

FARGO CITY COMMISSION AGENDA  
Monday, October 21, 2019 - 5:00 p.m.

Executive Session at 4:00 p.m.

Roll call.

**PLEASE NOTE:** The City of Fargo Board of City Commissioners will meet in Executive Session for the purpose of attorney consultation in the following pending matter: Kelsh v. City of Fargo, Case No. 3:18-cv-269 to discuss negotiating strategy or provide negotiating instructions to its attorney or other negotiator regarding the pending litigation. To discuss these matters in open meeting will have a negative fiscal effect on the bargaining and/or litigation position of the City. Thus, an Executive Session for said matters is authorized pursuant to North Dakota Century Code 44-04-19.1 subsections 2 and 9.

Regular Meeting at 5:00 p.m.

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, October 7, 2019).

**CONSENT AGENDA – APPROVE THE FOLLOWING:**

1. 2nd reading and final adoption of the following Ordinances, 1st reading 10/7/19:
  - a. Rezoning Certain Parcels of Land Lying in Agassiz Nursery Addition.
  - b. Rezoning a Certain Parcel of Land Lying in Agassiz Nursery Addition.
  - c. Relating to the Sale of Tobacco, Sale of Tobacco to Minors and Use and Possession by Minors Prohibited, and Sale of Flavored E-Liquid to Minors Prohibited.
  - d. Relating to Classification of Ordinance Violations.
  - e. Relating to the Sale of Flavored E-Liquid to Minors Prohibited.
  - f. Relating to the Authority for the Sale of Tobacco Products.
2. Direct the City Attorney’s office to review and update existing Liquor License Ordinances related to violations in order to reflect the suggested changes as presented in the matrix.
3. Applications for Games of Chance:
  - a. Fargo Youth Hockey Association for a raffle on 1/28/20.
  - b. Oak Grove Parent Organization for a raffle on 11/1/19.
  - c. El Zagal Holding Company for a raffle on 2/22/20.
  - d. United Way of Cass-Clay for a raffle board on 11/6/19.
  - e. The Village Family Service Center for a raffle on 11/15/19.
  - f. Centennial PTO for bingo from 10/21/19 to 5/31/20.

- g. Heartsprings for a raffle on 12/10/19.
  - h. Sadie Cameron Benefit for a raffle on 11/8/19; Public Spirited Resolution.
4. Amended Site Authorization for Red River Human Services Foundation at the Fargo Elks Lodge #260.
  5. 2020 City Commission meeting schedule.
  6. Change Order No. 1 for an increase of \$4,550.00 and a time extension to 12/1/19 for Project No. TR-19-A1.
  7. Receive and file General Fund – Budget to Actual through September 2019 (unaudited).
  8. Sole Source Procurement with Sun Electric, Inc. for an exterior lighting project (AFB17044).
  9. Direct City Attorney's office to review and update Article 13-10 of the Fargo Municipal Code relating to Recreational Aquatic Facilities.
  10. Agreement for Services with Samantha Nienow, President of Red Zest Design, Inc.
  11. Resolution approving Plat of Prairie Tech Second Addition.
  12. Bid award for purchase of one hydro excavation truck (RFP19154).
  13. Bid award for a 5-year lease on one 2019 hook roll off refuse truck (RFP19092).
  14. Authorization of staff to submit applications to the NDDEQ Volkswagen Emission Mitigation Program, as stated.
  15. Bills.
  16. Purchase Agreement with the Park District of the City of Fargo for a permanent street and utility easement Improvement District No. BN-17-C1.
  17. Change Order No. 3 for an increase of \$1,815.00 for Improvement District No. AN-19-G1.
  18. Change Order Nos. 1–13 in the total amount of \$257,202.64 for Improvement District No. PR-17-B1.
  19. Change Order No. 4 for a time extension to 12/23/19 for Improvement District No. BN-19-J1.
  20. Contract Amendment No. 2 with KLJ in the amount of \$56,305.00 for Improvement District No. PN-19-A0.

**REGULAR AGENDA:**

21. Fargo Civic Plaza, Area 1 "Sodbuster Landscape" and Presentation of Concept Design of Civic Plaza.
22. Public Hearings - 5:15 pm:
  - a. CONTINUE to 11/18/19 - 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 and 8/26/19 Regular Meetings.

- b. Petition requesting a Right of Way Vacation on a portion of 33rd Street South between Lots 7 through 11, Block 8, Burlington Northern I-29 South Industrial Center Addition and an unplatted portion of Section 11, Township 139 North, Range 49 West (3300 and 3420 Main Avenue); approval recommended by the Planning Commission on 9/3/19.
- c. Application filed by Casa Mexico, Inc. d/b/a Casa Mexico Mexican Restaurant for a Class "F" Alcoholic Beverage License at 4950 13th Avenue South.
- d. Special Assessments for 2018 New Construction and Reconstruction of City Ordered Sidewalks (Project No. SN-18-B).
- e. Special Assessment list for the following Improvement Districts, all having been approved by the Special Assessment Commission on 9/19/19; set the interest rate at 1% per annum over the net rate on bonds financing said projects:
  - 1. Sanitary Sewer, Water Main, Storm Sewer, Site Grading, P.C. Concrete Paving, Street Lights and Incidentals Improvement District No. BN-17-A.
  - 2. Sanitary Sewer, Water Main, Storm Sewer, Paving, Street Lights and Incidentals Improvement District No. BN-18-A.
  - 3. Sanitary Sewer, Water Main, Storm Sewer, Paving, Street Lights and Incidentals Improvement District No. BN-18-B.
  - 4. Sanitary Sewer, Water Main, Storm Sewer, Paving, Street Lights and Incidentals Improvement District No. BN-18-E.
  - 5. Storm Sewer, P.C. Concrete Paving and Incidentals Improvement District No. BN-18-G.
  - 6. Sanitary Sewer, Water Main, Storm Sewer, Concrete Curb and Gutter, Asphalt Pavement, Lighting and Incidentals Improvement District No. BN-18-J.
  - 7. Storm Sewer, P.C. Concrete Paving, Street Lights and Incidentals Improvement District No. BN-18-K.
  - 8. Sanitary Sewer, Water Main, Storm Sewer, Concrete Curb and Gutter, Asphalt Pavement, Lighting and Incidentals Improvement District No. BN-18-L.
  - 9. Water Main Replacement, Street Reconstruction and Incidentals Improvement District No. BR-16-F.
  - 10. Grading, P.C.C. Pavement, Storm Sewer, Watermain, Traffic Signals, Street Lighting, Sidewalks and Incidentals Improvement District No. BR-18-C.
  - 11. Water Main Replacement, Storm Sewer Replacement, Street Reconstruction and Incidentals Improvement District No. BR-18-E.
  - 12. Storm Sewer Lift Station Modifications and Incidentals Improvement District No. NR-17-A.
  - 13. P.C. Concrete Pavement, Storm Sewer, Sanitary Sewer, Pedestrian Box Culvert, Lift Station, Traffic Signals, Street Lighting, Sidewalk and Incidentals Improvement District No. PR-17-B.
  - 14. Bridge Modifications, Shared Use Path, Street Lighting and Incidentals Improvement District No. SN-16-B.
    - a. Receive protest.
  - 15. Shared Use Path and Incidentals Improvement District No. SN-16-C.
  - 16. Traffic Signal Improvements and Incidentals Improvement District No. TN-16-F.
  - 17. Raised Pedestrian Crossing, Radius Improvements and Incidentals Improvement District No. TN-18-A.
  - 18. Sanitary Sewer, Water Main, Storm Sewer and Incidentals Improvement District No. UN-18-B.

Recommendation to approve the Site Access Agreement with Bortnem Family Ltd. Partnership.

24. Resolution Authorizing the Issuance of Not to Exceed \$14,015,000.00 City of Fargo, ND Taxable Refunding Improvement Bonds, Series 2019B, Prescribing the Terms and Covenants Thereof, and Creating a Fund for the Payment Thereof.
25. State Water Commission request for Cost Reimbursement for FM Diversion Flood Project Costs in the amount of \$111,960.91.
26. Applications for property tax exemptions for improvements made to buildings:
  - a. Wade L. and Linn M. Webb, 2818 Lilac Lane North (3 year).
  - b. Paul A. and Amy Sjurseth, 1513 39th Avenue South (3 year).
  - c. Clayton and Juliann Kramer, 81 32nd Avenue Northeast (3 year).
  - d. John and Susan Deutsch, 220 8th Street South, Unit C1 (3 year).
  - e. Mary Jo Marty Living Trust, 2920 Southgate Drive South (5 year).
  - f. Dane J. Sypnieski, 818 25th Street North (5 year).
  - g. Red River House Buyers LLC, 817 32nd Street South (5 year).
  - h. Richard and Carlotta Bruns, 1420 7th Avenue South (5 year).
  - i. Matthew and Amanda Quintus, 1140 5th Street North (5 year).
  - j. Andrew Thill and Alexandra Vruno, 1238 2nd Street North (5 year).
  - k. Kip M. and Nancy J. Kaler, 1301 Oak Street North (5 year).
  - l. Darwin T. and Corine C. Wittmer, 3130 8th Street North (5 year).
  - m. BCH Builders LLC, 3101 Maple Street North (3 year).
  - n. Brooks C. Johnson, 85 Meadowlark Lane North (5 year).
  - o. Sherry A. Stewart, 1630 3rd Street North (5 year).
  - p. Dawn M. Grieg and Sarah A. Stensland, 821 3rd Street North (5 year).
  - q. Laurie K. Blunsom, 357 Elmwood Avenue South (5 year).
  - r. Timothy M. and Janice K. Stoa, 49 35th Avenue Northeast (5 year).
  - s. Ruth A. Weber, 2016 7th Street North (5 year).
  - t. Cari N. Lake, 3419 Maple Street North (5 year).
  - u. Lisa Olander Living Trust, 2939 Southgate Drive South (5 year).
  - v. Justin Slack, 1441 12th Avenue South (5 year).
  - w. Donald W. and Marilyn L. Hanson, 2513 9 1/2 Street North (5 year).
27. Recommendations for appointments and reappointments to the following Board and Commissions:
  - a. Historic Preservation Commission.
  - b. Planning Commission.
  - c. Board of Adjustment.

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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**MEMORANDUM**

**TO: CITY COMMISSION**

**FROM: MICHAEL REDLINGER, ASSISTANT CITY ADMINISTRATOR  
NICOLE CRUTCHFIELD, PLANNING DIRECTOR**

**DATE: OCTOBER 17, 2019**

**SUBJECT: FARGO CIVIC PLAZA, AREA 1 "SODBUSTER LANDSCAPE" SUMMARY AND  
PRESENTATION OF CONCEPT DESIGN OF CIVIC PLAZA**

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The final stages of construction of Civic Plaza, Area 1 "Sodbuster Landscape" are underway and slated to be soon completed. Bishop Land Design (BLD) is in the final stages of the Concept Design of the Civic Plaza, which the City Commission approved in May 2019. The scope of work for Concept Landscape Design services was needed in order to set grade elevations; itemize the controlling elements of the overall master plan; and set the parameters of the first phase of the Civic Plaza, Area 1 "Sodbuster Landscape".

Mr. Bishop will be in Fargo the week of October 21 and will present a summary of the Fargo Civic Plaza, Area 1 "Sodbuster Landscape" to the City Commission. He will also present his work conducted as part of the Concept Landscape Design services for the remainder of the Civic Plaza area.

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<b>City of Fargo Staff Report</b>			
<b>Title:</b>	Burlington Northern I-29 South Industrial Center Addition	<b>Date: Updated:</b>	8/27/2019 10/16/2019
<b>Location:</b>	Between 3240 & 3300 Main Avenue	<b>Staff Contact:</b>	Maggie Squyer
<b>Legal Description:</b>	33 <sup>rd</sup> Street South between Lots 7-11, Block 8, <b>Burlington Northern I-29 South Industrial Center Addition</b> and unplatted portion of Section 11, Township 139, Range 49 West.		
<b>Owner(s)/Applicant:</b>	City of Fargo—Shawn Bullinger	<b>Engineer:</b>	City of Fargo
<b>Entitlements Requested:</b>	<b>Vacation of Right-of-Way</b> (33 <sup>rd</sup> Street South between Lots 7-11, Block 8, <b>Burlington Northern I-29 South Industrial Center Addition</b> and unplatted portion of Section 11, Township 139, Range 49 West)		
<b>Status:</b>	City Commission Public Hearing: October 21, 2019		
<b>Proposal:</b>			
<p>The applicant requests one entitlement:  A vacation of a portion of 33<sup>rd</sup> Street South right-of-way between Lots 7-11, Block 8, <b>Burlington Northern I-29 South Industrial Center Addition</b> and unplatted portion of Section 11, Township 139, Range 49 West</p> <p>The plat will vacate a portion of 33<sup>rd</sup> Street South located between Lots 7-11, Block 8, Burlington Northern I-29 South Industrial Center Addition and unplatted portion of Section 11, Township 139, Range 49 West due to its underutilization by the public and its lack of connectivity to other public rights-of-way.</p> <p>This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report. The Engineering Department will provide an updated plat based on staff's comments.</p>			
<b>Area Plans:</b>			
The identified right-of-way is not included in any area plan that provides relevant information to this request for vacation.			
<b>Schools and Parks:</b>			
<p><b>Schools:</b> The subject property is located within the West Fargo School District and is served by L. E. Berger Elementary, Cheney Middle and West Fargo High schools.</p> <p><b>Neighborhood:</b> The subject property is not included in a specific neighborhood.</p> <p><b>Parks:</b> Metro Recreation Center (3110 Main Avenue) is located approximately 500 feet east of the subject property and offers an indoor recreation center including batting cages, horseshoes, and archery range.</p>			
<b>Pedestrian / Bicycle:</b> The subject property does not include any bicycle facilities or multi-use trails.			
<b>Staff Analysis:</b>			
<b>ROW Vacation Approval Criteria:</b> The City of Fargo does not currently have any adopted regulation dealing with the vacation of rights-of-way. However, city policy dictates that any applicant wishing to vacate right-of-way must submit a Vacate Application—a one-page form wherein the petitioner provides:			

a description of the area to be vacated and signatures of all property owners adjoining the area to be vacated. In addition, the applicant must submit a vacation plat (a major subdivision). Notwithstanding the Land Development Code's (LDC) silence on the matter, the North Dakota Century Code (N.D.C.C) does address the opening and vacating of roadways in Chapter 24-07 (outside of municipal limits) and Chapter 40-39 (inside municipal limits). To that end, the balance of this report will focus on the specific approval criteria outlined within Chapter 40-39 of the N.D.C.C.

***N.D.C.C. 40-39-04. Vacation of streets and alleys where sewers, water mains, pipes, and lines located – Conditions. No public grounds, streets, alleys, or parts thereof over, under, or through which have been constructed, lengthwise, any sewers, water mains, gas, or other pipes or telephone, electric, or cable television lines, of the municipality or the municipality's grantees of the right of way thereof, may be vacated unless the sewers, mains, pipes, or lines have been abandoned and are not in use, or unless the grantee consents, thereto, or unless perpetual easements for the maintenance of sewers, water mains, gas, or other pipes, or telephone, electric facilities, whether underground or aboveground, is subject to the continued right of location of such electric facilities in the vacated streets.***

The City is planning to obtain utility easements from both landowners for the entire width of the right-of-way. (Criteria Satisfied)

***N.D.C.C. 40-39-05. Petition for vacation of streets, alleys, or public grounds – Contents – Verification. No public grounds, streets, alleys, or parts thereof within a municipality shall be vacated or discontinued by the governing body except on a petition signed by all of the owners of the property adjoining the plat to be vacated. Such petition shall set forth the facts and reasons for such vacation, shall be accompanied by a plat of such public grounds, streets, or alleys proposed to be vacated, and shall be verified by the oath of at least one petitioner.***

In accordance with the requirement of this section, a petition signed by all adjacent owners has been submitted for review and consideration, along with a plat of such public street. (Criteria Satisfied)

***N.D.C.C 40-39-06. Petition filed with city auditor – Notice published – Contents of notice. If the governing body finds that the petition for vacation is in proper form and contains the requisite signatures, and if it deems it expedient to consider such petition, it shall order the petition to be filed with the city auditor who shall give notice by publication in the official newspaper of the municipality at least once each week for four weeks. The notice shall state that a petition has been filed and the object thereof, and that it will be heard and considered by the governing body or a committee thereof on a certain specified day which shall not be less than thirty days after the first publication of the notice.***

Documentation of said action is located within both the Planning project file and Auditor's file. (Criteria Satisfied)

