

FARGO CITY COMMISSION AGENDA
Monday, March 26, 2018 - 5:00 p.m.

City Commission meetings are broadcast live on TV Fargo Channel 56 and online at www.FargoND.gov/streaming. They are rebroadcast Mondays at 5:00 p.m., Thursdays at 7:00 p.m. and Saturdays at 8:00 a.m. They are also included in the video archive at www.FargoND.gov/citycommission.

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, March 12, 2018).

CONSENT AGENDA – APPROVE THE FOLLOWING:

- 1. 2nd reading of the following Ordinances; 1st reading, 3/12/18:
 - a. Amending Section 25-1509, of Article 25-15 of Chapter 25 of the Fargo Municipal Code Relating to Alcoholic Beverages.
 - b. Amending Section 18-0202, of Article 18-02 of Chapter 18 of the Fargo Municipal Code Relating to Public Ways and Places.
 - c. Rezoning Certain Parcels of Land Lying in Timber Creek Seventh Addition.
 - d. Repealing and Re-Establishing a Conditional Overlay District on Certain Parcels of Land Lying in PTP Addition.
 - e. Rezoning Certain Parcels of Land Lying in Grayland First Addition.
- 2. QuitClaim Deed and Release of Deed Restriction with Integra Property Group, LLC, and Release of Lien and Agreement Not to Sell or Encumber Real Property for the Nokomis I Property and Release of Lien and Agreement Not to Sell or Encumber Real Property for the Nokomis II Property.
- 3. Receive and file General Fund – Budget to Actual through February 28, 2018 (unaudited).
- 4. Applications for Games of Chance:
 - a. Fargo Metro Baseball Assoc. for a raffle on 6/1/18.
 - b. Homeward Animal Shelter for a raffle on 4/12/18.
 - c. Knights of Columbus #6570 for a calendar raffle from 5/1/18 to 5/31/18.
- 5. Contract Agreement with Courts Plus to provide a breastfeeding friendly environment for their employees.
- 6. Third Amendment to Parking Management Agreement with Interstate Parking Company of North Dakota LLC.
- 7. Loan from the Utility Fund in the amount of \$450,000.00 to the Parking Repair and Replacement Fund to make necessary repairs to the Civic Center Ramp.
- 8. Agreement with Willard Yellowbird to provide Planner services and duties until 8/1/18.

9. Transfer of City asset 11424, unit 1224 from Transit Department to the Fargo Police Department effective immediately.
10. Amendment No. 2 to Agreement with First Transit.
11. License Agreement for Emergency Siren with the Park District.
12. Change Orders for the City Hall Project:
 - a. No. 19 for an increase of \$26,725.00 for the general contract.
 - b. No. 20 for an increase of \$8,794.00 for the general contract.
13. Extension of Lease 2018-2022 Farm Season with Evan Holmen for property in Barnes Township.
14. Purchase of one used asphalt recycler from Pavement Technologies International Corp. in the total amount of \$62,995.00
15. Contracts and bonds for Project Nos. SR-18-A1, TM-18-A1 and WA1752.
16. Bills.
17. Negative Final Balancing Change Order No. 1 in the amount of -\$834.23 for Improvement District No. AN-17-A1.
18. Change Order No. 2 for an increase of \$26,752.50 for Improvement District No. TR-17-A1.
19. Contract Amendment No. 2 for an increase of \$11,114.00 for Improvement District No. MS-17-A0.
20. Removal of Improvement District No. BR-18-K1 from the 2018 CIP and revise the scope of Improvement District No. BR-18-F1.
21. Exclusion of an incentive for Improvement District Nos. BR-18-G1 and BR-18-G2.
22. Grade Crossing Construction and Maintenance Agreement, and Easement Agreement with BNSF Railway Company (Improvement District No. BN-17-A2).
23. Two Storm Sewer and Street Light permits and the Crossing Surface Installation Agreement with BNSF Railway Company with payment to BNSF in the amount of \$139,212.00 (Improvement District No. BR-18-E1).
24. Bid awards for Improvement District Nos. BN-18-G1, FM-17-C1, PR-18-A1 and PR-18-E1.
25. Create Improvement District Nos. BR-18-G and FM-14-8.
26. Contract and bond for Improvement District No. BR-18-C1.

REGULAR AGENDA:

27. Fargo Police Department Update.

Public Hearings - 5:15 pm:

28.
 - a. CONTINUE to 4/9/18 - Transfer of a Class "A" Alcoholic Beverage License from Classic Foods, LTD d/b/a Ground Round Restaurant to FSB Associates, LLC d/b/a Cowboy Jacks at 506 Broadway North; continued from the 2/26/18 Regular Meeting.
 - b. CONTINUE to 4/9/18 – Transfer of a Class "B" Alcoholic Beverage License from Main Liquors Inc. d/b/a Main Liquors to Dakota Liquors LLC d/b/a Main Liquors at 4000 Main Avenue.
 - c. CONTINUE to 4/9/18 – Transfer of a Class "FA" Alcoholic Beverage License from B.A.B 32nd Avenue South, LLC d/b/a Moe's Southwest Grill to HRP Fargo LLC d/b/a The Tavern Grill at 3233 45th Street South.
 - d. CONTINUE to 4/9/18 – Transfer of a Class "FA-RZ" Alcoholic Beverage License from Mosaic Foods LLC d/b/a Mezzaluna to Snelling Hospitality LLC d/b/a Mezzaluna at 309 Roberts Street North.
 - e. Diamond Willow Addition (622 and 624 10th Avenue North); approval recommended by the Planning Commission on 11/7/17:
 1. Zoning Change from MR-3, Multi-Dwelling Residential to MR-3, Multi-Dwelling Residential with a PUD, Planned Unit Development Overlay.
 2. 1st reading of Rezoning Ordinance.
 3. Planned Unit Development Master Land Use Plan.
 4. Plat of Diamond Willow Addition.
 - f. Plat of Fox First Addition, a replat of Lots 1-3, Block 1, Northern Sheyenne Land Second Addition (4900 19th Avenue North, and 1870 and 1890 Sheyenne Loop North); approval recommended by the Planning Commission on 7/6/17.
29. Recommendation to authorize staff to submit a request for tax increment financing for a project to be located at 11 12th Street North to the City's financial advisors for review.
30. Request to continue TapRide Service at NDSU in place of Route 35 for the fall semester.
31. Recommendation for appointments and reappointments to the following Boards and Commissions:
 - a. Airport Authority.
 - b. Library Board.
32. Set 7:30 a.m., Tuesday, April 10, 2018 as the date for the Board of Equalization to meet.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Commission Office at 701.241.1310. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo website at www.FargoND.gov/citycommission.

28e

City of Fargo Staff Report			
Title:	Diamond Willow Addition	Date: Updated:	8/30/2017 9/27/2017 11/1/2017 3/22/2018
Location:	622 and 624 10 th Avenue North	Staff Contact:	Donald Kress, senior planner
Legal Description:	Lots 15 and 16, Block 15, Douglas Addition		
Owner(s)/Applicant:	Vanderson Properties / Nathan Anderson	Engineer:	LJA
Entitlements Requested:	Minor Plat (replat of Lots 15 and 16, Block 15, Douglas Addition) Zoning Change (From MR-3, Multi-Dwelling Residential to MR-3, Multi-Dwelling Residential with a PUD, Planned Unit Development Overlay) and a PUD Master Land Use Plan		
Status:	City Commission Public Hearing: March 26, 2018		

Existing	Proposed
Land Use: Single Dwelling Residential	Land Use: Attached residential development.
Zoning: MR-3, Multi-Dwelling Residential	Zoning: MR-3, Multi-Dwelling Residential with a PUD, Planned Unit Development Overlay
Uses Allowed: Allows detached houses, attached houses, duplexes, multi-dwelling structures, daycare centers up to 12 children or adults, group living, parks and open space, religious institutions, safety services, schools, and basic utilities.	Uses Allowed: Allows detached houses, attached houses, duplexes, multi-dwelling structures, daycare centers up to 12 children or adults, group living, parks and open space, religious institutions, safety services, schools, and basic utilities.
Maximum Density Allowed: 24 dwelling units per acre	Maximum Density Allowed: No change

Proposal:
<p><i>Project History Note: This project was heard at the September 5, 2017 Planning Commission meeting but was continued to the October 3, 2017 Planning Commission meeting to allow the applicant time to redesign the project based on recommendations of staff and comments from the public. At that October 3rd meeting, staff and the applicant updated the Planning Commission on continuing revisions, and requested the project be continued to the November 7th, 2017 Planning Commission.</i></p> <p>The applicant requests approval of three entitlements:</p> <ol style="list-style-type: none"> 1. A zoning change from MR-3, Multi-Dwelling Residential to MR-3, Multi-Dwelling Residential with a PUD, Planned Unit Development Overlay; and 2. PUD Master Land Use Plan within the boundaries of the proposed Diamond Willow Addition; 3. A plat of the Diamond Willow Addition, a replat of Lots 15 and 16, Douglas Addition, to create six residential lots for attached residential development as shown in the table below.

BLOCK	LOT	AREA (square feet)	ZONING
1	1	1682	MR-3 with PUD
1	2	1290	MR-3 with PUD
1	3	1634	MR-3 with PUD
1	4	2538	MR-3 with PUD
1	5	2068	MR-3 with PUD
1	6	2544	MR-3 with PUD

The subject property is located at 622 and 624 10th Avenue North. The applicant, Nathan Anderson, intends to build an attached home development with a total of six units, in two groups of three units. One group will face 7th Street and one group will face 10th Avenue.

Zoning Change and PUD Overlay

The applicant has applied for a zoning map amendment and a PUD overlay in order to tailor development standards to the specifics of the proposed project. The only modifications to the development standards of the underlying MR-3 zone are to the front, rear, and street side setbacks. In addition, this project applies Alternative Residential Development Options—Attached Housing (LDC Section 20-0506 B) that exempts attached housing from lot width, lot area, and building coverage requirements. No separate entitlement is required to apply these Alternate Residential Development Standards, as they are allowed by right but the application is confirmed for compliance with the subdivision process.

	Current LDC Development Standards for the MR-3 Zone	PUD Modifications to MR-3 Development Standards
Lot Area	5,000 square feet	<i>Exempt per Alternative Development Options</i>
Setbacks	Front—25' Rear—20' Street side—12.5' Interior side—10'	Front— <i>decrease to 8'</i> Rear— <i>decrease to 8'</i> Street side— <i>decrease to 8'</i> Interior side- <i>Exempt per Alternative Development Options</i>
Building Coverage	35%	<i>Exempt per Alternative Development Options</i>

NOTE: The setbacks noted in the chart apply to the overall project site, not the individual lots within the site.

PUD Master Land Use Plan

The applicant has submitted a project narrative and PUD Master Land Use which further describe the proposed development. These documents are attached.

Additional Information:

It is important to note that pursuant to Section 20-0302.F, unless otherwise expressly approved, access to a PUD must be from a collector and higher classification of street. The roadway that is adjacent to the property, 10th Avenue North, is a local street.

This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments (“staff”), whose comments are included in this report.

Surrounding Land Uses and Zoning Districts:

- North: Across 10th Avenue North, MR-3 with multi-dwelling use
- East: MR-3 with multi-dwelling use
- South: MR-3 with multi-dwelling use
- West: MR-3 with multi-dwelling use

Neighborhood Association Comments

The applicant has met with both the Neighborhood Coalition and the Roosevelt Neighborhood Association (RNA). The RNA's comments included:

- "It is just too much density for not much of a space." The proposed number of units (seven) is too great for this site; the RNA would prefer four units *NOTE: The applicant has reduced the number of units from seven to six.*
- Existing properties have become run down over the past 15 years and neighbors are concerned about how well the new properties would be maintained.
- The units should be sold, not rented.
- Opposed to the 5-foot setbacks in the fronts and think that needs to be more. *NOTE: The applicant has increased this setback to 8 feet.*
- Site has insufficient green space. *The interior driveway on the original plan has been eliminated in the project redesign.*
- More of a buffer between neighbors (fencing, hedging, landscaping) is necessary. *The project has been redesigned to reduce the number of lots from seven to six and have all residences face a public street.*
- Developer's desire to "cash flow" the property compromises neighborhood integrity.

Area Plans:

This subject properties are outlined in blue in the graphic below, within the Roosevelt Neighborhood Future Land Use Plan. This plan designates the subject property as "Low Density Residential" land use. That plan does not provide a density number for this land use category.



Schools and Parks:

Schools: The subject property is located within the Fargo School District and is served by Roosevelt Elementary, Ben Franklin Middle, and North High schools.

Parks: Mickelson Park & Softball Fields (901 Oak Street N) is located approximately a 0.50 miles east of the subject property and provides baseball/softball, concessions, playground, recreational trails, restroom, and sledding hill amenities.

Pedestrian / Bicycle: There is an on-road bike facility located along 7th Street North. This bike facility is a component of the metro area bikeways system.

Staff Analysis:

This project was originally heard at the September 5, 2017 Planning Commission. At that meeting and the October 3rd, 2017, the project was continued based on Commission and neighborhood comments. The revised project was heard at the November 7, 2017 Planning Commission meeting. The revised project design differs from the one heard at the September 5, 2017 Planning Commission in several ways:

- The need for a separate driveway access lot has been eliminated. All lots now directly access a public street.
- Residential lots are larger than in the earlier design.
- The total number of lots has been reduced from seven to six, meaning the PUD no longer has to modify the open space requirement and density maximum of the underlying MR-3 zone.
- Residential units on the south side of the project are not facing the backyard of the adjacent property.

At the October 3, 2017 Planning Commission meeting, staff recommended that the project be continued to the November 7, 2017 Planning Commission meeting based on the following comments on the project design:

1. The throat depth of the driveway—the distance between the sidewalk crossing plate and the closed garage door—needs to be 18 feet, in order to accommodate a vehicle parked in the driveway. The throat depth of the driveways along 10th Avenue is only eight feet.

The driveway cannot be wider than 50 percent of the lot width at the sidewalk crossing plate. The driveways depicted on the Master Land Use Plan appear to be considerably wider.

