

**RENAISSANCE ZONE AUTHORITY**  
**Wednesday, February 22, 2023 | 8:00AM**  
**City Commission Chambers**  
**AGENDA**

1. Approval of Minutes: October 26, 2022
2. Review application from Great Plains NP Holdings, LLC (New Construction) located at 602, 610, 636 and 650 Northern Pacific Avenue North
3. Other Business
4. Adjourn – Next Meeting: March 22, 2023

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, October 26, 2022**

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, October 26, 2022.

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

Present: Deb Mathern, Reid Middaugh, Prakash Mathew, Chad Peterson, Commissioner Dave Piepkorn, Commissioner Arlette Preston

Absent: Dr. Dean Bresciani, Steve Swiontek

Chair Mathern called the meeting to order.

**Item 1: Minutes: Regular Meeting of April 27, 2022**

Member Peterson moved the minutes of the April 27, 2022 Renaissance Zone Authority meeting be approved. Second by Member Mathew. All Members present voted aye and the motion was declared carried.

**Item 2: Review application from EPIC Unite Real Estate Holdings, LLC (New Construction) located at 234 Main Avenue North**

Planning Coordinator Maegin Elshaug presented the staff report for a proposal to construct a mixed-use residential and commercial building, and noted staff is recommending approval as the proposal meets the guidelines and all required approval criteria. She stated an updated site plan has been provided as a laydown item to the Board.

Discussion was held on the updates to the site plan, parking ratios, and future parking needs in the Downtown area.

Member Piepkorn moved to recommend approval to the City Commission of the application submitted by EPIC Unite Real Estate Holdings, 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. Second by Member Preston. On call of the roll Members Piepkorn, Middaugh, Mathew, Peterson, Preston, and Mathern voted aye. Absent and not voting: Members Bresciani and Swiontek. The motion was declared carried.

**Item 3: Other Business and Public Comment**

Chair Mathern inquired if scoring criteria would be updated to reflect the rising costs of construction.

Ms. Elshaug stated the Renaissance Zone Development Plan will need to be updated in 2024 and could be review then.

**Item 4: Adjourn – Next Meeting: November 22, 2022**  
The time at adjournment was 8:13 a.m.



**Renaissance Zone Staff Report for  
Great Plains NP Holdings, LLC (345-F)  
602, 610, 636, and 650 Northern Pacific Avenue**

**Project Evaluation:**

The City of Fargo received a Renaissance Zone application from Great Plains NP Holdings, LLC to construct a mixed-use project at 602, 610, 636, and 650 Northern Pacific Avenue. Pursuant to the application, the intent of the project is to construct a 6-story mixed-use building with ground floor retail, amenity space, apartments, community theater space, and a publicly owned parking garage. The Renaissance Zone application does not apply to the parking garage, as it is intended to be publicly owned. Construction is anticipated to begin in 2023 with completion in 2025.

The project includes three primary programs of retail and residential, community theater space, and a publicly owned parking garage. The applicant plans to build the shell for all of the spaces at once, however the community theater will be completed at a separate time, likely later than the remainder of the building. The Planning Department is coordinating with the applicant, the Assessor's Department, and the State to see how to best navigate the completion timelines and processes.

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 2019 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 approximately 168 apartment units. The proposed community theater will add additional arts and entertainment options to the downtown community.
  - b. *Prosper as a Business Center:* Increase the number and types of jobs Downtown.  
The mixed use building will have approximately 2,500 square feet of retail space and a community theater, providing opportunities for more jobs in the downtown area. The additional parking garage of the overall development will support new and existing businesses in the general vicinity of the project.
  - 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 contributes toward the retail and residential needs Downtown and also provides an entertainment destination, but does not directly impact the riverfront. The sidewalks, ground level interaction, and community theater will serve the community as an entertainment and arts destination. Wider sidewalks are anticipated with the reconstruction of Northern Pacific Avenue within the next several years.
  - 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 provides different apartment options for size and price points (though they are market rate), as well as contributing to the arts and entertainment of downtown. 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 ground floor retail, community theater, and apartments to improve the streetscape, foot traffic, and activity of the area. Routes 13 and 13U, 14, 15, and 18 run along Northern Pacific Avenue, with stops within a tenth-mile of the subject property. The site is also several blocks from the MATBUS GTC (Ground Transportation Center). Reconstruction of Northern Pacific Avenue adjacent to the subject property is expected

to occur within the next several years and will incorporate standard street amenities, separated bike lane and a pedestrian crossing at this block.

