-2017</i>
\$150,000-249,999	2	6
\$250,000-499,999	3	13
\$500,000-999,999	4	13
\$1-1.99 million	5	2
\$2-2.99 million	6	1
\$3-3.99 million	7	3
\$4-4.99 million	8	2
\$5 million +	9	0
TOTAL		40

Memorandum

To: Chair Johnson and Economic Development Authority
From: Dan Mahli, Assistant City Manager
Amy Thorpe, Economic Development Program Administrator
Date: 9/24/2018
Re: Citywide Incentive Policy

Background and Key Information

The last major revision of the City's commercial-industrial incentives was in 2011. At that time, the City Council and EDA found that "granting property tax exemptions increases the community's long term economic vitality through the creation of new jobs, increasing employment opportunities for Moorhead residents and expanding Moorhead's property tax base. Further, that existing businesses will benefit by increasing the total number of businesses in Moorhead, thereby positioning Moorhead as a destination to more customers."¹ A couple draft scenarios are included on page 3. The existing incentive table is on page 2.

It was also at that time that Moorhead added an incentive for multi-family residential housing. The incentive provides a more even playing field to offset construction costs for Minnesota building code standards versus North Dakota standards. The goal is to create additional housing choices for Moorhead residents by increasing the number and types of housing options. This is a valuable tool to help grow Moorhead's residential market and provide additional customers for business.² The Urban Progress Zone (UP Zone) was added to the incentive family in 2015. Essentially, it used the same scale as the commercial-industrial property tax exemption and added additional years to ramp-up public investment. The UP Zone also treated multi-family residential uses the same as a commercial, however, job creation was a limiting factor.³

Summary of Moorhead's Incentives

1. DOWNTOWN

- a. Moorhead Renaissance Zone – The City Council approved the Moorhead Renaissance Zone on 9.10.2018. This is a property tax exemption where the exemption term is based on meeting certain investment thresholds and goals/objects outlined in the policy. It is intended to encourage economic development and investment opportunities in the downtown area.
- b. Urban Progress Zone – The Urban Progress Zone is a program available through 3/31/2019. The exemption period is based on new building value and jobs created for commercial and multi-family residential projects.

¹ Resolution 2011-0912-03; 2014-0113-D; 2015-0608-J

² Resolution 2011-0912-03; 2014-0623-K; 2015-0608-J

³ Resolution 2015-0608-J; 2017-0313-3

2. CITY-WIDE

a. Property Tax Exemption

- i. Commercial and Industrial – The exemption term is based on the New Building Value as determined by the City Assessor and the jobs created. The current scale is below.

Table A: Current Commercial and Industrial Scale

New Building Value	Estimated Tax Rate	Term	Tax Benefit	Public Participation
\$150,000 – 249,999	1.6%	2	\$4,800-8,000	3.2%
\$250,000-499,999	1.6%	3	\$12,000-24,000	4.8%
\$500,000-999,999	1.6%	4	\$32,000-64,000	6.4%
\$1 – 1.99 million	1.6%	5	\$80,000-160,000	8.0%
\$2 – 2.99 million	1.6%	6	\$192,000-288,000	9.6%
\$3 – 3.99 million	1.6%	7	\$336,000-448,000	11.2%
\$4 – 4.99 million	1.6%	8	\$512,000-640,000	12.8%
\$5 – 5.99 million	1.6%	9	\$720,000-864,000	14.4%
\$6 – 6.99 million	1.6%	10	\$960,000-1,120,000	16.0%
\$7 – 7.99 million	1.6%	11	\$1,232,000-1,408,000	17.6%
\$8 – 8.99 million	1.6%	12	\$1,536,000-1,728,000	19.2%
\$9 – 9.99 million	1.6%	13	\$1,872,000-2,080,000	20.8%
\$10 – 10.99 million	1.6%	14	\$2,240,000-2,464,000	22.4%
\$11 – 11.99 million	1.6%	15	\$2,640,000-2,880,000	24.0%
\$12 – 12.99 million	1.6%	16	\$3,072,000-3,328,000	25.6%
\$13 – 13.99 million	1.6%	17	\$3,536,000-3,808,000	27.2%
\$14 – 14.99 million	1.6%	18	\$4,032,000-4,320,000	28.8%
\$15 – 15.99 million	1.6%	19	\$4,560,000-4,864,000	30.4%
\$16 – 16.99 million	1.6%	20	\$5,120,000-5,440,000	32.0%

