

RENAISSANCE ZONE AUTHORITY
Wednesday, October 23, 2024 | 8:00 AM
City Commission Chambers
AGENDA

1. Approval of Minutes:
 - a. August 28, 2024 Workshop
 - b. September 11, 2024 Special Meeting
2. Review of the 2024 Renaissance Zone Development Plan
3. Other Business
4. Adjourn – Next Meeting: November 27, 2024

Renaissance Zone Authority meetings are broadcast live on cable channel TV Fargo 56 and can be seen live at 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.

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**

Workshop:

Wednesday, August 28, 2024

A Workshop of the Renaissance Zone Authority of the City of Fargo, North Dakota, was held in the Meadowlark Room at City Hall at 8:00 a.m., Wednesday, August 28, 2024.

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

Present: Deb Mathern, Reid Middaugh, Brian Larson, Prakash Mathew

Absent: Chad Peterson, Dr. Dean Bresciani, Commissioner Dave Piepkorn, Mayor Tim Mahoney

Chair Mathern called the meeting to order.

Item 1: Renaissance Zone Development Plan Workshop

Discussion was held on the Renaissance Zone Development Plan.

No motions were made.

Item 2: Upcoming Meetings:

- a. **Special Meeting: September 11, 2024**
- b. **Regular Meeting: September 25, 2024**

Item 3: Adjourn

The time at adjournment was 9:10 a.m.

**RENAISSANCE ZONE AUTHORITY
MINUTES**

Special Meeting:

Wednesday, September 11, 2024

A Special 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 11, 2024.

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

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

Absent: Brian Larson

Chair Mathern called the meeting to order.

Item 1: Approval of Minutes: July 24, 2024

Member Mathew moved the minutes of the July 24, 2024 Renaissance Zone Authority meeting be approved. Second by Member Bresciani. All Members present voted aye and the motion was declared carried.

Item 2: Review of Application from TA Investments, LLC (Rehabilitation) located at 315 Main Ave.

Planning Coordinator Maegin Elshaug presented the staff report for a rehabilitation project at 315 Main Avenue. She noted an application was received for this site in 2001, but plans were never finalized, and the application at this location is deemed eligible. She stated staff is recommending approval as the proposal meets the guidelines and all required approval criteria.

Discussion was held on project scoring, use of the building next door, and location of parking.

Planning and Development Director Nicole Crutchfield spoke on coordinating the pieces of the Renaissance Zone Development Plan, and the Downtown InFocus Plan when processing applications.

Further discussion was held on the proposed number of residential units, the importance of residential housing downtown, and a comparison of the current and proposed property taxes.

Member Peterson moved to recommend approval to the City Commission to approve the application submitted by TA Investments, LLC and to grant the property tax exemption and the State income tax exemptions allowed by the North Dakota

Renaissance Zone law contingent upon completion of the project and verification of costs. Second by Member Middaugh. On call of the roll Members Piepkorn, Middaugh, Mathew, Peterson, Mahoney, Bresciani, and Mathern voted aye. Absent and not voting: Member Larson. The motion was declared carried.

Item 3: Renaissance Zone Development Plan Workshop update

Ms. Elshaug provided an overview of the Renaissance Zone Plan workshop on August 28, 2024, and noted there will be a public open house for the Renaissance Zone Plan on Tuesday, September 24 from 3:30 p.m. – 5:00 p.m. in the Commission Chambers, Fargo City Hall.

Item 4: Other Business

No other business was presented.

Item 5: Adjourn – Next Meeting: September 25, 2024

The time at adjournment was 8:20 a.m.



PLANNING AND DEVELOPMENT

225 4th Street North

Fargo, North Dakota

Phone: (701) 241-1474

Fax: (701) 241-1526

E-Mail: planning@FargoND.gov

www.fargond.gov

MEMORANDUM

TO: Renaissance Zone Authority

FROM: Nicole Crutchfield, Planning Director
Maegin Elshaug, Planning Coordinator

DATE: October 17, 2024

RE: Renaissance Zone Development Plan Update

In July 2024, the Renaissance Zone Authority and staff kicked off the Renaissance Zone Development Plan (RZDP) update, a requirement set by the State to update the plan and to keep the Zone status. The first plan was approved in 1999 for a 15-year period, with updates required for extensions. This plan update will provide the development framework of the Renaissance Zone for the next 5 years, through 2029.