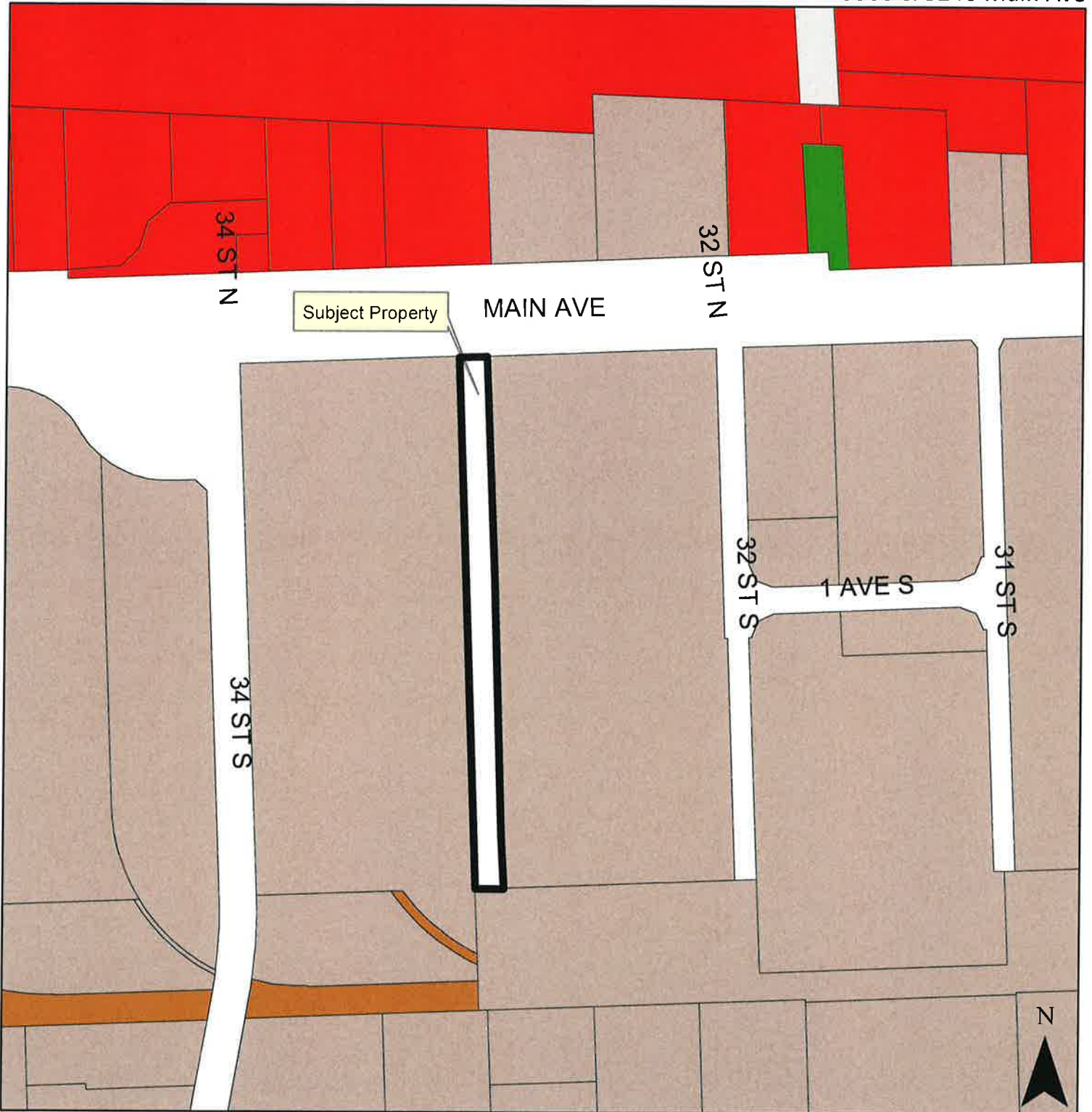
***N.D.C.C. 40-39-07. Hearing on petition – Passage of resolution declaring vacation by governing body. The governing body, or such committee as may be appointed by it, shall investigate and consider the matter set forth in the petition specified in section 40-39-05 and, at the time and place specified in the notice, shall hear the testimony and evidence of persons interested. After hearing the testimony and evidence or upon the report of the committee favoring the granting of the petition, the governing body, by a resolution passed by a two-thirds vote of all its members, may declare the public grounds, streets, alleys, or highway described in the petition vacated upon such terms and conditions as it shall deem just and reasonable.***

These actions will take place subsequent to the Planning Commission hearing. ( <b>Criteria Satisfied</b> )
Suggested Motion: "To accept the findings and recommendations of staff and the Planning Commission and move to approve the proposed <b>vacation of a portion of 33<sup>rd</sup> Street South right-of-way between Lots 7-11, Block 8, Burlington Northern I-29 South Industrial Center Addition and unplatted portion of Section 11, Township 139, Range 49 West</b> , as presented, as the proposal complies with the standards of Chapter 40-39 of the North Dakota Century Code."
<b>Planning Commission Recommendation:</b> September 3, 2019
At the September 3, 2019 Planning Commission meeting, by a vote of 9-0 with one Commissioner absent, the Commission moved to accept the findings and recommendations of staff and moved to recommend approval to the City Commission of the proposed <b>vacation of a portion of 33<sup>rd</sup> Street South right-of-way between Lots 7-11, Block 8, Burlington Northern I-29 South Industrial Center Addition and unplatted portion of Section 11, Township 139, Range 49 West</b> , as presented, as the proposal complies with the standards of Chapter 40-39 of the North Dakota Century Code."
<b>Attachments:</b>
<ol style="list-style-type: none"><li>1. Zoning Map</li><li>2. Location Map</li><li>3. Vacation Plat</li></ol>

# Vacation of Right of Way

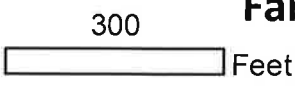
## BN I-29 South Industrial Center Addition

3300 & 3240 Main Ave



Legend

AG	DMC	GC	GO	LC	MR-1	MR-2	MR-3	MHP	NO	P/I	UML	SR-2	SR-3	SR-4	SR-5	City Limits
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Fargo Planning Commission  
September 3, 2019



# Vacation of Right of Way

## BN I-29 South Industrial Center Addition

3300 & 3240 Main Ave







**AUDITOR'S OFFICE**Fargo City Hall  
225 4th Street North

PO Box 2471

Fargo, ND 58108

Phone: 701.241.8108 | Fax: 701.241.8184

[www.FargoND.gov](http://www.FargoND.gov)**MEMORANDUM**

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TO: Board of City Commissioners

FROM: Steven Sprague, City Auditor

SUBJECT: Liquor License Application – Casa Mexico Mexican Restaurant

DATE: September 24, 2019

The following application for a liquor license was received by the Auditor's office and reviewed by the Liquor Control Board:

License Class: F Full Alcohol with food sales, no bar  
Business Name: Casa Mexico Mexican Restaurant  
Location: 4950 13<sup>th</sup> Ave South Suite #1  
Applicants: Sergio Aguirre

Being no significant concerns, the Liquor Control Board voted to approve the issuance of the license. The complete application is available for review in the Auditor's Office.

**Recommended Motion:**

**Move to approve the issuance of a Class F alcoholic beverage license to Casa Mexico Mexican Restaurant.**

## MEMORANDUM

**TO:** Chief David Todd

**FROM:** Sergeant Matt Christensen

**DATE:** September 23<sup>rd</sup>, 2019

**SUBJECT:** Application for a Class "F" Alcoholic Beverage License for Casa Mexico Inc. d/b/a: Casa Mexico Mexican Restaurant to be located at 4950 13<sup>th</sup> Avenue South Suite #1, Fargo, ND.

In accordance with Section 25-1505 of the Fargo Municipal Code, I have conducted an investigation into the character, reputation and fitness of the applicant(s) listed on the supplied application.

During this investigation I questioned the applicant's criminal background, credit history, past residence history as well as any interaction they have had with law enforcement in any state.

The following information was discovered through this investigation:

### Sergio Aguirre - Owner

Criminal History- No areas of concern

Credit History- There is a history of late or delinquent accounts, however all accounts are currently up to date or have been paid in full and closed. There are no current credit issues.

### Investigation

This application is for a new F license for a restaurant set to open in Fargo which will serve Mexican cuisine along with margaritas and beer in a casual sit down atmosphere. This license requires 50% food sales and allows the "on sale" sale of alcohol at a table or both with no bar allowed. Through my investigation into the applicant I did not find any information which would lead me to believe granting this license would cause problems for the surrounding businesses or law enforcement.

### Business Location

Casa Mexico will be located at 4950 13<sup>th</sup> Avenue South Suite #1, Fargo, ND. Other businesses in the area with an alcoholic beverage license include: Izumi Sushi and Hibachi Buffet, India Palace, Texas Roadhouse, Empire Liquors West, and Pancho's.

**Conclusion**

I believe I have discovered all information related to the listed applicant(s) and all information related to the transfer of the requested liquor license. I have provided this condensed background review to Fargo Police Chief David Todd for his review and recommendation.



22d

**NOTICE OF HEARING**  
**2018 New Construction & Re-Construction City Ordered Sidewalks**  
**Project SN-18-B**

The following Special Assessment List for the expense of construction, or rebuilding sidewalks ordered by the Board of City Commissioners of the City of Fargo, North Dakota, to be constructed by the person or firm employed and under contract to construct Sidewalks and Approaches with the City of Fargo at the expense of lots or parcels of land adjoining such Sidewalks and Approaches is returned by the City Engineer of the City of Fargo and filed in the office of the City Auditor as follows:

Address	Parcel Number	Assessment
01-0340-00520-000	403 15 ST S	597.38
01-0340-00730-000	1442 4 AVE S	199.13
01-0505-00886-000	2113 27 AVE S	1,017.75
01-0740-00400-000	107 23 ST S	508.88
01-0740-00410-000	109 23 ST S	1,814.25
01-0740-00420-000	113 23 ST S	1,094.45
01-0740-00430-000	117 23 ST S	1,570.88
01-0740-00910-000	207 23 ST S	331.88
01-0740-00920-000	219 23 ST S	354.00
01-0740-00930-000	223 23 ST S	199.13
01-1240-00870-000	1413 19 ST S	862.88
01-1240-00880-000	1417 19 ST S	1,593.00
01-1240-00900-000	1425 19 ST S	5,384.41
01-1395-00582-000	2832 35 AVE S	238.44
01-1395-00592-000	2828 35 AVE S	238.44
01-1395-00602-000	2820 35 AVE S	238.44
01-1395-00612-000	2816 35 AVE S	238.44
01-1395-00615-000	2808 35 AVE S	238.44
01-1395-00617-000	2812 35 AVE S	238.44
01-1395-00622-000	2804 35 AVE S	238.44
01-1395-00632-000	3510 29 ST S	593.96
01-1395-00637-000	3514 29 ST S	615.05
01-1395-00642-000	3518 29 ST S	615.05
01-1395-00647-000	3522 29 ST S	593.96
01-1395-00652-000	3526 29 ST S	531.21
01-1395-00657-000	3530 29 ST S	342.30
01-1395-00662-000	3534 29 ST S	342.30
01-1395-00670-000	2833 35 1/2 AVE S	889.58
01-1395-00680-000	2825 35 1/2 AVE S	847.58
01-1395-00690-000	2817 35 1/2 AVE S	847.58
01-1395-00700-000	2809 35 1/2 AVE S	847.58
01-1395-00710-000	2801 35 1/2 AVE S	1,141.58
01-1395-00725-000	3533 28 ST S	238.44
01-1395-00731-000	3529 28 ST S	238.44
01-1395-00735-000	3525 28 ST S	238.44
01-1395-00742-000	3521 28 ST S	238.44
01-1395-00747-000	3517 28 ST S	238.44
01-1395-00752-000	3513 28 ST S	238.44

01-1520-00160-000	423 NORTHERN PACIFIC AVE N	2,190.38
01-1520-00170-000	419 NORTHERN PACIFIC AVE N	4,919.62
01-1520-00180-000	417 NORTHERN PACIFIC AVE N	3,318.75
01-1520-00190-000	415 NORTHERN PACIFIC AVE N	3,318.75
01-1520-00220-000	409 NORTHERN PACIFIC AVE N	3,318.75
01-1520-00230-000	401 NORTHERN PACIFIC AVE N	13,029.17
01-2381-00080-000	615 NORTHERN PACIFIC AVE N	826.00
01-2381-00410-000	625-641 1 AVE N	8,960.26
01-2920-01180-000	3135 38 AVE S	199.13
01-2922-00460-000	2932 37 AVE S	506.22
01-5530-00102-000	3357 39 ST S	19,800.00
01-5690-00925-000	4501 15 AVE S	442.50
01-6210-00671-000	2297 58 AVE S	2,268.00
01-6470-00200-000	3520 42 ST S	14,085.00
01-7040-00100-000	3333 39 ST S	9,000.00
01-7540-00110-010	4650 38 AVE S	196.66
01-7540-00110-020	4624 38 AVE S	196.67
01-7540-00110-030	4631 40 AVE S	196.67
01-7540-00110-040	4675 40 AVE S	196.67
01-8411-00011-000	3220 39 ST S	585.00

Notice: On 10/21/19 at 5:15 P.M. that the Board of City Commissioners of the City of Fargo, North Dakota, will meet in the City Commissioners' Room, in the City Hall to approve said assessment list, at which time any person interested in said assessment list may be heard; and if said list is approved for collection, the amounts listed will become due ten days after approval and payable at the office of the City Auditor's Office. If not so paid the amounts shall bear interest at a rate not exceeding 1.0% per annum over the average net interest rate.

City Auditor's Office  
 Publish: (September 2 & 9, 2019)

22e1-18

NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
SANITARY SEWER, WATER MAIN, STORM SEWER, SITE GRADING, PC CONCRETE PAVING,  
STREET LIGHTS  
IMPROVEMENT DISTRICT NO. BN-17-A

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Sanitary Sewer, Water Main, Storm Sewer, Site Grading, PC Concrete Paving, Street Lights, Improvement District No. BN-17-A, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

When confirmed for collection by the Board of City Commissioners, the listed amounts will become due and payable at the City Auditor's office ten (10) days after approval, and thereafter shall bear interest at a rate not exceeding 1 (one) percent per annum over the net rate on bonds financing said project.

(40-23-13)

City Auditor's Office  
(September 30, 2019)

---

Insertion order for Legal Ad Section of the Forum

Please insert the attached notice(s) in the Legal Ad Section of the Forum.

Publication Date: (September 30), 2019

Bill to:  
City of Fargo  
Attn: Michelle  
Auditor's Office  
PO Box 2471  
Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.



**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH  
FARGO, ND 58102  
PHONE: 701-241-1326  
FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Sanitary Sewer, Water Main, Storm Sewer, Site Grading, PC Paving,

Street Lighting & Incidentals


on 19th Ave N from 45th Street to 57th Street

Improvement District No. BN-17-A, delivered to you herewith


is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

  
\_\_\_\_\_  
Dan Dunn

  
\_\_\_\_\_  
Steve Bladholm, Chair Person

  
\_\_\_\_\_  
~~Joe Burgum~~ Randy Engelstad

There were protests or protestors as follows:

NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
SANITARY SEWER, WATER MAIN, STORM SEWER, PAVING, STREET LIGHTS  
IMPROVEMENT DISTRICT NO. BN-18-A

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Sanitary Sewer, Water Main, Storm Sewer, Paving, Street Lights, Improvement District No. BN-18-A, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

When confirmed for collection by the Board of City Commissioners, the listed amounts will become due and payable at the City Auditor's office ten (10) days after approval, and thereafter shall bear interest at a rate not exceeding 1 (one)percent per annum over the net rate on bonds financing said project.

(40-23-13)

City Auditor's Office  
(September 30, 2019)

---

Insertion order for Legal Ad Section of the Forum

Please insert the attached notice(s) in the Legal Ad Section of the Forum.

Publication Date: (September 30), 2019

Bill to:  
City of Fargo  
Attn: Michelle  
Auditor's Office  
PO Box 2471  
Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.





**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH

FARGO, ND 58102

PHONE: 701-241-1326

FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Sanitary, Water, Storm, Paving, Street Lights

Bison Meadows Addition

Improvement District No. BN-18-A, delivered to you herewith

is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

Dan Dunn

Steve Bladholm, Chair Person

Joe Burgum

Randy Engelstad

There were protests or protestors as follows:

NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
SANITARY SEWER, WATER MAIN, STORM SEWER, PAVING, STREET LIGHTS  
IMPROVEMENT DISTRICT NO. BN-18-B

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Sanitary Sewer, Water Main, Storm Sewer, Paving, Street Lights, Improvement District No. BN-18-B, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

When confirmed for collection by the Board of City Commissioners, the listed amounts will become due and payable at the City Auditor's office ten (10) days after approval, and thereafter shall bear interest at a rate not exceeding 1 (one) percent per annum over the net rate on bonds financing said project.

(40-23-13)

City Auditor's Office  
(September 30, 2019)

---

Insertion order for Legal Ad Section of the Forum

Please insert the attached notice(s) in the Legal Ad Section of the Forum.

Publication Date: (September 30), 2019

Bill to:  
City of Fargo  
Attn: Michelle  
Auditor's Office  
PO Box 2471  
Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.



**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH

FARGO, ND 58102

PHONE: 701-241-1326

FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Sanitary, Water, Storm, Paving, Street Lights


Grayland 1st Additon

Improvement District No. BN-18-B, delivered to you herewith

is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

  
\_\_\_\_\_  
Dan Dunn

  
\_\_\_\_\_  
Steve Bladholm, Chair Person

  
\_\_\_\_\_  
Joe Burgum  
  
Randy Tengstad

There were protests or protestors as follows:

NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
SANITARY SEWER, WATER MAIN, STORM SEWER, PAVING, STREET LIGHTS  
IMPROVEMENT DISTRICT NO. BN-18-E

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Sanitary Sewer, Water Main, Storm Sewer, Paving, Street Lights, Improvement District No. BN-18-E, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

When confirmed for collection by the Board of City Commissioners, the listed amounts will become due and payable at the City Auditor's office ten (10) days after approval, and thereafter shall bear interest at a rate not exceeding 1 (one) percent per annum over the net rate on bonds financing said project.

(40-23-13)

City Auditor's Office  
(September 30, 2019)

---

Insertion order for Legal Ad Section of the Forum

Please insert the attached notice(s) in the Legal Ad Section of the Forum.

Publication Date: (September 30), 2019

Bill to:  
City of Fargo  
Attn: Michelle  
Auditor's Office  
PO Box 2471  
Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.



**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH  
FARGO, ND 58102  
PHONE: 701-241-1326  
FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Sanitary, Water main, Storm, Paving, Street Lights

38th Street South between 23rd Avenue and 26th Avenue S

Improvement District No. BN-18-E, delivered to you herewith

is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

Dan Dunn

Steve Bladholm, Chair Person

Joe Burgum

Randy Engelstad

There were protests or protestors as follows:



NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
STORM SEWER, PC CONCRETE PAVING  
IMPROVEMENT DISTRICT NO. BN-18-G

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Storm Sewer, PC Concrete Paving, Improvement District No. BN-18-G, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

When confirmed for collection by the Board of City Commissioners, the listed amounts will become due and payable at the City Auditor's office ten (10) days after approval, and thereafter shall bear interest at a rate not exceeding 1 (one) percent per annum over the net rate on bonds financing said project.

(40-23-13)

City Auditor's Office  
(September 30, 2019)

---

Insertion order for Legal Ad Section of the Forum

Please insert the attached notice(s) in the Legal Ad Section of the Forum.

Publication Date: (September 30), 2019

Bill to:  
City of Fargo  
Attn: Michelle  
Auditor's Office  
PO Box 2471  
Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.



