



**PLANNING AND DEVELOPMENT**

**200 Third Street North**

**Fargo, North Dakota 58102**

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**MEMORANDUM**

Date: May 9, 2017

To: Community Development Committee

From: Dan Mahli,  Community Development Administrator

Re: Community Development Committee Meeting on May 16

The next meeting of the Community Development Committee is Tuesday, May 16 at 3:00 in the City Commission Room at Fargo City Hall. If you are not able to attend, please contact the office at 241-1474. Thank you.

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**COMMUNITY DEVELOPMENT COMMITTEE**

**Tuesday, May 16 – 3:00 p.m.**

**City Commission Room**

**AGENDA**

1. Welcome
2. Approve Minutes
3. Fargo Neighborhood Data Presentation – Stephen Hardy, MySidewalk
4. Review Storefront Rehab applications
  - a. 19 ½ & 23 ½ 8th Street South
  - b. 18 13 ½ Street North
  - c. 20 University Drive North
  - d. 30 University Drive North
5. Update on HUD CDBG and HOME allocations
6. Other business
7. Adjourn

Community Development Committee meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on [www.cityoffargo.com/streaming](http://www.cityoffargo.com/streaming). They are rebroadcast each Monday at 10:30 a.m. and Thursday at 2:30 p.m.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Department 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. Meeting minutes are available on the City of Fargo website at [cityoffargo.com/communitydevelopment](http://cityoffargo.com/communitydevelopment).



## **COMMUNITY DEVELOPMENT COMMITTEE MINUTES**

**Regular Meeting:**

**Tuesday:**

**April 18, 2017:**

The Regular Meeting of the Community Development Committee of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 3:00 p.m., Tuesday, April 18, 2017.

The Community Development Committee Members present is as follows:

Present: Commissioner John Strand, Linda Boyd, Linda Klebe, Jan Ulferts Stewart, Lynn Fundingsland, Mike Hahn

**Item 1. Welcome**

Chairperson Strand welcomed Members to the meeting and introductions were made.

**Item 2. Approval of Minutes: Regular Meeting of March 21, 2017**

Ms. Boyd moved the minutes of the March 21, 2017 Community Development Committee meeting be approved. Second by Mr. Hahn. All Members present voted aye and the motion was declared carried.

**Item 3. Review Storefront Rehab application – 6 12<sup>th</sup> Street North: APPROVED**

Community Development Administrator Dan Mahli introduced the proposed storefront rehabilitation project to be considered for Community Development Block Grant (CDBG) funding, adding that this project has been reviewed and approved by the Historic Preservation Commission. Mike Zimney, The Kilbourne Group, Ethan Hennings, co-founder and owner of Wild Terra Cider and Brewing Co, LLC, and Kelly Bauer, TL Stroh Architects, spoke on behalf of the project.

Ms. Ulferts Stewart moved to approve the Community Development Block Grant for Storefront Rehab in the amount of \$20,000. Second by Ms. Boyd. On call of the roll Members Hahn, Boyd, Ulferts Stewart, Klebe, Strand, and Fundingsland voted aye. Absent and not voting: Members Grubb, Mahoney, McDonald, and Paulsen. The motion was declared carried.

**Item 4. Update on the Roosevelt/NDSU neighborhood study**

Assistant Planner Tyrone Grandstrand continued his presentation from the March 21, 2017 Community Development Committee Meeting on the challenges and potential solutions of various policy issues in neighborhoods.

Mr. Grandstrand shared the issues and engaged a discussion regarding 1) the clarity of the problem statements, 2) the completeness of the set of problem statements, and 3) additional alternatives. Discussion was held regarding additional input and next steps.

**Item 5. Adjourn**

The time at adjournment was 3:58 p.m.





## PLANNING AND DEVELOPMENT

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### MEMORANDUM

**DATE:** May 12, 2017

**TO:** Community Development Committee

**FROM:** Dan Mahli,  Community Development Administrator

**RE:** CDBG Storefront Rehab projects

The properties below are being considered for Community Development Block Grant (CDBG) Storefront Rehab funding. The intent of Fargo's Storefront Rehab/Downtown Project program is to renovate deteriorated building conditions and eliminate blighted conditions in the downtown area. Interested property owners may apply for a 50% matching grant, up to \$15,000 per facade, which can be used for the rehabilitation of building exteriors, demolition of blighted properties, or other exterior above-grade improvements.

The Community Development Committee and Historic Preservation Commission review applications and recommend to the City Commission. Currently, the City of Fargo has \$155,000 in CDBG designated for storefront and downtown projects – \$55,000 in 2016 grant funding and \$100,000 has been approved by the City Commission and is awaiting HUD approval for 2017.

All of the projects listed will help to remove blighted conditions in the downtown area. The amount requested is \$15,000 per project for a total of \$75,000 for five façade renovations. The recommendation is to approve \$75,000 in matching grants for each.

The applications are attached. If you would like more information, please let me know.

#### **19½ & 23½ 8th Street South**

19½ & 23½ 8th Street South were built in 1900. It is a 2-story, mixed-use brick building, and is a contributing property to the Downtown Historic District. The eligible components of the storefront renovation at 19½ & 23½ 8th St S include:

- Replace second-story windows
- Replace exterior doors to apartment entrances
- Repair masonry as needed
- Remove paint from the exterior walls



**18 13½ Street North**

18 13½ Street North was built in 1975. It was formerly a sunflower processing plant and is now a proposed restaurant/taproom/brewery with theater-type space. The eligible components of the storefront renovation at 18 13½ St N include:

- Power wash metal façade
- Base paint building, add sunflower super-graphics mural to east side
- Replace existing windows and doors

**30 University Drive North**

30 University Drive North was built in 1948 and is a one-story masonry commercial building. It was formerly a gas station and is now proposed for conversion to a restaurant. The eligible components of the storefront renovation at 30 University Dr N include:

- Power wash existing facebrick
- Replace rusted steel lintels
- Replace all windows, overhead doors, and doors
- Repair masonry cracks
- Replace existing signage

**20 University Drive North**

20 University Drive North was built in 1951. It was formerly a drycleaner, appliance parts distributor, offices, and heated storage. It is now proposed for conversion to six storefronts that will house various tenants. The eligible components of the storefront renovation at 20 University Dr N include:

- Repair cracked masonry wall on west side
- Create and install new storefront systems and/or glass overhead door systems

**Recommended Action:** Recommend approval of Community Development Block Grant Storefront Rehab projects at 19½ & 23½ 8th Street South, 18 13½ Street North, 30 University Drive North, and 20 University Drive North.





## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

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The intent of Fargo's Storefront/Downtown Project program is to renovate the exteriors of deteriorating properties in the downtown area. Interested property owners may apply for a 50% matching grant, up to \$15,000, which can be used for the rehabilitation of building exteriors, to demolish blighted properties, or to make other exterior improvements. Property renovation may include efforts to improve and enhance parking areas.

