

City Commission meetings are broadcast live on TV Fargo Channel 56 and online at [www.FargoND.gov/streaming](http://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](http://www.FargoND.gov/citycommission).

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, November 4, 2019).

**CONSENT AGENDA – APPROVE THE FOLLOWING:**

- 1. Receive and file an Ordinance relating to classification of Ordinance violations.
- 2. 1st reading of an Ordinance relating to recreational aquatic facilities.
- 3. 2nd reading and final adoption of an Ordinance rezoning certain parcels of land lying in Bohnsack's Second Addition; 1st reading, 11/4/19.
- 4. Moratorium on the issuance of new business licenses for Vehicles for Hire until no later than March 31, 2020 and direct the City Attorney's office to draft a proposed Moratorium Ordinance, revise the Vehicle for Hire Ordinance and Regulations for the licensing of Vehicles for Hire.
- 5. Applications for Games of Chance:
  - a. Eagles Elementary PTA for bingo on 11/5/19 to 5/29/20.
  - b. Muskies Inc. F-M Chapter for a raffle on 2/13/20.
  - c. Dakota Medical Foundation for a raffle on 11/25/19.
- 6. Resolution adopting the Cass County Multi-Hazard Mitigation Plan Final Adaption.
- 7. Change Order No. 3 in the amount of -\$30,000.00 and Final Balancing Change Order No. 4 for an increase of \$39,257.44 for Project No. FM-15-J1.
- 8. Change Order No. 1 for an increase of \$85,084.90 for Project No. TM-19-B1.
- 9. Change Order No. 1 for an increase of \$12,903.00 for Project No. UR-18-A1.
- 10. Negative Final Balancing Change Order No. 5 in the amount of -\$38,399.70 for Project No. FM-15-F2.
- 11. Negative Final Balancing Change Order No. 3 in the amount of -\$6,629.85 for Project No. SN-19-A1.
- 12. Amendment of Permanent Easement (Storm Sewer) Recorded Document #1198096 with Grayhawk Apartments, LLC.

13. Drain 27/Deer Creek Shared Use Path project to move forward to Metro COG for submittal to the NDDOT for TAP funding in the year 2022.
14. Right of Way Use Agreement with Enclave, LLC.
15. Receive and file General Fund – Budget to Actual through October 2019 (unaudited).
16. Notice of Grant Award with the ND Department of Health for preventative health and health services block grant (CFDA #93.991).
17. Agreement with Absolute Marketing Group for media materials for the Syringe Services Program.
18. Notice of Grant Award – Amendment with the ND Department of Health for family planning services (CFDA #93.217).
19. Purchase of Service Agreement with the ND Department of Human Services, Behavioral Health Division for prevention of opioid related deaths through evidence based prevention strategies.
20. Lease (Amendment) with the Downtown Community Partnership for the downtown ice rink through the 2019-2020 winter season.
21. Site Access Agreement with D&J Real Estate LLC.
22. Resolution approving Plat of Kesler First Addition.
23. Bid award for one snowplow, box and wing (RFP19171).
24. Exercising the option to piggyback on the Minnesota State Contract to purchase AMP salt brine additive from EnviroTech Services for the winter of 2019/2020 (PBC116354).
25. Sole Source Procurement with EnviroTech Services to purchase IceSlicer ice melt for the winter of 2019/2020 (SSP19136).
26. Exercising the option to piggyback on the Minnesota State Contract to purchase brine generator salt from Salt Source LLC d/b/a US Salt for the winter of 2019/2020 (PBC S-1082(5)).
27. Bills.
28. Change Order Nos. 20-25 in the amount of \$47,697.82 and modification of Change Order No. 17 to include a time extension of 8 days for Improvement District No. BN-19-A2.
29. Negative Final Balancing Change Order No. 5 in the amount of -\$30,380.75 for Improvement District No. NR-18-A1.
30. Negative Final Balancing Change Order No. 1 in the amount of -\$32,465.35 for Improvement District No. PR-19-E1.
31. Negative Final Balancing Change Order No. 2 in the amount of -\$219,745.56 for Improvement District No. PR-19-F1.

32. Update from Greg Tehven on the Grand Farm.
33. Public Hearings - 5:15 pm:
  - a. CONTINUE to 12/16/19 - Alley Vacation of the alley between Lot 12, Block 26 and a part of Lot 7 and all of Lots 8-12, Block 25, Roberts Second Addition (1001 NP Avenue North and 28 10th Street North); approval recommended by the Planning Commission on 7/2/19; continued from the 8/12/19, 8/26/19, 10/21/19 Regular Meetings.
  - b. Zoning Change from DMU, Downtown Mixed Use with a C-O, Conditional Overlay to DMU, Downtown Mixed Use and a request to repeal the C-O, Conditional Overlay on Lot 1, Block 7, Harwoods First Addition (701 University Drive North and 702 12th Street North); approval recommended by the Planning Commission on 10/1/19; continued from the 10/7/19 Regular Meeting:
    1. 1st reading of rezoning Ordinance.
  - c. CONTINUE to 12/2/19 - Plat of BLU Water Creek 5th Addition a replat of Lot 2, Block 1, BLU Water Creek 4th Addition, including a Vacation of Right of Way at the Northeast corner of the intersection of 47th Street South and 33rd Avenue South (4609 33rd Avenue South); approval recommended by the Planning Commission on 7/2/19.
  - d. Renaissance Zone Development Plan Update.
  - e. Hearing on the proposed elimination of the MATBUS LinkFM Downtown Circulator Route.
34. Applications for property tax exemptions for improvements made to buildings:
  - a. David R. and Marcie G. Camrud, 1909 Rose Creek Drive South (3 year).
  - b. Neal and Beth A. Steiner, 2613 34th Avenue South (3 year).
  - c. Christopher L. and Ashley A. Johnson, 3407 11th Street South (3 year).
  - d. Karla and Craig Flisk, 714 20th Street North (3 year).
  - e. Jeremiah and Stephanie Hoff, 3402 Evergreen Road North (5 year).
  - f. John K. and Janice L. Melland, 2307 34 1/2 Avenue South (5 year).
  - g. Brian S. and Jane M. Feickert, 1713 4th Street North (5 year).
  - h. Lisa and Kyle Ouradnik, 3513 Evergreen Road North (5 year).
  - i. Joseph E. Mettler, 1633 3rd Street North (5 year).
  - j. Paul A. and Tanya J. Light, 207 15th Avenue North (5 year).
  - k. Chad E. and Natalie J. Sparrow, 1242 1st Street North (5 year).
35. State Water Commission request for Cost Reimbursement for FM Diversion Flood Project Costs in the amount of \$3,699,516.47.
36. Appointment to the Fargo Dome Authority.
37. Construction Projects Update.
38. Recommendation for the 2020 Infrastructure Funding Policy and fee schedule.

Page 4 a. Memo from Commissioner Gehrig requesting an Ordinance be drafted that will require the dedication of the Prairie Dog funds be used for the reduction of Special Assessments certified for collection each year.

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](http://www.FargoND.gov/citycommission).

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City of Fargo Staff Report			
<b>Title:</b>	Harwood Addition	<b>Date:</b>	09/25/19
		<b>Update:</b>	10/30/19
		<b>Update:</b>	11/12/19
<b>Location:</b>	701 University Drive North and 702 12th Street North	<b>Staff Contact:</b>	Kylie Bagley
<b>Legal Description:</b>	Lot 1, Block 7, Harwood Addition		
<b>Owner(s)/Applicant:</b>	Chris Hawley Architects	<b>Engineer:</b>	N/A
<b>Entitlements Requested:</b>	<b>Zoning Change</b> (from DMU, Downtown Mixed-Use with a C-O, Conditional Overlay to DMU, Downtown Mixed-Use)		
<b>Status:</b>	City Commission Public Hearing: November 18, 2019		

Existing	Proposed
<b>Land Use:</b> Commercial and Residential	<b>Land Use:</b> Commercial and Residential
<b>Zoning:</b> DMU, Downtown Mixed-Use with a C-O, Conditional Overlay	<b>Zoning:</b> DMU, Downtown Mixed-Use
<b>Uses Allowed:</b> DMU – Downtown Mixed Use. Allows detached houses, attached houses, duplexes, multi-dwelling structures, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, offices, off-premise advertising, commercial parking, retail sales and service, vehicle repair, limited vehicle service, and major entertainment events.  With a Conditional Overlay to limit height, building setback on the northern property line and fencing along the northern property line	<b>Uses Allowed:</b> DMU – Downtown Mixed Use. Allows detached houses, attached houses, duplexes, multi-dwelling structures, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, offices, off-premise advertising, commercial parking, retail sales and service, vehicle repair, limited vehicle service, and major entertainment events.  Removal of Conditional Overlay, all DMU standards will apply.
<b>Maximum Building Coverage Allowed:</b> No maximum	<b>Maximum Building Coverage Allowed:</b> No maximum

**Proposal:**

The applicant is seeking a zoning change from DMU, Downtown Mixed-Use with a C-O, Conditional Overlay to DMU, Downtown Mixed-Use on Lot 1, Block 7, Harwood Addition. The subject properties are located at 701 University Drive North and 702 12th Street North.

The applicant is proposing to renovate the existing laundromat into a restaurant with onsite parking. Due to the constraints of the two lots the applicant is requesting to remove the existing Conditional Overlay, which was put in place in 2017 when the original applicant did not have concrete development plans for this site. Residential protection standards will still apply with the removal of the Conditional Overlay. The existing Conditional Overlay limits building height, building and parking lot setback in relation to the northern property line as well as additional fencing requirements to any proposed parking lot.

The applicant is proposing a two story restaurant with nine parking stalls on site. The applicant will be utilizing the existing vacant laundromat building and adding a new addition as well as a parking lot. With the existing residential protection waiver, the addition and the parking lot will be setback from the north property line in order to protect the existing residential uses to the north. The applicant will also provide a landscape buffer on the east half of the lot to protect the Single-Dwelling Residential property to the north of the project. The applicant has provided a site plan for the project and is currently in the process of obtaining a building permit.


**Surrounding Land Uses and Zoning Districts:**

- North: SR-3, Single-Dwelling Residential and MR-3, Multi-Dwelling Residential with single family and apartment use;
- East: Across 12<sup>th</sup> Street North, MR-3, Multi-Dwelling Residential with single family;
- West: Across University Street North, GC, General Commercial with retail use;
- South: Across 7th Avenue North, DMU, Downtown Mixed-Use with commercial use.

**Area Plans:**



The subject property is located within the Roosevelt Neighborhood Plan. The area is deemed appropriate for commercial with residential uses.

-  Commercial with Res
-  High Density Res
-  Low Density Res
-  Medium Density Res
-  Mixed Density Res
-  Park/Open Space
-  Public
-  Res with Commercial

**Schools and Parks:**

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

**Parks:** Johnson Soccer Complex (1420 11th Avenue N) is located approximately 1/4 mile northwest of the subject property and offers multipurpose field, picnic table, playground, restrooms, shelter, and soccer amenities.

**Pedestrian / Bicycle:** On road bike facilities are located along University Drive North. These facilities are a component of the metro area trail system.

**Staff Analysis:**

**Zoning**

Section 20-906. 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 zoning map error in regard to the subject property. The requested zoning change is justified by a change in conditions since the previous zoning classification was established. The applicant has a clearer picture of the type of development for the property. The DMU allows for flexibility in development but requires design standards.

**(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?**

The development will be served with city services (water, sewer, streets, police/fire protection, etc.) as well as other needed utility services as needed. The City Engineer and other applicable review agencies have reviewed this proposal. It should be noted that the Engineering Department has concerns with the existing storm water policy that provides an exemption to DMU zoned properties.  
**(Criteria Satisfied)**

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

The Planning Department is not involved in assigning "value," as in a monetary "property value" for the purpose of taxation, to individual properties; doing so is the job of the city assessor's office. Rather, "value" in this context--the context of a zone change finding---relates to whether the proposed zone change would create zoning-related problems, such as nuisances, to adjacent property, or whether the proposed zone change would affect the health, safety, and welfare of property in the vicinity.

Staff has no documentation or evidence that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. The proposed zone change is in keeping with adopted plans approved via public process. In addition, written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, staff has received one written comments regarding the proposed overlay zoning change. Staff finds that the approval 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 and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo. Staff finds that the proposal is consistent with the purposes of the LDC, the Growth Plan, and other adopted policies of the City.  
**(Criteria Satisfied)**

**Update 10/30/2019:**

At the October 1, 2019 Planning Commission the commission voted 5-2 to continue the application so the applicant could speak with neighboring business owners to address additional parking arrangements. The applicant has been in discussion with neighboring properties regarding additional parking solutions.

**Planning Commission Recommendation:**

On November 4, with a 9-0 vote, the Planning Commission accepted the findings and recommended approval to the City Commission of the proposed zoning change from DMU, Downtown Mixed-Use with a C-O, Conditional Overlay, to DMU, Downtown Mixed-Use, on the basis that it satisfactorily complies with the Go2030 Fargo Comprehensive Plan, Roosevelt Neighborhood Plan, Standards of Section 20-0906.F (1-4) and all other applicable requirements of the LDC."

**Staff Recommendation:**

Suggested Motion: "To accept the findings and recommendations of staff and hereby waive the requirement to receive the Ordinance one week prior to the first reading and place the rezoning Ordinance on for first reading and move to approve the proposed zone change from DMU, Downtown Mixed-Use with a C-O, Conditional Overlay, to DMU, Downtown Mixed-Use, on the basis that it satisfactorily complies with the Go2030 Fargo Comprehensive Plan, Roosevelt Neighborhood Plan, Standards of Section 20-0906.F (1-4) and all other applicable requirements of the LDC."

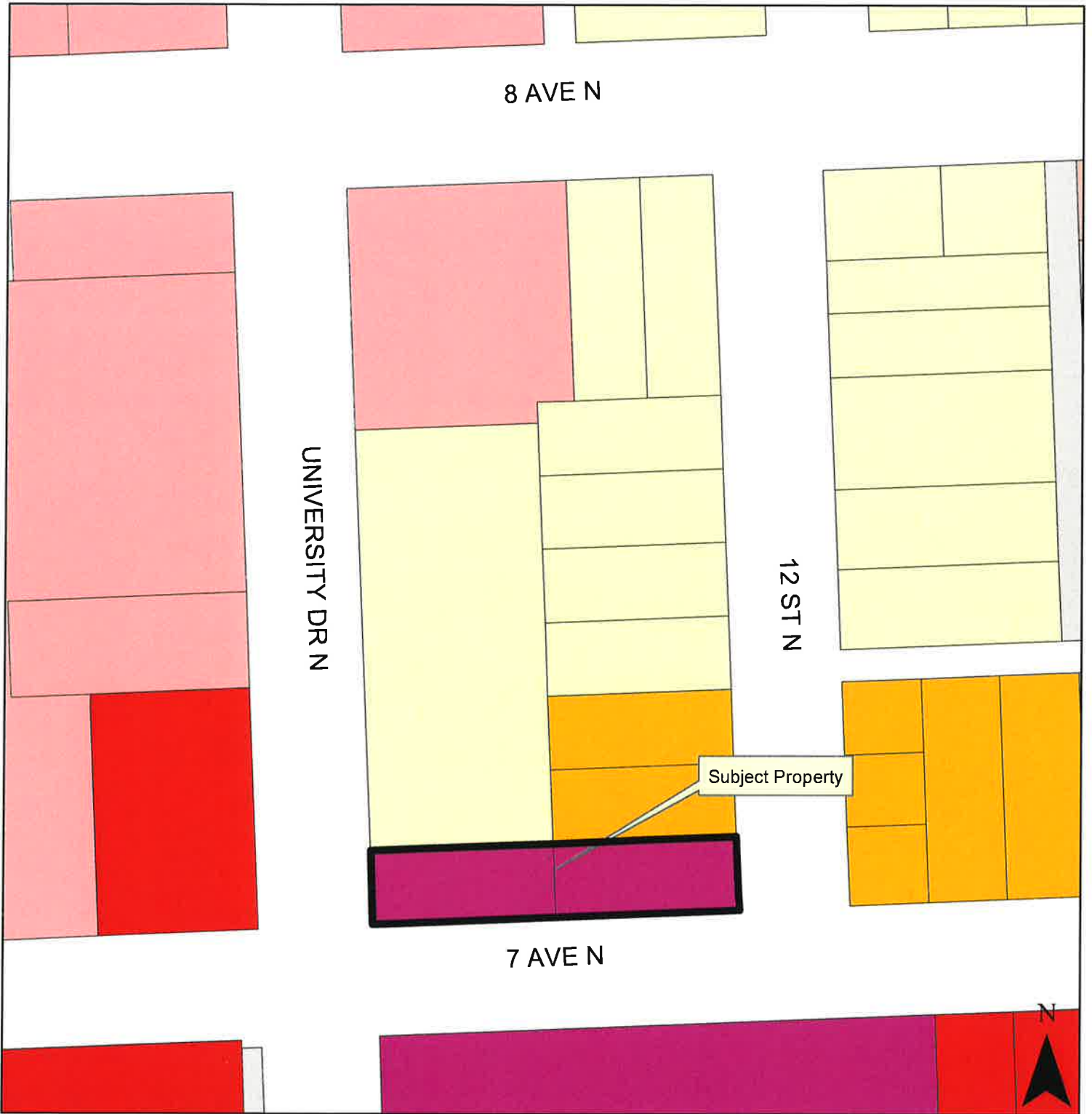
**Attachments:**

1. Zoning Map
2. Location Map
3. Existing Conditional Overlay
4. Site Plan and Renderings
5. Public Comments

# Zone Change (DMU with C-O to DMU)

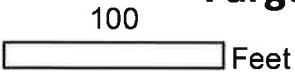
702 12th Street N  
701 University Drive N

## Harwoods Addition



Legend

AG	DMU	GO	GO	GO	LC	MV-1	MR-1	MR-2	MR-3	MHP	MNC	P/O	UMC	SR-1	SR-2	SR-3	SR-4	SR-5	City Limits
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Fargo Planning Commission  
October 1, 2019





# Zone Change (DMU with C-O to DMU)

702 12th Street N  
701 University Drive N

## Harwoods First Addition



OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

ORDINANCE NO. 5095

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND  
LYING IN HARWOOD 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 Harwood Addition, Fargo, Cass County, North Dakota; and,

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on April 4, 2017; and,

WHEREAS, the rezoning changes were approved by the City Commission on May 8, 2017,

NOW, THEREFORE,

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

Section 1. The following described property:

The West half of Lot One (1), Block Seven (7) of Harwood Addition to the City of Fargo, Cass County, North Dakota,

is hereby rezoned from "GC", General Commercial, District, to "DMU", Downtown Mixed-Use, District with a "CO", Conditional Overlay, District set forth in Section 2, below:

Section 2. The following described property:

The East half of Lot One (1), Block Seven (7) of Harwood Addition to the City of Fargo, Cass County, North Dakota,

is hereby rezoned from "MR-3", Multi-Dwelling Residential, District, to "DMU", Downtown Mixed-Use, District with a "CO", Conditional Overlay, District as follows:

1. Maximum height of 45 feet
  - a. Applies to new and existing structures

OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

ORDINANCE NO. 5095

2. Minimum internal setback on the north side of the property of 10 feet
  - a. Applies to new construction or change of use, specifically if the existing residential home is demolished and redeveloped into a parking lot.
  
3. In addition to the RPS landscape buffer, a 4 foot opaque fence shall be provided on the north property if the eastern property is to be developed.
  - a. This would protect the houses to the north from having head lights shine into their properties.

Section 3. The City Auditor is hereby directed to amend the zoning map now on file in his office so as to conform with and carry out the provisions of this ordinance.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

/s/  
\_\_\_\_\_  
Timothy J. Mahoney, Mayor

(SEAL)

Attest:

/s/  
\_\_\_\_\_  
Steven Sprague, City Auditor

First Reading: 5-8-17  
Second Reading: 5-22-17  
Final Passage: 5-22-17





September 30, 2019

Fargo Planning Commission  
Attn: John Gunkelman  
225 4<sup>th</sup> St. North  
Fargo, ND 58102

Re: Zoning Change Request by 701 Brew, LLC  
Lot 1, Block 7, Harwoods First Addition

Dear Members of the Fargo Planning Commission:

I represent SpartanNash which operates the Family Fare Supermarket located at 724 N. University Drive in Fargo, ND. SpartanNash urges the Commission to deny Public Hearing Request No. 3 which seeks a zoning change from DMU with a Conditional Overlay to DMU with no Conditional Overlay.

The zoning change request by 701 Brew LLC concerns the properties located at 701 University Drive North and 702 12<sup>th</sup> Street North ("the Restaurant"). Spartan Nash has a parking lot immediately to the west of the proposed Restaurant. That parking lot provides parking to Family Fare customers so they will be in close proximity to the grocery store. The parking lot is also regularly used by vendors and suppliers who deliver products and goods to the store.

The proposed Restaurant will not have sufficient parking for its patrons. Kylie Bagley, a planner with the Planning and Development Department for the City of Fargo, has advised that the current design of the Restaurant includes a total of nine (9) parking spots for the entire facility. The Restaurant spans several floors and proposes to include a large rooftop patio. The Restaurant is designed to host large events and a significant number of customers. It goes without saying that nine parking spots will be inadequate for the employees, vendors, and customers of this large Restaurant.

The Restaurant also does not have alternative parking options nearby. The Restaurant abuts Seventh Avenue to the south and University Drive to the west. Neither of those streets provides on-street parking. The Restaurant also has no alternative parking options to the north, as it closely abuts an apartment building. The only nearby street parking is a narrow residential street to the east, which would provide very limited parking on a very dense residential block.

The Restaurant's inadequate parking will result in the Restaurant's customers parking in Family Fare's parking lot. Family Fare has experienced this same problem with the Fargo Brewing

Attorneys & Advisors  
main 701.237.8200  
fax 701.237.8220  
fredlaw.com  
Fredrikson & Byron, P.A.  
51 Broadway, Suite 400  
Fargo, North Dakota  
58102-4991

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Company, an establishment immediately to the south of Family Fare, and which appears to share some common ownership and/or management with members of 701 Brew LLC.

Since the opening of the Fargo Brewing Company, Family Fare has had a significant increase in the number of customers who use the Family Fare parking lot to frequent the Fargo Brewing Company and/or attend the large events that Fargo Brewing Company has been hosting. Family Fare customers have been impacted by this loss of parking, as have vendors and suppliers who have been unable to make their deliveries to Family Fare because the sole loading dock at the grocery store has been blocked by customers of the Fargo Brewing Company or tour busses for events hosted by the Fargo Brewing Company.

Family Fare has attempted to address this issue by informing the Fargo Brewing Company of this problem and requesting that the issue be remedied. When those attempts failed, Family Fare took on the burden of patrolling its parking lot to ensure that its customers have adequate parking and that its vendors and suppliers are able to deliver goods. That has resulted in increased costs to Family Fare, as well as additional stress to Family Fare customers, vendors, employees, and managers.

The unauthorized use of the Family Fare parking lot has also caused discord between Family Fare and customers of the Fargo Brewing Company. Family Fare has received complaints from Fargo Brewing Company patrons resulting from Family Fare's enforcement of its parking lot. In addition, Family Fare recently discovered piles of nails at one of its entrances and piles of screws at another of its entrances. Pictures of the nails and screws discovered at Family Fare are attached as Exhibit A. Family Fare has reported this incident to law enforcement and believes this attempt to cause damage to the vehicles of Family Fare employees, vendors, and/or customers is retaliation for Family Fare's enforcement of its parking lot.

In short, Family Fare is already subject to unhappy patrons of the Fargo Brewing Company due to Fargo Brewing Company's inadequate and undesirable parking options. The proposed re-zoning of the Restaurant will only compound these problems.

It is also important to note that this property was already re-zoned a few years ago at the request of 701 Brew LLC. Prior to 2017, the Restaurant was zoned as General Commercial and Multi-Dwelling Residential-3. In 2017, 701 Brew LLC requested that the City rezone the property to Downtown Mixed-Use. At this time, the City indicated that the zoning change "had many complexities including that the existing building was currently built-out to the property lines, there were undocumented encroachment agreements and minimal parking on-site." See Exhibit B.

As part of its decision to allow the change in zoning, the City imposed the Conditional Overlay which is now at issue. That Conditional Overlay (1) restricted the building to a maximum height

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of 45 feet; (2) applied a minimum internal setback of ten feet on the north side of the property; and (3) required the installation of a four foot fence on the eastern property. The City required the Conditional Overlay “to protect the adjacent residential properties from adverse effects related to higher intensity development.” Id. As the City explained, “[i]n short, the proposed overlay would restrict the building height and provide additional requirements to the Residential Protection Standards.” Id.

Although 701 Brew LLC has already received a significant zoning change (which required the imposition of the Conditional Overlay to have the 2017 zoning change approved), 701 Brew LLC now seeks to have that Conditional Overlay removed. Approving this zoning change would allow 701 Brew LLC to build to the northern lot line, build to a maximum height of 45 feet, and remove the required fence.<sup>1</sup> Allowing such a change will allow for greater building on the already small lot and a greater number of patrons to frequent the Restaurant. The Restaurant plainly lacks adequate parking to accommodate such a change.

Please understand that SpartanNash does not lightly object to this zoning change request. My client welcomes new restaurants and businesses to the area. That said, such establishments must be prepared to address all aspects of their business. This includes providing adequate parking for the number of customers that will frequent the business. Because the Restaurant is unable to provide such parking, the Conditional Overlay should be denied.

Thank you for your consideration of SpartanNash’s position. I will be present at the Planning Commission Public Hearing on October 1, 2019 and available to answer the questions of the Commission. If you need anything in advance, please do not hesitate to contact me.

Sincerely,



Aubrey Zuger

Direct Dial: 701.237.8247

Email: azuger@fredlaw.com

AZ:ah

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<sup>1</sup> SpartanNash understands that residential protection standards would still apply, but those standards would still allow 701 Brew LLC to build to 6 feet of the northern property line. This allows for overbuilding of the small lot and eliminates adequate parking space for such a large restaurant.



**EXHIBIT A**





<b>Agenda Item #</b>	5
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<b>City of Fargo Staff Report</b>			
<b>Title:</b>	Harwood Addition	<b>Date:</b>	03/28/17
<b>Location:</b>	701 University Drive North and 702 12th Street North	<b>Staff Contact:</b>	Derrick LaPoint
<b>Legal Description:</b>	Lot 1, Block 7, Harwood Addition		
<b>Owner(s)/Applicant:</b>	701 Collective, LLC	<b>Engineer:</b>	N/A
<b>Entitlements Requested:</b>	<b>Zoning Change</b> (from GC, General Commercial and MR-3, Multi-Dwelling Residential to DMU, Downtown Mixed-Use with a C-O, Conditional Overlay)		
<b>Status:</b>	Planning Commission Public Hearing: April 4, 2017		

<b>Existing</b>	<b>Proposed</b>
<b>Land Use:</b> Duplex and Laundry/Dry Cleaner	<b>Land Use:</b> Commercial and Residential
<b>Zoning:</b> GC, General Commercial and MR-3, Multi-Dwelling Residential	<b>Zoning:</b> DMU, Downtown Mixed-Use with a C-O, Conditional Overlay
<b>Uses Allowed:</b> GC, General Commercial allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, adult entertainment centers, offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self-storage, vehicle repair, limited vehicle service, aviation, surface transportation, and major entertainment events.  MR-3, Multi-Dwelling 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.	<b>Uses Allowed:</b> DMU – Downtown Mixed Use. Allows detached houses, attached houses, duplexes, multi-dwelling structures, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, offices, off-premise advertising, commercial parking, retail sales and service, vehicle repair, limited vehicle service, and major entertainment events.
<b>Maximum Building Coverage and Density Allowed:</b> GC allows for a maximum of 85% building coverage and MR-3 allows a maximum of 24 units per acre	<b>Maximum Building Coverage Allowed:</b> No maximum

<b>Proposal:</b>
<p>The applicant is seeking a zoning change from GC, General Commercial and MR-3, Multi-Dwelling Residential to DMU, Downtown Mixed-Use with a C-O, Conditional Overlay on Lot 1, Block 7, Harwood Addition. The subject properties are located at 701 University Drive North and 702 12th Street North.</p> <p>The applicant is proposing to rehabilitate an existing vacant laundromat into a commercial space. The applicant has no immediate plans for the multi-dwelling structure on the east but has indicated that the lot could be used as additional parking for the commercial space in the future. Staff received an application from 701 Collective LLC in May, 2015 for a PUD on the subject properties. Staff had been working with the applicant to process the request which had many complexities including that the existing building was currently built-out to the property lines, there were undocumented encroachment agreements and minimal parking on-site. The applicant ultimately withdrew</p>

their request for the PUD and later submitted their request to rezone the subject location to DMU.

The proposed Conditional Overlay is intended to protect the adjacent residential properties from adverse effects related to higher intensity development. In short, the proposed overlay would restrict the building height and provide additional requirements to the Residential Protection Standards. A draft version of the conditional overlay is attached for reference.

