



**City of Moorhead  
Economic Development Authority**

**Meeting Agenda  
November 28, 2016 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    October 24, 2016	_____
4. Citizens Addressing the Board	_____
5. Commissioners' Reports	_____
6. Director's Report	_____
7. Public Hearing for and Approve Resolution to Authorize the Issuance of Industrial Development Revenue Bonds to Eventide Fargo Senior Living LLC Project - John Shockley, City Attorney	_____
8. Greater Fargo Moorhead Economic Development Corporation Update - Jim Gartin, GFMEDC President	_____
9. Final 2017 EDA Budget and Levy	_____
10. Information / Update	_____
A    GFMEDC Activity Report - October	_____
B    Building & Permit Valuation Summary - October	_____
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 Agenda**  
**October 24, 2016 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 October 24, 2016, at 11:45 AM.

**Roll call of the members was made as follows:**

Board Member:	Bob Buth	Present
Board Member:	Bruce Bekkerus	Absent
Board Member:	Violet Deilke	Present
Council Member:	Brenda Elmer (alternate)	Present
Board Member:	Charley Johnson	Present
Board Member:	Pat Kovash	Present
Board Member:	John Rogalla	Present
Board Member:	Vacant Position	Vacant
Board Member:	James Steen	Present
Board Member:	Marsha Weber	Present
Mayor:	Del Rae Williams	Present

**Also Present:**

Cindy Graffeo, EDA Executive Director  
David Hunstad, Moorhead Business Association  
Amy Thorpe, Economic Development Program Administrator

**1. Call meeting to Order / Roll Call**

**2. Agenda Amendments**

Minutes: None

**3. Approve Minutes**

A September 26, 2016

**Motion to Approve made by Marsha Weber and seconded by Del Rae Williams**

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

**4. Citizens Addressing the Board**

Minutes: None

**5. Commissioners' Reports**

Minutes: Deilke announced that the Moorhead Center Mall is looking for a new manager.

**6. Director's Report**

Minutes: Graffeo provided a summary of this month's activities as found in packet materials.

**7. Resolution of Preliminary Approval of the Issuance of Tax Exempt Health Care Revenue Bonds to Eventide Fargo Senior Living LLC**

**Motion to Approve made by Charley Johnson and seconded by Steve Gehrtz**

Approve Resolution of Preliminary Approval of the Issuance of Tax Exempt Health Care Revenue Bonds to Eventide Fargo Senior Living LLC

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

**8. Moorhead Business Association Semi-Annual Update - David Hunstad, Executive Director**

Minutes: Hunstad provided an update for board members. Highlights include continued membership growth, a successful New American Job Fair, Fourth of July Fireworks, and Bridge Bash.

**9. EDA Executive Committee Recommendation Regarding 8th Street & Main Avenue**

Minutes: Graffeo provided key background information regarding the property on the corner of 8th Street and Main Avenue. The EDA Executive Committee unanimously recommended that the buildings be demolished and redeveloped. Board members had detailed discussion.

**Motion to Approve made by Violet Deilke and seconded by John Rogalla**

Approve EDA Recommendation that City Council approve steps necessary to demolish the buildings and other improvements on the corner of 8th Street & Main Avenue to allow for site redevelopment

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

**10. Downtown Funding Request and 2017 Proposed EDA Budget Adjustment**

Minutes: Graffeo and Buth provided an overview of a funding request from a newly formed downtown development group. Dave Anderson, a Moorhead citizen, provided additional information regarding the organization, their goals, and a future downtown revitalization study. Commissioners had detailed discussion.

**Motion to Approve made by Del Rae Williams and seconded by Steve Gehrtz**

Approve funding for the newly formed Downtown Development Group as follows: 1) Three-year funding commitment of \$15,000 per year; 2) Adjust 2017 proposed EDA budget as found in packet materials; and 3) Funding up to \$60,000 for a new downtown development study from EDA Reserves

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

**11. Park View Terrace Apartments Release of Deed Covenants Request**

Minutes: Graffeo provided an overview.

**Motion to Approve made by Bob Buth and seconded by Violet Deilke**

Approve and Execute a Termination and Release of Deed Covenants between the Moorhead HRA (EDA) and Moorhead Park View Terrace Apartments

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

**12. Information / Update**

- A GFMEDC Activity Report - September
- B Building & Permit Valuation Summary - September

**13. Adjourn**

Minutes: Meeting adjourned at 12:44 p.m.