- f. *Park Smart:* Manage parking resources to meet the needs of drivers, while also making room for new development and activity.

The project proposes approximately 465 parking spaces hidden behind the mixed use project. The parking needs for existing office and retail will utilize the parking garage during the day while the project's apartments, the existing apartments surrounding, and food and beverage establishments will utilize the garage during the evening. The 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).

The project provides the residents a rooftop amenity space. The building façade is designed to accommodate the reconstruction of Northern Pacific Avenue which includes a bike lane and widened sidewalks.

**(17/20 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 (number) square feet, as follows:

- *Proposed Building Total:* approximately 182,500 square feet (\*332,500 square feet with parking)
- *Residential:* approximately 150,000 square feet (approximately 168 apartment units and 3,000 square feet of amenity space)
- *Commercial:* approximately 2,500 square feet
- *Community Theater:* 30,000 square feet
- *\*Parking:* approximately 150,000 square feet (465 parking garage stalls)

\*The Renaissance Zone application does not apply to the parking garage because it will be publicly owned. It is listed to show the full scope of the project at completion.

The application estimates a total capital investment of \$40,000,000, which calculates to approximately \$219 per square foot.

When reviewing the mixed-use portion (residential and commercial) and the theater separately, the mixed-use portion (152,500 square feet) investment of \$36,000,000 calculates to approximately \$236 per square foot and the community theater (30,000 square feet) investment of \$4,000,000 calculates to approximately \$133 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:

Staff is not aware that the applicant is specifically targeting primary sector business, but project provides space for such uses.

- b. Active Commercial, Specialty Retail or Destination Commercial:

Staff is not aware that the applicant is specifically targeting active commercial, specialty retail, or destination commercial, but the project provides space for such uses.

- c. Mixed Use Development:

Yes

**(18/20 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.
- Parcels that have been vacant or underutilized for an extended period of time:  
The subject property is a currently a surface parking lot and has been for decades.
  - Parcels specifically targeted for clearance:  
The RZ Plan identifies Block 18 for redevelopment of the surface parking lot with mixed-use and ground level retail/commercial interaction on Northern Pacific Avenue.

**(10/10 points)**

5. **Urban Design:** Is the project representative of strong urban design principles?  
The project includes strong urban design principles, including density, form, and proximity to amenities. The building is placed close to Northern Pacific Avenue and the design contemplates the interface of the structure to the right-of-way, as the ground floor facade provides architectural interest through varying materials and a high amount of glazing that that provides transparency and vibrancy. The project is located within the DMU, Downtown-Mixed Use, zoning district and will have to meet the architectural intent of that zoning district as well.

**(10/10 points)**

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

As proposed, the redevelopment project and improvement costs exceeds the \$100 per square foot requirement. As previously noted, the application represents a total estimated investment of \$40,000,000.

**(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?

The project does not intend currently for the movement or relocation of a business from another North Dakota community.

**(10/10)**

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 provides interest with varying articulation, glazing, textures, and other horizontal elements, such as canopies. Renaissance Zone projects are anticipated to be conscience of four-sided design, which has been seen with other projects in Downtown. However, the south portion of the project does not have the same design treatment, specifically the eastern portion of the south façade and the south portion of the east façade are more “blank” than other facades (though this is adjacent to the railroad tracks).

**(9/10 points)**

**Summary:**

This application received a score of 94 on a 100-point scale. The applicant met all required criteria and the use is consistent with the RZ Plan. The proposed new construction project surpasses the local capital improvement requirement of \$100 per square foot for new construction.

This project is consistent with the RZ Plan to provide a mixed-use development within a target area that acts as an activity generator by providing for street-level retail activity, residential units, community theater space, and publicly owned parking.

The amount invested in the project exceeds state and local guidelines. The project does not involve the relocation of commercial businesses from another North Dakota city. The applicant will not be seeking any historic preservation tax credits.

This project will make use of a surface parking 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 businesses and residents.

Minimum Criteria (New Construction Proposals)			
Criteria:		Staff Rating	Possible Points
1	Consistency with Plan Goals	17	20
2	Investment Thresholds	10	10
3	High Priority Land Use	18	20
4	Consistency with Targeted Areas	10	10
5	Urban Design	10	10
6	Investment Analysis	10	10
7	Business Relocation	10	10
8	Street Activation	9	10
Total Rating (100 possible points)		94	100

**Suggested motion:**

Recommend approval to the Fargo City Commission to approve the application submitted by Great Plains NP Holdings, 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.