The property must be located in designated areas of downtown Fargo (see map on following page) and the applicant must provide architectural renderings of the proposed design. Renovations to a historic property must maintain its historic character and must also conform to guidelines established in the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings". This information is available from the Planning Department and on the web at: <http://www.cityoffargo.com/HistoricPreservation>.

### **Review and Approval Process**

1. Applications can be submitted throughout the year to the Department of Planning and Development and are reviewed by staff for program compliance. However, due to limited funding availability, earlier submittals are encouraged.
2. The applications are forwarded to the **Historic Preservation Commission (HPC)**. The HPC reviews projects with the intent of preventing adverse impact to historic properties. This review must be completed prior to a project being considered for funding.
3. Projects that are approved by the Historic Preservation Commission will be reviewed by the **Community Development Committee** for funding. The Community Development Committee will consider projects competitively, based on the following criteria:
  - Use of property is consistent with published downtown plans (Framework Plan, Renaissance Zone, Area Plan, Riverfront Plan)
  - Comprehensive renovation project eliminates all signs of blight/deterioration from affected property
  - Project must be ready to proceed in the current year's construction season

*Other contributing factors*

  - Size of the property
  - Amount of private funds in the project
  - Utilization of other incentives (i.e., Renaissance Zone)
4. Storefront/Downtown projects that receive a funding recommendation will be presented to the **City Commission** for final approval. Generally, the City receives funding from HUD in June. Community Development Block Grant (CDBG) funds cannot be released before City Commission approval.

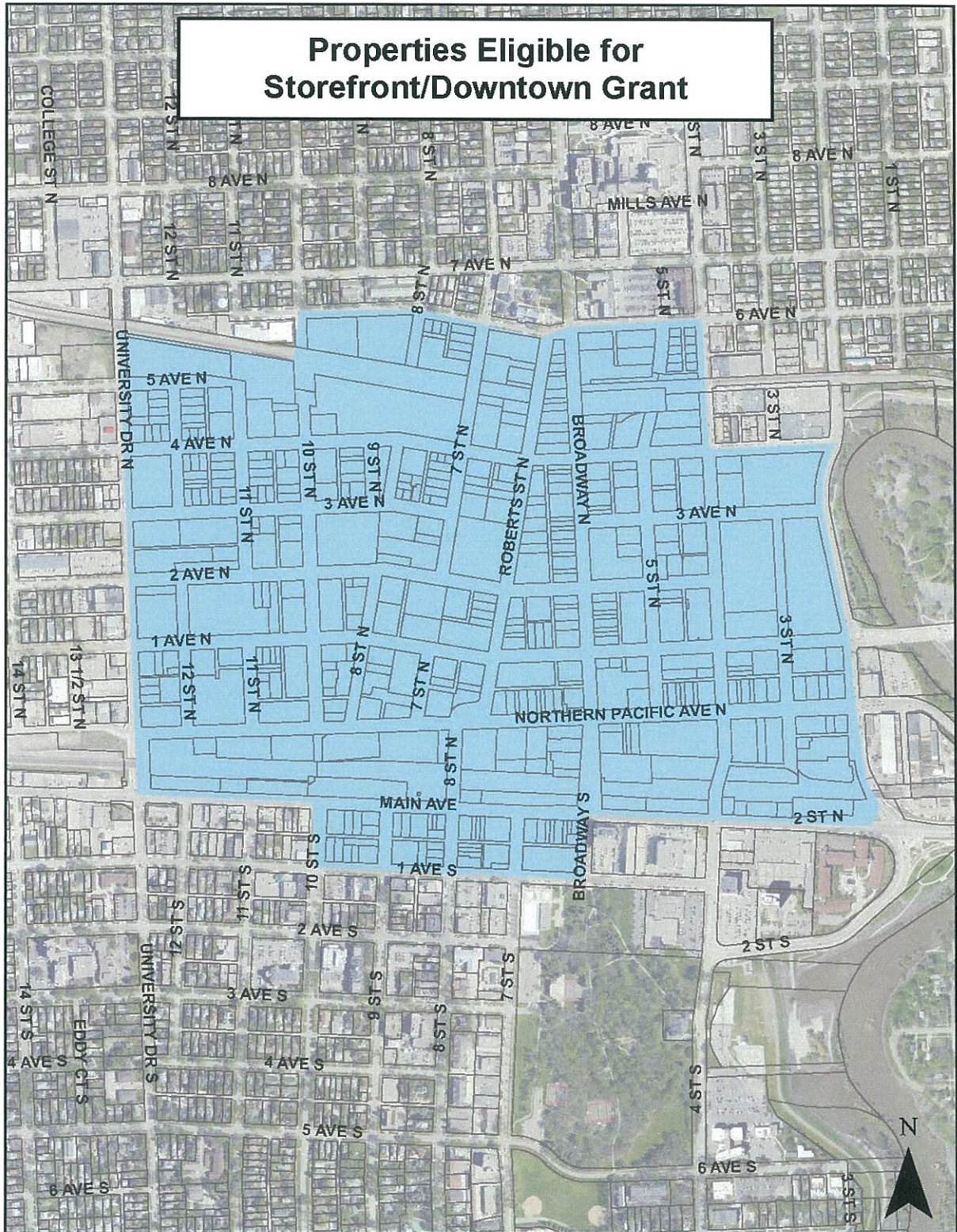
### **Project Administration upon Approval**

Once the City Commission has approved a project, the City and applicant will sign a Recipient Agreement. In order to be eligible for CDBG reimbursement, contracts for the agreed upon scope of work must not be signed before the Recipient Agreement has been executed. All storefront/downtown projects are subject to the requirements of the Fair Labor Standards Act, including Davis Bacon wage rates.





# STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION







# STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

<b>PRIMARY CONTACT INFORMATION FOR THIS APPLICATION</b>			
<b>Name</b>	Joel & Christine Jaeger		
<b>Address</b>	PO Box 1285   Fargo, ND 58107		
<b>Phone</b>	651-323-7757	<b>Fax</b>	
<b>E-mail</b>	<a href="mailto:joel@jaegerfarms.com">joel@jaegerfarms.com</a>		
<b>Property Address</b>	19-1/2 8 <sup>th</sup> Street South   Fargo, ND 58103		
<b>Applicant Name &amp; DUNS number</b>	Harvest Capital LLC (name of person/entity to receive grant)	(Enter DUNS number here)	
<b>Architect/Firm</b>	(all applicants <u>must</u> use an architect for project design)		
<b>Property Owner</b>	Harvest Capital LLC		
<b>Mailing Address</b>	PO Box 1285   Fargo, ND 58107		

<b>Description of Property</b>	Significant / Full Remodel of Second Story Apartments		
<input checked="" type="checkbox"/> <b>Current Commercial Tenants</b> (Note: Commercial tenants not impacted by project)			
Business Name	Business Owner	Address	Current sq. ft. occupied
8 <sup>th</sup> Street Lamp Repair			
Goin' Postal			
<input type="checkbox"/> <b>Current Residential Tenants</b>		<b># occupied</b>	<b># vacant</b>
Tenant Name	Unit #	Mailing Address	



## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

### Building History (if available)

Constructed in 1900 on what is perhaps the oldest street in Fargo, the subject property has long been a cornerstone of Historic 8<sup>th</sup> Street South. Notable and ornate masonry adorns the façade facing 8<sup>th</sup> Street South (to the east). The property is, and for a hundred years has been, a focal point as you enter downtown from the beautiful Hawthorne neighborhood to the South. That is the case even more so today with the overall renaissance of Downtown.