Opportunities

- + As the investment and number of jobs increase, so does the amount of the incentive

Limitations

- High degree of public participation, narrow bands of new building value, scale ramps up quickly, and the potential for property to be off the tax role too long

ii. Multi-Family Residential

1. *Standard Apartments* – Property tax exemption of \$25,000, per unit, per year, for a term of 2 years for a standard apartment (4+ units). The term is extended to 4 years if the project includes structured parking (below grade garage or ramped parking, not at-grade garages.) This incentive reduces the disparity costs between North Dakota and Minnesota building code standards.
2. *Housing with Health-related Services* – An employee credit of \$1,500, per full-time equivalent employee, per year during the 4-year term. Program cap of \$50,000 for a single or multi-phased project. This program is subject to the availability of State allocations to the Border City Enterprise Zone account.

iii. New or Expanding Restaurants

1. *Citywide “Expansion/Remodel/Rebrand”* – Available City-wide and doubles the term of exemption from the standard Commercial Industrial. The schedule is extended to \$1 million in New Building Value.

2. *Within Downtown or Holiday Center TIF Districts* – Provides for a Sales Tax Credit up to \$25,000 for construction materials and new equipment and an Employee Credit of \$1,500 per full-time equivalent employee up to \$25,000.

3. SINGLE-FAMILY

- a. Make Moorhead Home Rebate Program – This 2-year property tax rebate is for new single family homes constructed in Moorhead. The newly constructed property is automatically enrolled at the time the building permit is issued. There are no restrictions for first-time home buyers and no income limits. The program approved through 12/31/2020.

4. MINNESOTA BORDER CITY – MN Border City legislation is not addressed in this discussion.

Discussion – Commercial-Industrial Properties

At the August meeting of the EDA, Chair Charley Johnson requested that staff begin review of the Citywide Incentives and bring back recommendations for the EDA Board to review. Staff focused its review on the Commercial-Industrial Property Tax Exemption program which has been in place since 2011. During the discussions, two issues rose to the top: 1) the amount of public participation a project receives in the current scale (Table A) and 2) The complexity of the current scale. To understand how much a property tax exemption (public participation) contributes to a private development project, consider these formulas:

- New Building Value NBV x Effective Tax Rate ETR (1.6%) = Tax Benefit for 1 year
- Tax Benefit for 1 year x **Term of Exemption** = Total Tax Benefit
- Total Tax Benefit / New Building Value = Public Participation as a Percent of NBV

It is the Term of Exemption that determines the Public Participation as shown in these tables below.

Table B – Multi-Tier Term

New Building Value	Effective Tax Rate	Term	Tax Benefit	Public Participation
\$100,000	1.6%	2	\$3,200	3.2%
\$200,000	1.6%	3	\$9,600	4.8%
\$300,000	1.6%	4	\$19,200	6.4%
\$400,000	1.6%	5	\$32,000	8.0%
\$500,000	1.6%	6	\$48,000	9.6%

Table C – Constant Term

New Building Value	Effective Tax Rate	Term	Tax Benefit	Public Participation
\$100,000	1.6%	5	\$8,000	8%
\$200,000	1.6%	5	\$16,000	8%
\$300,000	1.6%	5	\$24,000	8%
\$400,000	1.6%	5	\$32,000	8%
\$500,000	1.6%	5	\$40,000	8%

For Consideration

The art of creating a great incentive policy is to provide enough public participation to allow the business to move forward without over-incentivizing. In the current policy (Table A) you can see that as years increase, so does the level of public participation. To a point where nearly 1/3 of a development project is a public subsidy. Staff recommends choosing one of the following options to be inserted into the current policy.