**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH  
FARGO, ND 58102  
PHONE: 701-241-1326  
FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Sanitary, Water, Storm, Paving, Street Lights

33rd Street North from 40th Ave to 46th Ave North

Improvement District No. BN-18-G, delivered to you herewith

is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

Dan Dunn

Steve Bladholm, Chair Person

Joe Burguin

Randy Engelstad

There were protests or protestors as follows:

NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
SANITARY SEWER, WATER MAIN, STORM SEWER, CONCRETE CURB & GUTTER, ASPHALT  
PAVING, STREET LIGHTS  
IMPROVEMENT DISTRICT NO. BN-18-J

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Sanitary Sewer, Water Main, Storm Sewer, Concrete Curb & Gutter, Asphalt Paving, Street Lights, Improvement District No. BN-18-J, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

When confirmed for collection by the Board of City Commissioners, the listed amounts will become due and payable at the City Auditor's office ten (10) days after approval, and thereafter shall bear interest at a rate not exceeding 1 (one) percent per annum over the net rate on bonds financing said project.

(40-23-13)

City Auditor's Office  
(September 30, 2019)

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Insertion order for Legal Ad Section of the Forum

Please insert the attached notice(s) in the Legal Ad Section of the Forum.

Publication Date: (September 30), 2019

Bill to:  
City of Fargo  
Attn: Michelle  
Auditor's Office  
PO Box 2471  
Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.



**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH  
FARGO, ND 58102  
PHONE: 701-241-1326  
FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Sanitary, Water, Storm, Paving, Street Lights

Rocking Horse Farms 5th Addition

\_\_\_\_\_

Improvement District No. BN-18-J, delivered to you herewith

is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

  
\_\_\_\_\_

Dan Dunn

  
\_\_\_\_\_

Steve Bladholm, Chair Person

  
\_\_\_\_\_

Joe Burgum  
Randy Engelstad

There were protests or protestors as follows:

NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
STORM SEWER, PC CONCRETE PAVING, STREET LIGHTS  
IMPROVEMENT DISTRICT NO. BN-18-K

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Storm Sewer, PC Concrete Paving, Street Lights, Improvement District No. BN-18-K, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

When confirmed for collection by the Board of City Commissioners, the listed amounts will become due and payable at the City Auditor's office ten (10) days after approval, and thereafter shall bear interest at a rate not exceeding 1 (one)percent per annum over the net rate on bonds financing said project.

(40-23-13)

City Auditor's Office  
(September 30, 2019)

---

Insertion order for Legal Ad Section of the Forum

Please insert the attached notice(s) in the Legal Ad Section of the Forum.

Publication Date: (September 30), 2019

Bill to:  
City of Fargo  
Attn: Michelle  
Auditor's Office  
PO Box 2471  
Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.





**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH  
FARGO, ND 58102  
PHONE: 701-241-1326  
FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Storm Sewer, Paving Street Lights

Fox 1st Addition on Northern Sheyenne Loop

Improvement District No. BN-18-K, delivered to you herewith

is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

  
\_\_\_\_\_  
Dan Dunn

  
\_\_\_\_\_  
Steve Bladholm, Chair Person

  
\_\_\_\_\_  
Joe Burgum  
Randy Engelstad

There were protests or protestors as follows:

NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
SANITARY SEWER, WATER MAIN, STORM SEWER, CONCRETE CURB & GUTTER, ASPHALT  
PAVING, STREET LIGHTS  
IMPROVEMENT DISTRICT NO. BN-18-L

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Sanitary Sewer, Water Main, Storm Sewer, Concrete Curb & Gutter, Asphalt Paving, Street Lights, Improvement District No. BN-18-L, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

When confirmed for collection by the Board of City Commissioners, the listed amounts will become due and payable at the City Auditor's office ten (10) days after approval, and thereafter shall bear interest at a rate not exceeding 1 (one) percent per annum over the net rate on bonds financing said project.

(40-23-13)

City Auditor's Office  
(September 30, 2019)

---

Insertion order for Legal Ad Section of the Forum

Please insert the attached notice(s) in the Legal Ad Section of the Forum.

Publication Date: (September 30), 2019

Bill to:  
City of Fargo  
Attn: Michelle  
Auditor's Office  
PO Box 2471  
Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.



**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH  
FARGO, ND 58102  
PHONE: 701-241-1326  
FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Sanitary Sewer, Water Main, Storm Sewer, Concrete Curb  
& Gutter, Asphalt Pavement, Lighting & Incidentals  
on 28th Ave South from 55th Street to Veterans Blvd

Improvement District No. BN-18-L, delivered to you herewith

is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

Dan Dunn

Steve Bladholm, Chair Person

Joe Burgum

Randy Engelstad

There were protests or protestors as follows:

NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
WATER MAIN REPLACEMENT, STREET RECONSTRUCTION  
IMPROVEMENT DISTRICT NO. BR-16-F

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Water Main Replacement, Street Reconstruction, Improvement District No. BR-16-F, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

When confirmed for collection by the Board of City Commissioners, the listed amounts will become due and payable at the City Auditor's office ten (10) days after approval, and thereafter shall bear interest at a rate not exceeding 1 (one) percent per annum over the net rate on bonds financing said project.

(40-23-13)

City Auditor's Office  
(September 30, 2019)

---

Insertion order for Legal Ad Section of the Forum

Please insert the attached notice(s) in the Legal Ad Section of the Forum.

Publication Date: (September 30), 2019

Bill to:  
City of Fargo  
Attn: Michelle  
Auditor's Office  
PO Box 2471  
Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.



**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH  
FARGO, ND 58102  
PHONE: 701-241-1326  
FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Water Main Replacement, Street Reconstruction & Incidentals

on 28th Street N between 7th & 12th Av; 29th Street N

between 11th & 12th Ave; 11th Ave N between 28th & 29th Street

Improvement District No. BR-16-F, delivered to you herewith

is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

Dan Dunn

Steve Bladholm, Chair Person

Joe Burgum

Randy Engelstad

There were protests or protestors as follows:

Chuck Sapp 822 28 St N



NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
GRADING, PCC PAVEMENT, STORM SEWER, WATER MAIN, TRAFFIC SIGNALS, STREET LIGHTS,  
SIDEWALKS  
IMPROVEMENT DISTRICT NO. BR-18-C

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Grading, PCC Pavement, Storm Sewer, Water Main, Traffic Signals, Street Lights, Sidewalks, Improvement District No. BR-18-C, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

When confirmed for collection by the Board of City Commissioners, the listed amounts will become due and payable at the City Auditor's office ten (10) days after approval, and thereafter shall bear interest at a rate not exceeding 1 (one) percent per annum over the net rate on bonds financing said project.

(40-23-13)

City Auditor's Office  
(September 30, 2019)

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Insertion order for Legal Ad Section of the Forum

Please insert the attached notice(s) in the Legal Ad Section of the Forum.

Publication Date: (September 30), 2019

Bill to:  
City of Fargo  
Attn: Michelle  
Auditor's Office  
PO Box 2471  
Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.



**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH  
FARGO, ND 58102  
PHONE: 701-241-1326  
FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Grading, PCC Pavement, Storm Sewer, Water Main, Traffic

Signals, Street Lighting, Sidewalks

on 13th Ave from 45th St to 12th Street East in West Fargo

Improvement District No. BR-18-C, delivered to you herewith

is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

  
\_\_\_\_\_  
Dan Dunn

  
\_\_\_\_\_  
Steve Bladholm, Chair Person

  
\_\_\_\_\_  
Joe Burgum  
Randy Engelstad

There were protests or protestors as follows:

NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
WATER MAIN REPLACEMENT, STORM SEWER REPLACEMENT, STREET RECONSTRUCTION  
IMPROVEMENT DISTRICT NO. BR-18-E

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Water Main Replacement, Storm Sewer Replacement, Street Reconstruction, Improvement District No. BR-18-E, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

When confirmed for collection by the Board of City Commissioners, the listed amounts will become due and payable at the City Auditor's office ten (10) days after approval, and thereafter shall bear interest at a rate not exceeding 1 (one) percent per annum over the net rate on bonds financing said project.

(40-23-13)

City Auditor's Office  
(September 30, 2019)

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Insertion order for Legal Ad Section of the Forum

Please insert the attached notice(s) in the Legal Ad Section of the Forum.

Publication Date: (September 30), 2019

Bill to:  
City of Fargo  
Attn: Michelle  
Auditor's Office  
PO Box 2471  
Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.



**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH  
FARGO, ND 58102  
PHONE: 701-241-1326  
FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Water Main Replacement, Storm Sewer Replacement

Street Reconstruction & Incidentals


on Great Northern Drive in conjunction with Xcel Energy

Improvement District No. BR-18-E, delivered to you herewith


is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

  
\_\_\_\_\_  
Dan Dunn

  
\_\_\_\_\_  
Steve Bladholm, Chair Person

  
\_\_\_\_\_  
Joe Burgum  
Randy Engelstad

There were protests or protestors as follows:

NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
STORM SEWER LIFT STATION MODIFICATION  
IMPROVEMENT DISTRICT NO. NR-17-A

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Storm Sewer Lift Station Modification, Improvement District No. NR-17-A, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

When confirmed for collection by the Board of City Commissioners, the listed amounts will become due and payable at the City Auditor's office ten (10) days after approval, and thereafter shall bear interest at a rate not exceeding 1 (one) percent per annum over the net rate on bonds financing said project.

(40-23-13)

City Auditor's Office  
(September 30, 2019)

---

Insertion order for Legal Ad Section of the Forum

Please insert the attached notice(s) in the Legal Ad Section of the Forum.

Publication Date: (September 30), 2019

Bill to:  
City of Fargo  
Attn: Michelle  
Auditor's Office  
PO Box 2471  
Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.





**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH  
FARGO, ND 58102  
PHONE: 701-241-1326  
FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Storm Sewer Lift Station Modifications

Storm Lift #9, #14, #16 and #69

Improvement District No. NR-17-A, delivered to you herewith

is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

Dan Dunn

Steve Bladholm, Chair Person

~~Joe Burgum~~  
Randy Engelstad

There were protests or protestors as follows:

NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
PC CONCRETE PAVEMENT, STORM SEWER, SANITARY SEWER, PEDESTRIAN BOX CULVERT, LIFT  
STATION, TRAFFIC SIGNALS, STREET LIGHTING, SIDEWALKS  
IMPROVEMENT DISTRICT NO. PR-17-B

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of PC Concrete Pavement, Storm Sewer, Sanitary Sewer, Pedestrian Box Culvert, Lift Station, Traffic Signals, Street Lighting, Sidewalks, Improvement District No. PR-17-B, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

When confirmed for collection by the Board of City Commissioners, the listed amounts will become due and payable at the City Auditor's office ten (10) days after approval, and thereafter shall bear interest at a rate not exceeding 1 (one) percent per annum over the net rate on bonds financing said project.

(40-23-13)

City Auditor's Office  
(September 30, 2019)

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City of Fargo  
Attn: Michelle  
Auditor's Office  
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Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.



**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH  
FARGO, ND 58102  
PHONE: 701-241-1326  
FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for PC Concrete Pavement, Storm Sewer, Sanitary Sewer,  
Pedestrian Box Culvert, Lift Station, Traffic Signals, Street Lighting,  
Sidewalk & Incidentals  
on University Drive from 18th Avenue South to 21st Avenue South,  
Including I-94 Interchange

Improvement District No. PR-17-B, delivered to you herewith

is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

Dan Dunn

Steve Bladholm, Chair Person

Joe Burgum  
Randy Ergelstad

There were protests or protestors as follows:

Frederick Hammer 1906 14 1/2 St S

NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
BRIDGE MODIFICATIONS, SHARED USE PATH, STREET LIGHTING  
IMPROVEMENT DISTRICT NO. SN-16-B

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Bridge Modification, Shared Use Path, Street Lighting, Improvement District No. SN-16-B, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

When confirmed for collection by the Board of City Commissioners, the listed amounts will become due and payable at the City Auditor's office ten (10) days after approval, and thereafter shall bear interest at a rate not exceeding 1 (one) percent per annum over the net rate on bonds financing said project.

(40-23-13)

City Auditor's Office  
(September 30, 2019)

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Insertion order for Legal Ad Section of the Forum

Please insert the attached notice(s) in the Legal Ad Section of the Forum.

Publication Date: (September 30), 2019

Bill to:  
City of Fargo  
Attn: Michelle  
Auditor's Office  
PO Box 2471  
Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.



**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH

FARGO, ND 58102

PHONE: 701-241-1326

FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Bridge Modifications, Shared Use Path, Street Lighting & Incidentals

on 40th Avenue South between 18th Street & 32nd Street

Improvement District No. SN-16-B, delivered to you herewith

is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

Dan Dunn

Steve Bladholm, Chair Person

Joe Burgum

Randy Engelstad

There were protests or protestors as follows:

Dave Engebretson 2902 38 1/2 Ave S



To: Fargo City Commissioners

To: Steve Sprague, Fargo City Auditor

For City Commission Meeting dated 10/21/2019

Six Reasons I Protest the Shared Use Path “Special Assessment” (SA)

1. The Shared Use Path should never have been built:

- A. We already had a sidewalk on the north side of 40th ave S that was paid for and there was nothing wrong with it.
- B. We already had a Shared Use Path on the south side of 40th Ave. We didn't need to spend nearly half a million dollars to rip out a decent sidewalk on the north side of 40th ave and make it wider.
- C. Where else in Fargo do we have parallel shared use paths that are over a half mile long? The needs in Fargo to install a shared use path are numerous, we didn't need two paths on the same road..
- D. Most important, for the above reasons our neighborhood has no benefit and therefore special assessments should not be used to pay for the “city improvement”, it's not a neighborhood improvement.

2. If special assessments are used to pay for the project the city is not using the “Fargo Infrastructure Funding Policy”, reinstated 5/21/18.

A. The 40th ave Shared Use Path is not a new construction, we already had a path on the south side of 40th ave and any change would be considered a Reconstruction and according to the Fargo funding policy the Amount Special Assessed is “N/A” or 100% Federal, Sales Tax , Street Rehab funding.

B. The city also has a policy to refund remaining life of infrastructure and not charge neighborhoods who have paid for good infrastructure that is being replaced per special assessment task force meeting, May 2nd, 2019 presented by 2 city engineers. This city policy was not used on this SA.

3. The Special Assessment formula for the SA calculations do not match any perceived benefit and the method used by the city discriminates against home ownership:

Many methods can be used to assess the costs to the SA projects:

- A. Area of the property (square feet)
- B. Front footage, curb feet (feet)
- C. Homes (Units).

The city uses method B, front footage, or curb feet, which clearly discriminates against single family home ownership. For example, two neighbors with identical homes, one has 100 curb feet and the other has 80 curb feet. The cost multiplier is \$3.07/foot. The 1st homeowner pays \$307 and the 2nd homeowner only pays \$245 for a shared use path several blocks away, they both benefit equally and the 1st home pays \$62 more. Example 2, town homes in the Mistwood development are only assessed for 652 feet (roughly 7 single family homes), they have 91

homes. So 652 feet times \$3.07/foot or roughly \$2000 for 91 townhomes or \$22/home, or 7.4% the cost of a single family home that pays \$300 for this project. Also note, Mistwood properties is not being billed for direct access to the path and the only access they have is from the main driveway right to 40th ave, north side of street. Remember, many of the townhome developments don't even have sidewalks, so the only place they walk is on public walks. The other 3 twin or town home properties in this assessed area are assessed the same way. Those homes are only being billed a fraction of a single family home.

Apartments are also being assessed at a fraction of a single family home. Stonebridge apartments have 240 homes assessed at \$4,324 total or \$18/home and Flagstone apartments (120 homes) \$33/home. The method used discriminates against smaller apartment complexes and single family homes. The perceived benefit is equal for this shared use path, whether one lives in a house or an apartment, discrimination should not be allowed.

Also, the city measures the townhomes front footage wrong. The city only measures the street footage on one side of the townhome property, for example; Century Square at 3780 and 3810 25th st is only being billed for 489' when in fact, if you measure all the feet for all the roads inside the property (private roads) and both sides of the road, the total curb feet would be many times the length used in the city calculations. The same can be proven for all 4 of the townhouse and twin home properties.

The only fair assessed cost method is to use method "C" or to divide total properties or homes (units) into total improvement costs. This method "C" would be a lot better method of fairness that closer matches perceived benefits. The unit method would assess benefits at about \$200/home.

4. Exemptions not allowed. The city can not pick and choose what properties get assessed for a project and what properties don't get assessed. In the shared use path SN-16-B1, the city has allowed 28 properties to be exempt from special assessments, not allowed per ND 40-23-07. Any property exempt by the city, such as a cemetery, those exempt special assessments shall be paid by the general fund, by the levy of taxes, not by those properties that are assessed, NDCC 40-23-07. This issue was protested at the SA commission meeting dated 9/19/2019, it was not even discussed by the SA commission. The SA commission only spent 30 seconds discussing that I had a protest letter, not my concerns, no details and no vote to approve or disapprove the SA. Here's the exempt Properties list:

- A. Assuming 18 flood buyouts that have been purchased since the project was finished in 2016, but still had benefits when project was finished. 3 yr delay in billing. exempt
- B. 2130 Sterling Rose LN, city. exempt
- C. 2216 40th ave, Rose Creek Associates. Exempt
- D. 4329, 4401 Carrie Rose & 4500 25th st, Summit Chase. Townhouse exempt
- E. 4501 25th st, city, exempt
- F. 0 Madison Dr. , Madison Townhomes, exempt
- G. 3133 40th ave, SE Cass Water Resource, exempt
- H. 3173 40th ave, city, exempt
- I. 4497 Oak Creek Dr., exempt

5. The 28% fee the city charges for engineering and administration should be proven. The city can not over charge in excess of actual costs of the improvement project per NDCC.

The city has no proof that the associated expense for special assessments is anything near 28% for any or all the projects the city special assesses, not just this project.

6. The extra interest fee of 1% the city adds onto the infrastructure improvement bond and charges property owners for the SA payments is outrageous. The city can not charge more than the actual costs to provide the service for improvement projects. The city has legal remedies to recover from lack of payment and can not over charge on the interest rate to property owners. The city can not use excess fees to pay for any other projects or deferrals such as the one noted on the back of the assessment letter dated 8/22/19 for a SA Assistance Program, or the indefinite deferrals like the airport, or interest free loans for arterial roadways, or the 10 year deferrals for newly annexed land, or to pay for assessments to property not in city limits, or any other city program.

