

**RENAISSANCE ZONE AUTHORITY**  
**Wednesday, February 26, 2025 | 8:00 AM**  
**City Commission Chambers**  
**AGENDA**

1. Approval of Minutes: December 18, 2024
2. Review application from DH Ventures, LLC (rehabilitation) located at 508, 510 and 512 Broadway North
3. Review application from Cass Clay Community Land Trust (rehabilitation and new construction) located at 717 3<sup>rd</sup> Avenue North
4. Review application from Lennon Lofts, LLC (new construction) located at 214 and 220 6<sup>th</sup> Avenue North
5. Modifications to Project Staff Reports
6. Adjourn – Next Meeting: March 26, 2025

Renaissance Zone Authority meetings are broadcast live on cable channel TV Fargo 56 and can be seen live at [www.FargoND.gov/streaming](http://www.FargoND.gov/streaming). They are rebroadcast each Friday at 3:00 p.m. Minutes are available on the City of Fargo Web site at [www.FargoND.gov/renaissancezoneauthority](http://www.FargoND.gov/renaissancezoneauthority).

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

**RENAISSANCE ZONE AUTHORITY  
MINUTES**

**Regular Meeting:**

**Wednesday, December 18, 2024**

The Regular Meeting of the Renaissance Zone Authority of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 8:00 a.m., Wednesday, December 18, 2024.

The Renaissance Zone Authority members present or absent were as follows:

Present: Deb Mathern, Reid Middaugh, Brian Larson, Prakash Mathew, Dr. Dean Bresciani, Commissioner Dave Piepkorn

Absent: Tony Grindberg, Mayor Tim Mahoney

Chair Mathern called the meeting to order.

**Item 1: Minutes: Regular Meeting of November 27, 2024**

Member Middaugh moved the minutes of the November 27, 2024 Renaissance Zone Authority meeting be approved. Second by Member Larson. All Members present voted aye and the motion was declared carried.

New Planner Chelsea Levorsen was introduced to the Board.

**Item 2: Review application from MBN Properties (rehabilitation and historic preservation) located at 701 Main Avenue.**

Planning and Development Director Nicole Crutchfield presented the staff report for a rehabilitation and historic preservation project at 701 Main Avenue.

Applicant representative Tony Eukel, MBN Engineering, spoke on behalf of the application.

Discussion was held on parking, exterior property changes, and project scoring.

Member Bresciani moved to recommend approval to the City Commission to approve the application submitted by MBN Properties, LLC and to grant the property tax exemption, the State income tax exemptions, and historic preservation and tax credits, as allowed by the North Dakota Renaissance Zone law contingent upon completion of the project and verification of costs. Second by Member Mathew. On call of the roll Members Piepkorn, Middaugh, Mathew, Larson, Bresciani, and Mathern voted aye. Absent and not voting: Members Mahoney and Grindberg. The motion was declared carried.

**Item 3: Fargo Land Development Code 2026 update**

Ms. Crutchfield provided an update on the Land Development Code update, spoke on next steps and the upcoming timeline. She noted the consultant will be back on site the week of February 24.

**Item 4: Renaissance Zone Development Plan Update**

Ms. Crutchfield shared that all local steps have passed and the City is waiting on the last approval acceptance from the State.

Discussion was held on the upcoming legislative session and to keep the board up to date on any issues that could impact the Renaissance Zone.

**Item 5: Adjourn – Next Meeting: January 22, 2025**

The time at adjournment was 8:21 a.m.

**Staff Report**  
**Renaissance Zone Application for**  
**DH Ventures, LLC (369-F)**  
**508, 510 & 512 Broadway**

**Project Evaluation:**

The City of Fargo received a Renaissance Zone application from DH Ventures, LLC for a commercial rehabilitation project at 508, 510 & 512 Broadway. Pursuant to the application, the intent of the project is to renovate the existing building into five commercial spaces. Work includes new flooring, insulation and drywall, updates to HVAC, electrical and plumbing, roof repair and façade improvements of new doors, windows and restoring building to brick face.

**The Planning Department has reviewed the application and has provided a project ranking based on the analysis below.**

1. **Renaissance Zone Plan Goals:** Use consistent with the RZ Plan (as per Visions and Goals): As noted in the 2025 Renaissance Zone Development Plan. ***(portions of responses are from application)***
  - a. *Grow as a Neighborhood:* Invest in housing to increase the population living Downtown and maintain Downtown's diversity.  
The application states that increasing business availability downtown naturally enhances the area's livability, attracting those who appreciate a walkable lifestyle, and that more residents in the heart of Fargo lead to a stronger sense of community and better support for local businesses, creating a self-sustaining cycle that drives more housing demand and neighborhood diversity.
  - b. *Prosper as a Business Center:* Increase the number and types of jobs Downtown.  
That application notes that a restored, optimized commercial space attracts quality tenants and businesses, contributing to job creation, consumer traffic, and other economic activities in Downtown Fargo, and the increased foot traffic supports neighboring businesses and stimulates additional investments.
  - c. *Thrive as a Destination:* Create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop of the community's social life.  
The application states that returning the property to its original condition respects Fargo's architectural heritage, boosting local pride and creating a visually appealing landmark that enhances the surrounding area, attracting an increased number of visitors which will in turn improve communal interaction.
  - d. *Be a model for Inclusive Growth and Development:* Protect Downtown's diversity and evolve as a model for equitable growth and development.  
The project does not address diversity in housing, public amenities, or needs for specific populations, such as those experiencing homelessness. The application notes that addressing neglected conditions and outdated infrastructure reduces safety hazards and lowers maintenance demand, and the project will serve diverse future tenants, fostering long-term business opportunities. See application for more information.
  - e. *Complete our Streets:* Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.

The project will improve the storefront and new businesses will encourage more traffic. Bus Route 11 travels on this block on Broadway, and there are several stops within two blocks of the property.

- f. *Park Smart:* Manage parking resources to meet the needs of drivers, while also making room for new development and activity.  
There is no parking on the property, however, the Mercantile parking ramp is within a block of the property and the ROCO parking ramp is about two blocks away.
- g. *Play with purpose:* Develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater).  
The property does not currently include or allow for extensive green space or storm water infrastructure.

**(13/20 points)**

- 2. **Investment Thresholds:** Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan?

According to the application, the structure is 4,665 square feet. The application estimates a total capital investment of \$350,000. This equates to roughly a \$75 / square foot investment on the commercial space.

**(10/10 points)**

- 3. **High Priority Land Use:** The new construction or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan (page 9).
  - a. Primary Sector Business:  
Staff is not aware that the proposed business is considered primary sector business.
  - b. Active Commercial, Specialty Retail or Destination Commercial:  
Staff is not aware that the proposed business is considered active commercial, specialty retail, or destination commercial, however retail could be considered active commercial.
  - c. Mixed Use Development:  
The project is not mixed use.

**(7/20 points)**

- 4. **Targeted Areas:** Is the investment located in a “Targeted Area” as defined by this RZ Plan? Consideration shall be given to whether this property has been vacant or underutilized for a period of time and/or whether the property is specifically targeted for clearance.
  - a. Parcels that have been vacant or underutilized for an extended period of time:  
The building was built in 1914. The applicant has noted that most of the space has been vacant for some time.
  - b. Parcels specifically targeted for clearance:  
The RZ Plan identifies Block 2 for Mixed Use – Ground floor retail/commercial with upper level housing.

**(8/10 points)**

- 5. **Urban Design:** Is the project representative of strong urban design principles?

The building was constructed in 1914. The project provides new flooring, insulation and drywall, updates to HVAC, electrical and plumbing, roof repair. Façade improvements of new doors, windows and restoring building to brick face, which will improve the look and materials that exist today. Doors and windows will be replaced, but maintain the amount of windowfront that exists today. The project is located within the DMU, Downtown-Mixed Use zoning district and will have to meet required the design standards.

**(9/10 points)**

6. **Investment Analysis:** Consideration and analysis as to the total actual investment.

As proposed, the redevelopment project and improvement costs exceed both the 50% (true and full value of the building) and \$40 per square foot requirement for commercial rehabilitation. The application represents a total estimated capital investment of \$350,000 with a current building valuation of \$269,200. The capital investment is approximately \$75 per square foot.

**(10/10 points)**

7. **Business Relocation:** Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?

Staff is not aware of any businesses moving or relocating to this location from another community.

**(10/10 points)**

8. **Street Activation:** Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?

The project will bring back a more historic building look with the use of brick on both the east and west façade, maintaining the storefront doors and windows along Broadway. The project also updates the west façade, which currently looks like the “back of house”, providing two lease spaces with glass walk-in and overhead doors, which will encourage vibrancy and foot traffic along Roberts Street.

**(9/10 points)**

**Summary:**

This application received a score of 76 on a 100-point scale. The proposed project surpasses the local capital improvement requirement of \$40 per square foot requirement for commercial rehabilitation. The amount invested in the project exceeds state and local guidelines.

Staff is recommending approval to the Fargo City Commission and believes this project is a benefit to the downtown community and will positively contribute to the health of surrounding neighborhood and nearby businesses.

**Suggested motion:**

Recommend approval to the Fargo City Commission to approve the application submitted by DH Ventures, LLC and to grant the property tax exemption and the State income tax exemptions, as allowed by the ND Renaissance Zone law contingent upon completion of the project and verification of costs.

Criteria:		Staff Rating	Possible Points
1	Use consistent with the plan (as per Vision and Goals)	13	20
2	Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in the RZ Plan?	10	10
3	The new construction or proposed improvements are representative of "High Priority Land Uses" as defined in the RZ Plan: <ul style="list-style-type: none"> <li>• Primary sector business, industry and talent-dependent Enterprises</li> <li>• Active Commercial, Specialty Retail and/or Destination Commercial</li> <li>• Mixed use development (combination of housing, commercial, and/or retail uses in a horizontal or vertical fashion)</li> </ul>	7	20
4	The investment is located in a 'Target Area' as defined by the RZ Plan: <ul style="list-style-type: none"> <li>• Parcels that have been vacant or underutilized for an extended period of time</li> <li>• Parcels specifically targeted for clearance</li> </ul>	8	10
5	Is the project representative of strong urban design principles?	9	10
6	Consideration and analysis as to the total actual investment in the project: <ul style="list-style-type: none"> <li>• Consideration can be given for the level of capital investment in a project. (i.e., additional consideration can be given for higher levels of investment)</li> </ul>	10	10
7	Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community: <ul style="list-style-type: none"> <li>• Commercial tenants that are re-locating within the Downtown Area (as defined by the 1996 Downtown Area Plan) are not eligible for tax incentives without special approval from the Zone Authority</li> <li>• Commercial tenants that are relocating from a North Dakota community (other than Fargo) to the Fargo Renaissance Zone are not eligible for tax incentives without special approval from the Zone Authority.</li> </ul>	10	10
8	Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?	9	10
Total Rating (100 possible points)		76	100



City of Fargo, ND

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

# 508, 510 & 512 Broadway

1:2,257      2/10/2025 2:26 PM

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.







## APPLICATION FOR RENAISSANCE ZONE PROJECT

Property owners, business owners, developers or investors interested in pursuing a Renaissance Zone project should review the 2019 RZ Plan. The RZ Plan delineates the current geographical boundaries of the program (only certain blocks within the downtown core are included) and provides additional detail on minimum investment requirements and applicable program goals and objectives that must be met.

Application submitted for (check all that apply):

- |  |   |
|--|---|
| <input type="checkbox"/> New Construction                            | <input type="checkbox"/> Commercial Lease   |
| <input checked="" type="checkbox"/> Purchase with Major Improvements | <input type="checkbox"/> Rehabilitation: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential |
| <input type="checkbox"/> Primary Residential Purchase                | <input type="checkbox"/> Block Addition   |

Property Owner Information
Name <i>(printed)</i> : DH Ventures, LLC
Name <i>(printed)</i> :
Address:        508 Broadway N, Fargo, ND 58102

Contact Person Information <i>(if different than owner)</i>
Name <i>(printed)</i> : Landon Holt
Address:
3155 Bluestem Dr #385, West Fargo, ND 58078

Parcel Information
Address: 508 Broadway N, Fargo, ND, 58102
Unit Number:
Renaissance Zone Block Number: 2
Legal Description <i>(attach separate sheet if more space is needed)</i> : Lot 4&5; Block E; Supplemental Description: Kirkhams
Lot 4&5; Block E; Supplemental Description: Kirkhams Subd; Addition Name: Chapin, Johnson, Barretts
Parcel Number: 01-0450-00400-000

Is this property listed on or a contributing structure to the National Register of Historic Places?     Yes     No  
 Do you intend to apply for a Historic Preservation Tax Credit in conjunction with this project?     Yes     No

Project Information	
Total Project Cost: <small>(Qualified Capital Improvements)</small>	\$350,000
Current Use of Property: Retail	
Anticipated Use Upon Completion: Retail	
Expected Date of Purchase: 11/8/2024	Expected Date of Occupancy: 4/1/2025
Estimated Property Tax Benefit: <small>(Over five year exemption period)</small>	\$58,200
Estimated State Income Tax Benefit: <small>(Over five year exemption period)</small>	\$50,000
Current Employees: <small>(Full-time equivalent)</small>	Anticipated Employees: <small>(Full-time equivalent)</small>

**Scope of Work**

Renovate exterior of property, new windows & doors, move metal, return to brick face. Redo floors including sub-floor, insulate sheet rock, new lighting, & drywall. Rerun HVAC system, electric, & plumbing. Repair damaged roof.

**Additional Project Information**

New Construction/Rehabilitation/Purchase with Improvements Only

Current Building Value: (Taxable Improvement Value) \$269,200	Estimated Building Value Upon Completion: (Taxable Improvement Value) \$619,200
Building Area Upon Completion (SF): 4665	Number of Stories Upon Completion: 1


Commercial Lease Only

Lease Area Upon Completion (SF):			
Type of Business:			
<input type="checkbox"/> New business moving to the Renaissance Zone	<input type="checkbox"/> Expanding Business moving to the Renaissance Zone	<input type="checkbox"/> Existing Business Expanding within the Renaissance Zone	<input type="checkbox"/> Continuation of a lease moving from one Renaissance Zone Project to another Renaissance Zone Project

Residential Purchase Only

Will this be your primary place of Residency?:
--

**Acknowledgement** – We hereby acknowledge that we have familiarized ourselves with the rules and regulations to the preparation of this submittal and that the forgoing information is true and complete to the best of our knowledge.