2. Overall, due to the dimensional requirements noted above, it seems this project would work best if there were five lots oriented to facing 7th Street North, with the driveway in the rear (east side) accessing off 10th Avenue that serves all the units. That is, they all would have garages in the rear. This configuration resolves the front driveway setback and driveway width situation.

As the attached master land use plan shows, the applicant has resolved comment 2 above by narrowing the driveways at the crossing plate. The applicant has not modified the project design related to comments 1 and 3 above.

November 7, 2017 Planning Commission Meeting

At the November 7, 2017 Planning Commission meeting, the Commission heard the project as presented by staff. Jim Laschkewitsh, 1016 College Street, spoke on behalf of the Roosevelt Neighborhood Association in opposition of the proposal sharing the following concerns: lack of depth of the driveways, concern over boulevard trees and reduced setbacks, and the walkability of the neighborhood. Member Morgan moved this item be continued to a later Planning Commission date to allow the applicant to further address concerns of the area residents. The motion failed for a lack of a second

Zoning

Section 20-0906. F (1-4) of the LDC stipulates the following criteria be met before a zone change can be approved:

1. **Is the requested zoning change justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map?**

Staff is unaware of any error in the zoning map as it relates to this property. Staff finds that the requested zoning change is justified by change in conditions since the previous zoning classification was established. The applicant intends to demolish the two existing single-family residences. The applicant owns both of these residences, which are currently used as rental housing. The proposed PUD Overlay zoning district is intended to accommodate the redevelopment of this property. **(Criteria Satisfied)**

2. **Are the City and other agencies able to provide the necessary public services, facilities, and programs to serve the development allowed by the new zoning classifications at the time the property is developed?**

City staff and other applicable review agencies have reviewed this proposal. Staff finds no deficiencies in the ability to provide all of the necessary services to the site. The subject property fronts on existing developed public rights-of-way which provide access and public utilities to serve the property. The applicant's utility plan indicates that each residence can be individually served with public water and sewer. **(Criteria satisfied)**

3. **Will the approval of the zoning change adversely affect the condition or value of the property in the vicinity?**

Staff has no documentation or supporting evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. In accordance with the notification requirements of the Land Development Code, notice was provided to

neighboring property owners. To date, staff has not directly received any inquiries into the application. However, the applicant has been in contact with the Roosevelt Neighborhood and the Neighborhood Coalition. Roosevelt Neighborhood comments are summarized above. Staff finds that the approval of the zoning change will not adversely affect the condition or value of the property in the vicinity. **(Criteria satisfied)**

4. Is the proposed amendment consistent with the purpose of this LDC, the Growth Plan, and other adopted policies of the City?

The purpose of the LDC is to implement Fargo's Comprehensive Plan in a way that will protect the general health, safety, and welfare of the citizens. Staff finds that the proposed PUD is in keeping with Fargo's Comprehensive Plan. Specifically, the City's Go2030 Comprehensive Plan supports development within areas of the City that are already serviced with utilities. Staff finds this proposal is consistent with the purpose of the LDC, the Go2030 Comprehensive Plan and other adopted policies of the City. **(Criteria Satisfied)**

Master Land Use Plan: The LDC stipulates that the Planning Commission and Board of City Commissioners shall consider the following criteria in the review of any Master Land Use Plan.

1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the purpose and intent of this Land Development Code;

The plan represents an improvement over what could have been accomplished through strict application of the base zoning district. This PUD allows for flexibility in terms of building placement and will allow for construction of attached housing on the project site. **(Criteria Satisfied)**

2. The PUD Master Land Use Plan complies with the PUD standards of Section 20-0302;

Staff has reviewed the PUD Master Land Use Plan and found that it complies with the PUD standards of Section 20-0302. The PUD modifies the front, rear, and street side setbacks as outlined in Section 20-0501. All other standards and requirements as set forth in the LDC have been met. **(Criteria Satisfied)**

3. The City and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed;

City staff and other applicable review agencies have reviewed this proposal. Staff finds no deficiencies in the ability to provide all of the necessary services to the site. The subject property fronts on existing developed public rights-of-way which provide access and public utilities to serve the property. **(Criteria satisfied)**

4. The development is consistent with and implements the planning goals and objectives contained in the Area Plan, Comprehensive Plan and other adopted policy documents;

The purpose of the LDC is to implement Fargo's Comprehensive Plan in a way that will protect the general health, safety, and welfare of the citizens. Staff finds that the proposed PUD is in keeping with Fargo's Comprehensive Plan. Specifically, the City's Go2030 Comprehensive Plan supports development within areas of the City that are already served with utilities. Staff finds this proposal is consistent with the purpose of the LDC, the Go2030 Comprehensive Plan and other adopted policies of the City. **(Criteria Satisfied)**

5. The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.

The PUD is consistent with sound planning practice and the development will promote the general welfare of the community by construction of attached housing in this neighborhood which is already zoned for multi-dwelling residential. **(Criteria Satisfied)**

Subdivision: The LDC stipulates that the following criteria are met before a minor plat can be approved:

1. **Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**

The subject property is located within the Roosevelt Neighborhood. The future land use plan for the Roosevelt Neighborhood designates the subject property as "Low Density Residential" land use. That plan does not provide a density number for this land use category. The zoning for the project site is MR-3, Multi-Dwelling Residential, and the project has been designed to be within the density maximum of the MR-3 zone. The future land use plan states that "stabilization and growth of owner occupied housing is encouraged in order to support the schools and community services located within the neighborhood." This project is designed as attached housing with each residential unit on its own individual lot, with each lot directly accessing the street and having its own direct utility (water and sewer) connections. Thus, though the density of this project may be greater than the density of a single-dwelling zoning district, the residences in the project are configured to be owner occupied. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, staff has not directly received any inquiries into the application. However, the applicant has been in contact with the Roosevelt Neighborhood and the Neighborhood Coalition. Roosevelt Neighborhood comments are summarized above. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments and found to meet the standards of Article 20-06 and other applicable requirements of the Land Development Code. **(Criteria Satisfied)**

2. **Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**

While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles. **(Criteria Satisfied)**

Planning Commission Recommendation: November 7, 2017

On November 7, 2017, by a vote of 9-2, the Planning Commission voted to accept the findings and recommendations of staff and hereby recommend approval to the City Commission of the proposed: 1) Zoning Change from MR-3, Multi-Dwelling Residential to MR-3, Multi-Dwelling Residential with a PUD, Planned Unit Development Overlay and 2) PUD Master Land Use Plan; and 3) a plat of the **Diamond Willow Addition**, as the proposal complies with the Go2030 Fargo Comprehensive Plan, Standards of Article 20-06, Section 20-0908.B (7), and Section 20-0906.F (1-4) of the LDC and all other applicable requirements of the LDC."

Staff Recommendation: March 26, 2018

Suggested Motion: "To accept the findings and recommendations of staff and the Planning Commission, and hereby waive the requirement to receive the Ordinance one week prior to first reading and place the rezoning Ordinance on first reading, and move to approve the proposed: 1) Zoning Change from MR-3, Multi-Dwelling Residential to MR-3, Multi-Dwelling Residential with a PUD, Planned Unit Development Overlay and 2) PUD Master Land Use Plan; and 3) a plat of the **Diamond Willow Addition**, as the proposal complies with the Go2030 Fargo Comprehensive Plan, Standards of Article 20-06, Section 20-0908.B (7), and Section 20-0906.F (1-4) of the LDC and all other applicable requirements of the LDC."

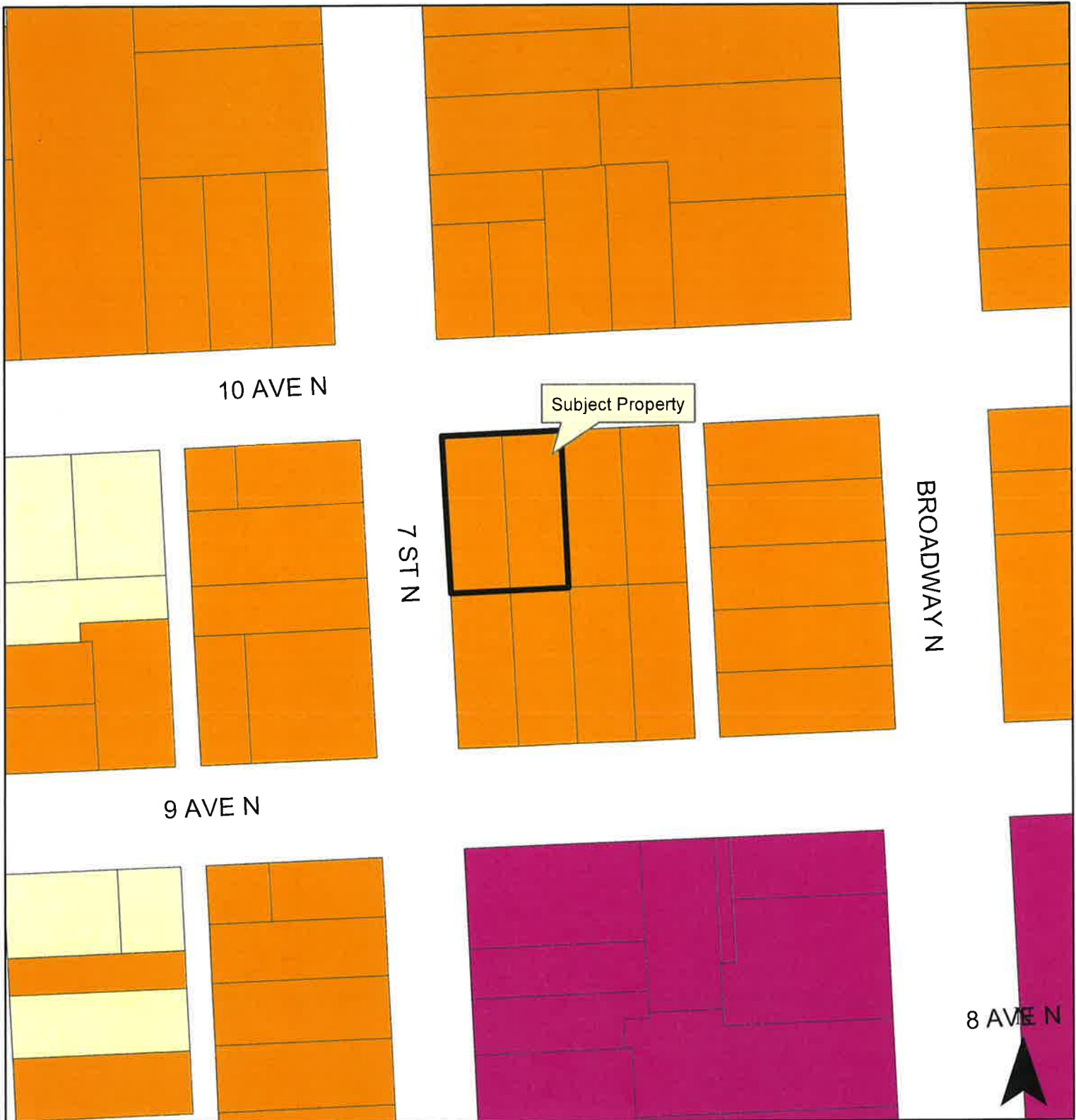
Attachments:

1. Zoning Map
2. Location Map
3. Plat
4. PUD Master Land Use Plan (site plan)
5. Proposed building elevations
6. PUD narrative

Plat (Minor), Zone Change and PUD Master Land Use Plan

Diamond Willow Addition

624 & 622 10 Ave N



Subject Property

10 AVE N

7 ST N

BROADWAY N

9 AVE N

8 AVE N



Legend

AG	DMU	GC	GO	LC	MR-1	MR-2	MR-3	MHP	NZC	PA	UML	RR-1	RR-2	RR-3	RR-4	RR-5	City Limits
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Fargo Planning Commission
September 5, 2017

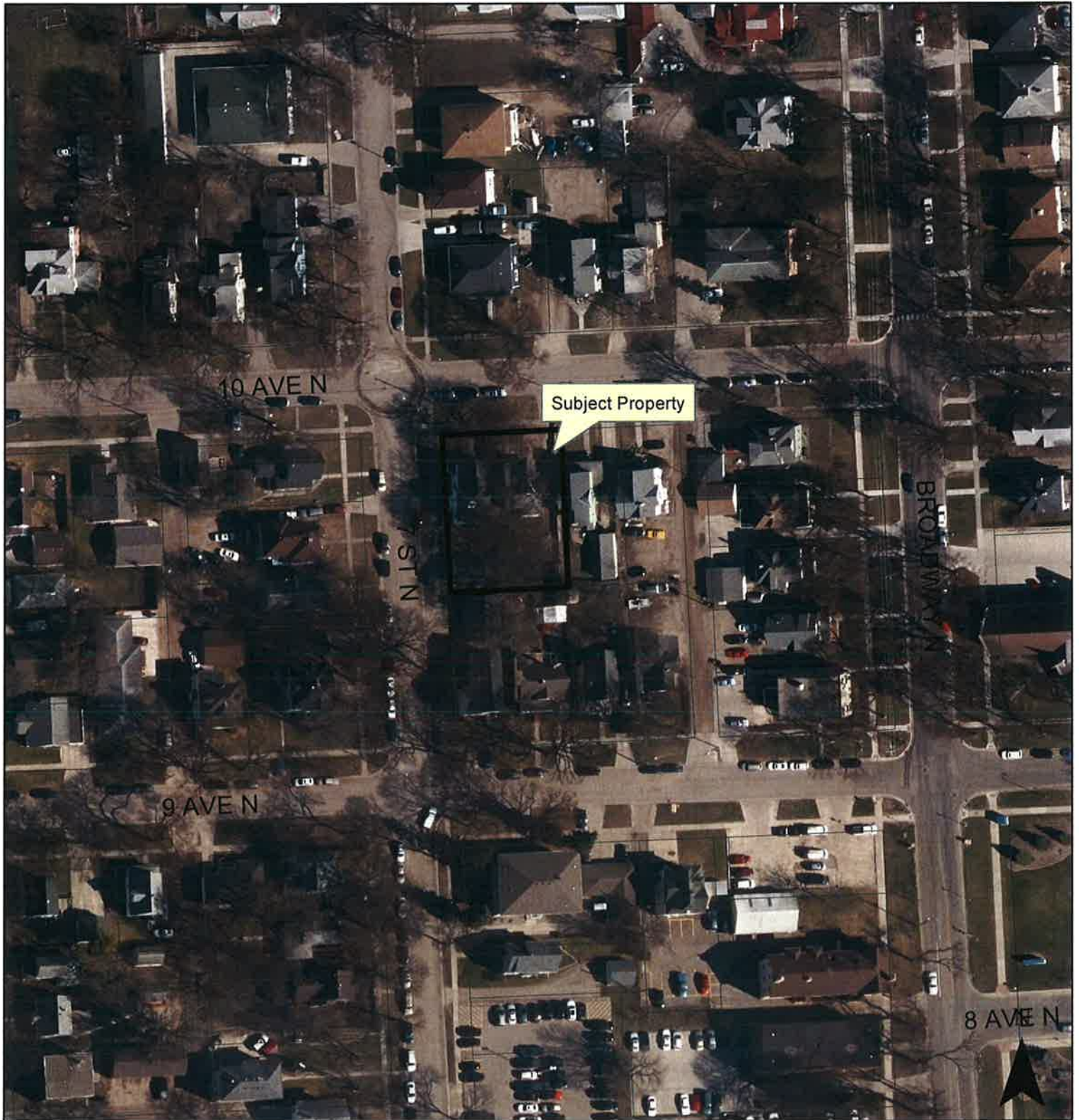
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Plat (Minor), Zone Change and PUD Master Land Use Plan