**Surrounding Land Uses and Zoning Districts:**

- North: SR-3, Single-Dwelling Residential and MR-3, Multi-Dwelling Residential with single family and apartment use;
- East: Across 12<sup>th</sup> Street North, MR-3, Multi-Dwelling Residential with single family;
- West: Across University Street North, GC, General Commercial with retail use;
- South: Across 7th Avenue North, DMU, Downtown Mixed-Use with commercial use.

**Area Plans:**



The subject property is located within the Roosevelt Neighborhood Plan. Pursuant to the growth plan amendment, the area is deemed appropriate for commercial with residential uses.

- Commercial with Res
- High Density Res
- Low Density Res
- Medium Density Res
- Mixed Density Res
- Park/Open Space
- Public
- Res with Commercial

**Schools and Parks:**

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

**Parks:** Johnson Soccer Complex (1420 11th Avenue N) is located approximately 1/4 mile northwest of the subject property and offers multipurpose field, picnic table, playground, restrooms, shelter, and soccer amenities.

**Pedestrian / Bicycle:** On road bike facilities are located along University Avenue North. These facilities are a component of the metro area trail system.

**Staff Analysis:**

**Zoning**

Section 20-906. 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 zoning map error in regards to the subject property. The requested zoning change is justified by a change in conditions since the previous zoning classification was established. The applicant

has a clearer picture of the type of development for the property. The DMU allows for flexibility in development but requires design standards. Staff has included a C-O to restrict the structure height and added language to the required Residential Protection Standards.

**(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?**

The development will be served with city services (water, sewer, streets, police/fire protection, etc.) as well as other needed utility services as needed. The City Engineer and other applicable review agencies have reviewed this proposal. It should be noted that the Engineering Department has concerns with the existing storm water policy that provides an exemption to DMU zoned properties.

**(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 evidence that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. The proposed zone change is in keeping with adopted plans approved via public process. In addition, written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, staff has not received any verbal concerns or written comments regarding the proposed overlay zoning change. Staff finds that the approval 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 and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo. Staff finds that the proposal is consistent with the purposes of the LDC, the Growth Plan, and other adopted policies of the City.

**(Criteria Satisfied)**

**Staff Recommendation:**

Suggested Motion: "To accept the findings and recommendations of staff and recommend approval to the City Commission of the proposed zoning change from GC, General Commercial and MR-3, Multi-Dwelling Residential to DMU, Downtown Mixed-Use with a C-O, Conditional Overlay, on the basis that it satisfactorily complies with the Go2030 Fargo Comprehensive Plan, Standards of Section 20-0906.F (1-4) and all other applicable requirements of the LDC."

**Planning Commission Recommendation: April 4, 2017**

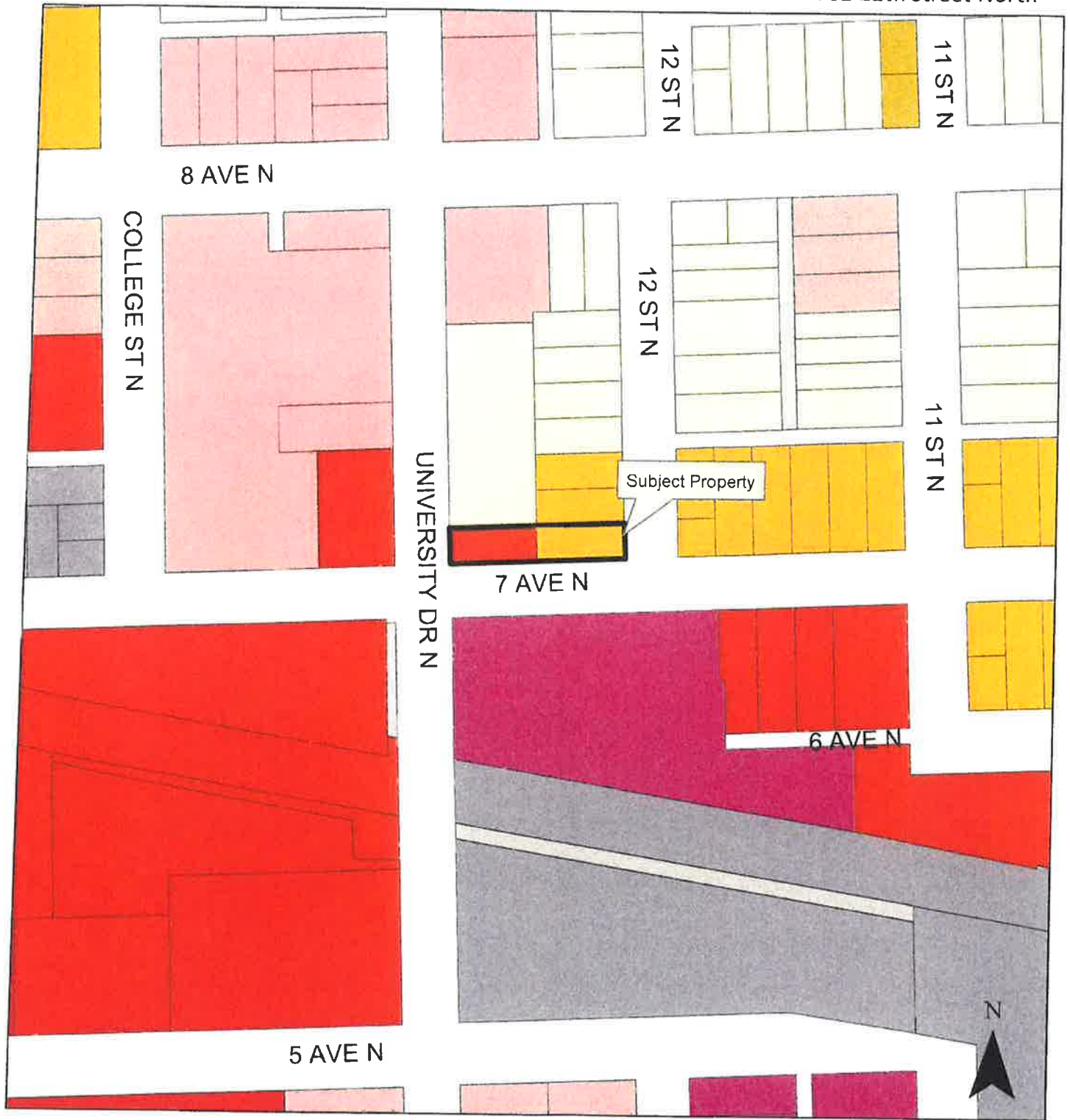
**Attachments:**

1. Zoning Map
2. Location Map
3. Draft Conditional Overlay

# Zone Change (GC and MR-3 to DMU)

## Harwood Addition

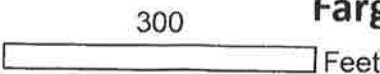
701 University Dr. N. &  
702 12th Street North



Legend

AG	GC	LC	MHP	DD	DD
DMU	GO	MR-1	NZO	DD	DD
GO	MR-2	P1	UML	DD	DD
GO	MR-3			DD	DD

City Limits

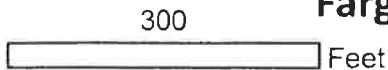


Fargo Planning Commission  
April 4, 2017

# Zone Change (GC and MR-3 to DMU)

## Harwood Addition

701 University Dr. N. &  
702 12th Street North



Fargo Planning Commission  
April 4, 2017

Section 1. The following described property:

All of Lot 1 Block 7 of the Harwood Addition to the City of Fargo, Cass County, North Dakota,

is hereby rezoned from "GC", General Commercial, District and "MR-3" Multi-Dwelling Residential, District to "DMU", Downtown Mixed-Use, District with a "CO", Conditional Overlay, District as follows:

1. Maximum height of 45 feet
  - a. Applies to new and existing structures
2. Minimum internal setback on the north side of the property of 10 feet
  - a. Applies to new construction or change of use, specifically if the existing residential home is demolished and redeveloped into a parking lot.
3. In addition to the RPS landscape buffer, a 4 foot opaque fence shall be provided if the eastern property is to be developed
  - a. This would protect the houses to the north from having head lights shine into their properties

OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

3361

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING A CERTAIN PARCEL  
2 OF LAND LYING IN HARWOOD'S FIRST ADDITION  
3 TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

4 WHEREAS, the Fargo Planning Commission and the Board of City Commissioners of the  
5 City of Fargo have held hearings pursuant to published notice to consider the rezoning of certain  
6 parcels of land lying in Harwood's First Addition to the City of Fargo, Cass County, North Dakota;  
7 and,

8 WHEREAS, the Fargo Planning Commission recommended approval of the rezoning  
9 request on October 1, 2019; and,

10 WHEREAS, the rezoning changes were approved by the City Commission on October 7,  
11 2019,

12 NOW, THEREFORE,

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

14 Section 1. The following described property:

15 Lot One (1), Block Seven (7) of Harwood's First Addition to the City of Fargo, Cass  
16 County, North Dakota;

17 is hereby rezoned from "DMU", Downtown Mixed Use with a "C-O", Conditional Overlay,  
18 District to "DMU", Downtown Mixed Use, District with the "C-O", Conditional Overlay being  
19 thereby repealed in its entirety;

20 Section 2. The City Auditor is hereby directed to amend the zoning map now on file in his  
21 office so as to conform with and carry out the provisions of this ordinance.  
22  
23



OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

ORDINANCE NO. \_\_\_\_\_

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Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

(SEAL)

Attest:

\_\_\_\_\_  
Timothy J. Mahoney, M.D., Mayor

\_\_\_\_\_  
Steven Sprague, City Auditor

First Reading:  
Second Reading:  
Final Passage:

33d

**MEMORANDUM**

**TO:** CITY COMMISSION  
**FROM:** NICOLE CRUTCHFIELD, PLANNING DIRECTOR *nc*  
**DATE:** NOVEMBER 13, 2019  
**RE:** RENAISSANCE ZONE DEVELOPMENT PLAN UPDATE

---

The Renaissance Zone Authority (RZA) and Planning Department staff is completing the final stages of the Renaissance Zone (RZ) Development Plan update. The first Renaissance Zone Development Plan was approved in 1999 for a 15-year period, with updates required every 5 years. The plan update will provide the development framework of the Renaissance Zone for the next five years, through 2024.

The 2019 plan update continues the vision to focus on renewal, investment and redevelopment, while aligning with the principles of the 2012 Go2030 Comprehensive plan and 2018 Downtown InFocus plan, while simplifying and removing redundancies. Main changes within the plan are the updated Boundary and updated Goals to align with Downtown InFocus and Go2030.

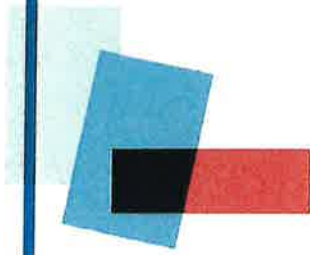
Below are recent and anticipated actions on the plan:

- October 23 – Renaissance Zone Authority approval of the plan and recommendation to forward to City Commission
- November 4 – Cass County Commission approval of the plan and letter of support
- November 15 – Present plan to School Board’s Planning Committee, seeking letter of support
- November 18 – Action on Plan by City Commission
- December 2019 – MOU signed by City and state

The Planning Department respectfully requests action be taken on the plan on November 18, however, if the Commission has comments for incorporation into the final plan, please do not hesitate to bring that forward or provide those to the Planning Department.

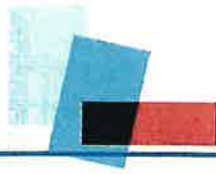
**Suggested Motion:**

To approve the Fargo Renaissance Zone Development Plan update.



# Fargo Renaissance Zone Development Plan

2019 UPDATE



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## Showcase Projects

### **ROBERTS COMMONS AND DILLARD BUILDING (625 2nd Avenue North, 217 Roberts Street North and 624 2nd Avenue North):**

The newly finished Roberts Commons sits upon the site of the Columbia Hotel that was built in 1888. The Columbia Hotel was a four-story brick structure featuring 100 electric lighted rooms. The Fargo fire of 1893 burned down the building and after the fire it was replaced by the Fargo Carnegie Library which was constructed in 1903. The building sits upon the location of a three-story structure built in 1892. The building first was utilized by the Masonic Temple and the Order of Elks before being converted into apartments with retail space on the ground floor. The Carnegie Library and various buildings around it were razed in the 1970s to build surface parking lots. In 2015, following a request for proposals that was issued by the City, a project consisting of two (2) mixed-use buildings and a parking garage was selected for construction on these properties. The initial phase involved the construction of a city owned structured parking facility with upwards of 450 spaces. The second phase included the construction of 74 residential units with nine (9) ground level retail spaces wrapped around the parking garage.



**LORETTA BUILDING (210 Broadway Street North):** The Loretta building was constructed in two phases with the south portion of the building constructed in 1909 and the remaining portion being completed in 1912. The building was originally constructed as a three-story commercial building and over the years has accommodated several businesses that included a furniture store, cattle company and more recently a mixture of restaurants and boutique retail. The building was renovated in 2008 and this project added a fourth floor to the building. This RZ project included both rehabilitation and new construction and encompassed a total of 36,334 square feet. The investment included mechanical and electrical infrastructure, façade renovation, windows, roofing and altogether the project was estimated at \$2,672,995. At the time of the RZ project, the building value was approximately \$600,000. In 2018, the assessed building value was approximately \$4.3 million.



**RUBY RULES (321 4th Street North):** This building was constructed in 1961 as part of the North Dakota Urban Renewal 1 Subdivision. The building is a one-story commercial office building that occupies 5,781 square feet. In 2018 this building was renovated to accommodate a dental office and a yoga studio. The property was valued at \$485,000 in 2018 and approximately \$670,000 was invested in the renovation. This project is representative of one of the several smaller-scale RZ projects that over the 20-year history of the RZ program in Fargo has contributed to the overall improvement of the downtown core.



## Introduction

### Renaissance Zone Authority Members

Deb Mathern, Chair

Steve Swiontek

Dr. Dean Bresciani

Tony Grindberg, City of Fargo Commissioner

Bruce Furness

Dave Piepkorn, City of Fargo Commissioner and Deputy Mayor

Cari Luchau

Chad Peterson, Cass County Commissioner

### Renaissance Zone Development Plan Overview

As specifically set forth in N.D.C.C. 40-63-01(2)(a-e) Renaissance Zone "Development Plans" are intended to establish the following:

1. A map depicting the geographic boundary of the RZ;
2. Block by block analysis of structures and target areas;
3. An outline of applicable goals and objectives;
4. A description of the types of projects desired for each target area;
5. To establish promotion and management strategies to maximize investment.

The subsequent sections of the Plan are intended to address the minimum RZ Plan requirements as set forth above.

### Downtown Fargo and Renaissance Zone Summary

In 1999 the Renaissance Zone Program was approved by the North Dakota Legislature and signed by the Governor. This program established the framework for certain tax incentives with the goal of enhancing economic growth and investment opportunities in downtown business districts throughout municipalities in North Dakota. The City of Fargo adopted the initial Renaissance Zone Development Plan in 1999 which covered a 15-year period; and in 2015 an updated plan was adopted pursuant to statutory requirements which effectively extended the duration of the Renaissance Zone through 2019. Consistent with N.D.C.C. 40-63-01(2) and N.D.C.C. 40-63-03 the 2020 Renaissance Zone Development Plan (RZDP) has been prepared and submitted as one of the components required to extend the duration of the program by five years.

Downtown revitalization has been a priority for the City of Fargo since the 1950s. The City has taken a more pro-active position on the economic importance of the downtown area over the last few decades. Subsequently, there have been several master planning documents created over the last two decades which have helped to formulate and implement a vision for downtown Fargo. These documents include:

*1989 Red River Visions Study*

*2003 Riverfront Development Master Plan*

*1996 Downtown Area Plan*

*2007 Downtown Framework Plan*

*2001 Downtown Framework Plan*

*2018 Downtown InFocus Plan*

### Legislative Outline of the Renaissance Zone Program

The initial City of Fargo RZ Plan was approved in December of 1999 and an update was completed in 2003 in response to legislative changes in 2001 and 2003. Additional legislative changes were made in 2005, 2007, 2009, 2013, 2015, 2017 and the program has continued to evolve. There were no changes to the Renaissance Zone law during the 2019 legislative session.

Outlined below is a brief summary of the legislative changes:

Year	Session	Bill	Summary
1999	56	HB 1492	Original Enabling Legislation
2001	57	SB 2033	The definition of 'rehabilitation' was changed to include residential projects.
		SB 2033	A provision was added to allow a one-time adjustment to zone boundaries after 5 years.
		SB 2033	The amount of the Historic Preservation tax credit was reduced from 50% of the project cost to 25% of the project costs with a capped limit of \$250,000.
		SB 2033	The RZF provisions were changed to allow investments in Renaissance Zones (not limited to RZ projects) and funds could be invested in zone projects throughout the State.
2003	58	HB 1447	The initial legislation authorized a 20 block RZ boundary. This provision allowed an additional block for every 5,000 in population to a maximum size of 35 blocks.
		HB 1457	Adjustments to the zone boundaries may be made more often than the 'five-year, one-time' adjustment that was authorized in the 2001 legislation.
		SB 2259	In addition to investing in zone projects, a RZF may invest in projects in designated zone cities.
		SB 2259	Authorized an additional 2.5 million in tax credits for RZF investments.
2005	59		NO CHANGES
2007	60	HB 1225	The base RZ boundary was increased to 23 blocks.
		HB 1225	A provision was included to allow an exception to the "continuous and contiguous" boundary requirement. Each RZ may designate a 'satellite area' which cannot exceed 3 blocks or ½-mile from the primary boundary.
2009	61	HB 1428	If a block is completed a city may remove the subject block and designate a replacement block.
		HB 1428	The total amount of RZF tax credits was increased by \$2.5M to an aggregate not to exceed \$7.5M.
		SB 2060	The ½-mile requirement for a non-contiguous block (satellite block) was removed.
		SB 2060	Public utilities were added as eligible RZ projects.
2011			NO CHANGES
2013	63	HB 1166	Effective August 1, 2013 a \$500K annual cap was placed on the maximum amount of eligible income that can be exempted by a taxpayer.
			Provided clarification on the expansion of a previously approved zone project.
2015			Increased the maximum allowable size of a Renaissance Zone.
			The maximum amount of tax credits allowed to all taxpayers in all tax years for investments made in renaissance fund organizations was increased from \$8.5 million to \$10.5 million.
2017		HB 1354	If requested by the chairman of North Dakota's Legislative Management or a standing committee of the North Dakota Legislature, the Tax Commissioner must disclose the amount of any tax deduction or tax credit earned or claimed by a taxpayer.
		SB 2283	Certain state and local tax incentives may not be granted to, or claimed, by a taxpayer unless the taxpayer has satisfied all state and local tax obligations and tax liens of record for taxes owed to North Dakota or a political subdivision. In certain cases, a taxpayer may have to obtain a state or local tax clearance record.
2019			NO CHANGES

# Renaissance Zone

## Boundary Overview

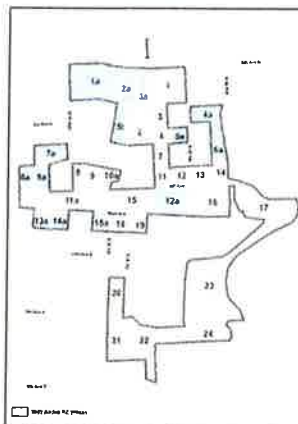
Since the RZ boundary's original configuration in 1999 the boundary has been modified eight (8) times with the most recent change occurring in 2019 to accommodate potential investments. The following maps depict the history of RZ boundary changes in Fargo including the most recent boundary which is referenced as the "Renaissance Zone Boundary" on page 5.

**1999 Renaissance Zone Boundary**



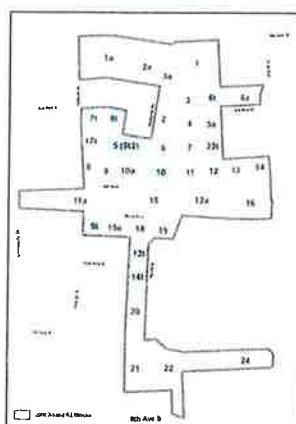
Block 3, 4, 5, 10, 13, 15, 22 and 23 accounted for six 1/2 blocks per 1999 Renaissance Plan  
Total RZ Blocks: 23/26

**2003 Renaissance Zone Boundary**



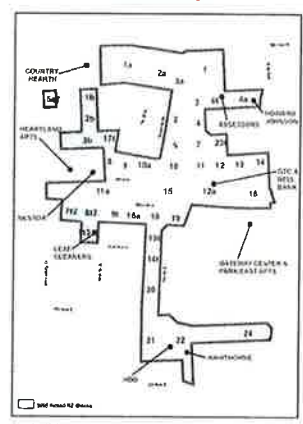
Block 3, 4, 12a, 13, 15, 22 and 23 accounted for six 1/2 blocks  
Total RZ Blocks: 23/26

**2006 Renaissance Zone Boundary**



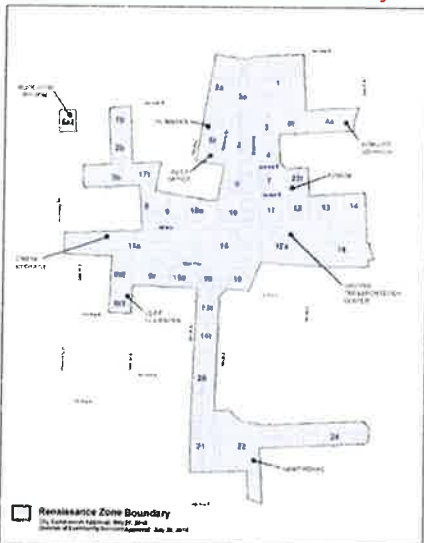
Block 3, 4, 5, 10, 12a, 13, 15 and 22 accounted for six 1/2 blocks  
Total RZ Blocks: 24/26

**2009 Renaissance Zone Boundary**



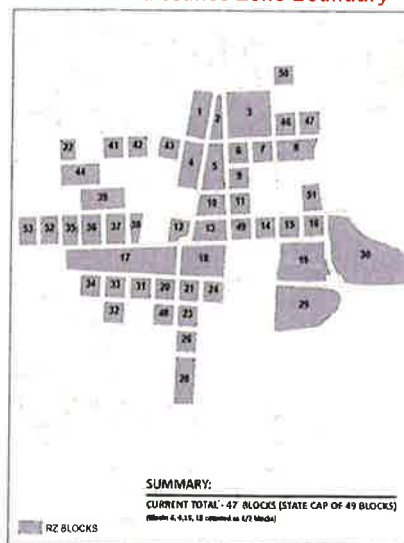
Block 3, 4, 10, 12a, 13, 15 and 22 accounted for six 1/2 blocks  
Total RZ Blocks: 24/26

**2014 Renaissance Zone Boundary**

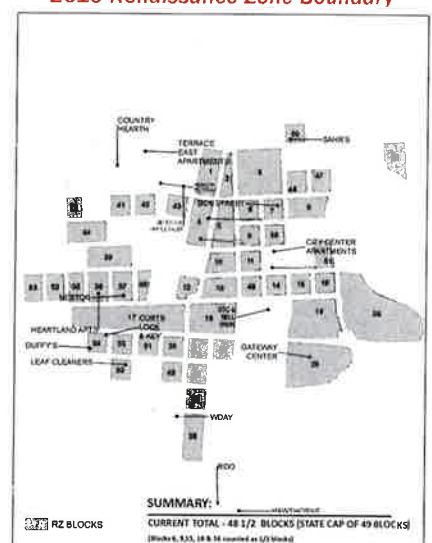


Block 3, 4, 10, 12a, 13, 15 and 22 accounted for six 1/2 blocks  
Total RZ Blocks: 24/26

**2017 Renaissance Zone Boundary**



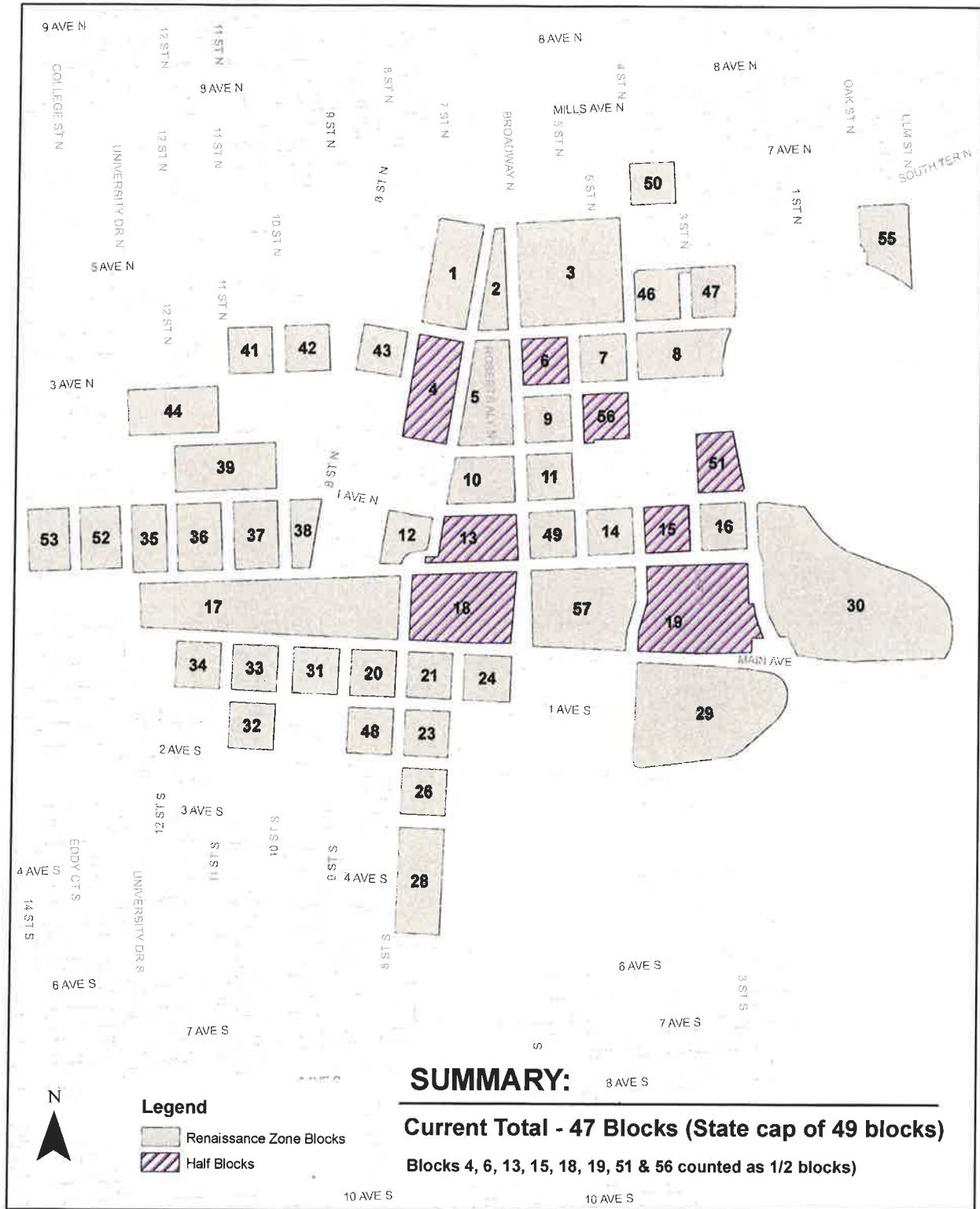
**2019 Renaissance Zone Boundary**





# Fargo Renaissance Zone Development Plan

## Renaissance Zone Boundary



**2019 Boundary Changes**

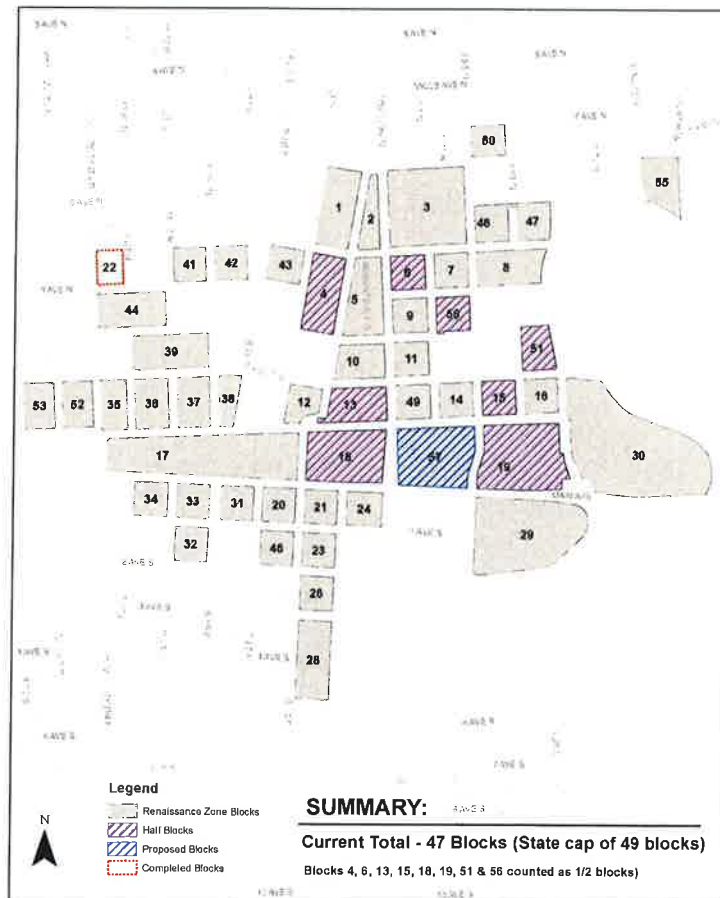
After extensive block by block analysis, there are a few changes to the boundary, which include removal completed Block 22, addition of Block 57, and re-evaluation of half blocks.