APPROVED BY:

ATTEST:

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Jim Steen  
Chair

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Charley Johnson  
Secretary

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

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

## Monthly Board Report

Cindy Graffeo, Executive Director

Greetings to the Board,

With the recent, and severe, turn in the weather, it appears the building season of 2016 has come to a close. Conversations with prospects and expanding businesses now shift to 2017 timeframes. MCCARA expansion plans, the Business Incubation Center research, and the branding and website process projects all continue to move steadily forward.

### Land Sales

MPS and City Council have both approved the easement buy-back agreement, allowing Doug Mjolsness to close on his land. They are beginning site preparation and are finalizing their building plans.

### Potential EDA Event

During a recent meeting with M State, they highlighted a variety of Custom Training Programs for our local employers to help them address their unique workforce and training needs.

One such curriculum that M State has developed is Leadership Launch. It is often said that employees don't leave jobs, and they don't leave companies, they leave management. This program is aimed at addressing management challenges and teaches managers to become leaders. This is a program that cuts across a variety of industries and has the end goal of helping local employers address issues in their leadership that will ultimately result in better workforce attraction and retention.

Customized training typically runs \$250 per hour, at the expense of the employer. A 16 hour curriculum is \$4,000, no matter how many students run through that particular session. This is economically feasible, and a worthwhile investment, for our larger employers, but is out of reach for our many of Moorhead's small businesses.

As this resource has the potential to have a direct impact on our workforce challenges, I asked the EDA Executive Committee to allow me to explore a way for the EDA to host this event so this resource becomes available to small businesses.

I've had a preliminary discussion with David Hunstad at the MBA for a partnership on this event. The preliminary plan is that EDA would serve as the financial backer of the event, covering any difference or shortfall between the total cost of the event and the income generated from registrations. The MBA would handle marketing, registration, and serve as the fiscal agent.

Fees and cost structure that we would offer to small businesses has not yet been set.

### Marketing Opportunity

Moorhead has been asked to be featured in a "Focus on Minnesota" section of Business in Focus magazine, published by Focus Media Group. This opportunity will allow Moorhead to highlight our

available land in the MCCARA Industrial park – including the upcoming expansion, our robust housing market, and downtown redevelopment, to name a few topics. The article will be appearing in their publication titled Business in Focus, distributed to 363,100 subscribers.

Focus Media Group will be actively promoting this story through a variety of efforts such as a press release, online news streams - including Google and Yahoo news, and social media.

Local businesses will have the opportunity to advertise in our section, however, there is no sales quota for Moorhead to be included. There is also no financial obligation for Moorhead.

In addition to the exposure of the article feature, Moorhead will receive a corporate brochure designed from this content for extended marketing purposes and promotional use.

### Professional Development

December 4-6, I will be attending the 2016 Mid-America Competitiveness Conference and Site-Selector Forum in Chicago, hosted by Mid-America Economic Development Council.

I have been asked to serve, and accepted, a seat on the Coalition of Greater Minnesota Cities (CGMC) Economic Development Committee. I attended my first meeting (virtually) earlier this month.

Lastly, I took advantage of the opportunity to attend State of Minnesota Governor's Council on Freight Rail: Economic Development Working Group this month.

### Out of Office

In addition to the travel dates for the Chicago conference, I will also be out of the office the following dates:

- December 23-26 – City Hall closed
- December 27-28 – PTO traveling for the holiday
- January 1, 2017 – City Hall closed.

### EDA Articles

The EDA section of The Extra Newspaper were as follows:

- 11.10.2016 – Knights of Columbus Hall Project
- 11.24.2016 – Collaboration vs Competition

### **In the last Month:**

Business Retention & Expansion Visits

- Wendt Construction (11.3.2016)

Business Prospect

- Union Organization – MCCARA 1 acre lot prospect
- Relocation prospect – MCCARA Expansion 2.5 acre lot prospect

Developers/Commercial Real Estate Meetings

- Ken Roseth, Mortenson Construction (11.3.2016)

- RDO/Proffutt (11.8.2016)

#### Community Outreach

- Tim Beaton, FM Area Foundation (10.26.2016)
- Coalition of Greater Minnesota Cities (CGMC) Economic Development Committee (10.28.2016)
- Speaking Engagement: EDA Update at MBA Let's Talk Breakfast (11.9.2016)
- Adam Martin, F5 Project (11.9.2016)
- GL Tucker and Amy Hochgraber, M State Customized Training Program (11.14.2016)
- City Council: Small Business Saturday Proclamation Presentation (11.14.2016)

#### Professional Training

- State of Minnesota Governor's Council on Freight Rail: Economic Development Working Group (11.14.2016)





