

County Commissioners

District 1 – Paul Krabbenhoft, Moorhead
District 2 – Ezra Baer, Hawley
District 3 – Jenny Mongeau, Moorhead
District 4 – Kevin Campbell, Moorhead
District 5 – David Ebinger, Moorhead



January 28, 2025

To Whom it May Concern,

On behalf of the Clay County Board of Commissioners, I am writing to express our support for the City of Moorhead's request to extend the Five-Year Rule for development activities within the **Moorhead Center Redevelopment Tax Increment Finance District No. 31**, allowing for a ten-year period of development activity.

As you are aware, a Tax Increment Finance District plays a crucial role in the financial strategy to facilitate the acquisition, demolition, and establishment of public infrastructure necessary to support the downtown vision. Under Minnesota law, the standard timeframe for new construction applicable to the increment for repayment of TIF expenses is five years. However, for the Moorhead Center Redevelopment, a five-year period is likely insufficient to complete all the necessary projects required to recover the amount of TIF-eligible expenses incurred by the downtown redevelopment initiative.

Extensive planning efforts, coupled with remarkable community engagement, have laid the groundwork for the downtown vision. The ambitious vision for Downtown Moorhead takes into account evolving consumer preferences and aims to revitalize the area. Extending the five-year TIF rule is a prudent measure to ensure the sustainability of this sizable TIF District and will enable the community to redevelop its downtown with businesses, housing, and services that will benefit Moorhead for generations to come.

Clay County is one of the fastest growing counties in the State of Minnesota. Not only is this project an important from an economic development position but will also create additional residential units to meet the growing needs of our county.

Thank you for your thoughtful consideration of this matter.

Sincerely,

Kevin Campbell, Board Chair
Clay County Board of Commissioners