A workshop was held with the Renaissance Zone Authority (RZA) in August to dive into the work of updating the plan. Topics included the recently approved 2024 Fargo Growth Plan; brief comparison of other North Dakota cities; staff recommendations regarding investment thresholds and benefit years; Zone boundary; and next steps. At that meeting, RZA members and staff discussed and confirmed the primary strategy to refrain from any changes to the plan based on the findings of the 2024 Fargo Growth Plan and the preliminary work of the future LDC and incentive policy review has been completed. As discussed, the 2024 Fargo Growth Plan recommends a holistic review of economic incentive tools to further define “optimal development”. At the meeting, it was discussed that the City was receiving development interest in blocks in the near northeast and near southwest portions of the downtown area, and staff does recommend the addition of blocks to the RZ plan boundary as a minor change that is logistical to accommodate.

Over the past two months, public outreach included mailings to property owners in the Zone, direct emails to developers, and a public open house, which offered an opportunity for the community to learn more

about the Renaissance Zone program and the 2024 development plan. The Renaissance Zone Authority, Economic Development Incentives Committee and the City Commission were invited to attend the open house. There were ten attendants at the meeting, including several from the RZA. Discussion related to general inquiry about the program and proposed changes to the RZDP.

The 2024 RZDP update continues the primary vision to focus on renewal, investment and redevelopment. Changes to the plan include updates to project information, boundary, and datasets based on updated values, developments in the last five years, and development strategy based on recent development. Attached is the final draft of the RZDP.

The most prevalent change to the development plan is the addition of two blocks that previously had not been identified. At the August workshop, staff brought forward two areas for discussion that has potential for redevelopment; the northeast area of Downtown and west along 1st Avenue North. Through the public outreach, staff learned of several projects in the planning phase located in the two areas. Therefore, the boundary has been updated to include blocks 58 and 59.

As has been discussed previously, two primary findings of the recently approved 2024 Fargo Growth Plan (FGP24) is to rewrite the Land Development Code and align economic development incentives with future land development strategies for “optimal growth”. The FGP24 consultant team czb, LLC has been retained to help update the Land Development Code and Incentives policy. Staff are currently working with the consultant team on community engagement strategy and timeline. The RZA will receive updates and invitations to targeted outreach throughout the process. The work is intended to be completed by mid-2026. It is anticipated at the conclusion of this work, the RZDP will be updated. Therefore, staff is recommending an extension of the Zone for 5 years.

Along with the work of aligning economic development incentives with “optimal growth” strategies, work will include evaluating and capturing robust data supporting the program. Staff will also work on streamlining the application process and project scoring. This work is intended to begin in early 2025.

Below is the anticipated timeline for completion of the plan for the remainder of 2024:

- October 23 – Present plan to Renaissance Zone Authority, seeking recommendation
- November 7 – Present plan to Fargo Public School Board Planning Committee

- November 18 – present plan to Cass County Commission, seeking letter of support
- November 26 – Presentation to Fargo Public School Board, seeking letter of support
- December 9 – Action on Plan by City Commission
- December 2024 – MOU signed by City and State

Recommendation:

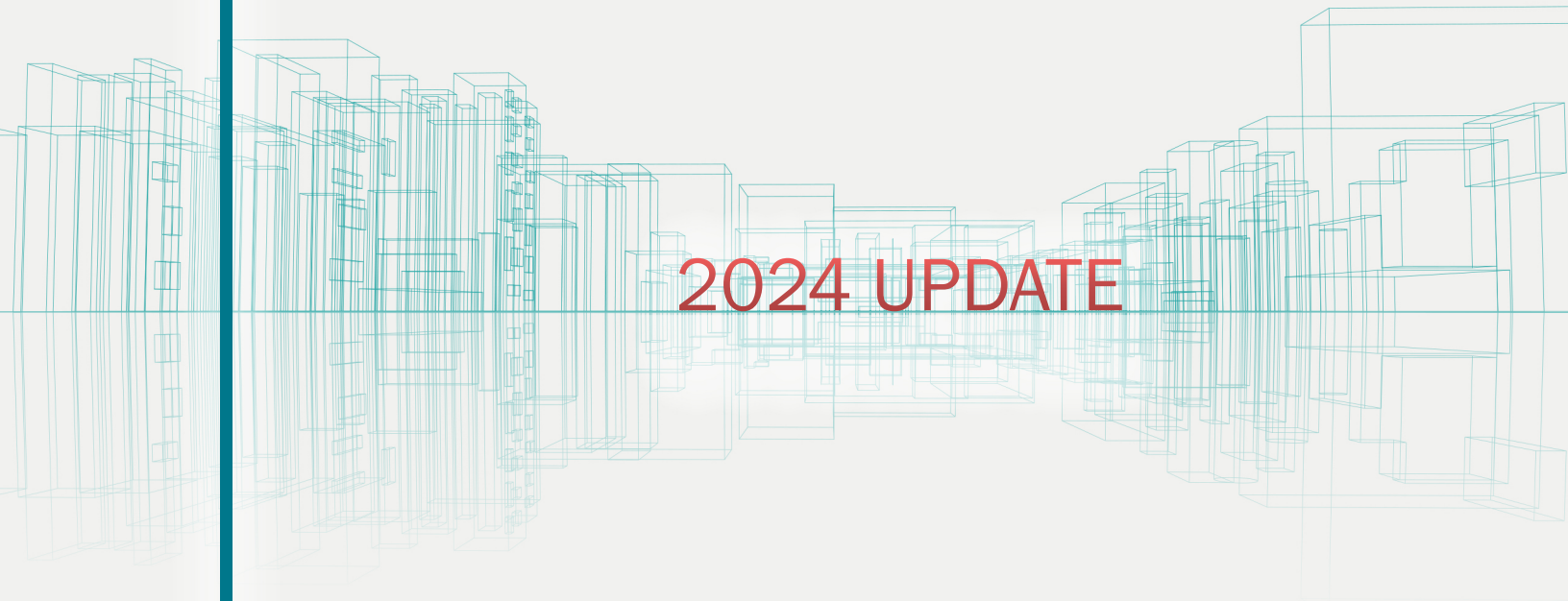
Recommend approval of the 2024 Renaissance Zone Development Plan to the City Commission.

