



PLANNING AND DEVELOPMENT

200 3rd Street North
Fargo, North Dakota
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E-Mail: planning@cityoffargo.com
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MEMORANDUM

TO: Renaissance Zone Authority
FROM: Derrick LaPoint, Planner
DATE: March 31, 2017
RE: Renaissance Zone Authority Meeting Agenda

**RENAISSANCE ZONE AUTHORITY
Wednesday, April 5, 2017 at 9 a.m. (City Commission Room)
Agenda**

1. Approve Order of Agenda
2. Approve Minutes: Regular Meeting of February 22, 2017 (Attachment 1)
3. Review application from Northland Hospitality LLC (New Construction) at 301 3rd Avenue North (Attachment 2)
4. Review request from Rick Nymark to add one (1) additional RZ "Candidate" Block (Attachment 3)
5. Review Request from Jade Companies to add/move two (2) additional RZ Blocks (Attachment 4)
6. City of Fargo Renaissance Zone Plan Amendments (Attachment 5)
7. Legislative Update
8. Other Business

Renaissance Zone Authority meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on www.cityoffargo.com/streaming. They are rebroadcast each Friday at 2:30 p.m. for one month following the meeting.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 241-1474 or TDD at 241-8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo Web site at www.cityoffargo.com/RenaissanceZoneAuthority.

RENAISSANCE ZONE AUTHORITY MINUTES

Regular Meeting:

Tuesday:

February 22, 2017:

The Regular Meeting of the Renaissance Zone Authority of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 8:00 o'clock a.m., February 22, 2017.

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

Present: Dr. Dean Bresciani, Bruce Furness, Chad Peterson, Commissioner Dave Piepkorn, Deb Mathern

Absent: Cari Luchau, Steve Swiontek (tried calling in but there were technical issues with City system), Commissioner Tony Grindberg

Chair Mathern called the meeting to order.

Item 1: Approve Order of Agenda

Member Peterson moved the Order of Agenda be approved as presented. Second by Commissioner Piepkorn. All Members present voted aye and the motion was declared carried.

Item 2: Minutes: Regular Meeting of January 25, 2017

Member Furness moved the minutes of the January 25, 2017 Renaissance Zone Authority meeting be approved. Second by Member Bresciani. All Members present voted aye and the motion was declared carried.

Item 3: Review Application from DFI BE LLC (Rehabilitation) at 123 Broadway North: APROVED

Planner Derrick LaPoint presented this item for a proposal to rehabilitate the existing two-story building at this site, for future commercial use by multiple tenants. Mr. LaPoint stated staff is recommending approval as the proposal does meet the guidelines and all required approval criteria.

Project Manager Mike Zimney, Kilbourne Group, spoke on behalf of the application. He stated the projected timeline for the project is to begin renovation on the second floor this spring, the first floor this summer, with the goal of completion in the summer of 2018.

Member Bresciani moved to approve the application submitted by DFI BE LLC, and to grant the property tax exemption and the State income tax exemptions as allowed by the North Dakota Renaissance Zone law, contingent upon completion of the project and verification of costs. Second by Member Furness. On call of the roll Members Furness, Peterson, Bresciani, Mathern, and Commissioner Piepkorn voted aye. Absent and not

voting: Members Luchau, Swiontek, and Commissioner Grindberg. The motion was declared carried.

Item 4: Review Application from Harvest Capital LLC (Rehabilitation) at 19½ & 23½ 8th Street South: APPROVED

Derrick LaPoint presented this item for a proposal to rehabilitate the existing two-story structure at this site. He added construction would begin this spring/summer, with the goal of completion in the fall of 2017. Mr. LaPoint stated staff is recommending approval as they proposal does meet the guidelines and all required approval criteria.

Applicant Joel Jaeger, Harvest Capital, LLC, spoke on behalf of the application.

Member Furness moved to approve the application submitted by Harvest Capital LLC, and to grant the property tax exemption and the State income tax exemptions as allowed by the North Dakota Renaissance Zone law contingent upon completion of the project and verification of costs. Second by Commissioner Piepkorn. On call of the roll Members Peterson, Furness, Bresciani, Mathern, and Commissioner Piepkorn voted aye. Absent and not voting: Members Luchau, Swiontek, and Commissioner Grindberg. The motion was declared carried.

Item 5: Review request to add two (2) additional RZ Blocks (Attachment 4)

Derrick LaPoint presented this item for a request to add two additional blocks to the current Renaissance Zone blocks. He referred to a handout submitted by the applicant to the Board, which outlined the specific areas being requested. Mr. LaPoint noted that 46 blocks have been designated with a cap of 49 blocks total, giving the Board the authority to recommend adding and removing blocks as projects are proposed.

Board discussion clarified that an amendment to the existing Renaissance Zone plan would need to be drafted for the addition of the two blocks. The Renaissance Zone plan amendment would need to be approved by the Renaissance Zone Authority, City Commission, and the Department of Commerce.

Applicants Jade Nielsen and Ian Johnson spoke on behalf of the application.

Member Furness moved to direct staff to prepare an amendment to the existing Renaissance Zone plan, and present to the Board at a future meeting. Second by Member Bresciani. On call of the roll Members Peterson, Furness, Bresciani, Mathern, and Commissioner Piepkorn voted aye. Absent and not voting: Members Luchau, Swiontek, and Commissioner Grindberg. The motion was declared carried.

Item 6: Legislative Update

Planning Director Jim Gilmour presented updates on the legislative items pertaining to the City's existing Renaissance Zone program. He also shared the specific changes made to the following two bills that are still active:

House Bill 1182 would eliminate income tax exemptions from the existing Renaissance Zone Program. Approved in the House as amended, and moves onto the Senate Committee.

Senate Bill 2166 would prohibit property receiving benefits from both a renaissance zone and a tax increment financing district. This bill is still in the Senate.

House Bills 1326 and 1388, and **Senate Bill 2055** failed at the committee level.

Item 7: Other Business

No other business was discussed.

The time at adjournment was 8:53 a.m.



**Staff Report
Renaissance Zone Application for
Northland Hospitality LLC (258-F)
301 3rd Ave N**

Project Evaluation:

The City of Fargo received a Renaissance Zone application from Northland Hospitality, LLC to construct a residential building and public parking structure at 301 3rd Avenue North. Pursuant to the application, the intent of the project is to transform a private owned surface parking lot of the former Howard Johnson Hotel and Sidestreet Grille & Pub site into a 36-unit housing complex with an indoor parking facility providing 175 parking spaces.

The housing complex will be 3 stories in height, 63,000 square feet, and be a mix of 1, 2, and 3 bedroom units either for rent or sale. The parking structure will be 50,000 square feet, be located on the first floor of the housing complex, and have an additional 32,000 square feet of surface parking adjacent to the building. The construction would begin in the spring or summer of 2017 with the goal of opening by the end of 2018.

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

Lines 1: Use consistent with the RZ Plan (as per Visions and Goals): As noted in the 2015 Renaissance Zone Development Plan the desired land use on Block 10 is identified as *the redevelopment of surface parking lots*. As proposed, the project will contribute to a number of goals and objectives as outlined in the RZ Plan as follows:

1. *Activity Generator [goal]:* Develop activity generating enterprises along Renaissance Zone's major commercial corridors: Robert Street/2nd Avenue.

Housing complex proposal will generate activity by providing additional residents to the downtown area as well as additional parking options for the public.

2. *Walkable Districts [goal]:* Create "walkable districts" that integrate a wide range of activities and land uses; thus encouraging on-street activity...

The proposed location of a housing complex in the downtown area provides for more convenient location that creates options for walking modes of transportation to arrive at desired destination points in the downtown area.

3. *Ground Floor Uses [goal]:* Reserve ground floor land uses to those that will encourage streets to come to life – shops, offices, cafes, restaurants and other "public" facilities.
4. *Neighborhood Center [goal]:* Make "Broadway" Fargo's "Main Street" – a pedestrian-friendly, mixed-use magnet that anchors downtown neighborhoods.
5. *Urban Design [goal]:* Projects will embody strong urban design principles inclusive of building massing and form, building materials, pedestrian orientated design, streetscape, building orientation and recognition of the importance of defined block corners, architectural style, high building coverage percentages, limited setbacks or downtown district appropriate setbacks, design longevity and street level transparency.

The proposed design for the housing complex utilizes glass materials to match the urban context of surrounding buildings.

6. *Transportation [goal]*: Manage downtown transportation, accessibility and parking issues in a manner that will allow for further commercial developments and will make the entire area more user-friendly.
7. *Safe Streets – Safe Neighborhoods [goal]*: Encourage safe streets and safe neighborhoods by relying on and utilizing the “natural surveillance” of lively and active streets.
8. *High Quality Housing [goal]*: Continue to encourage the production of unique high quality housing that is developed in areas targeted for residential development or as a component of a mixed-use project.

The proposed residential units will add to the high quality housing stock of the downtown area.

9. *Infill [goal]*: Encourage and actively pursue projects that increase the productivity of underutilized property such as surface parking lots, vacant land and parcels with low building to land value ratios. Infill projects shall conform and be consistent with urban design principles as set forth in Goal 5, above..

The proposed project will increase the productivity of a surface parking lot by providing infill development of a housing complex and parking facility.

10. *Housing Amenities [goal]*: Integrate quality housing with public open space and neighborhood amenities, requiring the enhancement of existing amenities in conjunction with the creation of new ones.

The location of the housing complex will integrate with the nearby river and adjacent open space.

11. *Downtown Entryways [goal]*: Enhance auto entry experiences with landscaping improvements to all major corridors (Broadway, Roberts St, 1st/NP Avenue, Main Avenue) and gateway statements at Broadway/Main Avenue, Broadway/6th Ave N, 1st Avenue/Red River, Main Avenue/Red River and Main Ave/10th Street N.

The proposed housing complex would enhance the auto entry experience on 2nd Street North.

12. *The Place to Be [goal]*: Make downtown the entertainment/cultural/recreational center of the city... Make downtown a key destination for visitors/conventioners and a key destination for residents.
13. *A Place Like No Other [goal]*: Highlight the unique historic character of the Renaissance Zone by placing a high value on historic preservation and overall awareness of the history of the area.
14. *24 Hours a day – 7 Days per Week – 365 Days a Year [goal]*: Design spaces, facilities and features that will attract people to the area both day and night, on weekdays and weekends, and during all seasons of the year.