The City has determined that Block 22 has been completed. The owner of the property applied for a Renaissance Zone Rehabilitation and New Construction Project in 2015 and the project was completed in 2017. The project received final approval from the Division of Community Services on July 31, 2017 with a five year exemption period of June 2017 through May 2022.

During the analysis phase the City also determined that the proposed Block 57 be added back into the Renaissance Zone Boundary as part of the 2019 Renaissance Zone Development Plan Update. The proposed Block 57 encompasses the area between Main Avenue, Northern Pacific Avenue, Broadway North and 4th Street North. Over half of the proposed block is currently underutilized as surface parking lots. The recent reconstruction of Main Avenue and the goals of the Downtown InFocus Plan encourage slower driving speeds, which make crossing and walking along Main Avenue safer and more comfortable, and ultimately position the surface parking lots for redevelopment creating a true gateway to Downtown Fargo.

The City has identified eight blocks that are eligible for half block status since the blocks contain government owned buildings. Previously Block 9 was included as a half block, with this analysis it was determined that this block was no longer eligible for half block status. See Appendix A for a detailed list of property owners within each block.

*Changes to the Renaissance Zone Boundary*



## Program Data

Since inception of the program in 1999 the City of Fargo has approved a total of 242 RZ projects which includes new construction, rehabilitation, tenant leases and residential purchases (condominiums).

**Project Type:** As shown in the exhibit (right), a large percentage of the RZ projects completed to-date have been rehabilitation projects versus new construction. Not including tenant lease and residential purchase projects, new construction and rehab represents a total of 81 projects. In the future, especially given the degree of priority and importance the City has placed on infill development within the City’s GO2030 Comprehensive Plan and the Downtown InFocus Plan; new construction type “infill” projects should start to become more attractive and promote development opportunities.

**RZ Tax Benefits:** Eighty-one projects (new construction + rehab) have facilitated significant investment and have contributed to an approximate two-and-a-half times increase in the assessed value of properties in the downtown core. The assessed value in 1999 was approximately \$197,375,000 and today, the boundary’s assessed value is approximately \$546,331,600.

Project Type	Total Completed RZ Projects
New Construction	11
Purchase with Improvements	5
Residential Purchase	87
Commercial/ Mixed-Use Rehabilitation	70
[Tenant] Lease	69
<b>Total</b>	<b>242</b>



The Renaissance Zone Program has been supportive of mixed use development, as is shown in this example along 2nd Avenue North.



## Vision and Goals

### Renaissance Zone Plan Vision

As set forth in N.D.C.C. 40-63-01(2) the Renaissance Zone Development Plan is required to establish a series of goals and objectives under which the RZ Plan shall be administrated and under which RZ applications shall be reviewed. As part of this plan update process, the City has specifically re-structured the vision and goals to more accurately represent a consolidation of goals and policy objectives from critical master planning documents; including the GO2030 Comprehensive Plan and the Downtown InFocus Plan.

### GO2030 Fargo Comprehensive Plan

In 2012 the City completed a new Comprehensive Plan and as part of this effort the community prioritized 40 different “key initiatives”. The promotion of *infill development* was ranked as the second most important initiative by the community behind *permanent flood protection*. As such, there are a number of critical objectives and guiding principles established within the GO2030 Comprehensive Plan that should align, support and ultimately be used as another tool to further implement the RZ goals and objectives. These objectives and guiding principles are specifically set forth within the GO2030 Plan to support quality infill development that will increase density in the core area and adjacent downtown fringe neighborhoods. Furthermore, these principles are intended to promote a diverse, durable and attractive housing mix for all income levels. For additional information on the GO2030 Comprehensive Plan, visit the City of Fargo website.

### Downtown InFocus Plan

In 2018 the City completed a comprehensive, action-oriented plan to guide development and both public/private investment in the downtown core. The plan specifically recognizes that the downtown area is fundamentally different than other areas of the City in terms of infrastructure, density and investment/growth opportunities. In this regard, there are a number of critical goals and policy objectives set forth within the Downtown InFocus Plan that should be utilized as another tool to further implement the RZ goals. For additional information on the Downtown InFocus Plan, visit the City of Fargo website.

**Vision:** The RZ Plan vision, as defined by the Renaissance Zone Authority, is as follows:

“Downtown Fargo’s Renaissance Zone is an economically vital, culturally rich mixed-use district where there are well-designed public and private spaces for residents, visitors, employees, and employers and where an appreciation for the district’s historic character and natural amenities is paramount.”

**Economic Vitality:** Provide an environment that will strengthen existing businesses and that will attract new commercial enterprises (specifically talent-dependent businesses) to continue job growth in the downtown area in an effort to build a sound and sustainable economic base.

**Housing Stock Diversity:** Encourage the continued development and investment in a diversity of downtown housing stock options that supports a mixture of income levels with the overall goal to increase the downtown population base. Promote the development of quality housing that embodies strong urban design principles to further improve

the sense of community, connectivity and attractiveness of the downtown neighborhood as a place to live, work and play.

**Vibrant City Center:** Make downtown Fargo a desirable destination by creating a physical environment that is aesthetically pleasing and sensitive to the historic significance of the area, while also encouraging programs, activities and investments that will draw visitors, including families and residents downtown. Vibrancy shall be viewed as conterminous with high density and activity generating uses as well as maximum use of a property and strong urban design principles for all projects.

### Renaissance Zone Plan Goals

Consistent with previous downtown master plans as well as the most current City master planning documents (the G02030 Comprehensive Plan and the Downtown InFocus Plan), the 2020 RZ Plan continues to focus on **renewal**, **investment**, and **redevelopment**. The goals outlined below are the items that the Renaissance Zone Authority envisions are necessary in order to produce a downtown environment that is consistent with the tenets of the *vision* statement and City master plans. Further, the goals shall be utilized as an element of the criteria that submitted RZ applications are reviewed against for compliance.

1. **Grow as a Neighborhood:** Invest in housing to increase the population living Downtown and maintain Downtown's diversity.
2. **Prosper as a Business Center:** Increase the number and types of jobs Downtown.
3. **Thrive as a Destination:** Create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop of the community's social life.
4. **Be a model for Inclusive Growth and Development:** Protect Downtown's diversity and evolve as a model for equitable growth and development.
5. **Complete our Streets:** Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.
6. **Park Smart:** Manage parking resources to meet the needs of drivers, while also making room for new development and activity.
7. **Play with purpose:** Develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater).

### Renaissance Zone Block Development Objectives

#### *Economic Development*

- **High Priority Land Uses:** Redevelopment or rehabilitation projects.
  - Primary Sector Business, Industry and Talent-dependent Enterprises;
  - Active Commercial, Specialty Retail and/or Destination Commercial;
  - Mixed-Use Development (combination of housing, commercial and/or retail uses in a horizontal or vertical manner).
- **Targeted Areas:** Redevelopment or rehabilitation projects in targeted areas.
  - Parcels or properties that have been vacant or underutilized for an extended period of time.
  - Projects that increase the productivity of underutilized parcels such as surface parking lots, vacant land and parcels with low building-to-land values ratios.
  - Properties specifically targeted for clearance (see "Block Data Spreadsheet" on page 35).
- **Investment:** Amount of capital investment in a project (see minimum investment thresholds for additional information).

#### *Urban Design—Redevelopment or rehabilitation projects:*

- **Street Activation:** Projects shall embody strong urban design principles including, but not limited to, building massing and form, pedestrian access, enhanced streetscape, building orientation, improve the customer experience and design longevity.
- **Historic Preservation:** For structures with architectural or historical significance, regardless of whether the structure is within a historic district or has been specifically identified as a contributing structure; the review process shall consider the project in terms of whether it will appropriately preserve, rehabilitate and/or renovate the structure.

## Program Specifics

### Review Criteria

The following criteria shall be used to review RZ applications.

- **Rehabilitation Projects** (inclusive of residential, commercial or mixed-use)
  - Is the use consistent with the RZ Plan (vision and goals)?
  - Will exterior rehabilitation or the proposed improvements be sufficient to eliminate any and all deteriorated conditions that are visible on the exterior of the building? Does the project scope address the interior and exterior of the building in a comprehensive manner?
  - Does the investment comply with the minimum State standard that requires an investment of no less than 50% of the current and true valuation of the building?
  - Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan? [note that for mixed-use projects the total square footage should be dissected into commercial and residential totals for comparison to minimum investment thresholds]
  - The rehabilitation project or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan?
  - The investment is located in a “Targeted Area” as defined by this RZ Plan? Consideration shall be given to whether this property has been vacant or underutilized for a period of time and/or whether the property is specifically targeted for clearance.
  - The rehabilitation project is representative of strong urban design principles as defined by this RZ Plan?
  - Consideration and analysis as to the total actual investment in the project?
  - Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?
  - Will the project facilitate the preservation of any remaining historic integrity, if appropriate?
- **New Construction Projects** (inclusive of residential, commercial or mixed-use)
  - Is the use consistent with the RZ Plan (vision and goals)?
  - Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan? [note that for mixed-use projects the total square footage should be dissected into commercial and residential totals for comparison to minimum investment thresholds]
  - The new construction or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan?
  - The investment is located in a “Targeted Area” as defined by this RZ Plan? Consideration shall be given to whether this property has been vacant or underutilized for a period of time and/or whether the property is specifically targeted for clearance (see spreadsheet).
  - The project is representative of strong urban design principles as defined by this RZ Plan?
  - Consideration and analysis as to the total actual investment in the project?
  - Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?
  - Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?

■ **Residential Purchase** (condominiums, etc.)

- Is the applicant able to provide verification that the project location will be their primary, “legal” residence (as required by statute)?
- For condominiums, is the unit within a building that has been approved as a zone project?
- Has any of the applicable square footage (whether in part or whole) been included as part of another zone project and received RZ tax exemptions?

■ **Lease** (tenant lease)

- For lease projects, is the unit or applicable square footage within a building that has been approved as a zone project?
- Is the tenant re-locating within the boundary of the downtown core or is the tenant re-locating from another North Dakota community?

### Minimum Investment Thresholds

**Minimum Investment Thresholds:** To qualify for consideration as a Renaissance Zone project, a proposal must meet the minimum criteria below. To note, in the Fargo Renaissance Zone, a transfer of property ownership does not automatically qualify a transaction as an approved RZ project.

**Intent:** As part of an approved RZ project, the thresholds encourage and ensure significant levels of investment are made; consistent with the vision and goals as set forth in this RZ Plan. The thresholds include both the minimum statutory requirements as well as the minimum local requirements.

**Approvals:** All applications seeking RZ benefits must secure both local and state approvals prior to any construction and/or acquisition. Applicants should note that any construction costs prior to receipt of “Project Approval” from the North Dakota Division of Community Services will not be considered or eligible for inclusion into the total project cost. Thereby, these costs will not count towards meeting the applicable minimum investment thresholds set forth below.

**Financial/ Cost Breakdown:** The financial summary shall be submitted concurrent with the RZ application and shall be in sufficient detail to document costs and the anticipated total capital investment. To note, this financial breakdown will be utilized by the City to determine compliance with the RZ approval following project completion and prior to the city submitting for issuance of “Final Approval” by the North Dakota Division of Community Services.

**Capital Cost Definition:** This RZ Plan identifies capital costs as the cost incurred for the repair, replacement or renovation of a building’s exterior, roof, structural systems, electrical/plumbing, heating/ventilation/air conditioning systems, windows, exterior doors, elevator improvements and accessibility improvements. Any other costs that do not meet the definition above shall be approved by the Renaissance Zone Authority concurrent with the project approval process if the costs are to be included in determining the total RZ investment.

**Square Footage Calculations/ Applicability:** For the purposes of calculating ‘per square foot’ values, the investment number shall be the total square footage of the entire building, excluding the basement.

**Thresholds:**

■ **Rehabilitation Projects** (inclusive of residential, commercial or mixed-use)

- Commercial: The application must provide verification through cost estimates that the rehabilitation project will facilitate an investment that totals no less than 50 percent of the true and full valuation of the building. Additionally, the application must provide verification that the investment will total at least \$40.00 in capital improvements per square foot (with differentiation between uses in a mixed-use scenario).

- Residential: The application must provide verification through cost estimates that the rehabilitation project will facilitate an investment that total no less than 20 percent of the true and full valuation of the building. Additionally, the application must provide verification that the investment will total at least \$25.00 in capital improvements per square foot (with differentiation between uses in a mixed-use scenario).
- **New Construction** (inclusive of residential, commercial or mixed-use)
  - All Types: Investments must equal \$100.00 per square foot.

**Renaissance Zone Authority—Square Footage Waivers:** The Renaissance Zone Authority and City Commission retain the right to waive the local minimum investment threshold requirements for projects with special circumstances or factors.

### **Individual Project Selection and Review Process**

**Application Process:** The Fargo Planning and Development Department supports the Renaissance Zone Authority and its corresponding processes for reviewing applications. Prior to submittal, applicants should contact the Planning and Development Department. The applicant is responsible for coordinating their application process.

**Incentive Packages:** In certain situations, the owner may consider putting together a package of RZ incentives with non-RZ incentives. The non-RZ incentives may include options such as the Payment in Lieu Program (PILOT), Tax Increment Financing (TIF), Historic Tax Credits, or Opportunity Funds. The oversight of the RZ program is completely independent of the other tax incentive programs and the owner is responsible for coordinating any overlapping programs.

**Other Commissions/ Approval Processes:** Depending on the circumstances of each project, the applicant may be required to secure approvals through other commissions or boards such as: Historic Preservation Commission, Planning Commission, Parking Commission or the City's Tax Exempt Review Committee. An approved Renaissance Zone project does not override, supersede or invalidate any approvals from other boards or commissions that may have review authority over elements not set forth within this RZ Plan. The owner is responsible for coordinating their entitlement schedule and application processes.



## Management of Renaissance Zone

The Renaissance Zone Authority is assigned with three (3) primary responsibilities:

1. Economic Development;
2. Promote the Renaissance Zone;
3. Administration of the RZ incentives.

The Fargo City Commission appoints the Renaissance Zone Authority to oversee implementation of the RZ Plan and to ensure projects comply with applicable goals and objectives. All RZ decisions that have budgetary implications are reviewed and approved by the City Commission.

## Community Support

**Public Hearing:** As required under North Dakota RZ Program Guidelines, the City is required to conduct at least one (1) public hearing on the updated RZ Plan. The City of Fargo held a duly noticed public hearing on \_\_\_\_\_, 2019.

**Letters of Support:** Attached are the required letters of support from the Fargo Public School District and Cass County.

Fargo Renaissance Zone Development Plan

Appendix A

Parcel Data Spreadsheet

Block	Property Address	Owner	Year Built	Description	Building Condition*
1	408 ROBERTS ST N	JPO RENTALS LLP	2012	Apartment	
1	418 ROBERTS ST N	BELL BANK		Parking Ramp/Lot	
1	428 ROBERTS ST N	SWANICK INVESTMENTS LLC		Parking Ramp/Lot	3
1	435 7 ST N	BURLINGTON NORTHERN SANTA FE		Vacant Land	
1	502 ROBERTS ST N	BNSF		Vacant Land	5
1	503 7 ST N	503 7 ST N LLC	1920	Office	5
1	506 ROBERTS ST N	506 ROBERTS ST N LLC	1913	Apartment	
1	662 5 AVE N	ST MARYS CATHEDRAL OF FARGO		Parking Ramp/Lot	
1	669 4 AVE N	FORUM PUBLISHING CO	1941	Warehouse & Office	3
1	669 4 AVE N	FORUM PUBLISHING CO	1971	Warehouse	
2	400 BROADWAY N	400 BUILDING FARGO LLC	1914	Warehouse	
2	406 BROADWAY N	400 BUILDING FARGO LLC	1914	Apartment	3
2	412 BROADWAY N	DFI AM LLC	1920	Restaurant-Family	5
2	420 BROADWAY N	DFI AM LLC	1900	Retail & Apartments	
2	422 BROADWAY N	DANZ BROTHERS PTSHOP	1929	Retail & Apartments	2
2	426 BROADWAY N	JAMES INVESTMENTS COMPANY	1895	Retail & Apartments	3
2	430 BROADWAY N	SWANICK INVESTMENT LLC		Parking Ramp/Lot	
2	500 BROADWAY N	BURLINGTON NORTHERN SANTA FE		Utility	
2	502 BROADWAY N	BURLINGTON NORTHERN SANTA FE		Utility	
2	506 BROADWAY N	NORTH 500 BLOCK LLC	1914	Parking Ramp/Lot	
2	508 BROADWAY N	NORTH 500 BLOCK LLC	1914	Retail & Apartments	3
2	516 BROADWAY N	USSATIS, JEROME C & JEAN C	1926	Retail	4
2	522 BROADWAY N	NORTH 500 BLOCK LLC	1926	Retail & Apartments	
3	400 ELM ST N	BURLINGTON NORTHERN SANTA FE		Retail & Apartments	
3	401 BROADWAY N	DFI MERCANTILE LLC	1967	Utility	3
3	402 6 AVE N	JMS PROPERTIES LLC	1926	Retail	3
3	406 4 ST N	AMERICAN FEDERAL BANK		Retail	3
3	410 5 ST N	DFI MERCANTILE LLC		Parking Ramp/Lot	3
3	412 5 ST N	DFI MERCANTILE LLC		Parking Ramp/Lot	3
3	413 BROADWAY N	5TH FLOOR APARTMENTS LLC	1910	Apartment	3
3	417 5 ST N	DVAW LLC	1972	Warehouse & Office	
3	420 5 AVE N	BURLINGTON NORTHERN RAILROAD		Utility	3
3	425 BROADWAY N	SMITH, THOMAS K & KARI D	1907	Retail	
3	502 4 ST N	BURLINGTON NORTHERN RAILROAD		Utility	5
3	502 5 ST N	STERLING DEV GROUP TWO LLC		Parking Ramp/Lot	3

\* BUILDING CONDITION:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average 5 - New/Excellent

Fargo Renaissance Zone Development Plan

Block	Property Address	Owner	Year Built	Description	Building Condition*
3	505 5 ST N	MBA INVESTMENTS		Vacant Land	5
3	505 BROADWAY N UNIT 300	PRESTON, RICHARD S & ARLETTE F	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 301	HAMILTON ENTERPRISES CENTRAL LLC	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 302	NICHOLAS, EUGENE & CONNIE	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 303	GADBERRY, WAYNE H & CHERIE S	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 304	FALKNER, MICHAEL & LAUREN	1914	Single Family - Loft	4
3	505 BROADWAY N UNIT 305	JON L WANZEL REVOCABLE TRUST	1914	Single Family - Loft	3
3	505 BROADWAY N UNIT 306	SCHLOSSMAN, CAROL J	1914	Single Family - Loft	
3	505 BROADWAY N UNIT 307	SCHLOSSMAN, BRADLEY & CAROL J	1914	Single Family - Loft	2
3	505 BROADWAY N UNIT 308	SEVERTSEN, KAREN	1914	Single Family - Loft	4
3	505 BROADWAY N UNIT 309	WILSON, RHONDA L & WILLIAM	1914	Single Family - Loft	3
3	505 BROADWAY N UNIT C1	STERLING DEVELOPMENT GROUP TWO LLC	2008	Retail & Offices	
3	508 4 ST N	MBA INVESTMENTS	1922	Single Family	3
3	510 4 ST N	BEGG, EDMOND	1899	Duplex	3
3	510 5 ST N	CITY OF FARGO	1956	City Of Fargo	
3	510 6 AVE N	BROADWAY PLAZA LLP	1986	Office	
3	511 5 ST N	ALTENBURG, BERNARD & LOIS WERS	1895	Other	3
3	515 5 ST N	ALTENBURG, KENT M		Other	3
3	516 4 ST N	MBA INVESTMENTS		Duplex	3
3	517 5 ST N	HUYNH, HENRY HUNG-PUOC	1923	Single Family	2
3	519 5 ST N	GREENWORKS PROPERTIES LLC	1903	Single Family	3
3	520 4 ST N	MBA INVESTMENTS LLC	1917	Duplex	3
3	530 6 AVE N	BROADWAY PLAZA LLP	1986	Office	
4	305 7 ST N	DFI ST MARK'S LLC	1960	Parking Ramp/Lot	3
4	315 7 ST N	DFI ST MARK'S LLC		Parking Ramp/Lot	
4	321 7 ST N	DFI ST MARK'S LLC		Parking Ramp/Lot	
4	657 2 AVE N	UNITED STATES OF AMERICA	1969	Federal	
4	670 4 AVE N	DFI ST MARK'S LLC	1912	Theatre	3
5	202 BROADWAY N	VFW CLUB OF FARGO	1940	Retail	5
5	204 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	3
5	206 BROADWAY N	OELUCK INC	1905	Retail & Apartments	3
5	206 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	3
5	207 ROBERTS ST N	DFI ROBERTS LLC		Address Segment	3
5	208 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	3
5	210 BROADWAY N	LORETTA LLC		Retail & Offices	3
5	210 ROBERTS ALY N	DFI ROBERTS LLC	1909	Address Segment	3
5	212 BROADWAY N	LORETTA LLC		Address Segment	3
5	214 BROADWAY N	HANSON PROPERTIES LLC		Office & Apartments	3
5	214 ROBERTS ALY N	DFI ROBERTS LLC	1898	Address Segment	

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Fargo Renaissance Zone Development Plan

Block	Property Address	Owner	Year Built	Description	Building Condition*
5	216 BROADWAY N	HATCH & YOUNG LLC	1900	Retail & Offices	3
5	217 ROBERTS ST N	CITY OF FARGO	2016	Parking Ramp/Lot	3
5	218 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	3
5	220 BROADWAY N	HOUSING & REDEVELOPMENT AUTHORITY - CITY OF FARGO	1903	Restaurant-Family	
5	220 BROADWAY N	HOUSING & REDEVELOPMENT AUTHORITY - CITY OF FARGO	1903	Apartment	
5	222 BROADWAY N	BANNER LLC	1949		
5	223 ROBERTS ST N	DFI DILLARD LLC		Retail & Offices	3
5	226 BROADWAY N	THREE STAR INVESTORS LLC	1955	Address Segment	3
5	227 ROBERTS ST N	DFI DILLARD LLC		Retail	3
5	228 BROADWAY N	C/D AML HOLDINGS LLC	1900	Retail & Apartments	
5	230 BROADWAY N	EHLEN, PHYLLIS E	1900	Retail & Offices	3
5	230 ROBERTS ALY N	DFI DILLARD LLC		Address Segment	3
5	231 ROBERTS ST N	DFI DILLARD LLC		Address Segment	3
5	235 ROBERTS ST N	DFI DILLARD LLC		Address Segment	3
5	247 ROBERTS ST N	DFI DILLARD LLC	2018	Retail & Apartments	3
5	300 BROADWAY N UNIT 101	DFI 300 BROADWAY LLC	2007	Retail	5
5	300 BROADWAY N UNIT 102	DFI 300 BROADWAY LLC	2007	Retail	5
5	300 BROADWAY N UNIT 103	DFI 300 BROADWAY LLC	2007	Retail	5
5	300 BROADWAY N UNIT 104	DFI 300 BROADWAY LLC	2007	Retail	5
5	300 BROADWAY N UNIT 105	DFI 300 BROADWAY LLC	2007	Retail	5
5	300 BROADWAY N UNIT 201	C/D FARGO THEATRE MANAGEMENT (THE)	2007	Restaurant-Fast Food	5
5	300 BROADWAY N UNIT 202	CHRISTIANSON, SANDRA V	2007	Theatre	5
5	300 BROADWAY N UNIT 202	SAWARDEKER, PRASAD J	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 203	ORMBRECK, HARLAN & SHARON	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 204	SCHWERT, DONALD P T/O/D	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 205	KERBER, BEVERLY D	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 301	MOLBERT, LAURIS N T/O/D	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 303	KOLSTAD, MARK A & SUSAN O	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 304	WENGARTEN, BENJAMIN J	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 305	WHITE, DAVID H & THERESA A	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 306	LINDSEY, CHANCE	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 401	STARK, CHAD W & JENNIFER A	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 404	BURGUM, DOUGLAS J	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 405	KNUTSON, CAMERON M	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 406	HAYER, BRIAN J	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT P1	WENGARTEN, BENJAMIN J	2007	Other	3
5	300 BROADWAY N UNIT P2	MOLBERT, LAURIS N TRUST	2007	Other	4
5	300 BROADWAY N UNIT P3	ORMBRECK, HARLAN & SHARON	2007	Other	4
5	300 BROADWAY N UNIT P4	COURSEY, RICHARD L JR	2007	Other	3
5	300 BROADWAY N UNIT P5	DFI 300 BROADWAY LLC	2007	Parking Ramp/Lot	4

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Fargo Renaissance Zone Development Plan

Block	Property Address	Owner	Year Built	Description	Building Condition *
5	300 BROADWAY N UNIT P6	DFI 300 BROADWAY LLC		Parking Ramp/Lot	4
5	300 BROADWAY N UNIT P7	DFI 300 BROADWAY LLC		Parking Ramp/Lot	4
5	303 ROBERTS ST N	HOUSING & REDEVELOPMENT AUTHORITY - CITY OF FARGO	1910	Office	3
5	309 ROBERTS ST N	DFI SMITH FOLLETT & CROWL LLC	1917	Apartment	3
5	309 ROBERTS ST N	DFI SMITH FOLLETT & CROWL LLC	1917	Retail & Apartments	3
5	314 BROADWAY N	FARGO THEATRE MANAGEMENT CORP	1926	Retail & Apartments	3
5	317 ROBERTS ST N	FLOORING PROPERTIES II, LLP	1915	Theatre	2
5	318 BROADWAY N	BELL BANK	1955	Retail	
5	322 BROADWAY N	CENTRAL BILLING INC	1900	Office	
5	324 BROADWAY N	ROBERTS STREET CHAPEL LLC	1990	Office	
5	333 ROBERTS ST N	ROBERTS STREET CHAPEL LLC	1990	Parking Ramp/Lot	3
5	615 2 AVE N	DFI ROBERTS LLC	1953	Retail & Apartments	3
5	619 2 AVE N	DFI ROBERTS LLC		Address Segment	
5	621 2 AVE N	DFI ROBERTS LLC		Address Segment	
5	623 2 AVE N	DFI ROBERTS LLC		Address Segment	
5	625 2 AVE N	DFI ROBERTS LLC		Address Segment	
5	635 2 AVE N	DFI ROBERTS LLC	2017	Retail & Apartments	3
5	655 2 AVE N	DFI ROBERTS LLC		Address Segment	
6	301 BROADWAY N	TILOCK PROPERTIES LLC		Address Segment	
6	303 BROADWAY N	303 BROADWAY LLC	1900	Retail & Apartments	
6	305 BROADWAY N UNIT 1	BRANDT PROPERTIES CO	1905	Retail & Apartments	4
6	305 BROADWAY N UNIT 2	BRANDT PROPERTIES CO	1905	Single Family - Loft	
6	311 BROADWAY N	BROADWAY STREET DEVELOPMENT LLC	1913	Retail	3
6	313 BROADWAY N	BROADWAY STREET DEVELOPMENT LLC	1913	Retail	3
6	315 BROADWAY N	BROADWAY STREET DEVELOPMENT LLC	1913	Retail	3
6	317 BROADWAY N	BROADWAY STREET DEVELOPMENT LLC	1913	Retail	3
6	319 BROADWAY N UNIT 101	ENZ, COLIN	1913	Retail	
6	319 BROADWAY N UNIT 102	CURRIER, JOHN	1913	Other	
6	319 BROADWAY N UNIT 103	LEIKAS, THOMAS	1913	Other	
6	319 BROADWAY N UNIT 104	BECK, WHITNEY	1913	Other	
6	319 BROADWAY N UNIT 105	THEIN, NICOLE A	1913	Other	5
6	319 BROADWAY N UNIT 106	VOORHEES, JEAN C	1913	Other	5
6	319 BROADWAY N UNIT 107	SZMEREKOVSKY, JOSEPH G	1913	Other	5
6	319 BROADWAY N UNIT 108	BROADWAY STREET DEVELOPMENT LLC	1913	Other	5
6	319 BROADWAY N UNIT 109	PERLEBERG, KATIE A T/O/D	1913	Other	5
6	319 BROADWAY N UNIT 110	SOBOLIK, JEREMY & MELISSA	1913	Other	5
6	319 BROADWAY N UNIT 201	PERLEBERG, KATIE A T/O/D	1913	Other	5
6	319 BROADWAY N UNIT 202	DIEDERICH, ERIK BAKKE & ANDREA MARIE	1913	Single Family - Loft	5

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Fargo Renaissance Zone Development Plan

