



PLANNING AND DEVELOPMENT

200 3rd Street North
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MEMORANDUM

TO: Renaissance Zone Authority
FROM: Derrick LaPoint, Planner
DATE: November 8, 2017
RE: Renaissance Zone Authority Project Tour

RENAISSANCE ZONE AUTHORITY Wednesday, November 15, 2017 at 8 a.m.

Project Tour Schedule

8:00 a.m.

- Historic Union
 - 1026 NP Avenue
 - Park in the east lot of Historic Union

8:45 a.m.

- Stable Building
 - 1213 NP Avenue
 - Walk or park in the Prairie Roots Co-op lot

9:30 a.m.

- Investments on Main
 - 614 Main Avenue
 - Parking on-street options include Main Avenue, 8th Street South, or South Broadway

10:00 a.m.

- Roberts Commons, Black Building, DFI BG LLC (above Subway & Teaberry) and DFI BE LLC (former MetroDrug)
 - Downtown Core (Broadway & 2nd Avenue North)
 - Park in Roberts Commons Ramp (first 2-hours free) or on-street



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MEMORANDUM

TO: City Commission
FROM: Joe Nigg, Planner
DATE: March 26, 2014
RE: Union Storage Renaissance Zone and Payment in lieu of Taxes (PILOT) Applications

Renaissance Zone. In February the Renaissance Zone Authority (RZA) reviewed a Renaissance Zone application from 1026 NP Avenue, LLC to rehabilitate the former Union Storage and Armour Creamery buildings. The project would include significant exterior and interior renovations to convert the unoccupied and vacant historic building into commercial/retail space (34,000 sq. ft) and 40 upscale residential apartment units. The project also includes 22 heated underground parking spaces as well as 90+ spaces within an off-street parking lot.

As indicated in the attached documentation, the project met all state and local requirements for approval and is consistent with the goals and objectives (*active commercial, mixed use, large/upscale residential units*) as established in the Fargo Renaissance Zone Development Plan. The application indicates an investment of approximately 9-12 million which significantly exceeds minimum investment thresholds as set forth in the Renaissance Zone. The RZA unanimously recommended approval.

Attached is the staff report, site plan and building elevations.

Recommended Action: Approve the Renaissance Zone rehabilitation application and grant state income tax and property tax exemptions as recommended by the Renaissance Zone Authority.

PILOT. The developer has requested PILOT assistance for the Union Storage project for years 6-15. The developer has asked for a 100% property tax exemption in years 6-10 and a 75% exemption for years 11-15.

The request was reviewed by the city's financial advisors to determine the level of assistance needed. The report is attached and ultimately concluded that without assistance the project was not likely to be feasible.

The Finance Committee reviewed the application and the associated financial report and recommended that the PILOT exemptions be provided but only for the non-residential elements of the project.

Attached is the financial report (city advisors), Finance Committee minutes and PILOT application

Recommended Action: Approve the PILOT exemptions on the housing portion of the project (100% for 5 years and 75% for 5 years) as recommended by the Finance Committee.



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MEMORANDUM

TO: City Commission
FROM: Derrick LaPoint, Planner
DATE: January 26, 2017
RE: Renaissance Zone Application from DFI 1213 NP LLC (255-F) located at 6 12th Street North

The city received a Renaissance Zone (RZ) application from DFI 1213 NP LLC to rehabilitate the existing building at 6 12th Street North. The request was reviewed by the Renaissance Zone Authority (RZA) on January 25, 2017.

Pursuant to the application, the intent of the project is to complete exterior and interior renovations including new windows, HVAC, plumbing, electrical and siding. The renovation would convert the existing horse stable building into a two-story commercial space. The building consists of a two-story, 4,000 SF, building constructed between 1905-1910. The estimated completion is fall 2017 with a tenant occupancy shortly thereafter.

Attached is a copy of the staff report and corresponding materials.

As indicated in the attached documentation, the project met all state and local requirements for approval and is consistent with a number of goals and objectives as established in the Fargo Renaissance Zone Development Plan. The application indicates an investment of \$250,000 which exceeds the minimum investment threshold as set forth in the plan.