This location will be activated 24 Hours a day – 7 Days per Week – 365 Days a Year, by allowing for the constant activity produced by the residents who live in the units and consumer activity generated by the use of the parking facility.

15. *Connections and Coordination [goal]*: ... Strong connections between people, places and things to do are vital to creating a strong sense of community.

The location of the proposed housing complex adjacent to the new City Hall building and future plaza provides for opportunities of strong connections between people and things to do that promote a sense of community.

(18/20 points)

Line 2: Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan? [note that for mixed-use projects the total square footage should be dissected into commercial and residential totals for comparison to minimum investment thresholds]:

Pursuant to City of Fargo Renaissance Zone standards, in order to qualify for consideration, a project must meet a minimum \$40 per square foot capital improvement threshold for commercial rehabilitation and \$100 per square foot for any new construction.

According to the application the structure accommodates 63,000 square feet, as follows:

Lot Size: 100,476 SF

Parking: 32,000 SF existing surface parking. 50,000 SF of new structured parking

1st Floor: 21,000 SF

2nd Floor: 21,000 SF

3rd Floor: 21,000 SF

Total: 63,000 SF

Overall, the application estimates a total capital investment of \$10,500,000, which calculates to approximately \$166 per square foot.

(10/10 points)

Line 3: The new construction or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan (see pg. 29).

***Primary Sector Business:* N/A**

Active Commercial, Specialty Retail or Destination Commercial: The proposed project will produce a new building on a previously vacant and underutilized lot in Fargo’s downtown core and increase activity on an underutilized block.

Mixed Use Development: The proposed uses will include retail (parking services) and residential apartments in one building structure.

Large, upscale residential units: The proposed residential development will include 36 units.

(17/10 points)

Line 4: The investment is located in a “Targeted Area” as defined by this RZ Plan (see pg. 26)? Consideration shall be given to whether this property has been vacant or underutilized for a period of time and/or whether the property is specifically targeted for clearance (see spreadsheet).

- 1) Parcels that have been vacant or underutilized for an extended period of time:

This site was cleared to allow for the construction of the flood diversion levy. A portion of the subject location is currently a surface parking lot.

(5/5 points)

- 2) Parcels specifically targeted for clearance:

The RZ Plan designates Block 8 as being appropriate for redevelopment with emphasis on ground level interaction with adjacent street right-of-way.

(4/5 points)

(9/10 points)

Line 5: The project will create civic space or public space and/or will enhance pedestrian connectivity, streetscape amenities or will contribute to street level activation?:

This project will enhance and strengthen the 3rd Avenue North and 2nd Street North corridor by redeveloping an existing surface parking lots into a combination of parking lot facility retail and residential apartments. The project will improve the overall appearance and contribute to the overall level of activity in the downtown core.

(9/10 points)

Line 6: Consideration and analysis as to the total actual investment in the project?

As proposed, the redevelopment project and improvement costs significantly exceed both the 50% (true and full value of the building) and \$100 per square foot requirement. As previously noted, the application represents a total estimated investment of \$10,500,000.

(10/10 points)

Line 7: 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 North Dakota community.

(10/10 points)

Line 8: Is the project located within a historic district? Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?:

This property is located outside the boundary of the Downtown Historic District.

(10/10 points)

Summary:

This application received a score of 93 on a 100-point scale. The applicant met all required criteria and the use is consistent with the RZ Plan. In addition, the proposed new construction project surpasses the local capital improvement requirement of \$40 per square foot for a commercial rehab and \$100 per square foot for new construction.

This project is consistent with the RZ Plan as the redevelopment of a surface parking lot into a housing complex and parking facility development that acts as an activity generator by providing for residential units and downtown 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. The applicant will explore a PILOT incentive to aid in the new construction but staff has not received an application.

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 businesses.

Suggested motion:

Approve the application submitted by Northland Hospitality, 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.

Minimum Criteria (Proposals involving the purchase of income-generating property)			
		Possible Points	Staff Rating
1	Use consistent with the plan (as per Vision and Goals)	20	18
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	<p>The new construction or proposed improvements are representative of “High Priority Land Uses” as defined in the RZ Plan:</p> <ul style="list-style-type: none"> • Primary sector business • Active Commercial, Specialty Retail and/or Destination Commercial • Mixed use development (combination of housing, commercial, and/or retail uses in a horizontal or vertical fashion) • Large, upscale residential units 	20	17
4	<p>The investment is located in a ‘Target Area’ as defined by the RZ Plan:</p> <ul style="list-style-type: none"> • Parcels that have been vacant or underutilized for an extended period of time • Parcels specifically targeted for clearance 	10	9
5	<p>The project will create civic space or public space and/or will enhance pedestrian connectivity, streetscape amenities or will contribute to street level activation:</p> <ul style="list-style-type: none"> • Incorporation of "civic" or "public" space within a redevelopment proposal will receive additional consideration • Demonstrated commitment to strengthening pedestrian corridors and issues of "connection" • Attention to streetscape amenities • Contribution to street activity 	10	9
6	<p>Consideration and analysis as to the total actual investment in the project:</p> <ul style="list-style-type: none"> • 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) 	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"> • 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 • 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. 	10	10
8	<p>Is the project located within a historic district? Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?</p> <ul style="list-style-type: none"> • Although not included in the Project Review Guidelines, historic preservation is considered an important component of downtown projects even when Historic Preservation and Renovation Tax Credits are not being requested. 	10	10
Total Rating (100 possible points)		100	93



Renaissance Zone (RZ) Project Application

Application Overview: The RZ Project Application is submitted on behalf of Northland Hospitality, LLC. The application was prepared as requested by the document titled "Application Revised March 2006" as found on the City of Fargo web site.

Site Overview: The former site of the Howard Johnson Hotel and Sidestreet Grille & Pub. The site today only has surface parking of approximately 32,000 square feet.

Project Overview: The proposed Renaissance Zone project is the development of a residential building and public parking structure.

1. **Street Address:** 301 3rd Ave N, Fargo, ND 58102

Legal Description: Lot: 3 Block: 2 N D URBAN RENEWAL #1 LOT 3 BLK 2 LESS PT OF LT 3 LYING ELY OF THE FOLL DESC LN: COM M AT THE SW COR OF SD LT 3; THN N 87DG04'06" E, AL G THE SLY LN OF SD LT 3, FOR A DIST OF 331.53'; TO THE TRUE PT OF BEG OF THE LN TO BE DESC; THN N 02 DG49'24" W FOR A DIST OF 154.07' TO A PT ON THE TA NG CURVE TO THE RT, HAVING A RAD OF 540.50'; THN N LY ALG SD CURVE TO THE RT FOR A DIST OF 147.86', T HRU A CENT ANG OF 15DG40'25" TO A PT OF INTERS W/T HE NLY LN OF SD LT 3, SD LN THERE TERM., SD TRACT

RZ Block Number: 8 (from 2015 Development Plan)

Parcel #: 01-2160-00061-000 formerly 01-2160-00060-000

2. **Property Owner:** Northland Hospitality, LLC

3. **Applicant:** Northland Hospitality, LLC

Mailing Address: PO Box 1029, Fargo, ND 58107

Fed EIN number: 32-0099141

Entity Type: Limited Liability Company

4. **Current Use:** Surface parking and vacant land

5. **Square Footage**

- a. Lot: 100,476 SF
- b. Parking: 32,000 SF existing surface parking. 50,000 SF of new structured parking
- c. 1st Floor: 21,000 SF
- d. 2nd Floor: 21,000 SF
- e. 3rd Floor: 21,000 SF
- f. Total Building Square Footage: 63,000 SF

6. **Historical Impact:** Not applicable

7. **Type of Project:** New build

8. **Project Description:** The scope of work is building residential housing along with structured parking. The residential building is estimated to be a mix of 1, 2 and 3 bedroom units totaling 36 units either

for rent or to be condos. The parking ramp is estimated to have 175 indoor parking spots. Total investment without the value of the existing land is estimated at \$10,500,000.

9. How the project enhances the Renaissance Zone goals and objectives

a. Vision

- i. The proposed new building is projected to enhance Fargo's **Vibrant City Center** by providing residential housing diversity along with structured parking. The project borders the high traffic corridor of 2nd Street and a main downtown east west avenue of 4th Ave N.
- ii. Economic Vitality: Adding more permanent residents to downtown may help provide an environment that will both strengthen current business and may attract new commercial enterprises.
- iii. Housing Diversity: Adding residential housing options downtown near the river may help enhance the sense of community and neighborhood in the downtown area.
- iv. Vibrant City Center: Helping to make downtown a desirable destination by adding to the physical environment an aesthetically pleasing residential building.

b. Goals –

- i. Activity Generators: This project allows for more near by residents to use current or future activity generators.
- ii. Walkable District's: Creating a new node with the ability to walk conveniently to other downtown locations.
- iii. Urban Design: The current renderings of the residential building have significant amounts of glass intended to compliment the new City Hall being built next door.
- iv. High Quality Housing: Increased inventory of new high quality housing.
- v. Infill: Other than surface parking on 1/3 of the lot the land is currently vacant.
- vi. Housing Amenities: A view of the river. Additional amenities within the residential building are still being finalized.
- vii. Downtown Entryways: Enhance auto entry experience with new building on 2nd St.
- viii. The Place to Be: Being able to walk throughout downtown from your home makes enhances the 'place to be' goal.
- ix. 24 Hours a Day: Housing is 24 hours a day.
- x. Connections and Coordination: New build adjacent to the new City Hall.

10. Exterior Rehabilitation. This is a new build project.

11. How the project fits the Zone's development guidelines

- a. High priority land reinvestment which is schedule to produce an increase in residential living options along with structured parking.
- b. The capital investment required for this renovation is more than triple the current building tax value.
- c. Minimum investment of \$100 per square foot: Investment of \$10,500,000.00 into a 63,000 square foot building equals \$166.66 per square foot.