**Total Cost of  
façade renovation**

\$32,800 to \$35,800+

**Amount of CDBG**

**Funding Requested**

Up to \$15,000

Is the exterior renovation part of a larger project?

☒ Yes

☐ No, the exterior rehab is the only work I am doing

If yes, please describe comprehensive project.

For context, we are owners of properties on the east side of the block and recently purchased this property (which, in addition to the adjoin property to the south that we've also purchased comprises approximately 1/3<sup>rd</sup> of the west side of the block). Accordingly, we are dedicated to the block and the neighborhood—in addition to Downtown more generally.

To begin, we plan to fully remodel the second (top) floor which has four apartments. In addition, we plan to update the two retail spaces on the first floor (noting however, that both are presently leased so significant interior renovations will be as leases expire or are modified with existing tenants). In the coming months, pending project approval, we plan to spend approximately \$200,000 on the project (in addition to spending an additional \$200,000 on the neighboring property) replacing roof and windows, updating electrical, exposing and repairing original brick, installing HVAC in apartments, restoring where possible wood floors and bringing the property back to its original luster.

We have applied and been approved for a Renaissance Zone Project.





## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

### **Summary of Existing Condition of Exterior** (please attach pictures – Attachment 1)

Exceptional masonry structure that has been minimally and poorly maintained.

The areas we feel we can have the greatest impact—both aesthetically and in terms of directly improving the neighborhood is the second story windows. In short, windows are largely broken, undersized relative to original window openings, inoperable and plagued by exterior cladding that is discolored and coming loose. Related, the overall condition of the apartments is such that a potentially beautiful building is blighted by window unit air conditioners, associated condensate pipes exposed on the exterior of the property, and general blight.

The retail storefronts are nicely done, but in need to repairs to cladding, caulking and signage components that undermine their overall integrity. We plan to address those items.

### **Summary of Proposed Scope of Work (materials, color schemes, etc.) Please attach colorized drawings that include pre- and post-rehab detail, indicating specifically what will be modified and how** (Attachment 2). *Note – to receive historic preservation approval, projects **cannot** submit plans that include the use of “anodized” aluminum. If window replacement is proposed, applicant must provide manufacturer’s window specifications.*

Primary project objective is to replace all eleven (11) second story windows with properly sized (larger) windows to fill original window openings such that window can be finished to the brick exterior and eliminate all faded and falling off window cladding around the windows.

In addition, project plan entails eliminating pvc piping that is visible on exterior of building, eliminate window unit air conditioners and repair existing storefronts as needed.

(Existing storefronts are nicely done and storefronts are consistent with original/historical look of the property, but need to have some caulking around windows removed and replaced in addition to some minor repairs and cleaning and polishing parts of the facades.)

### **How will proposed project affect the historic character of the property?**

Put the property back to how it was originally with windows filling the whole opening, elimination of cheap and faded cladding, etc.



## **STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION**

### **How will your project complement downtown redevelopment efforts?**

Overall project will provide significantly upgraded residential offering in an important downtown neighborhood. Furthermore it will restore a level of maintenance and aesthetic that compliments the overall renaissance of Downtown while retaining the boutique retail and unique “updated and cleaned up but historical” residential offerings in the neighborhood. Project will also make a significant improvement to the appearance of an important entry point into Downtown while creating an environment that will add to the overall walkability and mix of businesses in the Downtown area.

**For more information on completing this application please refer to the following website.**  
<http://www.cityoffargo.com/Business/StorefrontDowntownGrants/>





## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

# ATTACHMENTS

**Exhibit 1.** Example of cladding around windows and windows much narrower than original opening.



**Exhibit 2.** Example of window unit ACs and Exposed Condensate Pipe.





## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Exhibit 3. View from Front of 19.5 8<sup>th</sup> Street South, Full Block







## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

**Exhibit 4. View of Rear of Property**



**Note:** Angle of photo distorts the perspective slightly. Subject property is 19.5 8<sup>th</sup> Street South and is highlighted by blue box above. Picture is of both 19.5 8<sup>th</sup> Street and 23.5 8<sup>th</sup> Street (both properties owned by applicant) and are each 50 feet wide. Picture of both properties shown for perspective though this application is solely for 19.5 8<sup>th</sup> Street South.



## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

### Exhibit 5. Examples of Other Projects We Have Done

303 Broadway Before and After



18 8<sup>th</sup> Street Before and After

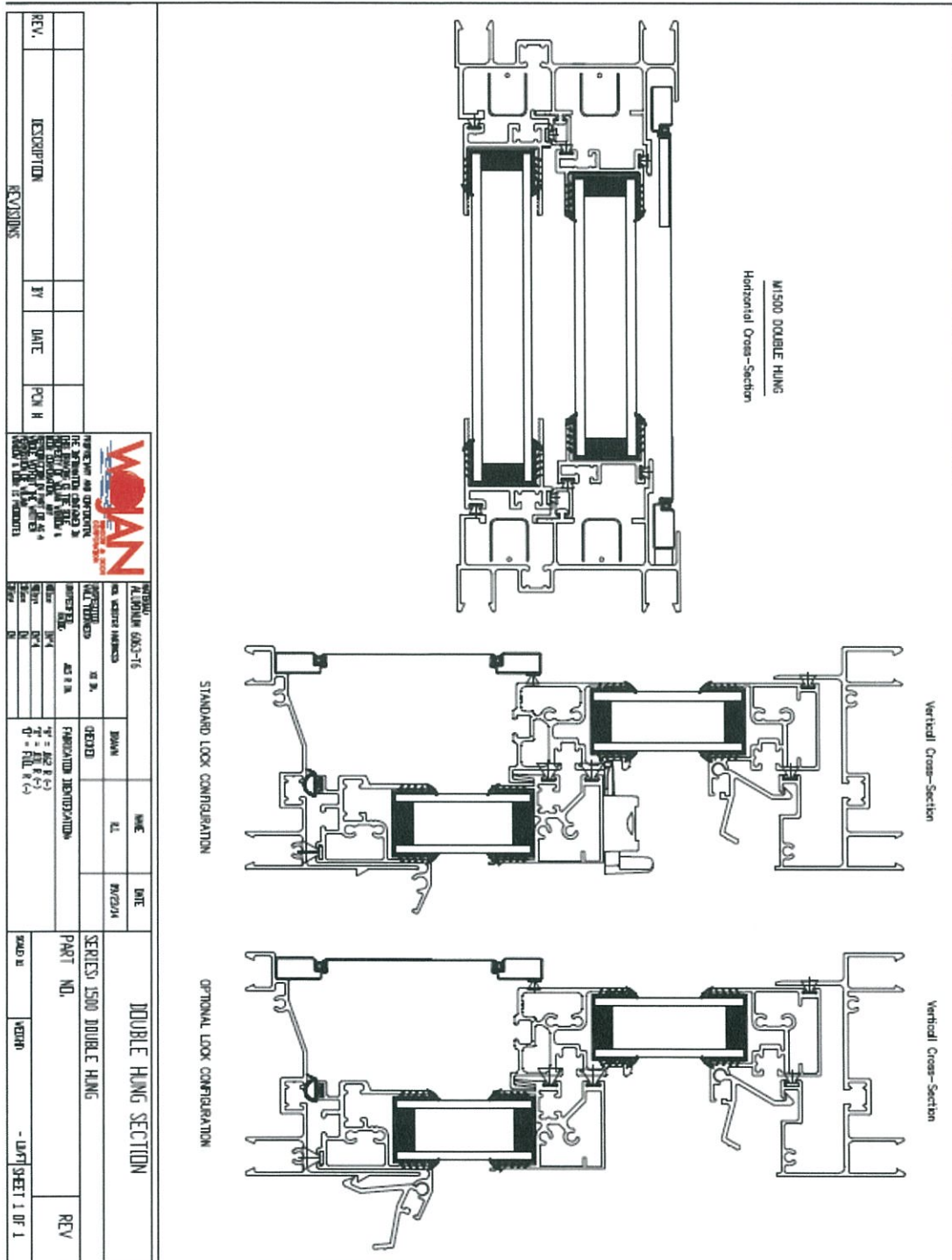






# STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Exhibit 6. Window specifications







## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

### Exhibit 7. Estimated Expenditures

Item	Estimated Cost
Replace Eleven (11 ) Windows	\$27,804.12
Repair Storefronts	\$2,000 to \$4,000
Replace Apartment Entry Doors	\$3,000 to \$4,000
Other	TBD
Boulevard	TBD
Estimated Total	\$32,800 to \$35,800+



# STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

<b>PRIMARY CONTACT INFORMATION FOR THIS APPLICATION</b>			
<b>Name</b>	Joel & Christine Jaeger		
<b>Address</b>	PO Box 1285   Fargo, ND 58107		
<b>Phone</b>	651-323-7757	<b>Fax</b>	
<b>E-mail</b>	<a href="mailto:joel@jaegerfarms.com">joel@jaegerfarms.com</a>		
<b>Property Address</b>	23-1/2 8 <sup>th</sup> Street South   Fargo, ND 58103		
<b>Applicant Name &amp; DUNS number</b>	Harvest Capital LLC (name of person/entity to receive grant)	(Enter DUNS number here)	
<b>Architect/Firm</b>	(all applicants <u>must</u> use an architect for project design)		
<b>Property Owner</b>	Harvest Capital LLC		
<b>Mailing Address</b>	PO Box 1285   Fargo, ND 58107		

<b>Description of Property</b>	Significant / Full Remodel of Second Story Apartments		
<input checked="" type="checkbox"/> <b>Current Commercial Tenants</b> (Note: Commercial tenants not impacted by project)			
Business Name	Business Owner	Address	Current sq. ft. occupied
iCare Repair			
<input type="checkbox"/> <b>Current Residential Tenants</b>		<b># occupied</b>	<b># vacant</b>
Tenant Name	Unit #	Mailing Address	



## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

### Building History (if available)

Constructed in 1901 on what is perhaps the oldest street in Fargo, the subject property has long been a cornerstone of Historic 8<sup>th</sup> Street South. Notable and ornate masonry adorns the façade facing both 8<sup>th</sup> Street South (to the east) and 1<sup>st</sup> Ave (to the South). The property is, and for a hundred years has been, a focal point as you enter downtown from the beautiful Hawthorne neighborhood to the South. That is the case even more so today with the overall renaissance of Downtown.

**Total Cost of  
façade renovation**

\$34,000 to \$39,000

**Amount of CDBG**

**Funding Requested**

Up to \$15,000

Is the exterior renovation part of a larger project?

☒ Yes

☐ No, the exterior rehab is the only work I am doing

If yes, please describe comprehensive project.

For context, we are owners of properties on the east side of the block and recently purchased this property (which, in addition to the adjoin property to the south that we've also purchased comprises approximately 1/3<sup>rd</sup> of the west side of the block). Accordingly, we are dedicated to the block and the neighborhood—in addition to Downtown more generally.

To begin, we plan to fully remodel the second (top) floor which has five apartments. In addition, we plan to update the two retail spaces on the first floor (noting however, that one is presently leased so significant interior renovations will happen as that lease expires or is modified with current tenant). In the coming months, pending project approval, we plan to spend approximately \$200,000 on the project (in addition to spending an additional \$200,000 on the neighboring property) replacing roof and windows, updating electrical, exposing and repairing original brick, installing HVAC in apartments, restoring where possible wood floors and bringing the property back to its original luster.

We have applied and been approved for a Renaissance Zone Project.





## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

### **Summary of Existing Condition of Exterior** (please attach pictures – Attachment 1)

Exceptional masonry structure that has been minimally and poorly maintained.

The areas we feel we can have the greatest impact—both aesthetically and in terms of directly improving the neighborhood is the second story windows. In short, windows are largely broken, undersized relative to original window openings, inoperable and plagued by exterior cladding that is discolored and coming loose. Related, the overall condition of the apartments is such that a potentially beautiful building is blighted by window unit air conditioners, associated condensate pipes exposed on the exterior of the property, and general blight.

The retail storefronts are nicely done, but in need to repairs to cladding, caulking and signage components that undermine their overall integrity. We plan to address those items.

### **Summary of Proposed Scope of Work (materials, color schemes, etc.) Please attach colorized drawings that include pre- and post-rehab detail, indicating specifically what will be modified and how** (Attachment 2). *Note – to receive historic preservation approval, projects **cannot** submit plans that include the use of “anodized” aluminum. If window replacement is proposed, applicant must provide manufacturer’s window specifications.*

Primary project objective is to replace all twenty-four (24) second story windows with properly sized (larger) windows to fill original window openings such that window can be finished to the brick exterior and eliminate all faded and falling off window cladding around the windows.

In addition, project plan entails eliminating external pvc piping and window unit air conditioners, clean up south facing masonry wall, repair existing storefronts as needed.

(Existing storefronts are nicely done and storefronts are consistent with original/historical look of the property, but need to have some caulking around windows removed and replaced in addition to some minor repairs and cleaning and polishing parts of the facades.)