Block	Property Address	Owner	Year Built	Description	Building Condition*
6	319 BROADWAY N UNIT 203	HAMM, BRIAN & MARIBEL	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 204	LEIKAS, THOMAS	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 205	BURGUMI, JOSEPH	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 206	YAGIE, MELISSA	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 207	SZMERKOVSKY, JOSEPH G	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 301	GIBB, DIANNE	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 302	SOBOLIK, JEREMY & MELISSA	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 303	WILDENBORG, MATTHEW P	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 304	ENZ, COLIN	1913	Single Family - Loft	4
6	319 BROADWAY N UNIT 305	CURRIER, JOHN	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 306	VOORHEES, JEAN C	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 307	BECK, WHITNEY	1913	Single Family - Loft	3
6	319 BROADWAY N UNIT 308	IHRINGER, MATTHEW T	1913	Single Family - Loft	3
6	320 5 ST N	MCCORMICK PLACE PARTNERSHIP	1919	Office	3
6	325 BROADWAY N	HOUSING & REDEVELOPMENT AUTHORITY OF FARGO	1965	Fargo Housing Authority	3
6	505 3 AVE N	DFI LEGION LLC	1949	Retail	5
6	510 4 AVE N	BRISTOL PLACE PARTNERSHIP LLP	1920	Office & Apartments	5
7	313 5 ST N	GADKLE, LLOYD & ELAINE	1961	Retail	3
7	315 5 ST N	SHARK PROPERTIES LLC	1927	Office	3
7	401 3 AVE N	CITY OF FARGO	1964	City Of Fargo	4
7	404 4 AVE N	NORTHLAND HOSPITALITY LLC	1916	Office	4
7	415 3 AVE N	MERITCARE HOSPITAL	1977	Medical Clinic	3
7	415 3 AVE N	MERITCARE HOSPITAL	1977	Office	3
8	200 4 AVE N APT 101	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 102	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 103	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 104	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 105	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 106	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 107	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 108	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 109	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 110	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 111	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 112	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 201	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 203	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 204	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 205	404 PLACE LLC	2018	Apartment Style Condo Unit	

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Fargo Renaissance Zone Development Plan

Block	Property Address	Owner	Year Built	Description	Building Condition *
8	200 4 AVE N APT 206	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 207	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 208	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 209	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 210	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 301	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 302	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 303	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 304	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 305	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 306	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 307	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 308	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 309	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 310	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 401	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 403	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 404	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 405	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 406	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 407	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 408	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 409	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 410	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N UNIT LP	NORTHLAND HOSPITALITY LLC	2017	Parking Ramp/Lot	5
8	207 3 AVE N	CITY OF FARGO	0	County	
8	309 4 ST N	PONTOPIDAN LUTHERAN CHURCH	1916	Church	
8	321 4 ST N	RUBY RULES LLC	1961	Office	
8	334 4 AVE N	NORTHLAND HOSPITALITY LLC		Office	
9	215 BROADWAY N	BLOCK 9 PARTNERS	1963	Parking Ramp/Lot	3
9	215 BROADWAY N UNIT 1	BLOCK 9 PARTNERS LLC		Parking Ramp/Lot	3
9	215 BROADWAY N UNIT 2	BLOCK 9 PARTNERS LLC		Office	3
9	215 BROADWAY N UNIT 3	BLOCK 9 PARTNERS LLC		Hotel	3
9	215 BROADWAY N UNIT 4	BLOCK 9 PARTNERS LLC		Retail	3
9	215 BROADWAY N UNIT 5	BLOCK 9 PARTNERS		Office	5
9	224 5 ST N	US BANK NATIONAL ASSOCIATION	2010	Single Family - Loft	3
9	226 5 ST N	BLOCK 9 PARTNERS		Bank/Savings & Loan	
9	505 2 AVE N	US BANK NATIONAL ASSOCIATION	1963	Parking Ramp/Lot	3
10	102 BROADWAY N	DFI 102 BROADWAY LLC	1964	Bank/Savings & Loan	5
10	107 ROBERTS ST N	NICKEL PARTNERS LLP	1915	Retail & Offices	4
				Apartment	3

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Fargo Renaissance Zone Development Plan

Block	Property Address	Owner	Year Built	Description	Building Condition*
10	110 BROADWAY N	DFI BLACK BUILDING LLC	1961	Retail & Offices	3
10	111 ROBERTS ST N UNIT 1	YOUNG, THAN J & CHARLOTTE M	1917	Single Family - Loft	5
10	111 ROBERTS ST N UNIT 2	SAMUELSON, LISA J	1917	Single Family - Loft	5
10	111 ROBERTS ST N UNIT 3	YOUNG, ANDREW J	1917	Single Family - Loft	3
10	111 ROBERTS ST N UNIT 6	HATCH & YOUNG LLC	1917	Single Family - Loft	3
10	111 ROBERTS ST N UNIT 7	HATCH & YOUNG LLC	1917	Single Family - Loft	3
10	111 ROBERTS ST N UNIT 8	HATCH & YOUNG LLC	1917	Single Family - Loft	3
10	113 ROBERTS ST N	WINDERS, JOHNSON, & YOUNG LLC	1918	Condominium (Commercial)	3
10	114 BROADWAY N	DFI BLACK BUILDING LLC	1930	Condominium (Commercial)	3
10	120 BROADWAY N	WALTON CHIROPRACTIC CLINIC PC	1930	Office & Apartments	3
10	122 BROADWAY N	DFI BD LLC	1895	Office & Apartments	3
10	123 ROBERTS ST N	THE GRAVER LP	1911	Retail & Offices	3
10	123 ROBERTS ST N	THE GRAVER LP	1916	Office & Apartments	3
10	128 ROBERTS ALY N	DFI KESLER LLC	1916	Office & Apartments	3
10	132 ROBERTS ALY N	DFI KESLER LLC	1916	Address Segment	3
10	301-10 ST N	CASEY'S RETAIL COMPANY	1985	Address Segment	3
10	613 1 AVE N	C/D DFI BG LLC	1910	Convenience Store	3
10	617 1 AVE N	C/D DFI BG LLC	1910	Office	3
10	618 2 AVE N	DFI KESLER LLC	1990	Parking Ramp/Lot	3
10	621 1 AVE N	DFI BJ LLC	1990	Address Segment	3
10	622 2 AVE N	DFI KESLER LLC	1990	Parking Ramp/Lot	3
10	624 2 AVE N	DFI KESLER LLC	1990	Address Segment	3
10	625-641 1 AVE N	DFI KESLER LLC	1915	Parking Ramp/Lot	3
10	625-641 1 AVE N	DAKOTAH PIONEER LTD PTSHOP	1915	Retail & Apartments	3
10	628 2 AVE N	DAKOTAH PIONEER LTD PTSHOP	1915	Retail & Apartments	3
11	101 BROADWAY N	DFI KESLER LLC	1915	Address Segment	5
11	105 BROADWAY N	HOTEL DONALDSON LLC	1900	Hotel	3
11	107 BROADWAY N	ROOTERS BAR INC	1893	Retail & Apartments	3
11	109 BROADWAY N	ROOTERS BAR INC	1902	Retail & Apartments	3
11	109 ROBERTS ST N UNIT 4	DFI BA LLC	1903	Retail & Offices	3
11	109 ROBERTS ST N UNIT 5	PORTERFIELD LLC	1917	Condominium (Commercial)	3
11	113 BROADWAY N	PORTERFIELD LLC	1917	Condominium (Commercial)	3
11	115 BROADWAY N	DFI BA LLC	1903	Retail	3
11	117 BROADWAY N	DFI BC LLC	1911	Retail & Apartments	3
11	119 BROADWAY N	DFI BC LLC	1911	Address Segment	3
11	123 BROADWAY N	DFI BE LLC	1895	Retail & Offices	3
11	123 BROADWAY N STE 200	DFI BE LLC	1895	Address Segment	3
11	123 BROADWAY N STE 201	DFI BE LLC	1895	Address Segment	3
11	500 2 AVE N	GATE CITY SAVINGS & LOAN ASSN	1956	Bank/Savings & Loan	3

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11	550 2 AVE N	DFI BE LLC		Address Segment	
11	560 2 AVE N	DFI BE LLC		Address Segment	
12	10 ROBERTS ST N	RILEY INC	1927	Office & Apartments	3
12	14 ROBERTS ST N	LOFTS ON ROBERTS LLP	1905	Retail & Apartments	3
12	26 ROBERTS ST N	CITY OF FARGO	1908	Office & Apartments	3
12	37 7 ST N	BTM INVESTMENTS LLC	1910	Apartment	
12	673 NORTHERN PACIFIC AVE N	RILEY INC	1960	Parking Ramp/Lot	
13	52 BROADWAY N	PROFFUTT LP	1911	Retail & Offices	
13	56 BROADWAY N	PROFFUTT LP		Parking Ramp/Lot	
13	609 NORTHERN PACIFIC AVE N	NOBULL LLC	1896	Retail	
13	611 NORTHERN PACIFIC AVE N	BARNICK PARKING LLC		Parking Ramp/Lot	
13	615 NORTHERN PACIFIC AVE N	BARNICK, JOHN P	1983	Parking Ramp/Lot	3
13	619 NORTHERN PACIFIC AVE N	TIADEN PROPERTIES LLC	1910	Retail & Apartments	
13	621 NORTHERN PACIFIC AVE N	TIADEN PROPERTIES LLC	1910	Retail & Apartments	
13	627 NORTHERN PACIFIC AVE N	OLIVIERI, JOSEPH M	1906	Retail & Apartments	
13	630 1 AVE N	CITYSCAPES PLAZA LLC	2008	Retail, Off, & Apartments	3
13	630 1 AVE N	CITYSCAPES PLAZA LLC	2008	Retail, Off, & Apartments	
13	631 NORTHERN PACIFIC AVE N	SIX THIRTYONE INVESTMENTS LLP	1906	Retail	
13	633 NORTHERN PACIFIC AVE N	BARNICK, JOHN P	1985	Parking Ramp/Lot	3
13	637 NORTHERN PACIFIC AVE N	CITY OF FARGO FIRE HALL	1961	City Of Fargo	
13	64 BROADWAY N	64 BROADWAY INVESTMENTS LLC	1893	Retail	
13	66 BROADWAY N	GILL'S INVESTMENT LTD	1893	Retail	
13	68 BROADWAY N	GILL'S INVESTMENT LTD		Retail, Off, & Apartments	3
13	623 NORTHERN PACIFIC AVE N	QUANTUM DEVELOPMENT INC		Address Segment	4
14	401 NORTHERN PACIFIC AVE N	BARNICK PARKING LLC (50%)		Retail & Apartments	
14	402 1 AVE N	FORUM PUBLISHING CO		Parking Ramp/Lot	3
14	409 NORTHERN PACIFIC AVE N	409 PARKING LLC	1980	Parking Ramp/Lot	3
14	411 NORTHERN PACIFIC AVE N	409 PARKING LLC	1994	Parking Ramp/Lot	3
14	415 NORTHERN PACIFIC AVE N	BEVERLY REALTY INC		Parking Ramp/Lot	4
14	417 NORTHERN PACIFIC AVE N	IOWA-BEVERLY REALTY INC	1915	Retail	3
14	419 NORTHERN PACIFIC AVE N	JJ PARKING LLC	1919	Retail & Apartments	
14	423 NORTHERN PACIFIC AVE N	JJ PARKING LLC	1984	Parking Ramp/Lot	
14	63 5 ST N	DFI LOUDON LLC	1994	Parking Ramp/Lot	4
14	64 4 ST N	DFI LOUDON LLC		Parking Ramp/Lot	
15	301 NORTHERN PACIFIC AVE N	FAMILY HEALTHCARE CENTER	1916	Office	
15	307 NORTHERN PACIFIC AVE N	FAMILY HEALTHCARE CENTER	1919	Medical Clinic	
15	308 1 AVE N	DALE R LARSON REV LIVING TRUST AGREEMENT	1908	Medical Clinic	
15	313 NORTHERN PACIFIC AVE N	IRISH PROPERTIES II LLC	1926	Retail	
15	317 NORTHERN PACIFIC AVE N	FORUM PUBLISHING CO	1914	Office	
15				Parking Ramp/Lot	

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15	319 NORTHERN PACIFIC AVE N	JT PARKING LLC	1993	Parking Ramp/Lot	3
15	321 NORTHERN PACIFIC AVE N	JT PARKING LLC		Parking Ramp/Lot	3
15	65 4 ST N	DALE R LARSON REV LIVING TRUST AGREEMENT		Parking Ramp/Lot	3
15	67 4 ST N	DALE R LARSON REV LIVING TRUST AGREEMENT		Parking Ramp/Lot	3
15	69 4 ST N	CITY OF FARGO	1921	City Of Fargo	3
16	205 NORTHERN PACIFIC AVE N	FARMERS UNION OIL COMPANY OF MOORHEAD	1946	Convenience Store	3
16	209 NORTHERN PACIFIC AVE N	BORTNEM FAMILY LTD PTSHP	1940	Retail	3
16	213 NORTHERN PACIFIC AVE N	BORTNEM FAMILY LTD PTSHP	1951	Retail	3
16	219 NORTHERN PACIFIC AVE N	BORTNEM FAMILY LTD PTSHP	1905	Retail & Offices	4
16	65 3 ST N	BORTNEM FAMILY LTD PTSHP		Parking Ramp/Lot	2
16	72 2 ST N	BORTNEM FAMILY LTD PTSHP		Parking Ramp/Lot	2
17	10 8 ST N	ARCADIA-W LLC	1913	Office & Apartments	3
17	1001 MAIN AVE	BURLINGTON NORTHERN SANTA FE		Utility	4
17	1004 NORTHERN PACIFIC AVE N	BNSF		Utility	4
17	1009 MAIN AVE	BNSF		Parking Ramp/Lot	4
17	1015 MAIN AVE	LEY, GEORGE C	2002	Vacant Land	4
17	1026 NORTHERN PACIFIC AVE N	1026 NP AVENUE LLC	1929	Strip Center	3
17	1100 NORTHERN PACIFIC AVE N	1026 NP AVENUE LLC	1929	Apartment	3
17	1113 MAIN AVE	KJT PROPERTIES LLC	1953	Office	4
17	1120 NORTHERN PACIFIC AVE N	NP WEST LLC	1960	Warehouse & Office	3
17	1201 MAIN AVE	VOGEL ENTERPRISES LTD	1910	Warehouse & Office	3
17	4 8 ST N	BURLINGTON NORTHERN RAILROAD		Retail	3
17	806 NORTHERN PACIFIC AVE N	RAIL CROSSING LLC	1925	Utility	4
17	808 NORTHERN PACIFIC AVE N	RAIL CROSSING LLC	1919	Warehouse & Office	5
17	828 NORTHERN PACIFIC AVE N	RAIL CROSSING LLC	1995	Manufacturing-Light	5
17	842 NORTHERN PACIFIC AVE N	FABRICATORS SUPPLY INC	1937	Manufacturing-Light	3
17	905 MAIN AVE	BNSF	1988	Lumber Yard	3
18	10 BROADWAY N UNIT A	GLOBAL DEVELOPMENT LLC	1986	Restaurant-Fast Food	4
18	12 BROADWAY N	CPE PROPERTIES LLC	1925	Parking Ramp/Lot	3
18	12 BROADWAY N UNIT 201	WOLD, MARILYN K	1925	Retail	5
18	12 BROADWAY N UNIT 202	WEINGARTEN, CHARLES P & MARY E	2004	Single Family - Loft	5
18	12 BROADWAY N UNIT 203	MICNAIR, MICHAEL D & KING-MICNAIR, PAMELA L	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 204	RICHARDS, ANDREW T	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 205	PIKE, THAD J	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 206	SEKUNDIAK, TODD & LISA	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 301	OFFUTT, CHRISTI	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 302	WILSON, DANIEL M & PAULA A	2004	Single Family - Loft	5
18	12 BROADWAY N UNIT 303	LARSON, KEVIN	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 304	BOWER, JOHN C	1925	Single Family - Loft	5

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18	12 BROADWAY N UNIT 305	KLD ENTERPRISES LLP	1925	Single Family - Loft	3
18	12 BROADWAY N UNIT 306	LELAND A SWANSON REV LIVING TRUST	1925	Single Family - Loft	3
18	14 BROADWAY N	GLOBAL DEVELOPMENT LLC	1925	Manufacturing-Light	4
18	2 BROADWAY N	BURLINGTON NORTHERN RAILROAD		Utility	
18	22 BROADWAY N	GLOBAL DEVELOPMENT LLC	1905	Retail & Offices	3
18	6 BROADWAY N	UPTOWN CHATELLE'S LLC	1899	Vacant Land	3
18	6 BROADWAY N	UPTOWN CHATELLE'S LLC	1899	Vacant Land	3
18	602 NORTHERN PACIFIC AVE N	GLOBAL DEVELOPMENT LLC		Parking Ramp/Lot	3
18	610 NORTHERN PACIFIC AVE N	GLOBAL DEVELOPMENT LLC		Parking Ramp/Lot	3
18	636 NORTHERN PACIFIC AVE N	CITY OF FARGO	1990	City Of Fargo	4
18	650 NORTHERN PACIFIC AVE N	NDSU DEVELOPMENT FOUNDATION	1909	Educational & NDSU	3
18	650 NORTHERN PACIFIC AVE N	NDSU DEVELOPMENT FOUNDATION		Educational & NDSU	3
18	650 NORTHERN PACIFIC AVE N	CITY OF FARGO		Parking Ramp/Lot	3
18	701 MAIN AVE	PARK DISTRICT OF THE CITY OF FARGO		Fargo Park District	3
18	701 MAIN AVE	PARK DISTRICT OF THE CITY OF FARGO		Fargo Park District	3
19	10 2 ST N	BURLINGTON NORTHERN SANTA FE	1898	Fargo Park District	3
19	20 2 ST N	AMERIPRIDE SERVICES INC		Utility	
19	206 NORTHERN PACIFIC AVE N	AMERICAN LINEN SUPPLY CO	1946	Laundry/Dry Cleaner	3
19	208 NORTHERN PACIFIC AVE N	AMERICAN LINEN SUPPLY CO	1972	Laundry/Dry Cleaner	3
19	218 NORTHERN PACIFIC AVE N	VOGEL LAW OFFICE BUILDING LLP	1902	Laundry/Dry Cleaner	3
19	221 MAIN AVE	BORTNEM FAMILY LTD PARTNERSHIP	1946	Office	3
19	223 MAIN AVE	223 MAIN AVE LLC	1974	Warehouse	3
19	300 NORTHERN PACIFIC AVE N UNIT 301	QUICK, BRUCE D & ROBERTA	1912	Warehouse	3
19	300 NORTHERN PACIFIC AVE N UNIT 302	JOHN S ABBOTT REV TRUST	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 303	ZIMMERMAN, STEVEN L & KIMBERLY K	2004	Single Family - Loft	4
19	300 NORTHERN PACIFIC AVE N UNIT 305	HUMMEL, PETER K	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 306	BURCHILL, THOMAS S & SHELLY L	2004	Single Family - Loft	4
19	300 NORTHERN PACIFIC AVE N UNIT 307	BUTLER, FRANCIS J	2004	Single Family - Loft	4
19	300 NORTHERN PACIFIC AVE N UNIT 308	DAWSON, DEBRA ANN	2004	Single Family - Loft	4
19	300 NORTHERN PACIFIC AVE N UNIT 309	JOHNSON, JEFFREY K	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 310	BRUCE G PITTS REV LIVING TRUST	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 311	RODENBURG, CLIFTON G & DONNA	2004	Single Family - Loft	4
19	300 NORTHERN PACIFIC AVE N UNIT C1	NETREIT 300 NP LLC	2004	Single Family - Loft	4
19	300 NORTHERN PACIFIC AVE N UNIT C2	RED RIVER VALLEY REGIONAL DISPATCH CENTER	1921	Retail & Offices	2
19	307 MAIN AVE	BORTNEM FAMILY LP	1930	Condominium (Commercial)	4
19	310 NORTHERN PACIFIC AVE N	FRITZ PROPERTIES LLC	1923	Warehouse & Office	3
19	315 MAIN AVE	BORTNEM FAMILY LP	1923	Office	3
19	320 MACHINERY ROW AVE N	CITY OF FARGO	1917	Warehouse & Office	3
19	323 MAIN AVE	RIVER CITY CHURCH	1910	City Of Fargo Church	3

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19	325 MACHINERY ROW AVE N	FRITZ PROPERTIES LLC		Address Segment	
19	35 4 ST N	TTC LLP	1919	Office	
19	35 4 ST N	TTC LLP	2008	Warehouse	
19	50 2 ST N	AMERICAN LINEN SUPPLY CO	1943	Laundry/Dry Cleaner	3
20	1 8 ST S	WATKINS, FRANK LELAND	1900	Retail & Apartments	3
20	11 8 ST S	WATKINS, FRANK LELAND ETAL	1886	Retail & Offices	3
20	13 8 ST S	CONEFLOWER FARMHOUSE LLC	1912	Retail & Apartments	3
20	15 8 ST S	CONEFLOWER FARMHOUSE LLC	1910	Address Segment	
20	17 8 ST S	HARVEST CAPITAL LLC	1900	Retail & Apartments	
20	19 1/2 8 ST S	HARVEST CAPITAL LLC		Address Segment	
20	21 8 ST S	HARVEST CAPITAL	1901	Address Segment	3
20	806 MAIN AVE	WATKINS, FRANK LELAND	1900	Retail & Apartments	
20	810 MAIN AVE	WATKINS, FRANK LELAND		Retail	
20	811 1 AVE S	814 MAIN AVENUE LLC		Parking Ramp/Lot	3
20	814 MAIN AVE	814 MAIN AVENUE LLC	1962	Parking Ramp/Lot	3
20	818 MAIN AVE	TAS LLC	1927	Restaurant-Family	
20	824 MAIN AVE	ANGOTTI PROPERTIES LLC	1925	Office	3
20	825 1 AVE S	814 MAIN AVENUE LLC	1982	Parking Ramp/Lot	
21	14 8 ST S	ATTICUSBLUE LLC	1896	Retail	4
21	15 7 ST S	KRO RENTALS LLP	1927	Office	3
21	16 8 ST S	16 8TH STREET SOUTH LLC			
21	18 8 ST S	18 8TH STREET SOUTH LLC	1912	Retail & Apartments	3
21	20 8 ST S	TAPPE COMMERCIAL HOLDINGS LLC	1935	Retail & Apartments	3
21	23 7 ST S	KRO RENTALS LLP	1907	Daycare Facility	3
21	700 MAIN AVE	KNB PROPERTIES LLC	1958	Apartment	
21	714 MAIN AVE	FANCY LAND LLC	1915	Office	3
21	716 MAIN AVE	BH PROPERTIES LLC	1901	Retail & Apartments	3
21	718 MAIN AVE	KNB PROPERTIES LLC		Retail & Apartments	3
21	720 MAIN AVE	720 MAIN LLC		Parking Ramp/Lot	3
23	115 7 ST S	NEUROPSYCHIATRIC RESEARCH INSTITUTE	1958	Office	3
23	120 8 ST S	NEUROPSYCHIATRIC INSTITUTE	1970	Parking Ramp/Lot	3
23	700 1 AVE S	NEUROPSYCHIATRIC RESEARCH INSTITUTE	1926	Medical Clinic	4
23	709 2 AVE S	NEUROPSYCHIATRIC RESEARCH INSTITUTE	1992	Medical Clinic	
23	720 1 AVE S	NEUROPSYCHIATRIC RESEARCH INSTITUTE	1984	Parking Ramp/Lot	3
24	20 7 ST S	NEUROPSYCHIATRIC RESEARCH INSTITUTE	1985	Parking Ramp/Lot	3
24	21 BROADWAY S	BLOCK 6 APARTMENTS LLP	1985	Apartment	3
24	602 MAIN AVE	BLOCK 6 APARTMENTS LLP	1985	Apartment	4
24	604 MAIN AVE	WIMMER CORNER LLC	1895	Retail & Apartments	
24	606 MAIN AVE	WIMMER CORNER LLC	1894	Retail & Apartments	3
24	606 MAIN AVE	RHOMBUS HOUSE OF PIZZA LLC	1919	Retail & Apartments	4

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24	608 MAIN AVE	608 MAIN AVENUE LLC	1894	Retail & Apartments	
24	612 MAIN AVE	ST PARTNERSHIP LLP	1890	Retail & Offices	
24	614 MAIN AVE	INVESTMENTS ON MAIN LLC	1896	Retail & Offices	3
24	614 MAIN AVE STE 10	INVESTMENTS ON MAIN LLC		Address Segment	3
24	614 MAIN AVE STE 100	INVESTMENTS ON MAIN LLC		Address Segment	3
24	614 MAIN AVE STE 200	INVESTMENTS ON MAIN LLC		Address Segment	3
24	614 MAIN AVE STE 205	INVESTMENTS ON MAIN LLC		Address Segment	3
24	614 MAIN AVE STE 210	INVESTMENTS ON MAIN LLC		Address Segment	3
24	614 MAIN AVE STE 220	INVESTMENTS ON MAIN LLC		Address Segment	2
24	616 MAIN AVE	BLOCK 6 APARTMENTS LLP	1902	Office & Apartments	
24	620 MAIN AVE	BLOCK 6 APARTMENTS LLP	1902	Retail & Apartments	
24	7 6 ST S	CAMPBELL, JOHN M		Parking Ramp/Lot	3
26	200 8 ST S	PARK RIDGE APARTMENTS LLP	1993	Other	5
26	215 7 ST S	JOHN D & CYDNEY J RUNSVOLD LTD PTSHIP	1960	Office	3
26	220 8 ST S UNIT A1	OFFUTT, RONALD D JR	1954	Office	3
26	220 8 ST S UNIT A2	WILMER, GEORGE L	1950	Apartment Style Condo Unit	3
26	220 8 ST S UNIT A3	HALEY, ERIN	1980	Apartment Style Condo Unit	5
26	220 8 ST S UNIT A4	HALEY, ERIN	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT B1	STIBBE, JOHN K	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT B2	THOMAS L RICHMOND REV LIVING TRUST (50%) ETAL	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT B3	BENSON, MICHAEL LYLE TRUST (50%) ETAL	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT C1	GIBB, ROBERT & ELIZABETH W	1980	Apartment Style Condo Unit	4
26	220 8 ST S UNIT C2	DEUTSCH, JOHN & SUSAN	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT C3	SWANSTON, WILLIAM MICHAEL III & LINDA	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT D1	HUBER, DARREN C	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT D2	IHRINGER, THOMAS D & REBECCA L	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT D3	BIWER, JOANNE	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT D4	PLATH, TODD	1980	Apartment Style Condo Unit	4
26	300 MAIN AVE	REIS, RICHARD A & LYW E	1980	Apartment Style Condo Unit	
28	301 7 ST S	NILLES, ELIZABETH H	1980	Strip Center	3
28	310 8 ST S	FARGO GATEWAY CENTER	1972	Apartment	5
28	315 7 ST S	ALBRECHT, JOHN P	1946	Office	3
28	325 7 ST S	NOAH, ANDREW L B (32.91%) ETAL	1966	Apartment	4
28	404 8 ST S UNIT 101	TENNEFOS PROPERTIES LIMITED PARTNERSHIP	1990	Apartment	4
28	404 8 ST S UNIT 102	PARK TERRACE APARTMENTS LLP	1987	Apartment	4
28		ENCLAVE OFFICE LLP	1955	Office	3
28		WILSON, WARREN W JR & SHARON L	2001	Apartment Style Condo Unit	3
28		ARENDS, JERRY A	2002	Apartment Style Condo Unit	3

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Fargo Renaissance Zone Development Plan