The city only needs to use NDCC 40-25-01 Sale of real property to enforce collections of delinquent special assessments. "Real property SHALL be sold to enforce the collections ...,," , it's required. This negates the cities "risk of improvement bonds to near zero including negating the cities list of reasons for the 1% interest fee noted in the "City of Fargo Special Assessment Process Whitepaper" dated May 15th, 2018.

- Significant downturn in the local economy
- Natural Disaster risk, such as a catastrophic flood event
- Property tax levy cure a special assessment deficiency
- Political risk

In conclusion, I do not believe this shared use path project is an improvement to my property and I therefore should not be billed when I have little to no benefit. Also, if I am assessed then the Fargo Infrastructure Funding Policy should be used and no special assessments would be used or the calculations used by the city are wrong. I believe the city uses the wrong assessment formula and if that formula is used the curb feet calculations are wrong as noted for the town/twin homes properties noted in the protest letter. The curb feet on those properties leaves out private property roads and common areas. Also, the engineering administrative fees are excessive and the city should prove expenses needed to cover reasonable expenses to the shared use project. The 1% interest fee is not needed and any defaults should be collected in the same manor as deficient property tax collections as provided by in the NDCC.

Dave Engebretson  
2902 38 ½ ave S  
Fargo, ND 58104

NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
SHARED USE PATH  
IMPROVEMENT DISTRICT NO. SN-16-C

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Shared Use Path, Improvement District No. SN-16-C, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

When confirmed for collection by the Board of City Commissioners, the listed amounts will become due and payable at the City Auditor's office ten (10) days after approval, and thereafter shall bear interest at a rate not exceeding 1 (one) percent per annum over the net rate on bonds financing said project.

(40-23-13)

City Auditor's Office  
(September 30, 2019)

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Insertion order for Legal Ad Section of the Forum

Please insert the attached notice(s) in the Legal Ad Section of the Forum.

Publication Date: (September 30), 2019

Bill to:  
City of Fargo  
Attn: Michelle  
Auditor's Office  
PO Box 2471  
Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.



**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH  
FARGO, ND 58102  
PHONE: 701-241-1326  
FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Shared Use Path

Between 38th & 42nd Street South along 38th Street South (Microsoft)

Improvement District No. SN-16-C, delivered to you herewith

is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

Dan Dunn

Steve Bladholm, Chair Person

~~Joe Burgum~~  
Randy Engelstad

There were protests or protestors as follows:

NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
TRAFFIC SIGNAL IMPROVEMENTS  
IMPROVEMENT DISTRICT NO. TN-16-F

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Traffic Signal Improvements, Improvement District No. TN-16-F, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

When confirmed for collection by the Board of City Commissioners, the listed amounts will become due and payable at the City Auditor's office ten (10) days after approval, and thereafter shall bear interest at a rate not exceeding 1 (one) percent per annum over the net rate on bonds financing said project.

(40-23-13)

City Auditor's Office  
(September 30, 2019)

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City of Fargo  
Attn: Michelle  
Auditor's Office  
PO Box 2471  
Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.





**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH  
FARGO, ND 58102  
PHONE: 701-241-1326  
FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Traffic Signal Improvements

52nd Ave S & Timberline Parkway; 52nd Ave S & 63rd Street

Improvement District No. TN-16-F, delivered to you herewith

is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

Dan Dunn

Steve Bladholm, Chair Person

~~Joe Burgum~~  
Randy Engelstad

There were protests or protestors as follows:

NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
RAISED PEDESTRIAN CROSSING  
IMPROVEMENT DISTRICT NO. TN-18-A

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Raised Pedestrian Crossing, Improvement District No. TN-18-A, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

Any person aggrieved may appeal from the action of the Special Assessment Commission by filing with the City Auditor, prior to this Hearing, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Special Assessment Commission should not be confirmed.

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(40-23-13)

City Auditor's Office  
(September 30, 2019)

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City of Fargo  
Attn: Michelle  
Auditor's Office  
PO Box 2471  
Fargo, ND 58108

Send one (1) Affidavit.

Questions, call Michelle at 241-1304.



**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH

FARGO, ND 58102

PHONE: 701-241-1326

FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Raised Pedestrian Crossing

Willow Park Elementary School & Radius Improvements adjacent to the

West Acres Mall at the East entrance off 38th Street S

Improvement District No. TN-18-A, delivered to you herewith

is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

Dan Dunn

Steve Bladholm, Chair Person

~~Joe Burgum~~

Randy Tengelstad

There were protests or protestors as follows:

NOTICE OF HEARING  
ON SPECIAL ASSESSMENT LIST FOR  
SANITARY SEWER, WATER MAIN, STORM SEWER  
IMPROVEMENT DISTRICT NO. UN-18-B

Notice is hereby given that the Special Assessment Commission has confirmed the special assessment list for installation of Sanitary Sewer, Water Main, Storm Sewer, Improvement District No. UN-18-B, in the City of Fargo, North Dakota; and such confirmed list has been filed with the City Auditor and is now open to public inspection.

The Board of City Commissioners of the City of Fargo, North Dakota will conduct a Public Hearing on such special assessment list in the City Commission Room, City Hall, at 5:15 o'clock p.m. Monday, October 21, 2019.

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(40-23-13)

City Auditor's Office  
(September 30, 2019)

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Attn: Michelle  
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Send one (1) Affidavit.

Questions, call Michelle at 241-1304.



**SPECIAL ASSESSMENTS**

225 4<sup>TH</sup> STREET NORTH

FARGO, ND 58102

PHONE: 701-241-1326

FAX: 701-241-8101

To The Board of City Commissioners  
Fargo, North Dakota

The undersigned, members of the Special Assessment Commission

for the City of Fargo, North Dakota, do hereby certify that the

Special Assessment List for Sanitary Sewer, Water Main, Storm Sewer & Incidentals

on 23rd Avenue and 41st Street South

Improvement District No. UN-18-B, delivered to you herewith

is a true and correct assessment list as confirmed by the

Special Assessment Commission on September 19, 2019

Date of City Commission Hearing is October 21, 2019

Dan Dunn

Steve Bladholm, Chair Person

Joe Burgum


Randy Engelstad

There were protests or protestors as follows:

23

**MEMORANDUM**

**TO: BOARD OF CITY COMMISSIONERS**

**FROM: NICOLE CRUTCHFIELD, PLANNING DIRECTOR** 

**DATE: OCTOBER 17, 2019**

**SUBJECT: APPROVAL OF SITE ACCESS AGREEMENT WITH BORTNEM FAMILY LTD PARTNERSHIP, LOCATED AT 209, 203, 219 NORTHERN PACIFIC AVENUE NORTH, 65 3<sup>RD</sup> STREET NORTH AND 72 2<sup>ND</sup> STREET NORTH**

In September of 2016, the City of Fargo approved and received \$400,000 in grants from the Environmental Protection Agency (EPA) to perform brownfield assessments on properties within the city. The funds can be used to perform assessments on properties suspected or knows to have contamination, such as petroleum, lead and asbestos.

The city recently received a request for assessment at 209, 203 and 219 Northern Pacific Avenue North, 65 3rd Street North and 72 2nd Street North. Attached you will find a site access agreement for the property in order to conduct site assessment on the property. Work includes Phase I Environmental Site Assessment (ESA) of a site visit to observe current conditions of property and structure interior, and Phase II ESA assessment of asbestos containing building materials, soil, soil vapor and/or groundwater sampling at the property.

Both the Environmental Protection Agency (EPA) and the North Dakota Department of Health have approved the site eligibility determination to use grant funds for this site. This agreement has been reviewed by the City Attorney.

**Suggested Motion:**

To approve the Site Access Agreement with Bortnem Family Ltd Partnership.



**SITE ACCESS AGREEMENT BETWEEN**

**CITY OF FARGO**

**and**

**BORTNEM FAMILY LTD PTS**

This site access agreement ("Agreement") is made as of October 3, 2019, by and between Bortem Family Ltd Partnership, hereinafter referred to as "Grantor" and, the City of Fargo hereinafter referred to as "Grantee".

**1.0 RECITALS**

- 1.1 Grantor owns certain real estate property at: 209, 203 and 219 Northern Pacific Avenue North, 65 3<sup>rd</sup> Street North and 72 2<sup>nd</sup> Street North (01-1520-00520-000, 01-1520-00540-000, 01-1520-00588-000, 01-1520-00589-000) Fargo, North Dakota (the "Property").
- 1.2 Grantee desires to perform one or more of the following work on the Property (the "Work"):
  - Phase I Environmental Site Assessment (ESA) consisting of a site visit to observe current site conditions on the Property including the interior of the structure(s) on the Property.
  - Phase II ESA consisting of asbestos containing building materials, soil, soil vapor and/or groundwater sampling at the Property.
- 1.3 The parties desire to enter into this Agreement to give access to the Property to Grantee or its representatives or consultants for the purpose of performing the Work.

**2.0 AGREEMENT**

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereto do hereby covenant and agree to and with each other as follows:

**3.0 TERMS**

- 3.1 Grantee or its representatives or consultants may perform the Work on the Property. Grantee or its representatives or consultants may enter onto the Property for the purpose of performing the Work.
- 3.2 Grantee agrees not to permit any liens to stand against the Property for Work done or materials furnished by Grantee, and Grantee agrees to indemnify and hold Grantor harmless from any such liens for Work performed under this Agreement.
- 3.3 If the Property shall be disturbed by the performance of the Work, then upon completion of the Work the Property shall be reasonably restored by Grantee to as close to its original condition just prior to such disturbance.

- 3.4 Grantee agrees to indemnify, defend, and save Grantor, its agents, consultants or employees harmless against all liability, damage, expense, causes of action, suits, claims, or judgments, including reasonable attorneys' fees and court costs, resulting from injuries to persons or damage to property on the Property which arise out of any negligent act, error, or failure to act, of Grantee, its agents, consultants or employees in performing the Work allowed by the site access provided by this Agreement, except to the extent the same may be caused by the negligence of Grantor, its agents, consultants or employees.
- 3.5 This Agreement may be terminated by either party upon five (5) business days prior with written notice.
- 3.6 Grantee shall use its best efforts to perform the Work in a manner so as not to unreasonably interfere with Grantor's use or occupation of the Property.
- 3.7 This Agreement shall be governed by the laws of the State of North Dakota.

IN WITNESS WHEREOF, the parties hereto are authorized to and have executed this Agreement as of the day and year first above written.

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

\_\_\_\_\_  
(by)

\_\_\_\_\_  
(Title)

*Bortner Family Ltd. Partnership*  
\_\_\_\_\_  
Grantor

*Lise Bortner*  
\_\_\_\_\_  
(by)

*Managing Partner*  
\_\_\_\_\_  
(Title)

24

**TO: BOARD OF CITY COMMISSIONERS**  
**FROM: KENT COSTIN, DIRECTOR OF FINANCE** *KAC*  
**RE: REFUNDING IMPROVEMENT REFUNDING BONDS, SERIES 2019B**  
**DATE: OCTOBER 16, 2019**

Our financial advisor, Baker Tilly monitors our outstanding long-term debt. As part of this monitoring process, they provide analysis of opportunities to refinance certain debt issues.

In August 2019, long-term interest rates declined and they recommended refinancing our Refunding Improvement Bonds, Series 2011A for interest rate savings. The Finance Committee concurred with their recommendation.

Finance staff and our advisors are planning to issue this debt on October 23, 2019. Your approval to proceed with this transaction is requested. Our bond counsel, Dorsey & Whitney provided the authorizing resolution that sets parameters for the bond sale. A competitive bid process will be used on this issue. A copy of the recommendations report prepared by Baker Tilly is attached.

Terri Heaton will attend the meeting and review the proposed refinancing with you.

**Suggested Motion:**

Approve a resolution authorizing the issuance of not to exceed \$14,015,000 Taxable Refunding Improvement Bonds, Series 2019B prescribing the terms and covenants thereof, and creating a fund for the payment of this issue.

**City of Fargo, North Dakota**  
**Pre-Sale Summary for Issuance of Bonds**

*\$14,015,000 Taxable Refunding Improvement Refunding Bonds, Series 2019B*

The City Commission has under consideration the issuance of bonds to refund the City's Refunding Improvement Bonds, Series 2011A (the "Prior Bonds") to achieve interest cost savings. This document provides information relative to the proposed issuance.

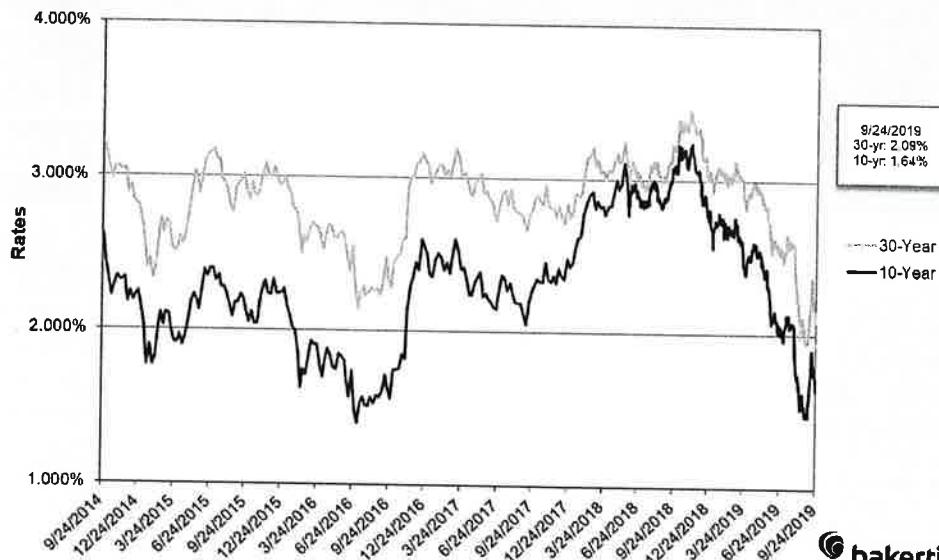
**KEY EVENTS:** The following summary schedule includes the timing of some of the key events that will occur relative to the bond issuance.

Week of October 7, 2019	Rating conference is conducted
<b>October 21, 2019</b>	<b>Commission considers Awarding (Parameters) Resolution</b>
<b>October 23, 2019, 10:30 a.m.</b>	<b>Competitive bids are received</b>
<b>October 23, 2018, immediately following receipt of bids</b>	<b>Award of the Bonds</b>
November 21, 2019	Proceeds are received

**RATING:** An application will be made to Moody's Investors Service ("Moody's") for a rating on the Bonds. The City's refunding improvement debt is currently rated "Aa1" by Moody's.

**THE MARKET:** Interest rates for the taxable municipal market are quoted as a spread to U.S. Treasury Securities. To give you an indication of the relative position of that market, the chart below tracks the yield of the 10-year and 30-year U.S. Treasury over the last five years.

**10-year and 30-year Treasury Rates for Five Years Ending 9/24/2019**



Data Source: U.S. Department of Treasury

**POST ISSUANCE COMPLIANCE:**

The issuance of the Bonds will require compliance with secondary disclosure requirements. Secondary disclosure requirements result from an SEC requirement that underwriters provide ongoing disclosure information to investors. To meet this requirement, any prospective underwriter will require the City to commit to providing the information needed to comply under a continuing disclosure agreement.

Baker Tilly Municipal Advisors provides continuing disclosure services to the City. Baker Tilly Municipal Advisors will work with City staff to include the Bonds under the existing Agreement for Municipal Advisor Services.

**SUPPLEMENTAL INFORMATION AND BOND RECORD:**

Supplementary information will be available to staff including detailed terms and conditions of sale, comprehensive structuring schedules and information to assist in meeting post-issuance compliance responsibilities.

Upon completion of the financing, a bond record will be provided that contains pertinent documents and final debt service calculations for the transaction.

**PURPOSE:**

The proceeds of the Bonds will be used to refund the May 1, 2022 through 2036 maturities (the "Refunded Maturities") of the City's Refunding Improvement Bonds, Series 2011A, dated May 15, 2011 (the "Prior Bonds"). The maturities to be refunded are currently outstanding in the aggregate principal amount of \$13,595,000. The refunding transaction is being done as a crossover advance refunding.

The Prior Bonds financed various improvement projects within the City.

**AUTHORITY:**

The Bonds are being issued pursuant to the North Dakota Century Code, Chapters 40-22 through 40-27.

**SECURITY AND SOURCE OF PAYMENT:**

The Bonds will be repaid from special assessments filed against benefitted properties located within the established Districts. The collections of special assessments are required to be deposited into the Bond Fund, from which payments of principal and interest will be made on the Bonds. If deficiencies were to occur in the Bond Fund (such as might be caused by delinquencies in the collection of special assessments) the City has promised to levy general taxes on all taxable property within the City to replenish the Bond Fund as necessary to make the principal and interest payments on the Bonds when due.

It is not anticipated that a tax levy will be needed to pay debt service on the Bonds.

Beginning with the May 1, 2022 principal and interest payment, assessment income pledged to the Prior Bonds will be used to make the debt service payments on the Bonds. Assessment income received by February 15th and available debt service funds from the prepayments of special assessments, is expected to be sufficient to cover each May 1 principal and interest payment. Remaining assessments collected through October 15<sup>th</sup>, and any funds collected but not applied on May 1, will be used to make each November 1 interest payment due in the year of collection.



**STRUCTURING SUMMARY:**

In consultation with City staff, the Bonds have been structured to provide approximately equal annual fiscal year savings over the same term as the Prior Bonds

The issuance of the Bonds is being conducted as a crossover advance refunding in which the proceeds of the Bonds are placed in an escrow account with a major bank and invested in U.S. treasury securities or securities of other U.S. agencies. These investments and their earnings are structured to pay interest on the Bonds to and including the May 1, 2021 call date of the Prior Bonds, at which time the escrow account will prepay the principal due on the Refunded Maturities. A verification agent will be retained to verify the adequacy of the escrow account to satisfy its cash flow requirements.

The City will continue to pay debt service payments on the Prior Bonds through and including May 1, 2021. Beginning with the November 1, 2021 interest payment, the City will begin making debt service payments on the Bonds, taking advantage of the lower interest rates.