Diamond Willow Addition

624 & 622 10 Ave N



DIAMOND WILLOW ADDITION

A REPLAT OF LOTS 15 AND 16, BLOCK 15, DOUGLAS ADDITION TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA (A MINOR SUBDIVISION)

10th Avenue North



CITY OF FARGO, NORTH DAKOTA
This plat in the City of Fargo is hereby approved this _____ day of _____, 20____.

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared _____, who is known to me to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

My Commission Expires _____

FARGO CITY COMMISSIONER
This plat in the City of Fargo is hereby approved this _____ day of _____, 20____.

My Commission Expires _____

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared _____, who is known to me to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

My Commission Expires _____

FARGO CITY COMMISSIONER
This plat in the City of Fargo is hereby approved this _____ day of _____, 20____.

My Commission Expires _____

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared _____, who is known to me to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

My Commission Expires _____

OWNERS CERTIFICATE
Lots 15 and 16, Block 15, DOUGLAS ADDITION, City of Fargo, County of Cass, State of North Dakota, containing 1,750 square feet, more or less, subject to rights of way and easements of right and record, described hereof, to be replatted and divided into the DIAMOND WILLOW ADDITION in the City of Fargo, North Dakota, containing 1 Block and 6 Lots and do hereby dedicate to the Public, for public use, all utility easements as shown on this plat.

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared _____, who is known to me to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

My Commission Expires _____

FARGO CITY COMMISSIONER
This plat in the City of Fargo is hereby approved this _____ day of _____, 20____.

My Commission Expires _____

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared _____, who is known to me to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

My Commission Expires _____

FARGO CITY COMMISSIONER
This plat in the City of Fargo is hereby approved this _____ day of _____, 20____.

My Commission Expires _____

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared _____, who is known to me to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

My Commission Expires _____

LEGEND

- DENOTES FOUND SURVEY MONUMENT
- DENOTES SURVEY REBAR SET AND MARKED L.S.#054
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- DENOTES ADJACENT LOT LINE
- DENOTES UTILITY EASEMENT

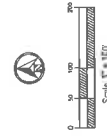
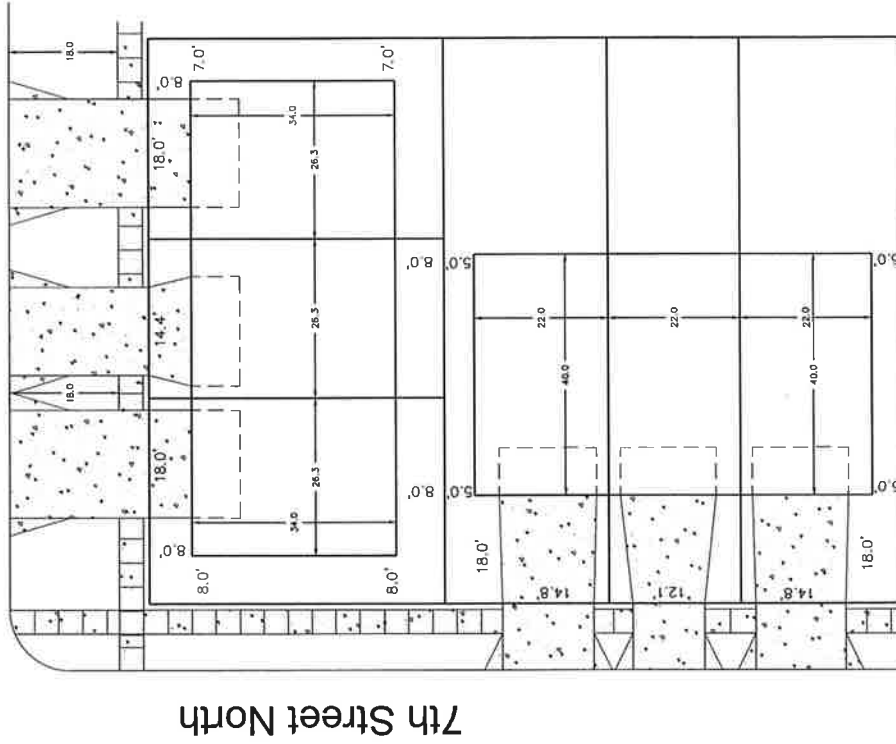


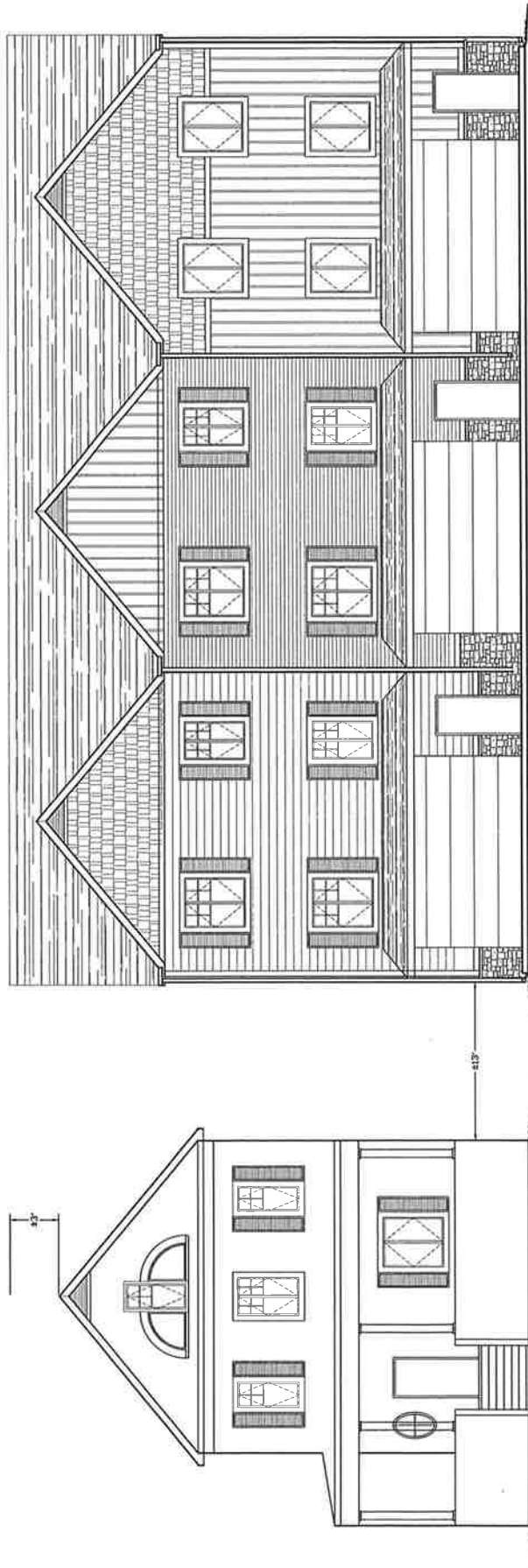
SURVEYORS NOTES

1. Basis of Bearing: The meridian line of Block 15, DOUGLAS ADDITION is assumed to bear N87°35'55"E
2. "Johnston, Johnson & Associates, Inc." made no investigation of the accuracy of the survey data shown on this plat. The survey data shown on this plat is based on the survey data shown on the plat and current title search may disclose

LJA
ARCHITECTURE ENGINEERING
PLANNING LAND SURVEYING
1400 13th Avenue North
Fargo, ND 58103
www.lja.com

10th Avenue North





○ 3 Unit Building - Exterior Elevation

DIAMOND WILLOW PUD NARRATIVE

DEVELOPER'S STATEMENT OF INTENT: Our goals with this development are to fortify the historic integrity of the Downtown residential neighborhoods by providing exterior architectural features that closely match structures adjacent to our project. In addition, we would like to be able to provide an affordable housing option in the Downtown area that may attract younger families to fill the schools, parks, and playgrounds.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

2802

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND
LYING IN DIAMOND WILLOW ADDITION,
A REPLAT OF PORTIONS OF DOUGLAS ADDITION,
FARGO, CASS COUNTY, NORTH DAKOTA

WHEREAS, the Fargo Planning Commission and the Board of City Commissioners of the City of Fargo have held hearings pursuant to published notice to consider the rezoning of certain parcels of land lying in the proposed Diamond Willow Addition, a replat of Lots Fifteen (15) and Sixteen (16), Block Fifteen (15), Douglas Addition to the city of Fargo, Cass County, North Dakota; and,

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on November 7, 2017; and,

WHEREAS, the rezoning changes were approved by the City Commission on March 26, 2018,

NOW, THEREFORE,

Be It Ordained by the Board of City Commissioners of the City of Fargo:

Section 1. The following described property:

All of Diamond Willow Addition, a replat of Lots Fifteen (15) and Sixteen (16), Block Fifteen (15), Douglas Addition to the city of to the City of Fargo, Cass County, North Dakota,

is hereby rezoned from "MR-3", Multi-Dwelling Residential, District, to "MR-3", Multi-Dwelling Residential with a PUD, Planned Unit Development Overlay and Master Land Use Plan, District consisting of modifications of front, rear and street side setbacks pertaining to said base zoning district as follows:

Front Setback: The front setback is reduced from 25 feet to 8 feet;

Rear Setback: The rear setback is reduced from 20 feet to 8 feet; and,

28f

City of Fargo Staff Report			
Title:	Fox First Addition	Date: Updated:	5/31/2017 3/22/2018
Location:	4900 19th Ave. North; 1870 and 1890 Sheyenne Loop North	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lots 1, 2, 3, Block 1, Northern Sheyenne Land 2nd Addition		
Owner(s)/Applicant:	Guy Fox	Engineer:	Wenck Associates
Entitlements Requested:	Major Subdivision (Replat of Lots 1, 2, 3, Block 1, Northern Sheyenne Land 2nd Addition)		
Status:	City Commission Public Hearing: March 26, 2018		

Existing	Proposed
Land Use: Industrial	Land Use: No change
Zoning: GI, General Industrial	Zoning: No change
Uses Allowed: GI - General Industrial. Allows detention facilities, health care facilities, safety services, adult entertainment centers, off-premise advertising, commercial parking, industrial service, manufacturing and production, warehouse and freight movement, waste related use, wholesale sales, aviation, surface transportation, and mining.	Uses Allowed: No change
Maximum Lot Coverage Allowed: 85%	Maximum Lot Coverage Allowed: No change

Proposal:


The applicant requests a major subdivision, entitled **Fox First Addition**, which is a replat of Lots 1, 2, 3, Block 1, Northern Sheyenne Land 2nd Addition into a seven lot, one block subdivision, including the dedication of a cul de sac street. Lot sizes will be between 1.07 and 3.40 acres. The property is zoned GI, General Industrial. No zone change is proposed.

This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.