Block	Property Address	Owner	Year Built	Description	Building Condition*
28	404 8 ST S UNIT 103	MONGEON, WENDEL P & DONNA M	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 104	SILBO, GREGORY B & PAMELA K	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 201	STRAND, SCOTT M & LAURA H	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 202	BRUNSDALE, THOMAS & MARY H	2001	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 203	KELLY, PATRICIA J	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 204	GEIGER, JOE ANN	2001	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 301	SIEMENS, HERB J & ANINI	2001	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 302	LARSEN, R DOUGLAS & SALLY A	2002	Apartment Style Condo Unit	4
28	404 8 ST S UNIT 303	KLOSTER, RONALD M & JANICE M	2002	Apartment Style Condo Unit	4
28	404 8 ST S UNIT 304	SWANICK, SUSAN & KOIST, RONALD A	2002	Apartment Style Condo Unit	3
28	405 7 ST S	FERNY HOLDINGS LLC	1959	Group Home	3
28	409 7 ST S	FARGO-MOORHEAD AREA FOUNDATION CORPORATION	1967	Office	
28	415 7 ST S	STERLING PROPERTIES LLP (52.326%)	1965	Apartment	
28	420-422 8 ST S	PARK TERRACE APARTMENTS LLP	1966	Apartment	2
29	1 2 ST S	CITY OF FARGO		Vacant Land	
29	100 4 ST S	PROFESSIONAL ASSOCIATES LLC	1969	Office	
29	101 2 ST S	FARGO HOUSING AUTHORITY	1970	Fargo Housing Authority	4
29	330 MAIN AVE	C/D BETTENHAUSEN, STEVEN W & SHARIL	1971	Convenience Store	
29	44 4 ST S	FARGO GATEWAY CENTER	1979	Medical Clinic	
30	106 NORTHERN PACIFIC AVE N	CITY OF FARGO	1957	Manufacturing-Heavy	3
30	106 NORTHERN PACIFIC AVE N	CITY OF FARGO	1986	Manufacturing-Heavy	3
30	106 NORTHERN PACIFIC AVE N	CITY OF FARGO	1957	Manufacturing-Heavy	3
31	1 9 ST S	BRUNS, ELMER G	1926	Automobile Repair Shop	3
31	15 9 ST S	JOHNSON, CRAIG E & PAMELA J	1923	Office	3
31	18 10 ST S	OSBORNE, JOHN H & KRISTIN E		Parking Ramp/Lot	
31	23 9 ST S	THREE RAVENS LLC	1914	Church	
31	9 9 ST S	RRV CAPITAL LLC	1962	Office & Apartments	
31	910 MAIN AVE	ALBRECHT, JOHN P & JENNIFER	1915	Retail & Offices	
31	911 1 AVE S	ALBRECHT, PAUL		Parking Ramp/Lot	
31	914 MAIN AVE	ALBRECHT, JOHN P & ARETT, JENNIFER	1914	Retail & Apartments	3
31	914 MAIN AVE	ALBRECHT, JOHN P & ARETT, JENNIFER	1914	Retail & Apartments	3
31	915 1 AVE S	FIRST UNITED METHODIST CHURCH OF FARGO		Single Family - Loft	3
31	917 1 AVE S	OSBORNE, JOHN H & KRISTIN E	1900	Religious Other	
31	919 1 AVE S	OSBORNE, JOHN H & KRISTIN E	1900	Conversion	
31	920 MAIN AVE	SHERWIN-WILLIAMS REALTY HOLDINGS INC	1900	Warehouse	
32	1002 1 AVE S	MCGOVERN, KEITH T & RONDIL	1959	Single Family	
32	1013 2 AVE S	BOULGER FUNERAL HOME INC	1923	Parking Ramp/Lot	
32	1045 2 AVE S	BBA LLC	1998	Parking Ramp/Lot	4
32	1019 2 AVE S	BBA LLC	1909	Conversion	3

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Block	Property Address	Owner	Year Built	Description	Building Condition*
32	1019 2 AVE S	BBA LLC	2000	Warehouse	
32	1023 2 AVE S	BLAKE, TERRY J & DEBORAH A	1891	Conversion	
32	110 11 ST S	WARD, TYLER	1891	Single Family	3
32	113 10 ST S	BOULGER FUNERAL HOME INC		Parking Ramp/Lot	3
32	123 10 ST S	BOULGER FUNERAL HOME INC	1971	Religious Other	
32	1307 NORTHERN PACIFIC AVE N	D&H PROPERTIES LLP	1889	Office	4
32	1313 NORTHERN PACIFIC AVE N	TE HOLDINGS LLC	1989	Office	
33	1001 1 AVE S	AMVETS JON A GREENLEY POST 7	1979	Fraternal Lodge	3
33	1002 MAIN AVE	C/D OTTESEN, STEVEN D	1981	Office	2
33	1008 MAIN AVE	KJERA PROPERTIES II LLC	1903	Single Family	2
33	1010 MAIN AVE	CRAIG HOLDINGS LLC	1946	Automobile Repair Shop	3
33	1011 1 AVE S	AMVETS JON A GREENLEY POST NO. 7		Fraternal Lodge	
33	1013 1 AVE S	GRONINGER, ANDREW R	1890	Single Family	3
33	1014 MAIN AVE	CRAIG HOLDINGS LLC	1960	Warehouse	5
33	1016 MAIN AVE	THOMPSON, SHAWN	1953	Automobile Repair Shop	
33	1019-1021 1 AVE S	SATEREN, ERIK	1913	3 Plex	3
33	1023 1 AVE S	SCHINDELE, DAVID (50%)	2017	Apartment	3
33	15 10 ST S	KJERA PROPERTIES II LLC	1905	Single Family	3
33	6-6 1/2 11 ST S	HARMON REAL ESTATE COMPANY LLC	1914	Conversion	3
34	1101 1 AVE S	LM I LLC	1950	Office & Apartments	3
34	1102 MAIN AVE	LADWIG, CURTIS	1954	Retail	3
34	1107 1 AVE S	LM I LLC	1958	Warehouse & Office	3
34	1111 1 AVE S	LITTON PROPERTIES LLC		Parking Ramp/Lot	3
34	1114 MAIN AVE	DFI AR LLC			
34	1115 1 AVE S	LITTON PROPERTIES LLC	1946	Retail & Apartments	
34	1117 1 AVE S	LITTON PROPERTIES LLC	1993	Parking Ramp/Lot	2
34	1118 MAIN AVE	HALVORSON, BARRY & THERESA	1902	Single Family	3
34	16 12 ST S	LITTON PROPERTIES LLC	1966	Office	2
34	9 11 ST S	LADWIG, CURTIS C	1966	Retail	3
35	12 12 ST N	CAUGHION, R CLIFTON		Vacant Land	
35	1200 1 AVE N	HOUSE DIVIDED PROPERTIES	1968	Warehouse & Office	4
35	1208 1 AVE N	DFI AK LLC	1965	Retail	3
35	1213 NORTHERN PACIFIC AVE N	DFI 1213 NP LLC	1950	Vacant Land	3
35	1213 NORTHERN PACIFIC AVE N STE 300	DFI 1213 NP LLC		Retail	
35	17 UNIVERSITY DR N	DFI 1213 NP LLC			
35	21 UNIVERSITY DR N	ND ASSOCIATION FOR THE DISABLED INC	1984	Parking Ramp/Lot	3
35	23 UNIVERSITY DR N	DFI AS LLC		Office	3
35	26 12 ST N	SENF, ROBERT L & CINDY A	1904	Address Segment	3
35	29 UNIVERSITY DR N	DFI AS LLC	1930	Single Family	3
				Office	5

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Fargo Renaissance Zone Development Plan

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35	6 12 ST N	DFI 1213 NP LLC		Address Segment	3
36	11 12 ST N	NORTHERN STATES POWER COMPANY		Utility	3
36	1102 1 AVE N	URBAN CROSSING APARTMENTS LLP	2007	Apartment	3
36	1122 1 AVE N	LIFRIG FAMILY INVESTMENTS	1947	Office	3
37	1001 NORTHERN PACIFIC AVE N	DFI AY LLC	1970	Retail	3
37	1016 1 AVE N	D&J REAL ESTATE LLC	1940	Warehouse	2
37	1016 1 AVE N	D&J REAL ESTATE LLC	2003	Warehouse	3
37	1018 1 AVE N	JLO PROPERTIES LLC	1898	Office	
37	1020 1 AVE N	TARALSON, BRUCE & MANICY	2015	Single Family	
37	1022 1 AVE N	LANDMAN, DANIEL J	1898	Single Family	
37	1024 1 AVE N	KNUTSON, DOUGLAS R	1898	Single Family	
37	1024 2 AVE N	NODAK MUTUAL INSURANCE COMPANY		Vacant Land	5
37	11 11 ST N	CITY OF FARGO		City Of Fargo	
37	23 11 ST N	BOE, CRYSTAL	1899	Single Family	
37	25 11 ST N	LARSON, JAMIE A	1905	Single Family	
37	27 11 ST N	RHOUSE LLC	1905	Office	
37	28 10 ST N	D&J REAL ESTATE LLC	1948	Office	
38	24 8 ST N	WAREHOUSE APARTMENTS LLP	1977	Apartment	5
38	27 10 ST N	STONER, STEVE & SHERIDAN, ANNE KRISTINE	2006	Office	5
38	29 10 ST N	WAREHOUSE APARTMENTS LLP		Office	
38	802 1 AVE N	810 DEVELOPMENT LLP	1836	Parking Ramp/Lot	5
38	810 1 AVE N	810 DEVELOPMENT LLP	2001	Office	5
39	1001 1 AVE N	UNITED SAVINGS CREDIT UNION		Vacant Land	
39	1019 1 AVE N	NODAK INSURANCE COMPANY		Vacant Land	
39	1022 2 AVE N	KUEBLER, RICHARD N T/O/D		Vacant Land	4
39	1101 1 AVE N	NODAK MUTUAL INSURANCE CO		Vacant Land	
41	303 11 ST N	300 LIME LLP (89.23%) ET AL	1956	Office	3
41	304 10 ST N	GRASSROOTS REAL ESTATE LLC	2016	Apartment	
41	308 10 ST N	WESTSIDE APARTMENTS LLC	1989	Office & Apartments	
41	316 10 ST N	CITY & COUNTY EMPLOYEES CREDIT UNION	1900	Single Family	4
41	318 10 ST N	W S ENTERPRISES INC	1972	Bank/Savings & Loan	3
41	324 10 ST N	W S ENTERPRISES INC	1992	Parking Ramp/Lot	
42	310 9 ST N	ELIM EVANGELICAL LUTHERAN CHURCH	1987	Restaurant/Fast Food	4
42	316 9 ST N	SWANSON, LELAND A JR	1999	Religious Other	3
42	324 9 ST N	ELIM EVANGELICAL LUTHERAN CHURCH	1999	Parking Ramp/Lot	
42	325 10 ST N	PLAZA FOUR-TEN LIQUORS INC		Religious Other	4
42	901 3 AVE N	ELIM EVANGELICAL LUTHERAN CHURCH	1963	Retail	4
42	911 3 AVE N	PPAU, DENNIS		Religious Other	4
43	300 7 ST N	OSBORNE, JOHN H & KRISTINE E	1913	Conversion	
43	300 7 ST N	OSBORNE, JOHN H & KRISTINE E	1914	Conversion	5

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Fargo Renaissance Zone Development Plan

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43	307 8 ST N	RAMSAY, RONALD L M	1905	Duplex	
43	308 7 ST N	OSBORNE, JOHN H & KRISTIN E	1880	Conversion	
43	311 8 ST N	GLEVE, PAUL H III & SCHWARZWALTER, KAY M	1906	Single Family	4
43	312 7 ST N	OSBORNE, JOHN H & KRISTIN E	1950	Single Family	3
43	314 7 ST N	CITY OF FARGO		City Of Fargo	4
43	315 8 ST N	RAPE AND ABUSE CRISIS CENTER OF FARGO-MOORHEAD	1968	Office	
43	320 7 ST N	CITY OF FARGO		City Of Fargo	3
43	708 4 AVE N	DFI AV LLC	1905	3 Plex	3
43	712 4 AVE N	CITY OF FARGO		City Of Fargo	3
43	713 3 AVE N	OSBORNE, JOHN H & KRISTIN E	1890	Duplex	3
43	715 3 AVE N	RAMSAY, RONALD L M	1905	Single Family	
43	717 3 AVE N	RAMSAY, RONALD L M	1907	Single Family	3
43	719 3 AVE N	RAMSAY, RONALD	1907	Single Family	3
43	723 3 AVE N	SCHWARZWALTER, KAY M & GLEVE, PAUL H	1907	Single Family	3
43	720 4 AVE N	RAPE AND ABUSE CRISIS CENTER OF FARGO-MOORHEAD	1973	Duplex	3
44	1101 2 AVE N	HUGLUND, JOSEPH	1887	Office	3
44	1110 3 AVE N UNIT 401E	BACKEN, DAVID C & BECKY L	1978	Retail	
44	1110 3 AVE N UNIT 401W	RAFFERTY, MARY M	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 402E	POINDEXTER, GINNY	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 402W	LAUBENTHAL, SIMONE & WILKIE, ZOE	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 403E	DRUMMOND, SCOTT	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 403W	TAIT, AARON J	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 404E	MANIN, MARY L	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 404W	CHERVENHOFF, STEVEN	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 201E	SUKUT, LUELLA	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 201W	SOLWOLD, KEVIN & ANDERSON, TAMARA DAWN	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 202E	RAWLINGS, RODNEY & JANE	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 202W	BLAZEK, MARGARET M LIFE ESTATE	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 203E	GEHRING, JOHN M	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 203W	TOWERS, BOARD OF MANAGERS OF THE	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 204E	MERGNER, JAMES E	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 204W	ANDRES, JOANNE	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 301E	COOK, LINDSAY K	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 301W	BURBECK, VERONA V	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 302E	GROMMESH, VICKI J LIVING TRUST	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 302W	COOK, BRAY & HILDE, DAWN	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 303E	MYERS, SHARON LYNN & BRANDT, AMANDA DEE	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 303W	LARSON, BARBARA M & DEBORAH J	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 304E	BIEL, MIKE	1978	Apartment Style Condo Unit	3

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44	1110 3 AVE N UNIT 304W	PLADSEN, GLENN ET AL	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 401E	HARDY, SARAH A	1978	Apartment Style Condo Unit	5
44	1110 3 AVE N UNIT 401W	C/D LEAF, DALTON	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 402E	MALEWJA, DONNA L T/O/D	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 402W	BERG, GEORGE A	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 403E	DRUMMOND, CLEO P & NOEL R T/O/D	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 403W	SWANSON, LELAND	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 404E	OLSON, JAMES E	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 404W	GROMMESH, VICKI J LIVING TRUST	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 501E	LARSON, TWYLAH L	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 501W	FRASER, LOVELLA & TODD	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 502E	JK&W HARMON PROPERTIES LLP	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 502W	POWERS, EDWARD	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 503E	PALMER, SHIRLEY M	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 503W	HEMMESCH, DEBORAH E	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 504E	KHAN, SADIYAH & SAMEYAH	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 504W	LUNDE, STEVEN	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 601E	WATNE, GARY & TAMMI	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 601W	LABINE, SHIRLEY T/O/D	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 602E	DYRDAHL, LANCE R	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 602W	GERLITZ, DONALD L	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 603E	J ROTH PROPERTIES LLC	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 603W	SYMINGTON, DON R	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 604E	FRASSE, MARK R	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 604W	JOHNSON, BARBARA ANNE	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 701E	CHRISTENSEN, VICKI L T/O/D	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 701W	BERG, ERIK	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 702E	BERNABUCCI, CONNIE	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 702W	OLSON, CHERYL L	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 703E	CONTRACTOR SERVICES INC	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 703W	RHEE, YEONG	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 704E	DEMARCEL PROPERTIES LLC	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 704W	FUNDINGSLAND, SUZANNE	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 801E	PEDERSON, NEAL & SHERRY	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 801W	WOLLAN, PATTY M	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 802E	WALSH, DANIEL & ROBINA	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 802W	HANSON, ROBERT D & ADELE M	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 803E	CLEVELAND, JAMES A & GAYLE T/O/D	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 803W	TEUBNER, JEFFREY L & CATHRYN R	1978	Apartment Style Condo Unit	3

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44	1110 3 AVE N UNIT 804E	SALSMAN FAMILY TRUST	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 804W	PEARSON PROPERTIES LLC	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 901E	PEDERSON, NEAL & SHERRY	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 901W	STEVE & LISA GIBB FAMILY TRUST	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 902E	OXTON, JOANIN	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 902W	MINCH, ROGER JAMES	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 903E	CTB PROPERTIES LLC	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 903W	MINCH, ROGER J	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 904E	MCWINDRUP LLC	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 904W	MINCH, ROGER J	1978	Apartment Style Condo Unit	3
44	1201 2 AVE N	MANOR LLC	1976	Apartment	3
44	210 11 ST N	SOUTH HILL DEVELOPMENT CORP	1916	Apartment	3
44	255 UNIVERSITY DR N	ARC OF CASS COUNTY	1984	Retail	4
46	311 4 AVE N	HOUSING & REDEVELOPMENT AUTHORITY ASSN OF FARGO		Fargo Housing Authority	3
46	355 4 AVE N	FARGO HOUSING & REDEVELOPMENT AUTHORITY	1916	Apartment	3
46	409 4 ST N	FARGO HOUSING & REDEVELOPMENT	1916	Apartment	3
46	410 3 ST N	SIMONSON, BONITA J	1948	Warehouse & Office	3
46	415 4 ST N	CITY OF FARGO	1937	Fargo School Board	3
46	415 BURRELL CT N	FARGO HOUSING & REDEVELOPMENT AUTHORITY		Fargo Housing Authority	3
46	421 4 ST N	CITY OF FARGO		City Of Fargo	2
47	203 4 AVE N	CITY OF FARGO		County	3
47	225 4 AVE N	DFI AP LLC	1961	Office	3
47	419 3 ST N	CITY OF FARGO	1935	County	3
48	101 8 ST S	IRISH PROPERTIES III LLC	1928	Office	3
48	102 9 ST S	KRO RENTALS LLP	1919	Apartment	6
48	106 9 ST S	MONROE, GABRIEL & HARRIS, DEBORA	1895	Office & Apartments	3
48	107 8 ST S	720 MAIN LLC		Parking Ramp/Lot	3
48	111 8 ST S	KESLER, JENNY'S	1895	Duplex	5
48	114 9 ST S	KRO RENTALS LLP	1890	Duplex	3
48	118 9 ST S	KRO RENTALS LLP	1890	Duplex	3
48	122 9 ST S	KRO RENTALS LLP	1890	Conversion	4
48	126 9 ST S	KRO RENTALS LLP	1890	Conversion	3
48	801-807 2 AVE S	JPO RENTALS LLP	1910	Apartment	3
48	811 2 AVE S	JIM RENTALS LLP	1905	Conversion	4
48	814 1 AVE S	KRO RENTALS LLP	1890	Conversion	3
48	815 2 AVE S	KRO RENTALS LLP	1890	Conversion	3
49	42 5 ST N	NETREIT FARGO LLC	1981	Duplex	3
49	502 1 AVE N	DFI TELEPHONE BUILDING LLC	1902	Parking Ramp/Lot	4
49	51 BROADWAY N	NETREIT FARGO LLC	1981	Office	3

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49	512 1 AVE N	BLOOMING HOLDINGS LLC	1909	Medical Clinic	3
49	518 1 AVE N	GLOBAL DEVELOPMENT LLC		Address Segment	3
49	520 1 AVE N	GLOBAL DEVELOPMENT LLC	1907	Retail & Apartments	2
49	69 BROADWAY N	ROYAL JEWELERS INC	1893	Retail & Offices	3
50	304 7 AVE N	DFI BLOCK 37 LLC	1904	Conversion	3
50	312 7 AVE N	DFI BLOCK 37 LLC	1907	Single Family	3
50	601 4 ST N	DFI BLOCK 37 LLC	1959	Service Station	3
50	602 3 ST N	DFI BLOCK 37 LLC		Parking Ramp/Lot	3
50	608 3 ST N	DFI BLOCK 37 LLC	1890	Conversion	3
50	612 3 ST N	DFI BLOCK 37 LLC	1895	Single Family	3
50	616 3 ST N	DFI BLOCK 37 LLC	1908	Retail	
50	617 4 ST N	DFI BLOCK 37 LLC	1964	Manufacturing-Light	
51	201 1 AVE N	CITY OF FARGO		Address Segment	3
51	285 2 ST N	CITY OF FARGO		Address Segment	3
51	285 1 AVE N	CITY OF FARGO		Address Segment	3
52	10 UNIVERSITY DR N	OMAR, NIDAL	1958	Address Segment	5
52	12 UNIVERSITY DR N	KIEBKE, WILLIAM K & ANNA H	1951	Automobile Repair Shop	5
52	1320 1 AVE N	DFC LEASING SERVICES LLP	1966	Retail	3
52	20 UNIVERSITY DR N	JADE NIELSEN PROPERTIES LLC	1961	Office	3
52	26 UNIVERSITY DR N	CONANT PROPERTIES LLC	1964	Retail	3
52	30 UNIVERSITY DR N	701 COLLECTIVE LLC	1948	Office	3
53	10 13 1/2 ST N	LOCKWOOD, GENE M	1900	Restaurant-Family	5
53	12 13 1/2 ST N	ABERLE, DAVID J	1927	Duplex	4
53	1330 1 AVE N	DFC LEASING SERVICES LLP		Single Family	5
53	1340 1 AVE N	ALLEN, LEE & DOROTHY	1904	Parking Ramp/Lot	4
53	1342 1 AVE N	SWEENEY, EUGENE S & ROBERT J	1997	Duplex	4
53	1344 1 AVE N	LOWRANCE, RICHARD	1902	Warehouse	4
53	1346 1 AVE N	LOWRANCE, RICHARD MELVIN	1902	Single Family	3
53	15 14 ST N	NOWACKI, STEVEN R	1905	Single Family	4
53	17 14 ST N	KEARNS, KRAIG	1905	Single Family	2
53	18 13 1/2 ST N	701 COLLECTIVE LLC	1975	Single Family	4
53	2 13 1/2 ST N	T/S LADWIG HOLDINGS LLC	1975	Warehouse & Office	4
53	5 14 ST N	MEINECKE-JOHNSON COMPANY	1993	Warehouse	3
54	2 6 AVE N	LHS INVESTMENTS LLC	1970	Warehouse & Office	3
54	6 6 AVE N	LHS INVESTMENTS LLC	1896	Warehouse	3
55	10 6 AVE N	LHS INVESTMENTS LLC	1897	City Of Fargo	3
55	201 5 ST N	LHS INVESTMENTS LLC	1897	Single Family	3
55	201 5 ST N	RS REAL ESTATE LLC	1984	Single Family	3
55	201 5 ST N	LAW OFFICE ASSOCIATES	1984	Office	4
55	201 5 ST N	BRANDT PROPERTIES CO	1984	Office	3

\* BUILDING CONDITION:  
 For Residential Uses:  
 1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New  
 For Commercial and Apartment Uses:  
 1 - Poor 2 - Fair 3 - Average 4 - Above Average 5 - New/Excellent

Fargo Renaissance Zone Development Plan

Block	Property Address	Owner	Year Built	Description	Building Condition *
55	201 5 ST N	201 HOSPITALITY LLC	1984	Hotel	3
55	201 5 ST N	201 HOSPITALITY LLC		Other	3
55	202 4 ST N	LARSON, RICHARD W & GAYLE L	1984	Automobile Repair Shop	
55	210 4 ST N	CITY OF FARGO	1984	City Of Fargo	
55	213 5 ST N	PRAIRIE PUBLIC TELEVISION	1956	Office	
55	213A 5 ST N	CITY OF FARGO	1956	City Of Fargo	
55	215 5 ST N	AMERICAN FEDERAL BANK	1964	Bank/Savings & Loan	3
55	222 4 ST N	CITY OF FARGO	1962	City Of Fargo	
55	411 2 AVE N	CITY OF FARGO	1984	Parking Ramp/Lot	3
55	505 OAK ST N	LHS INVESTMENTS LLC	1971	Apartment	3
55	509 OAK ST N	LHS INVESTMENTS LLC	1902	Single Family	3
55	515 OAK ST N	LHS INVESTMENTS LLC	1895	Single Family	3
57	10 4 ST N	BURLINGTON NORTHERN RAILROAD		Utility	
57	13 BROADWAY N	BUCK PROPERTIES II LLP	1993	Parking Ramp/Lot	
57	15 BROADWAY N	BUCK PROPERTIES II LLP	1926	Bank/Savings & Loan	3
57	20 6 ST N	CITY OF FARGO		City Of Fargo	
57	23 BROADWAY N	23 BROADWAY LLP	1893	Office	
57	23 BROADWAY N	23 BROADWAY LLP	1893	Apartment	
57	402 NORTHERN PACIFIC AVE	CITY OF FARGO	1983	City Of Fargo	3
57	412 NORTHERN PACIFIC DR N	CITY OF FARGO		City Of Fargo	3
57	417 MAIN AVE	LAKE AGASSIZ REGIONAL DEVELOPMENT CORP	1889	Office	3
57	501 MAIN AVE	CITY OF FARGO		City Of Fargo	4
57	502 NORTHERN PACIFIC AVE N	CITY OF FARGO	1983	City Of Fargo	5
57	508 NORTHERN PACIFIC AVE N	BUCK PROPERTIES II LLP		City Of Fargo	3
57	512 NORTHERN PACIFIC AVE N	BUCK PROPERTIES II LLP	1950	Parking Ramp/Lot	3
				Parking Ramp/Lot	3
Building Condition:					
	For Residential Uses:				
	1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New				
	For Commercial and Apartment Uses:				
	1 - Poor 2 - Fair 3 - Average 4 - Above Average 5 - New/Excellent				

\* BUILDING CONDITION:  
 For Residential Uses:  
 1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New  
 For Commercial and Apartment Uses:  
 1 - Poor 2 - Fair 3 - Average 4 - Above Average 5 - New/Excellent

## Appendix B

### **Tax Incentive Overview**

**Tax Exemptions and Credits:** The Renaissance Zone program includes two (2) primary incentives [property tax and income tax] of which the framework for these incentives is set forth in State statute. The local RZ Plan sets forth the specific requirements and restrictions to be administered by the municipality.

- **Property Tax Exemptions** (administered by the municipality) including both Residential and Business or Investment – see N.D.C.C. 40-63-05.
- **Income Tax Exemptions** (administered by the North Dakota Office of the State Tax Commissioner) including both Residential and Business or Investment – see N.D.C.C. 40-63-04.

Other incentives that are applicable via the Renaissance Zone Program include:

- *Historic Preservation and Renovation Tax Credit:* See N.D.C.C. 40-63-06.
- *Federal Tax Credit Program:* Visit the following website: <http://www.nps.gov/tps/tax-incentives.htm>
- *Renaissance Zone Fund Organization:* See N.D.C.C. 40-63-07.

**Tax Incentive Guidelines:** The tax incentives available to taxpayers under the RZ program are administered by the North Dakota Office of State Tax Commissioner. For additional information on the tax incentives visit the following website:

<https://www.nd.gov/tax/data/upfiles/media/Renaissance%20Zone%20Act%20Tax%20Incentives%20Guideline.pdf?20191004100817>

### **Block Data and Projected Development Strategy**

The following spreadsheet was developed to provide insight into the existing characteristics of each of the 49 blocks. The data includes acreage totals, valuation totals, valuation per acre calculations, existing buildings of significance and/or reference, existing land uses, zoning district applicability and the desired land use or primary development strategy as it relates to the Downtown InFocus Plan.

**Development Strategy Applicability:** This table should be used and applied as 'guidelines' versus regulatory. The intent of the primary development strategy is to encourage and ensure strong urban design principles are considered and implemented with rehabilitation, redevelopment and new construction projects. Each submitted RZ application shall be reviewed against these general guidelines for consistency. See RZ vision and goals for additional information.