Based on current interest rate estimates, this refunding transaction is projected to result in debt service savings of approximately \$93,700 per year. This results in a future value savings of approximately \$1,499,663, and net present value benefit to the City of approximately \$1,170,584. These estimates are net of all costs associated with the refunding.

**SCHEDULES ATTACHED:**

Schedules attached for the Bonds include:

- Sources and Uses
- Debt Service Comparison on a Calendar Year (Fiscal Year) Basis
- Net Debt Service, including project future assessment collections
- Semiannual Debt Service, given the current market conditions
- Debt Service to Maturity and to Call for each of the original purposes of the Prior Bonds Escrow Fund Cashflow

**RISKS/SPECIAL CONSIDERATIONS:**

The outcome of this financing will rely on the market conditions at the time of the sale. Any projections included herein are estimates based on current market conditions.

Future assessment collections and cumulative cash balances in the debt service fund are expected to cover 100% of the debt service payments on the Bonds. If actual assessment collections are different than projected and assessment collections and/or a positive cumulative surplus in the debt service fund do not materialize, the City will be required to levy taxes or appropriate other available funds to make the debt service payments on the Bonds.



**SALE TERMS AND  
MARKETING:**

Variability of Issue Size: A specific provision in the sale terms permits modifications to the issue size and/or maturity structure to customize the issue once the price and interest rates are set on the day of sale.

Prepayment Provisions: Bonds maturing on or after May 1, 2029 may be prepaid at a price of par plus accrued interest on or after May 1, 2028.

Federal Considerations: The Tax Cuts and Jobs Act signed into law on December 22, 2017 prohibits the issuance of tax-exempt bonds to advance refund outstanding tax-exempt bonds after 2017. Federal limitations restricting the issuance of advance refunding bonds do not apply to taxable bonds that refund tax-exempt bonds. Therefore, the Bonds are being issued as taxable obligations. Interest cost savings due from the issuance of taxable refunding bonds are possible because current taxable interest rates are projected to be lower than the tax-exempt rates on the Prior Bonds.

Baker Tilly Municipal Advisors, LLC is a registered municipal advisor and wholly-owned subsidiary of Baker Tilly Virchow Krause, LLP, an accounting firm. Baker Tilly Virchow Krause, LLP trading as Baker Tilly is a member of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. © 2019 Baker Tilly Municipal Advisors, LLC.

Preliminary

**\$14,015,000**

**CITY OF FARGO, NORTH DAKOTA**  
Taxable Refunding Improvement Refunding Bonds, Series 2019B  
Crossover Refunding of Series 2011A

**Sources & Uses**

**Dated 11/21/2019 | Delivered 11/21/2019**

**Sources Of Funds**

Par Amount of Bonds..... \$14,015,000.00

**Total Sources..... \$14,015,000.00**

**Uses Of Funds**

Deposit to Crossover Escrow Fund..... 13,780,703.75

Total Underwriter's Discount (1.050%)..... 147,157.50

Costs of Issuance..... 86,700.00

Rounding Amount..... 438.75

**Total Uses..... \$14,015,000.00**

*Series 2019B TAX Ref 2011 | SINGLE PURPOSE | 9/18/2019 | 1:33 PM*

Preliminary

**\$14,015,000**

**CITY OF FARGO, NORTH DAKOTA**  
 Taxable Refunding Improvement Refunding Bonds, Series 2019B  
 Crossover Refunding of Series 2011A

**Debt Service Comparison -- Accrual Basis**

Calendar Year	Total P+I	Escrow	Existing D/S	Net New D/S	Old Net D/S	Savings
05/01/2020	167,243.33	(167,243.33)	1,012,518.76	1,012,518.76	1,012,518.76	-
11/01/2020	188,148.75	(188,148.75)	303,618.76	303,618.76	303,618.76	-
05/01/2021	188,148.75	(13,783,148.75)	14,623,618.76	1,028,618.76	1,028,618.76	-
11/01/2021	188,148.75	-	-	188,148.75	289,118.76	100,970.01
2022	1,162,353.75	-	-	1,162,353.75	1,254,437.52	92,083.77
2023	1,154,152.50	-	-	1,154,152.50	1,246,437.52	92,285.02
2024	1,155,201.25	-	-	1,155,201.25	1,249,287.52	94,086.27
2025	1,155,367.50	-	-	1,155,367.50	1,250,937.52	95,570.02
2026	1,169,447.50	-	-	1,169,447.50	1,260,350.02	90,902.52
2027	1,147,667.50	-	-	1,147,667.50	1,238,762.52	91,095.02
2028	1,120,292.50	-	-	1,120,292.50	1,215,762.52	95,470.02
2029	1,121,767.50	-	-	1,121,767.50	1,216,321.89	94,554.39
2030	1,126,830.00	-	-	1,126,830.00	1,219,815.63	92,985.63
2031	1,110,882.50	-	-	1,110,882.50	1,206,387.50	95,505.00
2032	1,133,615.00	-	-	1,133,615.00	1,224,968.75	91,353.75
2033	1,144,572.50	-	-	1,144,572.50	1,235,453.14	90,880.64
2034	1,153,855.00	-	-	1,153,855.00	1,248,421.89	94,566.89
2035	1,156,497.50	-	-	1,156,497.50	1,250,250.00	93,752.50
2036	1,162,461.25	-	-	1,162,461.25	1,255,625.00	93,163.75
-	\$17,906,653.33	(14,138,540.83)	\$15,939,756.28	\$19,707,868.78	\$21,207,093.98	\$1,499,225.20

**PV Analysis Summary (Net to Net)**

Net FV Cashflow Savings.....	1,499,225.20
Gross PV Debt Service Savings.....	1,170,146.04
Net PV Cashflow Savings @ 2.787%(Bond Yield).....	1,170,146.04
Contingency or Rounding Amount.....	
Net Future Value Benefit.....	438.75
Net Present Value Benefit.....	\$1,499,663.95
	\$1,170,584.79
Net PV Benefit / \$4,329,364.58 PV Refunded Interest.....	27.038%
Net PV Benefit / \$14,655,878.23 PV Refunded Debt Service.....	7.987%
Net PV Benefit / \$13,595,000 Refunded Principal.....	8.610%
Net PV Benefit / \$14,015,000 Refunding Principal.....	8.352%

**Refunding Bond Information**

Refunding Dated Date.....	11/21/2019
Refunding Delivery Date.....	11/21/2019

Series 2019B T.A.X Ref 2011 | SINGLE PURPOSE | 9/18/2019 | 1:33 PM

RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED  
\$14,015,000 CITY OF FARGO, NORTH DAKOTA TAXABLE REFUNDING  
IMPROVEMENT REFUNDING BONDS, SERIES 2019B, PRESCRIBING THE TERMS AND  
COVENANTS THEREOF, AND CREATING A FUND FOR THE PAYMENT THEREOF

WHEREAS, the City Commission (the "Commission"), of the City of Fargo, Cass County, North Dakota (the "Issuer") hereby authorizes the issuance and sale of its Taxable Refunding Improvement Refunding Bonds, Series 2019B (the "Bonds"), in a principal amount not to exceed \$14,015,000, to be used, together with any other funds of the Issuer which may be required, to refund the 2022 through 2036 maturities of the Refunding Improvement Bonds, Series 2011A, dated May 15, 2011 (the "Refunded Bonds"). The Refunded Bonds will be called for redemption and paid on May 1, 2021 (the "Crossover Date");

WHEREAS, the Issuer is authorized by North Dakota Century Code Chapter 40-27 (the "Act") to issue such Bonds;

WHEREAS, the Bonds will be payable solely from certain escrow account earnings described herein, the special improvement warrants delivered in connection with the Refunded Bonds (the "Warrants") and the special assessments levied for the improvements financed by the Refunded Bonds (the "Improvements"); and

WHEREAS, the Warrants are pledged to payment of the Refunded Bonds through the Crossover Date and will remain on deposit in the Series 2011A and 2011B Refunding Improvement Bond Fund established therefor;

WHEREAS, pursuant to North Dakota Century Code Section 40-26-08, whenever all special assessments for an improvement are insufficient to pay principal or interest then due on the warrants related thereto, the Issuer shall levy a tax upon all of the taxable property in the Issuer for the payment of such deficiency.

BE IT RESOLVED by the Commission of the Issuer, as follows:

1. Findings. It is hereby found, determined, and declared that the Warrants held in the special funds for the Refunded Bonds were duly and legally authorized under authority of and in accordance with the provisions of Title 40 of the North Dakota Century Code, as amended; that all acts, conditions, and things required by the Constitution and laws of the State of North Dakota to be done, to exist, to happen, and to be performed precedent to the issuance of the Bonds hereinafter described have been done, do exist, have happened, and have been performed in due form, time and manner as so required; and that the issuance of the Bonds is necessary and expedient and for the best interest of the Issuer and its inhabitants, taxpayers, and the owners of property liable to be assessed for said Improvements.

2. Form of Bonds. The Bonds shall be in substantially the form attached as **Attachment A** hereto.

3. Authorization and Terms of Bonds. The Commission of the Issuer hereby authorizes Baker Tilly Municipal Advisors, LLC, St. Paul, Minnesota, to solicit bids for the



purchase of the Bonds pursuant to the Official Terms of Offering attached hereto as **Attachment B**. The City Commission hereby authorizes the Issuer to accept bids to purchase the Bonds upon the terms and conditions set forth in this resolution. The Commission hereby delegates the power and authority to the Mayor, the City Auditor, and the City Finance Director of the Issuer to review bids received for the purchase of the Bonds and to accept a bid at a later date to finalize the actual principal amount of Bonds to be issued, the amortization schedule, the interest rates and underwriter's compensation, provided that the net present value of the debt service savings as a result of the refunding is at least 3% of debt service on the Refunded Bonds.

4. Approval of Documents and Authorization for Execution and Delivery.

(a) Bond Purchase Agreement. The execution of a Bond Purchase Agreement setting forth such final terms by the Mayor and City Auditor of the Issuer is hereby approved and authorized and such execution shall be conclusive evidence of such agreement and shall be binding upon the Issuer. The provisions of the Bond Purchase Agreement as so executed, including all Exhibits and Appendices thereto, are incorporated herein by reference.

(b) Official Statement. The Bonds will be offered for sale by means of an Official Statement. The Mayor and City Auditor hereby ratify the distribution of the Preliminary Official Statement, prepared by Baker Tilly Municipal Advisors, LLC, as the Issuer's municipal advisor, to prospective purchasers of the Bonds. The City Auditor is hereby authorized on behalf of the Issuer to deem the Preliminary Official Statement a "final" official statement as of its date, in accordance with ~~Rule 15c2-12(b)(1) promulgated by the Securities and Exchange Commission~~ under the Securities Exchange Act of 1934. The Mayor and the City Auditor are hereby authorized and directed to approve, and, if requested, to execute the final Official Statement to be prepared substantially in the form of the Preliminary Official Statement, including final pricing terms.

(c) Approval and Execution of Documents. Upon the determination of the terms of the Bonds (within the limits set forth herein), the Bond Purchase Agreement, and such other documents and certificates shall be executed in the name and on behalf of the Issuer by the Mayor and the City Auditor, but with such changes therein, not inconsistent with this Resolution, as may be approved by the officers executing the same, which approval shall be conclusively evidenced by the execution thereof.

5. Terms, Execution and Delivery.

(a) Maturities and Interest Rates. The Bonds shall be issued in the denomination of \$5,000 each, or any integral multiple thereof, shall mature on the dates and in the respective years and amounts, and shall bear interest from date of original issue until paid or duly called for redemption payable on the dates and at the respective annual rates as set forth in the Bond Purchase Agreement. The Bonds shall be issuable only in fully registered form. The interest thereon and, upon surrender of each Bond, the principal amount thereof shall be payable by check or draft issued by the Registrar described herein; provided that, so long as the Bonds are registered in the name of a securities depository, or a nominee thereof, in accordance with Section 15 hereof, principal and interest shall be payable in accordance with the operational arrangements of the securities depository.

(b) Dates and Interest Payment Dates. Each Bond shall bear a date of original issue as of the date on which the Bonds are delivered to the purchaser. Upon initial delivery of the Bonds pursuant to Section 9 and upon any subsequent transfer or exchange pursuant to Section 6, the date of authentication shall be noted on each Bond so delivered, exchanged or transferred. Interest on the Bonds shall be payable on each May 1 and November 1, commencing May 1, 2020, each such date being referred to herein as an Interest Payment Date, to the persons in whose names the Bonds are registered on the Bond Register, as hereinafter defined, at the Registrar's close of business on the fifteenth day of the calendar month next preceding such Interest Payment Date, whether or not such day is a business day.

(c) Redemption. The Bonds will be subject to redemption as set forth in Attachment B and the Bond Purchase Agreement. In the event any Bond is called for redemption prior to maturity, the Issuer will cause a notice of redemption to be sent to the Bond Registrar, Paying Agent and the registered owners of the Bonds called for redemption at least twenty (20) days before the date specified for redemption at the address shown on the registration books of the Bond Registrar. Within ten (10) days before the thirtieth (30th) day prior to any specified redemption date, if less than all Bonds of a single maturity are to be redeemed the Bond Registrar will select for redemption (by lot or in such manner as the Bond Registrar may determine) from all outstanding Bonds of the applicable maturity a principal amount of such Bonds equal to the aggregate principal amount of such Bonds to be redeemed, and will call such Bonds or portions thereof for redemption on such Redemption Date; provided that the portion of any Bond to be redeemed shall be in the principal amount of \$5,000 or an integral multiple thereof and that in selecting Bonds for redemption, the Bond Registrar shall treat each Bond as representing that number of Bonds which is obtained by dividing the principal amount of such Bond by \$5,000. If less than all Bonds are to be optionally redeemed, the maturity or maturities of the Bonds to be redeemed shall selected by the Issuer.

(e) Initial Registrar. Books for the registration and for the transfer of the Bonds as provided in this Resolution shall be kept by the City Auditor of the Issuer, which is hereby appointed the Bond Registrar, Transfer Agent and Paying Agent (the "Registrar").

6. Transfer and Exchange. The Bonds are transferable upon the books of the Issuer at the principal office of the Bond Registrar by the registered owner thereof in person or by his attorney duly authorized in writing upon surrender thereof together with a written instrument of transfer satisfactory to the Bond Registrar, duly executed by the registered owner or his attorney; and may also be surrendered in exchange for Bonds of the same series of other authorized denominations. Upon such transfer or exchange the Issuer will cause a new Bond or Bonds of the same series to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to such transfer or exchange. No transfer of Bonds shall be required to be made during the 15 days next preceding an interest payment date, nor during the 45 days next preceding the date fixed for redemption of such Bonds.

The Issuer and the Bond Registrar may deem and treat the person in whose name any Bond is registered as the absolute owner thereof, whether the Bond is overdue or not, for the purpose of



receiving payment and for all other purposes, and neither the Issuer nor the Bond Registrar shall be affected by any notice to the contrary.

7. Bonds Mutilated, Destroyed, Lost, or Stolen. If any Bond shall become mutilated or be destroyed, lost, or stolen, the Issuer in its discretion may execute and upon its request, the Bond Registrar shall authenticate and deliver a new Bond of the same series in exchange for the mutilated Bond or in lieu of and substitution for the Bond so destroyed, lost, or stolen. In every case of exchange or substitution, the applicant shall furnish to the Issuer and to the Bond Registrar in a form satisfactory to both (i) evidence to their satisfaction of the mutilation, destruction, loss, or theft of the applicant's Bond and of the ownership thereof and (ii) in the case of any destroyed, lost, or stolen Bond, such security or indemnity as may be required by them to save each of them harmless from all risks, however remote. The Bond Registrar may authenticate any Bond issued upon such exchange or substitution and deliver such Bond upon the request of the Issuer may require the payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in relation thereto and any other expenses, including counsel fees, of the Issuer or the Bond Registrar.

If any Bond that has matured or is about to mature shall become mutilated or be destroyed, lost, or stolen, instead of issuing a Bond in exchange or substitution therefor, the Issuer may pay or authorize the payment of such Bond (without surrender thereof except in the case of a mutilated Bond) if the applicant for such payment shall furnish to the Issuer and to the Bond Registrar evidence to the satisfaction of the Issuer and the Bond Registrar of the mutilation, destruction, loss, or theft of such Bond and the ownership thereof and, in the case of any destroyed, lost, or stolen Bond, such security or indemnity as they may require to save them harmless from all risks.

Every Bond issued pursuant to the provisions of this Section in exchange or substitution for any Bond of the same series that is mutilated, destroyed, lost, or stolen shall constitute an additional contractual obligation of the Issuer, whether or not the destroyed, lost, or stolen Bond shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits hereof equally and proportionately with any and all other Bonds. All Bonds shall be held and owned upon the express condition that the foregoing provisions are exclusive with respect to the respect to the replacement or payment mutilated, destroyed, lost, or stolen Bonds, and shall preclude any and all other rights or remedies, notwithstanding any law or statute existing or hereafter enacted to the contrary with respect to the replacement or payment of negotiable instruments or other securities without their surrender.

8. Cancellation and Disposition of Bonds. All mutilated Bonds, all Bonds surrendered for exchange or transfer, all Bonds that have been paid at maturity or upon prior redemption, and all Bonds surrendered to the Issuer for cancellation shall be canceled by the Bond Registrar Trustee (as the case may be) and cremated or destroyed by other means.

9. Execution, Authentication and Delivery. The Bonds shall be prepared under the direction of the City Auditor and shall be executed and authenticated on behalf of the Issuer by the signatures of the Mayor and the City Auditor. All signatures may be printed, lithographed or engraved facsimiles of the original. In case any officer whose signature or a facsimile of whose signature shall appear on the Bonds shall cease to be such officer before the delivery of any Bond, such signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as

if he had remained in office until delivery. Notwithstanding such execution, no Bond shall be valid or obligatory for any purpose or entitled to any security or benefit under this resolution unless and until a certificate of authentication on such Bond has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on different Bonds need not be signed by the same representative. The executed certificate of authentication on each Bond shall be conclusive evidence that it has been authenticated and delivered under this Resolution. When the Bonds have been so prepared and executed, the Issuer shall deliver the same to the Purchaser in exchange for the purchase price thereof.