### **How will proposed project affect the historic character of the property?**

Put the property back to how it was originally with windows filling the whole opening, elimination of cheap cladding, cleaning up painted masonry walls by removing paint down to original brick (if the integrity of the brick can be preserved in the process). Alternatively—and we would like the Historic Preservation Commission’s perspective and input on this item—a proper repainting perhaps incorporating a stenciling/”sign / wall boarding” technique present in other locations of Downtown.



## **STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION**

### **How will your project complement downtown redevelopment efforts?**

Overall project will provide significantly upgraded residential offering in an important downtown neighborhood. Furthermore it will restore a level of maintenance and aesthetic that compliments the overall renaissance of Downtown while retaining the boutique retail and unique “updated and cleaned up but historical” residential offerings in the neighborhood. Project will also make a significant improvement to the appearance of an important entry point into Downtown while creating an environment that will add to the overall walkability and mix of businesses in the Downtown area.

**For more information on completing this application please refer to the following website.**  
<http://www.cityoffargo.com/Business/StorefrontDowntownGrants/>





## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

# ATTACHMENTS

**Exhibit 1.** Painted (and peeling) South Facing Wall,



**Exhibit 2.** Eg, AC/Condensate pipes



**Exhibit 3.** "Majestic 8<sup>th</sup> Street Oak" & Blvd





## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Exhibit 4. View of Front of 23-1/2 8<sup>th</sup> Street South, Full Block







## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

**Exhibit 5. View of rear of Building.**



**Note:** Angle of photo distorts the perspective slightly. Subject property is 23.5 8<sup>th</sup> Street South and is highlighted by blue box above. Picture is of both 19.5 8<sup>th</sup> Street and 23.5 8<sup>th</sup> Street (both properties owned by applicant) and are each 50 feet wide. Picture of both properties shown for perspective though this application is solely for 23.5 8<sup>th</sup> Street South.





## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

### Exhibit 6. Examples of Other Projects We Have Done

303 Broadway Before and After



18 8<sup>th</sup> Street Before and After



[illegible]



## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

**Exhibit 8. Estimated Expenditures**

Item	Estimated Cost
Replace Twenty Four (24) Windows	\$31,161
Repair Storefronts	\$2,000 to \$4,000
Clean Up South-Facing Wall	\$1,000 to \$4,000
Other	TBD
Boulevard	TBD
Estimated Total	\$34,000 to \$39,000+





# STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

PRIMARY CONTACT INFORMATION FOR THIS APPLICATION			
Name	Lee Schwartz/Jade Nielsen		
Address	302 University Drive		
Phone	701-298-0071	Fax	
E-mail	Lee@jadecompanies.com		
Property Address	18 13 ½ Street North		
Applicant Name & DUNS number	701 Collective <small>(name of person/entity to receive grant)</small>	080665694 <small>(Enter DUNS number here)</small>	
Architect/Firm	Phil Stahl, AIA Stahl Architects, PLLC <small>(all applicants <u>must</u> use an architect for project design)</small>		
Property Owner	701 Collective		
Mailing Address	302 University		

Description of Property	Warehouse		
<input type="checkbox"/> Current Commercial Tenants			
Business Name	Business Owner	Address	Current sq. ft. occupied
Vacant			
<input type="checkbox"/> Current Residential Tenants		# occupied	# vacant
Tenant Name	Unit #	Mailing Address	
N/A			



## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

### Building History (if available)

Built in 1975, the building was the former CHS Sunflower Processing Plant, where they collected, roasted, and bagged sunflower seeds for consumers.

**Total Cost of  
façade renovation**

\$ 30,000+

**Amount of CDBG  
Funding Requested**

\$ 15,000

Is the exterior renovation part of a larger project?

☒ Yes

☐ No, the exterior rehab is the only work I am doing

If yes, please describe comprehensive project.

The building is being transformed into a new neighborhood “hub”, with an art-centric focus. The former industrial space will be split to accommodate a theater-type space and a restaurant/taproom/brewery concept. The front (East) of the building is currently a dated vertical steel corrugated siding, and windows that needs updating. Additional entrances, an ADA-accessible door, additional windows and landscaping all need to be done to the exterior. Inside, sprinklers will be added where necessary—which includes new main water lines (fire & domestic) being run into the building from the street. A full theater and full restaurant setup will be created within the building including a micro-brewery onsite. Extensive work will need to be done to separate the spaces, clean the floor, create a common space lobby, box office, and public restrooms. A full kitchen, backstage area, offices, and storage will also need to be built.

### Summary of Existing Condition of Exterior (please attach pictures – Attachment 1)

Building has a metal façade in fairly good condition, but the current look would not transform the property into a vibrant art center and upscale restaurant/brewery. As mentioned, there is currently only two doors and very few windows. There is no ADA access, no visible entry and the current water main to building is inadequate (by code) to meet needs for fire sprinklers and restaurant and toilets.



## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

**Summary of Proposed Scope of Work (materials, color schemes, etc.) Please attach colorized drawings that include pre- and post-rehab detail, indicating specifically what will be modified and how (Attachment 2).** *Note – to receive historic preservation approval, projects **cannot** submit plans that include the use of “anodized” aluminum. If window replacement is proposed, applicant must provide manufacturer’s window specifications.*

Metal Façade will need to be power-washed, receive new base paint coat and an artist will be hired to add super-graphics/mural to the entire East side of the building. Artwork to have a sunflower theme to reflect historic use of building. (CHS Sunflower Processing Plant)  
Existing windows and doors will be removed and will be replaced with painted aluminum systems.

**New windows and doors:**

Kawneer (or equal) Painted Aluminum, Dark Bronze/Black 451T Thermal Series with Kynar paint finish, 2” sightline, 4.5” depth, thermal performance. Glazing to be clear, Low-E, 1” insulated, argon-filled.

New entry to be reclaimed wood gable entrance, landscaping to be heavy use of sunflower, prairie coneflower, yellow daisy and other “sunflower look-alikes” plantings.

**How will proposed project affect the historic character of the property?**

The proposed project will add a lot of “curb appeal” to the property, and soften the edges of the existing steel façade. Building will be more visible from main traffic 1<sup>st</sup> Ave North. Additional painting, coating, and landscaping will convert this property into an art-centric facility.

**How will your project complement downtown redevelopment efforts?**

This property will be open nearly 365 days per year, and bring additional traffic and visibility to the downtown area. The property has already been featured in newspaper and magazine articles, as well as a TV story.