Option 1: One-Tier (5-year) Term

The consideration is to provide a single term for all qualifying projects city-wide, not including the Moorhead Renaissance Zone area.

New Building Value	Effective Tax Rate	Job Goal*	Term	Tax Benefit	Public Participation
\$150,000 +	1.6%	1 job / \$500,000	5 years	\$8,000+	8%

*1 job minimum; 1 job per \$500,000 new building value

Opportunities

- + Simple, all businesses receive the same level of public participation, retains a modest job requirement

Limitations

- Does not encourage greater investment in projects and may over-incentivize small projects which may unintentionally encourage underutilization of property

Option 2: Multi-Tier (3 & 5 years) Terms

Another option is to set up a multi-tier term, such as the tables below. In this scenario, the new building value determines the exemption term. In addition, the term of Exemption determines the amount of public participation.

New Building Value	Effective Tax Rate	Job Goal*	Term	Tax Benefit	Public Participation
\$150,000 – 999,999	1.6%	1-2	3 years	\$24-48,000	4.8%
\$1,000,000+	1.6%	3+	5 years	\$80,000+	8.0%

*1 job minimum; 1 job per \$500,000 new building value

Opportunities

- + Simple, recognizes larger investment which may encourage larger projects, provides incentive for smaller projects without over-incentivizing, and retains a modest job requirement

Limitations

- Lack of flexibility for large projects, which could be addressed with a waiver option.⁴

⁴ The Moorhead Renaissance Zone policy contains language which allows the City Council deviate from the approved threshold schedule described above. For certain projects with significant investment and highly desirable jobs, a developer could request a waiver by providing in writing why such request is deemed warranted. The City Council would retain the right to deny such a request but it does allow flexibility.



PROPERTY TAX EXEMPTION POLICY

Commercial & Industrial Property

The Moorhead City Council and Moorhead Economic Development Authority find that granting property tax exemptions pursuant to the program requirements set forth herein, increases the community's long term economic vitality through the creation of new jobs, increasing employment opportunities for Moorhead residents and expanding Moorhead's property tax base. Further, that existing business will benefit by increasing the total number of businesses in Moorhead, thereby positioning Moorhead as a destination to more customers. The property tax exemption program is available to new business seeking to locate in Moorhead and to existing Moorhead business looking to expand in Moorhead. (Resolution #2011-0912-03; 2014-0113-D; 2014-1124-N; 2015-0608-J)

HOW IT WORKS: The project must be new construction or a substantial expansion/rehabilitation of an existing building and meet minimum project requirements for new building value and jobs. Only building improvements are eligible for the exemption. Land and existing improvements (unless demolished) remain taxable.

ELIGIBLE BUSINESS: Any for-profit or non-profit business that pays property taxes and is classified as commercial/industrial for property tax purposes.

A warehouse project is eligible to receive an incentive subject to the following:

- The project is owned, operated, or utilized by a *primary sector* business located in the City.
- If the project is undertaken by a third party pursuant to a lease with a *primary sector* business, the term of the lease must equal or exceed the total number of years of the property tax exemption as set forth in the schedule of exemption. The existing employment base of the primary sector business serves to satisfy job and wage goal requirements.

A commercial **or industrial** multi-tenant project in which the Project Operator intends to sell units to Qualified Businesses is eligible to receive an incentive subject to the following:

- The "aggregate new building value" for all units meets the minimum new building requirements.
- Length of exemption for each unit is based on the aggregate new building value.
- The Project Operator agrees to sell units only to Qualified Businesses under Minnesota Statute 469.171 Subd. 6a.