Subject Property

602, 610, 636 & 650 Northern Pacific Ave



THE CITY OF  
**Fargo**  
FAR MORE





## 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> ): Great Plains NP Holdings, LLC
Name ( <i>printed</i> ):
Address: 210 Broadway Suite 300
Fargo, ND 58102

Contact Person Information ( <i>if different than owner</i> )
Name ( <i>printed</i> ): Keith Leier
Address: 210 Broadway Suite 300, Fargo, ND 58102

Parcel Information
Address: 602, 610, 636, 650 NP Ave
Unit Number:
Renaissance Zone Block Number: Block #18
Legal Description ( <i>attach separate sheet if more space is needed</i> ):
Parcel Number: 01-3508-01211-000 01-3508-01213-000 01-3508-01281-000 01-3508-01283-000

- 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) <b>\$36 MM (total development costs, mixed-use project only)</b>	
Current Use of Property: Surface Parking Lots	
Anticipated Use Upon Completion: Mixed used apartments and community theatre lining publicly owned parking garage	
Expected Date of Purchase: Summer 2023	Expected Date of Occupancy: Late 2025
Estimated Property Tax Benefit: (Over five year exemption period) <b>\$2MM</b>	Estimated State Income Tax Benefit: (Over five year exemption period) <b>n/a</b>
Current Employees: (Full-time equivalent) <b>n/a</b>	Anticipated Employees: (Full-time equivalent) <b>n/a</b>

**Scope of Work**

Construct a six story private development including three primary programs: 1.) +/- 2,500sf of ground floor retail, +/- 3,000sf of amenity space, and +/- 168 apartments - all together considered the "mixed use project", 2.) +/- 30,000sf of ground floor community theater space, and 3.) publicly owned +/- 465 stall parking garage. This RZ application is for the private "mixed use project" portion of the project only.

**Additional Project Information**

New Construction/Rehabilitation/Purchase with Improvements Only

Current Building Value: (Taxable Improvement Value) <b>\$148,000</b>	Estimated Building Value Upon Completion: (Taxable Improvement Value) <b>\$24.6MM</b>
Building Area Upon Completion (SF): <b>150,000</b>	Number of Stories Upon Completion: <b>6</b>

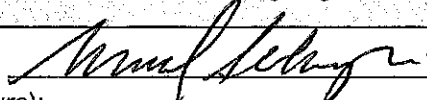
Commercial Lease Only

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): <u></u>	Date: <u>1/27/23</u>
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"/>	
	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
	For residential purchases proved a copy of the purchase agreement	<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 **first Wednesday 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:

  
 \_\_\_\_\_  
 (Applicant's Signature)

**Mike Allmendinger**  
 \_\_\_\_\_  
 (Printed Name)

**1/27/23**  
 \_\_\_\_\_  
 (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?

Project will add approximately 168 units on a location with currently zero residents. The addition of a community theatre to Downtown will add additional arts and entertainment options, contributing to a better quality of life for all downtown residents, new and existing. Added public parking infrastructure will not only support the new development project, it will serve the needs of other downtown development, provide needed support for existing businesses, and provide more parking availability for downtown events and entertainment.

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

Project will include retail generating new jobs and a community theatre bringing more jobs to the downtown area. The overall development's parking garage and new parking supply will help support existing and new businesses and will be a catalyst additional new development or redevelopment in the general vicinity of the project.

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?

The project will continue to support the growing retail district of Downtown and increase the residential units in the neighborhood. The addition of a community theatre in the project will be a entertainment and arts destination for the entire community, bringing tens-of-thousands of additional people to the neighborhood. This new activity will be supported by additional public parking infrastructure, which will have an additional catalytic impact to surrounding business and other development efforts.

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?

Project will provide a range of apartment, sizes, price points and contribute to the arts and entertainment district of downtown.

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?

The replacement of the surface lot with ground floor retail, community theatre and 168 units will vastly improve the streetscape, foot traffic, and activity in this area of downtown.

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 will be hidden behind the mixed use project. The project's focus on residential will allow the parking garage to serve new and existing office and retail demand during the day. In the evening the garage will provide parking for food and beverage establishments, the project's apartments, and new/existing apartments in the area. We are increasing the density of parking, while decreasing the visual and economic impact of surface parking lots.