**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING OF THE ISSUANCE OF  
SENIOR HOUSING REVENUE BONDS  
(EVENTIDE FARGO SENIOR LIVING LLC PROJECT)  
SERIES 2016A AND SERIES 2016B**

**BE IT RESOLVED** by the Board of Directors of the Moorhead Economic Development Authority (the “Authority”), as follows:

**Recitals:**

A. The Authority is authorized pursuant to Minnesota Statutes, Sections 469.152 to 469.1655, as amended (the “Act”), to issue its revenue bonds for the purpose of providing financing for the construction, acquisition and installation of real and personal property to be used or useful in connection with a revenue producing enterprise, whether or not operated for profit, engaged in providing health care services, including assisted living facilities.

B. Eventide Fargo Senior Living LLC, a North Dakota nonprofit limited liability company (the “Company”), whose sole member is Eventide, a Minnesota nonprofit corporation, has requested the Authority to issue its (i) Senior Housing Revenue Bonds (Eventide Fargo Senior Living LLC Project) Series 2016A, and (ii) Taxable Senior Housing Revenue Bonds (Eventide Fargo Senior Living LLC Project) Series 2016B (together, the “Bonds”) in an aggregate amount not to exceed \$22,000,000 for the purposes of financing the cost of acquiring a 76-unit assisted living facility located at 5250 32<sup>nd</sup> Avenue South, Fargo, North Dakota (the “Project”), funding a debt service reserve fund and paying the costs of issuance.

C. The Board of Directors has, on the date hereof, held a public hearing regarding the issuance of revenue bonds to finance the Project, following duly published notice thereof, and all persons desiring to be heard were heard.

D. It is in the public interest, for public benefit and in furtherance of the public purposes of the Authority that the Board of Directors provide approval of the issuance of Bonds for the Project;

**NOW, THEREFORE,** it is hereby found, determined and ordered, as follows:

1. The Authority hereby approves the issuance and sale, pursuant to the Act, of the Bonds in the principal amount not to exceed \$22,000,000 for the purpose of providing financing to the Company for the acquisition of the Project, funding a debt service reserve fund and paying the costs of issuance.

2. The Bonds will be issued pursuant to an Indenture of Trust (the “Indenture”), between the Authority and U.S. Bank National Association, St. Paul, Minnesota (the “Trustee”), the terms of which are hereby incorporated by reference.

3. Pursuant to a Loan Agreement (the “Loan Agreement”), between the Authority and the Company, the Authority will loan the proceeds of the Bonds to the Company. The payments to be made by the Company under the Loan Agreement are established so as to produce revenue sufficient to pay the principal of, premium, if any, and interest on the Bonds when due. The Authority will assign its rights to the basic payments and certain other rights under the Loan Agreement to the Trustee as security for payment of the Bonds under the Indenture.

4. The TEFRA Agreement between the Authority and the City of Fargo, North Dakota is hereby approved in substantially the form now on file in the offices of the Authority; and the President of the Authority and Secretary are authorized to execute the same in the name of and on behalf of the Authority. The approval hereby given to the TEFRA Agreement includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the Authority’s counsel and by the officials authorized herein to execute the TEFRA Agreement prior to their execution; and such officials are hereby authorized to approve said changes on behalf of the Authority.

5. Under the provisions of the Act, and as provided in the Loan Agreement and the Indenture, the Bonds are not to be payable from or charged upon any funds other than the revenue pledged to the payment thereof; the Authority is not subject to any liability thereon; nor shall the holder of any Bonds ever have the right to compel any exercise by the Authority of its taxing powers to pay any of the Bonds or the interest or premium thereon, or to enforce payment thereof against any property of the Authority except the interest of the Authority in the Loan Agreement which has been assigned to the Trustee under the Indenture; the Bonds shall not constitute a charge, lien or encumbrance, legal or equitable upon any property of the Authority except the interest of the Authority in the Loan Agreement which has been assigned to the Trustee under the Indenture; the Bonds shall recite that the Bonds are issued without obligation on the part of the State of Minnesota or its political subdivisions, and that the Bonds, including interest thereon, are payable solely from the revenues pledged to the payment thereof; and, the Bonds shall not constitute a debt of the Authority within the meaning of any constitutional or statutory limitation.