The RZA unanimously recommended approval of this project.

Recommended Action: Approve the Renaissance Zone rehabilitation application from DFI 1213 NP LLC (6 12th Street North) and grant state income tax and property tax exemptions as recommended by the Renaissance Zone Authority.



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MEMORANDUM

TO: City Commission
FROM: Joe Nigg, Planner
DATE: December 30, 2015
RE: 614 Main Avenue (Investments on Main LLC) Renaissance Zone Application

The city received a Renaissance Zone (RZ) application from Investments on Main LLC to rehabilitate the existing building at 614 Main Avenue. The request was reviewed by the Renaissance Zone Authority (RZA) in December.

Pursuant to the application the project will include exterior and interior renovations – which includes re-establishing access to the 2nd story and activating the basement as useable commercial square footage. The building is 2-story and includes approximately 4,700 square feet of commercial and office space. The basement would add another 2,300 square feet. The project would include significant capital costs and overall building improvements would include new windows, storefront rehab (see renderings), mechanical, electrical, plumbing, HVAC, egress, façade brick renovation and ADA bathrooms. The applicant states that the project will be completed in the Spring of 2016.

The property at 614 Main Avenue is located within Block 24 pursuant to the RZ Plan and although this block has been included within prior RZ boundaries – at this time Block 24 is not within the formalized RZ boundary and is instead identified as a “priority block”. The City has a 38 block allocation (49 blocks at which point an updated boundary is established and approved by the State) although the boundary only includes 35 blocks. The RZA and City Commission elected to retain an inventory of 3 blocks to allow the City more flexibility to accommodate future projects. The RZA has made a recommendation to use one of the ‘inventory’ blocks to facilitate this project. Note that in the near future an expanded RZ boundary will be adopted that would include this block.

Attached is a copy of the staff report and corresponding materials.

As indicated in the attached documentation, the project met all state and local requirements for approval and is consistent with a number of goals and objectives (in particular activity generators and ground floor uses) as established in the Fargo Renaissance Zone Development Plan. The application indicates an investment of nearly \$335,000 which exceeds the minimum investment threshold as set forth in the plan.

The RZA unanimously recommended approval of this project.

Recommended Action: Approve the RZ rehabilitation application and grant state income tax and property tax exemptions as recommended by the Renaissance Zone Authority; and approve the modification of the RZ boundary to include Block 24.



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MEMORANDUM

TO: City Commission
FROM: Derrick LaPoint, Planner
DATE: April 25, 2016
RE: DFI Roberts LLC Renaissance Zone Application

The city received a Renaissance Zone (RZ) application from DFI Roberts LLC for a new construction of a mixed use development at 624 2nd Avenue North, 624 2nd Avenue North and 217 Roberts Street North. The request was reviewed by the Renaissance Zone Authority (RZA) on April 18, 2016.

Pursuant to the application, the intent of the project is to transform a private and publicly owned surface parking lot into a mixed-use, 458 space parking garage with an outer wrap of 74 residential units and 9 ground level retail spaces. The total investment will be \$20.3 million with an estimated \$1.6 million property tax exemption and an estimated \$5,000 income tax exemption over the 5-year term. The applicant states that the project will commence in 2016.

Attached is a copy of the staff report and corresponding materials.

As indicated in the attached documentation, the project met all state and local requirements for approval and is consistent with a number of goals and objectives as established in the Fargo Renaissance Zone Development Plan. The application indicates an investment of nearly \$20.3 million which exceeds the minimum investment threshold as set forth in the plan.

The RZA unanimously recommended approval of this project.

Recommended Action: Approve the Renaissance Zone new construction application and grant state income tax and property tax exemptions as recommended by the Renaissance Zone Authority.



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MEMORANDUM

TO: City Commission

FROM: Derrick LaPoint, Planner

DATE: December 5, 2016

RE: Renaissance Zone Application for DFI Black Building LLC (253-F) located at 110 & 114 Broadway North

The city received a Renaissance Zone (RZ) application from DFI Black Building LLC to rehabilitate the existing building at 110 & 114 Broadway North. The request was reviewed by the Renaissance Zone Authority (RZA) on November 16, 2016.

