

- A. Public Hearing on the Abatement of Property Taxes in the Make Moorhead Home Property Tax Rebate Program



## City Council Communication

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February 24, 2025

**SUBJECT:**

Public Hearing on the Abatement of Property Taxes in the Make Moorhead Home Property Tax Rebate Program.

**RECOMMENDATION:**

The Mayor and City Council are asked to hold a public hearing and, after closing the public hearing, formally adopt the abatement of certain payable 2025 property taxes under a program previously approved by the City Council for qualifying properties.

**BACKGROUND/KEY POINTS:**

On February 28, 2022 the City Council adopted Resolution 2022-0228-1 renewing a two-year property tax abatement program for new residential construction and improvements to existing residential properties, a program that was initiated in 2012. The program was again renewed in 2024 by Resolution 2024-1015G. The program is authorized by Minnesota State Statutes 469.1813-469.1816. Resolutions were passed by the City, Clay County, and the School District recognizing each would increase annual levies to cover the cost of the Make Moorhead Home Property Tax Rebate Program.

While the program has been approved by the taxing jurisdictions, Minnesota Statute 469.1813 Subd. 5a also stipulates that the governing body of the political subdivision may approve an abatement under sections 469.1812 to 469.1815 only after holding a public hearing on the abatement. The February 24 hearing includes properties for which construction commenced in 2020 and 2021 for which value was accounted for on the 2022 Assessment, affecting taxes payable in 2023, total of 220 properties. Also, properties for which construction commenced in 2021 and 2022 for which value was accounted for on the 2023 Assessment, affecting taxes payable in 2024, total of 184 properties. Finally, properties for which construction commenced in 2022 and 2023, for which value was accounted for on the 2024 Assessment, affecting taxes payable in 2025, total of 142 properties.

The advertisement reflects the properties constructed during both program years 2023 and 2024. In 2022 there was a staff transition in which the step for the public hearing and public notice for the Make Moorhead Home program was missed in the training process. The City Attorney directed staff to advertise the addresses which received the tax rebate during 2023 and 2024.

**FINANCIAL CONSIDERATIONS:**

The total tax amount to be rebated by the city is an estimate of \$273,842 for 2025. The total tax amount rebated for 2023 was \$304,425 and for 2024 was \$304,047. Clay County manages distribution of rebate payments to homeowners.