6. Subject to the approval of the Authority’s counsel, the forms of the Loan Agreement, the TEFRA Agreement, the Indenture, the Bond Purchase Agreement among the Authority, the Company and Dougherty & Company, LLC (the “Bond Purchase Agreement”) and all other documents necessary for the issuance of the Bonds are approved. The Loan Agreement and the Indenture, in substantially the forms on file with the Secretary, are directed to be executed in the name and on behalf of the Authority by the President or other member of the Board of Directors and the Secretary or Assistant Secretary. The execution of the Bond Purchase Agreement by the Secretary or President, upon the terms and conditions stated therein is hereby ratified and confirmed.

Any other documents and certificates necessary to the transaction described above shall be executed by the appropriate Authority officers. Copies of all of the documents necessary to the transaction herein described shall be signed, delivered and filed as provided herein and in the Loan Agreement and the Indenture.

7. The Authority shall proceed to issue the Bonds, in the form and upon the terms set forth in the Indenture. The President or other member of the Board of Directors and Secretary are authorized and directed to prepare and execute the Bonds as prescribed in the Indenture and to deliver them to the Trustee for authentication and delivery to the Bond Purchaser.

8. The President and Secretary and other officers of the Authority are authorized and directed to prepare and furnish to the Bond Purchaser a certified copy of all proceedings and records of the Authority relating to the Bonds and such other affidavits and certificates as may be required to show the facts relating to the legality of the Bonds, as such facts appear from the books and records in the Officer's custody and control or as otherwise known to them; and all such certified copies, certificates and affidavits concluding any heretofore furnished, shall constitute representations of the Authority as to the truth of all statements contained therein.

9. The approval hereby given to the various documents referred to above includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the Authority's counsel and the Authority officials authorized herein to execute the documents; and the Authority officials are hereby authorized to approve the changes on behalf of the Authority. The execution of any instrument by the appropriate officer or officers of the Authority herein authorized shall be conclusive evidence of the approval of such documents in accordance with the terms thereof. In the absence of the President or Secretary, any of the documents authorized by this Resolution to be executed may be executed by the acting President or the acting Secretary, respectively.

Adopted November 28, 2016.

APPROVED:

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary

Member \_\_\_\_\_ moved the adoption of the foregoing Resolution, Member \_\_\_\_\_ seconded the Resolution and, upon a vote being taken thereon, the following voted in favor: \_\_\_\_\_;  
the following voted against: \_\_\_\_\_;  
and the following were absent: \_\_\_\_\_;  
whereupon the Resolution was declared duly passed and adopted.

# Memorandum

To: Chair Steen and EDA Board Commissioners  
From: Cindy Graffeo, Executive Director  
Date: November 28, 2016  
Re: 2017 EDA Budget

## ***Background and Information***

At the June 30, 2016 meeting, the EDA approved a preliminary operating budget and tax levy for 2017. This preliminary budget was amended on October 24, 2016 with a vote to fund the downtown organization at a \$15,000 level for a 3-year commitment. The overall tax levy remained the same at \$393,000, however line item allocation was shifted from Commercial Marketing and Contracted/Consulting Services and a new line item for the Downtown group was created.

## ***Financial Consideration***

No further new financial terms are being presented.

## ***Action or Recommendation***

Approve the proposed 2017 EDA Budget as amended at the October 24, 2016 meeting and as currently presented.

# ECONOMIC DEVELOPMENT AUTHORITY

## Tax Levy Fund (239) Summary Preliminary 2017 Budget and Tax Levy

	2015	2016	2017 Passed DRAFT	2017 NEW DRAFT
Maximum Tax Levy <sup>1</sup>	428,000	493,000	537,000	537,000
Levy Rate	0.0185	0.0185	0.0185	0.0185
~Gross Market Value (Billions)	2.318	2.668	2.906	2.906
<b>Revenues</b>				
Approved - Proposed Tax Levy	350,000	360,000	393,000	393,000
Cash Reserves (EDA Tax Levy - 239 Fund)	-	-	-	-
	-	-	-	-
<b>Total Revenues</b>	<b>350,000</b>	<b>360,000</b>	<b>393,000</b>	<b>393,000</b>
<b>Expenditures</b>				
<b>Operating Expenses</b>				
Wages & Benefits:				
Executive Director	101,680	107,400	107,400	107,400
Cell Phone Allowance			800	800
Vehicle Allowance	-	4,800	4,800	4,800
Intern Wages			10,400	10,400
Memberships/Dues/Subscriptions	-	4,500	4,500	4,500
Greater MN Econ Dev Partnership	5,000	5,000	5,000	5,000
IT Support Services		7,000	7,000	7,000
Intern IT Station			4,400	4,400
Travel, Training, Conferences	7,500	12,000	12,000	12,000
<b>Subtotal</b>	<b>114,180</b>	<b>140,700</b>	<b>156,300</b>	<b>156,300</b>
<b>Marketing</b>				
Commercial/Industrial/Promotional	9,500	16,000	16,900	15,000
Community & Residential	75,000	66,250	66,250	66,250
Business Plan Competition			6,500	6,500
Community Projects			5,000	5,000
<b>Outside Agencies</b>				
GFMEDC	25,000	25,000	25,000	25,000
Moorhead Business Association (MBA)	5,000	5,000	10,000	10,000
West Central MN SBDC	1,000	1,000	1,000	1,000
West Central Initiative	15,000	15,000	15,000	15,000
Moorhead Downtown				15,000
<b>Professional Services</b>				
Legislative Advocacy	75,000	65,000	65,000	65,000
Contracted / Consulting Services	30,320	26,050	26,050	12,950
<b>Subtotal</b>	<b>235,820</b>	<b>219,300</b>	<b>236,700</b>	<b>236,700</b>
<b>Grand Total</b>	<b>350,000</b>	<b>360,000</b>	<b>393,000</b>	<b>393,000</b>