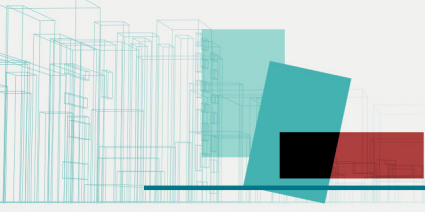


Fargo Renaissance Zone Development Plan

DRAFT

2024 UPDATE





Contents

- Introduction 1
 - Renaissance Zone Authority Members 1
 - Renaissance Zone Development Plan Overview 1
 - Downtown Fargo and Renaissance Zone Summary 1
- Renaissance Zone 2
 - Boundary Overview 2
 - 2024 Renaissance Zone Boundary 3
 - Program Data 4
- Vision and Goals 5
 - Renaissance Zone Plan Vision 5
 - G02030 Fargo Comprehensive Plan 5
 - Downtown InFocus Plan 5
 - Renaissance Zone Plan Goals 6
 - Renaissance Zone Block Development Objectives 6
- Program Specifics 7
 - Review Criteria 7
 - Minimum Investment Thresholds 8
 - Individual Project Selection and Review Process 8
- Management of Renaissance Zone 10
- Community Support 10
- Appendix A 11
 - Parcel Data Spreadsheet* 11
- Appendix B 35
 - Tax Incentive Overview 35
 - Block Data and Projected Development Strategy 35
 - Block Data Spreadsheet* 36
- Appendix C 40
 - Past Renaissance Zone Boundaries 40
- Appendix D 41
 - Summary of Legislation of the Renaissance Zone Program 41
- Appendix E 42
 - Certified Minutes 42
 - Letters of Support 43

Introduction

Renaissance Zone Authority Members

Deb Mathern, Chair

Dr. Dean Bresciani

Prakash Mathew

Reid Middaugh

Brian Larson

Dr. Tim Mahoney, Mayor, City of Fargo Commissioner

Dave Piepkorn, City of Fargo Commissioner

Chad Peterson, Cass County Commissioner

Renaissance Zone Development Plan Overview

As specifically set forth in N.D.C.C. 40-63-01(2)(a-e) Renaissance Zone “Development Plans” are intended to establish the following:

1. A map depicting the geographic boundary of the RZ;
2. Block by block analysis of structures and target areas;
3. An outline of applicable goals and objectives;
4. A description of the types of projects desired for each target area;
5. To establish promotion and management strategies to maximize investment.

The subsequent sections of the Plan are intended to address the minimum RZ Plan requirements as set forth above.

Downtown Fargo and Renaissance Zone Summary

In 1999 the Renaissance Zone Program was approved by the North Dakota Legislature and signed by the Governor. This program established the framework for certain tax incentives with the goal of enhancing economic growth and investment opportunities in downtown business districts throughout municipalities in North Dakota. The City of Fargo adopted the initial Renaissance Zone Development Plan in 1999 which covered a 15-year period and in 2014 and 2019 updated plans were adopted pursuant to statutory requirements which effectively extended the duration of the Renaissance Zone through 2024. Consistent with N.D.C.C 40-63-01(2) and N.D.C.C 40-63-03 the 2024 Renaissance Zone Development Plan (RZDP) has been prepared and submitted as one of the components required to extend the duration of the program 5 years.