INELIGIBLE BUSINESS: A property tax exemption, tax increment financing, or a combination thereof, will not be considered or provided if the business, business owner or operator meets any of the following:

- The business is prohibited under Minnesota Statute 469.171 Subd. 6a., **self-service storage units, adult uses (defined in City Code title 10, Ch. 23), or salvage yards.**
- The project does not comply with the City's Comprehensive Plan and/or Zoning Ordinance.
- The project will likely place an extraordinary demand on City services.
- The project has been constructed or is currently under construction.
- The property is located in a tax increment district established on or before July 1, 2011.

APPLICATION PROCESS: The City will accept applications at any time. A \$525 application fee must accompany the application. A notice to competitors is placed in the City's official newspaper and a public hearing set before City Council. The City Council has final authority to grant the project a property tax exemption. Please allow up to 8 weeks for approval process.

SCHEDULE OF EXEMPTION: A project which meets the minimum qualifications for jobs and new (assessed) building value shall receive a property tax exemption for the term shown on the table below. Land and existing improvement value remain taxable throughout the term. ~~The first five years receive a 100% exemption and years 6 through 20 receive a 99% exemption (also known as payment in lieu of taxes—PILOT).~~

CITY-WIDE COMMERCIAL-INDUSTRIAL DEVELOPMENT PROJECT

Option 1

New Building Value	Effective Tax Rate	Job Goal*	Term
\$150,000 +	1.6%	1 job / \$500,000	5 years

*1 job minimum; 1 job per \$500,000 new building value

Option 2

New Building Value	Effective Tax Rate	Job Goal*	Term
\$150,000 – 999,999	1.6%	1-2	3 years
\$1,000,000+	1.6%	3+	5 years

*1 job minimum; 1 job per \$500,000 new building value

WAIVER:

The City Council reserves the right to deviate from the approved threshold schedule described above. A Project Developer may request in writing that the City Council deviate from the approved schedule. The Project Developer may include with its written request any information it deems necessary to support its request. The City of Moorhead will review the Project Developer’s request and may require additional information from the Project Developer. A request may warrant additional incentives based upon: 1) extraordinary economic impact to the City’s commercial-industrial tax base; or 2) desired economic activity within the city, jobs to be created, industry development, or critical industry development; or 3) primary business sector development and any other matter deemed necessary by the City of Moorhead. City Council deviation from the approved schedule is considered discretionary and may or may not be approved.

MOORHEAD ECONOMIC DEVELOPMENT

CONTACT: Amy Thorpe, City of Moorhead
Amy.Thorpe@cityofmoorhead.com
 218.299.5442

Economic Development Update

Derrick LaPoint



General

It has been a busy month for Moorhead as many projects are being finalized prior to winter. Details continue to be worked out as the agreement between the City of Moorhead and Downtown Moorhead Inc. is in full swing. It is important to stress that everyone wants to keep moving development and opportunities forward!

Meetings of Importance

- **Development**

- Staff has been working closely with a number of developers. There is particular interest in the downtown corridor. All types of development are being considered but there is specific interest in mixed-use development and housing. Many of these development groups have not done business in Moorhead for a number of years. We are excited to begin these conversations and bring more development into our community.
- The positive energy and momentum is starting to spread and I have been in contact with many businesses interested in Moorhead. I have been providing them with information regarding economic policies and sharing an eagerness for change! Connecting people and providing clarity has been so crucial.
- We are excited to be working closely with the Greater Fargo Moorhead Economic Development Corporation (GFMEDC) in hosting Jeff Rossate with the Minnesota Department of Employment and Economic Development (DEED). There will be a breakfast and presentation at the Courtyard by Marriott on Tuesday, October 23rd at 7:30 a.m. Jeff, the Director of Business Development with DEED, will be in Moorhead to learn more about our community. We are looking forward to working closely with Jeff to celebrate our successes and also address some of our community challenges. After the breakfast, a small group will take Jeff on a tour of the City and then follow with an in-depth conversation. We are eager to provide a detailed report for the board at our next meeting.
- Strategic Partners
 - It is important to build upon our relationships with our community partners. I have setup monthly, bi-monthly and/or quarterly meetings with such partners including the Greater Fargo Moorhead Economic Development Corporation, the Fargo Moorhead Chamber, the Moorhead Business Association, the West Central Initiative, and many others.
 - As the EDA and City Council make changes to our economic development policies, it is important to communicate and market the new policies. I have been working closely

with the development community and financial institutions so they understand our changes. Community outreach and communication will continue.