<sup>1</sup> Estimated maximum levy permitted by statute (.0185% of estimated 2017 market value \$2.906 billion)

**Activity Report –October 2016**

**Planning and Strategic Positioning**

Oct 4 <sup>th</sup>	Mark Vaux & John Machacek, GFMEDC, attended Eggs & Issues
Oct 5 <sup>th</sup>	Mark Vaux, GFMEDC, attended Moorhead MBA Meeting
Oct 7 <sup>th</sup>	Tifanie Gelinske and Martha Leidholm, GFMEDC, participated and led Manufacturing Day with one group hosted at NDSCS.
Oct 11 <sup>th</sup>	GFMEDC Executive Committee Meeting
Oct 12 <sup>th</sup>	Mark Vaux, GFMEDC, participated in the EDAM Board Retreat in Spring Park, MN
Oct 13 <sup>th</sup>	Mark Vaux, GFMEDC, attended the MetroCOG Transportation Committee Meeting
Oct 18 <sup>th</sup>	Lisa Gulland-Nelson, GFMEDC, attended Frostival Marketing Meeting
Oct 18 <sup>th</sup>	Staff of the GFMEDC hosted and attended the Smart Move Summit.
Oct 18 <sup>th</sup>	Lisa Gulland-Nelson, GFMEDC, attended Frostival Marketing Meeting
Oct 18 <sup>th</sup>	Staff of the GFMEDC hosted and attended the Smart Move Summit.
Oct 19 <sup>th</sup>	John Machacek, GFMEDC, attended Cart Monthly event
Oct 24 <sup>th</sup>	Martha Leidholm, GFMEDC, attended the Moorhead EDA Meeting
Oct 25 <sup>th</sup>	Martha Leidholm, GFMEDC, attended Lunch with Dr. Robert Dietz, National Associations of Home Builders Chief Economist at the FMHBA
Oct 25 <sup>th</sup>	Jim Gartin, GFMEDC, met with Kathleen McNabb, MSUM regarding Sector Breakfasts
Oct 26 <sup>th</sup>	Mark Vaux, GFMEDC, attended the Moorhead MBA Meeting
Oct 26 <sup>th</sup>	Mark Vaux, GFMEDC, attended the MetroCOG Freight Meeting
Oct 26 <sup>th</sup>	Mark Vaux, GFMEDC, participated in EDAM Board Meeting
Oct 27 <sup>th</sup>	Tifanie Gelinske, GFMEDC, attended EDAM Workforce Webinar - Workforce
Oct 27 <sup>th</sup>	Jim Gartin, GFMEDC, et with Brad Barth from WCIF