12. Financial commitments

- a. The project is pursuing the Fargo Renaissance Zone incentive in addition to a PILOT. The remainder of the project will be funded as follows:
- b. Ownership capital – 25%
- c. Bank funding – 75%

13. Tax impact for the applicant

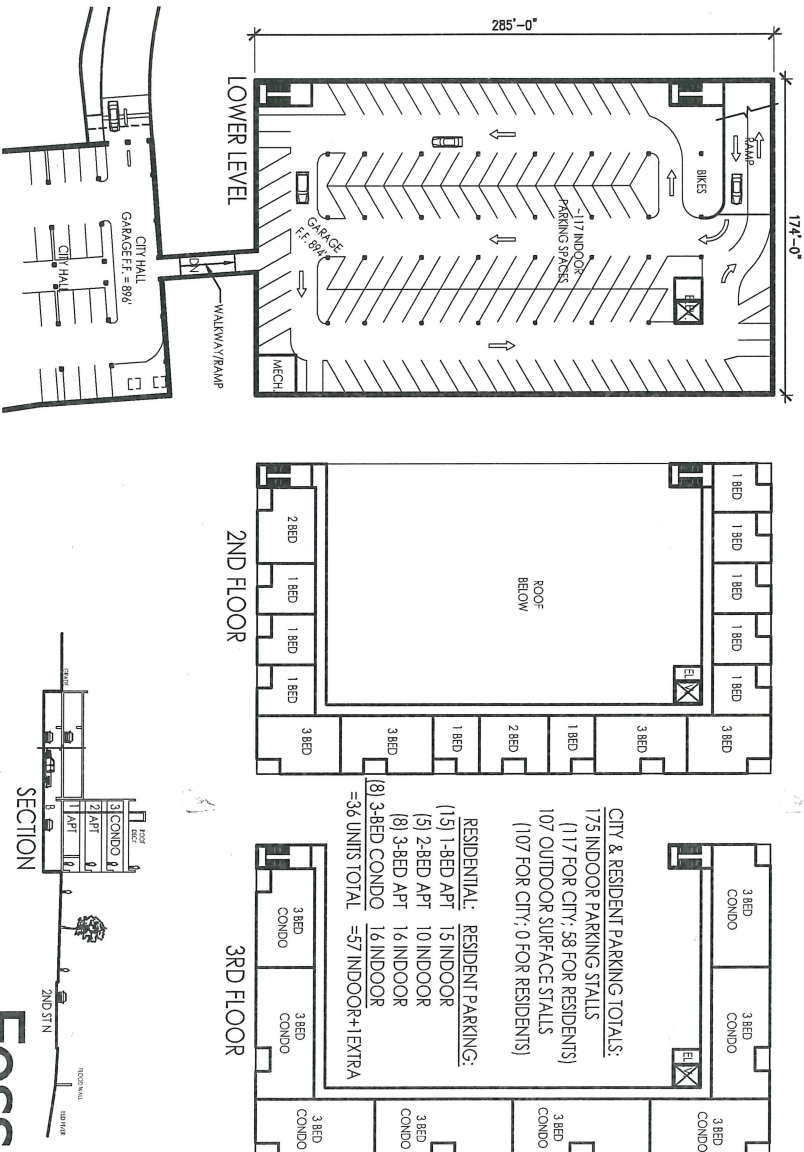
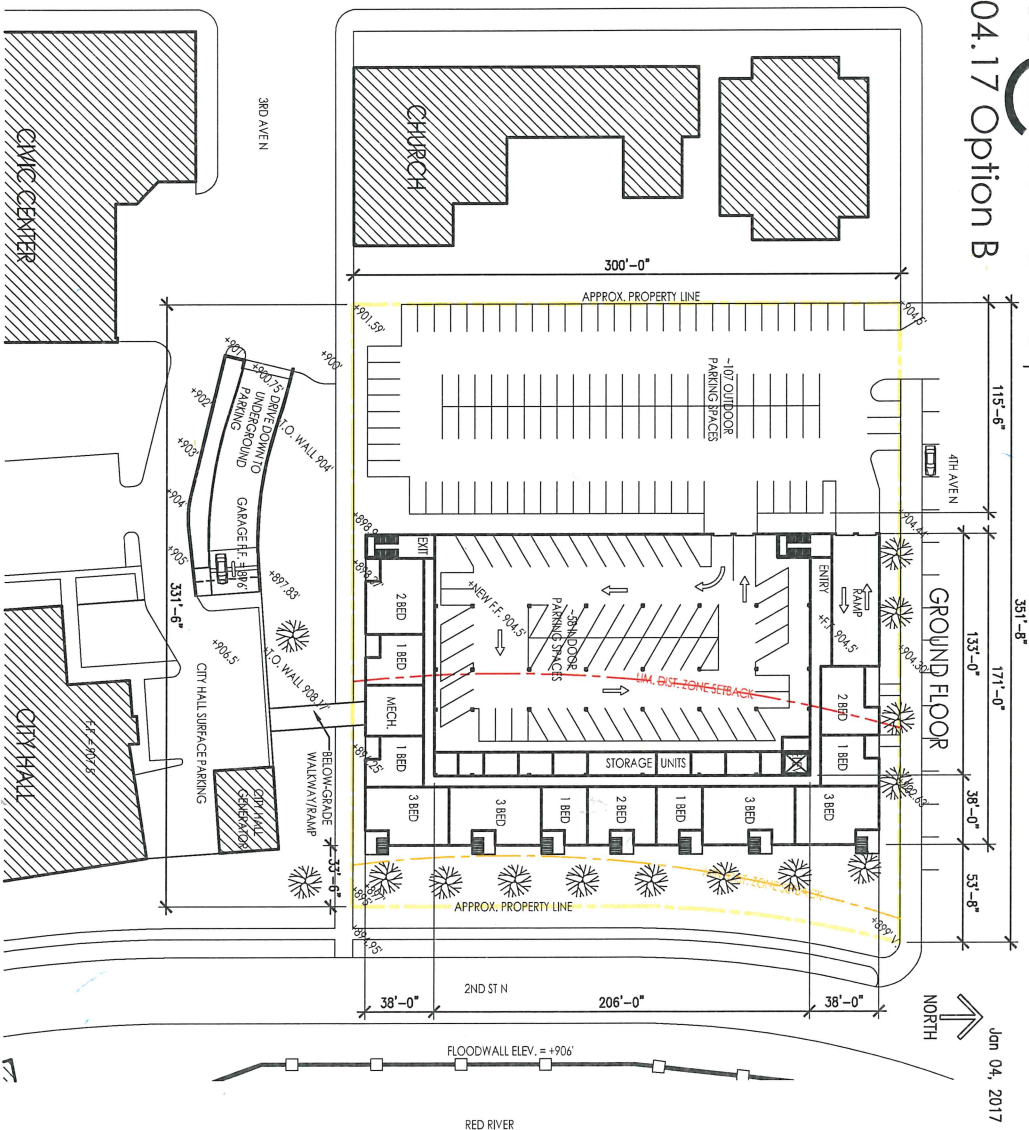
- a. Current true and full value: Land \$402,000 and Building \$3,056,700.00
- b. Current annual property tax on building: \$47,011.01
- c. Estimated value of buildings after improvements: \$10,500,000.00
- d. Estimated five-year impact: \$604,755
- e. Potential annual income tax savings: \$1,000

14. Copy of the following attached

- a. Certificate of Good Standing with ND Sec of State
- b. Proof that local RE Taxes are paid

CITYCENTRELOFTS | DOWNTOWN FARGO RIVERFRONT LIVING

01.04.17 Option B



Preliminary

CITYCENTRELOFTS | DOWNTOWN FARGO RIVERFRONT LIVING



AERIAL LOOKING EAST

FOSS
Architecture
& Interiors

Preliminary

CITYCENTRELOFTS | DOWNTOWN FARGO RIVERFRONT LIVING



AERIAL LOOKING NORTHEAST WITH CITY HALL TO RIGHT

Foss
Architecture
& Interiors

Preliminary



STATE OF NORTH DAKOTA
OFFICE OF STATE TAX COMMISSIONER

Ryan Rauschenberger, Commissioner

March 27, 2017

Ref: L2073861376

NORTHLAND HOSPITALITY LLC
PO BOX 1029
FARGO ND 58107-1029

RE: Renaissance Zone Certificate Of Good Standing, State Income And Sales Taxes Only

This letter is evidence of good standing as required by the North Dakota Division of Community Services for purposes of obtaining final approval of a renaissance zone project.

As of the date of this letter, the records in the North Dakota Office of State Tax Commissioner do not show probable cause to believe that any income taxes (including income tax withheld from wages) or sales and use taxes are due and owing to the State of North Dakota by the following taxpayer:

Taxpayer's Name: NORTHLAND HOSPITALITY LLC
SSN or FEIN: 32-0099141

The enclosed copy of this letter must be submitted (as part of the zone project application) to the local zone authority for the renaissance zone in which the proposed zone project will be located. Please keep this original letter for your records.

/s/ Lorie Bowker

Lorie Bowker

Supervisor, Individual Income Tax and Withholding

Phone: (701) 328-1296

Email: lbowker@nd.gov

Enc.

Parcel #: 01-2160-00061-000
Owner: NORTHLAND
 HOSPITALITY LLC
Address: 301 3 AVE N
 FARGO ND 58102
Jurisdiction: Fargo City
**Mortgage
 Company:**

**Mail
 To:** NORTHLAND HOSPITALITY
 LLC
 PO BOX 1029
 FARGO ND 58107-1029

**2016
 Statement #160113319**
Mill Levy Rate: 297.51
Consolidated: \$45,275.92
Specials: \$1,735.18
Drains: \$0.00
Other: \$0.00
Discounts: \$2,263.80
Pen/Int: \$0.00
1st Due: \$0.00
2nd Due: \$0.00
Amount Due: **\$0.00**
Grand Total Due: **\$0.00**

Statements

Year	Statement #	Type	Tax	Penalty	Interest	Discount *	Paid	Balance	Add to Cart
2016	160113319	Real Estate	\$47,011.10	\$0.00	\$0.00	\$2,263.80	\$44,747.30	\$0.00	Paid

Assessments

Year	Agricultural	Residential		Commercial		Total	Taxable Value Before Credits	Credits	Net Taxable Value
	Land	Land	Building	Land	Building				
2016	\$0.00	\$0.00	\$0.00	\$402,000.00	\$3,056,700.00	\$3,458,700.00	\$172,935.00	\$0.00	\$172,935.00

SPECIAL ASSESSMENTS

If any special assessment districts are listed below they are for debt service type districts where improvements are financed and a yearly installment of principal and interest is attached to your tax billing. The "Principle Remaining" is the principle balance of the assessment that has not been billed on the tax statement. The "2017 Installment" is the proposed billing of principal and interest for the next tax year. The "Paid Specials" is a listing of the principal and interest payments made each year.