Owner (Signature): 	Date: 11-4-24
Joint Owner (Signature): _____	Date: _____
Representative (Signature): _____	Date: _____

**THE FOLLOWING CHECKLIST MUST BE COMPLETED AND SUBMITTED WITH THE APPLICATION FORM:**

		Submitted	N/A
Renaissance Zone Project	Current photos of property, relevant to project scope and proposed renderings of the proposed project	<input type="checkbox"/>	
	<a href="#">Certificate of Good Standing</a> from the Office of the State Tax Commissioner	<input checked="" type="checkbox"/>	
	<a href="#">Business Incentive Agreement</a> from the Department of Commerce for all non-residential projects	<input type="checkbox"/>	<input type="checkbox"/>
	For residential purchases provide proof of ownership and closing date	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Goals and objectives as outlined in the 2015 Fargo Renaissance Zone Development Plan (Attachment A)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**APPLICATION DEADLINES:**

The Renaissance Zone Authority regularly meets on the Fourth Wednesday of each month at 8:00 am in the in the City Commission Chambers at 225 4<sup>th</sup> Street North, Fargo, ND 58102. For consideration during a monthly meeting:

- **Renaissance Zone** applications are due by 4:30 pm on the **last weekday of each month.**


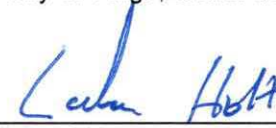
**REQUIREMENTS, POLICIES, AND GUIDELINES:**

The Renaissance Zone is administered according to the following written documents, each of which are available on the City of Fargo's website.

- **Renaissance Zone Designation**
  - o City of Fargo Renaissance Zone Development Plan
  - o North Dakota Renaissance Zone Program Guidelines

**CERTIFICATION:**

Applicant certifies that, to the best of his/her knowledge and belief, the information contained in the application and attached hereto is true and correct. Applicant also certifies that he/she understands all written requirements, policies, and guidelines of the Fargo Renaissance Zone Authority, the City of Fargo, and/or the State of North Dakota governing the use of the procedure or program being applied for:



11-9-24  
 \_\_\_\_\_  
 (Applicant's Signature) (Printed Name) (Date)

If the property owner(s) and applicant are different, the property owner certifies that he/she has full knowledge of this application and consents to its submission:

\_\_\_\_\_  
 (Applicant's Signature) (Printed Name) (Date)

\_\_\_\_\_  
 (Applicant's Signature) (Printed Name) (Date)

## Goals of the Fargo Renaissance Zone Plan

Is the proposed use of the project consistent with the RZ Plan? As noted in the Renaissance Zone Development Plan the desired land use will contribute to a number of goals:

1. *Grow as a Neighborhood.* How will this project invest in housing to increase the population living Downtown and maintain Downtown's diversity?

Increasing business availability downtown naturally enhances the area's livability, attracting those who appreciate a walkable lifestyle. More residents in the heart of Fargo lead to a stronger sense of community and better support for local businesses, creating a self-sustaining cycle that drives more housing demand and neighborhood diversity.

2. *Prosper as a Business Center.* How will this project increase the number and type of jobs Downtown (or accessible from Downtown)?

A restored, optimized commercial space attracts quality tenants and businesses, contributing to job creation, consumer traffic, and other economic activities in downtown Fargo. The increased foot traffic supports neighboring businesses and stimulates additional investments.

3. *Thrive as a Destination.* How will this project create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop to the community's social life?

Returning the property to its original condition respects Fargo's architectural heritage, boosting local pride and creating a visually appealing landmark that enhances the surrounding area, attracting an increased number of visitors which will in turn improve communal interaction.

4. *Be a Model for Inclusive Growth and Development.* How will this project protect Downtown's diversity and evolve as a model for equitable growth and development?

Addressing neglected conditions and outdated infrastructure not only reduces safety hazards but ensures a modernized, efficient layout that reduces utility strain. This benefits the community by providing a safer and more resilient building with lowered maintenance demands. By prioritizing structural and utility efficiency, this project prepares 508 Broadway to serve diverse future tenants, fostering long-term business opportunities that contribute sustained tax revenue for the city.

5. *Complete our Streets.* How will this project make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car?

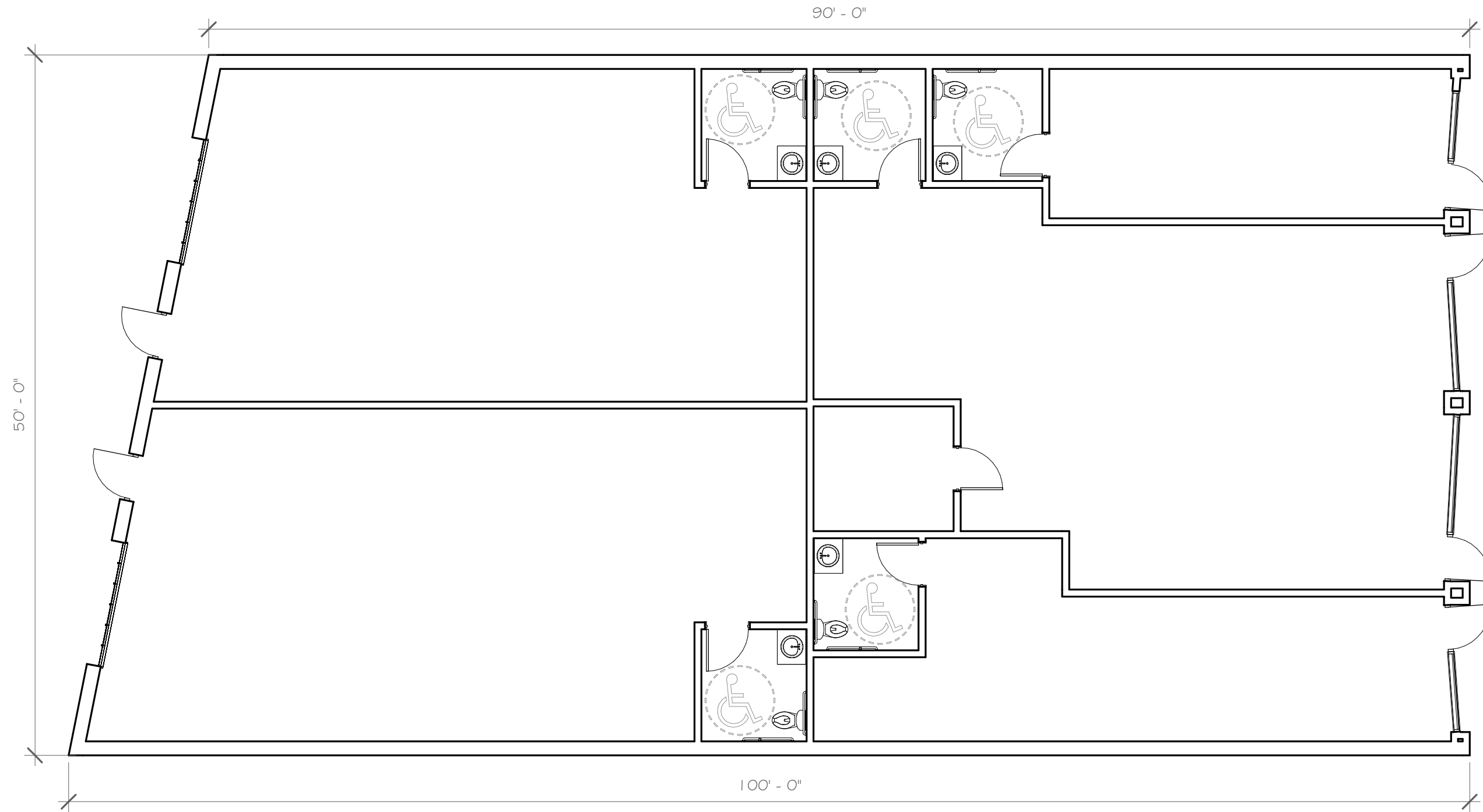
An improved and more attractive storefront with a diverse array of businesses will provide an incentive to visit the locale, increasing traffic by any means.

6. *Park Smart.* How will this project manage parking resources to meet the needs of drivers, while also making room for new development and activity?

Parking in the area is limited in the front and rear, however improved signage indicating proper usage outside the storefront can reduce the clutter of improperly parked vehicles.

7. *Play with Purpose.* Will this project develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater)?

The building lacks the capacity to develop this aspect within its space.



1  
A001 **MAIN FLOOR**  
SCALE: 1/8" = 1'-0"

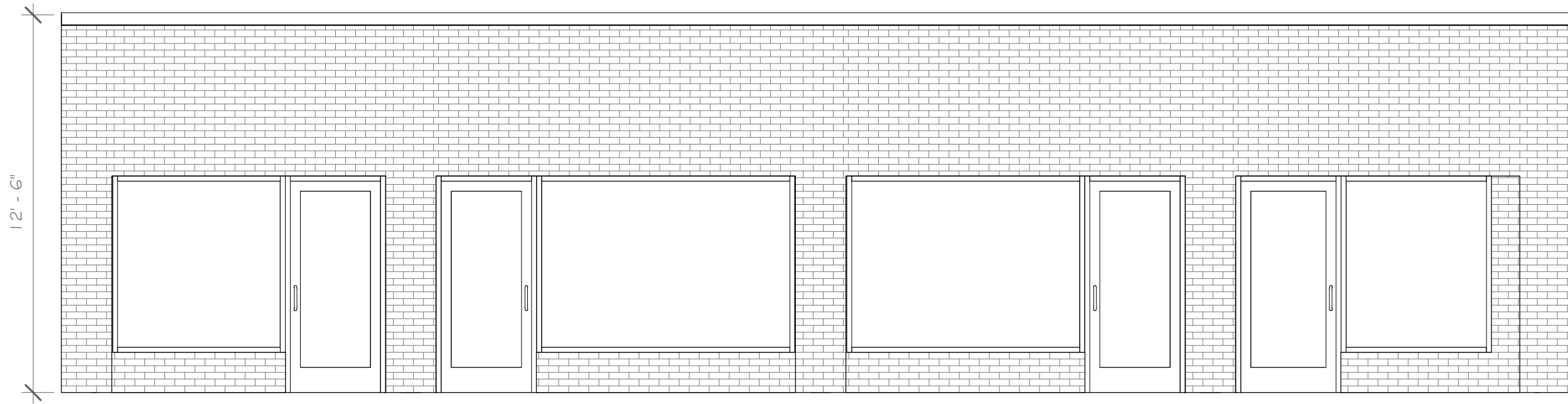


**GT ARCHITECTURE**  
DICKINSON, NORTH DAKOTA  
PHONE: 701-483-8434

**508 BROADWAY NORTH  
BUILDING IMPROVEMENTS  
FARGO, NORTH DAKOTA**

**FLOOR PLAN**

PROJECT NO: 02 01 25	SHEET:
DRAWN BY: BG	<b>A001</b>
DATE: 01-20-25	

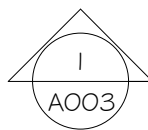
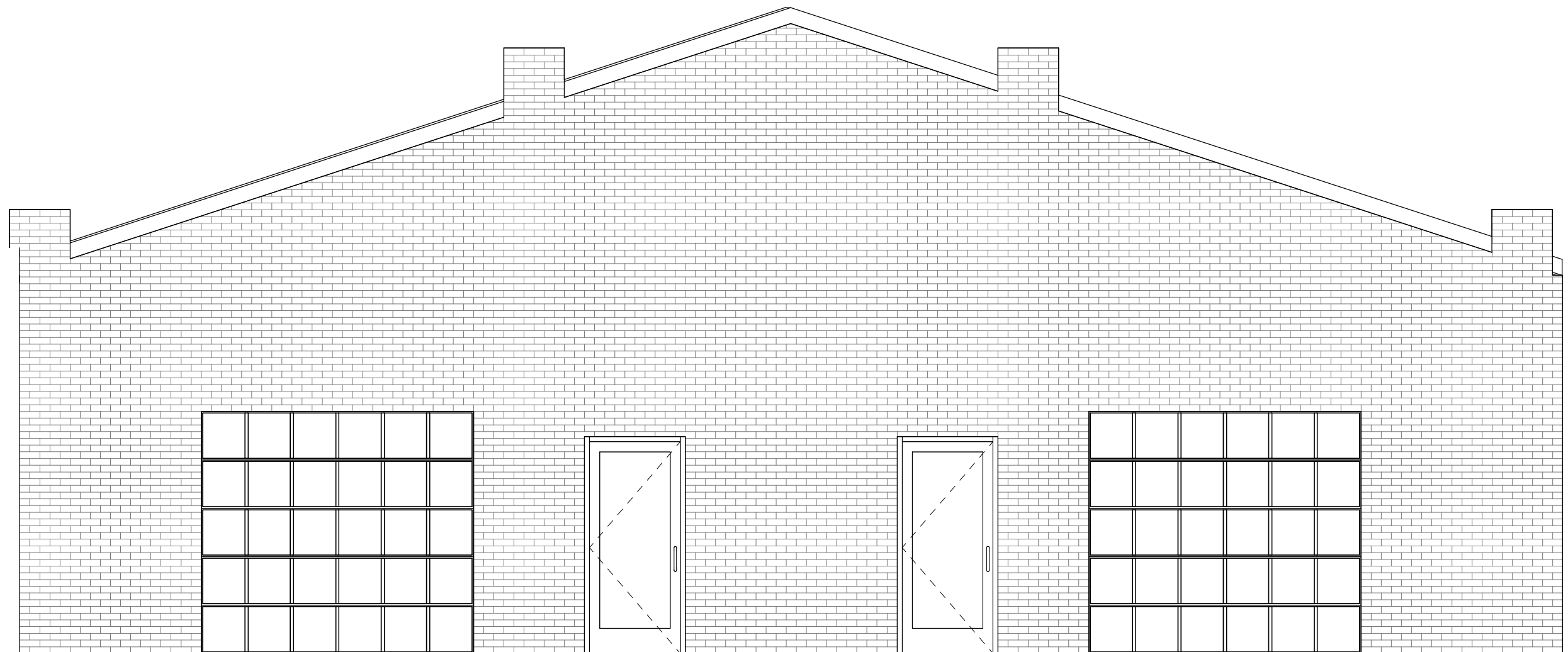


**EAST ELEVATION**  
A002 SCALE: 1/4" = 1'-0"

**GT ARCHITECTURE**  
DICKINSON, NORTH DAKOTA  
PHONE: 701-483-8434

**508 BROADWAY NORTH  
BUILDING IMPROVEMENTS  
FARGO, NORTH DAKOTA**

<b>ELEVATION</b>	
PROJECT NO: 02 01 25	SHEET:
DRAWN BY: BG	<b>A002</b>
DATE: 01-20-25	



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"

**GT ARCHITECTURE**  
DICKINSON, NORTH DAKOTA  
PHONE: 701-483-8434

**508 BROADWAY NORTH  
BUILDING IMPROVEMENTS  
FARGO, NORTH DAKOTA**

**ELEVATION**

PROJECT NO: 02 01 25

SHEET:

DRAWN BY: BG

DATE: 01-20-25

**A003**





Salon  
COLORS • CUTS • WAXING  
Gift Certificates Available

508

510

Flu

MAY BE 21+ TO ENTER (ID. REQUIRED)

514

GARMIN  
RUN BIG SHOES







**Staff Report  
Renaissance Zone Application for  
Cass Clay Community Land Trust (370-F)  
717 3 Ave N**

**Project Evaluation:**

The City of Fargo received a Renaissance Zone application from Cass Clay Community Land Trust to construct a commercial rehabilitation and new construction project at 717 3 Ave N. Pursuant to the application, the intent of the project is to rehabilitate the existing building to renovate the interior into an office space, update the exterior façade, and add a 20' x 20' building addition. This would include shifting the building on site, adding the building addition, and remodeling the interior space by adding a second entry, waiting area, storage, bathrooms, and a basement. The building will be one story in height and approximately 1,322 square feet total.

