

**RENAISSANCE ZONE AUTHORITY**  
**Wednesday, June 24, 2026 | 8:00 AM**  
**City Commission Chambers**  
**AGENDA**

1. Approval of Minutes: September 24, 2025
2. Review application from EWR Fargo Dakota Center, LLC (Edgewood Properties LLLP) (rehabilitation) located at 51 Broadway North
3. Review application from JS2L Partners, LLP (rehabilitation) located at 120 8<sup>th</sup> Street South
4. Staff Update
5. Adjourn – Next Meeting: July 22, 2026

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

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

**RENAISSANCE ZONE AUTHORITY  
MINUTES**

**Regular Meeting:**

**Wednesday, September 24, 2025**

The Regular Meeting of the Renaissance Zone Authority of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 8:00 a.m., Wednesday, September 24, 2025.

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

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

Absent: Tony Grindberg

Chair Mathern called the meeting to order.

**Item 1: Approval of Minutes: Regular Meeting of February 16, 2025**

Member Larson moved the minutes of the February 16, 2025 Renaissance Zone Authority meeting be approved. Second by Member Middaugh. All Members present voted aye and the motion was declared carried.

**Item 2: Review application from Central at the Horizon, LP (new construction) located at 11 12th Street North.**

Planning Coordinator Maegin Elshaug presented the staff report for a new construction project at 11 12th Street North.

Applicant Representative Rachel Kriech, The Annex Group, spoke on behalf of the application.

Discussion was held on the number of outdoor parking spots, proximity to public transportation, proposed rental rates, and project scoring.

Planning and Development Director Nicole Crutchfield spoke on the Land Development Code rewrite, analyzing incentive packages, and affordable housing.

Additional discussion was held on the Downtown Infocus Plan, downtown vacancy rates, affordable housing, and building timeline.

Member Mahoney moved to recommend approval to the City Commission to approve the application submitted by Central at the Horizon, LP 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 Mathew. On call of the roll Members Piepkorn, Middaugh,

Mathew, Larson, Mahoney, Bresciani, and Mathern voted aye. Absent and not voting: Member Grindberg. The motion was declared carried.

**Item 3: Future Board Governance**

Ms. Crutchfield opened a discussion regarding simplifying application processes and aligning government efficiencies of the City's citizen advisory boards. She noted an option of the Renaissance Zone Authority and the Economic Development Incentive Committee to begin discussions to consider combining and working together.

Discussion was held on the duties of each board, the members currently serving on each board, compliance with state law, and streamlining efforts.

Additional discussion was held on the progress of the Land Development Code and next steps in the process.

**Item 4: Adjourn – Next Meeting: October 22, 2025**

The time at adjournment was 8:25 a.m.

**Staff Report**  
**Renaissance Zone Application for**  
**EWR Fargo Dakota Center, LLC (Edgewood Properties LLLP) (377-F)**  
**51 Broadway North**

**Project Evaluation:**

The City of Fargo received a Renaissance Zone application from EWR Fargo Dakota Center, LLC (owned by Edgewood Properties LLLP) for a commercial rehabilitation project at 51 Broadway North. Pursuant to the application and supplemental information, the project will rehabilitate the existing building by updating the HVAC, electrical, plumbing, fire/life safety systems, related mechanical improvements, and modernizing to Class A office standards. Exterior improvements include lighting, storefront modernization, painting, and window sealing and repair. The building is six stories and 106,239 square feet.

There is work already occurring within the building, including general maintenance and work on the third floor, however this work is not eligible towards the minimum requirements of the application. The applicant has confirmed that the scope and cost of the work in-progress is not included as part of this application.

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

1. **Renaissance Zone Plan Goals:** Use consistent with the RZ Plan (as per Visions and Goals): As noted in the 2024 Renaissance Zone Development Plan. *(portions of responses are from applicant, as noted)*
  - a. *Grow as a Neighborhood:* Invest in housing to increase the population living Downtown and maintain Downtown's diversity.  
The project does not provide housing. The application notes, however, that the project strengthens the Downtown mixed-use neighborhood by increasing employment density, expecting to add about 200 employees, which will increase foot traffic and support nearby housing, retail, and services.
  - b. *Prosper as a Business Center:* Increase the number and types of jobs Downtown.  
The Dakota Center redevelopment directly supports Downtown Fargo's role as the region's primary business hub. The building's current condition limits its ability to attract and retain modern tenants; this project addresses that gap by delivering true Class A office space with updated systems, flexible layouts, and competitive amenities. By returning approximately 40,000 square feet of underutilized space to the market, the project enables business expansion and relocation into downtown while helping retain existing tenants who might otherwise seek newer suburban alternatives. The result is a stronger, more competitive Downtown office market and a meaningful increase in employment density. (response from applicant)
  - c. *Thrive as a Destination:* Create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop of the community's social life.  
The project makes upgrades to the exterior and introduces a commercial storefront to the building, such as a coffeeshop or restaurant. The configuration of the building lends itself the opportunity to activate the private space of the courtyard-like setting adjacent to the public sidewalk.
  - d. *Be a model for Inclusive Growth and Development:* Protect Downtown's diversity and evolve as a model for equitable growth and development.

The application notes the project supports a range of job types and provides accessible, public-facing amenities. The project does not address diversity, accessible public amenities, or needs of specific populations.

- e. *Complete our Streets*: Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.

Noted in the application, enhancements to the ground floor and active uses along Broadway will improve the pedestrian experience and increase street activity, and that the project aligns with equitable growth principles and efficient use of existing infrastructure. Being Downtown and on Broadway, likely the project will encourage trips by foot, bicycle and bus, as well as by car. The property is within one block of the GTC (Ground Transportation Center) for MATBUS.

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

As noted in the application, the project leverages existing Downtown parking resources without requiring new infrastructure and that by increasing density within an established site, it promotes efficient use of shared parking assets. Parking for the property exists on the block, just east of the building.

- g. *Play with purpose*: Develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater).

The proposed project does not include information related to storm water retainage, however, the project provides a rooftop balcony and tenant amenity space. The existing structure provides a space on the private property adjacent to the public right-of-way that could be utilized in a variety of ways, including gathering and outdoor dining related to the commercial space.

**(15/20 points)**

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

According to the application, the structure is 106,239 square feet (excluding basement):

Overall, the application estimates a total capital investment of approximately \$5,374,696. This equates to approximately a \$50.60 per square foot investment on the commercial space.

**(10/10 points)**

- 3. **High Priority Land Use**: The new construction or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan (page 9).

- a. Primary Sector Business, Industry or Talent-dependent Enterprises:

The applicant has stated that they believe some businesses would qualify as primary sector, and also notes that other businesses would likely be talent-dependent.

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

The project anticipates active retail.

- c. Mixed Use Development:

The project is not mixed use.

**(15/20 points)**

4. **Targeted Areas:** Is the investment located in a “Targeted Area” as defined by this RZ Plan? Consideration shall be given to whether this property has been vacant or underutilized for a period of time and/or whether the property is specifically targeted for clearance.
- a. Parcels that have been vacant or underutilized for an extended period of time:  
The building was built in 1981. The applicant states it has been underutilized for an extended period of time, noting that for about the last 15 years, half the building has been vacant.
  - b. Parcels specifically targeted for clearance:  
The RZ Plan identifies the west half of Block 49 for preservation and rehabilitation.

**(10/10 points)**

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

The building was constructed in 1981. The project is to rehab the building, including updates to the HVAC, electrical, plumbing, and fire/life safety systems, and related mechanical improvements. Exterior improvements include lighting, storefront modernization, painting, and window sealing and repair.

**(8/10 points)**

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

As proposed, the redevelopment project and improvement costs exceed both the 50% (true and full value of the building) and \$40 per square foot requirement for commercial rehabilitation. The application represents a total estimated capital investment of \$5,374,696 with a current building valuation of \$10,686,000, just exceeding 50%. The capital investment is approximately \$50.60 per square foot, which exceeds the \$40 per square foot.

The City has not received an application for this scale of a rehab project in recent years. The project exceeds the square footage thresholds, and just exceeds the 50% of the full and true value. The applicant has provided an estimated financial summary which is attached to the packet. Final project costs will be verified at the end of construction prior to project approval to ensure minimums have been met.

**(10/10 points)**

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

Staff is not aware that the project will include or accommodate a relocation of a business from another ND community.

**(10/10 points)**

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

Renaissance Zone projects are anticipated to be conscience of four-sided design, which has been seen with other projects within the Downtown area, this project will be a rehabilitation of an existing building. The building was built in 1981 and includes updates to the façade with painting, lighting, and window sealing and repair.

**(8/10 points)**

**Summary:**

This application received a score of 86 on a 100-point scale. The proposed project surpasses the local capital improvement requirement of \$40 per square foot requirement for commercial rehabilitation. The amount invested in the project exceeds state and local guidelines.

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

**Suggested motion:**

Recommend approval to the Fargo City Commission to approve the application submitted by EWR Fargo Dakota Center, LLC (Edgewood Properties LLLP) and to grant the property tax exemption and the State income tax exemptions as allowed by the ND Renaissance Zone law contingent upon completion of the project and verification of costs.

Criteria:		Staff Rating	Possible Points
1	Consistency with Plan Goals	15	20
2	Investment Thresholds	10	10
3	High Priority Land Uses	15	20
4	Consistency with Targeted Areas	10	10
5	Urban Design	8	10
6	Investment Analysis	10	10
7	Business Relocation	10	10
8	Street Activation	8	10
Total Rating (100 possible points)		86	100



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

# 51 Broadway

1:4,514      6/8/2026 12:49 PM  
 This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



City of Fargo, ND



REAL ESTATE INVESTMENT TRUST

**April 30, 2026**

City of Fargo  
Planning & Development  
Fargo, North Dakota

Re: Dakota Center Renaissance Zone Application

Dear Planning & Development Staff and Members of the Renaissance Zone Authority:

On behalf of ownership, we are pleased to submit this application for the Dakota Center and to share our enthusiasm for the opportunity to reinvest in one of downtown Fargo's most prominent and historically significant buildings.