In the event of the absence or unavailability of the Mayor, the City Auditor, or other appropriate officer of the Issuer, the Bonds and the other documents authorized for execution and delivery pursuant to this section may be executed and delivered by the individual or individuals authorized generally by the Issuer to act on behalf of the Mayor, the City Auditor, or other officer of the Issuer in such circumstances, including, without limitation, the Deputy Mayor and the Deputy City Auditor, as the case may be.

10. Escrow Account. Certain proceeds of the Bonds will be irrevocably appropriated for the payment of interest on the Bonds to, and the payment and redemption of the remaining principal amount of the Refunded Bonds on, the Crossover Date. The City Auditor is hereby authorized and directed, simultaneously with the delivery of the Bonds, to deposit the proceeds thereof, to the extent described above in an escrow account created under an Escrow Agreement between the Issuer and U.S. Bank National Association (the Escrow Agent). The Mayor and City Auditor are authorized and directed to execute and deliver the Escrow Agreement. The City Auditor shall give, or cause such Escrow Agent to give notice of the redemption of the Refunded Bonds in accordance with the resolution under which the Refunded Bonds were issued. The Escrow Agent is hereby authorized and directed to call the Refunded Bonds for redemption and prepayment on the Crossover Date and to give notice of redemption in accordance with the provisions of the Escrow Agreement.

11. Establishment of Bond Fund. There shall be and is hereby created a special fund to be maintained by the City Auditor separate and apart from all other funds of the Issuer, to be designated as the SERIES 2019B TAXABLE REFUNDING IMPROVEMENT REFUNDING BOND FUND (herein referred to as the "Bond Fund"). To the Bond Fund shall be credited:

- (a) any amount initially deposited therein pursuant to Section 10 hereof;
- (b) all receipts of principal and interest on the investments held in the Escrow Account established in Section 10 to and including the Crossover Date (other than amounts received from maturing investments on the Crossover Date to be used to redeem the Refunded Bonds);
- (c) from and after the Crossover Date, all improvement Warrants originally held in the Refunded Bonds sinking fund and all special assessments and ad valorem taxes pledged to their payment; and
- (d) any other funds appropriated by the Council for the payment of the Bonds.

12. Covenants. The Issuer hereby covenants and agrees with the holders from time to time of the Bonds issued pursuant hereto:

(a) That it will use due diligence to collect all amounts due on the Warrants and to levy and collect the special assessments appropriated for their payment.

(b) That it will preserve and enforce for the benefit of the holders from time to time of the Bonds all of the rights, powers, and privileges reserved, to the holders of the Warrants, and all of the covenants of the Issuer as provided in the resolution authorizing the issuance of the improvement Warrants.

(c) That at the time and in the manner prescribed by § 40-26-08, North Dakota Century Code, as amended, this governing body will levy general taxes on all taxable property in the corporate limits of the Issuer for the payment of any deficiency in any special fund and will cause the proceeds thereof to be applied in payment of the principal of and interest on the then unpaid Warrants drawn on said special fund; provided that the Issuer reserves the right to levy taxes in the manner and to the extent permitted by law for payment and discharge of any deficiency in said special funds prior to the date upon which it may become obligatory to levy such deficiency taxes, and the amounts thereof shall be credited against the levies which the Issuer might otherwise have been obligated to make.

(d) That in the event the moneys in the Bond Fund should at any time be insufficient to meet all payments of principal and interest then due on the Bonds, said moneys shall be first used to pay the interest accrued on all outstanding Bonds, and the balance shall be applied in payment of the principal of said Bonds in order of their maturity dates, earliest maturities first, Bonds bearing the same maturity dates being paid pro rata. ~~The Issuer reserves the right and privilege of refunding any of such matured Bonds for the payment of which moneys are not at the time available by issuing new bonds payable from said Bond Fund, which bonds shall be on a parity with those theretofore issued as to interest charges thereon, but the maturity thereof shall be subsequent to the maturity of all Bonds payable from said fund and then outstanding, provided that no holder of Bonds herein authorized to be issued shall be obligated to accept any such bond in exchange for any of such matured Bond.~~

13. Payment and Discharge; Defeasance. When all of the Bonds have been discharged as provided in this paragraph, all pledges, covenants and other rights granted by this resolution shall cease. The Issuer may discharge its obligations with respect to all or a portion of the Bonds which are due on any date by depositing with the Paying Agent on or before that date a sum sufficient for the payment of the principal thereof, and interest accruing thereon to such duty in full. If any Bond shall not have been paid when due, the same may nevertheless be discharged by depositing with the Paying Agent a sum sufficient for the payment of the principal thereof in full with interest accrued thereon from the date to which interest has been paid to the date of such deposit and payment to the owners thereof. The Issuer may also discharge its obligations with respect to all or a portion of the Bonds, by depositing with the paying agent on or before that date an amount equal to the principal, interest and redemption premium, if any, which are due on the maturity date, or earlier redemption date selected by the Issuer, provided that notice of such redemption has been duly given as provided herein. The Issuer may also at any time discharge its obligations with respect to all or a portion of the Bonds, subject to the provisions of law now or hereafter authorizing and regulating such action, by depositing irrevocably in escrow, with a bank or financial institution qualified by law as an escrow agent for this purpose, cash or securities which are general obligations of the United States or securities of United States agencies which



are authorized by law to be so deposited, bearing interest payable at such times and at such rates and maturing on such dates as shall be sufficient to pay all principal, interest, and redemption premium to become due thereon to maturity or the date of earlier redemption selected by the Issuer. If less than all of the Bonds are to be discharged pursuant to this paragraph, the maturity date, the mandatory sinking fund redemption requirement with respect to Term Bonds, and series may be selected by the Issuer in its sole discretion.

14. Authentication of Transcript. The officers of the Issuer are hereby authorized and directed to prepare and furnish to the Purchaser and to Dorsey & Whitney LLP, Bond Counsel, certified copies of all proceedings and records relating to the Bonds and such other affidavits, certificates and information as may be required to show the facts relating to the legality and marketability of the Bonds, as the same appear from the books and records in their custody and control or as otherwise known to them, and all such certified copies, affidavits and certificates, including any heretofore furnished, shall be deemed representations of the Issuer as to the correctness of all statements contained therein.

15. Securities Depository. (a) For purposes of this section the following terms shall have the following meanings:

“Beneficial Owner” shall mean, whenever used with respect to a Bond, the person in whose name such Bond is recorded as the beneficial owner of such Bond by a Participant on the records of such Participant, or such person’s subrogee.

“Cede & Co.” shall mean Cede & Co., the nominee of DTC, and any successor nominee of DTC with respect to the Bonds.

“DTC” shall mean The Depository Trust Company of New York, New York.

“Participant” shall mean any broker-dealer, bank or other financial institution for which DTC holds Bonds as securities depository.

“Representation Letter” shall mean the Representation Letter pursuant to which the sender agrees to comply with DTC’s Operational Arrangements.

(b) The Bonds shall be initially issued as separately authenticated fully registered bonds, and one Bond shall be issued in the principal amount of each stated maturity of the Bonds. Upon initial issuance, the ownership of such Bonds shall be registered in the bond register in the name of Cede & Co., as nominee of DTC. The Registrar and the Issuer may treat DTC (or its nominee) as the sole and exclusive owner of the Bonds registered in its name for the purposes of payment of the principal of or interest on the Bonds, selecting the Bonds or portions thereof to be redeemed, if any, giving any notice permitted or required to be given to registered owners of Bonds under this resolution, registering the transfer of Bonds, and for all other purposes whatsoever; and neither the Registrar nor the Issuer shall be affected by any notice to the contrary. Neither the Registrar nor the Issuer shall have any responsibility or obligation to any Participant, any person claiming a beneficial ownership interest in the Bonds under or through DTC or any Participant, or any other person which is not shown on the bond register as being a registered owner of any Bonds, with respect to the accuracy of any records maintained by DTC or any Participant, with respect to the payment by DTC or any Participant of any amount with respect to the principal of or interest

on the Bonds, with respect to any notice which is permitted or required to be given to owners of Bonds under this resolution, with respect to the selection by DTC or any Participant of any person to receive payment in the event of a partial redemption of the Bonds, or with respect to any consent given or other action taken by DTC as registered owner of the Bonds. So long as any Bond is registered in the name of Cede & Co., as nominee of DTC, the Registrar shall pay all principal of and interest on such Bond, and shall give all notices with respect to such Bond, only to Cede & Co. in accordance with DTC's Operational Arrangements, and all such payments shall be valid and effective to fully satisfy and discharge the Issuer's obligations with respect to the principal of and interest on the Bonds to the extent of the sum or sums so paid. No person other than DTC shall receive an authenticated Bond for each separate stated maturity evidencing the obligation of the Issuer to make payments of principal and interest. Upon delivery by DTC to the Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the Bonds will be transferable to such new nominee in accordance with paragraph (e) hereof.

(c) In the event the Issuer determines that it is in the best interest of the Beneficial Owners that they be able to obtain Bonds in the form of bond certificates, the Issuer may notify DTC and the Registrar, whereupon DTC shall notify the Participants of the availability through DTC of Bonds in the form of certificates. In such event, the Bonds will be transferable in accordance with paragraph (e) hereof. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the Issuer and the Registrar and discharging its responsibilities with respect thereto under applicable law. In such event the Bonds will be transferable in accordance with paragraph (e) hereof.

(d) The execution and delivery of the Representation Letter to DTC by the Issuer is hereby confirmed and ratified.

(e) In the event that any transfer or exchange of Bonds is permitted under paragraph (b) or (c) hereof, such transfer or exchange shall be accomplished upon receipt by the Registrar of the Bonds to be transferred or exchanged and appropriate instruments of transfer to the permitted transferee in accordance with the provisions of this resolution. In the event Bonds in the form of certificates are issued to owners other than Cede & Co., its successor as nominee for DTC as owner of all the Bonds, or another securities depository as owner of all the Bonds, the provisions of this resolution shall also apply to all matters relating thereto, including, without limitation, the printing of such Bonds in the form of bond certificates and the method of payment of principal of and interest on such Bonds in the form of bond certificates. Any successor depository must be both a "clearing corporation" as defined in North Dakota Century Code, Section 41-08-02 and a qualified and registered "clearing agency" as provided in Section 17A of the Securities Exchange Act of 1934, as amended.

16. Continuing Disclosure. The City Auditor is hereby authorized to execute, on behalf of the Issuer, the Continuing Disclosure Certificate in a form substantially similar to that attached as **Attachment C** hereto, which is hereby incorporated herein and made a part hereof.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Auditor

COMMISSIONER \_\_\_\_\_ introduced the following resolution and moved its adoption. The motion for the adoption of the foregoing resolution was duly seconded by COMMISSIONER \_\_\_\_\_, and upon roll call vote, the following voted in favor thereof:

COMMISSIONERS \_\_\_\_\_.

The following were absent and not voting: \_\_\_\_\_,  
and the following voted against the same: \_\_\_\_\_,  
whereupon the resolution was declared duly passed and adopted.





**Attachment A**

**OFFICIAL TERMS OF OFFERING**

[To be attached]



Bonds maturing on May 1 in the years 2022 through 2028 will not be subject to payment in advance of their respective stated maturity dates.

Bonds maturing on May 1 in 2029 and later years are subject to optional redemption on or after May 1, 2028 at a price of par plus accrued interest to the date of redemption.

In the event Bonds are to be called for optional redemption in part, the maturities and the Bonds within a maturity shall be selected by the Bond Registrar by lot or in such manner as the Bond Registrar shall determine. Not less than 20 days prior to the date specified for redemption and prepayment of any of the Bonds, the Issuer will cause notice of the call thereof to be sent by mail to the Bond Registrar, the Paying Agent, and the registered owner of the Bond to be redeemed, in whole or in part, at the address shown on the registration books of the Registrar.

[The Bonds maturing May 1, 20[\_\_\_], shall be known as Term Bonds. The Term Bonds are subject to mandatory sinking fund redemption in part at a Redemption Price equal to 100% of the principal amount thereof, together with accrued interest to the Redemption Date on May 1 of the following years and in the following principal amounts:

Redemption Date ( <u>May 1</u> )	Principal <u>Amount</u>
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\*Maturity]

In the event a Bond is called for mandatory sinking fund redemption, the Bonds to be redeemed within a maturity shall be selected by the Bond Registrar by lot or in such manner as the Bond Registrar shall determine. Not less than 20 days prior to the date specified for redemption and prepayment of this Bond, the Issuer will cause notice of the call thereof to be sent by mail to the Bond Registrar, the Paying Agent, and the registered owner of this Bond to be redeemed, in whole or in part, at the address shown on the registration books of the Registrar. If less than all Term Bonds of a single maturity of the same series are to be redeemed at the option of the Issuer, the Issuer may apply the principal amount to be redeemed to reduce the mandatory sinking fund redemption requirements in such the Term Bond to be redeemed in such year or years as it determines in its sole discretion.

As provided in the Resolution and subject to certain limitations set forth therein, this Bond is transferable upon the books of the Issuer at the principal office of the Bond Registrar, by the registered owner hereof in person or by its attorney duly authorized in writing upon surrender hereof together with a written instrument of transfer satisfactory to the Bond Registrar, duly executed by the registered owner or attorney, and may also be surrendered in exchange for Bonds of other authorized denominations. Upon such transfer or exchange, the Issuer will cause a new Bond or Bonds to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate, and maturing on the same date, subject to reimbursement for any tax, fee, or governmental charge required to be paid with respect to such transfer or exchange. The Issuer and the Bond Registrar may deem and treat the person in whose

name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment and for all other purposes, and neither the Issuer nor the Bond Registrar shall be affected by any notice to the contrary.

Notwithstanding any other provisions of this Bond, so long as this Bond is registered in the name of Cede & Co., as nominee of The Depository Trust Company, or in the name of any other nominee of The Depository Trust Company or other securities depository, the Registrar shall pay all principal of and interest on this Bond, and shall give all notices with respect to this Bond, only to Cede & Co. or other nominee in accordance with the operational arrangements of The Depository Trust Company or other securities depository as agreed to by the Issuer.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED, AND AGREED that all acts, conditions and things required by the Constitution and laws of the State of North Dakota to be done, to exist, to happen and to be performed precedent to and in the valid issuance of this Bond have been done, do exist, have happened and have been performed in regular and due form, time and manner as so required; that the Issuer has duly created the SERIES 2019B TAXABLE REFUNDING IMPROVEMENT REFUNDING BOND FUND as a separate and special fund and has appropriated thereto certain escrow fund earnings, and, from and after the redemption date of the Refunded Bonds, the improvement warrants drawn on the funds of certain improvement districts and the special assessments and taxes, if any, levied with respect to the improvements financed by the Refunded Bonds; that the governing body is required by law to levy a tax upon all the taxable property in the corporate limits of the Issuer, without limitation as to rate or amount, to meet any deficiency in any of said improvement district funds for the payment of all warrants drawn thereon, with interest; and that all collections of special assessments and taxes appropriated for the payment of said improvement warrants are required by law to be credited to the Bond Fund and applied in payment of the principal of and interest on the Bonds of this series and any other series issued pursuant to the authority hereinbefore reserved; all as more fully stated in the Resolution; and that the issuance of this Bond has not caused the indebtedness of the Issuer to exceed any constitutional or statutory limitation of indebtedness.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon shall have been executed by the Bond Registrar by manual signature of one of its authorized representatives.





ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto \_\_\_\_\_  
the within Bond and all rights thereunder, and does hereby irrevocably constitute and appoint \_\_\_\_\_  
attorney to transfer the said Bond on the books kept for registration of the within Bond, with full  
power of substitution in the premises.

Dated: \_\_\_\_\_

NOTICE: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

PLEASE INSERT SOCIAL SECURITY  
NUMBER OR OTHER IDENTIFYING  
NUMBER OF ASSIGNEE:

Signature Guaranteed:

\_\_\_\_\_  
Signature(s) must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Registrar, which requirements include membership or participation in STAMP or such other "signature guaranty program" as may be determined by the Registrar in addition to or in substitution for STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

Attachment C

**CONTINUING DISCLOSURE CERTIFICATE**

[\_\_\_\_], 2019

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of Fargo, North Dakota (the "Issuer") in connection with the Issuer's \$[PAR] TAXABLE REFUNDING IMPROVEMENT REFUNDING BONDS, SERIES 2019B (the "Bonds"). The Bonds are being issued pursuant to a resolution adopted by the governing body of the Issuer on October 21, 2019 (the "Resolution"), and delivered to the respective Purchasers on the date hereof. The Issuer hereby covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Owners of the Bonds in order to assist the Participating Underwriters within the meaning of SEC Rule 15c2-12(b)(5) (the "Rule") in complying with the Rule. This Disclosure Certificate constitutes the written undertaking and agreement of the Issuer for the benefit of the Owners of the Bonds as required by the Rule.

Section 2. Definitions. In addition to the defined terms set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

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"Annual Report" means the annual financial information (as defined in the Rule), including audited financial statements, to be provided to the MSRB in an electronic format prescribed by the MSRB pursuant to paragraph 5(i)(A) and (B) of the Rule, as described in Section 3 and 4 of this Disclosure Certificate.

"EMMA" means the Electronic Municipal Market Access system established by the MSRB with the support of the SEC, or any successor system, which can be accessed on the date hereof at [www.emma.msrb.org](http://www.emma.msrb.org).

"Financial Obligation" shall mean a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). This term shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Financial Statements" means audited or, if unavailable, unaudited general purpose financial statements of the Issuer prepared in accordance with generally accepted accounting principles, as in effect from time to time or as required to be modified as a matter of law. If unaudited financial statements are provided, audited financial statements will be provided when and if available.

"Fiscal Year" means the fiscal year of the Issuer.

"Final Official Statement" means the final official statement relating to the Bonds dated [\_\_\_\_], 2019, which constitutes the final official statement delivered in connection with the Bonds, which is available from the MSRB.

“Issuer” means the City of Fargo, North Dakota, which is the obligated person (as defined in the Rule) with respect to the Bonds.

“Material Event” means any of the events listed in paragraph 5(i)(C) and paragraph 5(i)(D) of the Rule, which are set forth in Section 5(a) and (d) of this Disclosure Certificate.