The Planning Department has reviewed the application and has provided a project ranking based on the analysis below.

1. **Renaissance Zone Plan Goals:** Use consistent with the RZ Plan (as per Visions and Goals): As noted in the 2024 Renaissance Zone Development Plan (*portions of responses are from applicant, as noted*). See *application for additional information*.
  - a. *Grow as a Neighborhood:* Invest in housing to increase the population living Downtown and maintain Downtown's diversity.  
The project does not provide any housing.
  - b. *Prosper as a Business Center:* Increase the number and types of jobs Downtown.  
There is one tenant space proposed for the Community Land Trust. Expanding the existing building will allow them to add more full-time staff.
  - c. *Thrive as a Destination:* Create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop of the community's social life.  
The project does not include the riverfront, increasing sidewalks, nor public spaces.
  - d. *Be a model for Inclusive Growth and Development:* Protect Downtown's diversity and evolve as a model for equitable growth and development.  
The project does not address diversity, public amenities, or needs for specific populations.
  - e. *Complete our Streets:* Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.  
The project does not address complete streets or multi-modal transportation. MATBUS Routes 13, 17, and 33 are within a few blocks of the subject property, running along 2 Avenue North, 10 Street North, 4 Avenue North, and 7 Street North

- f. *Park Smart*: Manage parking resources to meet the needs of drivers, while also making room for new development and activity.  
There are 3 parking spaces proposed on the subject property. The applicant will encourage agreements between neighboring properties to share parking resources by utilizing spaces during off-peak hours. The DMU, Downtown Mixed-Use zone does not have parking requirements per the Land Development Code.
- g. *Play with purpose*: Develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater).  
The existing building and parking do not currently include any extensive green spaces or storm water retainage. Plans include general green space around the perimeter of the building.

**(13/20 points)**

2. **Investment Thresholds**: Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan?

According to the application, the structure accommodates 1,322 square feet, as follows:

- *Proposed Building Total*: approximately 1,322 SF
- *Building Renovation (existing)*: approximately 616 SF
- *Building Addition (with mezzanine)*: approximately 706 SF

Overall, the application estimates a total capital investment of \$350,000. \$100,000 is for the renovation, and \$250,000 is for the new construction. This equates to roughly a \$162.34 investment per square foot on the renovated portion, and \$354.11 for the building addition.

**(10/10 points)**

3. **High Priority Land Use**: The new construction or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan (page 6).
- a. Primary Sector Business:  
Staff is not aware that the applicant is specifically targeting primary sector business.
- b. Active Commercial, Specialty Retail or Destination Commercial:  
Staff is not aware that the applicant is specifically targeting these specific commercial typologies.
- c. Mixed Use Development:  
The project is not mixed-use.

**(3/20 points)**

4. **Targeted Areas**: Is the investment located in a “Targeted Area” as defined by this RZ Plan? Consideration shall be given to whether this property has been vacant or underutilized for a period of time and/or whether the property is specifically targeted for clearance.
- a. Parcels that have been vacant or underutilized for an extended period of time:

The subject property was built in 1907 and has been designated as a single-family use in the RZ Plan. The Community Land Trust has owned the property since July of 2022. Prior to that, the property was vacant since at least 2019.

b. **Parcels specifically targeted for clearance:**

The RZ Plan identifies Block 43 for: Preservation potential on the southwest portion. The East half for clearance and redevelopment (except NE corner), preservation of SE corner; mixed use or housing. The Northwest for clearance and redevelopment; mixed-use or housing.

**(10/10 points)**

5. **Urban Design:** Is the project representative of strong urban design principles?

The building will keep its existing structure and design as well as adding a basement and building addition. The building was constructed in 1907, and the rehab maintains the character of the building while adding the addition to the rear of the structure. The addition appears to have a different architectural character than the existing structure. The overall project includes adding surface level parking on the property along the alley to the east. The project is located within the DMU, Downtown-Mixed Use zoning district and will have to meet the architectural intent of that zoning district requirements as well.

**(8/10 points)**

6. **Investment Analysis:** Consideration and analysis as to the total actual investment.

As proposed, the redevelopment portion of the project and improvement costs significantly exceed both the 50% (true and full value of the building) and \$40 per square foot requirement for commercial rehabilitation. As previously noted, the application represents a total estimated investment of \$100,000, investing nearly three times the current building value. This equates to roughly a \$162.34 investment per square foot on the existing commercial portion.

The new construction portion of the project and improvement costs significantly exceeds the \$100 per square foot requirement, proposing a total estimated investment of \$250,000. This equates to roughly a \$354.11 investment per square foot of the new construction portion.

**(10/10 points)**

7. **Business Relocation:** Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?

The project does not involve the movement or relocation of a business from another community. The current business is expanding from a different downtown Fargo location to operate in a larger space to be prepared with this project.

**(10/10 points)**

8. **Street Activation:** Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?

Renaissance Zone projects are anticipated to be conscience of four-sided design, which has been seen with other projects within the downtown, this project will be a rehabilitation of an existing building and building an addition onto it.

**(8/10 points)**

**Summary:**

This application received a score of 72 on a 100-point scale. The applicant met criteria and the use is consistent with the RZ Plan. In addition, the proposed project surpasses the local capital improvement requirement of \$40 per square foot requirement for commercial rehabilitation as well as the \$100 per square foot requirement for new construction. The amount invested in the project exceeds state and local guidelines. The project does involve the relocation of commercial businesses from another area in Fargo. This project will make use of a lot that is currently underutilized.

Staff believes that this project will be a benefit to the downtown community and will positively contribute to the health of surrounding neighborhood and nearby businesses and is recommending approval.

**Suggested motion:**

**Recommend approval to the Fargo City Commission to approve the application submitted by Cass Clay Community Land Trust and to grant the property tax exemption and the State income tax exemptions as allowed by the ND Renaissance Zone law contingent upon completion of the project and verification of costs.**

Criteria:		Staff Rating	Possible Points
1	Use consistent with the plan (as per Vision and Goals)	13	20
2	Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in the RZ Plan?	10	10
3	The new construction or proposed improvements are representative of "High Priority Land Uses" as defined in the RZ Plan: <ul style="list-style-type: none"> <li>• Primary sector business, industry and talent-dependent Enterprises</li> <li>• Active Commercial, Specialty Retail and/or Destination Commercial</li> <li>• Mixed use development (combination of housing, commercial, and/or retail uses in a horizontal or vertical fashion)</li> </ul>	3	20
4	The investment is located in a 'Target Area' as defined by the RZ Plan: <ul style="list-style-type: none"> <li>• Parcels that have been vacant or underutilized for an extended period of time</li> <li>• Parcels specifically targeted for clearance</li> </ul>	10	10
5	Is the project representative of strong urban design principles?	8	10
6	Consideration and analysis as to the total actual investment in the project: <ul style="list-style-type: none"> <li>• Consideration can be given for the level of capital investment in a project. (i.e., additional consideration can be given for higher levels of investment)</li> </ul>	10	10

7	<p>Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community:</p> <ul style="list-style-type: none"> <li>• Commercial tenants that are re-locating within the Downtown Area (as defined by the 1996 Downtown Area Plan) are not eligible for tax incentives without special approval from the Zone Authority</li> <li>• Commercial tenants that are relocating from a North Dakota community (other than Fargo) to the Fargo Renaissance Zone are not eligible for tax incentives without special approval from the Zone Authority.</li> </ul>	10	10
8	Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?	8	10
Total Rating (100 possible points)		72	100



City of Fargo, ND

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

# Cass Clay Community Land Trust



1:1,128

2/19/2025 10:00 AM

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.





## APPLICATION FOR RENAISSANCE ZONE PROJECT

Property owners, business owners, developers or investors interested in pursuing a Renaissance Zone project should review the 2019 RZ Plan. The RZ Plan delineates the current geographical boundaries of the program (only certain blocks within the downtown core are included) and provides additional detail on minimum investment requirements and applicable program goals and objectives that must be met.

Application submitted for (check all that apply):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> New Construction      | <input type="checkbox"/> Commercial Lease   |
| <input type="checkbox"/> Purchase with Major Improvements | <input checked="" type="checkbox"/> Rehabilitation: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential |
| <input type="checkbox"/> Primary Residential Purchase     | <input type="checkbox"/> Block Addition   |

Property Owner Information	
Name ( <i>printed</i> ):	Cass Clay Community Land Trust
Name ( <i>printed</i> ):	
Address:	717 3rd Avenue North

Contact Person Information ( <i>if different than owner</i> )	
Name ( <i>printed</i> ):	Trenton Gerads
Address:	109 1/2 North Broadway #203
	Fargo, ND 58102

Parcel Information	
Address:	717 3rd Avenue North
Unit Number:	
Renaissance Zone Block Number:	43
Legal Description ( <i>attach separate sheet if more space is needed</i> ):	See Attached
	See Attached
Parcel Number:	01-2382-01451-000

- Is this property listed on or a contributing structure to the National Register of Historic Places?  Yes  No  
 Do you intend to apply for a Historic Preservation Tax Credit in conjunction with this project?  Yes  No

Project Information	
Total Project Cost: (Qualified Capital Improvements) \$350,000 (\$100,000 Rehab, \$250,000 New Construction)	
Current Use of Property: Vacant	
Anticipated Use Upon Completion: Office space for Cass Clay CLT	
Expected Date of Purchase: We own the property	Expected Date of Occupancy: 10/31/2025
Estimated Property Tax Benefit: (Over five year exemption period) \$22,245	Estimated State Income Tax Benefit: (Over five year exemption period) \$22,245
Current Employees: (Full-time equivalent) 3	Anticipated Employees: (Full-time equivalent) 4

Scope of Work
<p><b>Renovation:</b> Cass Clay CLT has owned 717 3rd Ave N since July of 2022. We plan to renovate the current structure to its historic significance. We will be removing the current foundation and pouring a new foundation twelve feet to the east. The basement will extend to the newly constructed area as well. Work also includes new windows, metal siding, front porch, and doors.</p> <p><b>New Construction:</b> We will be adding an addition onto the back of the current structure that will contain a loft. The basement will include egress windows and be plumbed for future expansion, until then, the basement will remain unfinished. Upon completion, this space will serve as the offices for Cass Clay CLT.</p>

Additional Project Information
--------------------------------

New Construction/Rehabilitation/Purchase with Improvements Only


Current Building Value: (Taxable Improvement Value) \$34,500	Estimated Building Value Upon Completion: (Taxable Improvement Value) \$300,000
Building Area Upon Completion (SF): 1,322	Number of Stories Upon Completion: 1

Commercial Lease Only

Lease Area Upon Completion (SF):			
Type of Business:			
<input type="checkbox"/> New business moving to the Renaissance Zone	<input type="checkbox"/> Expanding Business moving to the Renaissance Zone	<input type="checkbox"/> Existing Business Expanding within the Renaissance Zone	<input type="checkbox"/> Continuation of a lease moving from one Renaissance Zone Project to another Renaissance Zone Project

Residential Purchase Only

Will this be your primary place of Residency?:
--

Acknowledgement – We hereby acknowledge that we have familiarized ourselves with the rules and regulations to the preparation of this submittal and that the forgoing information is true and complete to the best of our knowledge.	
Owner (Signature): 	Date: 1-31-2025
Joint Owner (Signature): _____	Date: _____
Representative (Signature): _____	Date: _____

**THE FOLLOWING CHECKLIST MUST BE COMPLETED AND SUBMITTED WITH THE APPLICATION FORM:**

		Submitted	N/A
Renaissance Zone Project	Current photos of property, relevant to project scope and proposed renderings of the proposed project	<input checked="" type="checkbox"/>	
	<u>Certificate of Good Standing</u> from the Office of the State Tax Commissioner	<input checked="" type="checkbox"/>	
	<u>Business Incentive Agreement</u> from the Department of Commerce for all non-residential projects	<input type="checkbox"/>	<input type="checkbox"/>
	For residential purchases provide proof of ownership and closing date	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Goals and objectives as outlined in the 2015 Fargo Renaissance Zone Development Plan (Attachment A)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**APPLICATION DEADLINES:**

The Renaissance Zone Authority regularly meets on the Fourth Wednesday of each month at 8:00 am in the in the City Commission Chambers at 225 4<sup>th</sup> Street North, Fargo, ND 58102. For consideration during a monthly meeting:

- **Renaissance Zone** applications are due by 4:30 pm on the **last weekday of each month.**


**REQUIREMENTS, POLICIES, AND GUIDELINES:**

The Renaissance Zone is administered according to the following written documents, each of which are available on the City of Fargo's website.

- **Renaissance Zone Designation**
  - o City of Fargo Renaissance Zone Development Plan
  - o North Dakota Renaissance Zone Program Guidelines

**CERTIFICATION:**

Applicant certifies that, to the best of his/her knowledge and belief, the information contained in the application and attached hereto is true and correct. Applicant also certifies that he/she understands all written requirements, policies, and guidelines of the Fargo Renaissance Zone Authority, the City of Fargo, and/or the State of North Dakota governing the use of the procedure or program being applied for:

	Trenton Gerads	1/31/2025
(Applicant's Signature)	(Printed Name)	(Date)

If the property owner(s) and applicant are different, the property owner certifies that he/she has full knowledge of this application and consents to its submission:

(Applicant's Signature)	(Printed Name)	(Date)

(Applicant's Signature)	(Printed Name)	(Date)

## Goals of the Fargo Renaissance Zone Plan

Is the proposed use of the project consistent with the RZ Plan? As noted in the Renaissance Zone Development Plan the desired land use will contribute to a number of goals:

1. *Grow as a Neighborhood.* How will this project invest in housing to increase the population living Downtown and maintain Downtown's diversity?

This project itself will not grow the population downtown. However, turning underutilized or vacant historic buildings into usable space will preserve the character of the downtown area and give people another reason to come to downtown and explore.

2. *Prosper as a Business Center.* How will this project increase the number and type of jobs Downtown (or accessible from Downtown)?