We view the Dakota Center as a cornerstone asset along the Broadway corridor, and our goal is to thoughtfully reposition the property back to Class A standards while enhancing its role as an active, vibrant contributor to the downtown environment. The enclosed renderings and preliminary plans reflect our initial vision for exterior improvements, common area enhancements, and the introduction of new amenity spaces designed to better serve both tenants and the broader community.

At the same time, we want to emphasize that these materials represent the beginning—not the full extent—of what we intend to accomplish. A significant portion of the building's long-term value will be realized through future tenant-driven improvements, including customized buildouts, amenity integrations, and programmatic uses that respond directly to market demand. As we continue leasing the remaining available space, we expect to collaborate closely with tenants to refine and expand upon these plans in a way that maximizes both functionality and economic impact.

We would welcome the opportunity to share those evolving plans with the City as they develop and to ensure continued alignment with the goals of the Renaissance Zone program. Our intent is to create a project that not only revitalizes the Dakota Center itself, but also contributes meaningfully to the continued growth, activation, and walkability of downtown Fargo.

For administrative clarity, Edgewood Properties, LLLP is the sole owner of EWR Fargo Dakota Center, LLC, which is a disregarded entity for tax purposes. As a result, a separate certificate of good standing is not available for that entity.

We appreciate your consideration of this application and look forward to working collaboratively throughout this process.

Sincerely,

A handwritten signature in blue ink that reads "Jacob T. Strinden". The signature is fluid and cursive, with a large initial "J" and "S".

Jacob T. Strinden  
Associate General Counsel  
EWR Fargo Dakota Center, LLC



## APPLICATION FOR RENAISSANCE ZONE PROJECT

Property owners, business owners, developers or investors interested in pursuing a Renaissance Zone project should review the *2024 RZ Plan*. The RZ Plan delineates the current geographical boundaries of the program (only certain blocks within the downtown core are included) and provides additional detail on minimum investment requirements and applicable program goals and objectives that must be met.

Application submitted for (check all that apply):

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

Property Owner Information
Name ( <i>printed</i> ): EWR Fargo Dakota Center, LLC
Name ( <i>printed</i> ):
Address:
51 Broadway N., Suite 600, Fargo, ND 58102

Contact Person Information ( <i>if different than owner</i> )
Name ( <i>printed</i> ): Jacob T. Strinden
Address:
51 Broadway N., Suite 600, Fargo, ND 58102

Parcel Information
Address: 51 Broadway N., Fargo, ND 58102
Unit Number:
Renaissance Zone Block Number: 49
Legal Description ( <i>attach separate sheet if more space is needed</i> ):
See attached.
Parcel Number: 01-1520-00023-000

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

Project Information	
Total Project Cost: (Qualified Capital Improvements) <b>\$5,374,696.79</b>	
Current Use of Property: Class B/C Office	
Anticipated Use Upon Completion: Class A Office and Retail	
Expected Date of Purchase:	Expected Date of Occupancy:
Estimated Property Tax Benefit: (Over five year exemption period) <b>\$804,078.04</b>	Estimated State Income Tax Benefit: (Over five year exemption period) <b>\$37,500</b>
Current Employees: (Full-time equivalent) <b>~315</b>	Anticipated Employees: (Full-time equivalent) <b>~545</b>

**Scope of Work**

The Dakota Center redevelopment restores a legacy downtown office asset that has fallen into material disrepair and repositions it as a premier Class A employment, amenity, and street activation hub within the Renaissance Zone. The project combines structural modernization, high quality tenant environments, and public facing activation to support new and expanding businesses, drive employment density, private investment, and pedestrian vitality in the urban core.

Major improvements include:

- Raising ceiling heights and modernizing building systems to achieve Class A standards
- Comprehensive renovation of tenant suites and common areas
- Creation of a tenant amenity level with rooftop balcony and outdoor gathering space
- Addition of a ground floor coffee shop/restaurant to activate Broadway frontage
- Modernized façade and storefront transparency to strengthen pedestrian engagement

The project follows the established pattern of successful downtown adaptive reuse and revitalization projects and aligns with prior Renaissance Zone precedents involving historic office modernization and mixed use activation.

**Additional Project Information**

New Construction/Rehabilitation/Purchase with Improvements Only

Current Building Value: (Taxable Improvement Value) <b>\$10,686,000</b>	Estimated Building Value Upon Completion: (Taxable Improvement Value) <b>\$16,100,000</b>
Building Area Upon Completion (SF): <b>106,239</b>	Number of Stories Upon Completion: <b>6</b>



Commercial Lease Only

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

Residential Purchase Only

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

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

Owner (Signature): 	Date: <u>4.20.26</u>
Joint Owner (Signature): _____	Date: _____
Representative (Signature): 	Date: <u>4.28.26</u>

## Goals of the Fargo Renaissance Zone Plan

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

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

This project strengthens Downtown Fargo as a mixed-use neighborhood by increasing employment density and supporting nearby residential demand. By modernizing the Dakota Center and adding ground-floor amenities, it reinforces a live-work-play environment that benefits both residents and businesses.

At stabilization, the project is expected to add approximately 200 employees, increasing foot traffic and supporting surrounding housing, retail, and services.

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

The Dakota Center redevelopment directly supports Downtown Fargo's role as the region's primary business hub. The building's current condition limits its ability to attract and retain modern tenants; this project addresses that gap by delivering true Class A office space with updated systems, flexible layouts, and competitive amenities.

By returning approximately 40,000 square feet of underutilized space to the market, the project enables business expansion and relocation into downtown while helping retain existing tenants who might otherwise seek newer suburban alternatives. The result is a stronger, more competitive downtown office market and a meaningful increase in employment density.

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

The project enhances downtown vibrancy by activating the Broadway frontage with a coffee shop or restaurant and improving the building's public-facing design.

The addition of a rooftop amenity space further creates a unique destination for tenants and visitors, contributing to a more dynamic urban experience.

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

This redevelopment reinvests in an existing structure, preserving downtown character while promoting long-term sustainability. It supports a range of job types and provides accessible, public-facing amenities.

By focusing on rehabilitation, the project aligns with equitable growth principles and efficient use of existing infrastructure.

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

Enhancements to the ground floor and active uses along Broadway will improve the pedestrian experience and increase street activity.

The central location supports walkability and access to transit, reinforcing the City's goals for a connected, multimodal downtown.

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

The project leverages existing downtown parking resources without requiring new infrastructure. By increasing density within an established site, it promotes efficient use of shared parking assets.

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

The rooftop balcony and tenant amenity space provide flexible areas for gathering and collaboration. These additions enhance the building's functionality while contributing to a more engaging downtown environment.

## Legal Description

Lots 1 through 7, inclusive; Lots 8 through 12, inclusive, except the South 116 feet thereof; Lots 13, 14, 20, 21 and 22; vacated alley adjacent to Lots 1 through 13 and Lot 22; all in Block 1, of Keeney and Devitt's Addition to the City of Fargo, situate in the County of Cass and the State of North Dakota.

To: City of Fargo Renaissance Zone Authority

From: Edgewood Real Estate Investment Trust

Subject: Detailed Overview of Dakota Center Rehabilitation and Improvements

The Dakota Center project represents a substantial reinvestment into one of downtown Fargo's most prominent office properties and is intended to reposition the building as a modernized, highly active mixed-use office and commercial destination that better serves tenants, employees, visitors, and the broader downtown community. The overall scope of work involves a comprehensive rehabilitation of both the building interior and exterior, with a focus on modernizing aging building systems, improving the tenant experience, enhancing the building's visibility and presence within downtown Fargo, and creating updated spaces capable of attracting and retaining high-quality office and commercial users.

The planned improvements include significant renovations to the building's common areas, including the lobbies, corridors, restrooms, and other shared tenant spaces. The project also contemplates modernization of building systems, including HVAC, electrical, plumbing, technology infrastructure, fire/life safety systems, and related mechanical improvements necessary to improve the long-term functionality and competitiveness of the property. In addition, exterior improvements are to include façade and entry enhancements, lighting improvements, storefront modernization, and other upgrades intended to improve the building's streetscape presence and activate portions of the property that interface with the surrounding downtown environment.

A substantial component of the project also involves the renovation and construction of tenant suites and amenity spaces designed to accommodate the needs of modern office users and talent-dependent, primary sector, and national businesses. The intent is to create flexible, updated office environments capable of supporting professional service firms, financial services companies, technology-oriented users, healthcare administration users, engineering and design firms, and other employers that contribute to downtown Fargo's economic vitality and employment base. The project is specifically intended to enhance the competitiveness of downtown Fargo in attracting and retaining highly skilled employers and workforce talent consistent with the goals of the Renaissance Zone Plan.

In connection with the broader modernization effort, the project also contemplates the creation of a state-of-the-art tenant amenity center and rooftop patio environment intended to significantly enhance the overall tenant experience and improve the competitiveness of the property within the market. The amenity space is envisioned as a modern, hospitality-oriented environment designed to support collaboration, informal meetings, tenant events, and employee wellness while also providing a unique gathering space overlooking downtown Fargo.

The rooftop and upper-floor amenity concepts include indoor and outdoor gathering areas, lounge and collaboration spaces, food and beverage serving areas, flexible seating environments, enhanced landscaping and lighting features, and integrated technology infrastructure designed to support modern workplace expectations. The project team believes these types of amenities are

increasingly important in attracting and retaining talent-dependent, primary sector, and national businesses and creating high-quality employment environments capable of competing with newer office product in larger regional markets.

In addition to serving building tenants, the rooftop patio and amenity environment are intended to contribute to the overall vibrancy and activation of downtown Fargo by creating highly active shared spaces that encourage employee engagement, business interaction, and increased utilization of the downtown core beyond traditional working hours. These improvements are consistent with the Renaissance Zone goals of strengthening downtown economic vitality, supporting mixed-use urban activity, encouraging reinvestment into underutilized properties, and creating a more vibrant and attractive downtown environment for residents, employees, and visitors alike.