Fargo Renaissance Zone Development Plan

Block Data Spreadsheet

Block #	Acreage	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	Downtown Infocus Future Land Use
1	4.67	\$9,350,900	\$1,330,900	\$2,287,323	The Marks Apartments, Forum Distribution Center, Johnson Building, 506 Roberts St (John Morrell Co. Bldg)	N 1/2 - Redevelopment of surface parking, commercial or residential S 1/2 - Primarily built-out other than two small surface parking lots and possible rehabilitation, renovation or new construction of the property at 669 4th Ave N		DMU	Residential
2	2	\$6,640,000	\$1,552,000	\$4,096,000	*Powers Hotel (400 Broadway), Lowman Block, Empire, Aggie Block, Bismarck Tavern	Mixed Use - Ground floor retail/commercial with upper level housing		DMU	Mixed-Use
3	8.59	\$14,656,000	\$3,678,100	\$2,134,354	Bison Hotel, Goodyear, Great Northern Bicycle Company, Ford Building, Antrak, American Federal Bank and a few Single Family Detached Homes	N 1/2 and NE Corner - Clearance and redevelopment S 1/2 and SW Corner (Broadway) and SE Corner - Clearance and Redevelopment, re-establish corners with multiple stories in height and ground level retail/commercial activity on 4th Avenue Possible vacate all or portion of the 5th St right-of-way		DMU	Commercial / Mixed-Use
4	4.61	\$21,914,300	\$2,208,300	\$5,232,668	St. Marks Lutheran Church, United States Post Office, Salvation Army, News Apartments	N 1/2 - Redevelopment for Housing (excluding Ivers Apartment Building) S 1/2 - Preservation (Federal Building)	1/2 Block	DMU	Public and Institutional
5	4.34	\$45,434,900	\$2,474,600	\$11,039,055	Loresta Building, Johnson Block, 300 Broadway, McKone Building (206 Broadway), *Fargo Theatre	Mixed Use - Ground floor retail/commercial with upper level housing		DMU	Mixed-Use
6	1.92	\$13,505,000	\$1,164,200	\$7,640,208	Derecki Block (Farggan), Sons of Norway Lodge (309 Broadway), Dixon Block, American Legion	W 1/2 - Mixed use, ground floor retail/commercial with upper level residential E 1/2 - Potential redevelopment opportunities; establish SE corner with multiple stories in height with upper level residential	1/2 Block	DMU	Commercial / Mixed-Use
7	1.92	\$7,667,600	\$1,112,000	\$4,572,708	Sanford Annex (445 3rd Ave N), Fargo Public Health, 404 4th Ave N (City Assessor)	W 1/2 and NW corner - Potential clearance and redevelopment, Mixed-Use or Housing E 1/2 - Clearance and redevelopment in SE corner - multiple stories with ground level retail/commercial on 3rd Avenue; redevelopment of surface parking		DMU	Commercial
8	4.03	\$5,166,600	\$1,927,700	\$1,760,372	Howard Johnson Motel, Pontoppidan Lutheran Church	W 1/2 and NW Corner - Clearance and redevelopment E 1/2 - Clearance and redevelopment with emphasis on ground level interaction with adjacent street (right-of-way (ie, limited or zero setbacks on 3rd Avenue, 4th Avenue and 2nd Street))		DMU	Public and Institutional
9	2.06	\$3,360,100	\$1,215,000	\$2,220,922	US Bank	Clearance and redevelopment - Mixed-Use with ground level interaction with adjacent street ROW	1/2 Block	DMU	Commercial / Mixed-Use
10	2.64	\$16,421,200	\$1,446,000	\$6,767,879	Black Building, Merchants National Bank (122 Broadway), Straus Building (102 Broadway), Stone Building (Avaton), Pioneer Life Insurance Building, Graier Inn Apartments	Preservation and Rehabilitation; and redevelopment of surface parking lots		DMU	Mixed-Use
11	1.92	\$15,465,900	\$1,093,000	\$8,624,427	Hancock Building (109 Broadway), Odd Fellows Hall / Hotel Donaldson	Preservation and Rehabilitation; redevelopment of surface parking and specifically the SE corner at the 1st Ave N/5th Street N intersection		DMU	Commercial / Mixed-Use
12	1.81	\$6,705,400	\$940,000	\$4,168,729	Serkland Law Firm, BillMeyer Apartments, The Gardner,	NW Corner - Infill/redevelopment S 1/2 - Clearance and redevelopment		DMU	Mixed-Use
13	3.22	\$24,611,000	\$1,781,000	\$8,199,379	Cryscapes, Syndicate Block (64-74 Broadway), Elliott Hotel Annex (506 1st Ave)	Redevelopment of surface parking lots Preservation and rehabilitation of historic or contributing structures	1/2 Block	DMU	Mixed-Use
14	1.92	\$2,065,000	\$963,000	\$1,577,083	Loudon Building (64 4th St), Ball Building (65 5th St)	Clearance and redevelopment (excluding Loudon Building) - Mixed-use with ground level retail/commercial with upper level housing		DMU	Mixed-Use
15	1.92	\$9,367,800	\$967,000	\$5,382,708	*Pence Automobile Co. Warehouse (301 NP Ave), United Automobile	Redevelopment of surface parking lots; re-establish SW corner with multiple stories in height and ground level retail/commercial activity on NP and 4th St	1/2 Block	DMU	Commercial
16	1.92	\$1,525,000	\$925,000	\$1,276,042	Petro Serve, National Muffler	N 1/2 - Clearance and redevelopment S 1/2 - Clearance and redevelopment		DMU	Commercial

\* Assessed valuations based on 2018 Assessor's Data

Fargo Renaissance Zone Development Plan

Block #	Acreage	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	Downtown Infocus Future Land Use
17	16.53	\$13,401,200	\$3,411,000	\$1,017,072	*Union Storage, Swift & Company Building (10 8th St), BNSF Railway, McDonalds, Diamond Vogel Paints	N1/2 - Clearance, redevelopment and preservation - preservation of Union Storage/ Armour Creamery buildings and Union Storage warehouse buildings in NE corner of the block. Remainder of the block identified as clearance or redevelopment. Mixed-use and/or housing with zero or limited setbacks on NP Ave, and commercial or mixed-use on Main Ave with any surface parking located on the rear (preference) or side yard S1/2 - Redevelopment of surface parking lot, mixed-use with ground level retail/commercial on NP Avenue S3/4 - Redevelopment of surface parking lots	1/2 Block	DMU	Mixed-Use
18	5.35	\$22,360,600	\$2,956,900	\$4,732,243	Renaissance Hall, Old Broadway, Herbst Building (Cl Sport), *Northern Pacific Railroad Depot	N1/2 - Redevelopment/mill on properties in NE and NW corners as well as surface parking lots S1/2 - Redevelopment and Rehab to mixed-use (commercial, retail, housing). The SE corner should be a 'gateway' structure and should include ground floor retail and significant interaction with Main Avenue and 2nd St	1/2 Block	DMU	Mixed-Use
19	6.62	\$16,251,200	\$1,347,200	\$2,658,369	Mneapolis Moline Building (Vogel Law), Advance Rummely Thresher Co. (300 NP Ave), AmeriPride	Preservation. Opportunities for increased housing on upper floors of existing buildings. Redevelopment of surface parking lots could accommodate ground floor retail/commercial on 1st Ave S and housing or office on the remainder.	1/2 Block	DMU	Mixed-Use
20	1.92	\$4,822,200	\$721,000	\$2,887,083	*Masonic Block (9 8th St S), Watkins Block (806 Main Ave), *P.O. Knerr Block (Nichole S), Floyd block (15 8th St S), *Michenoh Block (17-19 8th St S) and *Webster/Cole Building (21 8th St S)	Preservation of contributing structures and redevelopment and infill to include: 718 Main Ave, surface parking lots and SW corner. Establish SW corner with mixed-use, multiple stories and ground level retail/commercial on both 7th Street and 1st Ave		DMU	Commercial
21	1.89	\$5,647,300	\$766,000	\$3,393,280	Kennelly Okeefe (720 Main Ave), The Shields Block (714 Main Ave), Luger Furniture Store (716 Main Ave), LJA (700 Main Ave), Landmark Building (15 7th St S)	Preservation and Rehabilitation		DMU	Mixed-Use
22	1.58	\$12,174,000	\$414,000	\$7,967,089	Woodrow Wilson	NW and SE Corner - Redevelopment and infill of surface parking lots; ground floor retail/commercial on 1st Ave and 8th Street		DMU	Residential
23	2.06	\$4,328,400	\$765,000	\$2,472,379	Sanford Neuropsychiatric Institute	Preservation and Rehabilitation - A number of the structures abutting Main Avenue have utilized the RZ benefits. Retail/commercial ground level with housing on upper stories		DMU	Mixed-Use
24	2.01	\$11,301,900	\$837,000	\$6,039,254	*Gelendresces Building (620 Main Ave), Wimmers Jewelry	W1/2 - Rehabilitation E1/2 - Clearance and re-development, specifically the NE and SE corners - establish corners with mixed-use or housing E1/2 - Clearance and redevelopment; mixed use or housing		DMU	Mixed-Use
26	2.06	\$7,738,000	\$458,800	\$3,879,029	Park Ridge Apartments (200 8th St S), Residential Condominiums (220 8th St S), United Way, Runsvold Funeral Home	N1/2 (including Park East Apartments) - Redevelopment with mixed-use and ground level interaction on Main Avenue and the intersections of 2nd St/Main Ave and 4th St/Main Ave. Note that the 2007 Downtown Framework Plan highlights the importance of this block in terms of improving synergy and extending the success of downtown onto Main Avenue. The Plan also states this block should be developed as a 'gateway' between the Fargo and Moorhead downtown areas with a focus on mixed-use, walkability, economic vitality and connectivity (greenway, streetscape, etc.) S1/2 - Infill opportunities of surface parking lots and specific focus on establishing a multi-story structure on the corner of 2nd St/4th St. Note proximity to a public parking ramp on 1st Avenue		E1/2 - GC & LC; W1/2 - MR3 E1/2 - GC; W1/2 - MR3	Mixed-Use
28	4.75	\$10,904,800	\$820,200	\$2,468,421	Park Terrace Apartments (315 7th St S and 420-422 8th St S), Islander Apartments (415 7th St S) - Primarily Residential Apartments and Condominiums			DMU	Mixed-Use
29	13.03	\$12,834,800	\$4,883,000	\$1,359,770	Gateway Center Plaza (300 Main Avenue), Park East Apartments, Fargo High Rise, Professional Building (100 4th St S), Cenex (330 Main Ave)	Clearance and Redevelopment - Mixed-use or housing; establish multi-story structure on the corner of 2nd St/NP Ave. Note that a portion of this acreage is within the 100 year floodplain		DMU	Residential / Mixed-Use
30	10.46	\$1,314,400	\$3,635,000	\$473,174	Mid America Steel / Fargo Foundry Steel & Manufacturing, Case Plaza			DMU	Commercial / Mixed-Use / Parks

\* Assessed valuations based on 2018 Assessor's Data



Fargo Renaissance Zone Development Plan

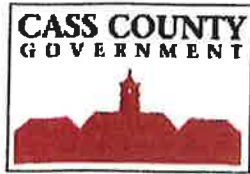
Block #	Acres	Block - Building Value	Block - Land Value	Total Value per Acre	Existing Buildings / Land Use	Desired Land Use and Primary Development Strategy	1/2 Block	Zoning District	Downtown Infocus Future Land Use
31	1.92	\$2,771,400	\$593,500	\$1,752,552	A-1 Radiator (1 9th St S), Fargo Firehouse No. 2 (916 Main Ave), Christian Science Church (23 9th St S), Apartments (917 1st Ave S)	NE and NW Corners - Clearance and Redevelopment S½ - Clearance and Redevelopment, Housing		DMU	Commercial
32	1.92	\$3,196,500	\$350,800	\$1,847,552	Leaf Cleaners/McGovern SF Residence (1002 1st Ave S), Boulder Funeral Home (123 10th St S)	NW Corner and SW Corners - Clearance and Infill with commercial or mixed-use on N½ and higher density housing on S½		GC & MR3	Mixed-Use
33	1.92	\$3,174,500	\$455,400	\$1,892,656	Vacant and underutilized commercial acreage on N½ and low density residential on S½	Clearance and Redevelopment - Single family or low density residential is not a desired use in this block		DMU	Commercial
34	1.92	\$1,627,800	\$459,600	\$1,194,354	Curtis Lock & Key (1102 Main Ave), Duffy's (16 12th St S) - Commercial Properties	N½ - Clearance and Redevelopment, commercial or mixed-use S½ - Redevelopment or Infill, housing or mixed-use		DMU	Commercial
35	2.15	\$3,702,000	\$919,400	\$2,149,488	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	Commercial
36	2.88	\$2,225,400	\$838,000	\$1,063,681	Hearthland Apartments, Urban Crossing Apartments (1102 1st Ave N)	Clearance and redevelopment (excluding Urban Crossing Apartments) - Mixed-Use, commercial / retail and/or housing		DMU	Mixed-Use
37	2.69	\$2,328,400	\$1,013,700	\$1,242,416	Nestor (1001 NP Ave), Park Company Realtors - W½ 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 W½ of the block. Definition of block corners shall be critical on this block		DMU	Mixed-Use
38	1.6	\$2,833,900	\$649,300	\$2,177,000	Jiffy Lube, Park Company Mortgage, Foss Architecture/Interiors, World Vets Headquarters, Warehouse Apartments	S½ - 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	Mixed-Use
39	4.49	\$5,415,600	\$1,733,000	\$1,592,116	NP Farm Bureau / Nodak Mutual, Taco Bell, Pierce Co., surface parking	E½ - 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	Commercial / Residential
41	1.87	\$12,540,700	\$530,100	\$6,989,733	Helenske Design Group (304 10th St N), Credit Union, Taco Johns - Apartment Building (303 11th St N)	E½ - 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)		DMU	Residential
42	1.87	\$1,264,700	\$639,000	\$1,015,021	Stop-N-Go/Casey's General Store, Northern and surface parking (Elm/Northern)	W½ - 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)		DMU	Commercial
43	1.92	\$2,368,500	\$500,200	\$1,494,635	Rape & Abuse Crisis Center (720 4th Ave N) and single-family, duplex or apartments on the remainder of the block	E½ - Infill, mixed-use or housing		DMU	Residential
44	3.92	\$12,546,200	\$956,000	\$3,444,439	Twin Towers Condominiums (1110 3rd Ave N), Freighthouse Flats Apartments, University Dr Manor Apartments (1201 2nd Ave N)	W½ - Clearance and redevelopment; mixed-use or housing Remainder - Rehabilitation		DMU	Commercial / Residential
46	1.85	\$3,837,100	\$765,000	\$2,487,622	Fargo School District, Fargo Housing Authority (409 4th St N), Automated Maintenance Services (410 3rd St N) - and surface parking lots	N½ - Preservation / Rehabilitation SW Corner - Rehabilitation SE Corner - Clearance and redevelopment, mixed-use or housing		DMU	Public and Institutional
47	2.05	\$2,862,000	\$805,000	\$1,786,780	Fargo School District Warehouse (419 3rd St N), Military Processing Center (225 4th Ave N) and Commercial/Retail Building (203 4th Ave N)	Clearance and redevelopment; mixed-use or housing with definition of block corner at 2nd Street and 4th Avenue		DMU	Residential
48	1.92	\$3,798,100	\$431,600	\$2,202,969	Blenheim/Stratford/Warborough Apartments (801-807 2nd Ave S), Wellington Apartments (102 9th St S), FM Title (101 8th St S)	NE Corner - Clearance and redevelopment; mixed-use, office or housing SW Corner - Clearance and redevelopment; mixed use or housing		DMU & MR3	Mixed-Use

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Fargo Renaissance Zone Development Plan

Block #	Acreage	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	Downtown Infocus Future Land Use
49	2.06	\$14,945,100	\$1,171,000	\$7,823,350	Dakota Building (61 Broadway), Royal Jewelers (69 Broadway), Red River Women's Clinic, Gibb Building (502 1st Ave N)	E½ - Infill and redevelopment; mixed-use with housing on upper floors W½ - Preservation and rehabilitation		DMU	Mixed-Use
50	1.73	\$1,207,800	\$500,100	\$987,225	Sinclair Gas Station (601 4th St N), Arnold A Weld Dental Laboratory Inc. (617 4th St N), Surface Parking Lot - E½ of the block is mostly single-family residential	Clearance and redevelopment; mixed-use, office or housing		W½ - DMU, NE - MR3, SE - LC	Residential
51	3.99	\$27,089,000	\$191,500	\$6,837,218	Surface Parking Lot and Government Office Building	Redevelopment of surface parking lot and Infill, commercial or mixed-use	1/2 Block	DMU	Public and Institutional
52	2.46	\$1,647,000	\$697,000	\$952,846	DFC Consultants LLC (1320 1 AVE N), Horab & Wentz Certified Public Accountants (1307 NORTHERN PACIFIC AVE N), Trogestad Engineering, PC (1313 NORTHERN PACIFIC AVE N), Dakota Rollers Auto (10 UNIVERSITY DR N), Bill's Video & TV Service (12 UNIVERSITY DR N), Vacant (20 UNIVERSITY DR N), Crown Trophy (26 UNIVERSITY DR N), Border Cities Service Inc. (30 UNIVERSITY DR N)	Redevelopment and Infill; mixed-use or commercial		DMU	Commercial
53	2.28	\$1,995,700	\$419,800	\$1,059,430	2 Story Duplex (1340 1 AVE N), DFC Consultants Parking Lot (1330 1 AVE N), For Lease (18 13 1/2 ST N), 2 Story Single Family Residence (12 13 1/2 ST N), 2 Story Duplex (10 13 1/2 ST N), For Lease (2 13 1/2 ST N), Meinecke-Johnson Construction (5 14 ST N), 1 1/2 Story Single Family Residence (15 14 ST N), 2 Story Single Family Residence (17 14 ST N), 2 Story Single Family Residence (1344 1 AVE N), 2 Story Single Family Residence (1346 1 AVE N), Warehouse (1342 1 AVE N)	Redevelopment and Infill; mixed-use, art center, commercial		W 1/2 LI, E 1/2 DMU	Mixed-Use
55	3.35	\$334,400	\$514,200	\$253,313	Single Family Residence (6 6 AVE N) Single Family Residence (515 Oak St N) Single Family Residence (509 Oak St N) Single Family Residence (505 Oak St N)	Clearance and redevelopment; housing		MR-2 and DMU	Residential / Parks
56	2.07	\$22,632,500	\$1,266,900	\$11,545,604	City of Fargo Parking Ramp (411 2 AVE N) American Federal Bank (215 5 ST N) City of Fargo Police Department (225 4 ST N) Skwayway (210 4 ST N) Auto Repair Shop (202 4 ST N) Radisson Hotel, Offices and Commercial Uses (201 5 ST N) Prairie Public Television (213 5 ST N)	Redevelopment and Infill; mixed-use and commercial	1/2 Block	DMU	Commercial
57	6.57	\$12,606,500	\$3,573,000	\$2,462,633	City of Fargo Surface Parking Lot (20 4 ST N & 501 Main Ave) Surface Parking Lot (13 Broadway N) Regional Small Business Center (417 Main Ave) Ground Transportation Center (502 Northern Pacific Ave) Office Building (15 Broadway) Apartments (23 Broadway)	Redevelopment and Infill; mixed-use and commercial		DMU	Mixed-Use

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November 4, 2019

**Board of County  
Commissioners**

Dr. Tim Mahoney, Mayor  
City of Fargo  
225 4<sup>th</sup> Street North  
Fargo, ND 58102

Chad M. Peterson  
Fargo, North Dakota

Mayor Mahoney,

Rick Steen  
Fargo, North Dakota

The Cass County Commission appreciates the opportunity to review the updated Renaissance Zone (RZ) materials and is submitting this letter in support of the City's efforts to obtain a 5-year extension of the program.

Duane Breitling  
West Fargo, North Dakota

From the Commission's perspective, over the last 20 years the Renaissance Zone program and the applicable incentives have been an important catalyst to downtown revitalization, economic development and investment in Fargo's historic downtown core. The tax incentives have been a critical element in attracting investment and the program has also been an integral part of marketing the downtown core to potential investors, developers, businesses, entrepreneurs and residents.

Mary Scherling  
Stanley Township,  
North Dakota

As noted in City data, since 1999 property values in the downtown core have increased substantially and the RZ program has been a key factor in helping to facilitate this tax base growth. It is apparent that the RZ program has been highly successful in Fargo and that it continues to produce a significant Return on Investment (ROI) for the community and the State of North Dakota.

The Commission acknowledges that the city is seeking a 5-year extension of the program and as part of this effort the City is required to update the RZ Development Plan in addition to securing a letter or resolution of support from other major taxing entities affected by the tax incentives. It is the opinion of the Cass County Commission that the Renaissance Zone has been an important and successful program in Fargo and therefore the County strongly supports the City of Fargo application for re-designation as a Renaissance Zone.

Heather Worden  
Commission Assistant

The Cass County Commission requests that this letter of support be submitted and filed with the City of Fargo application.

PO Box 2806  
211 Ninth Street South  
Fargo, North Dakota 58108  
701-241-5609  
[www.casscountynd.gov](http://www.casscountynd.gov)

Respectfully,

  
Mary Scherling  
Chairwoman, Cass County Commission

336

November 4, 2019

City Commission  
225 N 4th Street N  
Fargo, ND 58102

Dear Commissioners:

**RECOMMENDATION:** The Mayor and City Council are asked to provide direction on preferred service level options if Fargo discontinues or modifies the LinkFM downtown circulator route, and to provide direction to staff for publication of a notice of public hearing proposed to be held on Monday, December 9, 2019.

**BACKGROUND / KEY POINTS:** The City of Fargo eliminated funding for the LinkFM downtown circulator route in the City of Fargo 2020 budget approved in September 2019. Fargo still may choose to fund some level of LinkFM based on citizen feedback and the recommendation of the MAT Coordinating Board. The MAT Coordinating Board voted unanimously to recommend scheduling public hearings to obtain citizen input regarding the possible elimination of LinkFM and to recommend the continuance of LinkFM during downtown community events effective January 2, 2020.

Fargo scheduled an informational meeting for MATBUS riders and the general public to discuss LinkFM at the Ground Transportation Center on November 13 from 4-6 p.m. A public hearing will be held by the Fargo City Commission on November 18 to discuss LinkFM service discontinuation. Since LinkFM is provided on a 50/50 cost share between Moorhead and Fargo, Fargo's participation affects Moorhead. Staff is seeking City Council direction on service level options if Fargo participation changes.

Elimination of a route or change greater than 25% of the route's mileage and/or annual revenue hours is considered a major service change according to Moorhead's Fare and Service Change Policy and would require a public hearing. Depending upon how the City Council wishes to proceed, a public hearing could be scheduled December 9, 2019, to consider any service change.

Currently, LinkFM is a free circulator with 15-minute frequency serving the downtowns of Moorhead and Fargo. LinkFM is operated by the City of Fargo, through a contract with First Transit, using a Fargo bus, with operating costs funded equally by Fargo and Moorhead. Additional buses are deployed during large community events to increase frequency to every seven minutes. Moorhead and Fargo share equally in the cost for the regular service, and the increased service for the following events: Fargo Street Fair and Moorhead Hjemkomst Center events. Fargo pays the full cost for additional service for events held in downtown Fargo if they determine need.

For Schedule Information: 701-232-7500

The State of Minnesota provides 80% and Moorhead 20% of Moorhead's share of operating. Fargo utilizes all available Federal and State of North Dakota operating grant funds for fixed route MATBUS service and then pays 100% of the cost thereafter (including 100% of LinkFM).

LinkFM was initiated in 2015 as a solution to the limited availability of parking in downtown Fargo during major construction and as a tool for economic development in downtown. The Moorhead Center Mall east parking lot is utilized as a park and ride lot due to availability of parking. Initially MATBUS offered free transfers to other routes to promote ridership. In 2017, promotional free transfers between LinkFM and the rest of the MATBUS system were discontinued and likely caused a ridership decline. Parking downtown is easier with the completion of the Roberts Parking Ramp in 2018, and is likely a contributing factor in continued ridership decline from the 2016 level.

If the service level changes, Moorhead will also need to hold a public hearing, which could be scheduled for December 9, 2019. Fargo's future participation in LinkFM will be known before December 9. Staff will provide the Mayor and Council rider feedback from the November 13 informational meeting and Fargo's November 18 meeting.

FINANCIAL CONSIDERATIONS: Cost per ride of LinkFM in 2019 is \$6.31, which is higher than the system-wide cost per ride of \$4.87. Total 2020 annual operating costs for the system are \$231,700 split between Fargo and Moorhead equally. Listed below are some potential options for continued operation of LinkFM and the operating cost estimates. Marketing costs and capital cost of the vehicle used to provide service are not included. The cost per hour to operate event-only service would be at a higher rate for driver services. Please note that staff is seeking an interpretation from the Federal Transit Administration Ombudsman of the Charter Service regulations regarding eligibility of event-only transportation prior to implementation.

Options	Description	Operating Costs			
		Joint Operation		Moorhead as Sole Operator	
		Complete	Shared Cost 50/50	Complete	20% Grant Cost Match
1	Keeping the system as is (includes events)	\$231,700	\$ 115,850	\$ 231,700	\$ 46,340
2	<i>Major Event Service:</i>				
2a	Moorhead only (select major Moorhead community events that cause traffic impact, ex. Scandinavian Festival, Trollwood play and Kid Fest (not downtown), Pangea, Celtic Festival, German Kulturfest, Frostival)			\$ 7,200	\$ 1,440
2b	Street Fair Only	\$ 7,400	\$ 3,700	\$ 7,400	\$ 1,480
2c	Moorhead and Fargo Downtown Events (jointly funded per current service)	\$ 17,000	\$ 8,500	\$ 17,000	\$ 3,400

3	Operate year-round on Saturdays metro wide and charge \$1 fare (net cost shown)	\$ 24,000	\$ 12,000	\$ 24,000	\$ 4,800
4	Operate year-round Thursday - Saturday metro wide (current hours)	\$100,500	\$ 50,250	\$ 100,500	\$ 20,100

*Matthew Peterson*

Matthew G. Peterson  
Assistant Transit Director  
City of Fargo

/enc

CITY OF  
**Fargo**  
ASSESSMENT DEPARTMENT



November 1, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1909 Rose Creek Dr. S as submitted by David R. & Marcie G. Camrud. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2020, 2021, & 2022.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$150 with the City of Fargo's share being \$25.

Sincerely,



Ben Hushka  
City Assessor

hah  
attachment

**Application For Property Tax Exemption For Improvements  
To Commercial And Residential Buildings**  
North Dakota Century Code ch. 57-02.2  
(File with the local city or township assessor)

**Property Identification**

1. Name of Property Owner <u>David &amp; Marcie Camrud</u>	Phone No. <u>701-230-2654</u>
2. Address of Property <u>1909 Rose Creek Dr S</u>	
City <u>FARGO</u>	State <u>ND</u> Zip Code <u>58104</u>
3. Legal description of the property for which the exemption is being claimed. <u>Lt 6, Blk 2, Rose Creek 1st</u>	
4. Parcel Number <u>01-2482-00250-000</u> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Central Business District <input type="checkbox"/>	
5. Mailing Address of Property Owner <u>Same</u>	
City _____	State _____ Zip Code _____

**Description Of Improvements For Exemption**

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary). <u>Full kitchen remodel</u>	
7. Building Permit No. <u>190206</u>	8. Year Built <u>1989</u>
9. Date of Commencement of making the improvement <u>March 2019</u>	
10. Estimated market value of property before improvement	\$ <u>361,400</u>
11. Cost of making the improvement (all labor, material and overhead)	\$ <u>45,000</u>
12. Estimated market value of property after improvement	\$ <u>373,100</u>

**Applicant's Certification and Signature**

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.	
Applicant's Signature <u>[Signature]</u>	Date <u>10/29/2019</u>

**Assessor's Determination**

14. The local assessor finds that the improvements in this application has <input checked="" type="checkbox"/> has not <input type="checkbox"/> met the qualifications for exemption for the following reason(s): <u>3 YEARS FOR QUALIFYING WORK</u>	
Assessor's Signature <u>[Signature]</u>	Date <u>11/4/19</u>

**Action of Governing Body**

15. Action taken on this application by local governing board of the county or city: Denied <input type="checkbox"/> Approved <input type="checkbox"/>	
Approval subject to the following conditions: _____	
Chairman of Governing Body _____	Date _____



CITY OF  
**Fargo**  
ASSESSMENT DEPARTMENT

346

November 5, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 2613 34 Ave. S as submitted by Neal & Beth A. Steiner. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2020, 2021, & 2022.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$80 with the City of Fargo's share being \$15.

Sincerely,



Ben Hushka  
City Assessor

hah  
attachment

**Application For Property Tax Exemption For Improvements  
To Commercial And Residential Buildings**  
North Dakota Century Code ch. 57-02.2  
(File with the local city or township assessor)

**Property Identification**

1. Name of Property Owner NEAL & BETH STEINER Phone No. \_\_\_\_\_

2. Address of Property 2613 34 AVE S

City FARGO State ND Zip Code 58104

3. Legal description of the property for which the exemption is being claimed. \_\_\_\_\_  
E 10' OF LT 14 & W 65' OF LT 15 BLK 1 PARKS 1ST ADDN

4. Parcel Number 01-2281-00151-000 Residential  Commercial  Central Business District

5. Mailing Address of Property Owner SAME

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Description Of Improvements For Exemption**

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary). We changed a 3 piece bath and a jetted tub (in bedroom) into 2 bathrooms- 1-2 piece and 1 master.

7. Building Permit No. 190071 8. Year Built 1986

9. Date of Commencement of making the improvement May 2019

10. Estimated market value of property before improvement \$ 319,400

11. Cost of making the improvement (all labor, material and overhead) \$ 28,000

12. Estimated market value of property after improvement \$ \_\_\_\_\_

**Applicant's Certification and Signature**

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.

Applicant's Signature Neal Steiner + Beth Steiner Date 10.29.19

**Assessor's Determination**

14. The local assessor finds that the improvements in this application has  has not  met the qualifications for exemption for the following reason(s): 3 YEARS FOR QUALIFYING WORK

Assessor's Signature [Signature] Date 11/6/19

**Action of Governing Body**

15. Action taken on this application by local governing board of the county or city: Denied  Approved

Approval subject to the following conditions: \_\_\_\_\_

Chairman of Governing Body \_\_\_\_\_ Date \_\_\_\_\_

CITY OF  
**Fargo**  
ASSESSMENT DEPARTMENT



November 8, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 3407 11 St. S as submitted by Christopher L. & Ashley A. Johnson. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2019, 2020, & 2021.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$210 with the City of Fargo's share being \$35.

Sincerely,

Handwritten signature of Ben Hushka in black ink.

Ben Hushka  
City Assessor

hah  
attachment

**Application For Property Tax Exemption For Improvements  
To Commercial And Residential Buildings**  
North Dakota Century Code ch. 57-02.2  
(File with the local city or township assessor)

**Property Identification**

1. Name of Property Owner CHRISTOPHER & ASHLEY JOHNSON Phone No. \_\_\_\_\_

2. Address of Property 3407 11 ST S  
City FARGO State ND Zip Code 58104

3. Legal description of the property for which the exemption is being claimed. \_\_\_\_\_  
LT 10 BLK 1 HARWOOD GROVES 4TH

4. Parcel Number 01-1147-00100-000 Residential  Commercial  Central Business District

5. Mailing Address of Property Owner SAME  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Description Of Improvements For Exemption**

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary). KITCHEN, BATHROOM, DINING, LIVING STAIRCASES, FOYER

7. Building Permit No. 182117 8. Year Built 1992

9. Date of Commencement of making the improvement 11/1/19

10. Estimated market value of property before improvement \$ 275,900

11. Cost of making the improvement (all labor, material and overhead) \$ 89,000

12. Estimated market value of property after improvement \$ \_\_\_\_\_

**Applicant's Certification and Signature**

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.