Well-maintained historic properties can enhance property values and the overall appeal of the downtown area, fostering an environment conducive to business development. A renovated historic site can foster community pride and engagement, which not only helps retain current businesses but also attracts new ones interested in being part of a vibrant downtown culture.

This space will allow us to hire two more full-time professionals.

3. *Thrive as a Destination.* How will this project create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop to the community's social life?

A blend of historic preservation with modern uses can create a dynamic space that reflects the community's heritage while meeting contemporary needs. A renovated office space attracts employees and visitors, it can lead to increased foot traffic on sidewalks, encouraging nearby businesses to create outdoor seating or retail spaces, enhancing the overall vibrancy of the area.

4. *Be a Model for Inclusive Growth and Development.* How will this project protect Downtown's diversity and evolve as a model for equitable growth and development?

Designing public spaces that prioritize safety and comfort encourages participation from diverse groups, including families, seniors, and individuals with disabilities.

5. *Complete our Streets.* How will this project make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car?

This project will bring more households interested in becoming homeowners to the downtown area. With that said, this property is tucked between single-family housing units and two large-scale senior housing units and is not fully visible from the major streets.

6. *Park Smart.* How will this project manage parking resources to meet the needs of drivers, while also making room for new development and activity?

Encourage agreements between neighboring properties to share parking resources, maximizing efficiency by utilizing spaces during off-peak hours. We plan to have 3-4 parking spaces for Cass Clay CLT clients.

7. *Play with Purpose*. Will this project develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater)?

No

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

Signature: *Rhet Fiskness*  
Date: 9/22/2022 REG. NO.: 1811

PROJECT:  
**MILTON EARL BEEBE REMODEL**  
717 3rd AVE N  
FARGO, ND 58102

OWNER:  
**CASS CLAY COMMUNITY LAND TRUST**  
109 1/2 BROADWAY N #203  
FARGO, ND 58102  
701.540.8028

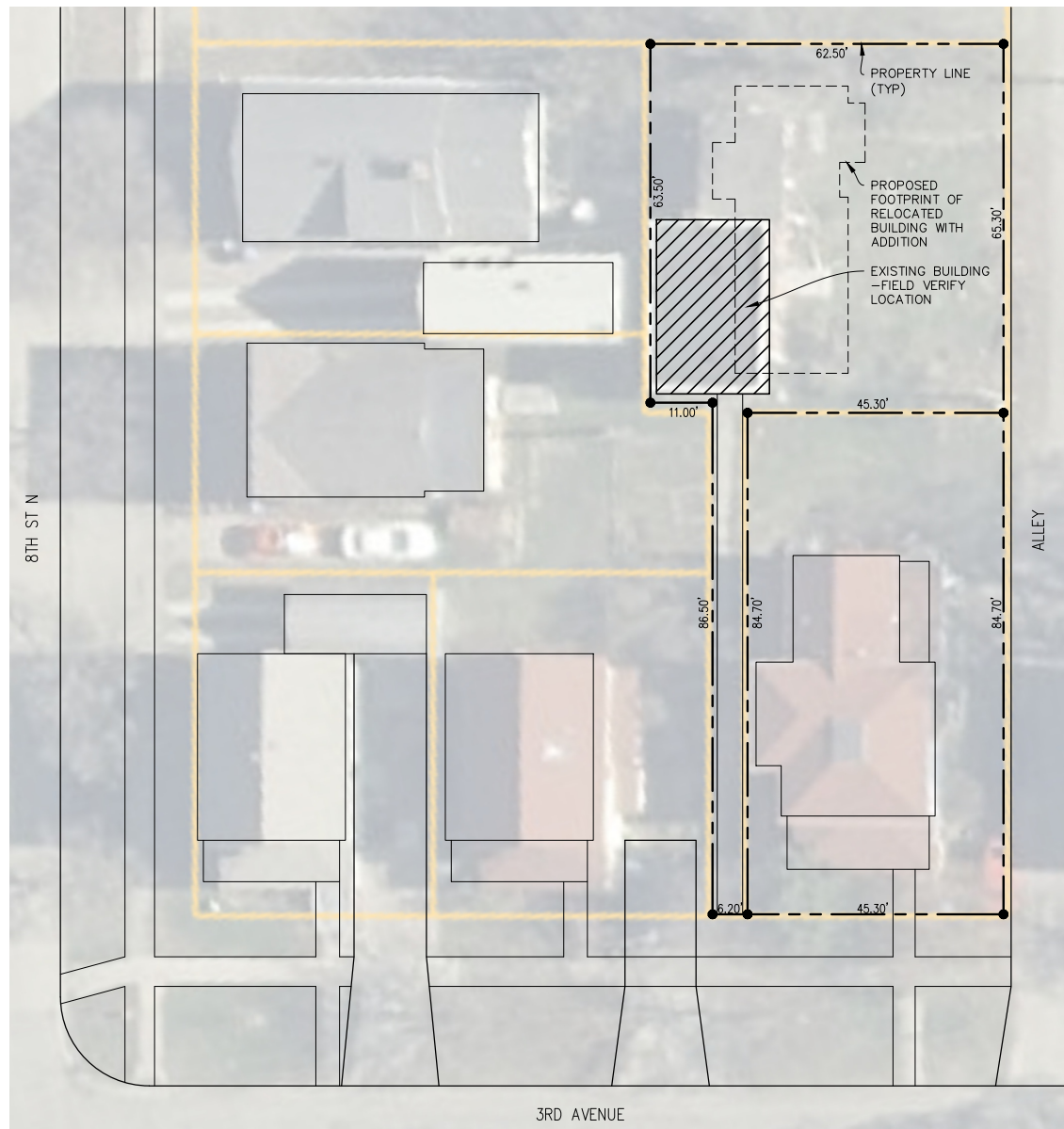
CD	CONSTRUCTION DOCUMENTS	9/22/2022
MARK	DESCRIPTION	DATE

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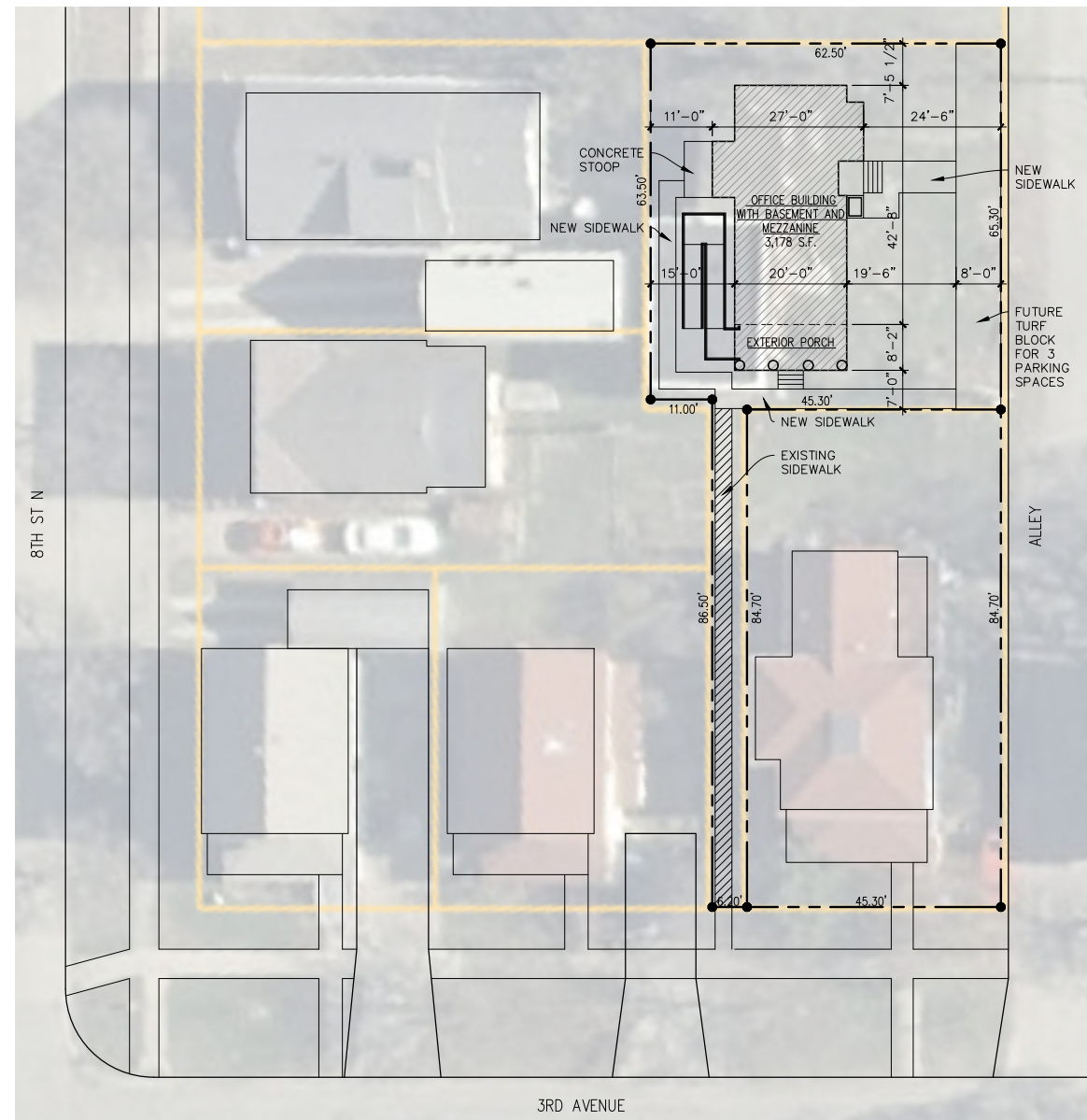
PROJECT NO:	22-111603
DRAWN BY:	MA
CHECKED BY:	RF