**Voting Requirements:** 3/4 of Council (6)



# City Council Communication

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February 24, 2025

**Submitted By:**

Dan Mahli, City Manager

Lisa Bode, Governmental Affairs Director

Tanya Kunza, Community Development Program Administrator

**Attachments:** Participating Parcel Listing  
Draft Resolution

## Parcel List

### Make Moorhead Home Taxes Payable 2025

2022 New Construction Residences (92): Year 2 of 2-Year Exemption

Property Addresses 1020 46TH AVE S, 1038 46TH AVE S, 1045 46TH AVE S, 1056 46TH AVE S, 1102 46TH AVE S, 1245 46TH AVE S, 1751 46TH AVE S, 1759 46TH AVE S, 1767 46TH AVE S, 1801 46TH AVE S, 1809 46TH AVE S, 2023 43RD ST S, 2215 43RD ST S, 2305 38TH ST S, 2510 38TH AVE S, 3015 39TH AVE S, 3038 39TH AVE S, 3044 39TH AVE S, 3044 41ST AVE S, 3050 39TH AVE S, 3056 39TH AVE S, 3062 39TH AVE S, 3471 18TH ST S, 3543 18TH ST S, 3555 18TH ST S, 3563 18TH ST S, 3607 32ND ST S, 3613 32ND ST S, 3614 17TH ST S, 3615 17TH ST S, 3616 32ND ST S, 3619 32ND ST S, 3622 32ND ST S, 3625 32ND ST S, 3630 17TH ST S, 3631 17TH ST S, 3631 32ND ST S, 3634 32ND ST S, 3640 32ND ST S, 3712 32ND ST S, 3724 32ND ST S, 3725 18TH ST S, 3735 17TH ST S, 3741 18TH ST S, 3743 17TH ST S, 3750 17TH ST S, 3829 18TH ST S, 413 HAMPTON DR W, 430 33RD ST N, 4313 21ST AVE S, 4318 21ST AVE S, 4401 19TH ST S, 4406 ALLYSON CT, 449 HAMPTON DR W, 4502 17TH ST S, 4506 13TH ST S, 4508 17TH ST S, 4514 17TH ST S, 4517 BLUE STEM WAY, 4520 17TH ST S, 4526 17TH ST S, 4532 17TH ST S, 4537 13TH ST S, 4538 17TH ST S, 454 HAMPTON DR W, 4544 17TH ST S, 4550 17TH ST S, 4552 18TH ST S, 4556 17TH ST S, 4562 13TH ST S, 4565 13TH ST S, 4577 BLUE STEM WAY, 4583 BLUE STEM WAY, 4865 HAMPTON CIR S, 4873 HAMPTON CIR S, 4876 HAMPTON CIR S, 4877 HAMPTON CIR S, 4880 HAMPTON CIR S, 4881 HAMPTON CIR S, 4882 HAMPTON CIR S, 4883 HAMPTON CIR S, 4884 HAMPTON CIR S, 4916 3RD ST SW, 530 HUNTERS DR S, 536 HUNTERS DR S, 548 HUNTERS DR S, 5701 ELM ST N, 6829 2ND ST NW, 6844 2ND ST NW, 6903 2ND ST NW, 909 46TH AVE S, 915 46TH AVE S, 921 4TH AVE S

2023 New Construction Residences (50): Year 1 of 2-Year Exemption

Property Addresses: 1138 46 AVE S, 1749 JOHNSON DR S, 1801 JOHNSON DR S, 1807 JOHNSON DR S, 1813 JOHNSON DR S, 1819 JOHNSON DR S, 1825 JOHNSON DR S, 1831 JOHNSON DR S, 1837 JOHNSON DR S, 1843 JOHNSON DR S, 1849 JOHNSON DR S, 2413 36 AVE S, 2418 37 AVE S, 2505 36 AVE S, 2511 36 AVE S, 3602 33 ST S, 3603 33 ST S, 3608 33 ST S, 3609 33 ST S, 3610 32 ST S, 3628 32 ST S, 3706 32 ST S, 3718 32 ST S, 3740 18 ST S, 3820 18 ST S, 3820 32 ST S, 3826 32 ST S, 3830 33 ST S, 3832 32 ST S, 3836 18 ST S, 3836 33 ST S, 3837 33 ST S, 3843 33 ST S, 402 TESSA DR, 4434 19 ST S, 4442 19 ST S, 4450 19 ST S, 4458 19 ST S, 4543 17 ST S, 4546 18 ST S, 4549 17 ST S, 4558 18 ST S, 4744 HAMPTON LOOP S, 4756 HAMPTON LOOP S, 4843 4 ST S, 554 HUNTERS DR S, 648 HAMPTON DR E, 6911 2 ST NW, 6915 3 ST NW, 6918 2 ST NW, 6931 3 ST NW