- **Upcoming Tax Incentive Public Hearings**

- The Mayor and City Council will hold a public hearing on October 22, 2018, and will consider approval of a commercial/industrial property tax exemption for Luxsun Investments, LLC for the construction of three multi-tenant commercial buildings located at 1201 Main Ave SE and 2511 12th Avenue South. Additional information can be provided upon request.
- The Mayor and City Council will hold a public hearing on November 13, 2018 and consider approval of a commercial/industrial property tax exemption for Four Seasons Carwash of Moorhead, LLC for the construction of an automatic carwash located at 3410 28th Avenue South. Additional information can be provided upon request.

- **Media**

- Downtown Moorhead Inc. is proud to be hosting a monthly KFGO radio segment with Joel Heitkamp. We are very grateful to Moore Engineering for their sponsorship. The show was initially going to be a 6-8 minute segment and has now expanded to around 20 minutes. The show will be monthly and DMI will have the opportunity to bring in a guest and showcase the wonderful people and great things happening in Moorhead. The first show was Tuesday, September 18th and the second was Tuesday, October 17th. We are excited to see how the show evolves and are grateful for the opportunity.

CITY OF MOORHEAD BUILDING CODES
2018 BUILDING AND PERMIT VALUATION SUMMARY SHEET
Includes Totals from Pages 2 & 3

	434		437		438						MOVE/ DEMO #	TOTAL PERMITS	TOTAL VALUATION
	Residential Remodel		Commercial Remodel		Garages		Residential (page 2)		Commercial (page 3)				
	#	VALUATION	#	VALUATION	#	VALUATION	#	VALUATION	#	VALUATION			
JAN	21	312,607.50	6	1,526,050.00	0	0.00	0	0.00	1	3,247,000.00	0	28	5,085,657.50
FEB	16	116,942.00	2	87,000.00	0	0.00	0	0.00	3	2,685,660.00	0	21	2,889,602.00
MAR	27	263,151.00	3	190,440.00	0	0.00	4	966,000.00	0	0.00	2	36	1,419,591.00
APR	46	381,234.00	12	3,902,213.59	0	0.00	27	5,507,000.00	2	272,000.00	4	91	10,062,447.59
MAY	67	559,005.50	14	6,663,027.00	5	85,200.00	25	11,694,087.00	3	1,689,000.00	5	119	20,690,319.50
JUN	63	538,758.20	17	16,077,011.08	2	74,496.99	17	7,125,000.00	0	0.00	3	102	23,815,266.27
JUL	48	841,714.00	8	481,880.87	3	60,000.00	27	8,808,400.00	1	100,000.00	4	91	10,291,994.87
AUG	48	578,614.00	6	1,887,297.00	2	55,000.00	8	4,886,000.00	1	15,000.00	2	67	7,421,911.00
SEP	37	262,185.00	6	374,086.00	3	85,000.00	15	2,915,000.00	1	430,000.00	6	68	4,066,271.00
OCT												0	0.00
NOV												0	0.00
DEC												0	0.00
2018	373	3,854,211.20	74	31,189,005.54	15	359,696.99	123	41,901,487.00	12	8,438,660.00	26	623	85,743,060.73
2017	386	4,331,286.50	74	18,781,953.69	13	282,000.00	101	23,907,905.00	31	56,442,137.00	11	616	103,745,282.19
2016	401	4,796,286.85	59	73,502,275.75	19	485,593.33	140	38,752,054.98	26	31,995,215.02	39	684	149,531,425.93