Downtown revitalization has been a priority for the City of Fargo since the 1950s. The City has taken a more pro-active position on the economic importance of the downtown area over the last few decades. Subsequently, there have been several master planning documents created over the last two decades which have helped to formulate and implement a vision for downtown Fargo. These documents include:

1989 Red River Visions Study

1996 Downtown Area Plan

2001 Downtown Framework Plan

2021 Core Neighborhoods Plan

2003 Riverfront Development Master Plan

2007 Downtown Framework Plan

2018 Downtown InFocus Plan

2024 Fargo Growth Plan

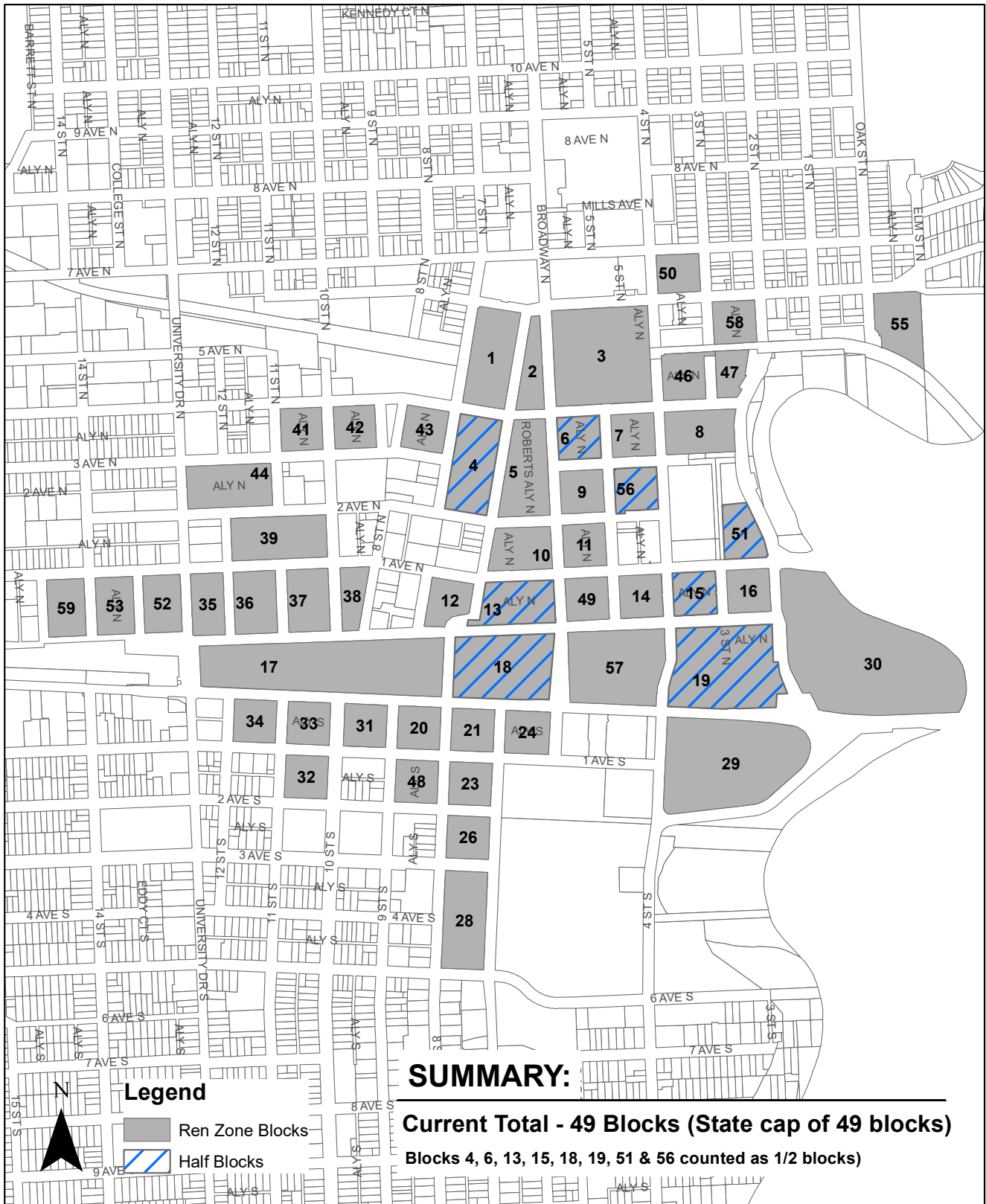
Renaissance Zone

Boundary Overview

Since the Renaissance Zone boundary's original configuration in 1999 the boundary has been modified several times with the most recent change occurring in 2019 to accommodate potential investments. The map on the next page, '2024 Renaissance Zone Boundary', is the current boundary, which includes the addition of blocks 58 and 59, which were previously not identified. Previous boundaries are included in the Appendix C.