DRAWING TITLE:  
**COVER SHEET,  
CODE DATA, WALL TYPES,  
TYPICAL ADA ELEVATIONS**

**A001**



2 SITE DEMO/RELOCATION PLAN  
A001 SCALE: 1/16" = 1'-0"



1 NEW SITE PLAN  
A001 SCALE: 1/16" = 1'-0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

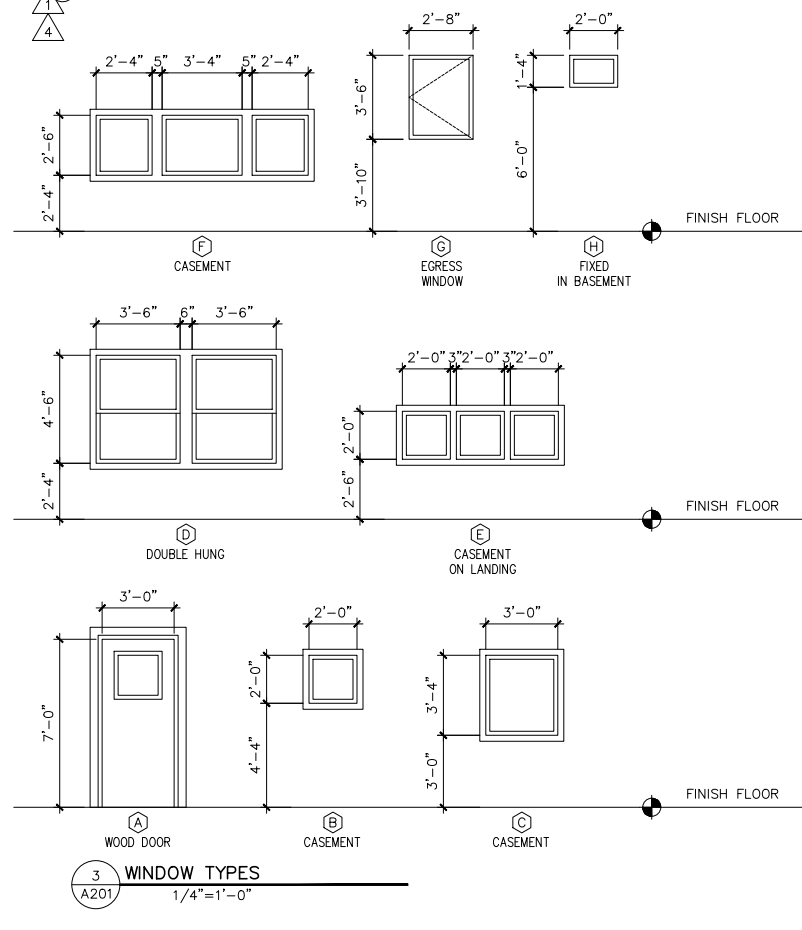
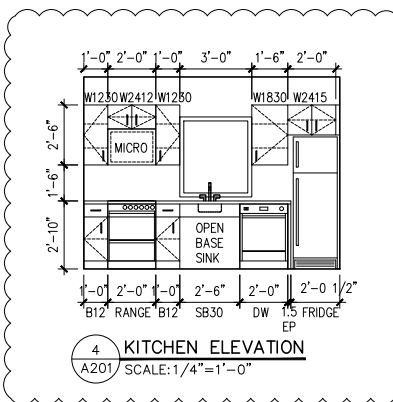
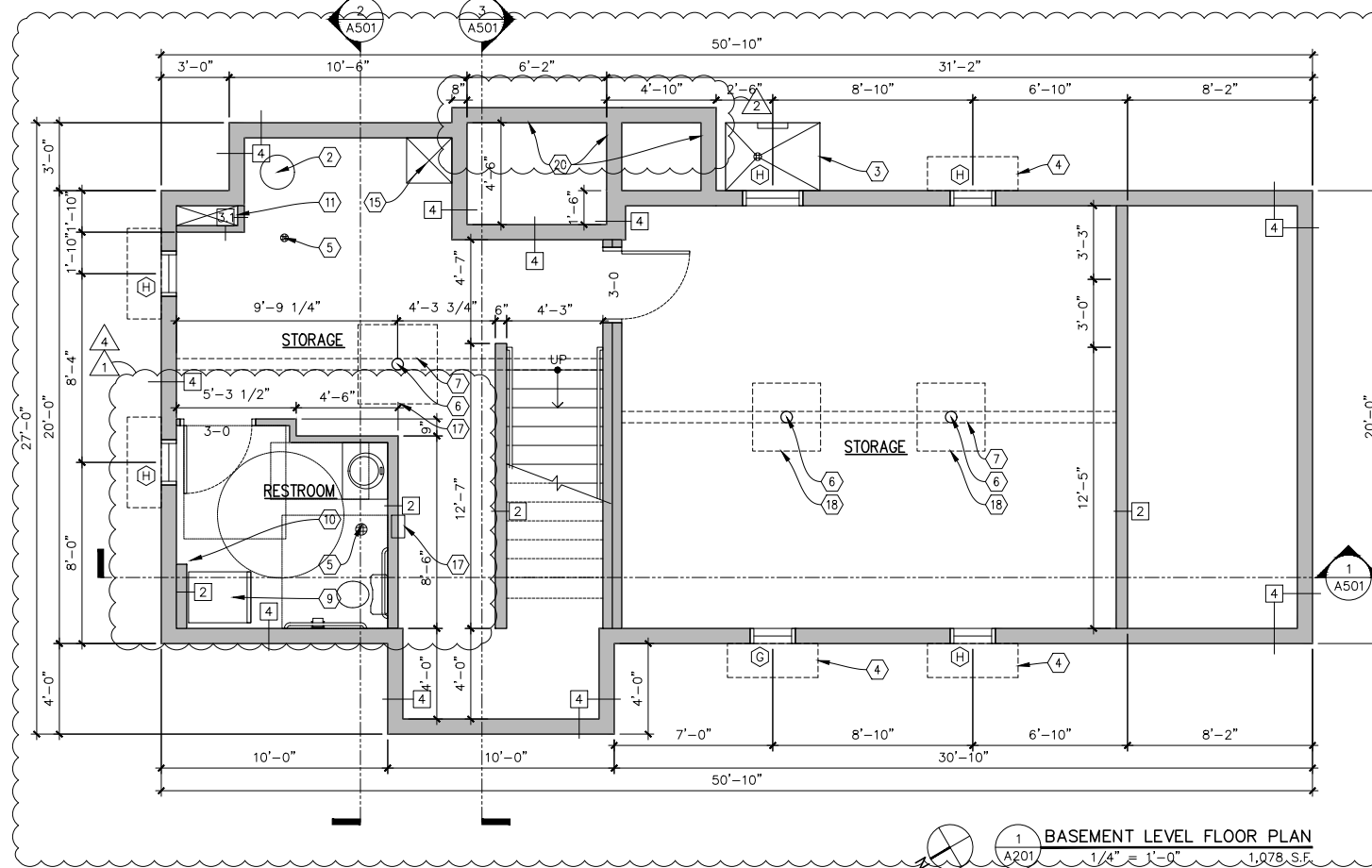
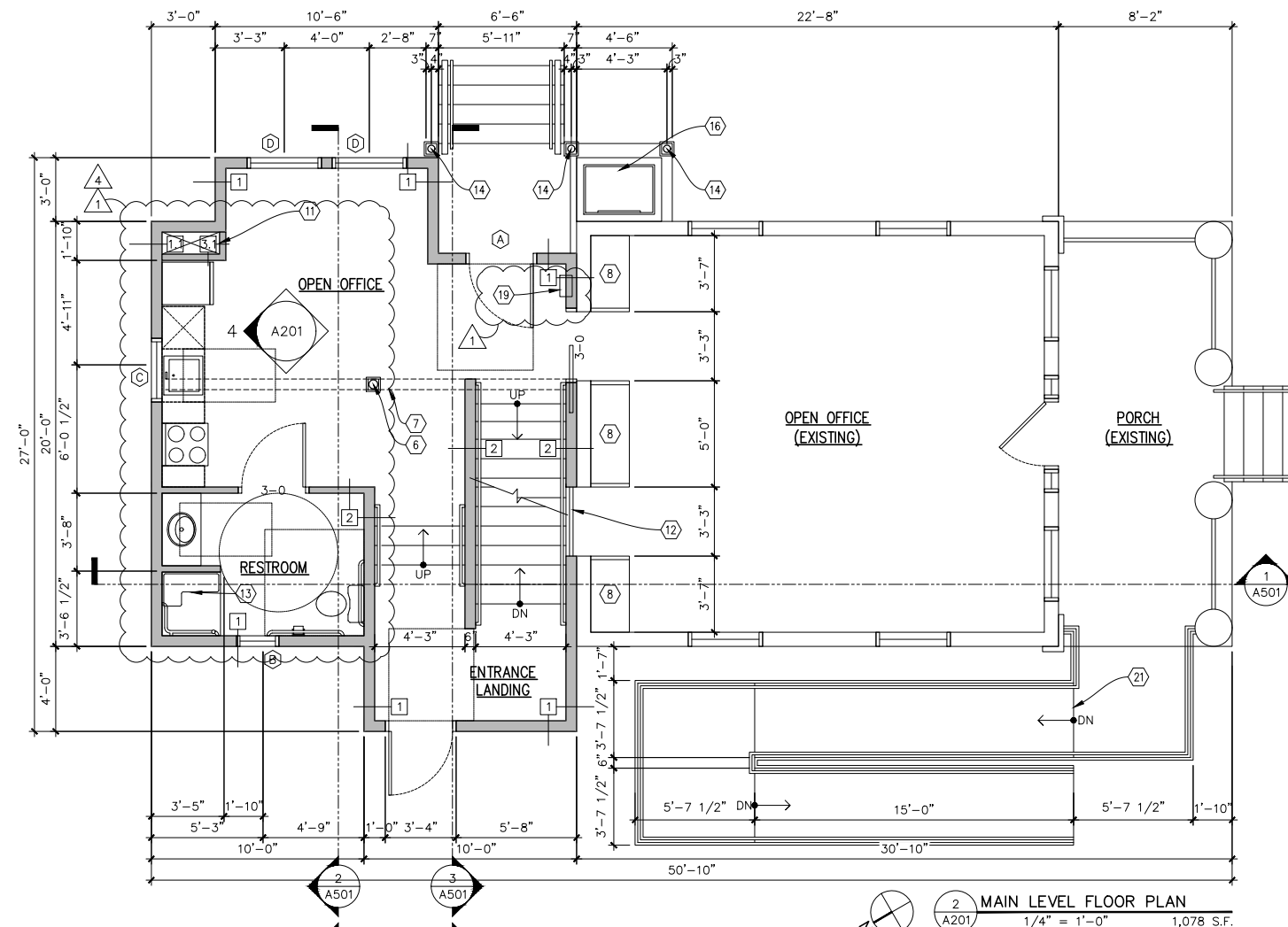
Signature: *Rhet Fiskness*  
Date: 9/22/2022 REG. NO.: 1811

**GENERAL PLAN NOTES:**

- ALL INTERIOR WALLS ARE 3 1/2" WOOD STUDS AT 16" O.C. WITH 5/8" G.W.B. UNLESS OTHERWISE NOTED.
- ALL INTERIOR DIMENSIONS TO OUTSIDE OF FRAMING.
- FOUNDATION: NOMINAL 10" CAST-IN-PLACE CONCRETE FOUNDATION WALLS, 30"x10" STRIP FOOTINGS, THICKENED SLABS AND PADS AT BASEMENT BEARING WALLS AND COLUMNS
- PROVIDE PERIMETER DRAIN TILE AT ALL FOUNDATION WALLS
- PROVIDE 2" EXTRUDED POLYSTYRENE INSULATION AT ALL FOUNDATION PERIMETERS. PROTECT INSULATION WITH PRE-FIN METAL TO 12" BELOW GRADE W/ CONTINUOUS FLASHING OVER METAL EDGE AND UNDER SIDING

**PLAN NOTES:**

- HALF WALL @ 42" A.F.F.
- SUMP PUMP: INCLUDE BACKUP BATTERY CHARGING. VENTILATE DRAIN TILE SYSTEM FOR RADON CONTROL. PROVIDE FAN AND DUCT TO EXTERIOR
- WINDOW WELL @ GRADE. DRAIN DIRECTLY TO PERIMETER DRAIN TILE
- 50"x36"x48" STEEL EGRESS WINDOW WELL W/ 16" LADDER AND 3" OF RIVER ROCK OVER LANDSCAPE FABRIC. DRAIN DIRECTLY TO PERIMETER DRAIN TILE
- FLOOR DRAIN
- RESIDENTIAL ADJUSTABLE STEEL PIPE COLUMN
- LVL BEAM OVERHEAD
- EXISTING SHELVING TO REMAIN
- STACKABLE WASHER/DRYER
- 2x6 FURRING WALL
- MECHANICAL CHASE
- GUARD RAIL @ 36" A.F.F.
- 32"x36" SHOWER W/ CENTER DRAIN, FIBERGLASS ENCLOSURE, AND PRE-FAB GLASS DOOR
- 6x6 COLUMN
- MOP SINK
- 36"x48" CHAIR LIFT BASIS FOR DESIGN: DURALYFT OUTDOOR VPL BY PRECISION LIFT INDUSTRIES - PROVIDE STANDBY POWER GENERATOR FOR CHAIR LIFT IN ACCORDANCE WITH UL-2200
- 42"x42"x12" REINF. CONC. PAD
- 36"x36"x12" REINF. CONC. PAD
- FIRE EXTINGUISHER CABINET
- CONCRETE STOOP (SEE STRUCT)
- NEW RAMP - 1:12 SLOPE MAX. - PROVIDE METAL RAILING @36" HEIGHT ON BOTH SIDES OF RUN - PROVIDE 42" BANISTER AROUND EACH RUN AND LANDING



PROJECT:  
**MILTON EARL BEEBE REMODEL**  
717 3rd AVE N  
FARGO, ND 58102

OWNER:  
**CASS CLAY COMMUNITY LAND TRUST**  
109 1/2 BROADWAY N #203  
FARGO, ND 58102  
701.540.8028

REVISION	DESCRIPTION	DATE
4	REVISION: A000, A201, A501	08/23/2024
3	REVISION: A201, A501, A601	03/31/2023
2	REVISION: A201, A202, A501, A601	12/21/2022
1	REVISION: A000, A201, A202, A601	11/10/2022
CD	CONSTRUCTION DOCUMENTS	9/22/2022

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PROJECT NO: 22-111603  
DRAWN BY: MA  
CHECKED BY: RF

DRAWING TITLE:  
**1ST FLOOR PLAN**

**A201**



**RHET ARCHITECTURE, LLC**  
 ATTN: RHET FISKNESS, AIA  
 27 11th ST. N. FARGO, ND 58102  
 PHONE: 701.715.8232  
 CELL: 701.388.2867  
 EMAIL: RHET@RHET-ARCH.COM  
 WEB: WWW.RHET-ARCH.COM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

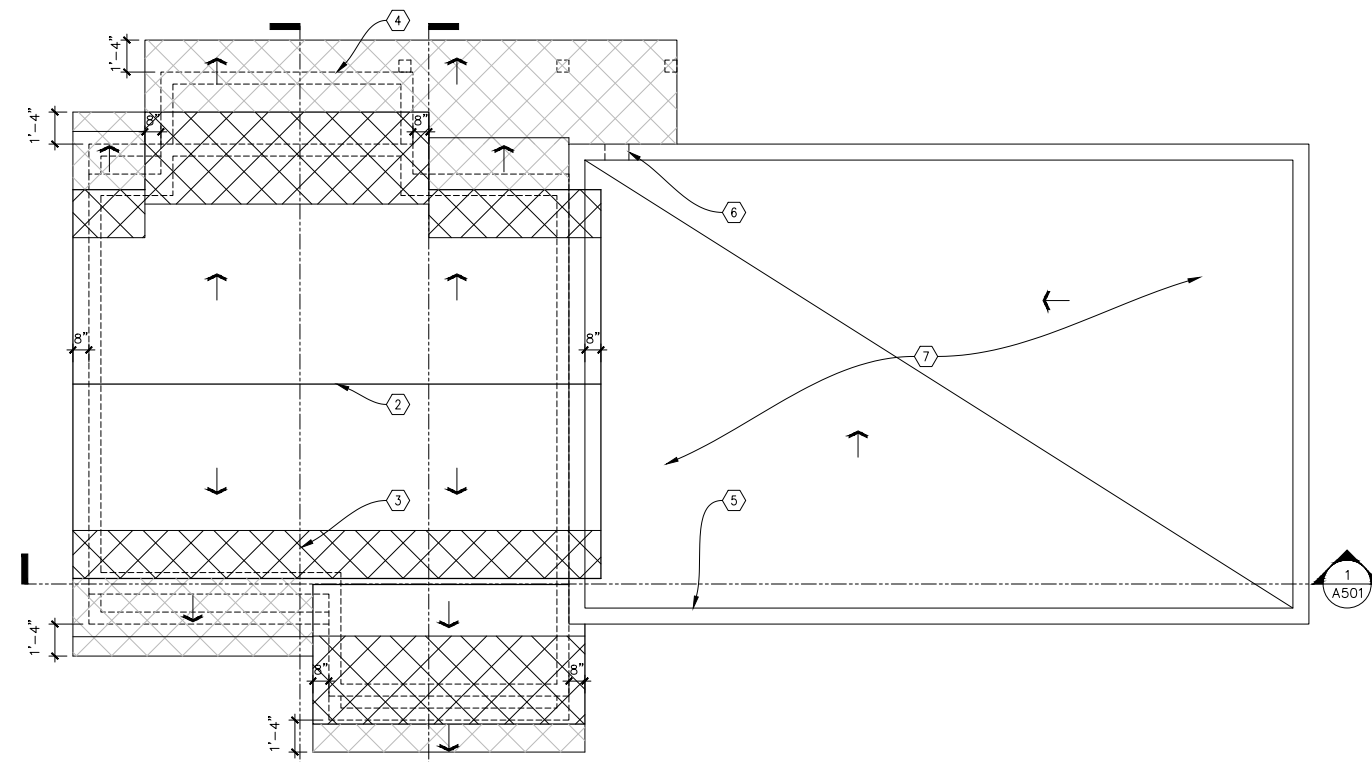
Signature: *[Signature]*  
 Date: 9/22/2022 REG. NO.: 1811