Applicant's Signature [Signature] Date 11/4/19

**Assessor's Determination**

14. The local assessor finds that the improvements in this application has  has not  met the qualifications for exemption for the following reason(s): 3 YEARS FOR QUALIFYING WORK

Assessor's Signature [Signature] Date 11/12/19

**Action of Governing Body**

15. Action taken on this application by local governing board of the county or city: Denied  Approved

Approval subject to the following conditions: \_\_\_\_\_

Chairman of Governing Body \_\_\_\_\_ Date \_\_\_\_\_

CITY OF  
**Fargo**  
ASSESSMENT DEPARTMENT

Ad

November 8, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 714 20 St. N as submitted by Karla & Craig Flisk. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2020, 2021, 2022, 2023, & 2024.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$305 with the City of Fargo's share being \$50.

Sincerely,



Ben Hushka  
City Assessor

hah  
attachment

**Application For Property Tax Exemption For Improvements  
To Commercial And Residential Buildings**  
North Dakota Century Code ch. 57-02.2  
(File with the local city or township assessor)

**Property Identification**

1. Name of Property Owner Karla & Craig Flisk Phone No. \_\_\_\_\_

2. Address of Property 714 20 St N  
City FARGO State ND Zip Code 58102

3. Legal description of the property for which the exemption is being claimed. Lt 6, Blk 35, Beardsleys

4. Parcel Number 01-0100-02130-000 Residential  Commercial  Central Business District

5. Mailing Address of Property Owner Same  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Description Of Improvements For Exemption**

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary). Remodel kitchen & remove non-bearing wall

7. Building Permit No. 19060874 8. Year Built 1957 type text here

9. Date of Commencement of making the improvement June 2019

10. Estimated market value of property before improvement \$ 152,400

11. Cost of making the improvement (all labor, material and overhead) \$ 34,000.00

12. Estimated market value of property after improvement \$ 176,1000

**Applicant's Certification and Signature**

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.  
Applicant's Signature Craig Flisk Date \_\_\_\_\_

**Assessor's Determination**

14. The local assessor finds that the improvements in this application has  has not  met the qualifications for exemption for the following reason(s): 5 YEARS FOR QUALIFYING WORK  
Assessor's Signature [Signature] Date 11/12/19

**Action of Governing Body**

15. Action taken on this application by local governing board of the county or city: Denied  Approved   
Approval subject to the following conditions: \_\_\_\_\_  
Chairman of Governing Body \_\_\_\_\_ Date \_\_\_\_\_

CITY OF  
**Fargo**  
ASSESSMENT DEPARTMENT



October 30, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 3402 Evergreen Rd. N as submitted by Jeremiah & Stephanie Hoff. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2020, 2021, 2022, 2023, & 2024.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$335 with the City of Fargo's share being \$55.

Sincerely,



Ben Hushka  
City Assessor

hah  
attachment

**Application For Property Tax Exemption For Improvements  
To Commercial And Residential Buildings**  
North Dakota Century Code ch. 57-02.2  
(File with the local city or township assessor)

**Property Identification**

1. Name of Property Owner	Jeremiah & Stephanie Hoff	Phone No.	
2. Address of Property	3402 Evergreen Rd N		
City	FARGO	State	ND
Zip Code	58102		
3. Legal description of the property for which the exemption is being claimed.	Lt 13, Blk 8		
	Golf Course 2nd		
4. Parcel Number	01-1002-00780-000	Residential <input checked="" type="checkbox"/>	Commercial <input type="checkbox"/>
		Central Business District <input type="checkbox"/>	
5. Mailing Address of Property Owner	Same		
City		State	
Zip Code			

**Description Of Improvements For Exemption**

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary).	Remodel kitchen & open wall to dining room		
7. Building Permit No.	19050901	8. Year Built	1973
9. Date of Commencement of making the improvement	May 2019		
10. Estimated market value of property before improvement		\$	250,400
11. Cost of making the improvement (all labor, material and overhead)		\$	13,000
12. Estimated market value of property after improvement		\$	276,100

**Applicant's Certification and Signature**

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.	
Applicant's Signature	Date 10/24/19

**Assessor's Determination**

14. The local assessor finds that the improvements in this application has <input checked="" type="checkbox"/> has not <input type="checkbox"/>	met the qualifications for exemption for the following reason(s): 5 YEARS FOR QUALIFYING WORK		
Assessor's Signature	Date		10/31/19

**Action of Governing Body**

15. Action taken on this application by local governing board of the county or city:	Denied <input type="checkbox"/>	Approved <input type="checkbox"/>	
Approval subject to the following conditions:			
Chairman of Governing Body _____ Date _____			



CITY OF  
**Fargo**  
ASSESSMENT DEPARTMENT

34F

October 30, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

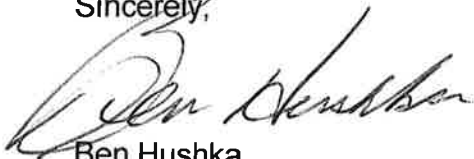
Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 2307 34 ½ Ave. S as submitted by John K. & Janice L. Melland. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2020, 2021, 2022, 2023, & 2024.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$495 with the City of Fargo's share being \$85.

Sincerely,



Ben Hushka  
City Assessor

hah  
attachment

**Application For Property Tax Exemption For Improvements  
To Commercial And Residential Buildings**

North Dakota Century Code ch. 57-02.2  
(File with the local city or township assessor)

**Property Identification**

1. Name of Property Owner JOHN MELLAND Phone No. 701-721-6360

2. Address of Property 2307 34 1/2 AVE S

City FARGO State ND Zip Code 58104

3. Legal description of the property for which the exemption is being claimed. BLK 3 LT 20 SOUTH POINTE 1ST

4. Parcel Number 01-2830-01000-000 Residential  Commercial  Central Business District

5. Mailing Address of Property Owner 2307 34 1/2 AVE S

City FARGO State ND Zip Code 58104

**Description Of Improvements For Exemption**

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary). Kitchen, bathrooms remodel, new flooring throughout house added one closet in basement room

7. Building Permit No. 190129 8. Year Built 1987

9. Date of Commencement of making the improvement 02-19 →

10. Estimated market value of property before improvement \$ 235,500

11. Cost of making the improvement (all labor, material and overhead) \$ 65,453.00

12. Estimated market value of property after improvement \$ \_\_\_\_\_

**Applicant's Certification and Signature**

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.

Applicant's Signature John Karl Melland Date 10-22-19

**Assessor's Determination**

14. The local assessor finds that the improvements in this application has  has not  met the qualifications for exemption for the following reason(s): 5 YEARS FOR QUALIFYING WORK

Assessor's Signature [Signature] Date 10/31/19

**Action of Governing Body**

15. Action taken on this application by local governing board of the county or city: Denied  Approved

Approval subject to the following conditions: \_\_\_\_\_

Chairman of Governing Body \_\_\_\_\_ Date \_\_\_\_\_

CITY OF  
**Fargo**  
ASSESSMENT DEPARTMENT

3Ag

October 30, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1713 4 St. N as submitted by Brian S. & Jane M. Feickert. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2020, 2021, 2022, 2023, & 2024.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$140 with the City of Fargo's share being \$25.

Sincerely,



Ben Hushka  
City Assessor

hah  
attachment

**Application For Property Tax Exemption For Improvements  
To Commercial And Residential Buildings**  
North Dakota Century Code ch. 57-02.2  
(File with the local city or township assessor)

**Property Identification**

1. Name of Property Owner	<u>Brian &amp; Jane Feickert</u>	Phone No.	<u>218-790-2900</u>
2. Address of Property	<u>1713 4 St N</u>		
City	<u>FARGO</u>	State	<u>ND</u> Zip Code <u>58102</u>
3. Legal description of the property for which the exemption is being claimed.	<u>Lts 264 &amp; 265 North Broadway</u>		
4. Parcel Number	<u>01-2100-01630-000</u>	Residential	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Central Business District <input type="checkbox"/>
5. Mailing Address of Property Owner	<u>Same</u>		
City	_____	State	_____ Zip Code _____

**Description Of Improvements For Exemption**

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary).	<u>Refinish lower level</u>		
7. Building Permit No.	<u>19044562</u>	8. Year Built	<u>1952</u>
9. Date of Commencement of making the improvement	<u>April 2019</u>		
10. Estimated market value of property before improvement	\$	<u>190,900</u>	
11. Cost of making the improvement (all labor, material and overhead)	\$	<u>21,000</u>	
12. Estimated market value of property after improvement	\$	<u>201,900</u>	

**Applicant's Certification and Signature**

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.
Applicant's Signature <u>Brian Feickert</u> Date <u>10/20/2019</u>

**Assessor's Determination**

14. The local assessor finds that the improvements in this application has <input checked="" type="checkbox"/> has not <input type="checkbox"/> met the qualifications for exemption for the following reason(s): <u>5 YEARS FOR QUALIFYING WORK</u>
Assessor's Signature <u>Don Shultz</u> Date <u>10/31/19</u>

**Action of Governing Body**

15. Action taken on this application by local governing board of the county or city: Denied <input type="checkbox"/> Approved <input type="checkbox"/>
Approval subject to the following conditions: _____
Chairman of Governing Body _____ Date _____

CITY OF  
**Fargo**  
ASSESSMENT DEPARTMENT



October 30, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

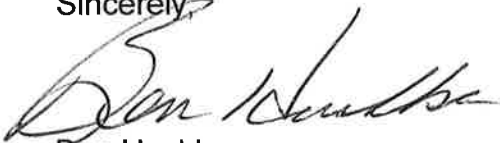
Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 3513 Evergreen Rd. N as submitted by Lisa & Kyle Ouradnik. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2019, 2020, 2021, 2022, & 2023.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$235 with the City of Fargo's share being \$40.

Sincerely,



Ben Hushka  
City Assessor

hah  
attachment

**Application For Property Tax Exemption For Improvements  
To Commercial And Residential Buildings**

North Dakota Century Code ch. 57-02.2  
(File with the local city or township assessor)

**Property Identification**

1. Name of Property Owner Lisa & Kyle Ouradnik Phone No. 701-238-3167

2. Address of Property 3513 Evergreen Rd N  
 City FARGO State ND Zip Code 58102

3. Legal description of the property for which the exemption is being claimed. Lt 4, Blk 4  
Golf Course 2nd

4. Parcel Number 01-1002-00180-000 Residential  Commercial  Central Business District

5. Mailing Address of Property Owner Same  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Description Of Improvements For Exemption**

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary). Remodel kitchen & remove non-bearing wall partition

7. Building Permit No. 182122 8. Year Built 1974

9. Date of Commencement of making the improvement January 2019

10. Estimated market value of property before improvement \$ 277,800

11. Cost of making the improvement (all labor, material and overhead) \$ 48,000

12. Estimated market value of property after improvement \$ 300,000

**Applicant's Certification and Signature**

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.  
 Applicant's Signature [Signature] Date 10/22/19

**Assessor's Determination**

14. The local assessor finds that the improvements in this application has  has not  met the qualifications for exemption for the following reason(s): 5 YEARS FOR QUALIFYING WORK  
 Assessor's Signature [Signature] Date 10/31/19

**Action of Governing Body**

15. Action taken on this application by local governing board of the county or city: Denied  Approved   
 Approval subject to the following conditions: \_\_\_\_\_  
 \_\_\_\_\_  
 Chairman of Governing Body \_\_\_\_\_ Date \_\_\_\_\_

CITY OF  
**Fargo**  
ASSESSMENT DEPARTMENT

3A1

November 1, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1633 3 St. N as submitted by Joseph E. Mettler. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2019, 2020, 2021, 2022, & 2023.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$90 with the City of Fargo's share being \$15.

Sincerely,



Ben Hushka  
City Assessor

hah  
attachment

**Application For Property Tax Exemption For Improvements  
To Commercial And Residential Buildings**  
North Dakota Century Code ch. 57-02.2  
(File with the local city or township assessor)

**Property Identification**

1. Name of Property Owner	Joseph Mettler	Phone No.	320-733-0007
2. Address of Property	1633 3 St N		
City	FARGO	State	ND
Zip Code	58102		
3. Legal description of the property for which the exemption is being claimed.	Pt of Lts 374 & 375 North Broadway		
4. Parcel Number	01-2100-02390-000	Residential	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Central Business District <input type="checkbox"/>
5. Mailing Address of Property Owner	Same		
City		State	
Zip Code			

**Description Of Improvements For Exemption**

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary).		Refinish lower level-bedroom & bath	
7. Building Permit No.	181133	8. Year Built	1949
9. Date of Commencement of making the improvement	July 2018		
10. Estimated market value of property before improvement		\$	164,400
11. Cost of making the improvement (all labor, material and overhead)		\$	15,250.00
12. Estimated market value of property after improvement		\$	171,500

**Applicant's Certification and Signature**

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.			
Applicant's Signature	<i>Joseph Mettler</i>	Date	11/1/19

**Assessor's Determination**

14. The local assessor finds that the improvements in this application has <input checked="" type="checkbox"/> has not <input type="checkbox"/> met the qualifications for exemption for the following reason(s):		5 YEARS FOR QUALIFYING WORK	
Assessor's Signature	<i>[Signature]</i>	Date	11/4/19

**Action of Governing Body**

15. Action taken on this application by local governing board of the county or city: Denied <input type="checkbox"/> Approved <input type="checkbox"/>			
Approval subject to the following conditions:			
Chairman of Governing Body		Date	



CITY OF  
**Fargo**  
ASSESSMENT DEPARTMENT

34j

November 8, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

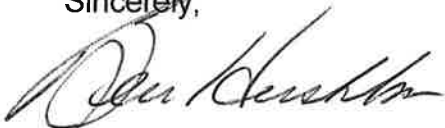
Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 207 15 Ave. N as submitted by Paul A. & Tanya J. Light. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2020, 2021, 2022, 2023, & 2024.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$435 with the City of Fargo's share being \$75.

Sincerely,



Ben Hushka  
City Assessor

hah  
attachment

**Application For Property Tax Exemption For Improvements  
To Commercial And Residential Buildings**  
North Dakota Century Code ch. 57-02.2  
(File with the local city or township assessor)

**Property Identification**

1. Name of Property Owner Paul & Tanya Light Phone No: 701-318-0971

2. Address of Property 207 15 Ave n  
City FARGO State ND Zip Code 58102

3. Legal description of the property for which the exemption is being claimed. Pt of Lt 20 & all of 22, Blk 1, McDermotts

4. Parcel Number 01-1890-00230-000 Residential  Commercial  Central Business District

5. Mailing Address of Property Owner Same  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Description Of Improvements For Exemption**

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary). Construct 7.4' x 9.5' addition for kitchen & add beam

7. Building Permit No. 19050220 8. Year Built 1950

9. Date of Commencement of making the improvement May 2019

10. Estimated market value of property before improvement \$ 203,700

11. Cost of making the improvement (all labor, material and overhead) \$ 108,172.57

12. Estimated market value of property after improvement \$ \_\_\_\_\_

**Applicant's Certification and Signature**

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.

Applicant's Signature [Signature] Date 11-3-19

**Assessor's Determination**

14. The local assessor finds that the improvements in this application has  has not  met the qualifications for exemption for the following reason(s): 5 YEARS FOR QUALIFYING WORK

Assessor's Signature [Signature] Date 11/12/19

**Action of Governing Body**

15. Action taken on this application by local governing board of the county or city: Denied  Approved

Approval subject to the following conditions: \_\_\_\_\_

Chairman of Governing Body \_\_\_\_\_ Date \_\_\_\_\_

CITY OF  
**Fargo**  
ASSESSMENT DEPARTMENT



November 8, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

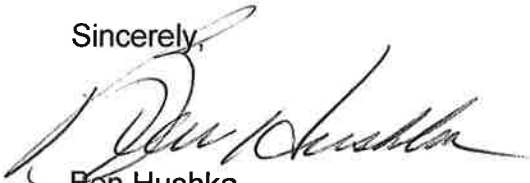
Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1242 1 St. N as submitted by Chad E. & Natallie J. Sparrow. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2017, 2018, 2019, 2020, & 2021.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$105 with the City of Fargo's share being \$20.

Sincerely,



Ben Hushka  
City Assessor

hah  
attachment

### Application For Property Tax Exemption For Improvements To Commercial And Residential Buildings

North Dakota Century Code ch. 57-02.2  
(File with the local city or township assessor)

#### Property Identification

1. Name of Property Owner Chad & Natalie Sparrow Phone No. \_\_\_\_\_

2. Address of Property 1242 1 St N  
 City FARGO State ND Zip Code 58102

3. Legal description of the property for which the exemption is being claimed. Lt 22, Blk 8, Holes 1st

4. Parcel Number 01-1360-02330-000 Residential  Commercial  Central Business District

5. Mailing Address of Property Owner Same  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

#### Description Of Improvements For Exemption

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary). Repair water damage on upper level & main floor

7. Building Permit No. None 160926 8. Year Built 1941

9. Date of Commencement of making the improvement ~~March 2019~~ May 2016

10. Estimated market value of property before improvement \$ ~~246,500~~ 193,600

11. Cost of making the improvement (all labor, material and overhead) \$ ~~5330~~ 30,100

12. Estimated market value of property after improvement \$ ~~same~~ 201,800

#### Applicant's Certification and Signature

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.  
 Applicant's Signature Chad Sparrow Date 11-7-19

#### Assessor's Determination


14. The local assessor finds that the improvements in this application has  has not  met the qualifications for exemption for the following reason(s): 5 YEARS FOR QUALIFYING WORK  
 Assessor's Signature [Signature] Date 11/12/19

#### Action of Governing Body

15. Action taken on this application by local governing board of the county or city: Denied  Approved   
 Approval subject to the following conditions: \_\_\_\_\_  
 Chairman of Governing Body \_\_\_\_\_ Date \_\_\_\_\_

(35)

**TO: BOARD OF CITY COMMISSIONERS**

**FROM: KENT COSTIN, DIRECTOR OF FINANCE** 

**RE: STATE WATER COMMISSION COST REIMBURSEMENT APPROVAL**

**DATE: November 13, 2019**

The existing legislation in place for State Water Commission funding related to the Fargo-Moorhead Metropolitan Area Flood Risk Management Project requires that the Fargo City Commission, Cass County Commission, and the Cass Water Resource Board approve all payment reimbursement requests prior to their submission and ultimate payment.

The attached reimbursement request has been prepared by Finance staff and is ready for processing. Your approval of the request for funds is hereby requested as required.

**Suggested Motion:**

Approve a State Water Commission request for cost reimbursement for Fargo-Moorhead Metropolitan Area Flood Risk Management Project costs totaling \$3,699,516.47.

November 13, 2019

Garland Erbele, P.E.  
 North Dakota State Water Commission  
 900 East Boulevard Avenue, Dept 770  
 Bismarck, ND 58505-0850

Dear Garland,

The Metro Flood Diversion Authority is submitting eligible costs for reimbursement request #96 pursuant to the terms and conditions of House Bill 1020 for costs incurred from October 1, 2019 to October 31, 2019 on the Fargo-Moorhead Metropolitan Area Flood Risk Management Project. These costs are summarized in the attached cost summaries and are supported by detailed disbursement records included within this submission.

The total amount of the claim for reimbursement is \$3,699,516.47.

State Funds Available	Amount Spent Previous Request	Amount Spent This Period	State Cost Share	Reimbursement Request This Period	Balance of State Funds
\$310,500,000	\$208,469,057.42	3,699,516.47	100%	\$3,699,516.47	\$98,331,426.11

**Project Narrative, this request:**

Project Number	Project Description
V01701	Land for Diversion Channel
V02825	Pay Applications #8 & #9 for WP42E – 2 <sup>nd</sup> St S and Main Ave Flood Mitigation
V03802	Pay Application #2 for WP50A – Property Structure Mitigation
V05401	Pay Application #6 for Flood Risk Management Project at Harwood, Hackberry, and River Drive South, Phase 2
V05402	Pay Applications #16-18 for Flood Risk Management Project in Rosewood Area – University Drive to the Milwaukee Trail
V05403	Pay Applications #3-5 for House Demolition and Site Restoration in the areas of Roberts 2 <sup>nd</sup> , Belmont Park, Copperfield, and Chrisan 1 <sup>st</sup> Additions.
V05404	Pay Application #1 for Flood Risk Management Project at Copperfield Court and Oakcreek
V05405	Easements for In-Town Levee Projects
V05406	Easements for In-Town Levee Projects
V05418	Home Buyouts for In-Town Levee Projects
V05601	CR17 Ditch Spoil Grading

We certify that \$87,781,411 has been expended on the acquisition of homes and that these costs are eligible for the local matching share requirements of SB 2020. Records relating to these costs are on file with the City of Fargo in the Office of the City Auditor.

The City of Fargo, Cass County Commission, and the Cass County Joint Water Resource Board have approved our request for funds as required in SB 2020. Copies of their approval letters are included.

If you have any questions relating to our request, please contact me directly.

Sincerely,



Kent Costin  
Director of Finance, City of Fargo  
Metro Flood Diversion Authority

**Required Local Approvals:**

\_\_\_\_\_  
City of Fargo

\_\_\_\_\_  
Cass County Commission

\_\_\_\_\_  
Cass County Joint Water Resource Dist.

**FM Metropolitan Area Flood Risk Management Project  
Summary of Cash Disbursements Eligible for SWC Funding**

October 2019


Account Number	Check Date	Check Number	Vendor Name	Transaction Amount	Description 1	Project Number	Project Description
790-0000-206.10-00	10/17/2019	299893	SCHMIDT AND SONS CONSTRUCTION INC	(4,420.08)	PROP STRUCTURE MITIGATION	V03802	PROPERTY STRUCTR MITIGATN
			<b>Total Retainage</b>	<b>(4,420.08)</b>			
790-7930-429.71-30	10/3/2019	299395	CASS COUNTY JOINT WATER RESOURCE DI	229,782.83	DUVAL FAMILY	V01701	ND LAND PURCH-OUT OF TOWN
			<b>Total LERRDS - North Dakota - Land Purchases</b>	<b>229,782.83</b>			
790-7930-429.73-20	10/17/2019	299693	SCHMIDT AND SONS CONSTRUCTION INC	44,200.80	PROP STRUCTURE MITIGATION	V03802	PROPERTY STRUCTR MITIGATN
			<b>Total LERRDS - North Dakota - Site Improvements</b>	<b>44,200.80</b>			
790-7950-429.38-99	10/31/2019	300155	GLACIER ENTERPRISES	2,150.00	DITCH SPOIL GRADING	V05501	CR-17 DITCH SPOIL GRADING
			<b>Total ND Construction - Other Services</b>	<b>2,150.00</b>			
790-7950-429.71-30	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	48,000.00	LIND, TRACY	V05418	FLOOD ACQUISITIONS
790-7950-429.71-30	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	123,300.00	WIELAND, KAREN	V05418	FLOOD ACQUISITIONS
790-7950-429.71-30	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	33,000.00	WESSMAN, BRADLEY & KARI	V05418	FLOOD ACQUISITIONS
790-7950-429.71-30	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	35,523.63	BDN PROPERTIES LLP	V05418	FLOOD ACQUISITIONS
790-7950-429.71-30	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	66,100.00	RINKE, LONNA	V05418	FLOOD ACQUISITIONS
790-7950-429.71-30	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	33,600.00	JOHNSON, JEFFREY & MARSHA	V05418	FLOOD ACQUISITIONS
790-7950-429.71-30	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	107,500.00	STEWART, GARYLLE	V05418	FLOOD ACQUISITIONS
790-7950-429.71-30	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	18,300.00	ERDMANN, THOMAS & AUDREY	V05418	FLOOD ACQUISITIONS
790-7950-429.71-30	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	42,200.00	SPRINGER, JANICE	V05418	FLOOD ACQUISITIONS
790-7950-429.71-30	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	75,900.00	FROELICH, ANDREW & NANCY	V05418	FLOOD ACQUISITIONS
790-7950-429.71-30	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	252,849.00	SWANSON HEALTH PRODUCTS,	V05406	DRAIN 27 LIFT STATION #56
790-7950-429.71-30	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	11,650.00	ANDERSON, DOUGLAS	V05405	LEVEE/FLOODWALL - BELMONT
			<b>Total ND Construction - Land Purchases</b>	<b>843,60</b>			
790-7950-429.71-31	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	843.60	FOXTAIL CREEK LIMITED PAR	V05406	DRAIN 27 LIFT STATION #56
			<b>Total ND Construction - Easements</b>	<b>843.60</b>			
790-7950-429.73-52	10/3/2019	299440	INDUSTRIAL BUILDERS INC	1,050,539.87	PAY #8, 2 ST S & MAIN AVE	V02825	2ND ST S FLOOD MITIGATION
790-7950-429.73-52	10/3/2019	299440	INDUSTRIAL BUILDERS INC	(174,936.35)	CITY OF FARGO'S SHARE PAY APP #8	V02825	2ND ST S FLOOD MITIGATION
790-7950-429.73-52	10/31/2019	300163	INDUSTRIAL BUILDERS INC	706,806.41	2 ST S & MAIN AVE FLOOD	V02825	2ND ST S FLOOD MITIGATION
790-7950-429.73-52	10/31/2019	300163	INDUSTRIAL BUILDERS INC	(135,329.90)	CITY OF FARGO'S SHARE PAY APP #9	V05404	LEVEE-OAKCREEK/COPPERFLD
790-7950-429.73-52	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	7,407.53	KEY CONTRACTING INC	V05401	DEMOLITION/LEVEE-HARWOOD
790-7950-429.73-52	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	184,073.66	INDUSTRIAL BUILDERS INC	V05402	DEMO/LEVEEWALL-ROSEWOOD
790-7950-429.73-52	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	352,501.40	INDUSTRIAL BUILDERS INC	V05402	DEMO/LEVEEWALL-ROSEWOOD
790-7950-429.73-52	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	196,176.76	INDUSTRIAL BUILDERS INC	V05402	DEMO/LEVEEWALL-ROSEWOOD
790-7950-429.73-52	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	81,293.40	DIRT DYNAMICS	V05403	DEMO - CITYWIDE
790-7950-429.73-52	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	91,044.49	DIRT DYNAMICS	V05403	DEMO - CITYWIDE
790-7950-429.73-52	11/1/2019	JB10190034	CITY OF FARGO-AUDITORS OFFICE	13,367.12	DIRT DYNAMICS	V05403	DEMO - CITYWIDE
			<b>Total ND Construction - Flood Control</b>	<b>2,578,936.69</b>			
			<b>Total Expense for Period</b>	<b>3,699,516.47</b>			



(36)

MEMORANDUM

**TO: BOARD OF CITY COMMISSIONERS**

**FROM: MAYOR TIM MAHONEY** 

**DATE: NOVEMBER 4, 2019**

**SUBJECT: FARGO DOME AUTHORITY APPOINTMENT**

Vern Bennett was appointed a member of the Fargo Dome Authority in March of 2019. Due to his passing, a vacancy exists on that Board.

The County Commission has submitted three names for consideration. Their letter is attached.

I am recommending the appointment of Rick Steen as the Cass County Commission nominee, for a term ending April 1, 2023.

Your favorable consideration of this recommendation will be greatly appreciated.

**RECOMMENDED MOTION:** To appoint Rick Steen to the Fargo Dome Authority for a term ending April 1, 2023.

mmappt19dasteen



**Board of County  
Commissioners**

October 22, 2019

Chad M. Peterson  
Fargo, North Dakota

Rick Steen  
Fargo, North Dakota

Vern Bennett  
Fargo, North Dakota

Duane Breitling  
West Fargo, North Dakota

Mary Scherling  
Stanley Township,  
North Dakota

Mayor Tim Mahoney  
City of Fargo  
225 4<sup>th</sup> Street North  
Fargo ND 58102

RE: Fargo Dome Authority Nominees

Dear Mayor Mahoney:

The Board of Cass County Commissioners would like to submit the names of Mary Scherling, Chad Peterson, and Rick Steen as nominees for appointment to the Fargo Dome Authority due to the vacancy created by the death of Vern Bennett.

Please let us know if you need any additional information.

Sincerely,

A handwritten signature in cursive script that reads "Heather Worden".

Heather Worden, Administrative Assistant  
Cass County Commission

cc: Cass County Commissioners

WORDENMY DOCUMENTS\HEATHER\FARGO DOME AUTHORITY NOMINEES.DOCX

Heather Worden  
Commission Assistant

PO Box 2806  
211 Ninth Street South  
Fargo, North Dakota 58108  
701-241-5609  
[www.casscountynd.gov](http://www.casscountynd.gov)

38

November 14, 2019

Honorable Board of City  
Commissioners  
City of Fargo  
Fargo, North Dakota

Re: Infrastructure Funding Policy

Dear Commissioners:

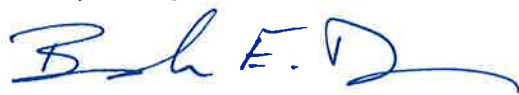
On November 13, 2019, the Finance Committee approved the proposed 2020 Infrastructure Funding Policy. After the Finance Committee Meeting, Commissioner Grindberg discussed with staff proposed language to incorporate into the Infrastructure Funding Policy. The following language was proposed, "The City of Fargo will apply all appropriated funds from the North Dakota Prairie Dog Bill (2019 Session HB 1066) to the Infrastructure Funding Policy for the benefit of property owners for reconstruction and rehabilitation of aging infrastructure. In the event that state funds are discontinued, the policy remains intact and new calculations without state funding will occur."