MAR/DEMO: 1 Single family home, 1 interior commercial; **APR/DEMO:** 2 interior commercial; 1 interior residential; 1 detached garage; **MAY/DEMO:** 2 interior commercial; 2 detached accessory structures; **MAY/MOVE:** 1 single family home out of Moorhead; **JUN/DEMO:** 1 interior commercial, 1 detached garage; **JUN/MOVE:** 1 temporary structure into Moorhead; **JUL/DEMO:** 3 single family homes, 1 commercial building; **AUG/DEMO:** 1 commercial building; 1 interior commercial **SEPT/MOVE:** 5 mobile homes into moorhead; **SEPT/DEMO:** 1 gas station canopy

CITY OF MOORHEAD BUILDING CODES 2018 BUILDING PERMIT VALUATION REPORT - RESIDENTIAL

PAGE 2

	101		102		103		104		105			213/214		TOTAL PERMIT	TOTAL VALUATION		
	Single Family Detached		Single Family (Attached)		Two Family (Duplex)		Three and Four Family Buildings		Five or More Family Buildings			Hotels/Dorms, Frat, Board Rm					
	#	VALUATION	#	VALUATION	#	(U) VALUATION	#	(U) VALUATION	#	(U)	VALUATION	#	VALUATION				
JAN	0	0	0	0	0		0	0	0	1	12	(see notes)	0	0	0	0	
FEB	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	
MAR	4	966,000	0	0	0		0	0	0	0	0	0	0	0	4	966,000	
APR	23	4,907,000	4	600,000	0	0	0	0	0	0	0	0	0	0	27	5,507,000	
MAY	22	4,909,087	2	260,000	0	0	0	0	0	1	65	6,500,000	0	0	25	11,669,087	
JUN	14	2,315,000	2	560,000	0	0	0	0	0	1	33	4,250,000	0	0	17	7,125,000	
JUL	19	3,883,400	4	600,000	1	2	325,000	2	8	1,400,000	1	28	2,600,000	0	0	27	8,808,400
AUG	7	1,386,000	0	0	0	0	0	0	0	1	39	3,500,000	0	0	8	4,886,000	
SEP	15	2,915,000	0	0	0	0	0	0	0	0	0	0	0	0	15	2,915,000	
OCT															0	0	
NOV															0	0	
DEC															0	0	
2018	104	21,281,487	12	2,020,000	1	2	325,000	2	8	1,400,000	5	177	16,850,000	0	0	123	41,876,487
2017	92	18,387,905	8	1,120,000	0	0	0	0	0	0	1	45	4,400,000	0	0	101	23,907,905
2016	118	24,468,300	4	750,000	12	24	3,600,000	0	0	0	6	126	9,933,755	0	0	140	38,752,055

JAN/105: These 12 units are part of a new mixed use building (commercial and residential). The value of the entire building is noted on Page 3a under 327.

UNITS CONSTRUCTED

	MOORHEAD				MOORHEAD TOTAL UNITS	OAKPORT TOTAL UNITS
	SINGLE FAMILY ATTACHED/ DETACHED	TWO, THREE, & FOUR UNITS	FIVE OR MORE UNITS			
2018 YTD	116	10		177	303	*
2017 CY	118	9		45	163	*
2016 CY	145	24		318	487	*
2015 CY	197	15		293	505	*
2014 CY	180	24		245	449	4
2013 CY	129	2		274	405	2
2012 CY	86	3		60	149	1
2011 CY	80	21		60	161	4
2010 CY	160	0		0	160	5
2009 CY	175	0		124	299	2
2008 CY	190	5		217	412	2
2007 CY	225	38		68	331	8

* Oakport Tract 2 was annexed to the City of Moorhead January 1, 2015. Oakport permit data for 2015 forward is reported in the appropriate citywide data categories.