This does not include any special assessments levied by the City of Fargo. Contact the [City of Fargo Auditor's Office](#) or review their [website](#) for more information.



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MEMORANDUM

TO: Renaissance Zone Authority

FROM: Derrick LaPoint, Planner

DATE: March 31, 2017

RE: Request from Rick Nymark to add one (1) additional RZ "Candidate" Block

The city received a request from Rick Nymark to add one (1) additional RZ "candidate" block to the City of Fargo Renaissance Zone Plan. The block is located on the southwest corner of the intersection at Main Avenue and University Drive. The applicant has no immediate plans to redevelop the proposed RZ Block 54 but has been exploring different redevelopment opportunities in the future. Staff finds that the subject location would be best the fit as an RZ "candidate" block at this point. When the applicant has more complete plans for redevelopment, a second request from the applicant will be required to approve or deny the addition of the subject location as a RZ Block.

Attached is a copy of the applicant's request and corresponding materials.

Recommended Action: Approve the addition of the proposed RZ Block 54 as a "candidate" block as recommended by the staff.

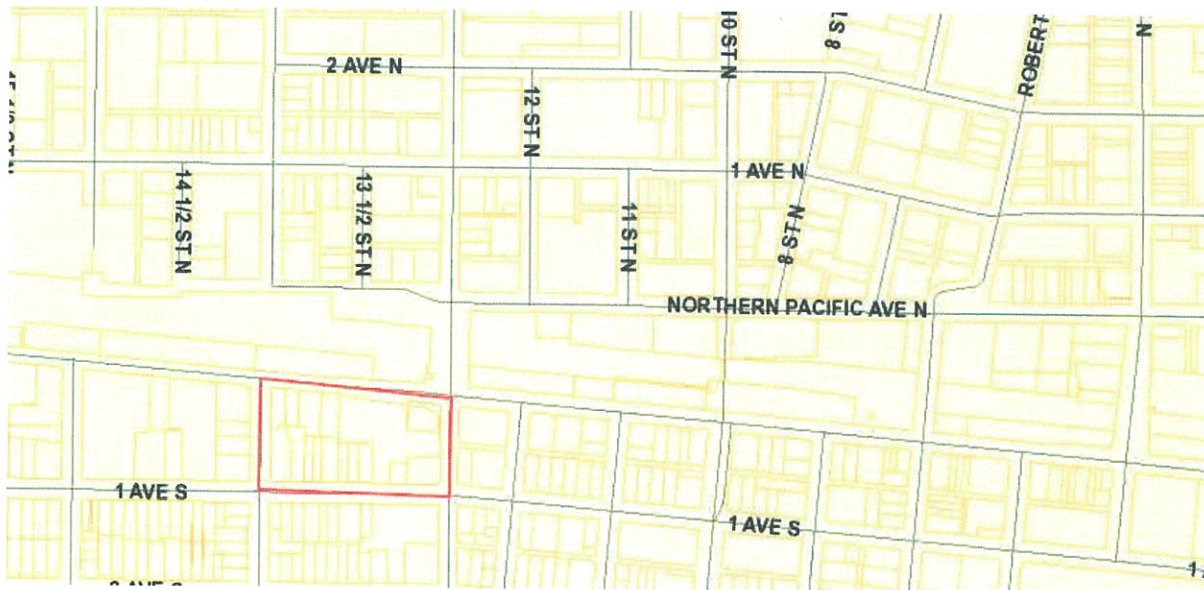
To: Renaissance Zone Commission

From: Nymark Properties LLC, RNymark LLC, SNymark LLC, and Roger and Lorie Nymark

Richard Nymark contact person 701-371-9189

Dear Renaissance Zone Commission Members,

We ask that you please consider the city block shown below for inclusion in the Renaissance Zone.



The single city block is bounded by Main Avenue and 1st Avenue South and University Drive and 14th Street South. This block is adjacent to the existing Renaissance Zone block 11A.

The block described is highly visible from two primary arterial Fargo roadways. The intersection of Main Avenue and University Drive has the highest exposure in the downtown corridor as it relates to daily vehicle traffic. Renaissance Zone incentives would assist us in achieving the end result of enhancing the appearance of the primary gateway to downtown Fargo.

The block described has several commercial and residential properties. Many of these properties are in functional but somewhat blighted condition. Our ownership group would like to demolish and/or rehabilitate some of these properties and establish refurbished or newly constructed retail and/or residential structures.

We are currently assessing various development options and the associated costs as well as the projected economic viability of these various options. Our low end development options would likely involve a dollar investment range from one to three million (\$1,000,000 - \$3,000,000). Higher end options would exceed six million dollars (\$6,000,000).

The red bounded area in the image below indicates the properties currently owned by the group and considered for development.



Thank you for your consideration,

Richard Nymark





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MEMORANDUM

TO: Renaissance Zone Authority

FROM: Derrick LaPoint, Planner

DATE: March 31, 2017

RE: Request from Jade Companies to add/move two (2) additional RZ Blocks

The city received a request from Jade Companies to add/move two (2) additional RZ blocks to the City of Fargo Renaissance Zone Plan (RZ Plan). The two blocks are located between University Drive and 14th Street North and 1st Avenue North and NP Avenue North. Jade Companies has plans to redevelop existing industrial sites, on the proposed RZ Blocks 52 and 53, into an arts center and food and beverage establishments.

Staff reviewed the request and the current blocks within the RZ Plan. It was determined that RZ Block 40 would be the most suitable block to remove from the RZ Plan and relocate it to one of the proposed blocks. RZ Block 40 is no longer in need of the RZ exemptions because one property on the block does not qualify for RZ exemptions and another property is receiving a non-RZ exemption that is currently being redeveloped.

Attached is a copy of the applicant's request and corresponding material.

Recommended Action: Approve the addition of the proposed RZ Blocks 52 and 53; and the removal of RZ Block 40 as recommended by the staff.

Dear Renaissance Zone Commission,

701 Collective is a 100% locally-owned company. Owners Jade Nielsen and Ian Johnson are dedicated to improving the value and image of not just their properties, but of their community.

What We Are Seeking

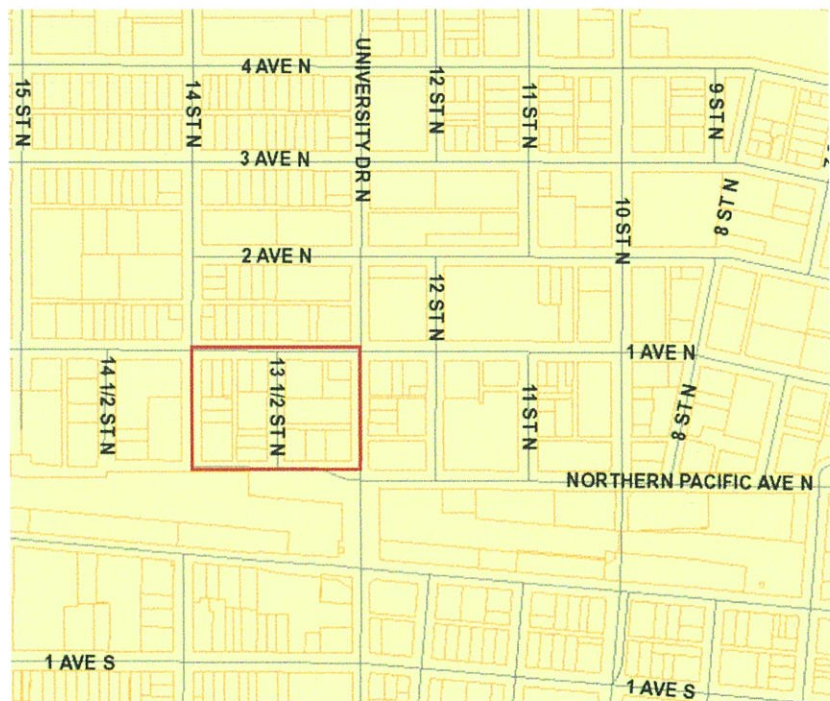
701 Collective has purchased (or has purchase agreements in place) for four properties just off of Fargo's downtown—as show by the red square in this image.

In addition to the plan for these four properties, letters are out to the other home and business owners on those blocks to potentially purchase those properties as well—allowing us to have a “bigger picture.”

That “bigger picture” includes taking a section of Fargo that currently is a mismatched hodgepodge of commercial and residential properties—that don't cohesively fit together in any aesthetic way—and creating a planned neighborhood of residences and businesses with synergy, both in terms of appearance and amenities.

To assist the development of these blocks, we are asking for them to both be included in the Renaissance Zone (and be re-zoned to the Downtown Multi-Use Commercial Zone). We have had meetings with Fargo's Planning & Development Department to get their advice and guidance as we continue to work toward our mission—to make these blocks better.

We hope you share that mission.



Our Vision

Currently our vision is focused on one property—the former CHS Sunflower Processing Plant located at 18 13 ½ Street North. This 13,000 square foot warehouse is probably easily repurposed as another warehouse, but our vision is something more than that—that will elevate the entire neighborhood, not just that property.

We have entered into discussions about moving two prominent local businesses into that space—a local theater company (Theater B) and an established local brewery. We are confident that we will make that happen—or find other local tenants to create a destination business that will improve the visibility and image of that entire neighborhood.

We are in the negotiation stage with both of those local companies and expect to finalize by March 31.

The working name for this project is “Sunflower Center for the Arts”, but it is likely that will change before the project is finalized.

The estimated cost to develop the “Sunflower” property into workable space for an art tenant and a restaurant tenant is over \$500,000.

We have signed an agreement to buy the property (formerly Border Cities Towing) at 30 North University. Our plan is to renovate the building—both inside and out—and create a unique diner experience completely new to Fargo. We are already discussing that possibility with a restaurateur.