Surrounding Land Uses and Zoning Districts:

- North: GI with future industrial use (Mid America Steel);
- East: GI, General Industrial, with manufacturing and production use.
- South: GI, General Industrial, with manufacturing and production use.
- West: P/I, Public Institutional zoning with horse racing track land use and GI, General Industrial, with manufacturing and production use

(continued on next page)

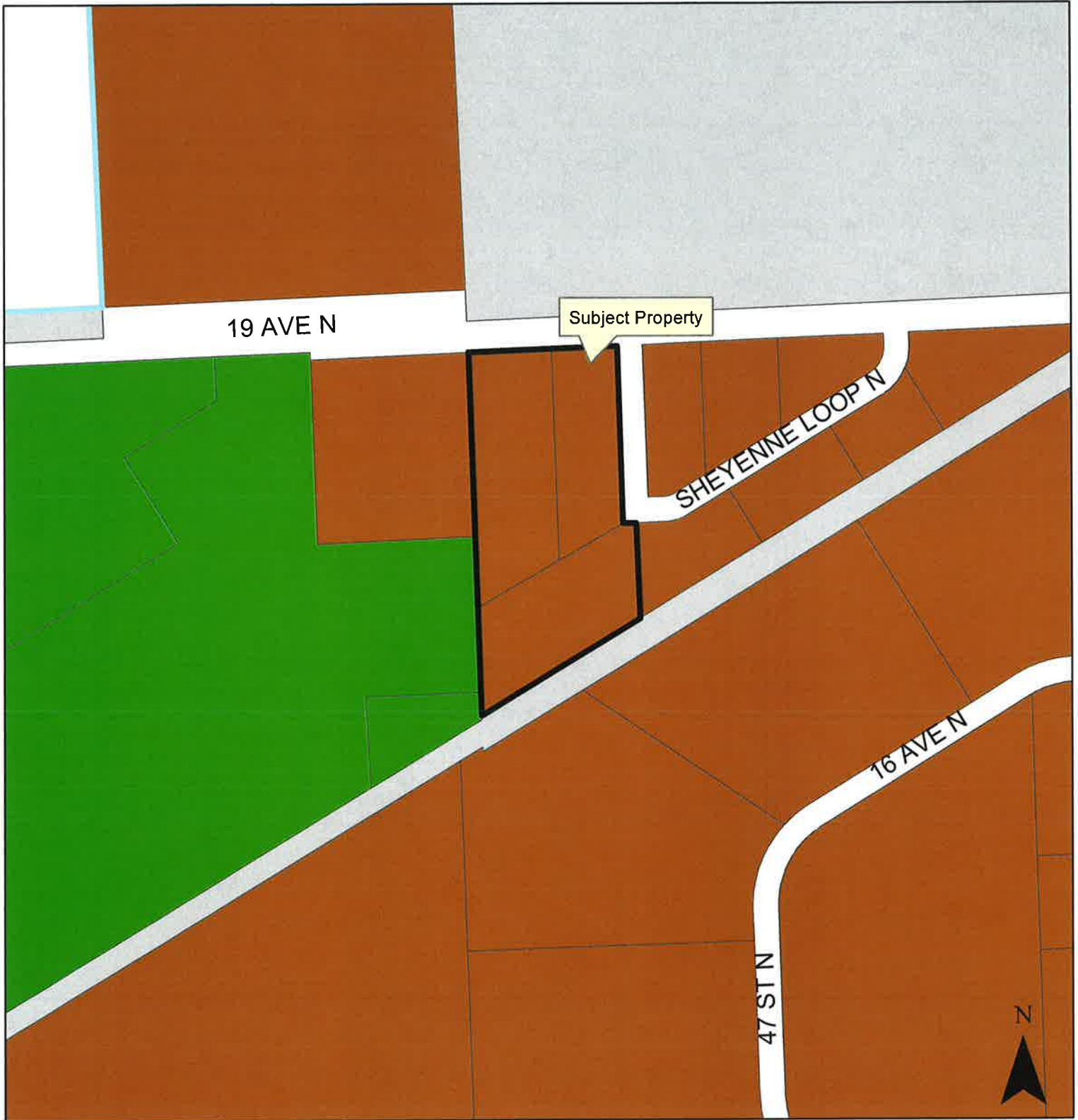
<p>Area Plans:</p> <p>The subject property is located within the 2007 Growth Plan. This plan designates the subject property as the most suitable for “Commercial Area” use. However, the 19th Avenue North corridor west of Interstate 29 has continued to develop as “Industrial.” This has been supported by several growth plan amendments, growth plan interpretations, and zone changes along this portion of 19th Avenue North since the adoption of the 2007 Growth Plan. The subject property was rezoned from AG, Agricultural to GI, General Industrial in 2012.</p>	
	<ul style="list-style-type: none"> Agricultural Research Commercial Area Existing Park Future School Industrial Area Proposed Park Residential Area - lower to medium density Residential Area - medium to high density Residential Area - rural
<p>Schools and Parks:</p> <p>Schools: The subject property is located within the West Fargo School District and is served by L.E. Berger Elementary, Cheney Middle and West Fargo High schools.</p> <p>Parks: No parks are available within a mile and a half (1.5 miles) of the subject property.</p> <p>Pedestrian / Bicycle: An off-road bike facility is located approximately a half mile (.5 miles) southeast of the subject property on 45th Street North and is a component of the metro area trail system.</p>	
<p>Staff Analysis:</p> <p>ACCESS: Lots in the Fox First Addition will take access from Sheyenne Loop North and the dedicated cul de sac. The cul de sac will be a dedicated public street of as 80-foot wide ROW. City staff provided the configuration for the cul de sac and found this was an acceptable location for the cul de sac as this street cannot be further extended to the west due to the horse park. The property owner has coordinated development of this cul de sac with planned city-initiated improvements to Sheyenne Loop North. Lot 1, Block will not have direct access to 19th Avenue North.</p> <p>PUBLIC WATER AND SEWER: Public water and sewer will be provided in the adjacent dedicated public streets.</p> <p>The LDC stipulates that the following criteria is met before a major plat can be approved</p> <ol style="list-style-type: none"> 1. Section 20-0907(C)(1)(Development Review Procedures—Subdivisions—Major Subdivisions) of the LDC stipulates that no major subdivision plat application will be 	

<p>accepted for land that is not consistent with an approved Growth Plan or zoned to accommodate the proposed development.</p> <p>The zoning for the project site is GI, General Industrial, which will accommodate the proposed industrial development. The GI zoning designation was applied to the subject property in 2012, as noted in the "Area Plans" section above. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, staff has received no comment or inquiries from the public. (Criteria Satisfied)</p> <p>2. Section 20-0907.4 of the LDC further stipulates that the Planning Commission shall recommend approval or denial of the application and the City Commission shall act to approve or deny, based on whether it is located in a zoning district that allows the proposed development, complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.</p> <p>The property is zoned GI, General Industrial. The GI zoning designation was applied to the subject property in 2012, as noted in the "Area Plans" section above. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments and found to meet the standards of Article 20-06 and other applicable requirements of the Land Development Code. (Criteria Satisfied)</p> <p>3. Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.</p> <p>The applicant has provided an amenities plan that specifies the terms or securing installation of public improvements to serve the subdivision. This amenities plan has been reviewed by the Public Works Project Evaluation Committee (PWPEC). A copy of this plan is attached. Any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles (Criteria Satisfied)</p>
<p>Planning Commission Recommendation: June 6, 2017</p> <p>On June 6, 2017, by a vote of 6-0 with four Commissioners absent, the Planning Commission voted to accept the findings and recommendations of staff and hereby recommend approval to the City Commission of the proposed Fox First Addition subdivision plat as presented; as the proposal complies with the 2007 Growth Plan, Standards of Article 20-06 of the LDC and all other applicable requirements of the LDC."</p>
<p>Staff Recommendation: March 26, 2018</p> <p>Suggested Motion: "To accept the findings and recommendations of staff and the Planning Commission, and move to approve the proposed Fox First Addition subdivision plat as presented; as the proposal complies with the 2007 Growth Plan, Standards of Article 20-06 of the LDC and all other applicable requirements of the LDC."</p>
<p>Attachments:</p> <ol style="list-style-type: none"> 1. Zoning Map 2. Location Map 3. Plat 4. Amenities Plan

Plat (Major)

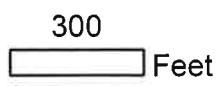
1870 & 1890 Sheyenne Loop N
and 4900 19th Avenue North

Fox First Addition



Legend

AG	DMU	GO	LC	MGL-1	MGL-2	MGL-3	MHP	PZ-1	PZ-2	PZ-3	UML	City Limits
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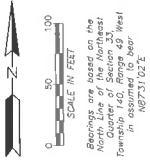
Fargo Planning Commission
June 6, 2017

Plat (Major)

Fox First Addition

1870 & 1890 Sheyenne Loop N
and 4900 19th Avenue North

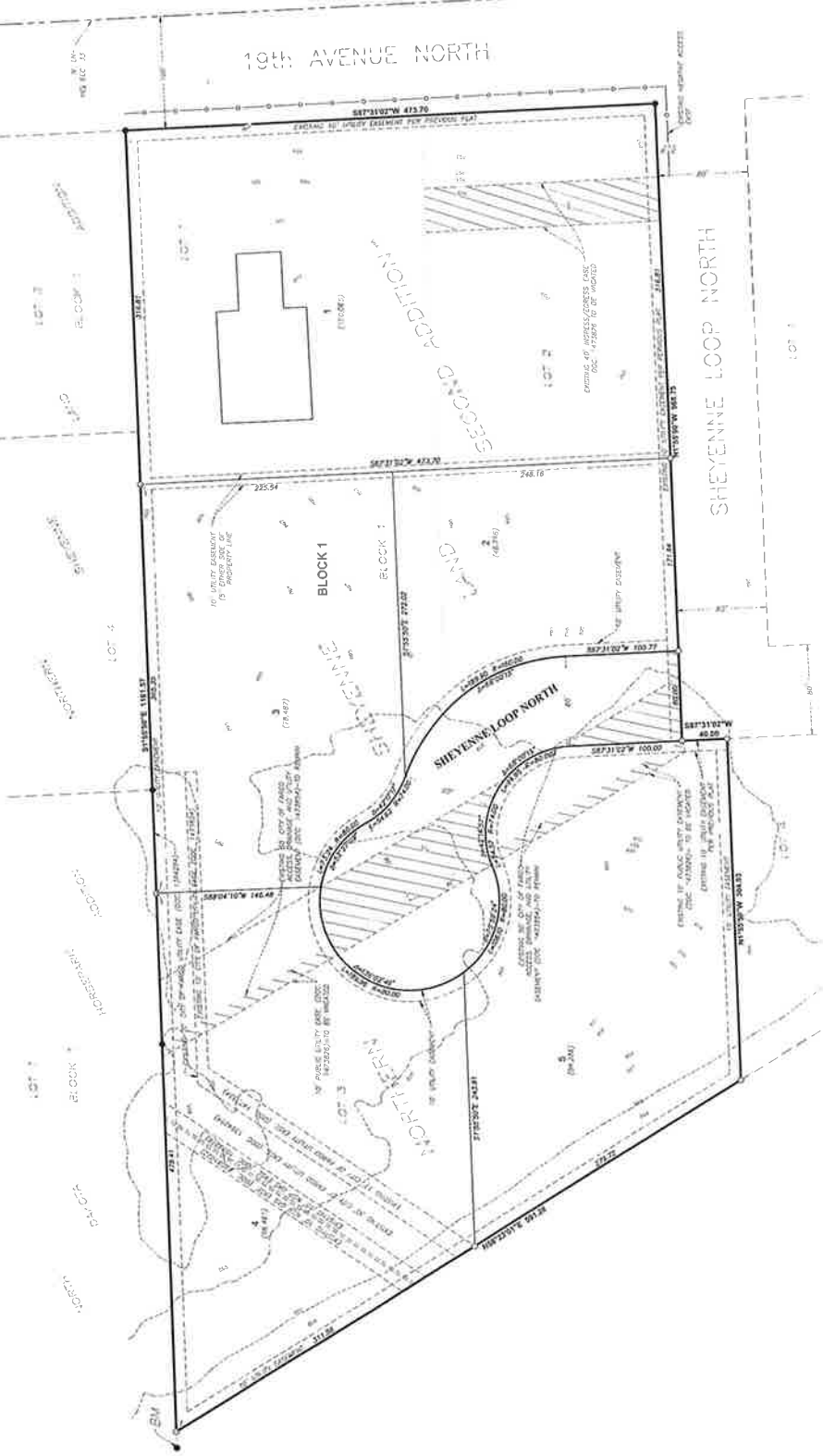




GENERAL PLAT NOTES

BY - TOP OF CURB OR REAR COURSE EAST PROPERTY CORNER LOT 1, BLOCK 1, NORTH DAKOTA HORSE PARK ADDITION 598.64' (M10888)
 NEGATIVE ACCESS EASEMENT AS NOTED ON THIS PLAT IS AN EASEMENT FROM AN ADJACENT LOT TO A STREET OR ALLEYWAY FROM AN ADJACENT LOT TO A STREET OR ALLEYWAY TO SUCH STREET OR ALLEYWAY. THIS EASEMENT IS NOT A STRIP OF LAND AND DOES NOT CONSTITUTE A CONVEYANCE OF THE BOUNDARY OF THE ADJACENT LOT OR LOTS.
 PART OF THIS PLAT FALLS IN FLOODPLAIN ZONE A-E ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 58086G. BASE FLOOD ELEVATION IN THIS AREA IS 855.00' (M10888) ACCORDING TO FEMA.
 CONTOUR INFORMATION SHOWN IS DERIVED FROM FIELD SURVEY CONDUCTED 6/19/2017.
 THE STRUCTURE LOCATED ON LOT 1, BLOCK 1, THIS PLAT IS A REMAINING REMnant OF A FLOOD PLAIN BY THE LETTER OF MAP AMENDMENT, FEMA CASE NO. 15-08-0798A, DATED 4/17/2015.
 ALL INTERIOR CORNERS HAVE BEEN SET AS NOTED IN THE LEGEND

FOX FIRST ADDITION
 A REPLAT OF LOT 1, LOT 2, AND LOT 3, BLOCK 1, AND A VACATION OF EASEMENTS LYING AND BEING WITHIN SAID LOTS 1, 2, AND 3 OF SAID BLOCK 1, NORTHERN SHEYENNE LAND SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 A MAJOR SUBDIVISION PLAT



- LEGEND**
- SET 5/8" REBAR W/CAP LS-823A
 - FOUND MONUMENT
 - QUARTER LINE
 - EXISTING EASEMENT LINE
 - EXISTING PROPERTY LINE
 - VACATED EASEMENTS
 - PLAT CEMENT BOUNDARY
 - UNDERLYING LOT LINES
 - PLAT INTERIOR LOT LINES
 - NEGATIVE ACCESS EASEMENT
 - PLAT NEW EASEMENT
 - PLAT NEW EASEMENT TEXT
 - PLAT LOT AREAS (50 FT)
 - Delineated Wetland Edge
 - 100 YEAR FLOOD PLAIN
 - 10.00 UTILITY EASE (5.000)



Responsive partner. Exceptional outcomes.
 333 FCS-U-W, Driv
 Fargo, ND 58102
 Ph: 701-297-0020
 Fax: 701-297-9801

FOX FIRST ADDITION

A REPLAT OF LOT 1, LOT 2, AND LOT 3, BLOCK 1, AND A VACATION OF EASEMENTS LYING AND BEING WITHIN SAID LOTS 1, 2, AND 3 OF SAID BLOCK 1, NORTHERN SHEYENNE LAND SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA A MAJOR SUBDIVISION PLAT

PLAT BOUNDARY DESCRIPTION:
Lot 1, Joseph J. Fischer, Block 1 Northern Sheyenne Land Second Addition to the City of Fargo, recorded April 1, 2016 at 3:38 p.m. as Document No. 1472396, Cass County, North Dakota.
Said plat contains 1149 Acres, more or less, and is subject to Easements, Reservations and Restrictions and Rights-of-Way of record.