I believe this addition to the policy clearly reiterates staff's intended use of Prairie Dog Funds as it is outlined in the Infrastructure Funding Policy.

**Recommended Motion:**

Concur with Finance Committee's recommendation and approve the proposed 2020 Infrastructure Funding Policy and Fee Schedule and adopt "The City of Fargo will apply all appropriated funds from the North Dakota Prairie Dog Bill (2019 Session HB 1066) to the Infrastructure Funding Policy for the benefit of property owners for reconstruction and rehabilitation of aging infrastructure. In the event that state funds are discontinued, the policy remains intact and new calculations without state funding will occur." as part of the Infrastructure Funding Policy.

Respectfully,



Brenda E. Derrig, P.E.  
City Engineer

BED  
Attachments

REPORT OF ACTION**FINANCE COMMITTEE****Project:** Infrastructure Funding Policy**Type:** 2020 Infrastructure Funding Policy**Location:** City Wide**Date of Hearing:** November 13, 2019

<u>Routing</u>	<u>Date</u>
City Commission	11/18/19
Project File	

Brenda Derrig and Tom Knakmuhs presented a proposed 2020 Fargo Infrastructure Funding Policy. The proposed policy integrates 22 out of the 26 recommendations from the Special Assessment Task Force, which incorporated public comments. The proposed policy details the method of financing public infrastructure projects using Federal funds, State funds, City funds and Special Assessments. The highlights of the proposed policy are:

**Initial Installations (New Developments):**

- Greenfields would continue to be 100% assessed or paid by the developer.
- Letter of Map Revision (LOMR) would no longer be special assessed.
- A tiered system for multifamily residences.
  - Tier 1: 1-3 units
  - Tier 2: 4-12 units
  - Tier 3: 13-36 units
  - Tier 4: 37+ units
- Independent standalone traffic signal installation would be 100% City funded.

**Rehabilitation/Reconstruction:**

- Sanitary Sewer and Water Main
  - Lift Station rehabilitation or replacement no longer assessed.
  - Increase the amount assessed for sewer and water in the DMU to create uniformity.
  - Sewer service replacement as part of a larger project no longer assessed.
- Paving, Street Lights, and Signals
  - A tiered system for multifamily.
  - Capped assessed cost have been adjusted.

The proposed policy also specifies the project categories that Prairie Dog funds would be applied to when available. The following are the proposed assessment reductions with these funds:

- Buy down paving for single residence and multifamily tiers 1, 2, and 3 by 50%.
- Buy down paving for multifamily tier 4, commercial and DMU by 25%.
- Eliminate Special Assessments for single-family residences and multifamily tiers 1 and 2, which do not directly front an arterial.
- Streetlights and/or traffic signals would be included within the paving capped assessed cost.

**Fees:**

- Engineering Fees 11% to 10%
- Administration Fees: 6% to 4%
- Special Assessment Bonding 1% to .75%
- Legal, Miscellaneous, and Construction Carrying Costs are unchanged.
- Adopt an inflationary index of 2% annually.

**MOTION:**

On a motion by Dave Piepkorn, seconded by Mayor Mahoney, the Finance Committee voted to approve the proposed 2020 Fargo Infrastructure Funding Policy and Fee schedule to be forwarded on to the City Commission with a recommendation for approval.





# Memorandum

**To:** Members of Finance  
**From:** Brenda Derrig, City Engineer, Tom Knakmuhs, Assistant City Engineer, & Dan Eberhardt, Special Assessment Coordinator  
**CC:** Bruce Grubb, City Administrator  
**Date:** November 5, 2019  
**Re:** Proposed 2020 Infrastructure Policy

---

Attached please find our proposed Infrastructure Funding Policy. This policy incorporates the future Prairie Dog funds, yet is able to stand alone if those funds were to discontinue. Some of the highlights of the Policy are:

**Initial Installations (New Developments):**

- Greenfields would continue to be 100% assessed or paid by the developer.
- Letter of Map Revision (LOMR) would no longer be special assessed.
- A tiered system for multifamily residences.
  - Tier 1: 1-3 units
  - Tier 2: 4-12 units
  - Tier 3: 13-36 units
  - Tier 4: 37+ units
- Independent standalone traffic signal installation would be 100% City Funded.

**Rehabilitation/Reconstruction:**

- Sanitary Sewer and Water Main
  - Lift Station rehabilitation or replacement no longer assessed.
  - Increase the amount assessed for sewer and water in the DMU to create uniformity.
  - Sewer service replacement as part of a larger project no longer assessed.
- Paving, Street Lights, and Signals
  - A tiered system for multifamily.
  - Capped assessed cost have been adjusted.
- Prairie Dog funds would:
  - Buy down paving for single residence and multifamily Tiers 1, 2, and 3 by 50%.
  - Buy down paving for multifamily Tier 4, commercial and DMU by 25%.
  - Eliminate special assessments for single-family residences and multifamily Tiers 1 and 2, which do not directly front an arterial.
  - Streetlights and/or traffic signals would be included within the paving capped assessed cost.

**Fees:**

- Engineering Fees 11% to 10%
- Administration Fees: 6% to 4%
- Special Assessment Bonding 1% to .75%
- Legal, Miscellaneous, and Construction Carrying Costs are unchanged.
- Adopt an inflationary index of 2% annually.

**Recommended Motion:**

Approve the attached 2020 Infrastructure Funding Policy and Fee rates.

**2020 Fargo Infrastructure Funding Policy**  
Initial Installation

	Former (2016 Policy)		Current (2013 Policy)		Proposed Policy		
	Special Assessed	Special Assessed	Special Assessed	Special Assessed	Prairie Dog Funds	Other City Funds	Other City Funds
<b>SANITARY SEWER - 25 YR ASSESSMENT</b>							
Sewer Mains - Local	100%	100%	100%	100%	None	None	None
Sewer Mains - Trunk	100%	100%	100%	100%	Assess equivalent of a local main; remaining balance assessed to the benefiting area	None	None
Lift Stations	100%	100%	100%	100%	100%	None	None
<b>WATER MAINS - 25 YR ASSESSMENT</b>							
Local Mains	100%	100%	100%	100%	100%	None	None
Oversized Mains (mains larger than 12")	Assess equivalent of a 12" main; remaining balance assessed to the benefiting area	Assess equivalent of a 10" main; remaining balance assessed to the benefiting area	Assess equivalent of a 12" main; remaining balance assessed to the benefiting area	Assess equivalent of a 10" main; remaining balance assessed to the benefiting area	Assess equivalent of a 12" main; remaining balance assessed to the benefiting area	None	None
Trunk Mains (12" on quarter lines; 1/2 mile spacing)	100%	100%	100%	100%	100%	None	None
Trunk Mains (16" on section lines; 1 mile spacing)	100%	100%	100%	100%	100%	None	None
Trunk Mains (larger than 16" on section lines)	Assess equivalent of a 16" main	Assess equivalent of a 16" main	Assess equivalent of a 16" main	Assess equivalent of a 16" main	Assess equivalent of a 16" main	None	Balance - Water Utility
Feeder Mains (no local connections)	None	None	None	None	None	None	Water Utility
Fire Flow Benefit (no domestic service)	60%	60%	60%	60%	60%	None	Balance - Water Utility
Mains on Jurisdictional Boundaries	50%	50%	50%	50%	50%	None	Balance - Water Utility
Water Towers	None	None	None	None	None	None	Water Utility
<b>STORM SEWER - 25 YR ASSESSMENT</b>							
Mains	100%	100%	100%	100%	100%	None	None
Outfalls	100%	100%	100%	100%	100%	None	None
Detention/Retention Basins	100%	100%	100%	100%	100%	None	None
Lift Stations	100%	100%	100%	100%	100%	None	None
<b>LOMR (Letter of Map Revision)</b>							
	100%	100%	100%	100%	LOMR to be completed prior to Improvement Project or as part of Improvement Project. All cost for LOMR shall be paid for by Developer. No LOMR costs will be special assessed.	None	None

**2020 Fargo Infrastructure Funding Policy**  
Initial Installation

PAVING - 25 YR ASSESSMENT	Former (2016 Policy)		Current (2013 Policy)		Proposed Policy		
	Special Assessed		Special Assessed		Special Assessed	Prairie Dog Funds	Other City Funds
Local	100%		100%		100%	None	None
Local - Initial Wear Course & Seal Coat	100%		100%		100%	None	None
Collector	100%		100%		100%	None	None
Collector - Initial Wear Course & Seal Coat	100%		100%		100%	None	None
<b>Arterial Direct*</b>							
Single	\$208		\$188		\$200	None	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)	\$416		\$313		\$200	None	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)	\$416		\$313		\$275	None	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)	\$416		\$313		\$350	None	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)	\$416		\$313		\$425	None	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional	\$520		\$313		\$500	None	Balance - Federal or Sales Tax
<b>Arterial Indirect*</b>							
Single	\$31.20		\$30		\$30	None	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)**	\$62.40		\$45		\$40	None	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)**	\$62.40		\$45		\$40	None	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)**	\$62.40		\$45		\$50	None	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)**	\$62.40		\$45		\$60	None	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional**	\$78.00		\$45		\$70	None	Balance - Federal or Sales Tax
<b>Alleys in Greenfield Developments</b>	100%		100%		100%	None	None
<b>Structures - Interchanges, Bridges, Over/Underpasses</b>							
Single Family**	100%		None		\$0.015 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)**	100% (2x SR)		\$0.015		\$0.015 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)**	100% (2x SR)		\$0.015		\$0.020 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)**	100% (2x SR)		\$0.015		\$0.030 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)**	100% (2x SR)		\$0.015		\$0.040 per SF	None	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional**	100% (2.5x SR)		\$0.03		\$0.050 per SF	None	Balance - Federal or Sales Tax
DMU	100% (3x SR)		\$0.03		\$0.070 per SF	None	Balance - Federal or Sales Tax

\*Costs include final paving, traffic signals, seal coat, & street lights

\*\*Square foot computation where applicable

Note - When it is necessary to utilize a square foot cost, the square foot cost is based on a typical lot which is 12,000 SF lot with 80' of frontage. Cost per SF = (Cost per FF x 80)/12,000



**2020 Fargo Infrastructure Funding Policy**  
Initial Installation

	Former (2016 Policy)		Current (2013 Policy)		Proposed Policy	
	Special Assessed	100%	Special Assessed	100%	Prairie Dog Funds	Other City Funds
<b>STREET LIGHTING - 10 YR ASSESSMENT</b>						
Street Lights					None	None
<b>SIDEWALKS - 20 YR ASSESSMENT</b>						
Collector	Former (2016 Policy) Special Assessed	100%	Current (2013 Policy) Special Assessed	100%	Proposed Policy Prairie Dog Funds	Other City Funds None
Local Streets - Front Yard	100%		100%		None	None
Local Streets - Side/Rear Yard	Private or 100% assessed		Private or 100% assessed		None	None
All Others	100%		100%		None	None
	100%		100%		None	None
<b>ALTERNATIVE TRANSPORTATION FACILITIES - 15 YR ASSESSMENT</b>						
Shared Use Path	Former (2016 Policy) Special Assessed	Direct assess equivalent to sidewalk - balance assessed to the area	Current (2013 Policy) Special Assessed	Direct assess equivalent to sidewalk - balance assessed to the area	Proposed Policy Prairie Dog Funds	Other City Funds
Special Trails	Direct assess equivalent to sidewalk - balance assessed to the area		Direct assess equivalent to sidewalk - balance assessed to the area		None	None
On Street Bike Facilities	Direct assess equivalent to sidewalk - balance assessed to the area		Direct assess equivalent to sidewalk - balance assessed to the area		None	Balance - Federal or Sales Tax
					None	Balance - Federal or Sales Tax
<b>TRAFFIC CONTROL DEVICES - 15 YR ASSESSMENT</b>						
Traffic Control Devices	Former (2016 Policy) Special Assessed	100%	Current (2013 Policy) Special Assessed	100%	Proposed Policy Prairie Dog Funds	Other City Funds
					None	Federal, Sales Tax, or Street Light Utility
<b>TREE PLANTING - 10 YR ASSESSMENT</b>						
Local Street	Former (2016 Policy) Special Assessed	Privately installed & financed per ordinance	Current (2013 Policy) Special Assessed	Privately installed & financed per ordinance	Proposed Policy Prairie Dog Funds	Other City Funds
Collector Street	Privately installed & financed per ordinance		Privately installed & financed per ordinance		None	None
Arterial Street	None		None		None	None
					None	Sales Tax
<b>STREET AMENITIES</b>						
Vegetative Landscape Features	Former (2016 Policy) Special Assessed	Up to 100%	Current (2013 Policy) Special Assessed	NA	Proposed Policy Prairie Dog Funds	Other City Funds
Trash Receptacles	Up to 100%		NA		None	Balance - Sales Tax
Permanent Bike Racks	Up to 100%		NA		None	Balance - Sales Tax
Material Upgrades	100%		NA		None	Balance - Sales Tax
Festoon Circuitry	100%		NA		None	None
Non-Vegetative Landscape Features	100%		NA		None	None

Note - All caps shall be increased by 2% annually

**2020 Fargo Infrastructure Funding Policy**  
Rehabilitation/Replacement/Misc

SANITARY SEWER - 25 YR ASSESSMENT	Former (2016 Policy)		Current (2013 Policy)		Proposed Policy	
	Special Assessed 50/50 (\$65-\$75)	Up to 100% 50% of first \$4,000; 75% over \$4,000	Special Assessed Capped at \$40	Up to 100% 50% of first \$4,000; 75% over \$4,000	Special Assessed Capped at \$40 (\$60 for DMU)	Other City Funds
Sewer Mains - Applies to Local & Trunk Sewers	50%	50%	Capped at \$40	Up to 100%	None	Balance - Waste Water Utility
Lift Stations	Up to 100%	Up to 100%	Up to 100%	Up to 100%	None	Waste Water Utility
Lift Stations Expansion	Up to 100%	Up to 100%	Up to 100%	Up to 100%	None	Balance - Waste Water Utility
Sewer Service - Replacement with Street Recon (to boulevard on the street recon projects)	50% of first \$4,000; 75% over \$4,000	50% of first \$4,000; 75% over \$4,000	50% of first \$4,000; 75% over \$4,000	50% of first \$4,000; 75% over \$4,000	None	Waste Water Utility
Sewer Service - Wye Connection with Street Recon	\$500	\$500	\$500	\$500	None	Waste Water Utility
WATER MAINS - 25 YR ASSESSMENT	Former (2016 Policy)		Current (2013 Policy)		Proposed Policy	
Local & Trunk Mains	Special Assessed 50/50 (\$65-\$75)	Up to 100%	Special Assessed Capped at \$40	Up to 100%	Special Assessed Capped at \$40 (\$60 for DMU)	Other City Funds Balance - Water Utility
Water Service - Service Replacement - Main to stopbox - in Conjunction with a City Led Main Replacement Project	50/50	None	None	None	None	Water Utility
Water System Expansion - Towers, Treatment, Intake Structures	Up to 100%	None	None	None	None	Water Utility
STORM SEWER - 25 YR ASSESSMENT	Former (2016 Policy)		Current (2013 Policy)		Proposed Policy	
Mains, Inlets, Structures	Special Assessed 50%	50%	Special Assessed 50%	50%	Special Assessed 50%	Other City Funds Balance - Sales Tax or Storm Sewer Utility
Outfalls	50%	50%	50%	50%	None	Balance - Sales Tax or Storm Sewer Utility
Detention/Retention Basins	50%	50%	50%	50%	None	Balance - Sales Tax or Storm Sewer Utility
Lift Stations	50%	50%	50%	50%	None	Balance - Sales Tax or Storm Sewer Utility
Floodwall/Levee	50%	50%	50%	50%	None	Balance - Sales Tax or Storm Sewer Utility
Capacity Expansion - Relief Sewers, Detention/Retention Basins	Capped at \$0.10 per square foot	Capped at \$0.10 per square foot	Capped at \$0.10 per square foot	Capped at \$0.10 per square foot	None	Balance - Sales Tax or Storm Sewer Utility
Capacity Expansion - Enhancements	Up to 100%	Up to 100%	Up to 100%	Up to 100%	None	Balance - Sales Tax or Storm Sewer Utility
Flood Risk Reduction - Levees/Floodwalls, Etc.	Direct benefit capped at \$0.50 per square foot - secondary benefit capped at \$0.10 per square foot	Direct benefit capped at \$0.50 per square foot - secondary benefit capped at \$0.10 per square foot	Direct benefit capped at \$0.50 per square foot - secondary benefit capped at \$0.10 per square foot	Direct benefit capped at \$0.50 per square foot - secondary benefit capped at \$0.10 per square foot	None	Balance - Sales Tax
Flood Risk Reduction - Lift Stations	Capped at \$0.10 per square foot	Capped at \$0.10 per square foot	Capped at \$0.10 per square foot	Capped at \$0.10 per square foot	None	Balance - Sales Tax
Flood Risk Reduction - Comprehensive Flood Risk Reduction Plan	None	None	None	None	None	Sales Tax & NDSWC

**2020 Fargo Infrastructure Funding Policy**  
 Rehabilitation/Replacement/Misc

Local & Collector *	PAVING - 25 YR ASSESSMENT		Former (2016 Policy)		Current (2013 Policy)		Proposed Policy		
			Special Assessed		Special Assessed		Special Assessed	Prairie Dog Funds	Other City Funds
Single									
Multi Family Tier 1 (1 to 3 units)		50/50, \$154 per front foot		\$75		\$85 (less Prairie Dog)		\$42.50	Balance - Sales Tax
Multi Family Tier 2 (4 to 12 units)		50/50, \$308 per front foot		\$188		\$85 (less Prairie Dog)		\$42.50	Balance - Sales Tax
Multi Family Tier 3 (13 to 36 units)		50/50, \$308 per front foot		\$188		\$130 (less Prairie Dog)		\$65	Balance - Sales Tax
Multi Family Tier 4 (37 units & above)		50/50, \$308 per front foot		\$188		\$170 (less Prairie Dog)		\$85	Balance - Sales Tax
Commercial, Industrial, Institutional		50/50, \$385 per front foot		\$188		\$200 (less Prairie Dog)		\$50	Balance - Sales Tax
DMU		50/50, \$462 per front foot		\$250		\$230 (less Prairie Dog)		\$57.5	Balance - Sales Tax
						\$350 (less Prairie Dog)		\$87.5	Balance - Sales Tax
<b>Arterial Direct*</b>									
Single									
Multi Family Tier 1 (1 to 3 units)**		\$208		\$50		\$100 (less Prairie Dog)		\$57.50	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)***		\$416		\$188		\$100 (less Prairie Dog)		\$57.50	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)		\$416		\$188		\$150 (less Prairie Dog)		\$85	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)		\$416		\$188		\$195 (less Prairie Dog)		\$85	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional		\$520		\$188		\$230 (less Prairie Dog)		\$50	Balance - Federal or Sales Tax
DMU		\$624		\$250		\$275 (less Prairie Dog)		\$57.5	Balance - Federal or Sales Tax
						\$410 (less Prairie Dog)		\$87.5	Balance - Federal or Sales Tax
<b>Arterial Indirect*</b>									
Single									
Multi Family Tier 1 (1 to 3 units)**		\$31.20		\$15		\$15 (less Prairie Dog)		\$15	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)**		\$62.40		\$30		\$15 (less Prairie Dog)		\$15	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)**		\$62.40		\$30		\$20 (less Prairie Dog)		\$20	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)**		\$62.40		\$30		\$25		None	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional**		\$78.00		\$30		\$30		None	Balance - Federal or Sales Tax
DMU		\$93.60		\$60		\$45		None	Balance - Federal or Sales Tax
						\$60		None	Balance - Federal or Sales Tax

## 2020 Fargo Infrastructure Funding Policy

Rehabilitation/Replacement/Misc

	100%	100%	100%	None	None
<b>Alleys - Replace or Initial Install in Established Areas</b>			100%		None
<b>Street Rehab &amp; Spot Repair (15 year Assessment)</b>					
Street Rehab - Mill & Overlay (w/ Curb Ramps)	50%	50%		None	Balance - Sales Tax
Street Rehab - Seal Coat Only	None	None		None	Sales Tax
Concrete Spot Repair	None	None		None	Sales Tax
Concrete Spot Repair by Reach	50%	0%	50% (less Prairie Dog) of project cost and no more than 25% of the cap	Prairie Dog buys down 100% of indirect SR and MR Tier 1 & 2 only	Balance - Sales Tax
<b>Structures - Interchanges, Bridges, Over/Underpasses</b>					
Single Family**	\$0.03	None		None	Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)**	\$0.05	\$0.015	\$0.015 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)**	\$0.05	\$0.015	\$0.020 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)**	\$0.05	\$0.015	\$0.030 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)**	\$0.05	\$0.015	\$0.040 per SF	None	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional**	\$0.05	\$0.03	\$0.050 per SF	None	Balance - Federal or Sales Tax
DMU	\$0.07	\$0.03	\$0.070 per SF	None	Balance - Federal or Sales Tax

\*Costs include final paving, traffic signals, seal coat, & street lights

\*\*Square foot computation where applicable

\*\*\*Spread by front foot only (narrow side of the lot)

Note - The amount special assessed will not be less than the cap minus the Prairie Dog "buy down"

Note - Actual assessment may be based on use, not zoning

**2020 Fargo Infrastructure Funding Policy**  
Rehabilitation/Replacement/Misc

	Former (2016 Policy)		Current (2013 Policy)		Proposed Policy	
	Special Assessed	Up to 100%	Special Assessed	Up to 100%	Prairie Dog Funds	Other City Funds
<b>STREET LIGHTING - 10 YR ASSESSMENT</b>						
Street Lights with Street Recon	50%	Up to 100%	50%	100%	None	Sales Tax or Street Light Utility
Street Light Replacement Only	Up to 100%		100%		None	Balance - Street Light Utility
<b>SIDEWALKS - 20 YR ASSESSMENT</b>						
Single Family - Front Yards	100%	None	100%	None	None	Other City Funds
Single Family - Rear & Side Yard	None	100%	None	100%	None	None
All Other Zones - Front, Rear, and Side	100%	None	100%	None	None	Sales Tax
Curb Ramps at Public Cross Walks	None	None	None	None	None	None
						Sales Tax
<b>SHARED USE PATHS AND BIKE FACILITIES - 15 YR ASSESSMENT</b>						
Reconstruction or Rehabilitation	Funding set up on a per district or area basis sources to include special assessments	Funding set up on a per district or area basis sources to include special assessments	Funding set up on a per district or area basis sources to include special assessments	Funding set up on a per district or area basis sources to include special assessments (up to 100% of local share)	None	Balance - Federal or State Tax
Structures, Bridges, Underpass, Etc. - River Crossings and Non-River Crossings	Funding set up on a per district or area basis sources to include special assessments (up to 100% of local share)	Funding set up on a per district or area basis sources to include special assessments (up to 100% of local share)	Funding set up on a per district or area basis sources to include special assessments (up to 100% of local share)	Funding set up on a per district or area basis sources to include special assessments (up to 100% of local share)	None	Balance - Federal or Sales Tax
<b>TRAFFIC CONTROL DEVICES - 15 YR ASSESSMENT</b>						
Traffic Control Devices with Street Recon	50%	Up to 100%	None	70%	None	Other City Funds
Traffic Control Devices as an Independent Project	100%	Up to 100%	70%	Up to 100%	None	Sales Tax
Pedestrian Cross Walk & Other Safety Improvements	Up to 100%	100%	Up to 100%	NA	None	Balance - Federal or Sales Tax
Traffic Calming	100%	None	NA	NA	None	None
Maintenance/Operational Modifications	None	None	NA	NA	None	Sales Tax or Street Light Utility

## 2020 Fargo Infrastructure Funding Policy

Rehabilitation/Replacement/Misc

	Former (2016 Policy)		Current (2013 Policy)		Proposed Policy	
	Special Assessed	Special Assessed	Special Assessed	Special Assessed	Prairie Dog Funds	Other City Funds
<b>RAILROAD CROSSING IMPROVEMENTS - 10 YR ASSESSMENT</b>						
Main Line	None	None	None	None	None	Other City Funds
Spur Line	100%	NA	100%	100%	None	Sales Tax
Quiet Zones						None
Single Family						
	\$0.03	Direct \$0.03; Secondary \$0.01	100%	100%	None	None
Multi Family Tier 1 (1 to 3 units)	\$0.05	Direct \$0.05; Secondary \$0.01	100%	100%	None	None
Multi Family Tier 2 (4 to 24 units)	\$0.05	Direct \$0.05; Secondary \$0.01	100%	100%	None	None
Multi Family Tier 3 (25 to 36 units)	\$0.05	Direct \$0.05; Secondary \$0.01	100% (2x SR)	100%	None	None
Multi Family Tier 4 (37 units & above)	\$0.05	Direct \$0.05; Secondary \$0.01	100% (3x SR)	100%	None	None
Commercial, Industrial, Institutional	\$0.05	Direct \$0.05; Secondary \$0.01	100% (4x SR)	100%	None	None
DMU	\$0.07	Direct \$0.05; Secondary \$0.01	100% (5x SR)	100%	None	None
<b>STREET AMENITIES</b>						
Former (2016 Policy)	Special Assessed	Current (2013 Policy)	Special Assessed	Special Assessed	Prairie Dog Funds	Other City Funds
Vegetative Landscape Features	75%	NA	75%	75%	None	Balance - Sales Tax
Trash Receptacles	75%	NA	75%	75%	None	Balance - Sales Tax
Permanent Bike Racks	75%	NA	75%	75%	None	Balance - Sales Tax
Material Upgrades	100%	NA	100%	100%	None	None
Festoon Circuitry	100%	NA	100%	100%	None	None
Non Vegetative Landscape Features	100%	NA	100%	100%	None	None

Note - Prairie Dogs funds may be used to supplement funding of all City Funds (with the exception of Fiber Optic) for any category  
 Note - All caps shall be increased by 2% annually

Publicly Bid Projects (Initial Installation and Rehab/Reconstruction)					
	Engineering	Administration	Interest	Legal/Misc.	
Design: City Survey and Inspect: City	10%	4%	4%	3%	
Design: City Survey and Inspect: Consultant	City Design 4%, plus Actual Consultant Cost. Total engineering to be special assessed not to exceed 10%	4%	4%	3%	
Design: Consultant Survey and Inspect: City	Actual Consultant Cost, plus 6% City Survey and Inspect. Total engineering to be special assessed not to exceed 10%	4%	4%	3%	
Design: Consultant Survey and Inspect: Consultant	Actual Consultant Cost, plus 4% City oversight. Total engineering to be special assessed not to exceed 10%	4%	4%	3%	

Publicly Bid Projects with Design Paid for by Developer					
	Engineering	Administration	Interest	Legal/Misc.	
Design: Consultant (paid by Developer) Survey and Inspect: City	7%	4%	4%	3%	
Design: Consultant (paid by Developer) Survey and Inspect: Consultant	Actual Consultant Cost or 7%, whichever is greater	4%	4%	3%	

Developer Bid Projects with No Special Assessments (City Oversight Only)					
	Engineering	Administration	Interest	Legal/Misc.	
Design: Consultant (paid by Developer) Survey and Inspect: Consultant (paid by Developer)	4%	0%	0%	0%	

MEMO



**TO:** City Commission  
**FROM:** Commissioner Tony Gehrig  
**DATE:** November 14, 2019  
**RE:** Infrastructure Funding Policy – proposal for ordinance dedicating use of Prairie Dog Bill funds

The proposed 2020 infrastructure funding policy identifies the type of projects toward which Prairie Dog Bill funds are to be applied—toward replacement of aging infrastructure as the Bill requires. The annual allocation of Prairie Dog funds to the City of Fargo is expected to exceed \$13 million per year. I would like to see an **ordinance** enacted as follows:

- That Prairie Dog Bill funds that are received by the City **dedicated** solely to the reduction of special assessments that would otherwise be paid by property owners within the city.
- That the practice continue in which the City Engineer’s annual capital improvement plan (CIP) is proposed for approval by the board of city commissioners. The CIP would identify those capital improvements to be financed through the levy of special assessments and the CIP would identify the portion of special assessments that would be certified for collection for the applicable year and would identify that portion to be reduced by funds from the Prairie Dog funds received by the City.
- Then, the Finance Office would release the Prairie Dog funds and apply the funds to reduce those special assessments to be collected that year.
- As the 2020 proposed policy already provides, Prairie Dog funds would not be applied toward new infrastructure—only for aging infrastructure.
- Only by a super-majority (2/3rds) vote of the City Commission could Prairie Dog funds be used for purposes other than the reduction of special assessments as described above. (Recognizing, of course, that Prairie Dog funds may only be applied toward an essential infrastructure project as defined by the Prairie Dog Bill.)

**Suggested motion:** I move approve the 2020 Infrastructure Funding Policy, as proposed, but also to direct the City Attorney to draft an ordinance that will require the dedication of Prairie Dog funds to the reduction of special assessments certified for collection each year, as proposed.