In addition to office uses, the project contemplates active commercial and destination-oriented uses intended to contribute to the vibrancy of downtown Fargo and increase pedestrian activity surrounding the property. Potential uses may include food and beverage concepts, coffee shop or café space, specialty retail, service-oriented commercial uses, and tenant amenity-oriented spaces that encourage activity both within the building and along the surrounding streetscape. The project team believes the property is uniquely positioned to support active first-floor commercial uses that strengthen the downtown environment and better connect the property to the surrounding Broadway corridor and downtown business district.

The project also includes tenant amenity enhancements and collaborative gathering spaces intended to further modernize the property and improve the tenant experience. While certain design elements may continue to evolve in coordination with future tenants and leasing activity, the overarching goal of the project is to return the Dakota Center to a highly competitive, Class A-quality downtown asset that supports long-term economic growth and continued investment within Fargo's urban core.

Attached conceptual renderings and floor plans include concepts for the tenant amenity center, rooftop patio environment, upgraded lobby and common areas, and modernized tenant suite configurations. While certain elements may continue to evolve through the design and leasing process, the attached materials are intended to illustrate the anticipated character, quality, and overall scope of the proposed rehabilitation project.

The overall rehabilitation project represents a significant capital investment into the property and exceeds the minimum investment thresholds applicable to Renaissance Zone rehabilitation projects. A financial summary and supporting cost breakdown are being provided separately as part of the application materials. Those materials identify the anticipated project costs associated with the proposed Renaissance Zone scope of work, including common area renovations, building system upgrades, tenant improvements, exterior improvements, professional services, and related capital expenditures.

Since acquisition of the property, certain limited repair, maintenance, stabilization, and tenant-related work has been performed in order to maintain ongoing operations within the building, address deferred maintenance items, facilitate leasing activity, and ensure continued functionality of the



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property. This work generally consisted of routine repairs, limited tenant-specific improvements, operational maintenance items, and other non-Renaissance Zone work necessary to stabilize and operate the building following acquisition. The costs associated with that previously permitted or ongoing work are separate from the current Renaissance Zone application and are not included within the project costs being submitted for Renaissance Zone consideration or tax incentive purposes.

Leading up to the time of acquisition and application, portions of the Dakota Center experienced elevated vacancy and underutilization relative to the building's historic role as a downtown employment center. Certain areas of the property suffered from aging finishes, outdated building systems, deferred maintenance, and a general lack of modernization that limited the property's competitiveness within the downtown office market. As a result, portions of the building remained vacant or functionally underutilized for an extended period of time. The proposed rehabilitation project is intended to reverse that trend through substantial reinvestment into the property, modernization of the tenant and visitor experience, activation of commercial spaces, and attraction of new office and commercial users. The project directly supports the Renaissance Zone goals of encouraging rehabilitation, revitalizing underutilized downtown properties, strengthening downtown economic activity, and supporting continued investment within Fargo's urban core.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jacob T. Strinden", with a long horizontal flourish extending to the right.

Jacob T. Strinden

Associate General Counsel

Planned Improvements & Estimated Costs - Dakota Center

Caulk and repair all exterior windows	\$	190,660.00	
Paint & Seal Exterior of the Building	\$	159,381.58	
Replace Roof membrane	\$	246,499.00	
HVAC Repairs and Replacements	\$	833,550.00	
Corridors / Bathrooms / Lobbies	\$	793,644.06	
Clubhouse-Rooftop Deck	\$	500,000.00	Estimate, still waiting on final numbers from contractor
Vacant Tenant Space Renovations to Class A	\$	441,024.03	6,133 sq. ft. (1st floor) at \$71.91 per square foot (HDR equivalent build out)
Vacant Tenant Space Renovations to Class A	\$	2,209,938.12	30,372 sq. ft. (2nd floor) at \$71.91 per square foot (HDR equivalent build out)
Total:	\$	<b>5,374,696.79</b>	