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)?

A rooftop amenity space will provide the residents access to an outdoor space. The facade of the project is designed to accommodate, compliment and work with the planned bike lane and widened sidewalks of the NP Ave reconstruction project.

Legal Descriptions

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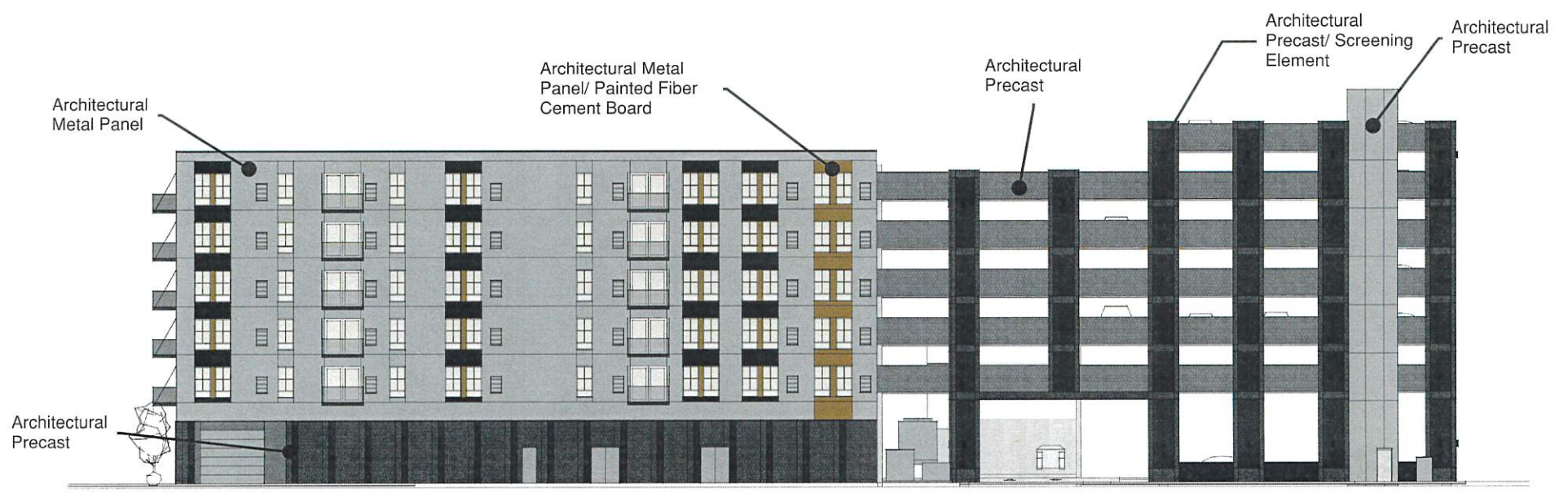
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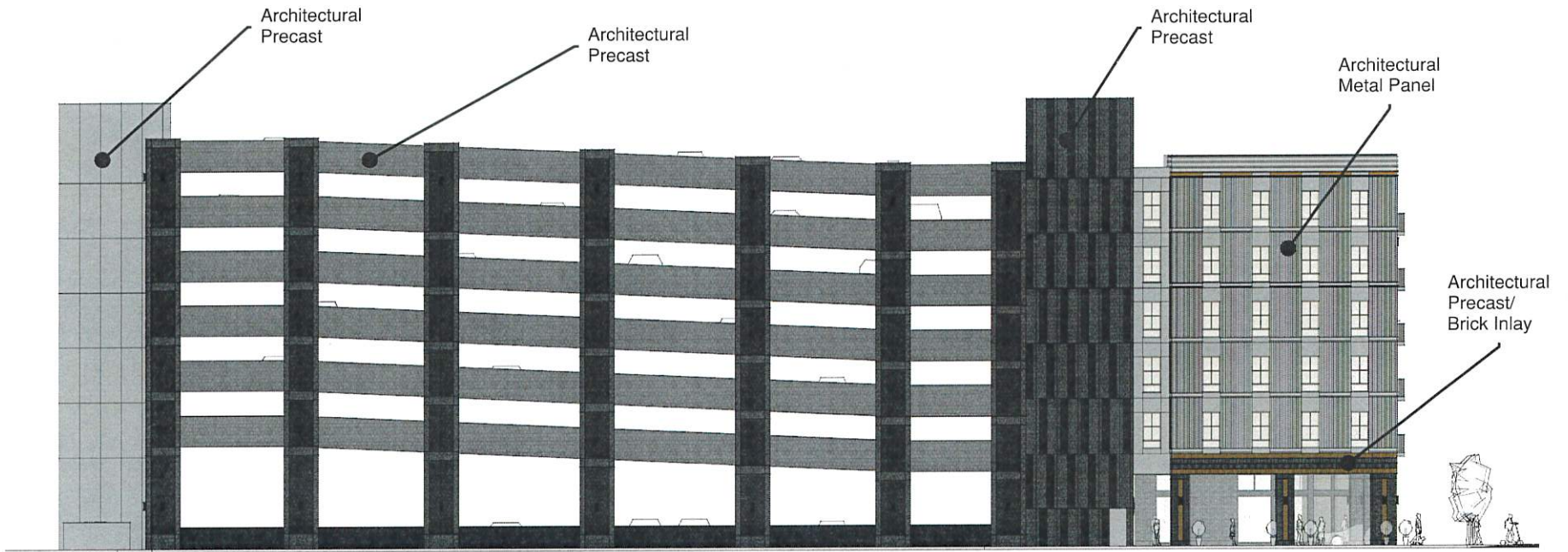