**For more information on completing this application please refer to the following website.**  
<http://www.cityoffargo.com/Business/StorefrontDowntownGrants/>





## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

# ATTACHMENT 1: PHOTOS

(current and historic, if available)



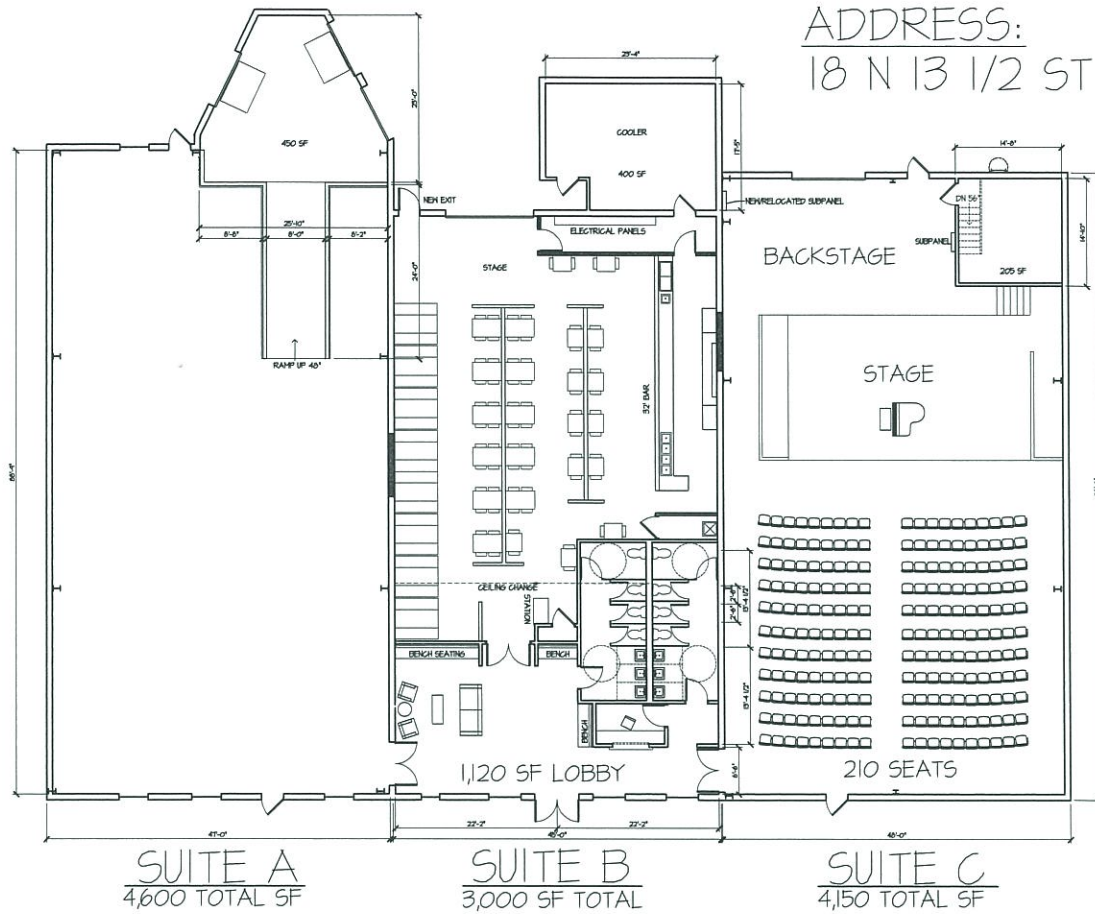
ATTACHMENT 2: DRAWINGS



# STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

## PRE & POST

ADDRESS:  
18 N 13 1/2 ST





# STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

PRIMARY CONTACT INFORMATION FOR THIS APPLICATION			
<b>Name</b>	Lee Schwartz/Jade Nielsen		
<b>Address</b>	302 University Drive N		
<b>Phone</b>	701-298-0071	<b>Fax</b>	
<b>E-mail</b>	Lee@JadeCompanies.com		
<b>Property Address</b>	20 University Drive N		
<b>Applicant Name &amp; DUNS number</b>	701 Collective <small>(name of person/entity to receive grant)</small>	080665694 <small>(Enter DUNS number here)</small>	
<b>Architect/Firm</b>	Phil Stahl, AIA Stahl Architects, PLLC <small>(all applicants <u>must</u> use an architect for project design)</small>		
<b>Property Owner</b>	701 Collective		
<b>Mailing Address</b>	302 University Drive North		

<b>Description of Property</b>	Retail, Service, Office Storefronts		
<input type="checkbox"/> <b>Current Commercial Tenants</b>			
<b>Business Name</b>	<b>Business Owner</b>	<b>Address</b>	<b>Current sq. ft. occupied</b>
Vacant			
<input type="checkbox"/> <b>Current Residential Tenants</b>		<b># occupied</b>	<b># vacant</b>
<b>Tenant Name</b>	<b>Unit #</b>	<b>Mailing Address</b>	
N/A			





## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

### Building History (if available)

Built in 1951, this fixture of Fargo's University Drive corridor served as a dry cleaner, an appliance store, appliance parts distributor, offices and heated storage area for years. Approximately 18,000 SF building.

**Total Cost of  
façade renovation**

\$30,000+

**Amount of CDBG  
Funding Requested**

\$15,000

Is the exterior renovation part of a larger project?

☒ **Yes**

☐ No, the exterior rehab is the only work I am doing

If yes, please describe comprehensive project.

Considerable environmental work has been done to clean up spills and asbestos from the former tenants. This is nearly complete. Current plans are to create six "storefronts" that will host: unique shops; a locally-owned café; and a "Makers Space" that will allow local artists and creators to use equipment and tools usually not available to single-person businesses and hobbyists.

The interior will be shaped into six spaces roughly 2,800sf each. The exterior on the front of the building will be completely transformed into storefronts with new enlarged windows and new doors, essentially marking (3) spaces both East side and West side for a total of (6) spaces for lease. The back of the building will be extended to the street, adding attractive storefronts to that side as well.

Inside, new plumbing, electrical and a Common Area (roughly 2,000 sf) to include public restrooms and a kitchenette/breakroom are planned.

### Summary of Existing Condition of Exterior (please attach pictures – Attachment 1)

The front (East, facing University Drive) of the building is currently vertical windows and brick, (added approximately in 1960's-70's decade, (NOT regionally appropriate brick color)) with one painted wood entrance under a (similarly-dated) canopy. The exposed (North, facing parking lots) side of the building is a painted concrete masonry, good condition, but that needs re-painting. The back of the building (West side, facing proposed future theatre & brewpub) has cracking masonry wall issues that will require significant repair and replacement before the building can be leased.

South wall is shared by property to the south, a concrete masonry bearing wall (no issues to be addressed)





## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

**Summary of Proposed Scope of Work (materials, color schemes, etc.) Please attach colorized drawings that include pre- and post-rehab detail, indicating specifically what will be modified and how (Attachment 2).** *Note – to receive historic preservation approval, projects **cannot** submit plans that include the use of “anodized” aluminum. If window replacement is proposed, applicant must provide manufacturer’s window specifications.*

### **New windows and doors:**

Storefront system:

Kawneer (or equal) Painted Aluminum, Dark Bronze/Black 451T Thermal Series with Kynar paint finish, 2” sightline, 4.5” depth, thermal performance. Glazing to be clear, Low-E, 1” insulated, argon-filled.

Openings for possible service tenant (motorcycle customs). Note: Each opening will size accordingly to accommodate either storefront system or an Overhead door to suit possible future tenants that desire direct connection/open to exterior. New exposed steel lintels for masonry.