Street View - Broadway



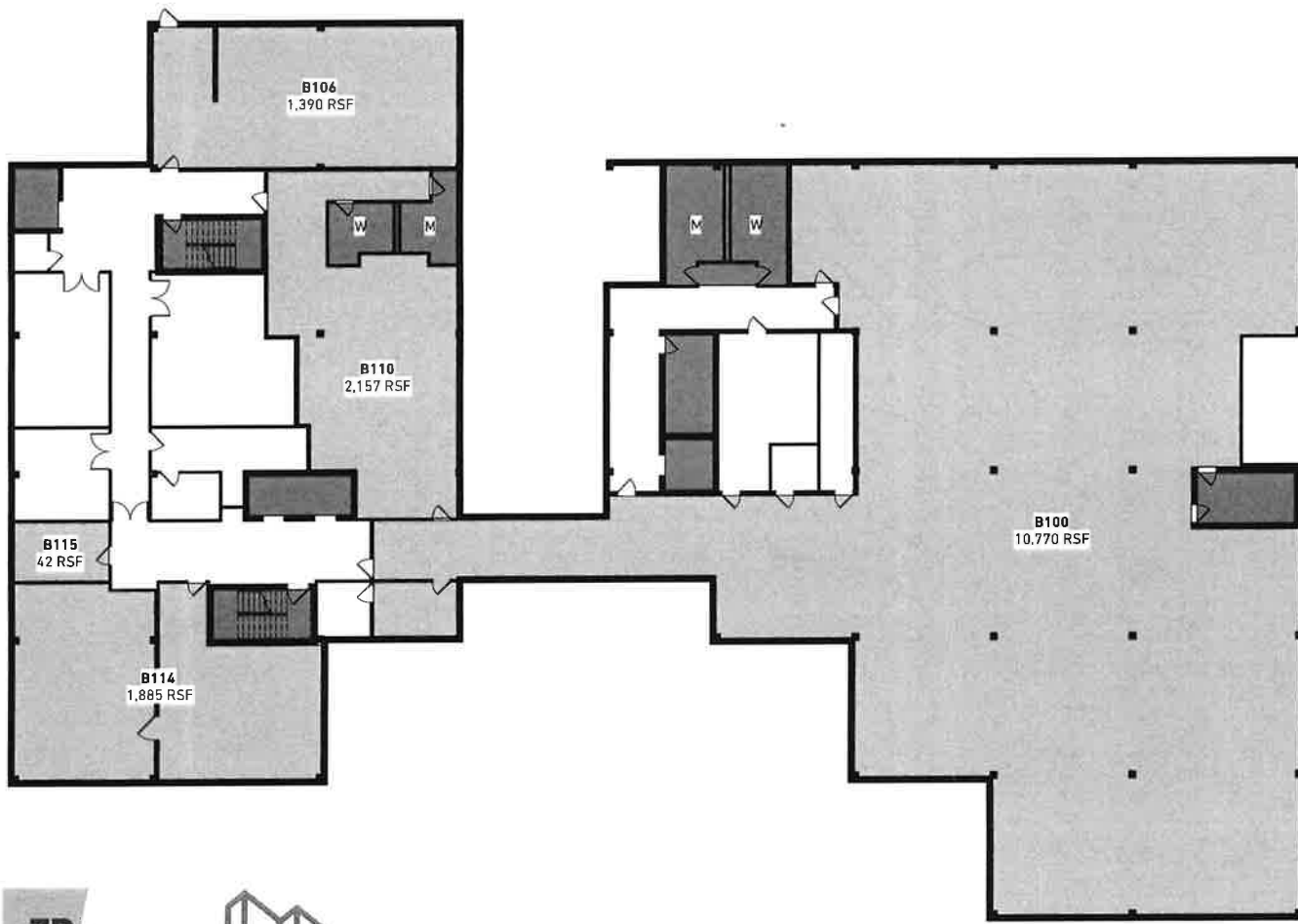
Street View - Broadway



Street View - NP Ave



Image from applicant



1 OVERALL LOWER LEVEL FLOOR PLAN - 11/15/11 9:47 AM

DAKOTA CENTER  
 RENOVATIONS  
 A3.00B  
 OVERALL LOWER  
 LEVEL FLOOR PLAN

03/12/2011 11:01:34 AM

Lower Level - Current Floor Plan



↳ Future Retail

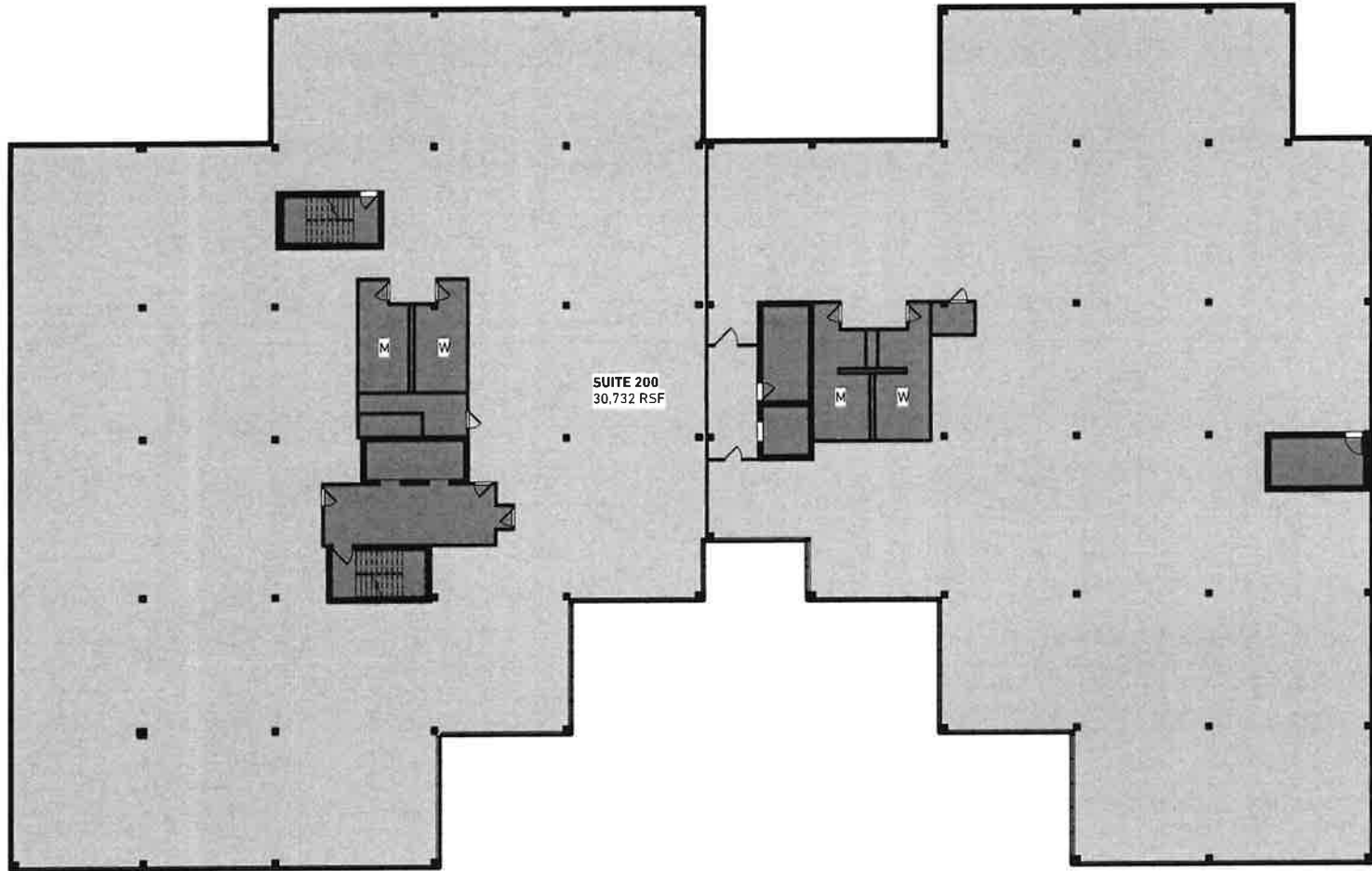


① OVERALL MAIN LEVEL FLOOR PLAN - TENANT SUITES

DAKOTA CENTER  
RENOVATIONS  
3700 UNIVERSITY AVENUE, SUITE 100  
A3.01B  
OVERALL MAIN LEVEL  
FLOOR PLAN

DATE: 11/17/16

Main Level - Current Floor Plan



① OVERALL SECOND LEVEL FLOOR PLAN - TRANS SUITES  
 SUITE 200 30,732 RSF

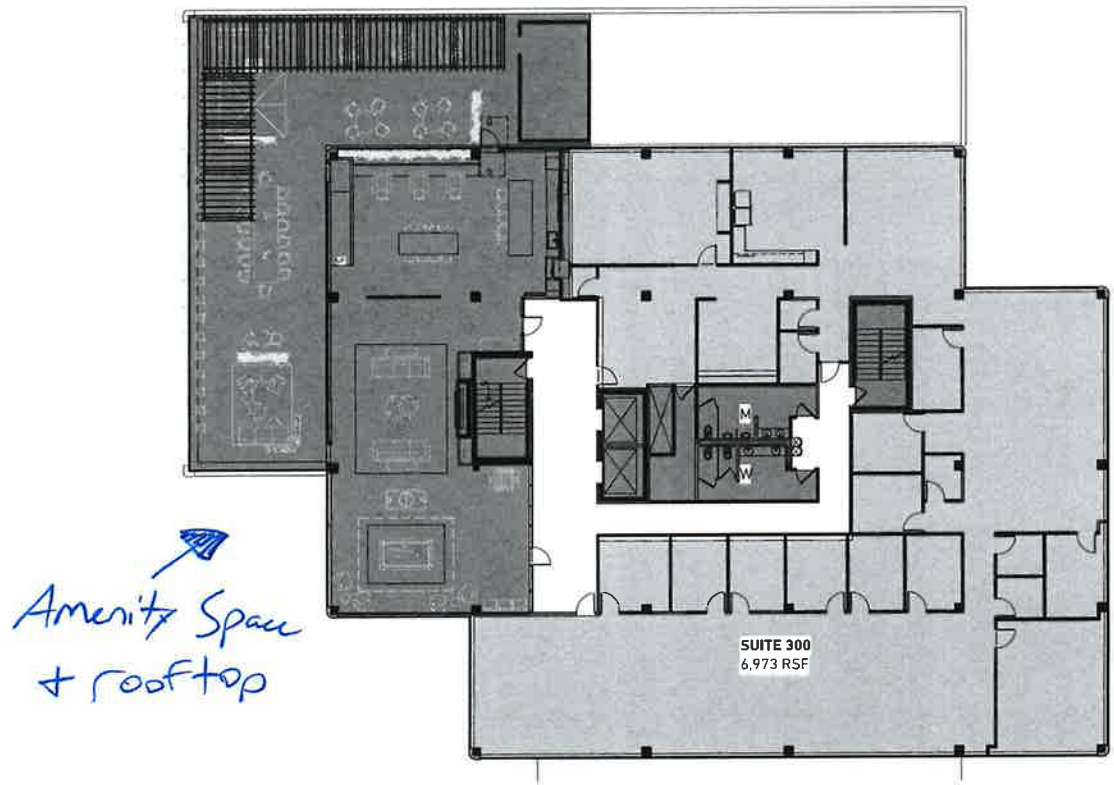


DAKOTA CENTER  
 RENOVATIONS  
(SCHEDULED FOR 2024)

A3.02B  
 OVERALL SECOND  
 LEVEL FLOOR PLAN

REVISED 11/19/24

Second Level - Current Floor Plan



Amenity Space  
+ rooftop

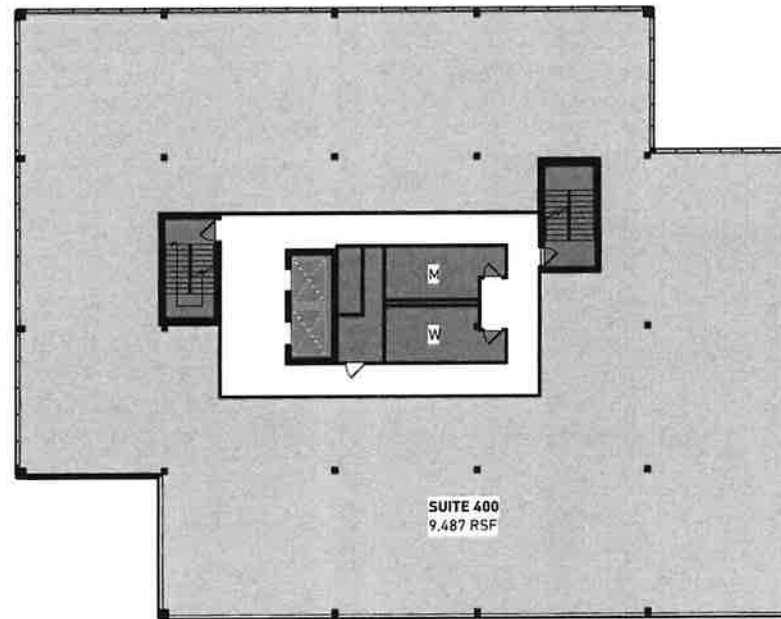
① OVERALL THIRD LEVEL FLOOR PLAN - TENANT SUITES  
SCALE: 1/8" = 1'-0"



DAKOTA CENTER  
RENOVATIONS  
BY BRUNNEN & PARTNERS  
A3.03B  
OVERALL THIRD LEVEL  
FLOOR PLAN

2/27/2024 11:01:54 AM

Third Level - Current Floor Plan



① OVERALL FOURTH-LEVEL FLOOR PLAN - TENANT SUITES  
 SCALE: 1/8" = 1'-0"

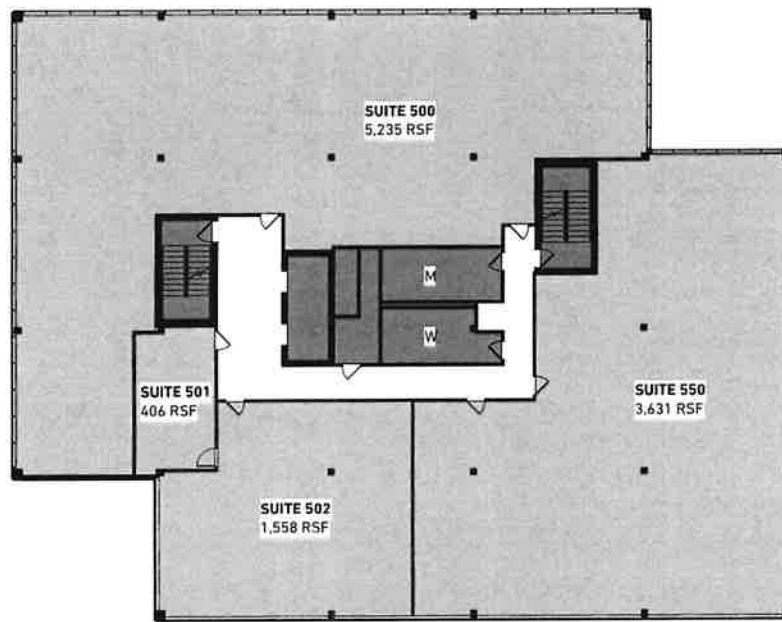


DAKOTA CENTER  
 RENOVATIONS  
(S) BRUNNEN & PARTNER ARCHITECTS

A3.04B  
 OVERALL FOURTH  
 LEVEL FLOOR PLAN

2/27/2020 11:41:47 AM

Fourth Level - Current Floor Plan

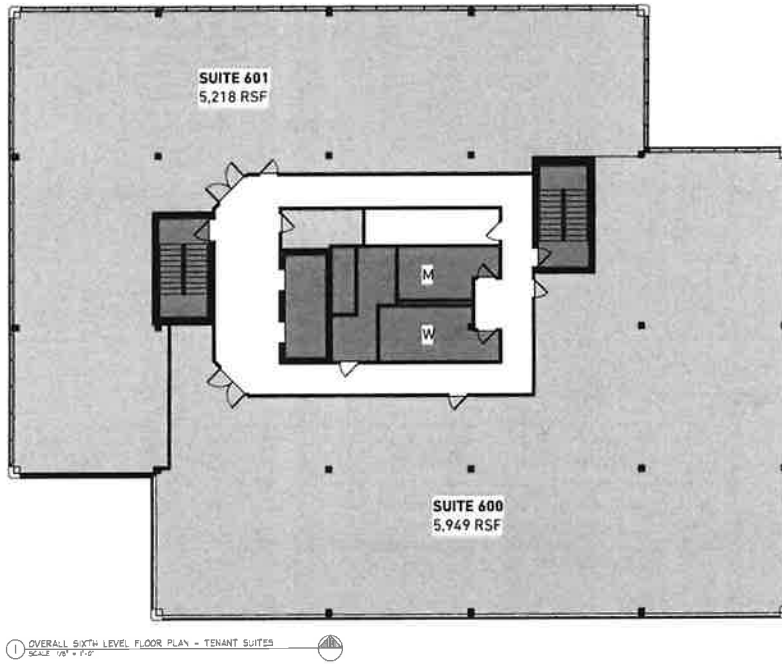


① OVERALL FIFTH LEVEL FLOOR PLAN - TENANT SUITES  
SCALE: 1/8" = 1'-0"