OWNER'S CERTIFICATE AND DECLARATION
KNOW ALL PERSONS BY THESE PRESENTS, that GPF Investments, LLC, owner, and Vision Bank, Mortgagee, of the above described property, do hereby declare to the public, for public use and benefit, that the plat shown on this plat for purposes specified and hereby vacate part of the existing City of Fargo access, drainage, and utility easement (Case # 1923854) and the ingress/egress easement of Fox Addition, except those easements on said plat shown as "existing".

OWNER:
GPF Investments, LLC
City of Fargo, President
State of North Dakota } SS
County of Cass }

On this _____ day of _____, 2018, appeared before me, Guy Fox, Owner, For Underground, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same as his own free act and deed.

Notary Public, Cass County, North Dakota
My commission expires: _____

MORTGAGEE:
Vision Bank
City of Fargo, President
State of North Dakota } SS
County of Cass }

On this _____ day of _____, 2018, appeared before me, Don Corey, President, Vision Bank, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same as his own free act and deed.

Notary Public, Cass County, North Dakota
My commission expires: _____

Approved by the City Engineer this _____ day of _____, 2018.

Mark H. Blitner, P.E.
City Engineer

State of North Dakota } SS
County of Cass }

On this _____ day of _____, 2018, before me, a notary public in and for said county, personally appeared Mark H. Blitner, Director of Engineering, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public, Cass County, North Dakota
My commission expires: _____



Responsive partner. Exceptional outcomes.
2303 14th Avenue SW
Fargo ND 58103
Ph: 701-845-5654
Fax: 701-257-4600

SHEET 2 OF 2

Approved by the City of Fargo Planning Commission this _____ day of _____, 2018

CITY OF FARGO PLANNING COMMISSION APPROVAL

Shirley Fischer
Planning Commission Chair
State of North Dakota } SS
County of Cass }

On this _____ day of _____, 2018, before me, a notary public in and for said county, personally appeared Shirley Fischer, Planning Commission Chair, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public, Cass County, North Dakota
My commission expires: _____

FARGO CITY COMMISSION APPROVAL

Approved by the Board of Commissioners and ordered filed this _____ day of _____, 2018

Timothy J. Mahoney
Mayor

Allyson
Steven Strangus, City Auditor

State of North Dakota } SS
County of Cass }

On this _____ day of _____, 2018, before me, a notary public in and for said county, personally appeared Timothy J. Mahoney, Mayor, and Steven Strangus, City Auditor, known to me to be the persons described in and who executed the same as a free act and deed.

Notary Public, Cass County, North Dakota
My commission expires: _____

SURVEYOR'S CERTIFICATE

I, Chris N. Amburn, registered Professional Land Surveyor under the laws of the State of North Dakota do hereby certify that this plat is a true and correct representation of the survey of said plat, that all distances shown on said plat are correct, and that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Chris N. Amburn
Professional Land Surveyor
R.D. Registration No. LS-2536

State of Minnesota } SS
County of _____ }

On this _____ day of _____, 2018, appeared before me, Chris N. Amburn, Professional Land Surveyor, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same as his own free act and deed.

Notary Public, _____ County, Minnesota
My commission expires: _____

**Site Amenities and
Project Plan
Fox First Addition**

Location: The subject property is legally referenced as a replat of Lot 1, Lot 2, and Lot 3, Block 1 and a vacation of easements lying and being within said Lots 1, 2, and 3 of said Block 1, Northern Sheyenne Land Second Addition to the City of Fargo, Cass County, North Dakota. The property comprises approximately 11.48 acres

Details: The project includes 5 lots zoned General Industrial lots on one (1) block and is generally located South of 19th Avenue North and West of Sheyenne Loop North. As approved, the project is intended to be developed as General Industrial (GI), pursuant to the LDC.

Right of Way (ROW): The project accommodates right of way dedications for public roadways and utilities, with specific details outlined below:

Sheyenne Loop North: This segment of Sheyenne Loop North has been designated as a *local* roadway pursuant to §20.0702.

- ROW dedication for Sheyenne Loop North shall be 80 feet;
- Street widths shall be 40 feet with parking allowed on both sides of the street, with appropriate signage to be installed by the City of Fargo at which time public improvements are completed;
- Street lighting shall be determined by the City Engineering Department and installed per city standards;
- Trees shall be planted within the boulevard per LDC requirements and as recommended by the City Forester.
- 4.5 foot sidewalks shall be incorporated into the boulevards as required by §20.0611-1.

Other:

- Individual property owners of the lots immediately adjacent to Sheyenne Loop North shall be responsible for the snow removal and boulevard turf maintenance for 70th Avenue South.

Storm Water Management:

Storm Water Detention Facilities: All storm water quantity and quality will be the responsibility of the individual property owners of the lots immediately adjacent to Sheyenne Loop North.

Flood Protection: Fox First Addition will be protected from flooding with the following measures:

Internal Flooding – rainfall or spring event induced:

1. Storm sewer systems designed and installed to city standards;

FEMA Floodplain Expansion: Building construction, except detached structures, shall meet all Fargo Flood Proofing Code Requirements with the following:

- Point of risk on the lowest opening shall be BFE (895.00) + 2.0 feet (897.0 feet NAVD 88) or 41' WSEIA (895.3 + 1.2 = 896.5), whichever is greater;
- The adjacent shall be at 41' + 0.7 = 896.00 or BFE + 1.5 = 896.5, whichever is greater;
- Fill 15' away from building must be at or above BFE = 895.0;
- Sewer service back up valves shall be installed;

Site Amenities & Project Plan
Fox First Addition
Page 2

- Material shall be placed on each lot in a manner that conforms with the City of Fargo standards for compaction and FEMA regulations for Letter of Map Revisions by Fill (LOMR-F). The developer shall prepare a LOMR-F on behalf of the entire development, detailing the portions of the lot that are to be removed.
- Floodproof foundations are required.
Detached structures must be at BFE + 1 = 896.0. and otherwise meet the floodproofing requirements listed above.

Water Supply: Potable water shall be provided by the City of Fargo.

Engineering and Construction Improvements: The developer shall rely upon and collaborate with the City of Fargo Engineering Department on the design and construction of all public improvements, inclusive of storm water facilities and boulevards, as applicable.

Funding of Improvements: The following shall apply respective to assessed public improvements:

- Public improvements shall be assessed to the benefitting properties, pursuant to city policy;

This Amenities Plan is hereby approved

Guy Fox, President Fox Underground

date


Mark Bittner, City Engineer

date

29

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: JIM GILMOUR, STRATEGIC PLANNING DIRECTOR 

DATE: MARCH 22, 2018

SUBJECT: REQUEST FOR TAX INCREMENT FINANCING

The City of Fargo has received a request for Tax Increment Financing (TIF) for a proposed project located at 11 12th Street North, located between 11th Street North and 12th Street North, on the north side of NP Avenue.

The proposed project would be a redevelopment of the site, first demolishing the buildings on the property, and later redevelopment of the property. It is reasonable to assume that the new development could be valued at \$20 million. The current value of the 90,686 square foot site is \$2.72 million. There are 89 apartments in a deteriorated building on the site.

The sites appear to have many blighted conditions, so the Tax Increment Financing Program may be appropriate for the redevelopment of this site. A copy of the request is attached for your information. This is a unique proposal as the opportunity to clean up the property is in 2018, but the new development is yet to be determined and it would not be built until the year 2020 at the earliest.

Fargo TIF policy calls for the City Commission to review the request to determine if staff should proceed to work with the developer on a renewal plan.

Fargo TIF policy is being update, and a review of a new policy will begin next week.

RECOMMENDED MOTION: Authorize staff to prepare a renewal plan, and draft a development agreement for the redevelopment of property at 11 12th Street North.

Attachments



March 20, 2018

City Commission
200 3rd Street North
Fargo, ND 58102

**RE: Request for TIF Assistance for Northern States Power Company's
Block 36, Heartland Property, Clearance and Redevelopment Project**

Dear City Commissioners:

On behalf of Northern States Power Company ("NSP" or "Company"),¹ we are respectfully requesting that the City of Fargo ("City") consider our request for tax increment financing (TIF) for a project to clear and prepare Block 36, the Heartland Apartments property, located at 11 12th Street North, Fargo (the "Property"), ND, for redevelopment, consistent with the City's Renaissance Zone Development Plan. See **Exhibit A** – (excerpts identifying City goal for this block as "Clearance and Redevelopment").

Background

The Property is the location of a historic manufactured gas plant ("MGP") that operated from approximately 1885 to 1960. The plant produced gas from coal and oil that was distributed through a network of pipes to customers for lighting, heating and cooking—much like natural gas is distributed and used today. The plant was decommissioned by the early 1960's due to the rise and availability of natural gas in Fargo and at that time certain below ground MGP infrastructure was left in place, as was customary for the times. In 1969, the main plant site was sold and redeveloped into a residential apartment building on the Property.² The buildings on the Property appear to have been intentionally constructed around pre-existing subsurface MGP infrastructure that remained at the Property. See **Exhibit B** – (figure showing overlay of historic MGP on current Property).

Given the presence of the historic MGP at the site, the EPA performed a site assessment in 1994 of the Property and concluded that no further action was required at that time. However, in 2015, in connection with the City's planned infrastructure improvements in NP Avenue, remnants

¹ Northern States Power Company is a wholly owned subsidiary of Xcel Energy. Xcel Energy provides the energy that powers millions of homes and businesses across eight Western and Midwestern states. The company is a major U.S. electric and natural gas provider and a leader in energy-related products and services. In North Dakota, we serve more than 94,000 customers with electricity and provide natural gas service to more than 55,000 customers. With a commitment to our North Dakota communities, our 140 employees volunteered more than 400 hours in 2016. Local nonprofit organizations received grants from our Foundation totaling more than \$315,000, and we spent \$253 million with North Dakota vendors. Delivering safe, reliable, clean energy is the core of what we do, and we're committed to the communities we serve.

² A smaller parcel to the west of 12th Street North was redeveloped into a commercial building in 1966.



from the historic MGP were encountered in the city right-of-way. This triggered a further investigation of the environmental conditions of the Property and surrounding areas by the Company in 2016. That investigation was performed consistent with EPA guidance and under the oversight of the North Dakota Department of Health (“NDDH”) and City of Fargo – Fargo Cass Public Health. The results of the investigation verified that current conditions in the area of the former MGP are safe and acceptable for the general public, according to EPA standards. However, further remediation is necessary for the Property, given that utility and construction workers might encounter MGP materials when digging in the area. In January of 2017, NDDH approved the Company’s plan to perform targeted excavation of the soils around the existing buildings and to install a vapor mitigation system in the existing apartment buildings. The costs to perform the investigation and remediation of the Property and surrounding areas will likely be on the order of \$20 million; these types of investigation and remediation costs are typically born by our natural gas utility customers. We are **not** seeking TIF for this approved remediation work.

Because the Property is in a prime location for redevelopment right now, we believe it’s an ideal time to make improvements to the property while we perform the approved remediation work. In order to gain access to the Property to perform the remediation, the Company has offered to purchase the Property and our closing date is tentatively scheduled for May 31, 2018.³ We are seeking TIF to support the following types of work at the site, as more fully described below: the demolition of the existing and aging apartment building and two commercial buildings that are located on the Property; demolition and removal of existing underground structures impeding redevelopment; and relocation and upgrading of utilities serving adjacent properties in the project area. This work will support the City’s redevelopment goals for the Property and will have an added benefit of allowing the Company to do a more efficient and thorough cleanup of the Property (by removing any impacted soils that may be below the footprint of the existing building).

Request for TIF Consideration

The Company is requesting TIF assistance to support the desired redevelopment of the Property that would not otherwise occur but for the TIF assistance. All of the proposed work described below will maximize the future redevelopment of the Property consistent with the City’s Renaissance Zone Development Plan goals.

First, with TIF assistance, the Company would demolish the existing buildings at the Site. This work would support the City’s goal to remove blight from a high priority site and would encourage redevelopment and private reinvestment in the Property. See e.g., City’s September 10, 2007 Tax Increment Financing Policy. The existing Property is a priority site located in Block 36 of the Fargo Renaissance Zone Development Plan. The City’s stated goal for this Property is “clearance and redevelopment”. See **Exhibit A**. The existing Heartland Apartment Building (which was constructed in the late 1960’s) has suffered from deferred maintenance and has reached the end of its useful economic life. See **Exhibit C** (photographs of the interior and

³ The current property owners have not renewed any existing tenant leases for the Property and all tenants are expected to vacate the building by May 15, 2018 upon the natural expiration of their lease agreements.



exterior of the apartment building showing the building's current condition). In addition, the two commercial buildings on the property are also in disrepair – one of which was an original structure that was part of the MGP (dating back to approximately 1929). See **Exhibit C** (photographs of the deteriorating condition of the interior and exterior of the commercial buildings). Given the age of these buildings, they also have additional challenges, including the presence of asbestos that will need to be abated before the building can be demolished. See **Exhibit D** (excerpt from the preliminary asbestos survey). Given the age of these buildings and given the level of deferred maintenance at these buildings, it would be cost prohibitive to adequately remodel and repair the buildings. Moreover, many developers would likely not choose to purchase this property given the need to abate the buildings for asbestos prior to demolition. Abatement and demolition of these buildings will support the City's goals for this location.