Sunflower: An Art Community

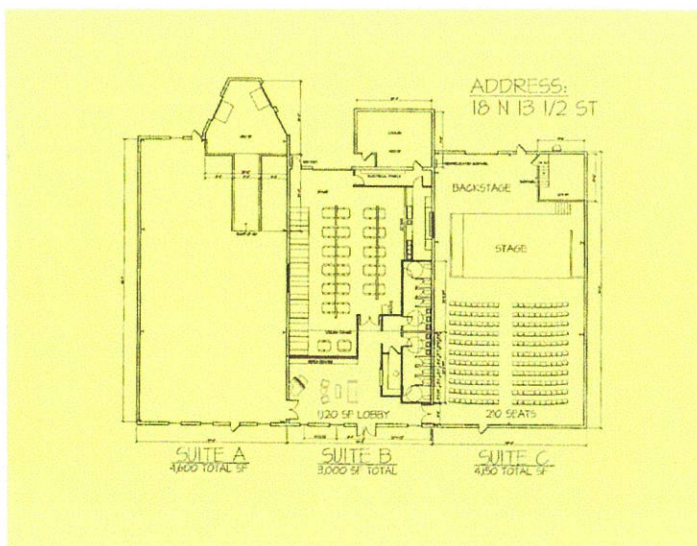
The Vision

The building located at 18 13 ½ Street (near downtown Fargo) is the former CHS Sunflower Processing Plant. The history of the building will somehow be integrated into the new design, including:

- A quonset look—similar to local farms, but with modern updates and windows.
- A welcoming front of the building—including actual sunflowers growing across the east side of the building.
- Ample street parking nearby
- Opportunity for off-street parking
- A box office and available office space
- Restrooms and ADA Access

Our hope is that this building will be a cornerstone for other development of that neighborhood—both for residential and commercial revival.

Sunflower will be a well-known, well-marketed fixture of the Fargo-Moorhead art community for decades.



Our other properties on these blocks—at 2 13 ½ Street North and 20 University Drive—will be planned once proper inspections have been completed and once we know if we're able to purchase adjacent properties.



Moving Forward

Enclosed, please find a copy of our application for Downtown Mixed Use rezoning; the Assessment Information and Legal Descriptions of each property, and an artist's depiction of what the outside of the property could look like.

701 Collective will provide any additional documentation needed to support approval of being part of the Renaissance Zone, and rezoning. We understand the approval will not be immediate, but will do our best to facilitate approval any way we can.

We appreciate your time and support for this project.

Thank you,

**FOR JADE PRESENTS, LLC
BY JADE NIELSEN/PRESIDENT**

Jade Nielsen
701 Collective

A handwritten signature in black ink, appearing to read "Jade Nielsen".

Attachments:

1. Parcels and Legal Descriptions of all Properties Owned in the Proposed Change to the RZ
2. Artist's Rendering of "Sunflower" concept (Version 1)



Our plan? Elevate spaces, and as a result— elevate an entire neighborhood.

2 13 ½ Street N

The property is still TBD in terms of development because it could serve as ideal storage space for a larger tenant in the Sunflower building. It also could be leased as cold-storage or shop space.

20 University Drive N

We have an agreement to purchase this property after the ground contamination has been removed. Potentially, we see this space hosting a “Maker’s Market” type store, another retail space, or a production facility.



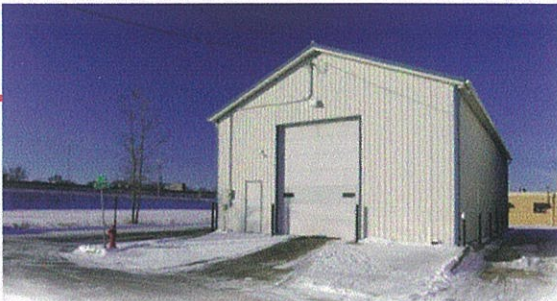
18 13 ½ Street N

We expect this property to be the “anchor” of our development in this neighborhood, by drastically improving the look and purpose of the space--both inside and out.

30 University Drive N

A signed contract is in place to purchase this property. We have already met with an already-open, unique restaurant about moving to that great space. We are intent to returning the building to how it originally looked.

18 N 13 1/2 St, Fargo



Sunflower: An Art Community



The Vision
The building located at 18 13 1/2 Street (near downtown Fargo) is the former CHS Sunflower Processing Plant. The history of the building will somehow be integrated into the new design, including:

- A quonset look—similar to local farms, but with modern updates and windows.
- A welcoming front of the building—including actual sunflowers growing across the east side of the building.
- Ample street parking nearby
- Opportunity for off-street parking
- A box office and available office space
- Restrooms and ADA Access

Our hope is that this building will be a cornerstone for other development of that neighborhood—both for residential and commercial revival.

Sunflower will be a well-known, well-marketed fixture of the Fargo-Moorhead art community for decades.



2 AVE N

12 ST N

Subject Locations

1 AVE N

14 ST N

13 1/2 ST N

NORTHERN PACIFIC AVE N

MAIN AVE

14 ST S

UNIVERSITY DR S

PARCEL INFORMATION

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Today's date is: 2/7/2017

Assessment Information

Updated: 2/7/2017 12:00:30 AM

[HELP](#)

PARCEL NUMBER	01-2340-03200-000		
SEGMENT NUMBER	1		
ADDRESS	2 13 1/2 ST N		
OWNERSHIP INFORMATION	701 COLLECTIVE LLC		
SCHOOL DISTRICT	1 - Fargo		
2016 Appraised Value (Current Certified)			
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Full Appraised Value	\$14,000	\$60,300	\$74,300
Net Taxable Appraised Value	\$14,000	\$60,300	\$74,300
Assessment (Local, State, Exempt)	Local		
2017 Proposed Appraised Value (subject to change)			
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Full Appraised Value	\$14,000	\$60,300	\$74,300
Net Taxable Appraised Value	\$14,000	\$60,300	\$74,300
Assessment (Local, State, Exempt)	Local		
BUILDING INFORMATION			
Year Built	1993		
Story Height (Res. Only)	N/A		
Main Floor Sq. Ft. (Res. Only)	N/A		
Total Building Sq. Ft.	3200 Sq. Ft.		
Number of Apartment Units	N/A		
LAND USE	Commercial		
PROPERTY TYPE			
LOT SIZE			
Front Width	0		
Back Width			
Depth Side 1	0		
Depth Side 2			
Square Footage	6199		
TAXES PAYABLE (2017)	Cass County Property Taxes (This link will direct you to the Cass County web site where you will be able view your property tax information).		
LEGAL DESCRIPTION	Click here to view legal description information		

See also -- [Fargo GIS Map](#) for interactive mapping and parcel information (link will open in a separate window).**Special Assessment Information**

Updated: 2/7/2017 12:05:11 AM

(Special assessment information pertains to the entire parcel, not individual segments)

Project Category (click for details)	Current Installment	Balance Remaining (principal only)	Work Complete (pending approval)	Work in Progress (estimate only)
STREETS				
an-14-1	\$451.94	\$6,344.76		
UTILITIES				
FM-14-93				\$43.09
FM-14-9				\$482.32
Totals	\$451.94 Payment Status	\$6,344.76	\$0.00	\$525.41

Principal and Interest Breakdown

Year	Total Payment	Principal Amount	Interest Amount
2016	\$451.94	\$154.28	\$297.66
2015	\$451.93	\$147.52	\$304.41
2014	\$22.69	\$10.09	\$12.60

NOTE: For additional special assessment information, please fill out [this form](#).

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Property Value, Ownership, or Legal Description Information Feedback:

assessor@cityoffargo.com

Special Assessments Feedback: specials@cityoffargo.com

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Legal Description:

Lot	15 & 16
Block	21
Supplemental Description	
Addition Name	Reeves

PARCEL INFORMATION

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Today's date is: 2/7/2017

Assessment Information

Updated: 2/7/2017 12:00:30 AM

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PARCEL NUMBER	01-2340-03153-000		
SEGMENT NUMBER	1		
ADDRESS	18 13 1/2 ST N		
OWNERSHIP INFORMATION	701 COLLECTIVE LLC		
SCHOOL DISTRICT	1 - Fargo		
2016 Appraised Value (Current Certified)			
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Full Appraised Value	\$42,000	\$502,600	\$544,600
Net Taxable Appraised Value	\$42,000	\$502,600	\$544,600
Assessment (Local, State, Exempt)	Local		
2017 Proposed Appraised Value (subject to change)			
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Full Appraised Value	\$42,000	\$502,600	\$544,600
Net Taxable Appraised Value	\$42,000	\$502,600	\$544,600
Assessment (Local, State, Exempt)	Local		
BUILDING INFORMATION			
Year Built	1975		
Story Height (Res. Only)	N/A		
Main Floor Sq. Ft. (Res. Only)	N/A		
Total Building Sq. Ft.	13179 Sq. Ft.		
Number of Apartment Units	N/A		
LAND USE	Commercial		
PROPERTY TYPE			
LOT SIZE			
Front Width	151.8		
Back Width	151.8		
Depth Side 1	122.5		
Depth Side 2	122.5		
Square Footage	18596		
TAXES PAYABLE (2017)	Cass County Property Taxes (This link will direct you to the Cass County web site where you will be able view your property tax information).		
LEGAL DESCRIPTION	Click here to view legal description information		

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Updated: 2/7/2017 12:05:11 AM

(Special assessment information pertains to the entire parcel, not individual segments)

Project Category (click for details)	Current Installment	Balance Remaining (principal only)	Work Complete (pending approval)	Work in Progress (estimate only)
STREETS				
an-14-1	\$2,171.94	\$30,492.00		
UTILITIES				
FM-14-9				\$1,446.87
FM-14-93				\$129.26
Totals	\$2,171.94 Payment Status	\$30,492.00	\$0.00	\$1,576.13

Principal and Interest Breakdown

Year	Total Payment	Principal Amount	Interest Amount
2016	\$2,171.94	\$741.45	\$1,430.49
2015	\$2,171.94	\$708.98	\$1,462.96
2014	\$79.48	\$39.07	\$40.41

NOTE: For additional special assessment information, please fill out [this form](#).