DAKOTA CENTER  
RENOVATIONS  
31 SOUTH DAKOTA AVENUE, SUITE 100  
A3.05B  
OVERALL FIFTH LEVEL  
FLOOR PLAN  
03/12/2016 11:47:48 AM

Fifth Level - Current Floor Plan



DAKOTA CENTER  
 RENOVATIONS  
BY WHITNEY & PARTNERS, INC.  
 A3.06B  
 OVERALL SIXTH LEVEL  
 FLOOR PLAN  
2/18/2024 11:01 AM

Sixth Level - Current Floor Plan

# Proposed 2<sup>nd</sup> Floor Layout

HDR 6984 SF  
 HDR ASSEMBLY 886 SF  
 -12.7%

FIGURE 10% ASSEMBLY

OPTION 1:

11316 SF BUSINESS  
 76 BUSINESS OCC.

1258 SF ASSEMBLY  
 84 OCC.



1 SECOND LEVEL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



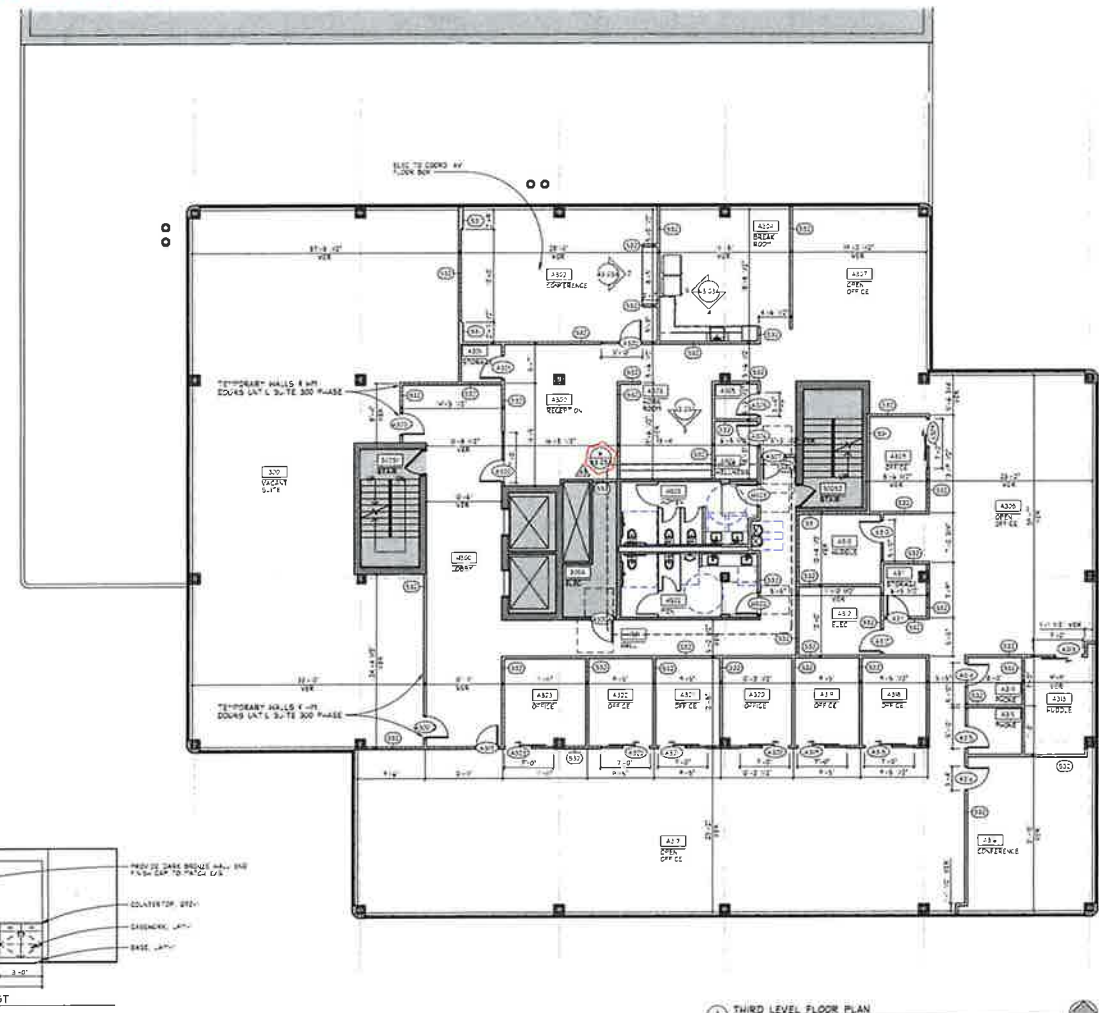
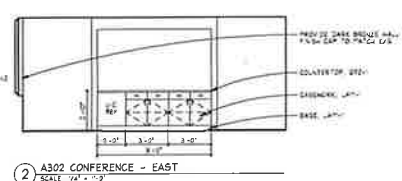
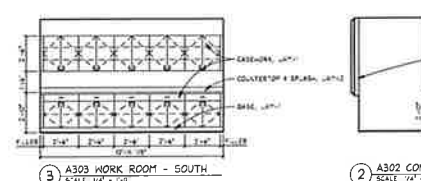
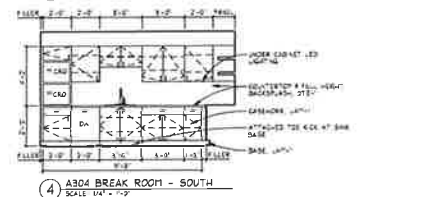
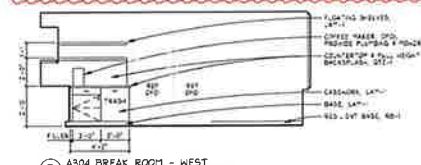
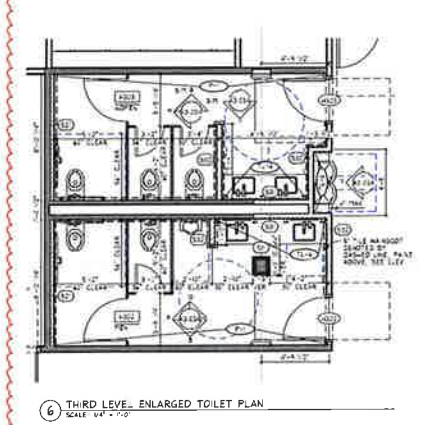
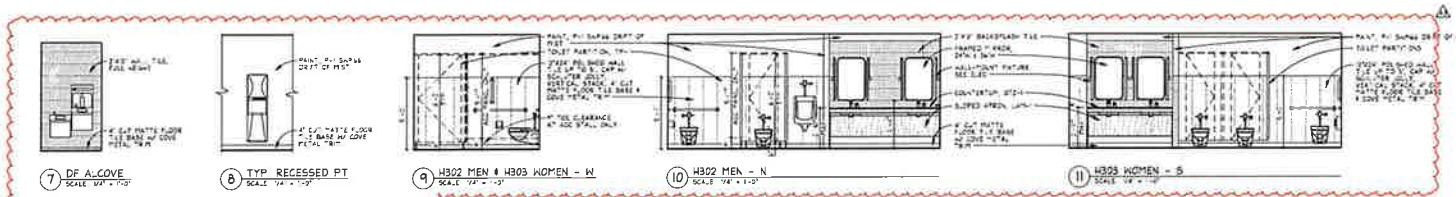
REVISION SCHEDULE		
NUMBER	DESCRIPTION	DATE

Print Name: \_\_\_\_\_  
 License No.: \_\_\_\_\_  
 Registration No.: \_\_\_\_\_



25-072B TENANT AMENITY LOUNGE  
 ZBA Project No.: 25-072  
 Date: 05/15/2025

**A3.02B**



NUMBER	DESCRIPTION	DATE
01	NO. 11 COMMON ELEVATIONS	05/12/2026
02	NO. 12 COMMON ELEVATIONS	05/12/2026
03	NO. 13 PLUMBING FIXTURE ELEVATIONS	05/12/2026

**CONSTRUCTION SET**

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

Print Name: **Jason C. Berg**  
Signature: *[Signature]*  
Date: 05/12/2026 Registration No: 1178

**Edgewood**  
REAL ESTATE INVESTMENT TRUST

**DAKOTA CENTER RENOVATIONS**  
BY BROADWAY FARM, ND 58122

THIRD LEVEL FLOOR PLAN

35-072A HDR SUITE FIT-UP  
ZBA Project No.: 35-072  
Date: 05/12/2026

**A3.03A**



**ZB**  
ZERRBERG

Rendering



Rendering



Interior Rendering



Interior Rendering



Interior Rendering



Interior Rendering



Interior Rendering



*Amenity Space*

Interior Rendering



*New Elwater Lobbies*

Interior Rendering



*Amenity Space*

Interior Rendering



*Amenity Space*

Interior Rendering



*Amerity Space*

Interior Rendering



Amerityx Space

Interior Rendering

**Staff Report**  
**Renaissance Zone Application for**  
**JS2L Partners, LLP (378-F)**  
**120 8<sup>th</sup> Street South**

**Project Evaluation:**

The City of Fargo received a Renaissance Zone application from JS2L Partners, LLP for a commercial rehabilitation project at 120 8th Street South. Pursuant to the application, the project will rehab the existing structure with interior work, including a new elevator, demolition of existing walls, new HVAC and electrical systems, and new finishes and doors. Exterior work includes new windows, replacement of existing metal siding, and new roof. Separate from the RZ application, asbestos abatement has occurred and there will be some improvements related to parking. The building is two stories and 9,696 square feet.