Second, significant MGP related infrastructure (such as tunnels, foundations, pipes, and other debris) also remains below-grade at the site that, if left or stabilized in place, would impede future redevelopment activities. As shown in **Exhibit B**, the current buildings on the site appear to have been intentionally constructed around the below ground infrastructure that remained after the MGP site was decommissioned. The obsolete layout of the current buildings and remaining underground infrastructure, if left unaddressed, would severely limit any redevelopment opportunities for this Property going forward. We are proposing to remove the underground MGP infrastructure, including foundations and tunnel networks, consistent with the City's goals under its TIF policy to facilitate redevelopment opportunities for the Property. The upper 4 to 5 feet of soil across the entire Property will be excavated and disposed of at an offsite landfill or reused at depths below this horizon, if it meets NDDH requirements for fill. We are proposing to remove all remnant structures, foundations, tunnels, pipes and other debris associated with the MGP, as deep as 12 feet in some cases. See **Exhibit E** (showing proposed below ground infrastructure that will be removed). By removing this underground infrastructure, the site will be ready for redevelopment.

Third, after completion of this work, the Property would be restored and graded for redevelopment (e.g., sloped for proper drainage etc.). The excavated areas will be brought back up to grade, sloped to drain and revegetated. See **Exhibit F** (showing post work development ready site).

Fourth, in connection with this work, existing utilities at and adjacent to the site would be relocated underground to enhance further the ability to redevelop the site per the City's stated goals. See **Exhibit G** (showing proposed undergrounding of existing utilities). Likewise, work would be done in 12th street to upgrade certain city utilities as well, in coordination with the City's own 12th street upgrade project that is planned for 2018. See **Exhibit H** (showing proposed work addressing 12th street utilities).

Finally, after the Company completes its remediation work and readies the site for redevelopment, the Company intends to sell the property for redevelopment. Redevelopment options for the site include mixed use, commercial/retail and or housing. Based on discussions with interested developers, we anticipate the property will likely be redeveloped into a residential structure with more units than presently located on the site. There are currently 87 apartments and



3 commercial tenants on site. We anticipate at least that many units will be constructed in the future, but very likely the number of available residential units could double. We understand that recent development in the area indicates that similar properties, which have been redeveloped to include 200 residential units, have been assessed with a property value approaching \$20 million (or \$100,000/unit).

Preparing the site for this kind of redevelopment would fulfill the City's vision for the Property consistent with the Renaissance Zone Development Plan. Please note that NDDH previously approved a plan that would allow the Company to proceed with simply excavating impacted soils around the existing buildings and installing a vapor mitigation system in the current building to address the current and potential future environmental conditions at the Property -- without the demolition work described above. In anticipation of a potential demolition option for the Property and intent to seek TIF financing, the Company has also requested and received approval from NDDH to proceed with a remediation plan for the site that would allow for the demolition approach described above, at the Company's discretion. With TIF assistance, the Company can proceed with implementation of the demolition option during the summer of 2018, which includes the demolition, removal, restoration, and utility work described above.

The Company estimates that the additional costs for which TIF assistance is requested would be approximately \$2,000,000. This is an additional cost of \$22 per square foot because the project site has 90,686 square feet. It is highly unlikely that these additional costs of \$22 per square foot will increase the land value by a like amount because the land value is currently assessed at \$6 per square foot by the City Assessor. Accordingly, the requested TIF assistance will allow for these additional activities to occur and will maximize future redevelopment.

Conclusion

We believe our proposed project would benefit the City and is eligible for TIF assistance. The project is consistent with the City's Comprehensive Plan, Land Use Plan, and Zoning ordinances and would remove blight at a high priority site. For the reasons described above, we respectfully request that the Commission authorize staff at the City's planning and development department to move forward with consideration of our TIF application for NSP's Block 36, Heartland Clearance and Redevelopment Project. Thank you.

Sincerely,

A handwritten signature in black ink that reads 'Mark Nisbet'.

Mark Nisbet



List of Exhibits:

- Exhibit A: City's Renaissance Zone Development Plan (excerpts)
- Exhibit B: Current structures and overlay with historic MGP structures
- Exhibit C: Photos of current property conditions
- Exhibit D: Summary of asbestos survey
- Exhibit E: Proposed removal of MGP subsurface infrastructure
- Exhibit F: Redevelopment ready post-work site conditions
- Exhibit G: Proposed undergrounding of utilities
- Exhibit H: Proposed work addressing 12th street utilities

Exhibit A:
City's Renaissance Zone Development Plan (excerpts)

FARGO RENAISSANCE ZONE DEVELOPMENT PLAN

2015



RENAISSANCE ZONE

Block #	Previous Block #	Block Status	Acreage	Approximate Acreage Undeveloped / Vacant	Block - Building Value	Block - Land Value	Total Value per Acre	Existing Buildings / Land Use	Desired Land Use and Primary Development Strategy	1/2 Block	Zoning District
31	9t	RZ	1.92	0.61 ac./ 32%	2,042,100	364,000	\$1,253,177	A-1 Radiator (1 9th St S), Fargo Firehouse No. 2 (916 Main Ave), Christian Science Church (23 9th St S), Apartments (917 1st Ave S)	NE and NW Corners - Clearance and Redevelopment S1/2 - Clearance and Redevelopment, housing		DMU
32	5t3	RZ	1.92	0.61 / 32%	2,578,100	252,000	\$1,474,010	Leaf Cleaners/McGovern SF Residence (1002 1st Ave S), Boulger Funeral Home (123 10th St S)	NW Corner and SW Corners - Clearance and Infill with commercial or mixed-use on N1/2 and higher density housing on S1/2		GC & MR3
33	8t2	Candidate	1.92	0.86 ac./ 42%	1,030,200	379,100	\$681,927	Vacant and underutilized commercial acreage on N1/2 and low density residential on S1/2	Clearance and Redevelopment - Single family or low density residential is not a desired use in this block		DMU
34	7t2	Candidate	1.92	1.07 ac./ 56%	1,491,000	347,000	\$957,291	Curts Lock & Key (1102 Main Ave), Duffy's (16 12th St S) - Commercial Properties	N1/2 - Clearance and Redevelopment, commercial or mixed-use S1/2 - Redevelopment or Infill, housing or mixed-use		DMU
35	8a	RZ	2.15	1.03 ac./ 47%	3,094,100	624,200	\$1,264,325	Mathison's Express Printing (1213 NP Ave), United Refrigeration (12 12th St N) - Office & Commercial Uses	Clearance and Redevelopment - Mixed-use, commercial / retail / office; ground floor commercial or retail and emphasis on interaction with NP Ave and University Dr right-of-way		DMU
36	9a	RZ	2.88	1.34 ac./ 46%	3,836,400	556,000	\$1,525,138	Heartland Apartments, Urban Crossing Apartments (1102 1st Ave N)	Clearance and redevelopment (excluding Urban Crossing Apartments) - Mixed-use, commercial/retail and/or housing		DMU
37		RZ	2.69	1.39 ac./ 52%	1,560,100	515,100	\$771,449	Nestor (1001 NP Ave), Park Company Realtors - W1/2 Single-Family Residential	Clearance and redevelopment - Mixed-use or commercial/retail with ground floor interaction on 10th St and NP Ave; housing on upper floors or W1/2 of the block. Definition of block: corners shall be critical on this block.		DMU
38	8	RZ	1.6	0.50 ac./ 31%	1,110,500	386,800	\$935,812	Jiffy Lube, Park Company Mortgage, Foss Architecture/Interiors, World Vets Headquarters, Warehouse Apartments	S1/2 - Clearance, infill and redevelopment; emphasis on defining the block corner on NP Ave and 10th St. Mixed-use, commercial or housing Remainder - Preservation and rehabilitation.		DMU
39	3b	RZ	4.49	3.19 ac./ 71%	5,700,000	915,000	\$1,473,273	ND Farm Bureau / Nodak Mutual, Taco Bell, Pierce Co., surface parking	E1/2 - Redevelopment, mixed-use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (primarily 1st Ave and 10th St)		DMU
40	2b	RZ	1.87	0.88 ac./ 47%	2,420,500	420,200	\$1,519,090	NDSU Development Foundation - surface parking, United Savings Credit Union, Pioneer Manor Fargo Housing Authority, Western Fuel Oil (224 10th St N)	E1/2 - Clearance and redevelopment; mixed use or housing with definition of block corners and ground floor interaction with adjacent right-of-way (most importantly 10th St) NW corner - Clearance and redevelopment; housing		DMU
41	1b	Candidate	1.87	0.48 ac./ 27%	1,516,400	272,500	\$956,631	Helenske Design Group (304 10th St N), Credit Union, Taco Johns - W1/2 of the block is mostly single-family residential or duplexes	E1/2 - Clearance and redevelopment; mixed use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (most importantly 10th St) W1/2 - Clearance and redevelopment, mixed-use or housing		DMU
42		Candidate	1.87	1.25 ac./ 67%	1,253,400	574,000	\$977,219	Stop-N-Go/Casey's General Store, Northern and surface parking (Elim/Northern)	W1/2 - Clearance and redevelopment; mixed use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (most importantly 10th St) E1/2 - Infill, mixed use or housing		DMU
43		RZ	1.92	.45 ac./ 24%	1,306,500	154,500	\$760,937	Rape & Abuse Crisis Center (720 4th Ave N) and single-family, duplex or apartments on the remainder of the block.	E1/2 - Clearance and redevelopment (preservation of SE corner); mixed use or housing W1/2 - Clearance and redevelopment; mixed-use or housing		DMU
44		Candidate	3.92	1.50 ac./ 38%	4,071,100	544,500	\$1,177,448	Twin Towers Condominiums (1110 3rd Ave N), Freighthouse Flats Apartments, University Dr Manor Apartments (1201 2nd Ave N)	W1/2 - Infill, commercial or mixed-use adjacent to University Drive Remainder - Rehabilitation		DMU
45		Candidate	3.15	2.0 ac./ 63%	1,254,200	429,000	\$534,349	SunMart, Bjornson's and strip commercial/retail	Clearance, Redevelopment and infill - mixed-use, commercial, retail, housing		GC / LC
46		RZ	1.85	0.73 ac./ 41%	3,326,900	244,000	\$1,930,216	Fargo School District, Fargo Housing Authority (409 4th St N), Automated Maintenance Services (410 3rd St N) and surface parking lots	N1/2 - Preservation / Rehabilitation SW corner - Rehabilitation. SE corner - Clearance and redevelopment, mixed-use or housing		DMU

Exhibit B:
Current Structures and Overlay with Historic MGP Structures

Exhibit C:
Photos of Current Property Conditions

Heartland Apartments Property



Heartland Property – 2017 aerial view (source: <http://gis.cityoffargo.com>)

Heartland Apartments Property



Heartland Property – Oblique View to the north (source: www.bing.com)



Heartland south parking lot view to the east – note numerous cracks in parking lot surface



Heartland south parking lot view to the east – asphalt heavily cracked and patched throughout



Heartland south parking lot 2016 – asphalt heavily potholed, cracked and patched throughout



Heartland south parking lot 2016 – asphalt heavily potholed, cracked and patched throughout



Heartland south parking lot building entrance – door latches and locks are in poor condition



North storage building (left) – Heartland Building and north parking lot: asphalt heavily potholed, cracked and patched throughout



Heartland north parking lot - asphalt potholed, cracked and patched throughout



Heartland north parking lot exterior wing entrance – concrete steps and curbing are damaged



Heartland north parking lot showing drainage issues adjacent to building



Heartland north parking building entrance - asphalt potholed, cracked and has settled throughout



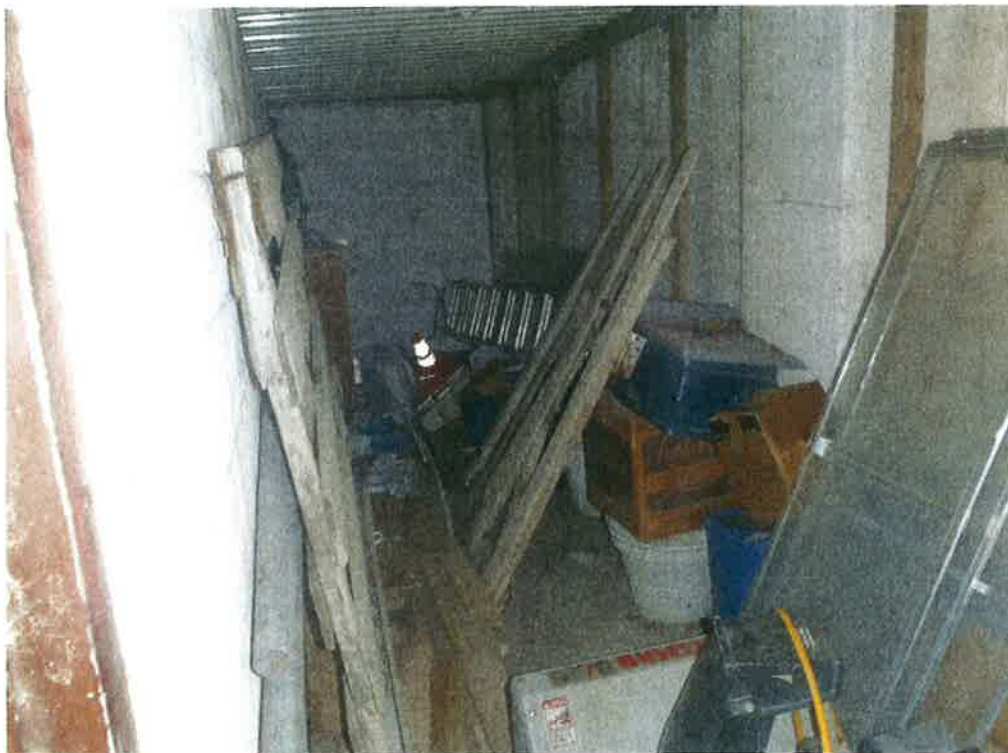
North storage building inside view of east storage area – loft area in upper left



North storage building inside view of ceiling rafters – lead paint on surfaces



North storage building west side – asbestos floor tiles



North storage building shed on west side of storgae inside view



East courtyard wall – numerous blocks are cracked or missing and the wall is overall in poor condition



Heartland building – east courtyard and partial view of former pool building



Heartland former pool building view to south – roofing/ceiling is starting to collapse and leaks



Former pool building – inside view



Heartland building atrium – common space to all three building wings



Heartland building atrium – common space to all three building wings



Heartland building – Wing A 1st Floor hallway



Heartland Building Wing B 1st Floor hallway



Heartland Building Wing A stairway



Heartland Building Wing A stairway



Heartland building – Wing A laundry room



Heartland building – Wing A laundry room showing sump pump in floor



Heartland building – Apartment 4A with flooring removed by building owner



Heartland Building Apartment 4A – kitchen area



Heartland Building Apartment 10A – walls stained and condition is in overall poor condition



Heartland Building Apartment 10A – bathroom walls/floors stained, overall poor condition



Heartland Building Apartment B27 – staining and cracks on exterior wall



Heartland building – Apartment C12 – staining and cracks on exterior wall

Exhibit D:
Summary of Asbestos Survey

EXHIBIT D

Heartland Building

Summary of Asbestos Survey

The Heartland Apartment complex is a three-story building and consists of three residential apartment building wings (The "A" wing, the "B" wing and the "C" wing), a central atrium connects the three wings and an eastern storage building (formerly a pool area) which is also connected to the central atrium and is leased out as shop space. A freestanding storage building (originally part of the historic MGP plant) occupies the northwest corner of the property and is currently used as cold storage space.