**GENERAL PLAN NOTES:**

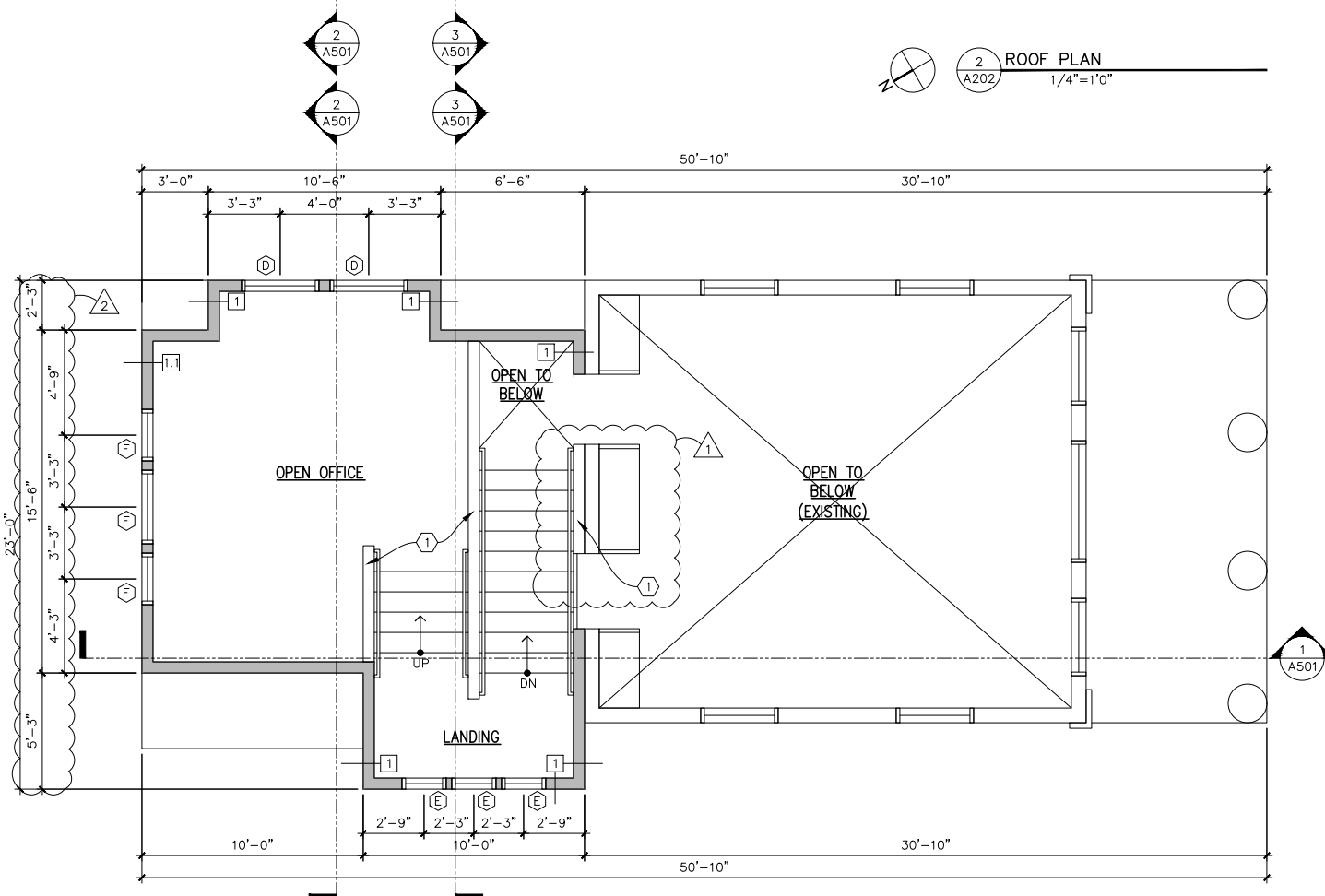
1. ALL INTERIOR WALLS ARE 3 1/2" WOOD STUDS AT 16" O.C. WITH 5/8" G.W.B. UNLESS OTHERWISE NOTED.
2. ALL INTERIOR DIMENSIONS TO OUTSIDE OF FRAMING.
3. FOUNDATION: NOMINAL 10" CAST-IN-PLACE CONCRETE FOUNDATION WALLS. 30"x10" STRIP FOOTINGS, THICKENED SLABS AND PADS AT BASEMENT BEARING WALLS AND COLUMNS
4. PROVIDE PERIMETER DRAIN TILE AT ALL FOUNDATION WALLS
5. PROVIDE 2" EXTRUDED POLYSTYRENE INSULATION AT ALL FOUNDATION PERIMETERS. PROTECT INSULATION WITH PRE-FIN METAL TO 12" BELOW GRADE W/ CONTINUOUS FLASHING OVER METAL EDGE AND UNDER SIDING

**PLAN NOTES:**

- ① HALF WALL @ 42" A.F.F.
- ② SHINGLED RIDGE VENT
- ③ ICE AND WATER SHIELD
- ④ WALL BELOW
- ⑤ EXISTING ROOF PARAPET
- ⑥ RELOCATE EXISTING SCUPPER
- ⑦ EXISTING FLAT ROOF TO REMAIN



2 ROOF PLAN  
 1/4" = 1'-0"



1 MEZZANINE FLOOR PLAN  
 1/4" = 1'-0" 244 S.F.

PROJECT:  
**MILTON EARL BEEBE REMODEL**  
 717 3rd AVE N  
 FARGO, ND 58102

OWNER:  
**CASS CLAY COMMUNITY LAND TRUST**  
 109 1/2 BROADWAY N #203  
 FARGO, ND 58102  
 701.540.8028

2	REVISION: A201, A202, A501, A601	12/21/2022
1	REVISION: A000, A201, A202, A601	11/10/2022
CD	CONSTRUCTION DOCUMENTS	9/22/2022
MARK	DESCRIPTION	DATE

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PROJECT NO:	22-111603
DRAWN BY:	MA
CHECKED BY:	RF
DRAWING TITLE:	1ST FLOOR PLAN

**A202**



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

Signature: *Rhet Fiskness*  
Date: 9/22/2022 REG. NO.: 1811

PROJECT:  
**MILTON EARL BEEBE REMODEL**  
717 3rd AVE N  
FARGO, ND 58102

OWNER:  
**CASS CLAY COMMUNITY LAND TRUST**  
109 1/2 BROADWAY N #203  
FARGO, ND 58102  
701.540.8028

5	REVISION: A401, A601	02/20/2025
CD	CONSTRUCTION DOCUMENTS	9/22/2022
MARK	DESCRIPTION	DATE

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PROJECT NO:	22-111603
DRAWN BY:	MA
CHECKED BY:	RF
DRAWING TITLE: <b>ELEVATIONS</b>	

**A401**



File Location: \\PROJ\PROJECTS\22-11603-Milton Earl Beebe Remodel\DWG\22-11603-A401.dwg  
Plt Date: 20-Feb-25

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

Signature: *Rhet Fiskness*  
Date: 9/22/2022 REG. NO.: 1811

PROJECT:  
**MILTON EARL BEEBE REMODEL**  
717 3rd AVE N  
FARGO, ND 58102

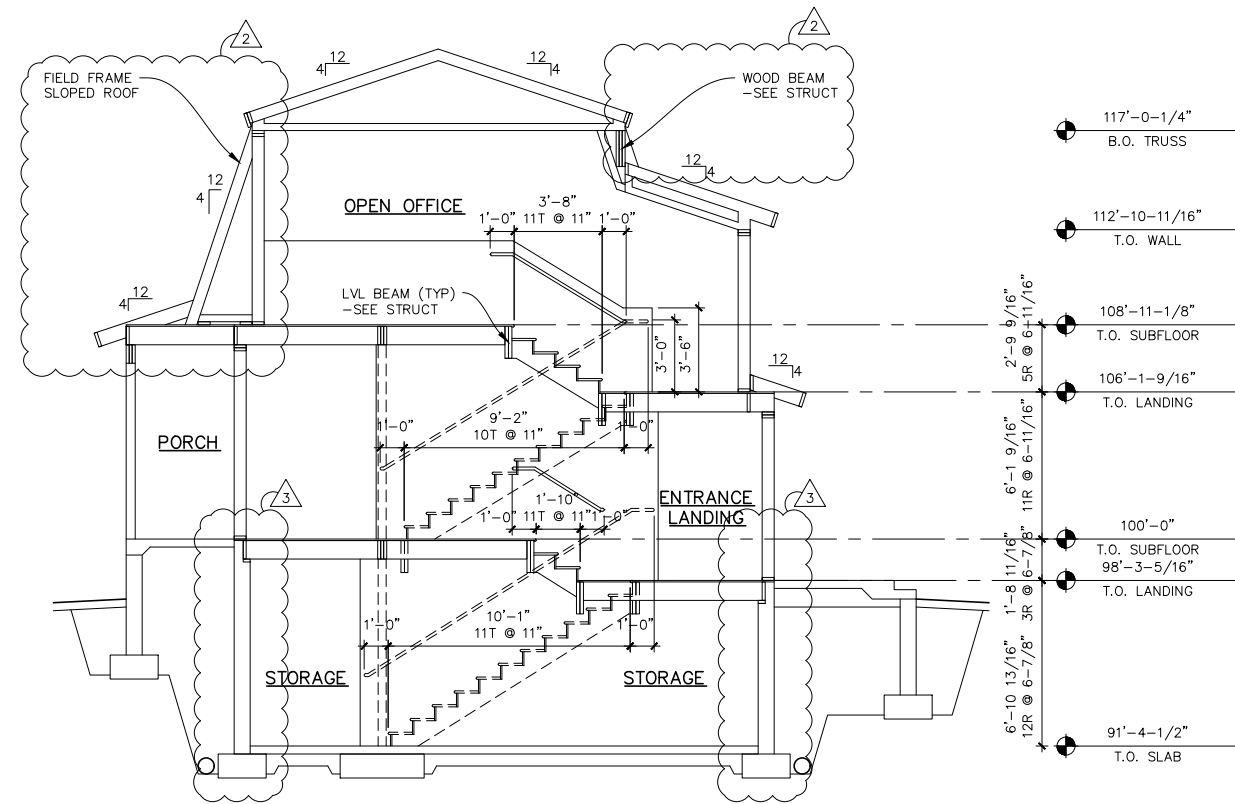
OWNER:  
**CASS CLAY COMMUNITY LAND TRUST**  
109 1/2 BROADWAY N #203  
FARGO, ND 58102  
701.540.8028

MARK	DESCRIPTION	DATE
4	REVISION: A000, A201, A501	08/23/2024
3	REVISION: A201, A501, A601	03/31/2023
2	REVISION: A201, A202, A501, A601	12/21/2022
CD	CONSTRUCTION DOCUMENTS	9/22/2022

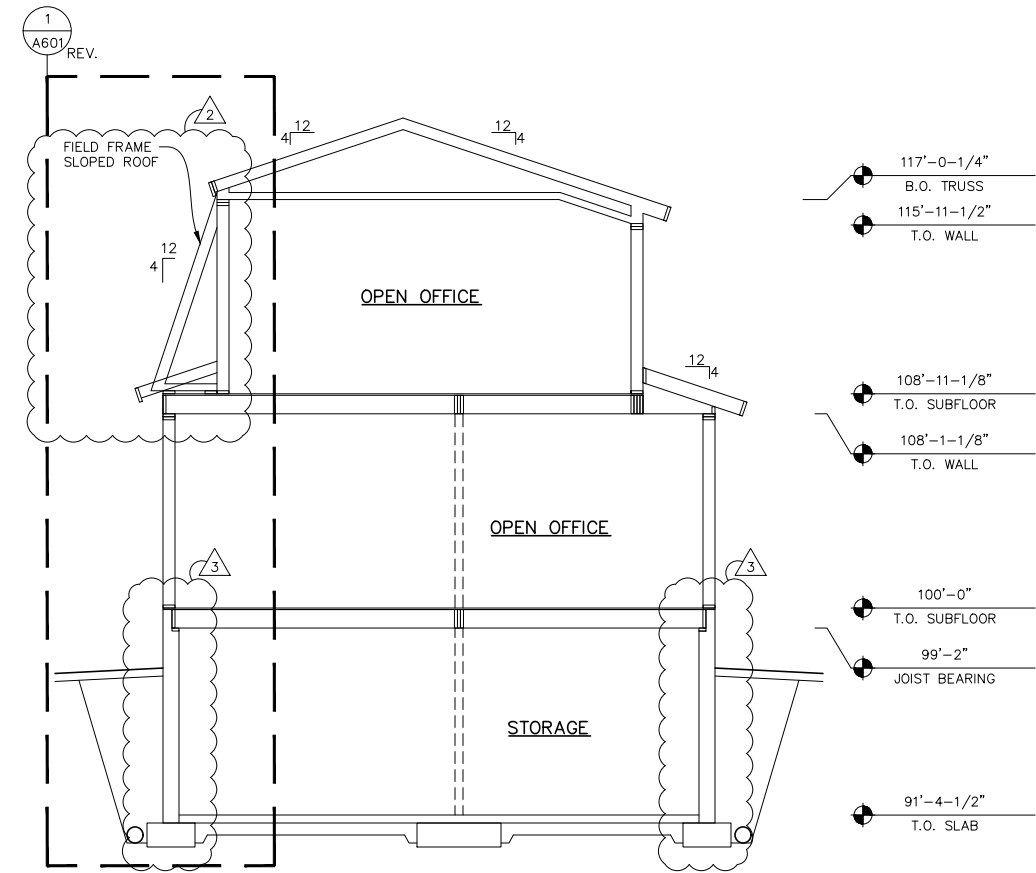
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PROJECT NO: 22-111603  
DRAWN BY: MA  
CHECKED BY: RF  
DRAWING TITLE:  
**BUILDING SECTIONS**