**CITY OF MOORHEAD BUILDING CODES  
2016 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			
<b>JAN</b>	24	249,326.00	3	177,781.00	0	0.00	0	0.00	2	1,546,000.00	0	29	1,973,107.00
<b>FEB</b>	23	268,586.00	2	32,890,000.00	0	0.00	3	750,000.00	0	0.00	2	30	33,908,586.00
<b>MAR</b>	51	844,747.00	10	433,425.00	1	25,000.00	6	1,410,000.00	1	6,853,773.00	2	71	9,566,945.00
<b>APR</b>	54	718,611.25	8	3,841,465.75	3	91,316.33	16	4,854,000.00	2	76,245.02	2	85	9,581,638.35
<b>MAY</b>	69	913,805.00	8	1,023,269.00	4	171,277.00	24	6,957,754.98	4	2,211,740.00	2	111	11,277,845.98
<b>JUN</b>	55	576,883.00	13	1,926,965.00	0	0.00	20	4,187,000.00	3	425,000.00	5	96	7,115,848.00
<b>JUL</b>	38	407,392.00	5	636,041.00	1	25,000.00	36	6,749,200.00	3	1,000,000.00	1	84	8,817,633.00
<b>AUG</b>	51	550,044.60	3	30,644,329.00	4	120,000.00	21	7,679,100.00	7	19,064,157.00	21	107	58,057,630.60
<b>SEP</b>	36	266,892.00	7	1,929,000.00	6	53,000.00	14	6,165,000.00	4	818,300.00	4	71	9,232,192.00
<b>OCT</b>	36	287,435.00	4	6,643,985.00	0	0.00	16	15,869,975.00	2	547,025.00	6	64	23,348,420.00
<b>NOV</b>												0	0.00
<b>DEC</b>												0	0.00
<b>2016</b>	437	5,083,721.85	63	80,146,260.75	19	485,593.33	156	54,622,029.98	28	32,542,240.02	45	748	172,879,845.93
<b>2015</b>	435	4,525,705.64	81	8,720,157.03	24	739,374.55	205	60,034,779.00	28	10,160,714.22	18	791	84,180,730.44
<b>2014</b>	402	6,314,551.58	87	27,355,582.80	28	411,735.00	186	54,399,639.00	19	5,817,597.00	41	763	94,299,105.38

**FEB/437:** \$32,800,000.00 - Concordia Integrated Science Complex; **FEB/MOVE:** 1 accessory structure out of Moorhead; **FEB/DEMO:** 1 single family home; **MAR/DEMO:** 2 single family homes; **APR/DEMO:** 1 interior commercial for remodel; 1 single family home; **MAY/MOVE:** 2 accessory buildings to alternate location on same parcel; **JUN/MOVE:** 1 accessory building to alternate location on same parcel; 3 mobile homes into Moorhead; **JUN/DEMO:** 1 interior commercial demolition; **JUL/MOVE:** 1 house and garage to alternate location on same parcel; **AUG/437:** \$30,563,845 - Horizon Middle School Addition; **AUG/MOVE:** 1 temporary structure into Moorhead, 1 mobile home into Moorhead; **AUG/DEMO:** 1 garage, 18 single family homes; **SEP/MOVE:** 1 garage within the city; **SEP/DEMO:** 1 interior commercial; 1 commercial building, 1 garage; **OCT/MOVE:** 1 garage out of Moorhead; 2 mobile homes (reset existing); **OCT/DEMO:** 3 single family homes

**CITY OF MOORHEAD BUILDING CODES  
2016 BUILDING PERMIT VALUATION REPORT - RESIDENTIAL**

	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	0	0	0	0	0	0	0	
FEB	1	300,000	2	450,000	0		0	0	0	0	0	0	0	0	3	750,000	
MAR	6	1,410,000	0	0	0		0	0	0	0	0	0	0	0	6	1,410,000	
APR	14	3,294,000	0	0	0		0	0	0	2	24	1,560,000	0	0	16	4,854,000	
MAY	10	2,134,000	0	0	12	24	3,600,000	0	0	0	2	12	1,223,755	0	0	24	6,957,755
JUN	20	4,187,000	0	0	0		0	0	0	0	0	0	0	0	20	4,187,000	
JUL	34	6,449,200	2	300,000	0	0	0	0	0	0	0	0	0	0	36	6,749,200	
AUG	20	3,879,100	0	0	0	0	0	0	0	1	48	3,800,000	0	0	21	7,679,100	
SEP	13	2,815,000	0	0	0	0	0	0	0	1	42	3,350,000	0	0	14	6,165,000	
OCT	13	2,937,000	0	0	0	0	0	0	0	3	153	12,932,975	0	0	16	15,869,975	
NOV															0	0	
DEC															0	0	
<b>2016</b>	131	27,405,300	4	750,000	12	24	3,600,000	0	0	0	9	279	22,866,730	0	0	156	54,622,030
<b>2015</b>	146	30,701,899	48	8,106,000	0	0	0	5	15	2,476,880	6	239	18,750,000	0	0	205	60,034,779
<b>2014</b>	127	26,002,714	46	6,888,925	0	0	0	6	24	3,240,000	6	245	15,859,000	1	2,409,000	186	54,399,639