A limited asbestos survey was performed in accessible areas of the building in January 2018. Occupied spaces were excluded at the time of the survey. One hundred ninety-four (194) samples were collected throughout the Heartland Apartments property for asbestos analysis. Asbestos containing materials were documented in various building materials throughout the buildings including:

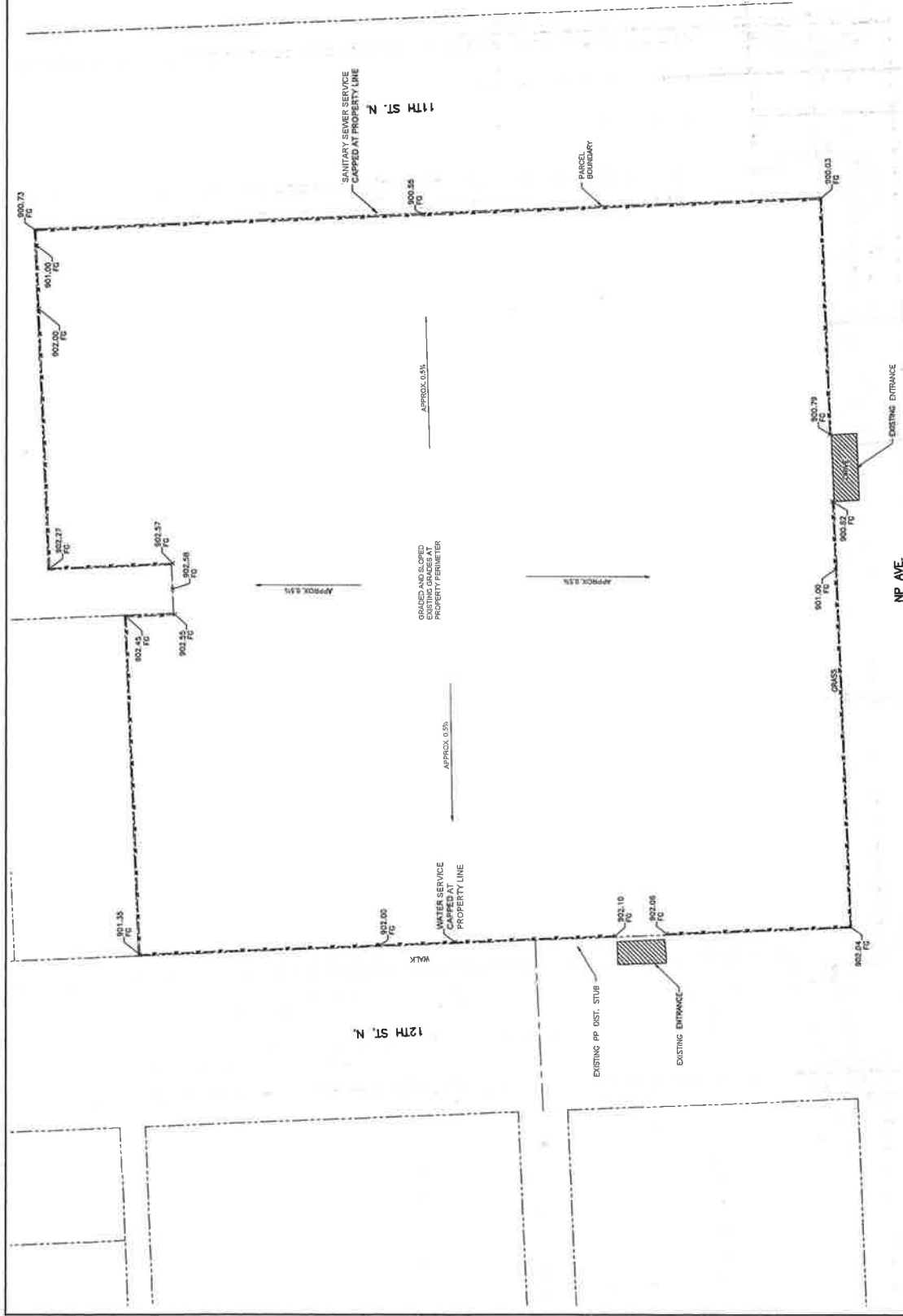
- Joint compound in wall board throughout the apartment buildings (~185,000 square feet)
- Undercoating on sinks all throughout the apartment buildings (~87 sinks)
- Pipe insulation (12 hard fittings)
- Flashing and flashing tar (~300 square feet – final quantity to be verified)
- Floor tile and associated mastic (~2,000 square feet – final amount to be verified)

A complete asbestos survey should be conducted in all areas of the buildings prior to any future renovation or demolition activities.

Exhibit E:
Proposed Removal of MGP Subsurface Infrastructure

Exhibit F:
Redevelopment Ready Post-Work Site Conditions

NOTES:
 Parking lot and all surface concrete will be removed during the remediation.
 All above-grade buildings will be demolished in place and the remaining structure removed to at least 5 feet below existing grade.
 2-5 feet of clean soil cover will be placed throughout the property (with setbacks for existing property edge). Soil cover will be vegetated with grass.
 Utilities will be removed to edge of property line and capped in accordance with city code.
 Monitoring wells may still be present, if required by the NDDH, on the property. The locations of the wells can be relocated if needed and will be abandoned as soon as feasible.



0 20 40
 SCALE IN FEET



NP AVE

GRASS

EXISTING DRAINAGE

EXISTING ENTRANCE

EXISTING PP DIST. STUB

WALK

12TH ST. N.

11TH ST. N.

PANEL BOUNDARY

SANITARY SEWER SERVICE CAPPED AT PROPERTY LINE

WATER SERVICE CAPPED AT PROPERTY LINE

GRASS AND BUSHES EXISTING GRASS AT PROPERTY PERIMETER

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Exhibit G:
Proposed Undergrounding of Utilities

Exhibit H:
Proposed Work Addressing 12th Street Utilities

LEGEND:

- ① CAP AND PLUG EXISTING UTILITY AT EDGE OF EXCAVATION.
- ② HISTORICAL PIPES AND STRUCTURES TO BE REMOVED.

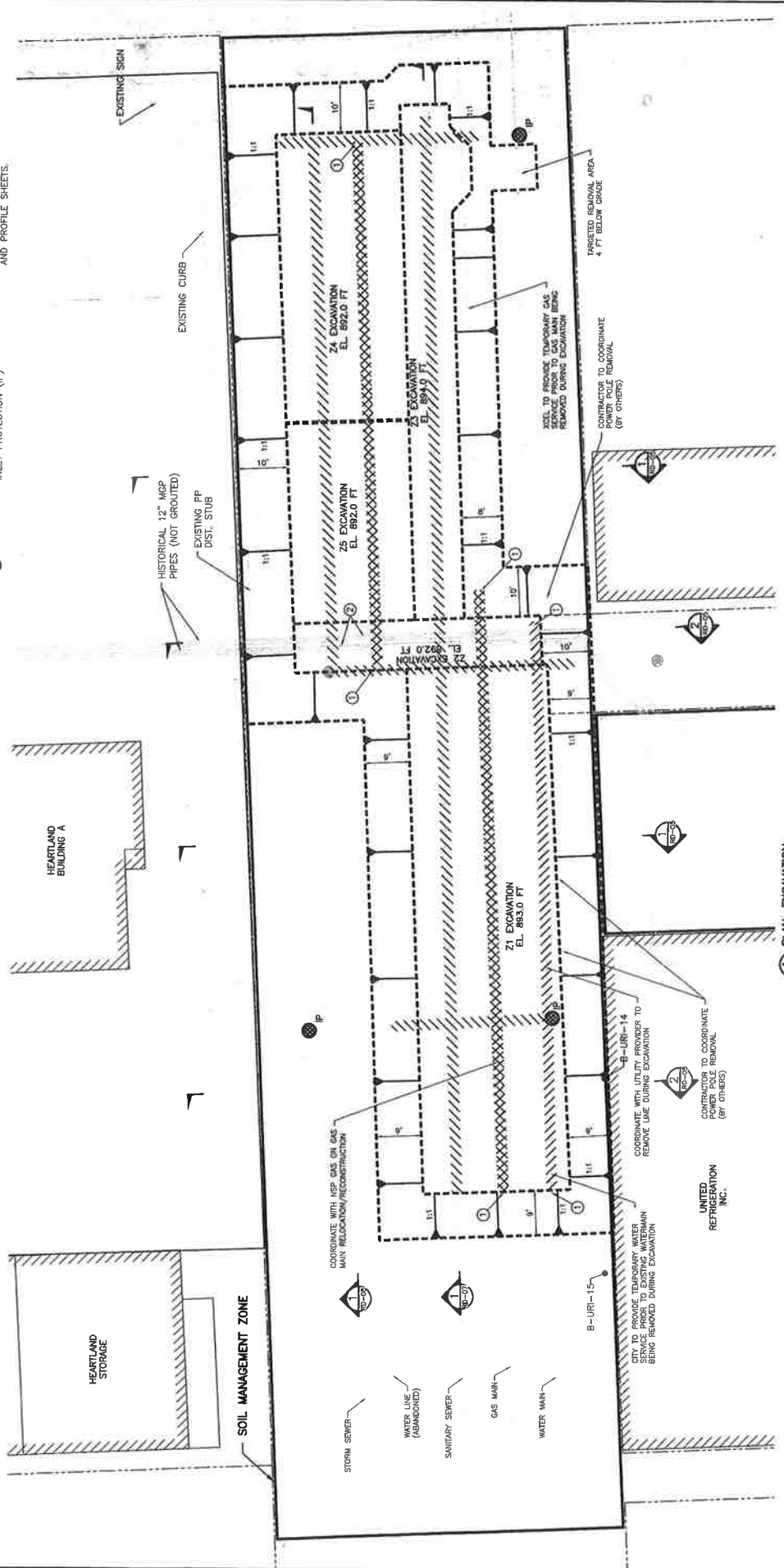
- EXISTING UTILITY TO BE REMOVED AND RECONSTRUCTED BY NSP CONTRACTOR
- EXISTING UTILITY TO BE REMOVED AND NOT RECONSTRUCTED
- EXISTING UTILITY TO BE REMOVED BY CONTRACTOR AND RECONSTRUCTED BY CITY.

LEGEND:

- ⊙ B-ROW-17 EXISTING BORING
- ⊙ MW-ROW-21 EXISTING MONITORING WELL
- ⊙ IP INLET PROTECTION (IP)

NOTES:

1. LOCATION AND ELEVATION OF EXISTING UTILITY AND HISTORICAL STRUCTURES HAVE BEEN OBTAINED FROM INTERPRETATION OF HISTORICAL RECORDS DRAWINGS. CONTRACTOR SHOULD ASSUME INFORMATION IS APPROXIMATE AND FIELD CONDITIONS COULD VARY.
2. SANITARY AND STORM SEWERS WITHIN LIMITS OF EXCAVATION WILL BE RECONSTRUCTED PER UTILITY PLAN AND PROFILE SHEETS.



ISSUED FOR BID
07/05/18

PROJECT OFFICE: BARR 4300 MANITOWOC DRIVE SUITE 200 FARGO, NORTH DAKOTA 58103 TEL: 701-785-8277 FAX: 701-785-8281		AS SHOWN DATE: 11/22/2017 DRAWN BY: [] CHECKED BY: [] APPROVED BY: []			
PROJECT NO.: 1030.01 CLIENT PROJECT NO.: [] SHEET NO.: RD-04 REV. NO.: C		REMEDIAL DESIGN PLAN 12TH STREET EXCAVATION AND DEMOLITION PLAN			
NORTHERN STATES POWER CO. FARGO, NORTH DAKOTA		DATE RELEASED: [] RELEASED TO: [] TO/FR: []			
NO.	BY	CHKD	APP	DATE	REVISION DESCRIPTION

30

March 26, 2018

Board of City Commissioners
City of Fargo
200 North Third Street
Fargo, ND 58102

Dear Commissioners:

The City of Fargo Transit Department (MATBUS) launched TapRide, a new on-demand service, on NDSU campus January 8, 2018. The service was introduced as a pilot program, which replaced the evening Route 35 to provide students on NDSU campus a safe ride.

When commission approved the pilot program, staff agreed to provide an update on the service by the end of March. TapRide is completing an average of 13 rides per hour. The busiest time for the service is the 8:00pm hour and is completing up to 20 rides during that period.

This pilot has shown a need for service to areas Route 35 was unable to accommodate. The heat maps attached with this report shows significant ridership at the NDSU Transit Hub and the apartment complexes south of 12th Ave N; Route 35 did not service these areas.

Requested motion is to continue the TapRide service in place of Route 35 for the fall semester with the approval of NDSU.