Pursuant to the application, the intent of the project is to complete exterior and interior renovations including a new roof, HVAC, plumbing and electrical systems. The building consists of the eight-story, 96,000 SF Black Building, constructed in 1930, and the adjacent two-story, 26,000 SF building constructed in 1961. The renovation of the Black Building will be completed over a three-year period. The building is currently occupied, but is highly underutilized. The applicant will renovate this space but for the next several years the retail portion will remain with only cosmetic changes occurring. The applicant will focus on the renovation of floors 2-8 and the first floor lobby. Overall the building improvements would include significant capital costs relating to plumbing, electrical, access, HVAC, fire protection and utility upgrades.

Attached is a copy of the staff report and corresponding materials.

As indicated in the attached documentation, the project met all state and local requirements for approval and is consistent with a number of goals and objectives as established in the Fargo Renaissance Zone Development Plan. The application indicates an investment of nearly \$7.7 million which exceeds the minimum investment threshold as set forth in the plan.

The RZA unanimously recommended approval of this project.

Recommended Action: Approve the Renaissance Zone rehabilitation application and grant state income tax and property tax exemptions as recommended by the Renaissance Zone Authority.



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MEMORANDUM

TO: City Commission

FROM: Derrick LaPoint, Planner

DATE: October 4, 2017

RE: Renaissance Zone Application from DFI BG LLC (263-F) located at 115, 117 and 119 Broadway North

The City received a Renaissance Zone (RZ) application from DFI BG LLC to rehabilitate mixed-used commercial and residential buildings at 115, 117 and 119 Broadway North.

Pursuant to the application, the intent of the project is to complete interior renovations to existing commercial buildings in close proximity to each other. Each building has 3 levels and collectively include approximately 31,500 residential and commercial square feet. The rehabilitation would renovate and update the upper two levels of both buildings into 25 apartment units and add 5 commercial retail units of 1,000 square feet each onto the rear. The construction would begin in the fall of 2017 and the proposed timeframe of opening would be fall of 2018.

Attached is a copy of the staff report and corresponding materials.

As indicated in the attached documentation, the project met all state and local requirements for approval and is consistent with a number of goals and objectives as established in the Fargo Renaissance Zone Development Plan. The application indicates an investment of \$2,400,000 which exceeds the minimum investment threshold as set forth in the plan.

The request was reviewed by the Renaissance Zone Authority (RZA) on September 27, 2017. The RZA unanimously recommended approval of this project.

Recommended Action: Approve the Renaissance Zone rehabilitation application from DFI BG LLC (115, 117 and 119 Broadway North) and grant state income tax and property tax exemptions as recommended by the Renaissance Zone Authority.



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MEMORANDUM

TO: City Commission

FROM: Derrick LaPoint, Planner

DATE: February 23, 2017

RE: Renaissance Zone Application from DFI BE LLC (256-F) located at 123 Broadway

The city received a Renaissance Zone (RZ) application from DFI BE LLC to rehabilitate the existing building at 123 Broadway. The request was reviewed by the Renaissance Zone Authority (RZA) on February 22, 2017.

Pursuant to the application, the intent of the project is to complete exterior and interior renovations including new windows, HVAC, plumbing, electrical and entryways. The existing building is 2-stories and includes approximately 19,000 square feet of commercial space. The estimated completion is spring or summer of 2018 with a tenant occupancy shortly thereafter.

Attached is a copy of the staff report and corresponding materials.

As indicated in the attached documentation, the project met all state and local requirements for approval and is consistent with a number of goals and objectives as established in the Fargo Renaissance Zone Development Plan. The application indicates an investment of \$1,600,000 which exceeds the minimum investment threshold as set forth in the plan.

The RZA unanimously recommended approval of this project.

Recommended Action: Approve the Renaissance Zone rehabilitation application from DFI BE LLC (123 Broadway) and grant state income tax and property tax exemptions as recommended by the Renaissance Zone Authority.