NOTES:

YEAR	MOORHEAD				MOORHEAD TOTAL UNITS	OAKPORT TOTAL UNITS
	SINGLE FAMILY ATTACHED/ DETACHED	TWO, THREE, & FOUR UNITS	FIVE OR MORE UNITS			
2016 YTD	135	24		279	438	
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
2006 CY	329	8		145	482	6
2005 CY	320	62		132	514	9
2004 CY	293	4		178	475	14
2003 CY	195	4		160	359	10
2002 CY	200	38		124	362	12
2001 CY	106	6		36	148	10
2000 CY	93	44		0	137	7

\* 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  
2016 BUILDING PERMIT VALUATION REPORT - NEW COMMERCIAL**

	JANUARY		FEBRUARY		MARCH		APRIL		MAY		JUNE	
	#	VALUATION	#	VALUATION	#	VALUATION	#	VALUATION	#	VALUATION	#	VALUATION
318											1	45,000.00
319												
320												
321												
322	2	1,546,000.00										
323												
324												
325												
326												
327					1	6,853,773.00						
328									1	140,000.00		
329							2	76,245.02	3	2,071,740.00	2	380,000.00
<b>MONTHLY TOTAL</b>	2	1,546,000.00	0	0.00	1	6,853,773.00	2	76,245.02	4	2,211,740.00	3	425,000.00
<b>YEAR TO DATE TOTALS:</b>												
<b>2016</b>	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
<b>2015</b>	0	0.00	1	3,100,000.00	3	3,175,000.00	3	3,175,000.00	6	5,753,997.00	11	6,402,387.81
<b>2014</b>	1	10,000.00	1	10,000.00	2	11,000.00	3	190,000.00	5	1,221,596.00	11	4,361,597.00
<b>MAR/327: Muscatell Subaru</b>												

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 2016 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	500,000.00										
325												
326			1	17,409,157.00								
327			2	990,000.00			1	300,000.00				
328			2	375,000.00	1	518,300.00						
329	2	500,000.00	2	290,000.00	3	300,000.00	1	247,025.00				
<b>MONTHLY TOTAL</b>	<b>3</b>	<b>1,000,000.00</b>	<b>7</b>	<b>19,064,157.00</b>	<b>4</b>	<b>818,300.00</b>	<b>2</b>	<b>547,025.00</b>				
<b>YEAR TO DATE TOTALS:</b>												
<b>2016</b>	15	12,112,758.00	22	31,176,915.00	26	31,995,215.00	28	32,542,240.00				
<b>2015</b>	16	8,340,714.22	17	8,381,214.22	25	9,992,714.20	28	10,160,714.22				
<b>2014</b>	12	4,381,597.00	15	4,738,597.00	19	5,817,597.00	19	5,817,597.00				
<b>AUG/326 - New elementary school</b>												

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  
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 329 = Structures other than buildings