Overhead doors:

Clopay Avante (or equal) 2 1/8” insulated tempered glazing doors, full lite, powder-coated aluminum Dark Bronze/Black, Low-E clear insulated glass.

Existing Masonry painted a charcoal gray, with reclaimed wood detailing, white marketing/signage. Goal is “MPLS artsy uptown” feel.

### **How will proposed project affect the historic character of the property?**

Currently vacant building. Bring modern storefronts to mid-century modern vibe with updated color scheme. Frankly there is **no historic character left**, East façade was completely covered by regionally inappropriate face brick. The project will enhance the current front and back of the building, which is in need of updating. There are signature 50’s and 60’s corrugated glazing inside the building that will be preserved. Additionally, the project will remove the final remaining environmental issues and create a look to the building that would have been historically parallel to this block/area of downtown Fargo. With tripling the window size and new lighting scheme, building will have alluring night presence to University Drive.

### **How will your project complement downtown redevelopment efforts?**

This building will eventually draw hundreds of visitors to downtown each week, based on the art/creative emphasis of tenant targeted demographic (“Makers”, artists, entrepreneurs/start-ups). It will be a future home for local entrepreneurs and small-business men and women to thrive.

**20 University will be an integral part to transforming this entire neighborhood into an art community, and bring new variety to Fargo.**

**For more information on completing this application please refer to the following website.**  
<http://www.cityoffargo.com/Business/StorefrontDowntownGrants/>



# **STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION**

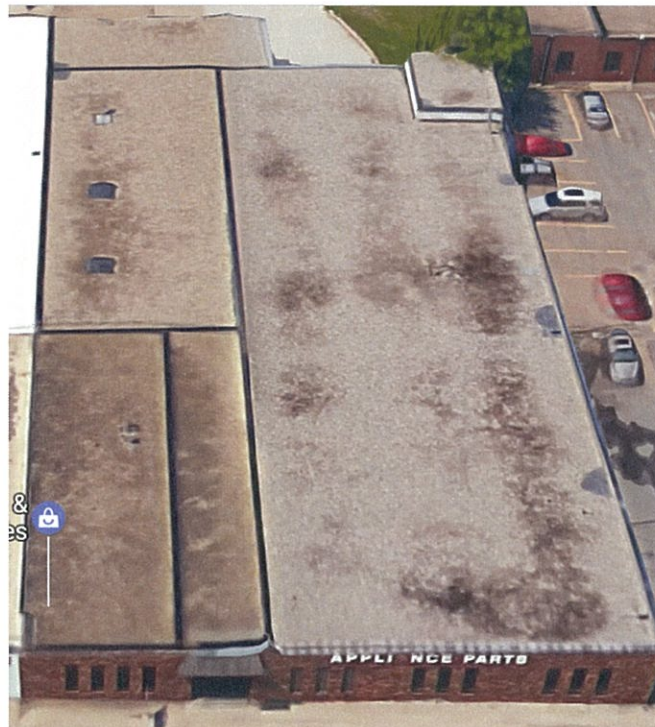




# STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

## ATTACHMENT 1: PHOTOS

(current and historic, if available) Please note: NDSU Archives did not have any historical archive photos





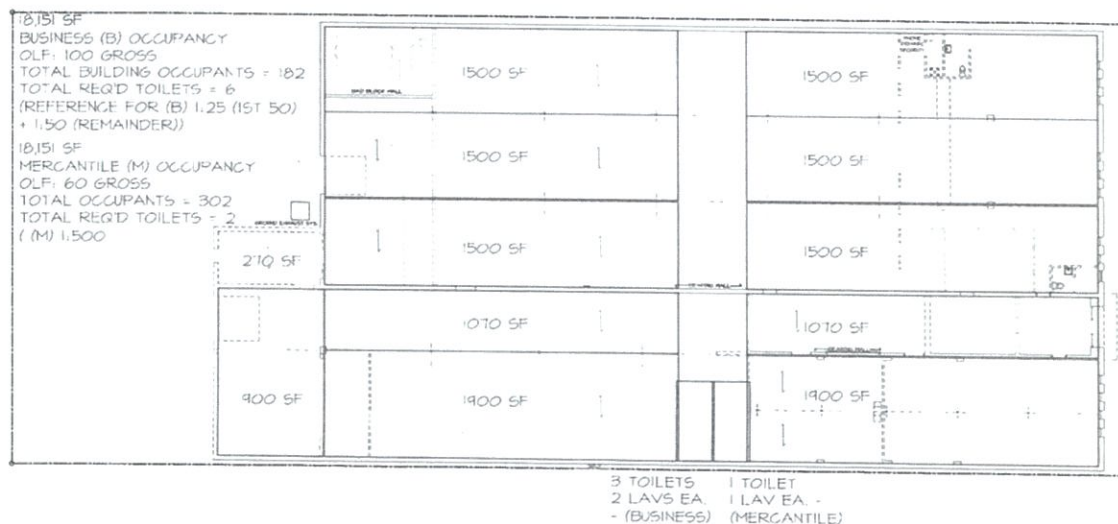


## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



This is the look and feel the Owners are trying to achieve.

### ATTACHMENT 2: DRAWINGS PRE & POST



STAH

Building Renovation

30 University Drive North - Fargo ND 58102 Parcel: 01.2.34.00.1070000

Legal: 7.8.9.4.24.27.6.28.6. ALL OF 10 & 11. SEC 11.5.9. FT & ADJ VAC ALLEY





## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION







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<b>PRIMARY CONTACT INFORMATION FOR THIS APPLICATION</b>			
<b>Name</b>	Lee Schwartz/Jade Nielsen		
<b>Address</b>	302 N University Drive		
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<b>Architect/Firm</b>	Phil Stahl <small>(all applicants <u>must</u> use an architect for project design)</small>		
<b>Property Owner</b>	701 Collective		
<b>Mailing Address</b>	302 University Drive N, Fargo, ND 58102		

<b>Description of Property</b>	Corner Retail and Service Garage		
<input type="checkbox"/> <b>Current Commercial Tenants</b>			
<b>Business Name</b>	<b>Business Owner</b>	<b>Address</b>	<b>Current sq. ft. occupied</b>
Vacant			
<input type="checkbox"/> <b>Current Residential Tenants</b>		<b># occupied</b>	<b># vacant</b>
<b>Tenant Name</b>	<b>Unit #</b>	<b>Mailing Address</b>	
N/A			



## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

### Building History (if available)

Built in 1948, the building has served as a Conoco Service Station and—for the past few years—as Border States Towing.

**Total Cost of  
façade renovation**

\$ 30,000

**Amount of CDBG  
Funding Requested**

\$ 15,000

Is the exterior renovation part of a larger project?

☒ Yes

☐ No, the exterior rehab is the only work I am doing

If yes, please describe comprehensive project.