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

1. **Renaissance Zone Plan Goals:** Use consistent with the RZ Plan (as per Visions and Goals): As noted in the 2019 Renaissance Zone Development Plan. *(portions of responses are from applicant, as noted)*
  - a. *Grow as a Neighborhood:* Invest in housing to increase the population living Downtown and maintain Downtown's diversity.  
The project does not provide housing. The application states that it will repurpose an aging office facility into a new, vibrant office / studio space on the edge of Downtown.
  - b. *Prosper as a Business Center:* Increase the number and types of jobs Downtown.  
The application notes that the new use will result in 40 or more jobs directly onsite and that businesses in the neighborhood will benefit as a result.
  - c. *Thrive as a Destination:* Create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop of the community's social life.  
Per the application, the project will create a vibrant Downtown experience by attracting creative professionals and a variety of businesses, which will enliven sidewalks and public spaces, adding to the Downtown Fargo experience.
  - d. *Be a model for Inclusive Growth and Development:* Protect Downtown's diversity and evolve as a model for equitable growth and development.  
The project does not address diversity in housing, public amenities, or needs for specific populations. The application states that, in part, by supporting a variety of different businesses, the project ensures Downtown Fargo benefits all residents and sets a benchmark for inclusive growth.
  - e. *Complete our Streets:* Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.  
The building location is the 100 block of 1st Avenue South. It's across from Island Park and nearby housing and amenities that would lend themselves to trips by foot, bicycle and bus. The subject property is two blocks from MATBUS Routes 15 and 18, which run along 10<sup>th</sup> Street South with a shelter between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues South.

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

The application states that parking will include a mix of on-site parking and shared parking arrangements with nearby facilities, prioritizing efficient use of space, and ensuring adequate parking for drivers while freeing up areas for new development and increased activity.

- g. *Play with purpose*: Develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater).

The application states that the spaces will include landscaped areas and outdoor courtyards for social gatherings.

**(15/20 points)**

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

According to the application, the structure is 9,696 square feet. Overall, the application estimates a total capital investment of \$1,300,000 (overall project costs are \$2,250,000). This equates to roughly a \$134 investment per square foot on the commercial space.

**(10/10 points)**

3. **High Priority Land Use**: The new construction or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan (page 9).

- a. Primary Sector Business:

No tenants have been identified as this time, so it is unknown if there would be any primary sector business users.

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

No tenants have been identified as this time, however, the building is anticipated to be office use.

- c. Mixed Use Development:

The building is not mixed use.

**(10/20 points)**

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

- a. Parcels that have been vacant or underutilized for an extended period of time:

The building was built in 1970. According to the applicant, the building has been vacant for approximately 18 months.

- b. Parcels specifically targeted for clearance:

The RZ Plan identifies Block 23 for redevelopment and infill of surface parking lots; ground floor retail/commercial on 1<sup>st</sup> Avenue and 8<sup>th</sup> Street.

**(10/10 points)**

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

The building was constructed in 1970. Along with work internal to the building, the project includes new windows and replacement of existing metal siding and roof. The project is located within the DMU, Downtown-Mixed Use zoning district and will have to meet the architectural intent of that zoning district requirements as well.

**(8/10 points)**

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

As proposed, the redevelopment project and improvement costs significantly exceed both the 50% (true and full value of the building) and \$40 per square foot requirement for commercial rehabilitation. The application represents a total estimated capital investment of \$1,300,000 with a current building valuation of \$627,500, which exceeds 50%. The capital investment is approximately \$134 per square foot, which exceeds \$40 per square foot. At final construction of the project, staff will evaluate costs to verify the project has exceeded the minimum requirements. A cost estimate is attached.

**(10/10 points)**

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

Staff is not aware that the project will include or accommodate a relocation of a business from another ND community

**(10/10 points)**

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

Renaissance Zone projects are anticipated to be conscience of four-sided design, which has been seen with other projects within the downtown, this project will be a rehabilitation of an existing building. The building was built in 1970 and the project includes new windows, replacement of existing metal siding, and new roof.

**(8/10 points)**

**Summary:**

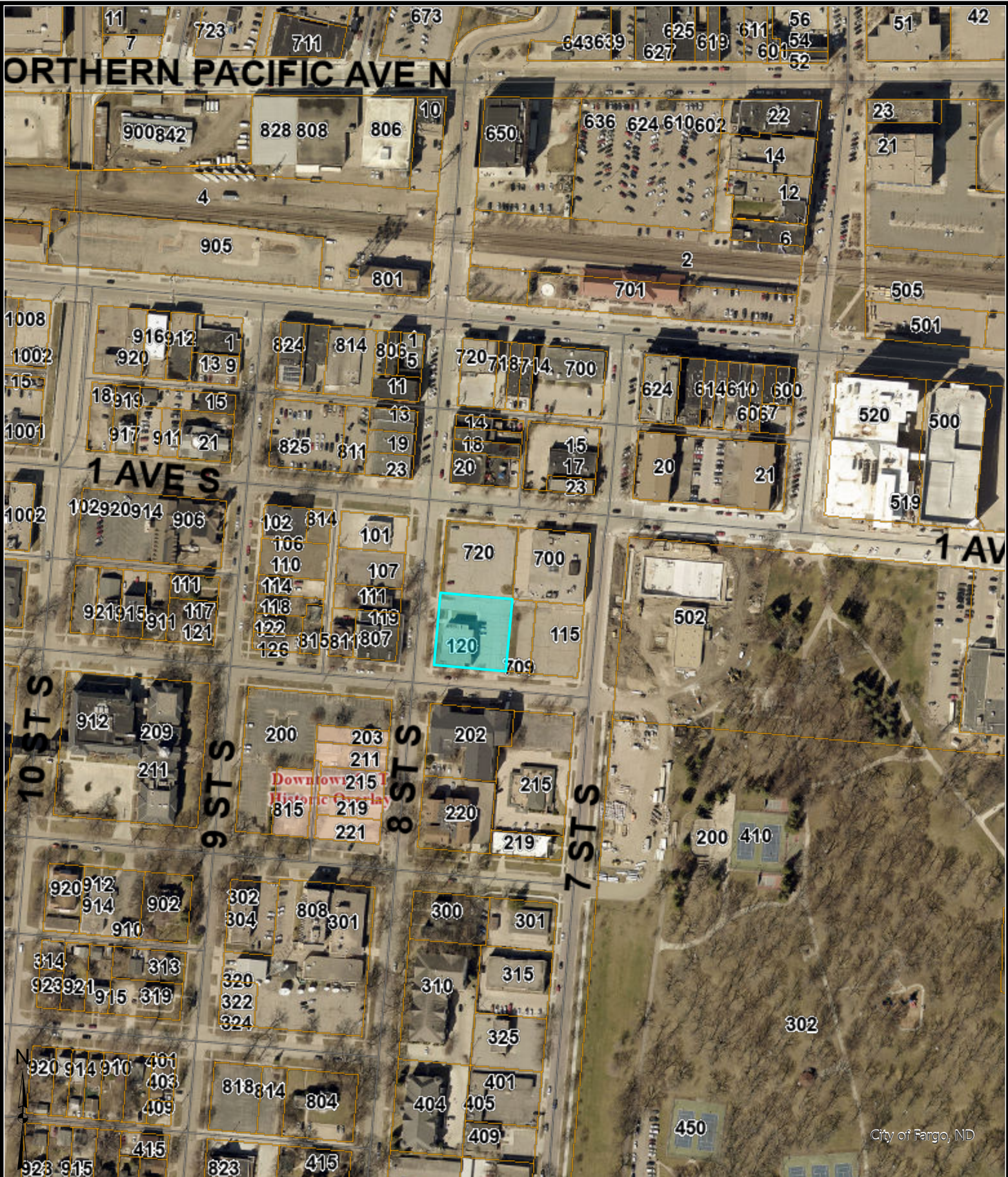
This application received a score of 81 on a 100-point scale. The proposed project surpasses the local capital improvement requirement of \$40 per square foot requirement for commercial rehabilitation. The amount invested in the project exceeds state and local guidelines.

Staff is recommending approval to the Fargo City Commission and believes this project is a benefit to the downtown community will positively contribute to the health of surrounding neighborhood and nearby businesses. Staff is also recommending and welcoming the Renaissance Zone Authority to have discussion or consideration of the following questions:

**Suggested motion:**

Recommend approval to the Fargo City Commission to approve the application submitted by JS2L Partners, LLP and to grant the property tax exemption and the State income tax exemptions as allowed by the ND Renaissance Zone law contingent upon completion of the project and verification of costs.

Criteria:		Staff Rating	Possible Points
1	Consistency with Plan Goals	15	20
2	Investment Thresholds	10	10
3	High Priority Land Uses	10	20
4	Consistency with Targeted Areas	10	10
5	Urban Design	8	10
6	Investment Analysis	10	10
7	Business Relocation	10	10
8	Street Activation	8	10
Total Rating (100 possible points)		81	100



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

# 120 8th Street South

1:4,514

6/8/2026 12:52 PM

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





## APPLICATION FOR RENAISSANCE ZONE PROJECT

Property owners, business owners, developers or investors interested in pursuing a Renaissance Zone project should review the 2024 RZ Plan. The RZ Plan delineates the current geographical boundaries of the program (only certain blocks within the downtown core are included) and provides additional detail on minimum investment requirements and applicable program goals and objectives that must be met.