“MSRB” means the Municipal Securities Rulemaking Board on the date hereof located at 1300 I Street, Suite 1000, Washington, DC 20005.

“Owner” means the person in whose name a Bond is registered or a beneficial owner of such a Bond.

“Participating Underwriter” means any of the original underwriter(s) of the Bonds (including the Purchaser) required to comply with the Rule in connection with the offering of the Bonds.

“Rule” means SEC Rule 15c2-12(b)(5) promulgated by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time, and including written interpretations thereof by the SEC.

“SEC” means the Securities and Exchange Commission.

Section 3. Provision of Annual Financial Information and Financial Statements.

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(a) The Issuer shall, not later than 12 months after the end of each Fiscal Year, commencing with the year ending December 30, 2019, provide to the MSRB in an electronic format as prescribed by the MSRB an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate and which shall include the CUSIP numbers for the all outstanding Bonds and such other identifying information as may be required from time to time by the Rule. The Annual Report shall be submitted to the MSRB at EMMA or as otherwise directed by the MSRB and may be submitted as a single document or as separate documents comprising a package, and may incorporate by specific reference information in documents available to the public on the MSRB’s internet website or filed with the SEC; provided that the Financial Statements of the Issuer may be submitted separately from the balance of the Annual Report.

(b) If the Issuer is unable or fails to provide an Annual Report by the date required in subsection (a) to the MSRB, the Issuer shall provide a notice of such failure to the MSRB as set forth in Section 5(b) hereof.

Section 4. Content of Annual Reports. The Issuer’s Annual Report shall contain or incorporate by reference the annual Financial Statements and annual financial information similar to that set forth in the following sections of the Final Official Statement:

- (1) Economic and Demographic Information.
- (2) Financial Summary.

- (3) City Indebtedness.
- (4) Outstanding Indebtedness.
- (5) Financial Information.
- (6) Property Valuation and Taxes.

Section 5. Reporting of Material Events.

(a) The Issuer shall provide to the MSRB in an electronic format prescribed by the MSRB notice of any of the following events with respect to the Bonds in a timely manner not in excess of ten (10) business days after the occurrence of the event, which notice shall be submitted to the MSRB at EMMA, or as otherwise directed by the MSRB:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;
- (7) Modification to rights of security holders, if material;
- (8) Bond Calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution, or sale of property securing repayment of the securities, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership, or similar event of the obligated person;
- (13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material;

(15) Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material; and

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

(b) If the Issuer determines that it has failed to give notice of a Material Event as set forth above or to file the Annual Report in a timely fashion as required herein, the Issuer shall promptly file a notice of such occurrence to the MSRB in an electronic format prescribed by the MSRB, which notice shall be submitted to the MSRB at EMMA or as otherwise directed by the MSRB.

Section 6. Reporting Generally. The Issuer shall file its Annual Report, each notice of a Material Event, and each notice required by subsection (b) of Sections 3 and 5 of this Disclosure Certificate with the CUSIP numbers for all outstanding Bonds specified and such other identifying information as may be required from time to time by the Rule or by the MSRB. Each such item shall be submitted to the MSRB at EMMA, or as otherwise directed by the Rule or the MSRB, in an electronic format prescribed by the MSRB.

Section 7. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption, or payment in full of all the Bonds.

Section 8. Agent. The Issuer may, from time to time, appoint or engage a dissemination agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such agent, with or without appointing a successor dissemination agent.

Section 9. Amendment: Waiver. Notwithstanding any other provision of this Disclosure Certificate and without consent of the Owners of the Bonds, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, if such amendment or waiver (i) is required by an amendment of the Rule by the SEC or procedures relating to the Rule by the MSRB, (ii) is to clarify an ambiguity or error, or (iii) does not provide for undertakings which violate the Rule or procedures of the MSRB then in effect or eliminates undertakings then required by the Rule or otherwise required by the SEC or the MSRB with respect to the Rule, which may be evidenced by a written opinion of legal counsel selected by the Issuer to the effect that such amendment or waiver would not, in and of itself, violate the Rule, requires undertakings which would violate the Rule or eliminates undertakings required by the Rule. If the Issuer determines that any such amendment or waiver materially changes the information provided to the MSRB or the timing of the information to be provided and that such information has not otherwise been provided to the MSRB in an Annual Report or Material Event filing, it shall provide the MSRB notice of such amendments as additional information pursuant to Section 9 hereof.



Section 10. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from providing any other information to the public, using the means of filing with the MSRB as set forth in this Disclosure Certificate or any other means of communication. Such information may include any other information in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Disclosure Certificate to update such information and may state in the disclosure that it does not intend to update such information.

Section 11. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an event of default with respect to the Bonds and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Participating Underwriters and Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

IN WITNESS WHEREOF, I have executed this Disclosure Certificate in my official capacity on behalf of the City of Fargo, North Dakota as of the date first written above.

CITY OF FARGO, NORTH DAKOTA

By: \_\_\_\_\_  
Steven Sprague  
City Auditor



25

**TO: BOARD OF CITY COMMISSIONERS**

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

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

**DATE: October 14, 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 \$111,960.91.

October 14, 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 #95 pursuant to the terms and conditions of House Bill 1020 for costs incurred from September 1, 2019 to September 30, 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 \$111,960.91.

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	\$208,357,096.51	\$223,921.83	50%	\$111,960.91	\$102,030,942.58

**Project Narrative, this request:**

Project Number	Project Description
V04204	Pay Applications #1 & #2 – Asphalt Paving for temporary CR17 bypass

We certify that \$83,562,226 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  
 September 2019**

Account Number	Check Date	Check Number	Vendor Name	Transaction Amount	Description 1	Project Number	Project Description
790-7950-429.73-59	10/3/2019	299396	CASS COUNTY TREASURER	4,478.44	PAVING-NORTHERN IMP	V04204	CR17 - PAVING BYPASS ROAD
790-7950-429.73-59	10/3/2019	299396	CASS COUNTY TREASURER	219,443.39	PAVING-NORTHERN IMP	V04204	CR17 - PAVING BYPASS ROAD
<b>Total ND Construction - Street &amp; Roadway System</b>				<b>223,921.83</b>			

**Total Expense for Period**      223,921.83

CITY OF  
**Fargo**  
ASSESSMENT DEPARTMENT

260a

October 4, 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 2818 Lilac Ln. N as submitted by Wade L. & Linn M Webb. 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 \$60 with the City of Fargo's share being \$10.

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 Wade & Linn Webb Phone No. (701) 793-2277

2. Address of Property 2818 Lilac Ln N  
City FARGO State ND Zip Code 58102

3. Legal description of the property for which the exemption is being claimed. Lt 16, Blk 2, North Oaks

4. Parcel Number 01-2115-00350-000 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 bath, painting, plumbing, smoke/cio detectors

7. Building Permit No. 19060088 8. Year Built 1989

9. Date of Commencement of making the improvement June 2019

10. Estimated market value of property before improvement \$ 559,400

11. Cost of making the improvement (all labor, material and overhead) \$ 18,720.36

12. Estimated market value of property after improvement \$ ~~111~~ 564,100

**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 [Signature] Date 10/2/19

**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 10/4/19

**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

266

October 4, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

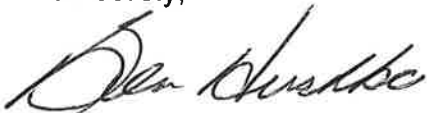
Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1513 39 Ave. S as submitted by Paul A. & Amy Sjurseth. 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 \$165 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 Paul & Amy Sjurseth Phone No. \_\_\_\_\_

2. Address of Property 1513 39 Ave S  
City FARGO State ND Zip Code 58104

3. Legal description of the property for which the exemption is being claimed. Lot 36, Block 9  
Ruby Dell Schnell

4. Parcel Number 01-2705-01830-000 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). New siding

7. Building Permit No. 190145 8. Year Built 1986

9. Date of Commencement of making the improvement February 2019

10. Estimated market value of property before improvement \$ 259,300

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

12. Estimated market value of property after improvement \$ 271,900

**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 *Paul Sjurseth* Date 9/30/19

**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 *Dan Numbka* Date 10/4/19

**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

262

October 4, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

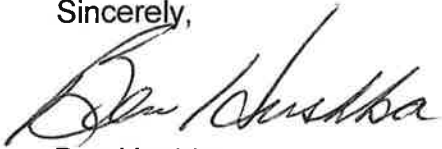
Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 81 32 Ave. NE as submitted by Clayton & Juliann Kramer. 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 \$135 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 Clayton & Juliann Kramer Phone No. (701) 630-2107

2. Address of Property 81 32 Ave NE  
City FARGO State ND Zip Code 58102

3. Legal description of the property for which the exemption is being claimed. Lt 3, Blk 2 Longfellow Park

4. Parcel Number 01-1790-00510-000 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). Reside dwelling, windows, exterior doors

7. Building Permit No. 19070564 8. Year Built 1983

9. Date of Commencement of making the improvement July 2019

10. Estimated market value of property before improvement \$ 214,300

11. Cost of making the improvement (all labor, material and overhead) \$ 53,000

12. Estimated market value of property after improvement \$ 224,600

**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 9/28/19

**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 10/4/19

**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

26d

October 4, 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 220 8 St. S Unit C1 as submitted by John & Susan Deutsch. 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 \$540 with the City of Fargo's share being \$90.

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 & Susan Deutsch Phone No. 701-200-1184

2. Address of Property 220 8 St S Unit C1  
City FARGO State ND Zip Code 58103

3. Legal description of the property for which the exemption is being claimed. Lots 7-9 & S 10' of Alley,  
Block 23, Highland Arms Condo, Unit C-1, Original Townsite

4. Parcel Number 01-2240-02681-010 Residential  Commercial  Central Business District

5. Mailing Address of Property Owner Same - 1720 7th St. S.  
City Fargo State ND Zip Code 58103

**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 & Bath remodel

7. Building Permit No. 181263 8. Year Built 1980

9. Date of Commencement of making the improvement August 2018

10. Estimated market value of property before improvement \$ 210,000

11. Cost of making the improvement (all labor, material and overhead) \$ 91,030.00

12. Estimated market value of property after improvement \$ 251,500

**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 [Signature] Date 9/26/17

**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 10/4/17

**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 4, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

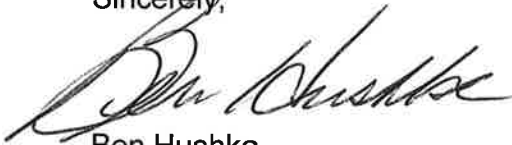
Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 2920 Southgate Dr. S as submitted by Mary Jo Marty Living Trust. 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 \$155 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 Mary Jo Marty Living Trust Phone No. 701-219-1121

2. Address of Property 2920 Southgate Dr S  
City FARGO State ND Zip Code 58103

3. Legal description of the property for which the exemption is being claimed. Lt 23, Blk 11  
Westgate Village

4. Parcel Number 01-4000-01850-000 Residential  Commercial  Central Business District

5. Mailing Address of Property Owner PO Box 9935  
City Fargo State ND Zip Code 58106

**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). New siding

7. Building Permit No. 190015 8. Year Built 1975

9. Date of Commencement of making the improvement January 2019

10. Estimated market value of property before improvement \$ 243,600

11. Cost of making the improvement (all labor, material and overhead) \$ 19,175

12. Estimated market value of property after improvement \$ 255,400

**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 10-2-2019

**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 10/4/19

**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

26f

October 4, 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 818 25 St. N as submitted by Dane J. Sypnieski. 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 \$60 with the City of Fargo's share being \$10.

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 Dane Sypnieski Phone No. 701-781-5505  
2. Address of Property 818 25 St N  
City FARGO State ND Zip Code 58102  
3. Legal description of the property for which the exemption is being claimed. Lt 10, Blk 17, College 2nd  
4. Parcel Number 01-0480-01840-000 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  
7. Building Permit No. 19060325 8. Year Built 1959  
9. Date of Commencement of making the improvement June 2019  
10. Estimated market value of property before improvement \$ 108,800  
11. Cost of making the improvement (all labor, material and overhead) \$ 5000  
12. Estimated market value of property after improvement \$ 113,400

**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 Dane Sypnieski Date 10/2/19

**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 Den Quast Date 10/4/19

**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

2609

October 4, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

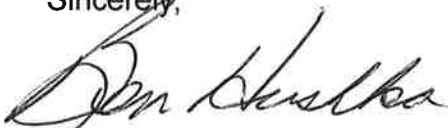
Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 817 32 St. S as submitted by Red River House Buyers LLC. 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 \$430 with the City of Fargo's share being \$75.

Sincerely,



Ben Hushka  
City Assessor

hah  
attachment

Bring to inspection for assessed value

8-20-19

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 Erik Stewart Red River House Buyers LLC Phone No. 507-530-3456
2. Address of Property 817 32nd St. N City FARGO State ND Zip Code 5810
3. Legal description of the property for which the exemption is being claimed. Lot: 18 Block: 6 STUART HILLEBOE LOT 18 BLK 16
4. Parcel Number 01-1260-00500-000 Residential [checked] Commercial [ ] Central Business District [ ]
5. Mailing Address of Property Owner PO BOX 473 City West Fargo State ND Zip Code 58078

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). Basement Braced, garage reshingled, house interior: doors, trim, All flooring, new kitchen, All new paint, all new bathroom. house/garage re-sided, house/garage new windows + doors, misc yard work
7. Building Permit No. 19050368 5/10/19 8. Year Built 1959
9. Date of Commencement of making the improvement Date permit pulled.
10. Estimated market value of property before improvement \$ 136,500 - Estimated
11. Cost of making the improvement (all labor, material and overhead) \$ 75,000
12. Estimated market value of property after improvement \$ 169,700

purchased \$63,000 April 2019

skip

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 8-20-19

Assessor's Determination

14. The local assessor finds that the improvements in this application has [checked] has not [ ] met the qualifications for exemption for the following reason(s): 5 YEARS FOR QUALIFYING WORK Assessor's Signature [Signature] Date 10/4/19

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

26h

October 4, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

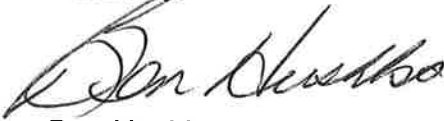
Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1420 7 Ave. S as submitted by Richard & Carlotta Bruns. 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 2016, 2017, 2018, 2019, & 2020.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$70 with the City of Fargo's share being \$10.

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 Richard Bruns Phone No. 701-212-6254

2. Address of Property 1420 7<sup>th</sup> Ave S  
City FARGO State ND Zip Code 58103

3. Legal description of the property for which the exemption is being claimed. LOT 5 BLOCK 6 DARLINGS 1ST

4. Parcel Number 21-0540-00240-000 Residential  Commercial  Central Business District

5. Mailing Address of Property Owner 1420 7<sup>th</sup> Ave S  
City Fargo State ND Zip Code 58103

**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). city rehab program

7. Building Permit No. \_\_\_\_\_ 8. Year Built 1917

9. Date of Commencement of making the improvement Dec 3 2015

10. Estimated market value of property before improvement - \$ 103,300.00

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

12. Estimated market value of property after improvement \$ 121,800.00

701  
241 1340

Doc 3

**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 10-1-19

**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 10/4/19

**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

260

October 4, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

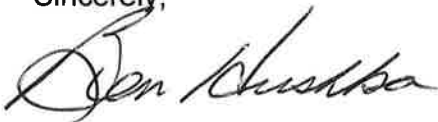
Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1140 5 St. N as submitted by Matthew & Amanda Quintus. 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 \$50 with the City of Fargo's share being \$10.

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 Matthew & Amanda Quintus Phone No. 701-690-9961

2. Address of Property 1140 5 St N  
City FARGO State ND Zip Code 58102

3. Legal description of the property for which the exemption is being claimed. N 1/2 of Lt 14 & All of 15,  
Blk 1, Hectors

4. Parcel Number 01-1160-00140-000 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 sun room

7. Building Permit No. 19070502 8. Year Built 1915

9. Date of Commencement of making the improvement July 2019

10. Estimated market value of property before improvement \$ 342,200

11. Cost of making the improvement (all labor, material and overhead) \$ 4,000.00

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 [Signature] Date 9-27-2019

**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 10/4/19

**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 \_\_\_\_\_



26J

October 4, 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 1238 2 St. N as submitted by Andrew Thill & Alexandra Vruno. 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 \$260 with the City of Fargo's share being \$45.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Hushka". The signature is fluid and cursive.

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 Andrew Thill & Alexandra Vruno Phone No. 651-324-5581

2. Address of Property 1238 2 St N  
City FARGO State ND Zip Code 58102

3. Legal description of the property for which the exemption is being claimed. Lt 23, Blk 5, Holes 1st

4. Parcel Number 01-1360-01450-000 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

7. Building Permit No. 19060641 8. Year Built 1928

9. Date of Commencement of making the improvement June 2019

10. Estimated market value of property before improvement \$ 190,300

11. Cost of making the improvement (all labor, material and overhead) \$ 20,000

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 *Andrew Thill* Date 9/30/2019

**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 *Don Dumbke* Date 10/4/19

**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

26K

October 4, 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 1301 Oak St. N as submitted by Kip M. & Nancy J. Kaler. 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 \$350 with the City of Fargo's share being \$60.