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assessor@cityoffargo.com

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Legal Description:

Lot	6 THRU 11
Block	21
Supplemental Description	*01/08/96 SPL/FR 2340-31400 & 2340-31600 *10/13/06 COMB/FR 01-2340-03151-000 & 01-2340-03120-000
Addition Name	Reeves

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PARCEL NUMBER	01-2340-03070-000		
SEGMENT NUMBER	1		
ADDRESS	20 UNIVERSITY DR N		
OWNERSHIP INFORMATION	FREDRICK, KARI		
SCHOOL DISTRICT	1 - Fargo		
2016 Appraised Value (Current Certified)			
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Full Appraised Value	\$120,000	\$406,100	\$526,100
Net Taxable Appraised Value	\$120,000	\$406,100	\$526,100
Assessment (Local, State, Exempt)	Local		
2017 Proposed Appraised Value (subject to change)			
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Full Appraised Value	\$120,000	\$327,000	\$447,000
Net Taxable Appraised Value	\$120,000	\$327,000	\$447,000
Assessment (Local, State, Exempt)	Local		
BUILDING INFORMATION			
Year Built	1951		
Story Height (Res. Only)	N/A		
Main Floor Sq. Ft. (Res. Only)	N/A		
Total Building Sq. Ft.	18151 Sq. Ft.		
Number of Apartment Units	N/A		
LAND USE	Commercial		
PROPERTY TYPE			
LOT SIZE			
Front Width	0		
Back Width			
Depth Side 1	0		
Depth Side 2			
Square Footage	26760		
TAXES PAYABLE (2017)	Cass County Property Taxes (This link will direct you to the Cass County web site where you will be able view your property tax information).		
LEGAL DESCRIPTION	Click here to view legal description information		

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Project Category (click for details)	Current Installment	Balance Remaining (principal only)	Work Complete (pending approval)	Work in Progress (estimate only)
UTILITIES				
513700	\$624.87	\$1,116.44		
FM-14-9				\$2,082.07
FM-14-93				\$186.01
Totals	\$624.87 Payment Status	\$1,116.44	\$0.00	\$2,268.08

Principal and Interest Breakdown

Year	Total Payment	Principal Amount	Interest Amount
2016	\$658.20	\$558.22	\$99.98
2015	\$691.52	\$558.22	\$133.30
2014	\$724.85	\$558.22	\$166.63

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Legal Description:

Lot	7, 8, 9 & 26, 27 & 28 & ALL OF 10 & 25, EXC S 2 5/8 FT & ADJ VAC ALLEY
Block	20
Supplemental Description	
Addition Name	Reeves

PARCEL INFORMATION

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Assessment Information

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PARCEL NUMBER	01-2340-03030-000		
SEGMENT NUMBER	1		
ADDRESS	30 UNIVERSITY DR N		
OWNERSHIP INFORMATION	SCHNASE, CLEM & LAUREL		
SCHOOL DISTRICT	1 - Fargo		
2016 Appraised Value (Current Certified)			
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Full Appraised Value	\$31,000	\$133,000	\$164,000
Net Taxable Appraised Value	\$31,000	\$133,000	\$164,000
Assessment (Local, State, Exempt)	Local		
2017 Proposed Appraised Value (subject to change)			
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Full Appraised Value	\$31,000	\$133,000	\$164,000
Net Taxable Appraised Value	\$31,000	\$133,000	\$164,000
Assessment (Local, State, Exempt)	Local		
BUILDING INFORMATION			
Year Built	1948		
Story Height (Res. Only)	N/A		
Main Floor Sq. Ft. (Res. Only)	N/A		
Total Building Sq. Ft.	1949 Sq. Ft.		
Number of Apartment Units	N/A		
LAND USE	Commercial		
PROPERTY TYPE			
LOT SIZE			
Front Width	0		
Back Width			
Depth Side 1	0		
Depth Side 2			
Square Footage	6831		
TAXES PAYABLE (2017)	Cass County Property Taxes (This link will direct you to the Cass County web site where you will be able view your property tax information).		
LEGAL DESCRIPTION	Click here to view legal description information		

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Project Category (click for details)	Current Installment	Balance Remaining (principal only)	Work Complete (pending approval)	Work in Progress (estimate only)
UTILITIES				
513700	\$332.79	\$594.58		
FM-14-93				\$47.48
FM-14-9				\$531.49
Totals	\$332.79	\$594.58	\$0.00	\$578.97
	Payment Status			

Principal and Interest Breakdown

Year	Total Payment	Principal Amount	Interest Amount
2016	\$350.53	\$297.29	\$53.24
2015	\$368.28	\$297.29	\$70.99
2014	\$386.03	\$297.29	\$88.74

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DISCLAIMER

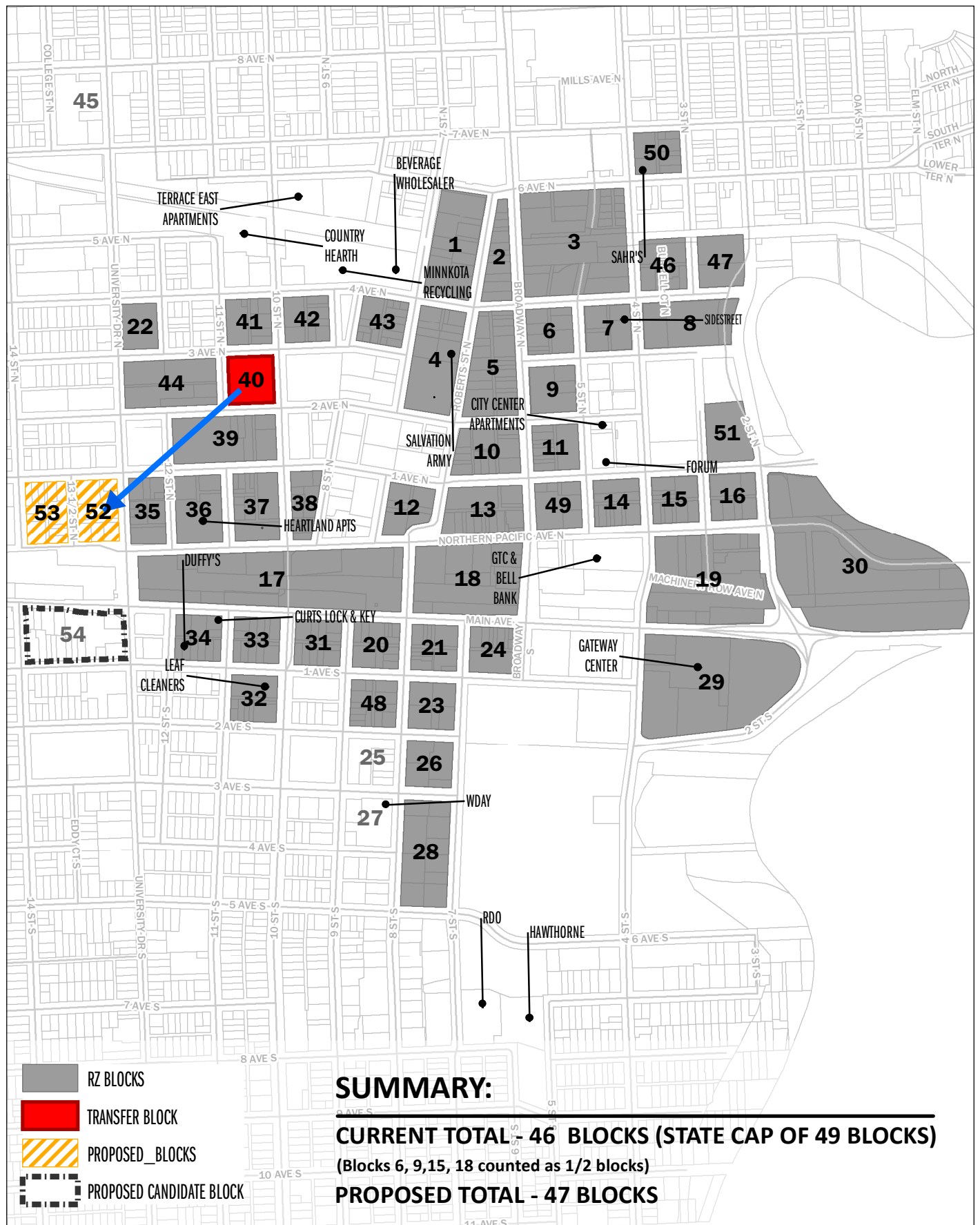
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Legal Description:

Lot	E 90 FT OF 1,2 & 3
Block	20
Supplemental Description	
Addition Name	Reeves

PROPOSED RENAISSANCE ZONE BOUNDARY



Block #	Previous Block #	Block Status	Acreage	Approximate Acreage Undeveloped / Vacant	Block - Building Value	Block - Land Value	Total Value per Acre	Existing Buildings / Land Use	Desired Land Use and Primary Development Strategy	% Block	Zoning District
1	2a	RZ	4.67	1.48 ac. / 32%	\$9,544,000	\$749,000	\$2,204,069	The Marks Apartments, Forum Distribution Center, Johnson Building, 506 Roberts St (John Morrell Co. Bldg)	<u>N ½</u> - Redevelopment of (surface parking) commercial or residential <u>S ½</u> - Primarily built-out other than two small surface parking lots and possible rehabilitation, renovation or new construction of the property at 669 4th Ave N		DMU
2	3a	RZ	2	0.44 ac. / 22%	\$4,632,200	\$601,000	\$2,616,600	*Powers Hotel (400 Broadway), Lowman Block, Empire, Aggie Block, Bismarck Tavern	Mixed Use - Ground floor retail/commercial with upper level housing		DMU
3	1	RZ	8.59	1.35 ac. / 16%	\$15,754,600	\$1,764,800	\$2,039,511	Bison Hotel, Goodyear, Great Northern Bicycle Company, Ford Building, Amtrak, American Federal Bank and a few Single Family Detached Homes	<u>N ½</u> and <u>NE Corner</u> - Clearance and redevelopment <u>S ½</u> and <u>SW Corner</u> (Broadway) and <u>SE Corner</u> - Clearance and Redevelopment, re-establish corners with multiple stories in height and ground level retail/commercial activity on 4th Avenue Possible vacate all or portion of the 5th St right-of-way		DMU
4	5t	RZ	4.61	1.14 ac. / 25%	\$21,515,400	\$994,300	\$4,882,798	St. Marks Lutheran Church, United States Post Office, Salvation Army, Ivers Apartments	<u>N ½</u> - Redevelopment for Housing (excluding Ivers Apartment Building) <u>S ½</u> - Preservation (Federal Building)		DMU
5	2	RZ	4.34	1.57 ac. / 36%	\$22,497,300	\$1,610,000	\$5,554,677	Loretta Building, Johnson Block, 300 Broadway, McKone Building (206 Broadway), *Fargo Theatre	<u>N ½</u> - Redevelopment for Housing (excluding Ivers Apartment Building) <u>S ½</u> - Preservation (Federal Building)		DMU
6	3	RZ	1.92	0.21 ac. / 11%	\$12,257,800	\$731,200	\$6,765,104	Derecki Block (Fargoan), Sons of Nowary Lodge (309 Broadway), Dixon Block, American Legion	<u>W½</u> - Mixed use, ground floor retail/commercial with upper level residential <u>E½</u> - Potential redevelopment opportunities; establish SE corner with multiple stories in height with upper level residential	½ Block	DMU
7	6t	RZ	1.92	0.50 ac. / 26%	\$7,166,800	\$462,000	\$3,973,333	Sanford Annex (415 3rd Ave N), Fargo Public Health, 404 4th Ave N (City Assessor)	<u>W½</u> and <u>NW corner</u> - Potential clearance and redevelopment, Mixed-Use or Housing <u>E½</u> - Clearance and redevelopment in SE corner - multiple stories with ground level retail/commercial on 3rd Avenue; redevelopment of surface parking		DMU
8	4a	RZ	4.03	1.65 ac. / 41%	\$4,490,100	\$627,000	\$1,269,752	Howard Johnson Motel, Pontoppidan Lutheran Church	<u>W½</u> and <u>NW Corner</u> - Clearance and redevelopment <u>E½</u> - Clearance and redevelopment with emphasis on ground level interaction with adjacent street right-of-way (ie. limited or zero setbacks on 3rd Avenue, 4th Avenue and 2nd Street)		DMU
9	4	RZ	2.06	1.54 ac. / 75%	\$3,455,100	\$850,000	\$2,089,854	US Bank	Clearance and redevelopment - Mixed-use with ground level interaction with adjacent street ROW	½ Block	DMU
10	6	RZ	2.64	0.80 ac. / 30%	\$13,267,100	\$1,185,200	\$5,474,356	Black Building, Merchants National Bank (122 Broadway), Straus Building (102 Broadway), Stone Building (Avalon), Pioneer Life Insurance Building, Graver Inn Apartments	Preservation and Rehabilitation; and redevelopment of surface parking lots		DMU
11	7	RZ	1.92	0.60 ac. / 31%	\$13,843,900	\$924,000	\$7,691,615	Hancock Building (109 Broadway), Odd Fellows Hall / Hotel Donaldson	Preservation and Rehabilitation; redevelopment of surface parking and specifically the SE corner at the 1st Ave N/5th Street N intersection		DMU
12	10a	RZ	1.81	0.85 ac. / 48%	\$6,312,900	\$555,000	\$3,794,420	Serkland Law Firm, BillMeyer Apartments, The Gardner,	<u>NW Corner</u> - Infill/redevelopment <u>S½</u> - Clearance and redevelopment		DMU
13	10	RZ	3.22	0.81 ac. / 25%	\$22,984,800	\$1,450,000	\$7,588,447	Cityscapes, Syndicate Block (64-74 Broadway), Elliott Hotel Annex (606 1st Ave)	Redevelopment of surface parking lots Preservation and rehabilitation of historic or contributing structures		DMU
14	12	RZ	1.92	1.38 ac. / 72%	\$855,100	\$673,000	\$795,885	Loudon Building (64 4th St), Ball Building (65 5th St)	Clearance and redevelopment (excluding Loudon Building) - Mixed-use with ground level retail/commercial with upper level housing		DMU
15	13	RZ	1.92	0.74 ac. / 39%	\$9,367,200	\$504,000	\$5,141,250	*Pence Automobile Co. Warehouse (301 NP Ave), United Automotive,	Redevelopment of surface parking lots; re-establish SW corner with multiple stories in height and ground level retail/commercial activity on NP and 4th St	½ Block	DMU
16	14	RZ	1.92	.63 ac. / 33%	\$1,500,600	\$364,000	\$971,146	Petro Serve, National Muffler	<u>N½</u> - Clearance and redevelopment <u>S½</u> - Clearance and redevelopment		DMU
17	11a	RZ	16.53	4.95 ac. / 30%	\$12,037,700	\$1,842,000	\$839,667	*Union Storage, Swift & Company Building (10 8th St), BNSF Railway, McDonalds, Diamond Vogel Paints	<u>N½</u> - Clearance, redevelopment and preservation - preservation of Union Storage/Armour Creamery buildings and Union Storage warehouse buildings in NE corner of the block. Remainder of the block identified as clearance or redevelopment. Mixed-use and/or housing with zero or limited setbacks on NP Ave; and commercial or mixed-use on Main Ave with any surface parking located on the rear (preference) or side yard		DMU
18	15	RZ	5.35	2.55 ac. / 58%	\$21,355,600	\$2,165,900	\$4,396,542	Renaissance Hall, Old Broadway, Herbst Building (CI Sport), *Northern Pacific Railroad Depot	<u>N½</u> - Redevelopment of surface parking lot, mixed-use with ground level retail/commercial on NP Avenue <u>S½</u> - Redevelopment of surface parking lots	½ Block	DMU

19	16	RZ	6.62	2.74 ac. / 41%	\$16,251,200	\$1,347,200	\$2,658,369	Minneapolis Moline Building (Vogel Law), Advance Rumely Thresher Co. (300 NP Ave), AmeriPride,	<u>N½</u> - Redevelopment/infill on properties in NE and NW corners as well as surface parking lots <u>S½</u> - Redevelopment and Rehab to mixed-use (commercial, retail, housing). The SE corner should be a 'gateway' structure and should include ground floor retail and significant interaction with Main Avenue and 2nd St	DMU
20	15a	RZ	1.92	0.78 ac. / 41%	\$3,584,600	\$463,000	\$2,108,125	*Masonic Block (9 8th St S), Watkins Block (806 Main Ave), *F.O. Knerr Block (Nichole's), Floyd block (15 8th St S), *McHench Block (17-19 8th St S) and *Webster/Cole Building (21 8th St S)	Preservation. Opportunities for increased housing on upper floors of existing buildings. Redevelopment of surface parking lots could accommodate ground floor retail/commercial on 1st Ave S and housing or office on the remainder.	DMU
21	18	RZ	1.89	0.65 ac. / 34%	\$4,600,700	\$541,000	\$2,720,476	Kennelly Okeefe (720 Main Ave), The Shields Block (714 Main Ave), Luger Furniture Store (716 Main Ave), LIA (700 Main Ave), Landmark Building (15 7th St S)	Preservation of contributing structures and redevelopment and infill to include: 718 Main Ave, surface parking lots and SW corner. Establish SW corner with mixed-use, multiple stories and ground level retail/commercial on both 7th Street and 1st Ave	DMU
22	5a2	RZ	1.58	0.91 ac. / 58%	\$1,230,200	\$311,000	\$975,443	Woodrow Wilson	Preservation and Rehabilitation	DMU
23	13t	RZ	2.06	1.25 ac. / 61%	\$4,516,500	\$360,000	\$2,367,233	Sanford Neuropsychiatric Institute	NW and SE Corner - Redevelopment and infill of surface parking lots; ground floor retail/commercial on 1st Ave and 8th Street	DMU
24	19	RZ	2.01	0.25 ac. / 12%	\$7,767,400	\$571,000	\$4,148,458	*deLendrecies Building (620 Main Ave), Wimmers Jewelry	Preservation and Rehabilitation - A number of the structures abutting Main Avenue have utilized the RZ benefits. Retail/Commercial ground level with housing on upper stories	DMU
25	-	Candidate	2.01	1.28 ac. / 64%	\$899,900	\$295,200	\$594,577	Cass County Courthouse Parking, Neighborhood Commercial (NC) within existing single family residences	Redevelopment and Infill, mixed-use or housing	NO & MR3
26	14t	RZ	2.06	0.65 ac. / 32%	\$7,341,100	\$298,800	\$3,708,689	Park Ridge Apartments (200 8th St S), Residential Condominiums (220 8th St S), United Way, Runsvold Funeral Home	<u>W½</u> - Rehabilitation <u>E½</u> - Clearance and re-development, specifically the NE and SE corners - establish corners with mixed-use or housing	E½ - GC & LC; W½ - MR3
27	-	Candidate	2.11	1.05 ac. / 49%	\$5,137,600	\$276,000	\$2,565,687	WDAY Tower, Apartments (304 9th St S)	<u>S½</u> and surface parking lots - Infill	LC & MR3
28	20	RZ	4.75	1.0 ac. / 21%	\$10,630,700	\$630,200	\$2,370,716	Park Terrace Apartments (315 7th St S and 420-422 8th St S), Islander Apartments (415 7th St S) - Primarily Residential Apartments and Condominiums	<u>E½</u> - Clearance and redevelopment; mixed use or housing	E½ - GC; W½ - MR3
29	-	RZ	13.03	5.85 ac. / 45%	\$13,873,500	\$2,584,000	\$1,263,047	Gateway Center Plaza (300 Main Avenue), Park East Apartments, Fargo High Rise, Professional Building (100 4th St S), Cenex (330 Main Ave)	<u>N½</u> (including Park East Apartments) - Redevelopment with mixed-use and ground level interaction on Main Avenue and the intersections of 2nd St/Main Ave and 4th St/Main Ave. Note that the 2007 Downtown Framework Plan highlights the importance of this block in terms of improving synergy and extending the success of downtown onto Main Avenue. The Plan also states this block should be developed as a 'gateway' between the Fargo and Moorhead downtown areas with a focus on mixed-use, walkability, economic vitality and connectivity (greenway, streetscape, etc.). S½ - Infill opportunities of surface parking lots and specific focus on establishing a multi-story structure on the corner of 2nd St/4th St. Note proximity to a public parking ramp on 1st Avenue	DMU
30	17	RZ	10.46	9.75 ac. / 93%	\$4,808,500	\$729,000	\$529,398	Mid America Steel / Fargo Foundry Steel & Manufacturing, Case Plaza	Clearance and Redevelopment - Mixed-use or housing; establish multi-story structure on the corner of 2nd St/NP Ave. Note that a portion of this acreage is within the 100 year floodplain	DMU
31	9t	RZ	1.92	0.61 ac. / 32%	\$2,701,600	\$378,000	\$1,603,958	A-1 Radiator (1 9th St S), Fargo Firehouse No. 2 (916 Main Ave), Christian Science Church (23 9th St S), Apartments (917 1st Ave S)	NE and NW Corners - Clearance and Redevelopment S½ - Clearance and Redevelopment, housing	DMU
32	5t3	RZ	1.92	0.61 / 32%	\$3,059,700	\$298,800	\$1,749,219	Leaf Cleaners/McGovern SF Residence (1002 1st Ave S), Boulger Funeral Home (123 10th St S)	NW Corner and SW Corners - Clearance and Infill with commercial or mixed-use on N½ and higher density housing on S½	GC & MR3
33	8t2	RZ	1.92	0.86 ac. / 42%	\$1,422,400	\$298,800	\$896,458	Vacant and underutilized commercial acreage on N½ and low density residential on S½	Clearance and Redevelopment - Single family or low density residential is not a desired use in this block	DMU
34	7t2	RZ	1.92	1.07 ac. / 56%	\$1,715,700	\$331,600	\$1,066,302	Curtis Lock & Key (1102 Main Ave), Duffy's (16 12th St S) - Commercial Properties	<u>N½</u> - Clearance and Redevelopment, commercial or mixed-use <u>S½</u> - Redevelopment or Infill, housing or mixed-use	DMU
35	8a	RZ	2.15	1.03 ac. / 47%	\$2,094,400	\$479,400	\$1,197,116	Mathison's Express Printing (1213 NP Ave), United Refrigeration (12 12th St N) - Office & Commercial Uses	Clearance and Redevelopment - Mixed-use, commercial / retail / office; ground floor commercial or retail and emphasis on interaction with NP Ave and University Dr right-of-way	DMU
36	9a	RZ	2.88	1.34 ac. / 46%	\$4,439,800	\$556,000	\$1,734,653	Heartland Apartments, Urban Crossing Apartments (1102 1st Ave N)	Clearance and redevelopment (excluding Urban Crossing Apartments) - Mixed-use, commercial /retail and/or housing	DMU