Exhibits (A)

Sincerely,



Matthew G. Peterson | Assistant Transit Director

/enc

TapRide Statistics

By Rides

January	Days	Hours	Req Ride	Req / Hour	Ride Comp	Trip / Hour	Can Ride	Can / Hour
8:00pm to 9:00pm	17	17	339	19.94	252.00	14.82	87	5.12
9:01pm to 10:00pm	17	17	154	9.06	130.00	7.65	24	1.41
10:01pm to 11:00pm	17	17	119	7.00	115.00	6.76	4	0.24
11:01pm to 11:15pm	17	4.25	23	5.41	21.00	4.94	2	0.47
Total	68	55.25	635	11.49	518	9.38	117	2.12

February	Days	Hours	Req Ride	Req / Hour	Ride Comp	Trip / Hour	Can Ride	Can / Hour
8:00pm to 9:00pm	19	19	540	28.42	390.00	20.53	150	7.89
9:01pm to 10:00pm	19	19	309	16.26	241.00	12.68	68	3.58
10:01pm to 11:00pm	19	19	234	12.32	200.00	10.53	34	1.79
11:01pm to 11:15pm	19	4.75	31	6.53	25.00	5.26	6	1.26
Total	76	61.75	1114	18.04	856	13.86	258	4.18

By Trips

January	Days	Hours	Req Trip	Req / Hour	Trip Comp	Trip / Hour	Can Trip	Can / Hour
8:00pm to 9:00pm	17	17	257	15.12	194.00	11.41	63	3.71
9:01pm to 10:00pm	17	17	120	7.06	100.00	5.88	20	1.18
10:01pm to 11:00pm	17	17	92	5.41	88.00	5.18	4	0.24
11:01pm to 11:15pm	17	4.25	16	3.76	14.00	3.29	2	0.47
Total	68	55.25	485	8.78	396.00	7.17	89	1.61

February	Days	Hours	Req Trip	Req / Hour	Trip Comp	Trip / Hour	Can Trip	Can / Hour
8:00pm to 9:00pm	19	19	463	24.37	328.00	17.26	135	7.11
9:01pm to 10:00pm	19	19	244	12.84	191.00	10.05	53	2.79
10:01pm to 11:00pm	19	19	195	10.26	167.00	8.79	28	1.47
11:01pm to 11:15pm	19	4.75	22	4.63	16.00	3.37	6	1.26
Total	76	61.75	924	14.96	702	11.37	222	3.60

Route 35

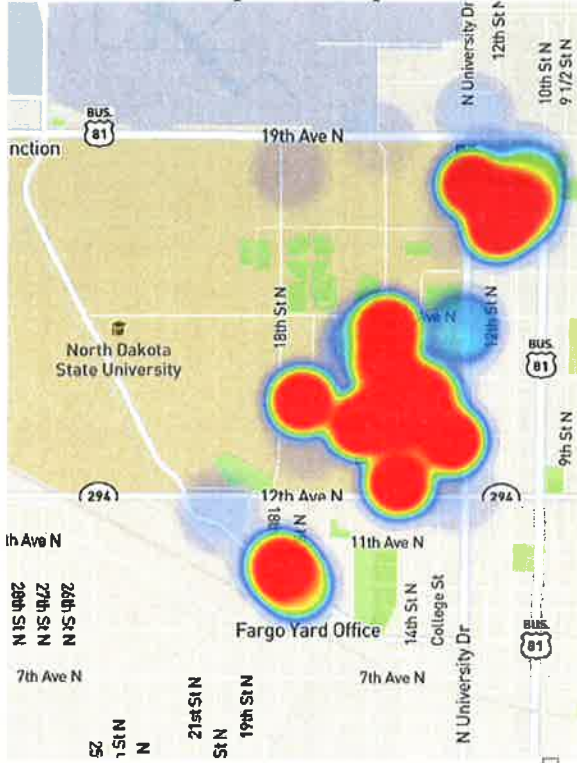
By Rides

	Jan-17 Days	Hours	Req Ride	Req / Hour	Ride Comp	Trip / Hour	Can Ride	Can / Hour
8:00pm to 9:00pm	16	16		0.00	310.00	19.38		0.00
9:01pm to 10:00pm	16	16		0.00	203.00	12.69		0.00
10:01pm to 11:00pm	16	2.13		0.00	2.00	0.94		0.00
11:01pm to 11:15pm	0	0		#DIV/0!		#DIV/0!		#DIV/0!
Total	48	34.13	0	0.00	515	15.09	0	0.00

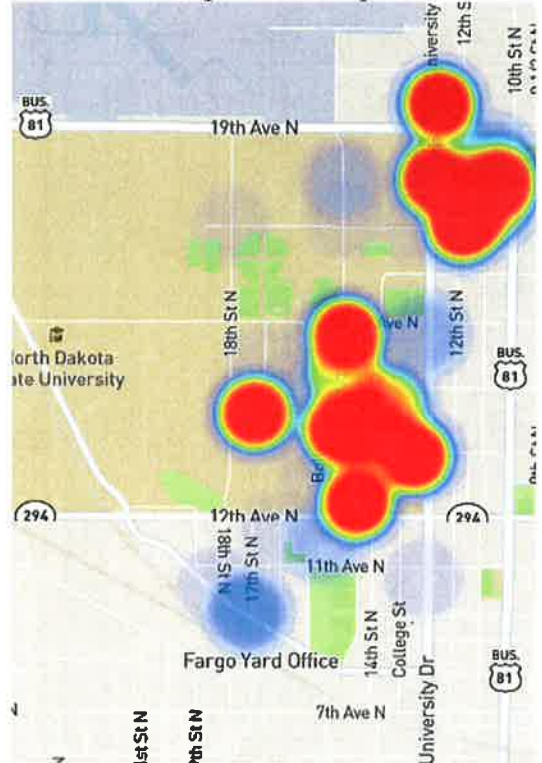
	Feb-17 Days	Hours	Req Ride	Req / Hour	Ride Comp	Trip / Hour	Can Ride	Can / Hour
8:00pm to 9:00pm	8	8		0.00	794.00	99.25		0.00
9:01pm to 10:00pm	8	8		0.00	371.00	46.38		0.00
10:01pm to 11:00pm	8	1.06		0.00	0.00	0.00		0.00
11:01pm to 11:15pm	0	0		#DIV/0!		#DIV/0!		#DIV/0!
Total	24	17.06	0	0.00	1165	68.27	0	0.00

TapRide Heat Maps (Pickup & Drop Offs)

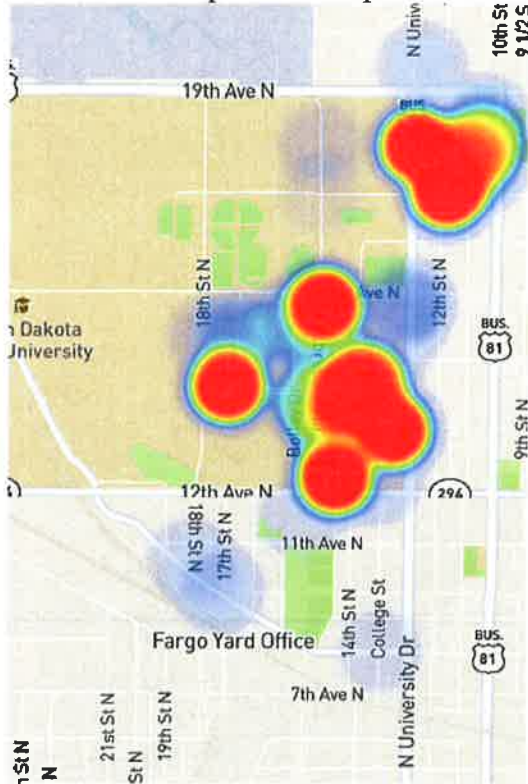
8:00pm to 9:00pm



9:00pm to 10:00pm




10:00pm to 11:00pm



(3/a)

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIMOTHY J. MAHONEY 

DATE: MARCH 12, 2018

SUBJECT: AIRPORT AUTHORITY APPOINTMENT

The term of Don Kilander expires on April 8, 2018.

Erik Lind has submitted an application indicating an interest in serving on the Board and I am recommending his appointment. I have attached a copy of his application for your information.

Your favorable consideration of this recommendation will be greatly appreciated.

RECOMMENDED MOTION: Approve the appointment of Erik Lind as a member of the Airport Authority for a five-year term ending April 8, 2023.

wwappt18aalind

Kember Anderson

From: noreply@cityoffargo.com
Sent: Thursday, October 26, 2017 12:18 PM
To: Commissions Applications
Subject: New Form Submission: Getting involved in government

Name:

[Erik Lind]

Mailing Address:

[4409 10th Street North]

City:

[Fargo]

State:

[ND]

Zip:

[58102]

Work Phone:

[BLANK]

Home Phone:

[6122706113]

E-mail:

[ERIKLIND51@GMAIL.COM]

Which boards or commissions would you like to be considered for?

[Airport Authority]

Briefly state why you would like to be on this panel:

[As a professional pilot, I am a frequent user of the airport on the commercial airline side, the general aviation side, as well as the military operations. I would like to be a part of the decision-making process to make sure all sides get their proper representation.]

How many hours per month could you volunteer as a panel member?

[20-25 hours per month would be ideal.]

Please list any past experience you have with city government here or in other cities:

[I have no previous experience with city government but have personal relationships with several people who have served on the Airport Authority as well as the City Commission. I enjoy hearing about the issues that come up and discussing the possible outcomes of the situations with my friends. It's time for me to make myself available for the process.]

Please describe any professional experience you have related to the responsibilities of the panel you are interested in:

[I graduated from the University of North Dakota with a B.S. in Commercial Aviation. I continued there as a flight instructor for two years before taking a job as an Airline Pilot, which I have done since 2000. I currently work for a Delta regional airline and am a frequent user of the commercial terminal. My General Aviation background with the Fargo Airport has spanned more than twenty years, and I am intimately familiar with the activities and challenges that it presents. I would like to help chart its course as its role continues to change. In 2010, I joined the North Dakota Air National Guard, of which I am still an active member. The MQ-9 operations on the Fargo Airport are very unique and will set the tone for similar operations at other locations throughout the United States. It is incredibly important to have people who are familiar with the mission and how it impacts the rest of the airport in the process. I can bring that knowledge and experience to the board as we go forward into the future.]

We will retain your application for three years and consider you for the board you have indicated interest in when a vacancy arises.




Dr. Timothy J. Mahoney, Mayor

Fargo City Hall
200 3rd Street North
Fargo, ND 58102
Phone 701.241.1310 | Fax: 701.476.4136
TMahoney@FargoND.gov

316

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIMOTHY J. MAHONEY 

DATE: MARCH 21, 2018

SUBJECT: APPOINTMENTS TO THE LIBRARY BOARD

There are two vacancies that exist on the Library Board. One is from Helen Levitt who has moved from Fargo and thus resigned her position. Ms. Levitt's term would have expired June 30, 2018. The other vacancy was created by the resignation of Howard Barlow. His term would have expired on June 30, 2018.

I am, therefore, recommending the appointment of Mary Batcheller and Carrie Peterson to the Library Board for three-year terms ending June 30, 2021. I have attached their web applications for your information.

Your favorable consideration of this recommendation will be greatly appreciated.

RECOMMENDED MOTION: To approve the appointments of Mary Batcheller and Carrie Peterson to the Library Board for three-year terms ending June 30, 2021.

mmappt18lib

Kember Anderson

From: noreply@cityoffargo.com
Sent: Wednesday, March 14, 2018 2:44 PM
To: Commissions Applications
Subject: New Form Submission: Getting involved in government

Name:
[Carrie Peterson]
Mailing Address:
[3226 13th Ave S]
City:
[Fargo]
State:
[North Dakota]
Zip:
[58103]
Work Phone:
[701-232-3379]
Home Phone:
[651-398-6608]
E-mail:
[carrie.folkie@gmail.com]

Which boards or commissions would you like to be considered for?
[Library Board]

Briefly state why you would like to be on this panel:
[I have been encouraged by a former member to fill a vacated position. I don't have any previous experience in library work, but I like to read and I would like to offer my free time to what I think is a very important community asset.]

How many hours per month could you volunteer as a panel member?
[8]

Please list any past experience you have with city government here or in other cities:
[I worked with the Department of Health and Human Services when I lived in Minneapolis from 2002-2005. I worked for the Fargo Park Board as a tennis instructor when I was MUCH younger, but that is all.]

Please describe any professional experience you have related to the responsibilities of the panel you are interested in:
[I am not sure that my professional experience relates to work with the Library Board in any way. I am a dentist and a small business owner.]

We will retain your application for three years and consider you for the board you have indicated interest in when a vacancy arises.

Kember Anderson

From: noreply@cityoffargo.com
Sent: Sunday, March 11, 2018 10:59 PM
To: Commissions Applications
Subject: New Form Submission: Getting involved in government
Attachments: M Batcheller Resume Library Board.pdf

Name:
[Mary Batcheller]
Mailing Address:
[3622 Parker Place N]
City:
[Fargo]
State:
[North Dakota]
Zip:
[58102]
Work Phone:
[701-297-7141]
Home Phone:
[701-219-9568]
E-mail:
[batcheller.mary@gmail.com]

Which boards or commissions would you like to be considered for?
[Library Board]

Briefly state why you would like to be on this panel:
[I have a passion for learning, and I love libraries and books! I view the public library as a safe, welcoming community-gathering spot for people of all ages and backgrounds to learn and broaden their horizons. I have three children and I love to bring them here to read and play. When I was in law school, I loved coming to the library to study and write papers. I want to be a part of keeping the library an important and relevant part of the community.]

How many hours per month could you volunteer as a panel member?
[approximately 5]

Please list any past experience you have with city government here or in other cities:
[For six years, I worked for the Greater Fargo Moorhead Economic Development Corporation (GFMEDC), a public-private partnership organization that worked to grow the primary sector economy in Cass and Clay Counties. In that role, I worked with leaders from the cities of Fargo, West Fargo, and Moorhead, as well as Cass County and Clay County, to develop a regional economic development strategic plan.]

Please describe any professional experience you have related to the responsibilities of the panel you are interested in:
[None]

We will retain your application for three years and consider you for the board you have indicated interest in when a vacancy arises.