**CITY OF MOORHEAD BUILDING CODES
2018 BUILDING PERMIT VALUATION REPORT - NEW COMMERCIAL**

	JANUARY		FEBRUARY		MARCH		APRIL		MAY		JUNE	
	#	VALUATION	#	VALUATION	#	VALUATION	#	VALUATION	#	VALUATION	#	VALUATION
318												
319												
320												
321												
322												
323			2	2,522,500.00					1	1,400,000.00		
324			1	125,000.00								
325												
326												
327	1	3,247,000.00										
328									2	289,000.00		
329			1	38,160.00			2	272,000.00				
MONTHLY TOTAL	1	3,247,000.00	4	2,685,660.00	0	0.00	2	272,000.00	3	1,689,000.00	0	0.00
YEAR TO DATE TOTALS:												
					0							
2018	1	3,247,000.00	4	5,932,660.00	4	5,932,660.00	6	6,204,660.00	9	7,893,660.00	9	7,893,660.00
2017	1	25,000.00	1	25,000.00	1	25,000.00	5	30,025,000.00	16	52,002,227.00	18	52,403,427.00
2016	2	1,546,000.00	2	1,546,000.00	3	8,399,773.00	5	8,476,018.00	9	10,687,758.00	12	11,112,758.00

NOTES: Jan/327: This is a mixed use building that also contains 12 living units.

- | | |
|---|---------------------------------------|
| 318 = Amusement, Social, Recreational | 324 = Office, Banks and Professional |
| 319 = Churches and other religious | 325 = Public Works and Utilities |
| 320 = Industrial | 326 = Schools and Other Educational |
| 321 = Parking Garages | 327 = Stores and Customer Services |
| 322 = Service Stations and Repair Garages | 328 = Other Nonresidential Buildings |
| 323 = Hospitals and Institutional | 329 = Structures other than buildings |

CITY OF MOORHEAD BUILDING CODES 2018 BUILDING PERMIT VALUATION REPORT - NEW COMMERCIAL

	JULY		AUGUST		SEPTEMBER		OCTOBER		NOVEMBER		DECEMBER	
	#	VALUATION	#	VALUATION	#	VALUATION	#	VALUATION	#	VALUATION	#	VALUATION
318												
319												
320												
321												
322												
323												
324					1	430,000.00						
325												
326												
327												
328	1	100,000.00										
329			1	15,000.00								
MONTHLY TOTAL	1	100,000.00	1	15,000.00	1	430,000.00						
YEAR TO DATE TOTALS:												
2018	10	7,993,660.00	11	8,008,660.00	12	8,438,660.00						
2017	22	53,564,267.00	27	55,678,017.00	31	56,422,137.00						
2016	15	12,112,758.00	22	31,176,915.00	26	31,995,215.00						

318 = Amusement, Social, Recreational
 319 = Churches and other religious
 320 = Industrial
 321 = Parking Garages
 322 = Service Stations and Repair Garages
 323 = Hospitals and Institutional

324 = Office, Banks and Professional
 325 = Public Works and Utilities
 326 = Schools and Other Educational
 327 = Stores and Customer Services
 328 = Other Nonresidential Buildings
 329 = Structures other than buildings