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>Kip &amp; Nancy Kaler</u>	Phone No.	<u>701-361-8757</u>
2. Address of Property	<u>1301 Oak 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>Lt 1 &amp; Pt of 2, Blk 3 Bernard Holes 2nd</u>		
4. Parcel Number	<u>01-1320-00240-000</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>Replace exterior finished &amp; windows</u>		
7. Building Permit No.	<u>19060295</u>	8. Year Built	<u>1966</u>
9. Date of Commencement of making the improvement	<u>June 2019</u>		
10. Estimated market value of property before improvement	<u>\$ 400,900</u>		
11. Cost of making the improvement (all labor, material and overhead)	<u>\$ 100,000</u>		
12. Estimated market value of property after improvement	<u>\$ 427,900</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>[Signature]</u> Date <u>9-27-19</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>[Signature]</u> Date <u>10/4/19</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

260

October 4, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

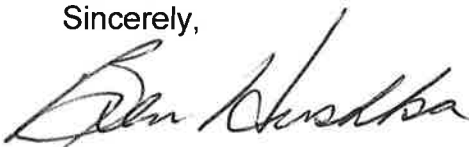
Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 3130 8 St. N as submitted by Darwin T. & Corine C. Wittmer. 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 \$75 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 Darwin & Corine Wittmier Phone No. 701-238-5708  
2. Address of Property 3130 8 St N  
City FARGO State ND Zip Code 58102  
3. Legal description of the property for which the exemption is being claimed. Lt 1 & pt of 2, Blk 7  
Knollbrook  
4. Parcel Number 01-1660-00840-000 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). Replace windows & add a window  
7. Building Permit No. 190351 8. Year Built 1968  
9. Date of Commencement of making the improvement April 2019  
10. Estimated market value of property before improvement \$ 234,500  
11. Cost of making the improvement (all labor, material and overhead) \$ 7,101  
12. Estimated market value of property after improvement \$ 240,400

**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 Darwin Wittmier Date 10-2-19

**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 Don Nordha Date 10/4/19

**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

26m

October 10, 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 3101 Maple St. N as submitted by BCH Builders LLC. 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 \$290 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 BCH Builders LLC Phone No. 701-846-2003

2. Address of Property 3101 Maple St N  
City FARGO State ND Zip Code 58102

3. Legal description of the property for which the exemption is being claimed. Lt 4, Blk 3, Longfellow Park

4. Parcel Number 01-1790-00720-000 Residential  Commercial  Central Business District

5. Mailing Address of Property Owner PO Box 429  
City Fargo State ND Zip Code 58102

**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, New exterior doors, New Flooring, updated baths, New furnace, water heater

7. Building Permit No. 19070403 8. Year Built 1983

9. Date of Commencement of making the improvement July 2019

10. Estimated market value of property before improvement \$ 249,300

11. Cost of making the improvement (all labor, material and overhead) \$ 75,000

12. Estimated market value of property after improvement \$ 271,600

**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 10-2-19

**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 10/10/19

**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

26m

October 10, 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 85 Meadowlark Ln. N as submitted by Brooks C. 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 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 \$220 with the City of Fargo's share being \$35.

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>Brooks Johnson</u>	Phone No.	<u>701-866-0003</u>
2. Address of Property	<u>85 Meadowlark Ln 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>Lt 3, except W 20', Blk 20, Woodcrest Park</u>		
4. Parcel Number	<u>01-4080-00270-000</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>New siding &amp; windows</u>		
7. Building Permit No.	<u>19060503</u>	8. Year Built	<u>1975</u>
9. Date of Commencement of making the improvement	<u>June 2019</u>		
10. Estimated market value of property before improvement	\$ <u>256,400</u>		
11. Cost of making the improvement (all labor, material and overhead)	\$ <u>35,000</u>		
12. Estimated market value of property after improvement	\$ <u>273,400</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>10-7-19</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>[Signature]</u> Date <u>10/10/19</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 _____



260

October 10, 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 1630 3 St. N as submitted by Sherry A. Stewart. 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 \$160 with the City of Fargo's share being \$25.

Sincerely,

A handwritten signature in black ink that reads "Ben Hushka". The signature is written in a cursive style.

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 Sherry Stewart Phone No. 218-205-1763

2. Address of Property 1630 3 St N  
 City FARGO State ND Zip Code 58102

3. Legal description of the property for which the exemption is being claimed. Lts 317 & 318,  
North Broadway

4. Parcel Number 01-2100-02020-000 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). New siding & windows

7. Building Permit No. 19070091 8. Year Built 1950

9. Date of Commencement of making the improvement July 2019

10. Estimated market value of property before improvement \$ 185,200

11. Cost of making the improvement (all labor, material and overhead) \$ 5,000

12. Estimated market value of property after improvement \$ 197,700

**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 9/30/19

**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 10/10/19

**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

26P

October 10, 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 821 3 St. N as submitted by Dawn M. Grieg & Sarah A. Stensland. 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 \$115 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 Dawn Greig & Sarah Stensland Phone No. 701-426-6938

2. Address of Property 821 3 St N  
City FARGO State ND Zip Code 58102

3. Legal description of the property for which the exemption is being claimed. Lt 12, Blk 2 Truesdells

4. Parcel Number 01-3260-00120-000 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 bath

7. Building Permit No. 190142 8. Year Built 1897

9. Date of Commencement of making the improvement February 2019

10. Estimated market value of property before improvement \$ ~~174,700~~ 156,300

11. Cost of making the improvement (all labor, material and overhead) \$ 11,699.<sup>00</sup>

12. Estimated market value of property after improvement \$ 174,700 - Included in Reappraisal

**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 10/07/2019

**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 10/10/19

**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

269

October 10, 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 357 Elmwood Ave. S as submitted by Laurie K. Blunsom. 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 \$125 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	<u>Laurie Blunsom</u>	Phone No.	<u>701-235-1867</u>
2. Address of Property	<u>357 Elmwood Ave S</u>		
City	<u>FARGO</u>	State	<u>ND</u>
Zip Code	<u>58103</u>		
3. Legal description of the property for which the exemption is being claimed.	<u>Pt of Lts 193 &amp; 194 Belmont Park</u>		
4. Parcel Number	<u>01-0120-01790-000</u>	Residential <input type="checkbox"/>	Commercial <input checked="" 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>New siding</u>	
7. Building Permit No.	<u>182121</u>	8. Year Built	<u>1950</u>
9. Date of Commencement of making the improvement	<u>December 2018</u>		
10. Estimated market value of property before improvement	\$	<u>187,200</u>	
11. Cost of making the improvement (all labor, material and overhead)	\$	<u>26,000</u>	
12. Estimated market value of property after improvement	\$	<u>197,000</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>9-23-19</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>[Signature]</u> Date <u>10/10/19</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

260

October 10, 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 49 35 Ave. NE as submitted by Timothy M. & Janice K. Stoa. 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 \$190 with the City of Fargo's share being \$30.

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 Timothy & Janice Stoa Phone No. 701-929-1804  
701-929-1806

2. Address of Property 49 35 Ave NE  
City FARGO State ND Zip Code 58102

3. Legal description of the property for which the exemption is being claimed. Lt 1, Blk 3  
Golf Course 2nd

4. Parcel Number 01-1002-00070-000 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). New siding

7. Building Permit No. 190003 8. Year Built 1974

9. Date of Commencement of making the improvement January 2019

10. Estimated market value of property before improvement \$ 245,100

11. Cost of making the improvement (all labor, material and overhead) \$ 15,080<sup>00</sup>

12. Estimated market value of property after improvement \$ 259,700

**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 9/25/2019

**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 10/10/19

**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

265

October 10, 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 2016 7 St. N as submitted by Ruth A. Weber. 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 \$145 with the City of Fargo's share being \$25.

Sincerely,



Ben Hushka  
City Assessor

hah  
attachment

9/19

**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 Ruth Weber Phone No. 701-241-4273

2. Address of Property 2016 7 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 2, Peter Sway 1st

4. Parcel Number 01-3020-00350-000 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). New siding

7. Building Permit No. 19060657 8. Year Built 1953

9. Date of Commencement of making the improvement June 2019

10. Estimated market value of property before improvement \$ 184,900

11. Cost of making the improvement (all labor, material and overhead) \$ 29,000

12. Estimated market value of property after improvement \$ 196,100

**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 Ruth Ann Weber Date 9/30/19

**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 Don Anshka Date 10/10/19

**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

26t

October 10, 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 3419 Maple St. N as submitted by Cari N. Lake. 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 \$380 with the City of Fargo's share being \$65.

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 ~~Carin Lake~~ Cari Lake Phone No. 701-361-9980  
2. Address of Property 3419 Maple St N  
City FARGO State ND Zip Code 58102  
3. Legal description of the property for which the exemption is being claimed. Lt 2, Blk 2  
Golf Course 4th  
4. Parcel Number 01-1004-00110-000 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). Add egress windows, remove walls in kitchen, replace cabinets in kitchen/baths, add recessed lighting  
7. Building Permit No. 19070313 8. Year Built 1976  
9. Date of Commencement of making the improvement July 2019  
10. Estimated market value of property before improvement \$ 253,900  
11. Cost of making the improvement (all labor, material and overhead) \$ 60,000  
12. Estimated market value of property after improvement \$ 283,100

**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 Cari Lake Date 10-4-19

**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): 5 YEARS FOR QUALIFYING WORK  
Assessor's Signature Don Anuska Date 10/10/19

**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

2600

October 10, 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 2939 Southgate Dr. S as submitted by Lisa Olander Living Trust. 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 \$190 with the City of Fargo's share being \$30.

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 Olander Living Trust Phone No. 701-866-9143

2. Address of Property 2939 Southgate Dr S  
City FARGO State ND Zip Code 58103

3. Legal description of the property for which the exemption is being claimed. Lt 17, Blk 10  
Westgate Village

4. Parcel Number 01-4000-01530-000 Residential  Commercial  Central Business District

5. Mailing Address of Property Owner Box 1608  
City Fargo State ND Zip Code 58107-1608

**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). New siding

7. Building Permit No. 190229 8. Year Built 1975

9. Date of Commencement of making the improvement March 2019

10. Estimated market value of property before improvement \$ 313,700

11. Cost of making the improvement (all labor, material and overhead) \$ \$19,905

12. Estimated market value of property after improvement \$ 328,300

**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 Lisa Olander Date 10/1/2019

**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 Dan Humber Date 10/10/19

**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

262

October 10, 2019

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

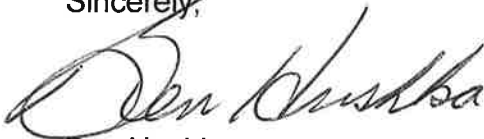
Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1441 12 Ave. S as submitted by Justin Slack. 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 \$280 with the City of Fargo's share being \$45.

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 Justin Slack Phone No. 701-621-1990

2. Address of Property 1441 12 Ave S  
 City FARGO State ND Zip Code 58103

3. Legal description of the property for which the exemption is being claimed. Lt 23, Blk 6  
Aldrich & Roberts

4. Parcel Number 01-0020-01210-000 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). Remove basement finish, repair foundation as needed & refinish basement

7. Building Permit No. 182115 8. Year Built 1926

9. Date of Commencement of making the improvement December 2018

10. Estimated market value of property before improvement \$ 154,500

11. Cost of making the improvement (all labor, material and overhead) \$ 60,000

12. Estimated market value of property after improvement \$ 176,200

**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 9/30/19

**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 10/10/19

**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

2600

October 10, 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 2513 9 1/2 St. N as submitted by Donald W. & Marilyn L. Hanson. 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 \$180 with the City of Fargo's share being \$30.

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 Donald & Marilyn Hanson Phone No. 232-8424

2. Address of Property 2513 9 1/2 St N  
City FARGO State ND Zip Code 58102

3. Legal description of the property for which the exemption is being claimed. Pt of Lt 14, Blk 8  
Peter Sway 5th

4. Parcel Number 01-3100-01150-000 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 bath

7. Building Permit No. 182111 8. Year Built 1957

9. Date of Commencement of making the improvement December 2018

10. Estimated market value of property before improvement \$ 219,900

11. Cost of making the improvement (all labor, material and overhead) \$ 14,000

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 Marilyn Hanson Date 10-3-2019

**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 Don Ansdick Date 10/10/19

**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 \_\_\_\_\_

27a

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIMOTHY J. MAHONEY



DATE: OCTOBER 15, 2019

SUBJECT: APPOINTMENTS TO THE HISTORIC PRESERVATION COMMISSION

The terms of Mike Dawson and Matthew Boreen on the Historic Preservation Commission expire on October 31, 2019.

Both Mr. Dawson and Mr. Boreen are willing to continue their service on the Board; therefore, I am recommending their reappointment.


Your favorable consideration of this recommendation will be greatly appreciated.

RECOMMENDED MOTION: To approve the reappointment of Mike Dawson and Matthew Boreen to the Historic Preservation Commission for three-year terms ending October 31, 2022.

mmappt19hpc

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MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS  
FROM: MAYOR TIMOTHY J. MAHONEY   
DATE: OCTOBER 15, 2019  
SUBJECT: PLANNING COMMISSION APPOINTMENT

Shara Fischer, who serves on the Planning Commission, has resigned effective immediately. Her term would have expired on June 30, 2021.

I am recommending the appointment of Art Rosenberg to fill the vacancy created by the resignation of Ms. Fischer for an unexpired term ending June 30, 2021. A web application and bio is attached for your reference.

Your favorable consideration of this recommendation will be greatly appreciated.

**RECOMMENDED MOTION:** Approve the appointment of Art Rosenberg to fill the unexpired term of Shara Fischer on the Planning Commission for a term ending June 30, 2021.

Attachment  
wwappt19plcrosenberg

**Kember Anderson**

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**From:** noreply@cityoffargo.com  
**Sent:** Wednesday, September 04, 2019 4:20 PM  
**To:** Commissions Applications  
**Subject:** New Form Submission: Getting involved in government  
**Attachments:** Art Rosenberg BIO - Revised 4-29-18.pdf

**Name:**

*[Art Rosenberg]*

**Mailing Address:**

*[PO Box 1939]*

**City:**

*[Fargo]*

**State:**

*[North Dakota]*

**Zip:**

*[58107]*

**Work Phone:**

*[701-347-2727]*

**Home Phone:**

*[701-219-4828]*

**E-mail:**

*[art.rosenberg@sunbeltnetwork.com]*

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

*[Planning Commission]*

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

*[I have worked and lived in the community for 20 years and I want to get back to working with the city like I did when I worked for the Fargo EDC.]*

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

*[I can commit what is necessary to do the job, but at least 40-50 hours.]*

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

*[I was employed with the FMEDC from 1999-2003 working as a project manager. I handled the Renaissance Zone program and also set up the first Renaissance Fund Organization and ran that until 2012.]*

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

*[I am currently a Business/Commercial Real Estate Broker and have worked with City over the years on projects that involved NDSU, using TIF's and working property tax exemptions. I have also worked on some land development like Urban Plains as project manager and understand the Land Use Development code.]*

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

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# ART ROSENBERG

Art is a highly accomplished Senior Executive and Entrepreneur with more than 25 years of success in the venture capital (verticals), commercial real estate, development, and management consulting. Leveraging extensive experience as a licensed real estate agent in North Dakota and Minnesota and managing venture capital funds and real estate holdings, Art is a valuable asset for startups to small companies seeking expert experience with audit committees, finance, various hybrids of equity (reverse mergers, straight-line debt), cash flow, or investor relations. His key areas of expertise include leadership development, venture capital management, problem-solving, strategy, and anything real estate, including multifamily, retail, commercial, 1031 exchanges, land development, and sales.


With extensive experience in all areas of business and real estate, Art has worked in companies with hundreds of employees to now operating independently. Art is CEO and Founder/Broker of Capital Commercial Realty Group, a small full-service real estate firm providing transaction, financing, and management services, focusing on investor-owned real estate. He helps investors set up entities and manage the process from conception to completion on behalf of the investors. He is also currently President and Partner of Sunbelt Business Advisors, operating as Director of business broker franchise for the State of North Dakota. In addition, he is CEO and Founder of Davinci Management since 2001: he assisted with the development of Renaissance Hall, the first building to be a part of the downtown campus for NDSU by securing \$4.5M in tax credits to help finance the project. In addition, he successfully negotiated a Public/Private partnership with the NDSU Research Technology Park and Alien Technology. Also, Art created an investment group and assisted in the design, building, and financing of their facility at the tech park, and provided government affairs services to companies and organizations helping to coordinate with local, state and federal governments on business development, zoning, and planning. Prior to his entrepreneurial endeavors, he achieved over \$100M in real estate development work, \$250M in financing secured for projects, and over \$50M in investor equity.

Art holds a BBA, Management from the University of North Dakota. He is a Member of International Business Broker Association; National Realtor Association; Angel Fund Investing Training; Member and Presenter for the North Dakota Economic Development Association; and Board Member of the NM Industrial Development Executive Association. Art has worked on many State and National Campaigns from legislative races to US Senate campaigns. He also worked in the North Dakota Legislature, including as the assistant to the ND House Majority Leader.

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MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIMOTHY J. MAHONEY 

DATE: OCTOBER 16, 2019

SUBJECT: APPOINTMENT TO THE BOARD OF ADJUSTMENT

When the City Commission appointed Mike Mitchell as a regular member of the Board of Adjustment, the Board was left without an alternate member. Staff and citizens have experienced the inability to act on matters before the Board of Adjustment numerous times due to insufficient numbers of members being present. Therefore, it is essential that a full contingent of members plus an alternate be appointed to the Board.

I have attached a web application from Jared Heller, expressing interest in serving as an Alternate member on the Board of Adjustment. He would fill the vacant alternate member position for a term ending June 30, 2020.

Your favorable consideration of this recommendation will be greatly appreciated.

**RECOMMENDED MOTION:** To appoint Jared Heller as an alternate member of the Board of Adjustment for a term ending June 30, 2020.

mmappt19boardjustheller



**From:** noreply@cityoffargo.com  
**Sent:** Saturday, June 02, 2018 11:46 PM  
**To:** Commissions Applications  
**Subject:** New Form Submission: Getting involved in government

**Name:**  
*[Jared Heller]*  
**Mailing Address:**  
*[6039 Autumn Drive S]*  
**City:**  
*[Fargo]*  
**State:**  
*[North Dakota]*  
**Zip:**  
*[58104]*  
**Work Phone:**  
*[7013067523]*  
**Home Phone:**  
*[7013067523]*  
**E-mail:**  
*[bisonce2004@midco.net]*

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

*[Board of Adjustment, FARGODOME Authority, Planning Commission, Renaissance Zone Authority, Special Assessment Commission]*

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

*[ I was born and raised in the great City. I have seen this City grow to where it is at now. I have fought along other citizens in the floods. As I have grown with this City I want to continue to give back to this great City that has given me so much.]*

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

*[Up to 20 hours]*

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

*[As an engineering consultant since 2004 I have worked with the City on many great projects. I have fostered many great relationships with City Staff and looked forward in continuing the relationships with serving on the boards I have listed.]*

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

*[I'm a registered Professional Engineer in the State of North Dakota. I know this City and have seen how it has grown over the years and I think withy experience and relationships with many City Staff I will serve the City very well.]*

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