Application submitted for (check all that apply):

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

<b>Property Owner Information</b>
Name <i>(printed)</i> : JS2L Partners LLP
Name <i>(printed)</i> :
Address: 4133 30th Ave S
Fargo, ND 58104

<b>Contact Person Information <i>(if different than owner)</i></b>
Name <i>(printed)</i> : Stephen Lyngstad
Address: 4133 30th Ave S
Fargo, ND 58104

<b>Parcel Information</b>
Address: 120 8th St S
Unit Number:
Renaissance Zone Block Number: 23
Legal Description <i>(attach separate sheet if more space is needed)</i> : Lots 7, 8, 9 & ADJ S 1/2 Vac
Alley Lying N & Adj to 7 - 9
Parcel Number: 01-2240-02571-000

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

<b>Project Information</b>	
Total Project Cost: (Qualified Capital Improvements) \$2,250,000 <b>*See Attachment for revised cost of \$1,300,000</b>	
Current Use of Property: Vacant Office	
Anticipated Use Upon Completion: Multiple Tenant Leasable Office	
Expected Date of Purchase: 4/30/25	Expected Date of Occupancy: February, 2027
Estimated Property Tax Benefit: (Over five year exemption period) 103,125	Estimated State Income Tax Benefit: (Over five year exemption period) 15,000
Current Employees: (Full-time equivalent) None	Anticipated Employees: (Full-time equivalent) N/A

**Scope of Work**

Asbestos abatement, interior demolition of existing walls, entirely remodeled interior space including new <sup>elevator</sup> elevation, HVAC, & Electrical Systems, finishes, doors, etc. Exterior work will include new windows, replacement of existing metal siding and roof.

**Additional Project Information**

New Construction/Rehabilitation/Purchase with Improvements Only

Current Building Value: (Taxable Improvement Value) \$627,500	Estimated Building Value Upon Completion: (Taxable Improvement Value) \$2,250,000
Building Area Upon Completion (SF): 9,696 SF	Number of Stories Upon Completion: 2

Commercial Lease Only

Lease Area Upon Completion (SF):

Type of Business:

<input type="checkbox"/> New business moving to the Renaissance Zone	<input type="checkbox"/> Expanding Business moving to the Renaissance Zone	<input type="checkbox"/> Existing Business Expanding within the Renaissance Zone	<input type="checkbox"/> Continuation of a lease moving from one Renaissance Zone Project to another Renaissance Zone Project
--	--	--	---

Residential Purchase Only

Will this be your primary place of Residency?:

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

Owner (Signature): [Signature] Date: 5/26/26  
Joint Owner (Signature): [Signature] Date: 5/26/26  
Representative (Signature): \_\_\_\_\_ Date: \_\_\_\_\_

## Goals of the Fargo Renaissance Zone Plan

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

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

Repurpose an aging office facility into a new, vibrant office / studio space on the edge of downtown. Will continue the commercial development of the area along 1st Avenue S which will in turn support the addition of more housing units.

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

The former use as a medical office building has space for approximately 40 - 50 employees on-site. The new use will result in 40 or more jobs directly on site. The new businesses will benefit many existing businesses in the neighborhood.

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

This project will create a vibrant downtown experience by attracting creative professionals and a variety of businesses. These businesses will enliven sidewalks and public spaces, adding to the downtown Fargo experience.

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

This project will protect downtown Fargo's diversity and model equitable growth by promoting diverse ownership and inclusive environments. By supporting a variety of different businesses, the project ensures downtown Fargo benefits all residents and sets a benchmark for inclusive growth.

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

The building location near Island Park and on the edge of downtown encourages trips by foot and bike, and staff residing in nearby housing.

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

This project will manage parking resources by optimizing existing space and incorporating smart parking solutions. It will include a mix of on-site parking and shared parking arrangements with nearby facilities. The design will prioritize efficient use of space, ensuring adequate parking for drivers while freeing up areas for new development and increased activity.

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

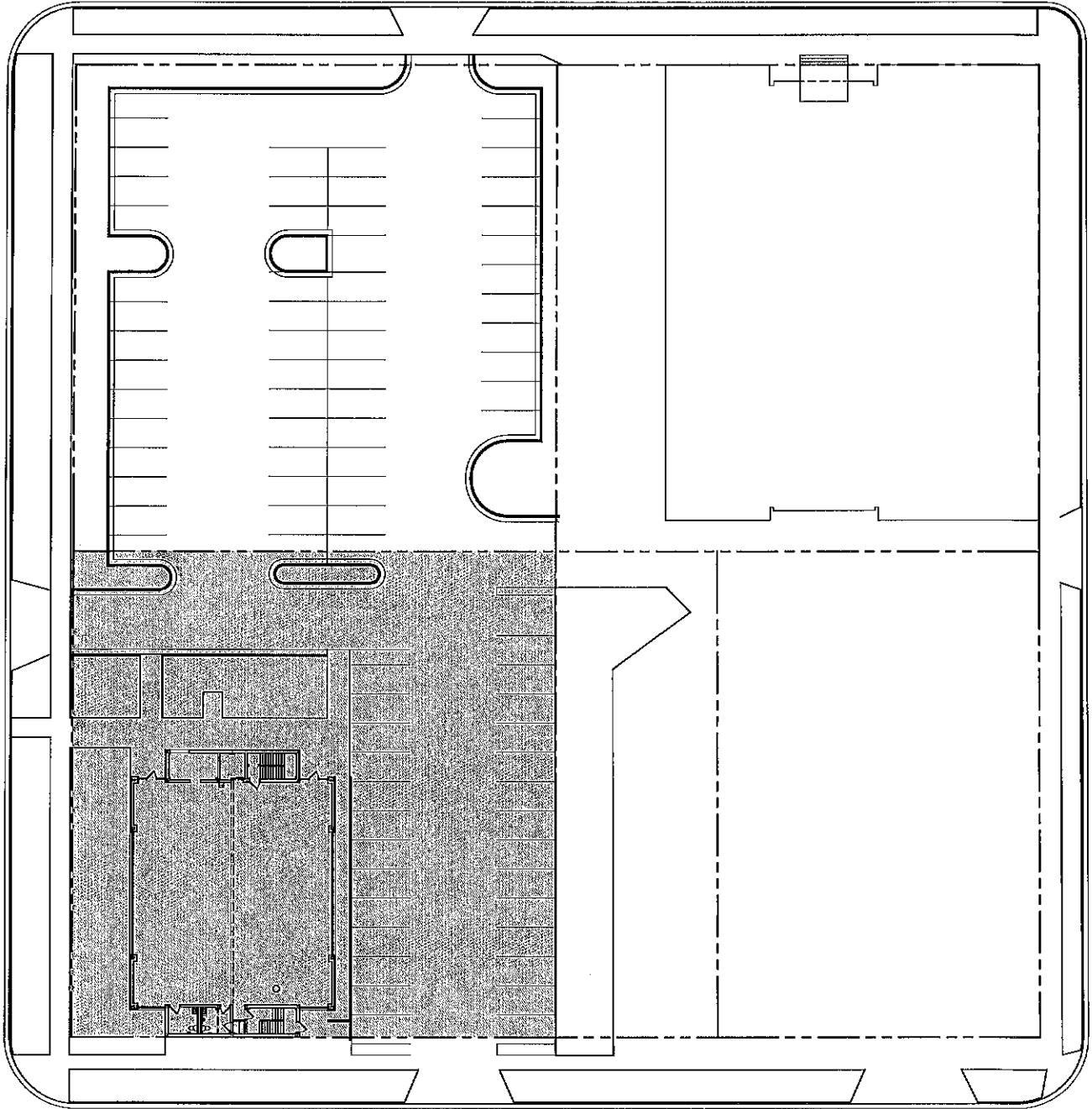
These spaces will include landscaped areas for relaxation and outdoor courtyards for social gatherings.