**CITY OF MOORHEAD BUILDING CODES  
2016 BUILDING AND PERMIT VALUATION SUMMARY SHEET**

CITY OF MOORHEAD BUILDING CODES 2016 BUILDING AND PERMIT VALUATION SUMMARY SHEET																			
PAGE 4																			
BUILDING PERMITS					MECHANICAL PERMITS				PLUMBING PERMITS			SIGN PERMITS							
	#	PERMIT VALUATION	PERMIT REVENUE	MN SUR-CHARGE	#	PERMIT VALUATION	PERMIT REVENUE	MN SUR-CHARGE	#	PERMIT REVENUE	MN SUR-CHARGE	#	PERMIT REVENUE	MN SUR-CHARGE	TOTAL # OF PERMIT	TOTAL PERMIT REVENUE	TOTAL MN SUR-CHARGE	OTHER FEES	TOTAL REVENUE
JAN	29	1,973,107.00	10,439.70	989.00	37	219,371.59	2,477.20	116.50	15	556.00	15.00	2	50.00	2.00	83	13,522.90	1,122.50	2,206.16	15,729.06
FEB	29	33,944,586.00	132,778.60	3,464.50	33	126,641.00	1,878.40	68.50	16	555.30	16.00	3	150.00	3.00	81	135,362.30	3,552.00	33,838.75	172,753.05
MAR	70	9,592,345.00	43,706.30	2,970.20	48	476,618.00	3,984.60	245.50	31	1,507.60	31.00	5	200.00	5.00	154	49,398.50	3,251.70	8,963.00	61,613.20
APR	84	9,563,828.35	42,894.60	4,549.90	52	4,170,499.76	9,244.00	1,542.50	45	3,034.90	45.00	4	125.00	4.00	185	55,298.50	6,141.40	5,558.41	66,998.31
MAY	109	11,277,845.98	49,545.90	5,557.60	58	595,183.64	5,145.40	308.00	44	3,176.40	44.00	4	250.00	4.00	215	58,117.70	5,913.60	4,665.28	68,696.58
JUN	91	7,115,848.00	33,331.00	3,566.50	88	2,642,412.88	9,399.60	1,268.70	77	4,334.00	77.00	4	100.00	4.00	260	47,164.60	4,916.20	3,404.83	55,485.63
JUL	83	8,817,633.00	37,639.20	4,414.00	58	511,296.00	4,503.60	263.50	31	5,517.40	31.00	11	225.00	6.00	183	47,885.20	4,714.50	4,311.44	56,911.14
AUG	86	58,057,630.60	237,575.20	9,407.20	102	6,656,680.00	17,227.60	2,557.30	76	8,801.70	76.00	2	75.00	2.00	266	263,679.50	12,042.50	10,740.80	286,462.80
SEP	67	9,232,192.00	40,565.00	4,200.50	100	908,557.00	8,254.20	476.00	43	2,776.80	43.00	2	175.00	2.00	212	51,771.00	4,721.50	15,236.44	71,728.94
OCT	58	23,348,420.00	96,015.70	7,969.80	92	873,986.00	7,389.20	452.50	28	4,761.90	28.00	1	25.00	1.00	179	108,191.80	8,451.30	27,007.48	143,650.58
NOV															0	0.00	0.00		0.00
DEC															0	0.00	0.00		0.00
<b>2016</b>	<b>706</b>	<b>172,923,435.93</b>	<b>724,491.20</b>	<b>47,089.20</b>	<b>668</b>	<b>17,181,245.87</b>	<b>69,503.80</b>	<b>7,299.00</b>	<b>406</b>	<b>35,022.00</b>	<b>406.00</b>	<b>38</b>	<b>1,375.00</b>	<b>33.00</b>	<b>1818</b>	<b>830,392.00</b>	<b>54,827.20</b>	<b>115,932.59</b>	<b>1,000,029.29</b>
<b>2015</b>	<b>776</b>	<b>84,880,730.44</b>	<b>358,425.70</b>	<b>39,599.70</b>	<b>672</b>	<b>8,822,063.30</b>	<b>57,861.05</b>	<b>4,535.00</b>	<b>436</b>	<b>35,954.00</b>	<b>1,464.00</b>	<b>41</b>	<b>1,700.00</b>	<b>109.00</b>	<b>1925</b>	<b>453,940.75</b>	<b>45,707.70</b>	<b>72,395.49</b>	<b>572,043.94</b>
<b>2014</b>	<b>722</b>	<b>94,311,105.38</b>	<b>400,781.40</b>	<b>40,965.30</b>	<b>597</b>	<b>5,711,291.00</b>	<b>45,304.10</b>	<b>2,975.50</b>	<b>399</b>	<b>37,736.00</b>	<b>1,995.00</b>	<b>34</b>	<b>1,700.00</b>	<b>170.00</b>	<b>1752</b>	<b>485,521.50</b>	<b>46,105.80</b>	<b>93,445.59</b>	<b>625,072.89</b>
<b>JAN/OTHER FEES:</b> \$1911.86 Plan Review Fees; \$294.30 Investigation Fees; <b>FEB/OTHER FEES:</b> \$33719.65 Plan Review Fees; \$119.10 Investigation Fees; <b>MAR/OTHER FEES:</b> \$8563.50 Plan Review Fees; \$399.50 Investigation Fees; <b>APR/OTHER FEES:</b> \$5437.11 Plan Review Fees; \$121.30 Investigation Fees; <b>MAY/OTHER FEES:</b> \$3928.98 Plan Review Fees; \$736.30 Investigation Fees; <b>JUN/OTHER FEES:</b> \$2993.13 Plan Review Fees; \$411.70 Investigation Fees; <b>JUL/OTHER FEES:</b> \$4015.74 Plan Review Fees; \$295.70 Investigation Fees; <b>AUG/OTHER FEES:</b> \$10325.70 Plan Review Fees; \$415.10 Investigation Fees; <b>SEP/OTHER FEES:</b> \$15,236.44 Plan Review Fees; \$415.00 Investigation Fees; <b>OCT/OTHER FEES:</b> \$25833.78 Plan Review Fees; \$1173.70 Investigation Fees																			