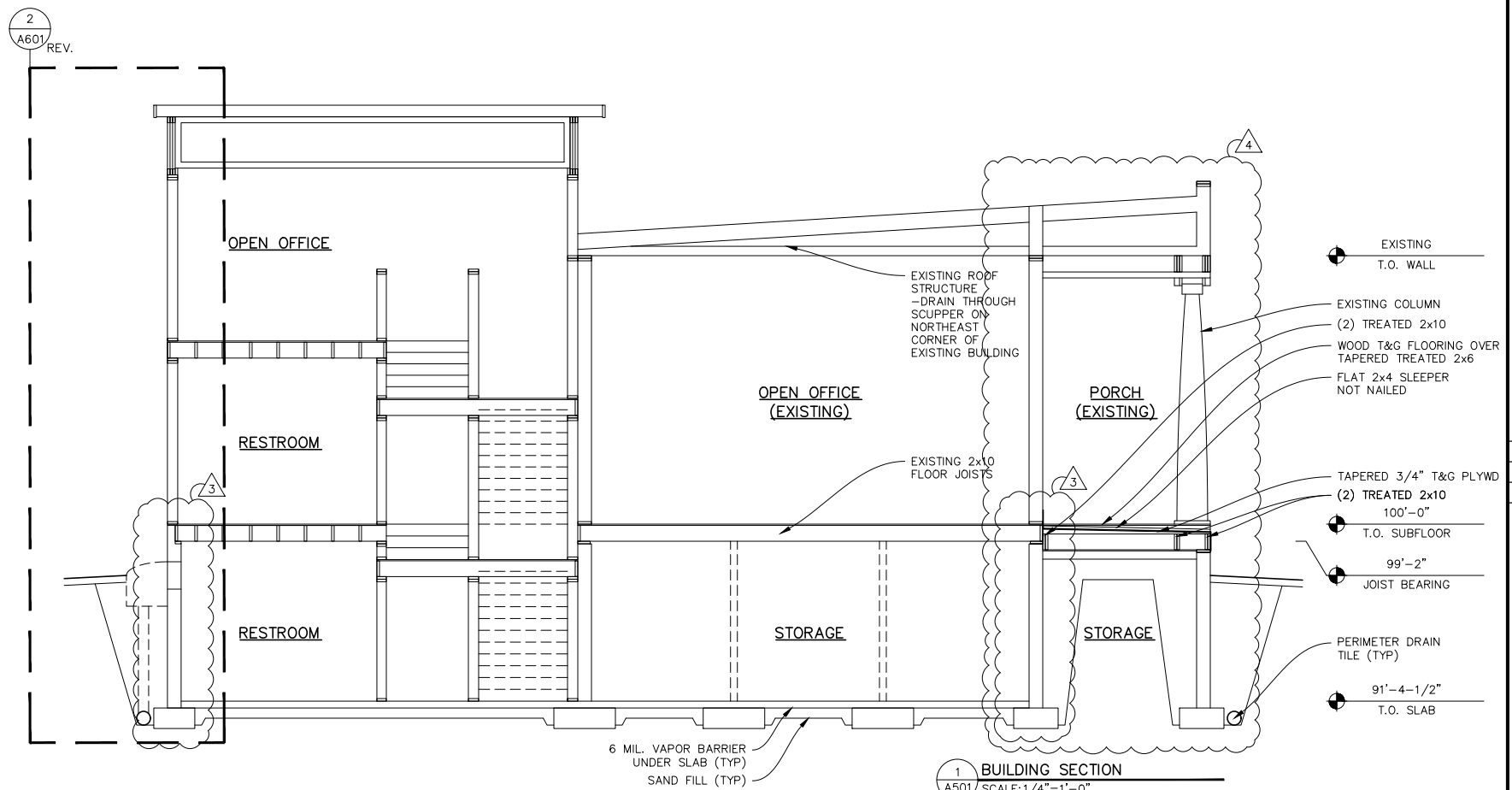
**A501**



**3 BUILDING SECTION**  
A501 SCALE: 1/4"=1'-0"



**2 BUILDING SECTION**  
A501 SCALE: 1/4"=1'-0"



**1 BUILDING SECTION**  
A501 SCALE: 1/4"=1'-0"



NO  
TRESPASSING









**Renaissance Zone Staff Report for  
Lennon Lofts, LLC (371-F)  
214 & 220 6 Ave. North**

**Project Evaluation:**

The City of Fargo received a Renaissance Zone application from Lennon Lofts, LLC to construct a three-story, multi-family building at 220 6<sup>th</sup> Avenue North. Pursuant to the application, the intent of the project is to demolish two blighted multi-family homes, one with fire damage, and construct a three-story, multi-family building with ground floor parking (21 spaces) and 22 apartment units, including 16 one-bedroom/one bath units and six two bedroom/two bathroom units. Construction is anticipated to begin in 2025 with completion in 2026.

The Planning Department has reviewed the application and has provided a project ranking based on the analysis below:

1. **Renaissance Zone Plan Goals:** Use consistent with the RZ Plan (as per Visions and Goals): As noted in the 2024 Renaissance Zone Development Plan.
  - a. *Grow as a Neighborhood:* Invest in housing to increase the population living Downtown and maintain Downtown's diversity.  
The project will add 22 apartment units. The intent is to maximize density on a small, blighted parcel of land.
  - b. *Prosper as a Business Center:* Increase the number and types of jobs Downtown.  
The apartment building will provide housing for individuals who work or shop in downtown Fargo.
  - c. *Thrive as a Destination:* Create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop of the community's social life.  
The application notes that this multi-family building will be one block from the Riverfront trail system, three blocks from Broadway, two blocks from City Hall, and four blocks from Sanford. This building will provide quick access to shopping, dining, recreation, and jobs.
  - d. *Be a model for Inclusive Growth and Development:* Protect Downtown's diversity and evolve as a model for equitable growth and development.  
The application notes the project will provide apartment options for different size and price points (though they will be marketed to the mid-range renter). The project does not address diversity, public amenities or needs for specific populations.
  - e. *Complete our Streets:* Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.  
The project proposes 21 ground floor parking spaces for residents to park off-street. The application notes the apartment's proximity to downtown and large employers provides residents the option to walk to work, restaurants, and entertainment. Bus Route 11 is also within close proximity.
  - f. *Park Smart:* Manage parking resources to meet the needs of drivers, while also making room for new development and activity.  
The apartment will provide 16 one-bedroom units and six two-bedroom units, for a total of 22 living units (28 bedrooms total). The project proposes 21 parking spaces, one of which is dedicated to

maintenance vehicles. The parking will occupy the ground level of the apartment complex; therefore, this project increases the density of parking as well as decreases the visual and economic impact from the existing surface parking lot.

- g. *Play with purpose:* Develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater). This project does not provide designated recreational space, but the application notes its proximity to the Riverfront and local trail system.

**(13/20 points)**

2. **Investment Thresholds:** Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan?

According to the application, the structure accommodates 22,509 square feet, as follows:

- *Proposed Building Total:* approximately 22,509 square feet
- *Residential:* approximately 15,006 square feet (22 apartment units)
- *\*Parking:* approximately 7,503 square feet (21 parking garage spaces)

The application estimates a total capital investment of \$3,400,000, which calculates to approximately \$151.05 per square foot.

**(10/10 points)**

3. **High Priority Land Use:** The new construction or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan.

- a. Primary Sector Business, Industry, and Talent-Dependent Enterprises:  
This project is residential only.
- b. Active Commercial, Specialty Retail or Destination Commercial:  
This project is residential only.
- c. Mixed Use Development:  
This project is not mixed-use.

**(3/20 points)**

4. **Targeted Areas:** Is the investment located in a “Targeted Area” as defined by this RZ Plan? Consideration shall be given to whether this property has been vacant or underutilized for a period of time and/or whether the property is specifically targeted for clearance.

- a. Parcels that have been vacant or underutilized for an extended period of time:  
The subject property currently has two, unoccupied, blighted, multi-family residences; a duplex and a six-plex.
- b. Parcels specifically targeted for clearance:  
The RZ Plan identifies Block 58 for redevelopment and infill with mixed-use and residential development.



**(10/10 points)**

5. **Urban Design:** Is the project representative of strong urban design principles?

The project includes strong urban design principles, including mixed textures, density, and proximity to amenities. The ground floor facade along 6<sup>th</sup> Avenue includes glazing and canopies that create a more walkable environment. The façades on the South and East sides of the property as do not have the same treatment to the façade, as they are less walkable.

Staff have concerns that some of the exterior building material consists of metal, and that the ground floor façade may not meet the transparency requirements. The project is located within the DMU, Downtown-Mixed Use zoning district and will have to meet the architectural intent and other requirements of that zoning district, so materials may change.

**(9/10 points)**

6. **Investment Analysis:** Consideration and analysis as to the total actual investment in the project.

As proposed, the redevelopment project and improvement costs exceed the \$100 per square foot requirement. As previously noted, the application represents a total estimated investment of \$3,400,000.

**(10/10 points)**

7. **Business Relocation:** Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?

N/A

**(0/0)**

8. **Street Activation:** Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?

The project is architecturally designed and contains various textures and materials. Renaissance Zone projects are anticipated to be conscience of four-sided design and follow the DMU, Downtown Mixed-Use design standards outlined in the Land Development Code.

**(8/10 points)**

**Summary:**

This application received a score of 64 on a 90-point scale. The proposed new construction project surpasses the local capital improvement requirement of \$100 per square foot for new construction. The amount invested in the project exceeds state and local guidelines.

Staff is recommending approval to the Fargo City Commission and believes that this project will be a benefit to the downtown community and will positively contribute to the health of surrounding businesses and residents.

**Suggested motion:**

Recommend approval to the Fargo City Commission to approve the application submitted by Lennon Lofts, LLC and to grant the property tax exemption and the State income tax exemptions as allowed by the Renaissance Zone law contingent upon completion of the project and verification of costs.

Criteria:		Staff Rating	Possible Points
1	Use consistent with the plan (as per Vision and Goals)	13	20
2	Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in the RZ Plan?	10	10
3	The new construction or proposed improvements are representative of "High Priority Land Uses" as defined in the RZ Plan: <ul style="list-style-type: none"> <li>• Primary sector business, industry and talent-dependent Enterprises</li> <li>• Active Commercial, Specialty Retail and/or Destination Commercial</li> <li>• Mixed use development (combination of housing, commercial, and/or retail uses in a horizontal or vertical fashion)</li> </ul>	3	20
4	The investment is located in a 'Target Area' as defined by the RZ Plan: <ul style="list-style-type: none"> <li>• Parcels that have been vacant or underutilized for an extended period of time</li> <li>• Parcels specifically targeted for clearance</li> </ul>	10	10
5	Is the project representative of strong urban design principles?	9	10
6	Consideration and analysis as to the total actual investment in the project: <ul style="list-style-type: none"> <li>• Consideration can be given for the level of capital investment in a project. (i.e., additional consideration can be given for higher levels of investment)</li> </ul>	10	10
7	Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community: <ul style="list-style-type: none"> <li>• Commercial tenants that are re-locating within the Downtown Area (as defined by the 1996 Downtown Area Plan) are not eligible for tax incentives without special approval from the Zone Authority</li> <li>• Commercial tenants that are relocating from a North Dakota community (other than Fargo) to the Fargo Renaissance Zone are not eligible for tax incentives without special approval from the Zone Authority.</li> </ul>	N/A	N/A
8	Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?	9	10
Total Rating (100 possible points)		64	90



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

220 6 Ave N

1:2,257

2/11/2025 10:13 AM

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

City of Fargo, ND





**Planning & Development**  
 225 4<sup>th</sup> Street North  
 Fargo, North Dakota 58102  
 Office: 701.241.1474 | Fax: 701.241.1526  
 Email: [Planning@FargoND.gov](mailto:Planning@FargoND.gov)  
[www.FargoND.gov](http://www.FargoND.gov)

## APPLICATION FOR RENAISSANCE ZONE PROJECT

Property owners, business owners, developers or investors interested in pursuing a Renaissance Zone project should review the 2019 RZ Plan. The RZ Plan delineates the current geographical boundaries of the program (only certain blocks within the downtown core are included) and provides additional detail on minimum investment requirements and applicable program goals and objectives that must be met.

Application submitted for (check all that apply):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> New Construction      | <input type="checkbox"/> Commercial Lease   |
| <input type="checkbox"/> Purchase with Major Improvements | <input type="checkbox"/> Rehabilitation: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential |
| <input type="checkbox"/> Primary Residential Purchase     | <input type="checkbox"/> Block Addition   |

Property Owner Information	
Name ( <i>printed</i> ):	Lennon Lofts LLC
Name ( <i>printed</i> ):	
Address:	1630 1st Ave N Ste B PMB 7 Fargo, ND 58102

Contact Person Information ( <i>if different than owner</i> )	
Name ( <i>printed</i> ):	Andrew Hanson
Address:	1630 1st Ave N Ste B PMB 7 Fargo, ND 58102

Parcel Information
Address: 214 & 220 6th Ave N, Fargo ND 58102
Unit Number: N/A
Renaissance Zone Block Number: 58
Legal Description ( <i>attach separate sheet if more space is needed</i> ):
Lot: 1 Block: 1 220 ADDITION LT 1 BLK 1 **6-2-21 REPLAT FRM 01-1540-02290-000 & 02300-000 PER PLAT DOC#1633340 FOR 2021
Parcel Number: 01-8777-00100-000

- Is this property listed on or a contributing structure to the National Register of Historic Places?  Yes  No
- Do you intend to apply for a Historic Preservation Tax Credit in conjunction with this project?  Yes  No

Project Information	
Total Project Cost: (Qualified Capital Improvements) Estimated at \$3,400,000	
Current Use of Property: Blighted Six Plex and Blighted Duplex - both are vacant	
Anticipated Use Upon Completion: 22 unit multi-family building with 21 enclosed parking spaces	
Expected Date of Purchase: Q2 of 2025	Expected Date of Occupancy: 7/1/26
Estimated Property Tax Benefit: (Over five year exemption period) \$285,000	Estimated State Income Tax Benefit: N/A (Over five year exemption period)
Current Employees: N/A (Full-time equivalent)	Anticipated Employees: N/A (Full-time equivalent)

**Scope of Work**

Demolition of two blighted and vacant buildings on the subject site including a six plex which has fire damage and a duplex. According to the City of Fargo both properties are in excess of 120 years old. Once shovel ready in the spring of 2025 we will begin construction of a three story building which will include 21 ground level enclosed parking spaces and 22 apartment units with 11 units per floor (2nd and 3rd). The unit mix will include 16 one bed/one bath units and six two bed/two bath units. Construction is expected to take 9-12 months with a projected 6-9 month stabilization phase.

**Additional Project Information**

New Construction/Rehabilitation/Purchase with Improvements Only

Current Building Value: \$88,800 (Bld Value) (Taxable Improvement Value)	Estimated Building Value Upon Completion: \$3,150,000 (Taxable Improvement Value)
Building Area Upon 22,509 Completion (SF):	Number of Stories 3 Upon Completion:

Commercial Lease Only

Lease Area Upon Completion (SF): N/A			
Type of Business: N/A			
<input type="checkbox"/> New business moving to the Renaissance Zone	<input type="checkbox"/> Expanding Business moving to the Renaissance Zone	<input type="checkbox"/> Existing Business Expanding within the Renaissance Zone	<input type="checkbox"/> Continuation of a lease moving from one Renaissance Zone Project to another Renaissance Zone Project

Residential Purchase Only

Will this be your primary place of Residency?: No

**Acknowledgement** – We hereby acknowledge that we have familiarized ourselves with the rules and regulations to the preparation of this submittal and that the forgoing information is true and complete to the best of our knowledge.

DocuSigned by:  
 Owner (Signature): Andrew Hanson Date: 1/26/2025  
 Joint Owner (Signature): \_\_\_\_\_ Date: \_\_\_\_\_  
 Representative (Signature): \_\_\_\_\_ Date: \_\_\_\_\_

**CONFIDENTIAL INFORMATION**

This application is an open record under NDCC 44-04 and will be available to the public for review. Telephone numbers and e-mail that are provided to the Planning and Development Department for the purpose of communicating with an applicant are exempt from this requirement and are considered to be confidential/non-public information.

This portion of the application must be completed, but it will be kept separate from the rest of the application and the contact information contained herein will not be available to the public for review.