North Elevation

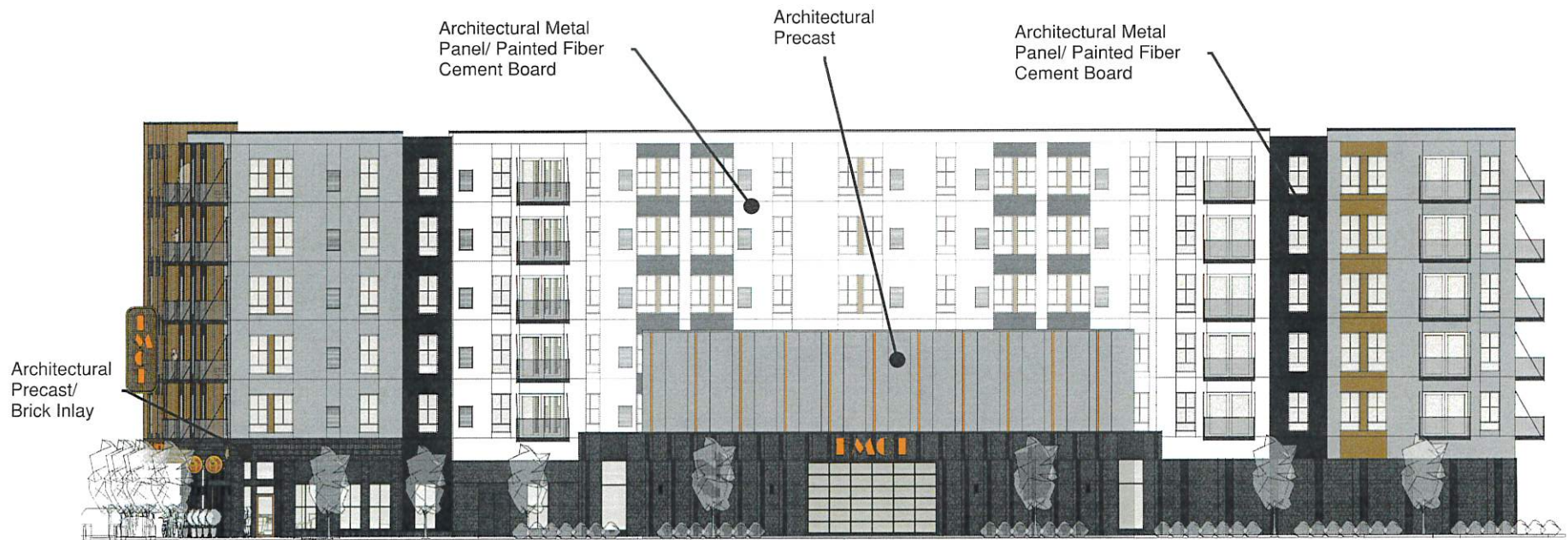


South Elevation





East Elevation

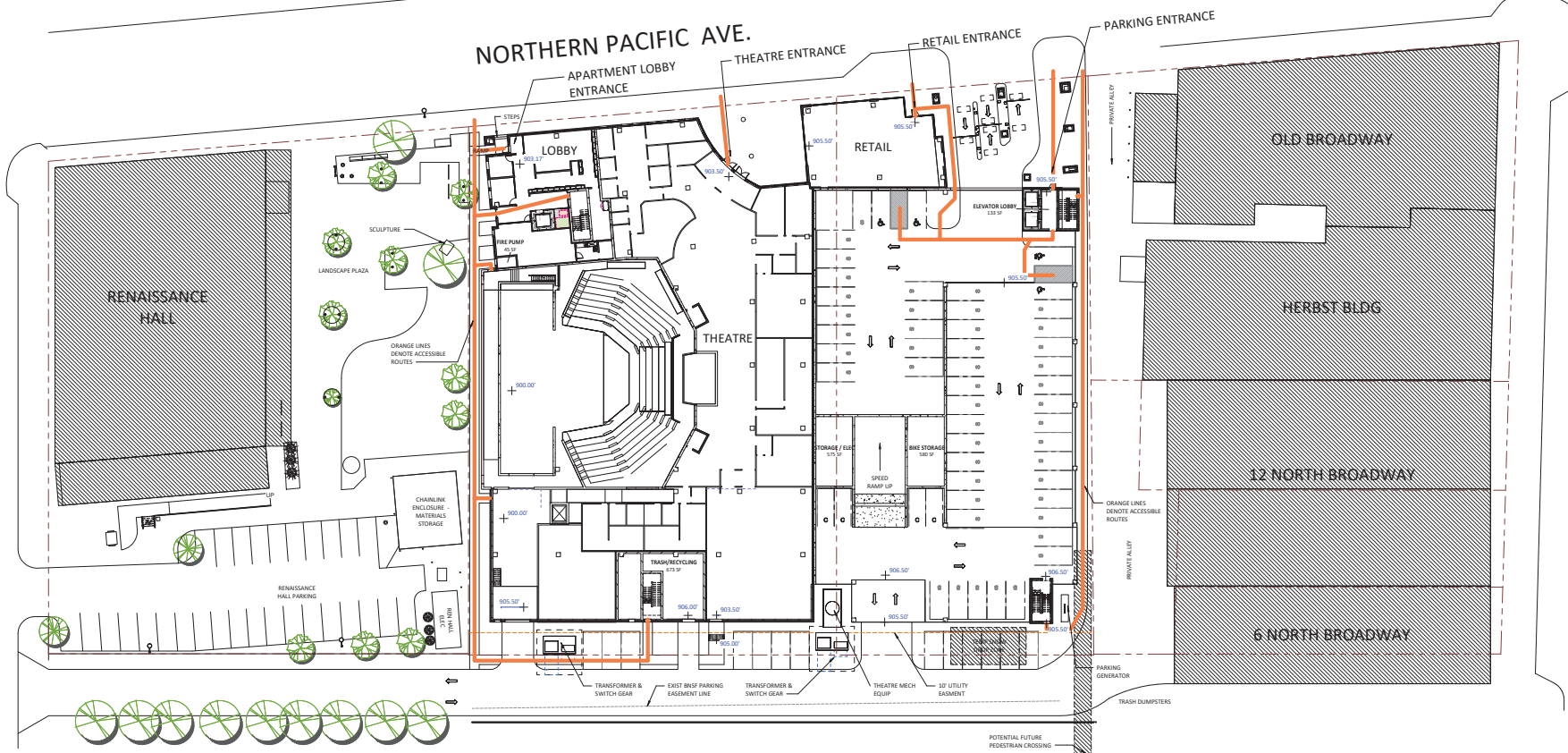


West Elevation

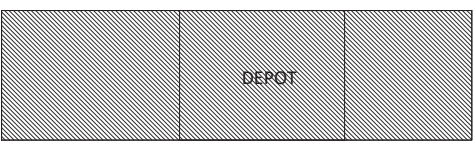
**NOT FOR CONSTRUCTION**

NORTHERN PACIFIC AVE.

8TH ST. N



BNSF RAILROAD TRACKS



**SCHEMATIC DESIGN I**

ORIGINAL ISSUE: \_\_\_\_\_

REVISIONS:  
No. Description Date

221554  
PROJECT NUMBER

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

KEY PLAN

PLAN NORTH

NP Ave Mixed Use  
Apartments

ARCHITECTURAL SITE PLAN

**A0.1**