### Make Moorhead Home Taxes Payable 2024

2022 New Construction Residences (91): Year 1 of 2 Year Exemption

Property Addresses: 1020 46TH AVE S, 1038 46TH AVE S, 1045 46TH AVE S, 1056 46TH AVE S, 1102 46TH AVE S, 1245 46TH AVE S, 1751 46TH AVE S, 1759 46TH AVE S, 1767 46TH AVE S, 1801 46TH AVE S, 1809 46TH AVE S, 2023 43RD ST S, 2215 43RD ST S, 2305 38TH ST S, 2510 38TH AVE S, 3015 39TH AVE S, 3038 39TH AVE S, 3044 39TH AVE S, 3044 41ST AVE S, 3050 39TH AVE S, 3056 39TH AVE S, 3062 39TH AVE S, 3471 18TH ST S, 3555 18TH ST S, 3563 18TH ST S, 3607 32ND ST S, 3613 32ND ST S, 3614 17TH ST S, 3615 17TH ST S, 3616 32ND ST, 3619 32ND ST S, 3622 32ND ST S, 3625 32ND ST S, 3630 17TH ST S, 3631 17TH ST S, 3631 32ND ST S, 3634 32ND ST S, 3640 32ND ST S, 3712 32ND ST S, 3724 32ND ST S, 3725 18TH ST S, 3735 17TH ST S, 3741 18TH ST S, 3743

17TH ST S, 3750 17TH ST S, 3829 18TH ST S, 413 HAMPTON DR W, 430 33RD ST N, 4313 21ST AVE S, 4318 21ST AVE S, 4401 19TH ST S, 4406 ALLYSON CT, 449 HAMPTON DR W, 4502 17TH ST S, 4506 13TH ST S, 4508 17TH ST S, 4514 17TH ST S, 4517 BLUE STEM WAY, 4520 17TH ST S, 4526 17TH ST S, 4532 17TH ST S, 4537 13TH ST S, 4538 17TH ST S, 454 HAMPTON DR W, 4544 17TH ST S, 4550 17TH ST S, 4552 18TH ST S, 4556 17TH ST S, 4562 13TH ST S, 4565 13TH ST S, 4577 BLUE STEM WAY, 4583 BLUE STEM WAY, 4865 HAMPTON CIR S, 4873 HAMPTON CIR S, 4876 HAMPTON CIR S, 4877 HAMPTON CIR S, 4880 HAMPTON CIR S, 4881 HAMPTON CIR S, 4882 HAMPTON CIR S, 4883 HAMPTON CIR S, 4884 HAMPTON CIR S, 4916 3RD ST SW, 530 HUNTERS DR S, 536 HUNTERS DR S, 548 HUNTERS DR S, 5701 ELM ST N, 6829 2ND ST NW, 6844 2ND ST NW, 6903 2ND ST NW, 909 46TH AVE S, 915 46TH AVE S, 921 4TH AVE S

**2021 New Construction Residences (93): Year 2 of 2 Year Exemption**

Property Addresses: 4437 ALLYSON CT, 442 HAMPTON DR W, 448 HAMPTON DR W, 460 HAMPTON DR W, 466 HAMPTON DR W, 4885 HAMPTON CIR S, 4863 HAMPTON CIR S, 4861 HAMPTON CIR S, 4857 HAMPTON CIR S, 4855 HAMPTON CIR S, 437 HAMPTON DR W, 455 HAMPTON DR W, 4886 HAMPTON CIR S, 4866 HAMPTON CIR S, 2121 43RD ST S, 4351 23RD AVE S, 4305 21ST AVE S, 4336 23RD AVE S, 2014 44TH ST S, 2302 44TH ST S, 3637 18TH ST S, 3613 18TH ST S, 3605 18TH ST S, 3461 18TH ST S, 3823 17TH ST S, 3734 17TH ST S, 3822 17TH ST S, 3512 10TH AVE S, 813 36TH ST S, 4551 18TH ST S, 4545 18TH ST S, 4539 18TH ST S, 4533 18TH ST S, 4527 18TH ST S, 4521 18TH ST S, 4515 18TH ST S, 4509 18TH ST S, 4528 18TH ST S, 4534 18TH ST S, 4540 18TH ST S, 1743 46TH AVE S, 1817 46TH AVE S, 1825 46TH AVE S, 1865 46TH AVE S, 4576 19TH ST S, 4568 19TH ST S, 4560 19TH ST S, 4554 19TH ST S, 211 69TH AVE NW, 6828 2ND ST NW, 6902 2ND ST NW, 3704 OAKPORT ST N, 3034 41ST AVE S, 3010 41ST AVE S, 4408 10TH ST S, 4438 14TH ST S, 4443 14TH ST S, 1108 LILAC LN, 1114 LILAC LN, 1153 45TH AVE S, 4524 12TH ST S, 4536 12TH ST S, 4548 12TH ST S, 4549 13TH ST S, 4501 BLUE STEM WAY, 4513 BLUE STEM WAY, 4529 BLUE STEM WAY, 4565, BLUE STEM WAY, 1132 46TH AVE S, 1026 46TH AVE S, 1033 46TH AVE S, 1203 46TH AVE S, 1239 4TH AVE S, 4840 2ND ST SW, 409 TESSA DR, 422 TESSA DR, 3305 30TH ST S, 3321 30TH ST S, 3637 32ND ST S, 3643 32ND ST S, 3703 32ND ST S, 3226 31ST S, 3033 39TH AVE S, 3027 39TH AVE S, 3021 39TH AVE S, 3014 39TH AVE S, 3068 39TH AVE S, 3813 32ND ST S, 3804 31ST ST S, 3834 31ST ST S, 3908 31ST ST S, 3920 31ST ST S, 1338 3RD AVE S, 4557 18TH ST S