The building is being completely transformed on the inside from a working towing company/auto repair store to a soul food restaurant. The building will need to be cleaned, redesigned, bathrooms added, a full kitchen installed, and seating created. We expect this space to be a well-lit cornerstone to that entire neighborhood, and an integral part of our total development plan in this area.

Specifics: Power wash existing facebrick, replace existing rusted steel masonry lintels, replace all openings including windows, overhead doors, doors with new painted dark bronze/black insulated systems, fix any masonry cracks, install prefinished metal cap flashing/counter flashing system at parapet roof edge entire perimeter, remove existing signage, replace with new signage that is as close to original 'Conoco' signage as possible. Cut in new 2<sup>nd</sup> emergency exit door. Add emergency roof drain scupper.

### Summary of Existing Condition of Exterior (please attach pictures – Attachment 1)

Masonry in good condition, occasional running crack at lintels, mainly due to rust or non-sufficient bearing capacity of steel lintel. Overall good condition. Top face of roof edge/parapet is in good condition, but is exposed masonry. Best practices require a water-tight flashing edge condition to protect moisture intrusion. Ballasted Roof: Good condition, but needs counterflashing added where roofing EPDM meets roof parapet. Needs emergency scupper to add to interior roof drain. Exterior has no insulation, need interior furring/insulation to meet energy code at perimeter exterior walls.



## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

**Summary of Proposed Scope of Work (materials, color schemes, etc.) Please attach colorized drawings that include pre- and post-rehab detail, indicating specifically what will be modified and how (Attachment 2).** *Note – to receive historic preservation approval, projects **cannot** submit plans that include the use of “anodized” aluminum. If window replacement is proposed, applicant must provide manufacturer’s window specifications.*

Window & Doors Contractor: Davtech of Fargo

Kawneer (or equal) Painted Aluminum, Dark Bronze/Black 451T Thermal Series with Kynar paint finish, 2” sightline, 4.5” depth, thermal performance. Glazing to be clear, E, 1” insulated, argon-filled.

Overhead doors: Clopay Avante (or equal) 2 1/8” insulated tempered glazing doors, full lite, powder-coated aluminum Dark Bronze/Black, clear glass.

### **How will proposed project affect the historic character of the property?**

The building will be cleaned and the exterior surrounding the building will be upgraded and repaired. The building has retained much of its historic character, but is badly in need of repair and cleaning. The new exterior will be much-closer to the original, including opening up of curved masonry portion, and re-introduction of restaurant marketing and signage that matches original ‘Conoco’ design.

### **How will your project complement downtown redevelopment efforts?**

This property scored high for both bike-ability and walkability, and is along the First Avenue Corridor—which the City of Fargo has designated a priority. The new restaurant will be open day/night nearly 365 days a year, and will draw 1,000’s of people to downtown. The new restaurant will also be a completely-unique, local choice for area consumers.

**For more information on completing this application please refer to the following website.**

**<http://www.cityoffargo.com/Business/StorefrontDowntownGrants/>**





# STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

## ATTACHMENT 1: PHOTOS

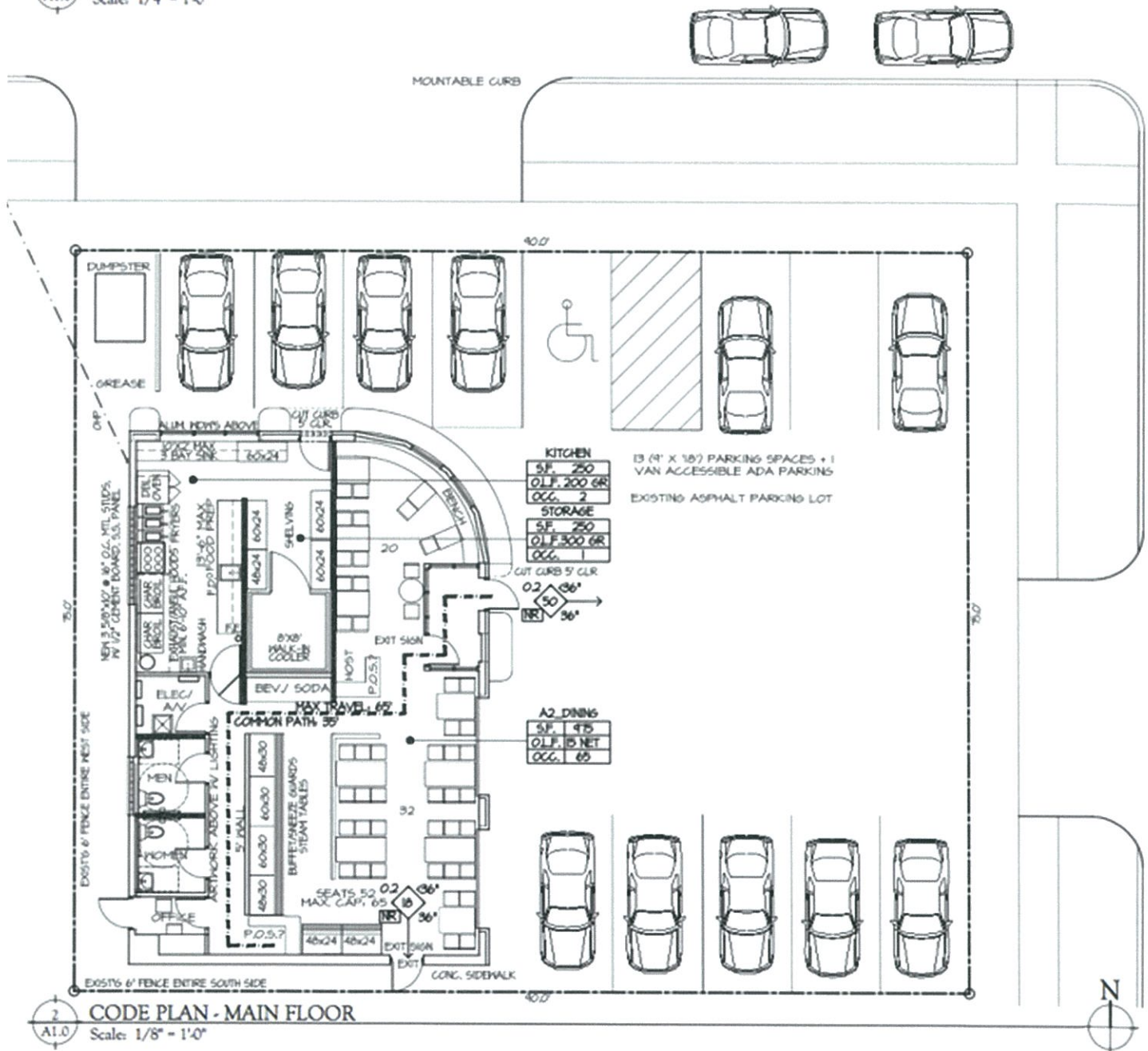
(current and historic, if available)



# STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

## ATTACHMENT 2: DRAWINGS PRE & POST

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







# STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