37	-	RZ	2.69	1.39 ac. / 52%	\$2,273,000	\$566,000	\$1,055,390	Nestor (1001 NP Ave), Park Company Realtors - W½ Single-Family Residential	Clearance and redevelopment - Mixed-use or commercial/retail with ground floor interaction on 10th St and NP Ave; housing on upper floors or W½ of the block. Definition of block corners shall be critical on this block	DMU
38	8	RZ	1.6	0.50 ac. / 31%	\$3,051,300	\$389,300	\$2,150,375	Jiffy Lube, Park Company Mortgage, Foss Architecture/Interiors, World Vets Headquarters, Warehouse Apartments	<u>S½</u> - Clearance, infill and redevelopment; emphasis on defining the block corner on NP Ave and 10th St. Mixed-use, commercial or housing <u>Remainder</u> - Preservation and rehabilitation.	DMU
39	3b	RZ	4.49	3.19 ac. / 71%	\$6,656,200	\$876,000	\$1,677,550	ND Farm Bureau / Nodak Mutual, Taco Bell, Pierce Co., surface parking	<u>E½</u> - Redevelopment, mixed-use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (primarily 1st Ave and 10th St)	DMU
40	2b	RZ	1.87	0.88 ac. / 47%	\$2,867,200	\$450,200	\$1,774,011	NDSU Development Foundation - surface parking, United Savings Credit Union, Pioneer Manor Fargo Housing Authority, Western Fuel Oil (224 10th St N)	<u>E½</u> - Clearance and redevelopment; mixed use or housing with definition of block corners and ground floor interaction with adjacent right-of-way (most importantly 10th St) <u>NW Corner</u> - Clearance and redevelopment; housing	DMU
41	1b	RZ	1.87	0.48 ac. / 27%	\$1,747,400	\$379,500	\$1,137,380	Helenske Design Group (304 10th St N), Credit Union, Taco Johns - W½ of the block is mostly single-family residential or duplexes	<u>E½</u> - Clearance and redevelopment; mixed use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (most importantly 10th St) <u>W½</u> - Clearance and redevelopment; mixed-use or housing	DMU
42	-	RZ	1.87	1.25 ac. / 67%	\$1,241,200	\$457,000	\$908,128	Stop-N-Go/Casey's General Store, Northern and surface parking (Elim/Northern)	<u>W½</u> - Clearance and redevelopment; mixed use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (most importantly 10th St) <u>E½</u> - Infill, mixed-use or housing	DMU
43	-	RZ	1.92	.45 ac. / 24%	\$2,147,400	\$267,300	\$1,257,656	Rape & Abuse Crisis Center (720 4th Ave N) and single-family, duplex or apartments on the remainder of the block	<u>E½</u> - Clearance and redevelopment (preservation of SE corner); mixed use or housing <u>W½</u> - Clearance and redevelopment; mixed-use or housing	DMU
44	-	RZ	3.92	1.50 ac. / 38%	\$2,121,700	\$50,000	\$554,005	Twin Towers Condominiums (1110 3rd Ave N), Freighthouse Flats Apartments, University Dr Manor Apartments (1201 2nd Ave N)	<u>W½</u> - Infill, commercial or mixed-use adjacent to University Drive <u>Remainder</u> - Rehabilitation	DMU
45	-	Candidate	3.15	2.0 ac. / 63%	\$1,533,300	\$432,000	\$623,905	SunMart, Bjornson's and strip commercial/retail	Clearance, Redevelopment and Infill - mixed-use, commercial, retail, housing	GC / LC
46	-	RZ	1.85	0.75 ac. / 41%	\$3,582,100	\$269,000	\$2,081,676	Fargo School District, Fargo Housing Authority (409 4th St N), Automated Maintenance Services (410 3rd St N) - and surface parking lots	<u>N½</u> - Preservation / Rehabilitation <u>SW Corner</u> - Rehabilitation <u>SE Corner</u> - Clearance and redevelopment, mixed-use or housing	DMU
47	-	RZ	2.05	0.63 ac. / 31%	\$3,493,100	\$271,000	\$1,836,146	Fargo School District Warehouse (419 3rd St N), Military Processing Center (225 4th Ave N) and Commercial/Retail Building (203 4th Ave N)	Clearance and redevelopment; mixed-use or housing with definition of block corner at 2nd Street and 4th Avenue	DMU
48	-	RZ	1.92	0.24 ac. / 13%	\$899,900	\$295,200	\$622,448	Blenheim/Stratford/Marlborough Apartments (801-807 2nd Ave S), Wellington Apartments (102 9th St S), FM Title (101 8th St S)	<u>NE Corner</u> - Clearance and redevelopment; mixed-use, office or housing <u>SW Corner</u> - Clearance and redevelopment; mixed use or housing	DMU & MR3
49	11	RZ	2.06	0.76 ac. / 37%	\$13,932,900	\$1,018,000	\$7,257,718	Dakota Building (51 Broadway), Royal Jewelers (69, Broadway), Red River Women's Clinic, Gibb Building (502 1st Ave N)	<u>E½</u> - Infill and redevelopment; mixed-use with housing on upper floors <u>W½</u> - Preservation and rehabilitation	DMU
50	-	RZ	1.73	1.73 ac. / 70.2%	\$1,440,300	\$196,100	\$945,896	Sinclair Gas Station (601 4th St N), Arnold A Weld Dental Laboratory Inc. (617 4th St N), Surface Parking Lot - E½ of the block is mostly single-family residential	Clearance and redevelopment ; mixed-use, office or housing	W½ - DMU, NE - MR3, SE - LC
51	-	RZ	3.99	3.99 ac. / 100%	\$305,000	\$696,000	\$250,877	Surface Parking Lot	Redevelopment of surface parking lot and Infill, commercial or mixed-use	DMU
52	-	RZ	2.46	2.46 ac/ 61.4%	\$1,806,800	\$467,000	\$924,309	DFC Consultants LLC (1320 1 AVE N), Horab & Wentz Certified Public Accountants (1307 NORTHERN PACIFIC AVE N), Trogstad Engineering, PC (1313 NORTHERN PACIFIC AVE N), Dakota Rollers Auto (10 UNIVERSITY DR N), Bill's Video & TV Service (12 UNIVERSITY DR N), Vacant (20 UNIVERSITY DR N), Crown Trophy (26 UNIVERSITY DR N), Border Cities Service Inc. (30 UNIVERSITY DR N)	Redevelopment and Infill; mixed-use or commercial	LC, Proposed DMU

53	-	RZ	2.28	2.28 ac/ 62.1%	\$1,919,100	\$233,800	\$944,254	2 Story Duplex (1340 1 AVE N), DFC Consultants Parking Lot (1330 1 AVE N), For Lease (18 13 1/2 ST N), 2 Story Single Family Residence (12 13 1/2 ST N), 2 Story Duplex (10 13 1/2 ST N), For Lease (2 13 1/2 ST N), Meinecke-Johnson Construction (5 14 ST N), 1 1/2 Story Single Family Residence (15 14 ST N), 2 Story Single Family Residence (17 14 ST N), 2 Story Single Family Residence (1344 1 AVE N), 2 Story Single Family Residence (1346 1 AVE N), Warehouse (1342 1 AVE N)	Redevelopment and Infill; mixed-use, art center, commercial	W ½ LI, E ½ LC, E ½ Proposed DMU
54	-	Candidate	6.58	6.58ac/ 85.3%	\$2,320,300	\$691,500	\$457,720	Nygard Signs (5 UNIVERSITY DR S), Deans Auto Sales (21 UNIVERSITY DR S), Tailgators, Mom's Diner, Pop's Roadside Eatery (1322 MAIN AVE), 2 Story Duplex (1337 1 AVE S), 2 Story Duplex (1339 1 AVE S), Roberts Street Chapel (1342 MAIN AVE), Gene's TV Clinic (1344 MAIN AVE), Good News Auto Sales (1350 MAIN AVE), Storage Facility (1313 1 AVE S), Bethany Homes Storage (1311 1 AVE S), 2 Story Duplex (1329 1 AVE S), 2 Story Duplex (1323 1 AVE S), Vacant (1321 1 AVE S), Bonjour Fargo (1328 MAIN AVE), Rynmark Warehouse (1333 1 AVE S), Warehouse (1341 1 AVE S), Hobart Food Equipment (18 14 ST S)	Clearance and redevelopment ; mixed-use, office or housing. Redevelopment of surface parking lots.	GC

* Assessed valuations based on 2016 Assessor's Data