**Make Moorhead Home Taxes Payable 2023**

**2021 New Construction Residences (97): Year 1 of 2 Year Exemption**

Property Addresses: 442 HAMPTON DR W , 3512 10 AVE S , 3321 30 ST S, 4554 19 ST S, 4565 BLUE STEM WAY, 3637 32 ST S, 4521 18 ST S, 4509 18 ST S, 1114 LILAC LN, 4529 BLUE STEM WAY, 3834 31 ST S, 3908 31 ST S, 3920 31 ST S, 3305 30 ST S, 3014 39 AVE S, 4855 HAMPTON CIR S, 422 TESSA DR, 4548 12 ST S, 1026 46 AVE S, 1132 46 AVE , 3813 32 ST S, 4560 19 ST S, 813 36 ST S, 4527 18 ST S, 448 HAMPTON DR W, 4528 18 ST S, 4534 18 ST S, 4506 BLUE STEM WAY, 3734 17 ST S, 2302 44 ST S, 4886 HAMPTON CIR S, 4540 18 ST S, 211 69 AVE NW, 3613 18 ST, 4437 ALLYSON CT, 4857 HAMPTON CIR , 3010 41 AVE , 3010 41 AVE S, 4423 10 ST S, 4524 12 St S, 4305 21 AVE S, 455 HAMPTON DR W, 4336 23 AVE S, 4861 HAMPTON CIR S, 437 HAMPTON DR W, 4524 12 ST S, 6902 2 ST NW, 460 HAMPTON DR W, 1865 46 AVE S, 3705 OAKPORT ST N, 4840 2 ST SW, 409 TESSA DR, 4539 18 ST S, 4545 18 ST S, 4866 HAMPTON CIR S, 4351 23 AVE S, 4557 18 ST S, 4551 18 ST S, 4885 HAMPTON CIR S, 2014 44 ST S, 4501 BLUE STEM WAY, 4863

HAMPTON CIR S, 6828 2 ST NW, 3637 18 ST S, 1239 46 AVE S, 466 HAMPTON DR W, 1153 45 AVE S, 1825 46 AVE S, 1817 46 AVE S, 3034 41 AVE S, 1338 3 AVE S, 3068 39 AVE S, 4536 12 ST S, 3643 32 ST S, 3703 32 ST S, 4515 18 ST S, 1108 LILAC LN, 4408 10 ST S, 4549 13 ST S, 4568 19 ST S, 3804 31 ST S, 3226 31 ST S, 3027 39 AVE S, 3021 39 AVE S, 3033 39 AVE S, 4533 18 ST S, 1033 46 AVE S, 2305 38 ST S, 3823 17 ST S, 3605 18 ST S, 4576 19 ST S, 4513 BLUE STEM WAY, 1203 46 AVE S, 3461 18 ST S, 1743 46 AVE S, 2121 43 ST S, 4443 14 ST S, 4437 14 ST S