**CITY OF MOORHEAD BUILDING CODES
2018 BUILDING AND PERMIT VALUATION SUMMARY SHEET**

	BUILDING PERMITS				MECHANICAL PERMITS				PLUMBING PERMITS			SIGN PERMITS		TOTAL # OF PERMIT	TOTAL PERMIT REVENUE	TOTAL MN SUR-CHARGE	OTHER FEES	TOTAL REVENUE	
	#	PERMIT VALUATION	PERMIT REVENUE	MN SUR-CHARGE	#	PERMIT VALUATION	PERMIT REVENUE	MN SUR-CHARGE	#	PERMIT REVENUE	MN SUR-CHARGE	#	PERMIT REVENUE						MN SUR-CHARGE
JAN	28	5,085,657.50	23,743.50	2,171.40	53	517,609.00	4,012.00	269.00	7	324.00	7.00	1	75.00	1.00	89	28,154.50	2,448.40	5,499.16	36,102.06
FEB	21	2,889,602.00	13,597.20	1,242.90	38	279,251.00	2,820.60	147.00	12	1,169.00	12.00	1	100.00	1.00	72	17,686.80	1,402.90	5,751.55	24,841.25
MAR	34	1,419,591.00	7,794.50	715.00	38	485,281.00	3,596.00	249.50	20	1,386.00	20.00	2	100.00	2.00	94	12,876.50	986.50	1,534.78	15,397.78
APR	87	10,062,447.59	43,167.20	4,921.40	43	671,897.00	3,833.80	344.00	39	2,341.00	39.00	2	50.00	2.00	171	49,392.00	5,306.40	6,109.60	60,808.00
MAY	115	20,672,319.50	88,878.20	7,499.50	76	1,000,160.00	7,152.20	515.50	51	4,547.00	51.00	1	75.00	1.00	243	100,652.40	8,067.00	18,625.61	127,345.01
JUN	99	23,815,266.27	102,954.80	7,552.55	91	1,983,361.00	10,057.20	1,009.50	28	2,235.00	28.00	2	75.00	2.00	220	115,322.00	8,592.05	16,281.84	140,195.89
JUL	87	10,291,994.87	46,526.00	4,933.50	74	494,499.00	5,701.80	264.50	43	3,079.00	43.00	2	50.00	2.00	215	55,356.80	5,243.00	7,405.93	68,005.73
AUG	65	7,421,911.00	34,619.40	3,245.00	87	2,779,216.00	10,866.00	1,345.60	35	2,894.00	35.00	3	75.00	3.00	190	48,454.40	4,628.60	9,283.90	62,366.90
SEP	62	4,066,271.00	19,430.80	2,039.00	74	587,427.00	5,777.60	309.50	29	1,844.00	29.00	4	100.00	4.00	169	27,152.40	2,381.50	1,829.50	31,363.40
OCT															0	0.00	0.00		0.00
NOV															0	0.00	0.00		0.00
DEC															0	0.00	0.00		0.00
2018	598	85,725,060.73	380,711.60	34,320.25	574	8,798,701.00	53,817.20	4,454.10	264	19,819.00	264.00	18	700.00	18.00	1463	455,047.80	39,056.35	72,321.87	566,426.02
2017	604	103,745,282.66	453,958.10	29,739.70	481	7,362,425.50	44,159.40	3,757.00	313	21,173.60	313.00	20	775.00	20.00	1430	520,066.10	33,829.70	70,316.80	623,846.10
2016	648	149,575,015.93	628,475.50	39,119.40	576	16,307,259.87	62,114.60	6,846.50	378	30,260.10	378.00	37	1,350.00	32.00	1639	722,200.20	46,375.90	88,925.11	856,378.71
JAN/OTHER FEES: \$5281.36 Plan Review Fees; \$217.80 Investigation Fees; FEB/OTHER FEES: \$5719.55 Plan Review Fees; \$32.00 Investigation Fees; MAR/OTHER FEES: \$1449.78 Plan Review Fees; \$85.00 Investigation Fees; APR/OTHER FEES: \$6051.20 Plan Review Fees; \$58.40 Investigation Fees; MAY/OTHER FEES: \$18,152.01 Plan Review Fees; \$473.60 Investigation Fees; JUN/OTHER FEES: \$15,329.84 Plan Review Fees; \$952.00 Investigation Fees; JUL/OTHER FEES: \$7329.93 Plan Review Fees; \$76.00 Investigation Fees; AUG/OTHER FEES: \$9128.30 Plan Review Fees; \$155.60 Investigation Fees; SEPT/OTHER FEES: \$1621.30 Plan Review Fees; \$208.20 Investigation Fees																			