<b>Applicant</b>	
Name:	Lennon Lofts LLC
Daytime Phone Number:	701.238.7098
Email:	andrew.hanson@goldmark.com

<b>Contact Person/Representative (If Different than Applicant)</b>	
Name:	Andrew Hanson
Daytime Phone Number:	701.238.7098
Email:	andrew.hanson@goldmark.com

**THE FOLLOWING CHECKLIST MUST BE COMPLETED AND SUBMITTED WITH THE APPLICATION FORM:**

		Submitted	N/A
Renaissance Zone Project	Current photos of property, relevant to project scope and proposed renderings of the proposed project	<input checked="" type="checkbox"/>	
	<a href="#">Certificate of Good Standing</a> from the Office of the State Tax Commissioner	<input type="checkbox"/>	Pending at ND Sec of State
	<a href="#">Business Incentive Agreement</a> from the Department of Commerce for all non-residential projects	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	For residential purchases provide proof of ownership and closing date	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Goals and objectives as outlined in the 2015 Fargo Renaissance Zone Development Plan (Attachment A)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**APPLICATION DEADLINES:**

The Renaissance Zone Authority regularly meets on the Fourth Wednesday of each month at 8:00 am in the in the City Commission Chambers at 225 4<sup>th</sup> Street North, Fargo, ND 58102. For consideration during a monthly meeting:

- **Renaissance Zone** applications are due by 4:30 pm on the **last weekday of each month.**

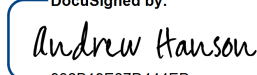
**REQUIREMENTS, POLICIES, AND GUIDELINES:**

The Renaissance Zone is administered according to the following written documents, each of which are available on the City of Fargo’s website.

- **Renaissance Zone Designation**
  - o City of Fargo Renaissance Zone Development Plan
  - o North Dakota Renaissance Zone Program Guidelines

**CERTIFICATION:**

Applicant certifies that, to the best of his/her knowledge and belief, the information contained in the application and attached hereto is true and correct. Applicant also certifies that he/she understands all written requirements, policies, and guidelines of the Fargo Renaissance Zone Authority, the City of Fargo, and/or the State of North Dakota governing the use of the procedure or program being applied for:

DocuSigned by:  
  
032B19E27D444ED...  
 \_\_\_\_\_ Andrew Hanson 1/26/2025  
 (Applicant’s Signature) (Printed Name) (Date)

If the property owner(s) and applicant are different, the property owner certifies that he/she has full knowledge of this application and consents to its submission:

\_\_\_\_\_  
 (Applicant’s Signature) (Printed Name) (Date)

\_\_\_\_\_  
 (Applicant’s Signature) (Printed Name) (Date)

## Goals of the Fargo Renaissance Zone Plan

Is the proposed use of the project consistent with the RZ Plan? As noted in the Renaissance Zone Development Plan the desired land use will contribute to a number of goals:

1. *Grow as a Neighborhood.* How will this project invest in housing to increase the population living Downtown and maintain Downtown's diversity?

This project will create 22 new living units in downtown Fargo as the property is currently blighted and vacant. The units will be designed in a way to maximize density on a small parcel of land. The target market is a mid range renter that desires to work and live downtown, service industry, nurses, young professionals.

2. *Prosper as a Business Center.* How will this project increase the number and type of jobs Downtown (or accessible from Downtown)?

Create jobs durring construction and provide housing for downtown employees.

3. *Thrive as a Destination.* How will this project create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop to the community's social life?

This project is located one block from a riverfront/trail system access point, three blocks from Broadway, two blocks from City Hall and four blocks from Sanford which creates a walkable district for the tenants to work and recreation.

4. *Be a Model for Inclusive Growth and Development.* How will this project protect Downtown's diversity and evolve as a model for equitable growth and development?

Create a target market of mid range renter to supply housing for a labor market that desires to work and live in downtown Fargo.

5. *Complete our Streets.* How will this project make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car?

Providing 21 enclosed parking spaces. The proximity to downtown and large employers allows for the option to walk to work, restaurants, retail or entertainment. The property is also near public transit.

6. *Park Smart.* How will this project manage parking resources to meet the needs of drivers, while also making room for new development and activity?

The property will have 21 enclosed parking spaces with 22 living units.



7. *Play with Purpose*. Will this project develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater)?

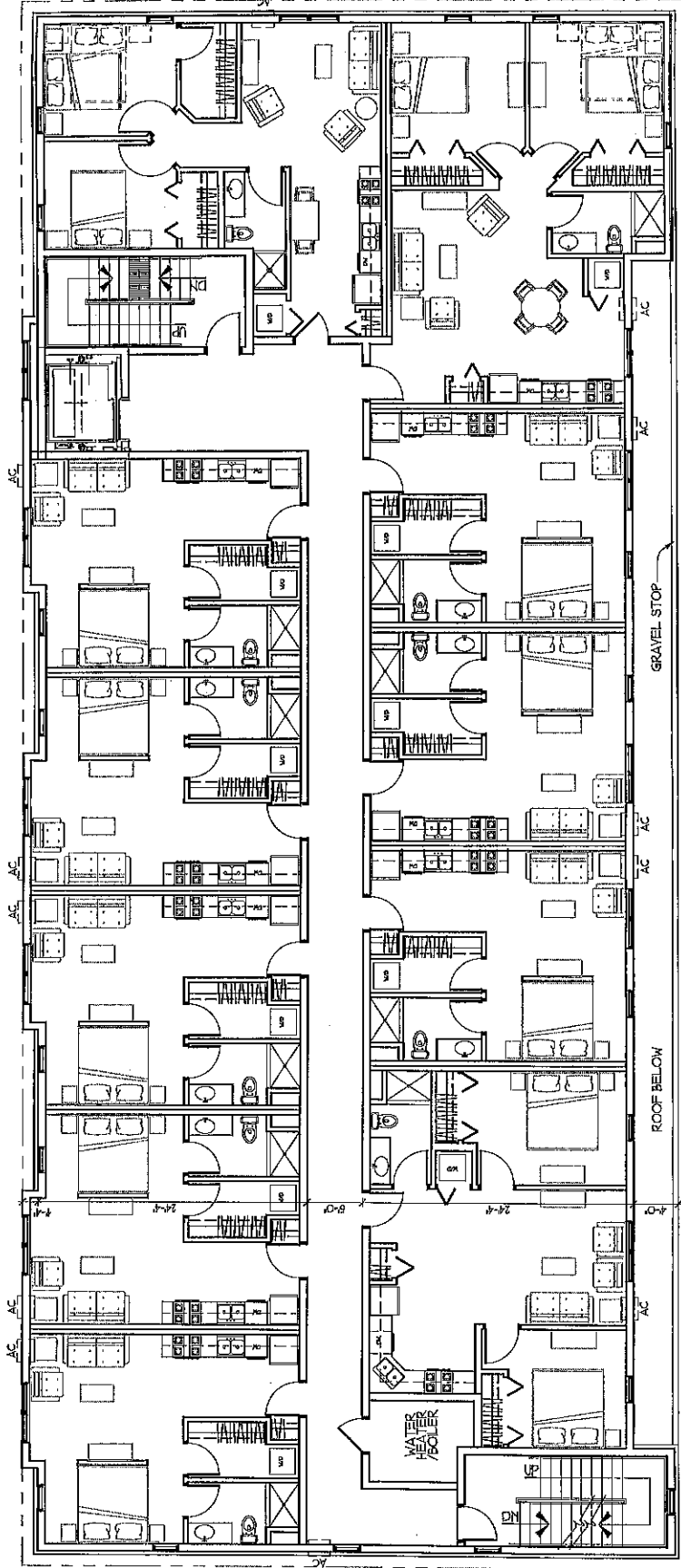
The project is planning to maximize density on the site being there is green space access one block from the site location via the riverfront and trail system.











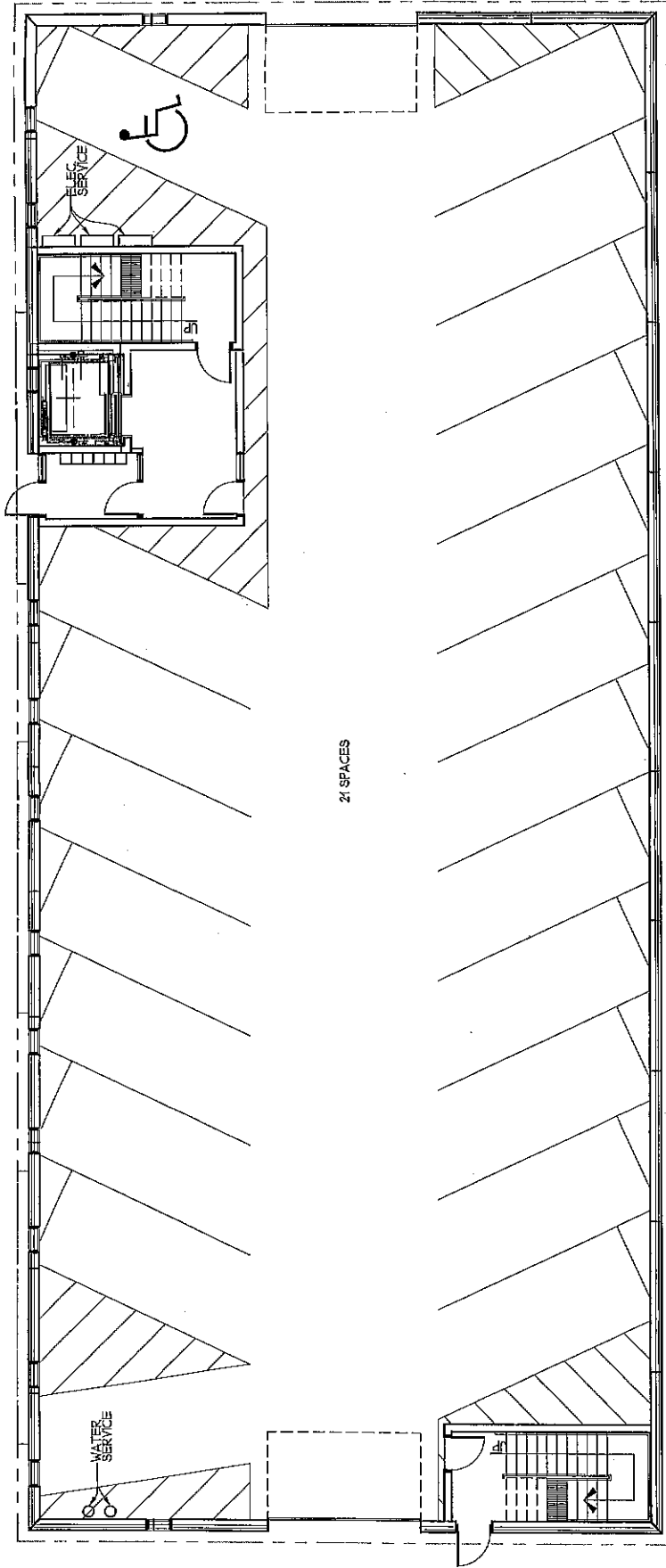
SECOND & THIRD FLOOR PLAN  
1" = 10'-0"

**220**  
**APARTMENTS**  
Fargo, North Dakota

September 2, 2024

**M | B | A**  
MBA ARCHITECTURE  
2401 University Ave. NE  
Fargo, ND 58102  
Phone: (701) 335-5161 | info@mbarch.com | Fax: (701) 335-5168

A2



FIRST FLOOR PLAN  
1" = 40'-0"

**20**  
**APARTMENTS**  
Fargo, North Dakota

September 2, 2024

**M | B | A |**  
MIDWEST BUILDERS ASSOCIATION  
2001 S. DAKOTA AVENUE, SUITE 100  
FARGO, ND 58103  
Phone: 701-735-3601 | Mid@mba.com | Fax: 701-735-3605

A1

**MEMORANDUM**

**TO:** Renaissance Zone Authority  
**FROM:** Maegin Elshaug, Planning Coordinator  
**DATE:** February 21, 2025  
**RE:** Modifications to Project Staff Reports

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During the update to the Renaissance Zone Development Plan in 2024, staff noted upcoming work beginning in January to streamline processes and review of applications. Additionally, within the last 6-8 months, the Renaissance Zone Authority has reviewed multiple applications where the scoring has not necessarily reflected the overall benefit or impact to Downtown. Staff has begun to work on these items and have suggestions for the Renaissance Zone Authority to review.

As noted, there has been discussion on the scoring at several recent meetings during review of Renaissance Zone project applications, and staff finds the change in scoring can be attributed to a number of reasons, primarily as a result of the change to include the seven Downtown InFocus Goals (a change with the 2019 plan update) and that projects cannot feasibly meet all the goals. For example, all projects cannot and will not be mixed use, provide new parking, or capture stormwater based on scope of work, or other items, such as geographic location (located towards the extents of Downtown instead of the primary core), scale of project (recently more smaller scale rehab projects), and at times competing goals with other plans (such as the Core Neighborhoods Plan). Along with the scoring, staff reviewed the Renaissance Zone Development Plan to make sure review between the plan and staff report is aligned.

Staff found several areas where improvements could be made. In an effort to provide more clarity to applicants for project review and more streamlined staff report and analysis, the following changes are proposed to the staff report:

- Include “silent” criteria as part of review
  - Several topics within the Review Criteria of the development plan (page 7), including historic preservation, comprehensive improvements, and blight removal, are part of staff analysis, but not currently included in specifically in the staff report.
  - Add “Comprehensive Improvements and Blight Removal” criteria.
- Reorganize review criteria to remove redundancy



- Combine sections “Investment Analysis” and “Investment Thresholds”, which currently differentiate between State and local minimums.
- Combine Sections “Urban Design”, “Street Activation”, and add “Historic Preservation”
  - Combining these sections will remove redundancies, as often these criteria touch on the specific scope of work and are restated several times with the same information.
  - Note historic preservation will not apply to new construction projects.
- Streamline review of Vision and Goals
  - Provide overall review for consistency with the Plan’s vision and goals (also the Downtown InFocus Goals), as opposed to the seven individual goals. Subsequent change to application to provide overall narrative instead of responding separately.
- Remove numerical scoring
  - Staff has found that the numerical scoring, especially in an effort to score projects consistently, doesn’t always reflect how “good” or beneficial a project is. Removing the scoring will allow for focus on the overall project and benefit to Downtown.

If the Renaissance Zone Authority wishes to move forward with the noted changes, the review criteria sections are indicated below:

Current

Renaissance Zone Plan Goals  
 Investment Thresholds  
 High Priority Land Use  
 Targeted Areas  
 Urban Design  
 Investment Analysis  
 Business Relocation  
 Street Activation

Proposed

Renaissance Zone Plan Vision and Goals Consistency  
 Comprehensive Improvements and Blight Removal  
 Investment Information  
 High Priority Land Use  
 Targeted Areas  
 Urban Design, Street Activation, and Historic Preservation  
 Business Relocation

As an additional item to note, staff works with applicants throughout the process to ensure quality projects that enhance the overall fabric and vibrancy of Downtown, and have a pre-application meeting prior to application submittal to discuss the process and review criteria, as well as ways improvements could be made to further meet the intent of the Renaissance Zone.

Recommended Motion:

Proceed with staff’s recommendation to streamline review and staff report.