2020 New Construction Residence (123): Year 2 of Year 2 Exemption

Property Addresses: 4535 19 ST S, 4541 19 ST S, 1735 46 AVE S, 4511 19 ST S, 4517 19 ST S, 1727 46 AVE S, 4530 19 ST S, 4513 17 ST S, 4552 12 ST S, 4519 17 ST S, 4501 17 ST S, 1833 46 AVE S, 4529 19 ST S, 3624 30 ST S, 3612 30 ST S, 4505 19 ST S, 4507 17 ST S, 1039 46 AVE S, 4547 19 ST S, 3729 34 ST S, 4531 17 ST S, 1208 44 AVE S, 1126 LILAC LN, 802 63 AVE N, 4525 17 ST S, 6908 1st St N, 3029 33 AVE S, 3838 32 ST S, 3048 33 AVE S, 3047 33 AVE S, 3023 33 AVE S, 3819 32 ST S, 3042 33 AVE S, 3211 39 AVE S, 2913 38 AVE S, 4514 13 ST S, 1857 46 AVE S, 3005 38 AVE S, 1057 46 AVE S, 3625 30 ST S, 2901 38 AVE S, 1062 46 AVE S, 2919 38 AVE S, 3011 38 Ave S, 3709 30 ST S, 3030 33 AVE S, 3012 33 AVE S, 436 HAMPTON DR W, 3822 31 ST S, 3009 39 AVE S, 1017 4 AVE N, 555 HUNTERS DR S, 4887 HAMPTON CIR S, 3831 17 ST S, 3205 39 AVE S, 4867 HAMPTON CIR S, 3008 39 AVE S, 3003 39 AVE S, 512 HUNTERS DR S, 903 46 AVE S, 4512 BLUE STEM WAY, 401 HAMPTON DR W, 418 HAMPTON DR W, 3432 23 St S, 542 HUNTERS DR S, 2314 36 ST S, 518 HUNTERS DR S, 2502 RIVER DR N, 472 HAMPTON DR W, 4879 HAMPTON CIR S, 4116 16TH AVE S, 1710 42 ST S, 3623 17 ST S, 449 TESSA DR, 500 HUNTERS DR S, 567 HUNTERS DR S, 2022 44 ST S, 506 HUNTERS DR S, 433 TESSA DR, 465 TESSA DR, 4304 23 AVE S, 434 TESSA DR, 524 HUNTERS DR S, 3618 30 ST S, 3051 39 AVE S, 3041 33 AVE S, 3727 17 ST S, 412 HAMPTON DR W, 430 HAMPTON DR W, 4531 12 ST S, 424 HAMPTON DR W, 3035 33 AVE S, 209 14 ST N, 1737 JOHNSON DR S, 1743 JOHNSON DR S, 1701 JOHNSON DR S, 1707 JOHNSON DR S, 4553 19 ST S, 4548 19 ST S, 1725 JOHNSON DR S, 1731 JOHNSON DR S, 1713 JOHNSON DR S, 1719 JOHNSON DR S, 3709 32 ST S, 3715 32 ST S, 3708 30 ST S, 1841 46 AVE S, 3716 30 ST S, 4523 19 ST S, 1139 46 AVE S, 3112 38 AVE S, 3100 38 AVE S, 3606 30 ST S, 3039 39 AVE S, 3228 36 AVE S, 3006 33 AVE S, 3017 38 AVE S, 406 HAMPTON DR W, 2907 38 AVE S, 3807 32 ST S, 400 HAMPTON DR W, 1849 46 AVE S, 572 HUNTERS DR S, 573 HUNTERS DR S