1ST AVENUE S

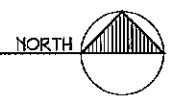
8TH STREET S

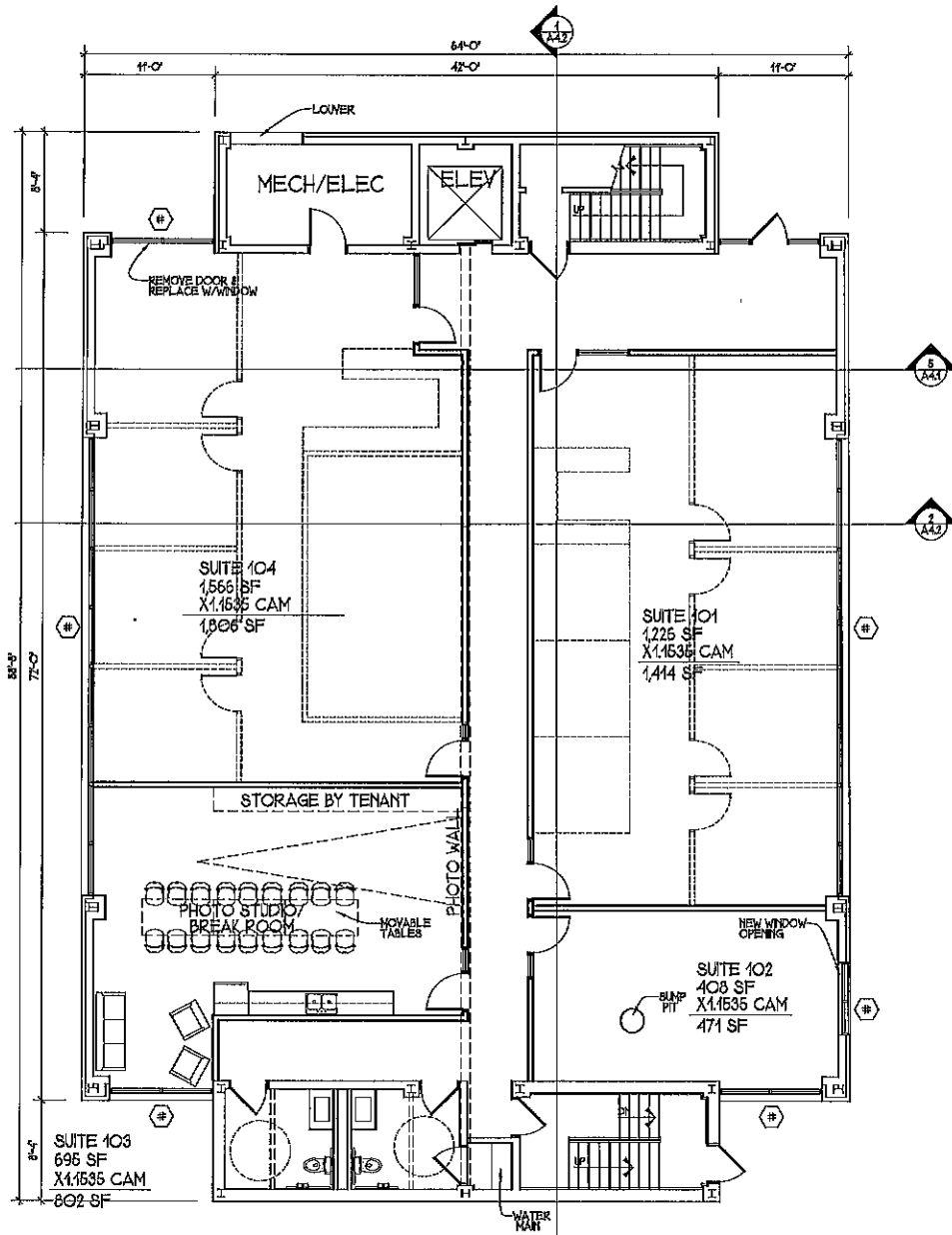
7TH STREET S

2ND AVENUE S



1 SITE PLAN  
 1" = 50'-0"





1 FIRST FLOOR PLAN  
 1/16" = 1'-0"





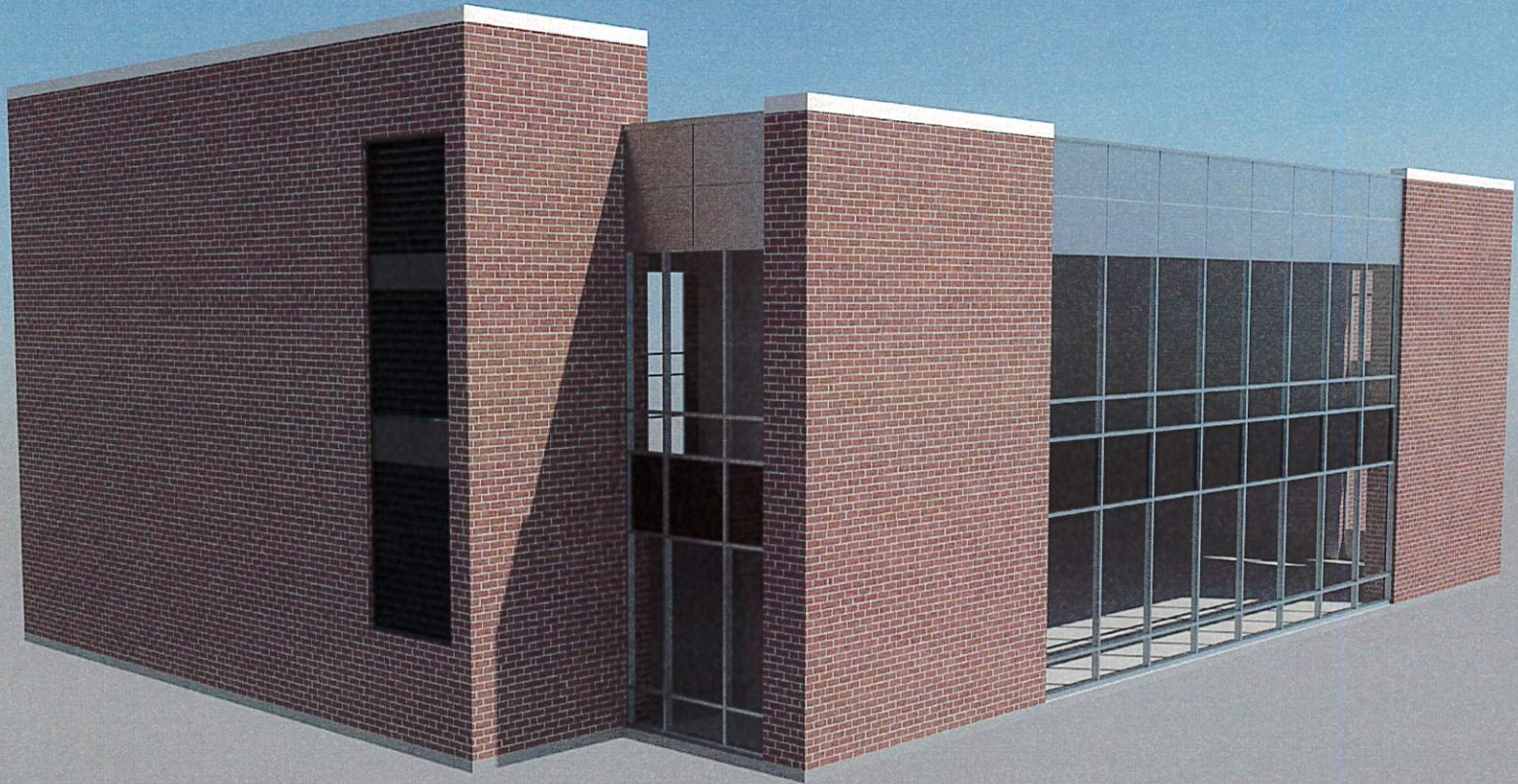




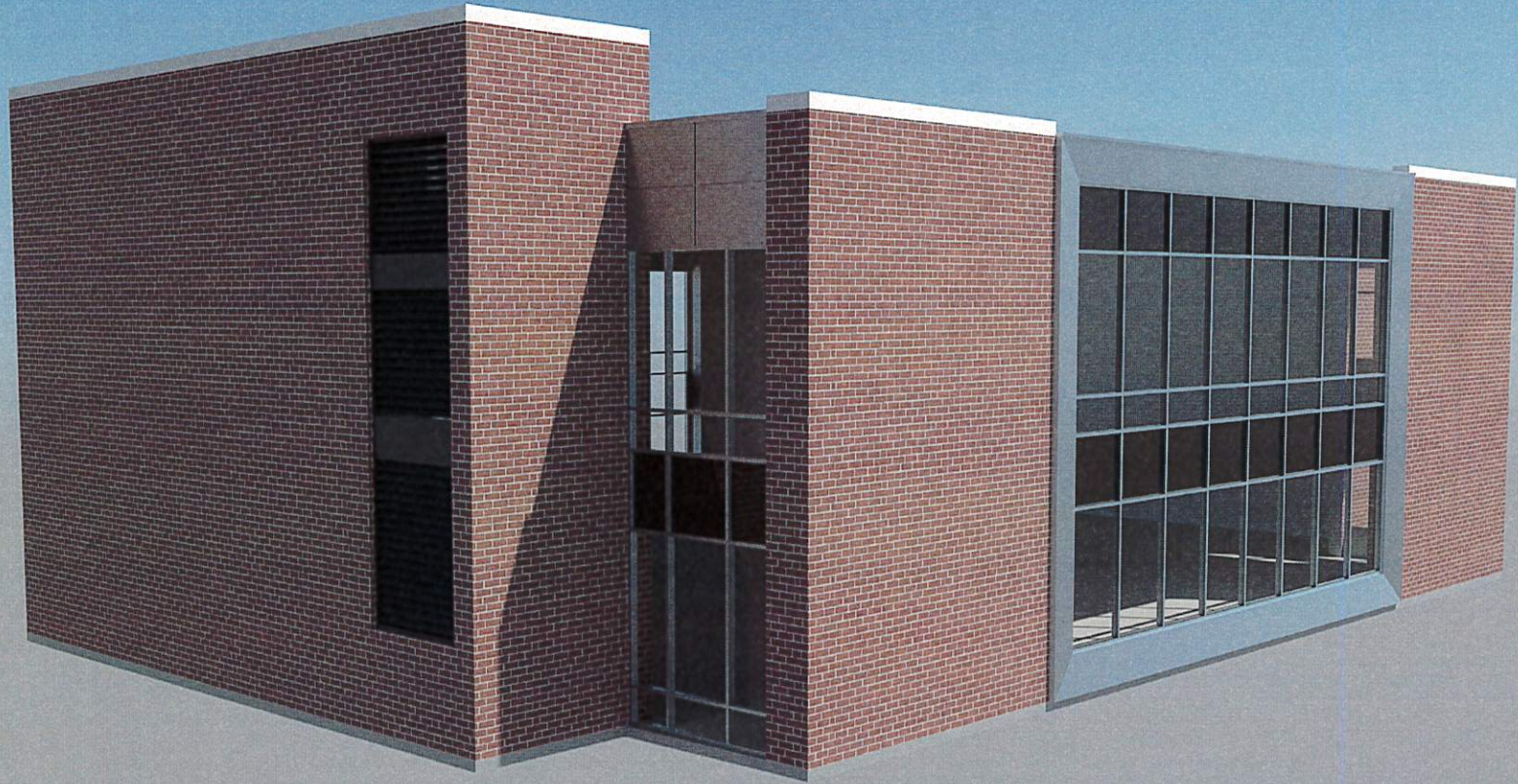
Site Photos



Images of interior after asbestos abatement



Rendering A



Rendering B