Renaissance Zone Boundary



Program Data

Since inception of the program in 1999, there have been 294 completed Renaissance Zone projects in Fargo, which includes new construction, rehabilitation, tenant leases and residential purchases (condos).

Project Type: As shown in the exhibit (right), a large percentage of the Renaissance Zone projects completed to-date have been rehabilitation projects versus new construction. In the future, especially given the degree of priority and importance the city has placed on infill development within the city G02030 Comprehensive Plan and Downtown InFocus Plan; new construction type 'infill' projects should start to become more attractive and promote development opportunities.

RZ Tax Benefits: Ninety-five projects (new construction + rehab) have facilitated significant investment and have contributed to a nearly five-fold increase in the assessed value of properties in boundary. The assessed value in 1999 was approximately \$197,375,000 and today, the boundary's assessed value is approximately \$970,572,910.

Project Type	Total Completed RZ Projects
New Construction	20
Purchase with Improvements	7
Residential Purchase	118
Rehabilitation	75
[Tenant] Lease	74
Total	294

Vision and Goals

Renaissance Zone Plan Vision

As set forth in N.D.C.C. 40-63-01(2) the Renaissance Zone Development Plan is required to establish a series of goals and objectives under which the RZ Plan shall be administered and under which RZ applications shall be reviewed. As part of this plan update process, the City has specifically re-structured the vision and goals to more accurately represent a consolidation of goals and policy objectives from critical master planning documents; including the G02030 Comprehensive Plan and the Downtown InFocus Plan.

G02030 Fargo Comprehensive Plan

In 2012 the City completed a new Comprehensive Plan and as part of this effort the community prioritized 40 different “key initiatives”. The promotion of *infill development* was ranked as the second most important initiative by the community behind *permanent flood protection*. As such, there are a number of critical objectives and guiding principles established within the G02030 Comprehensive Plan that should align, support and ultimately be used as another tool to further implement the RZ goals and objectives. These objectives and guiding principles are specifically set forth within the G02030 Plan to support quality infill development that will increase density in the core area and adjacent downtown fringe neighborhoods. Furthermore, these principles are intended to promote a diverse, durable and attractive housing mix for all income levels. For additional information on the G02030 Comprehensive Plan, visit www.FargoND.GoV.

Downtown InFocus Plan

In 2018 the City completed a comprehensive, action-oriented plan to guide development and both public/private investment in the downtown core. The plan specifically recognizes that the downtown area is fundamentally different than other areas of the City in terms of infrastructure, density and investment/growth opportunities. In this regard, there are a number of critical goals and policy objectives set forth within the Downtown InFocus Plan that should be utilized as another tool to further implement the RZ goals. For additional information on the Downtown InFocus Plan, visit www.FargoND.GoV.

Vision: The RZ Plan vision, as defined by the Renaissance Zone Authority, is as follows:

“Downtown Fargo’s Renaissance Zone is an economically vital, culturally rich mixed-use district where there are well-designed public and private spaces for residents, visitors, employees, and employers and where an appreciation for the district’s historic character and natural amenities is paramount.”

Economic Vitality: Provide an environment that will strengthen existing businesses and that will attract new commercial enterprises (specifically talent-dependent businesses) to continue job growth in the downtown area in an effort to build a sound and sustainable economic base.

Housing Stock Diversity: Encourage the continued development and investment in a diversity of downtown housing stock options that supports a mixture of income levels with the overall goal to increase the downtown population base. Promote the development of quality housing that embodies strong urban design principles to further improve

the sense of community, connectivity and attractiveness of the downtown neighborhood as a place to live, work and play.

Vibrant City Center: Make downtown Fargo a desirable destination by creating a physical environment that is aesthetically pleasing and sensitive to the historic significance of the area, while also encouraging programs, activities and investments that will draw visitors, including families and residents downtown. Vibrancy shall be viewed as conterminous with high density and activity generating uses as well as maximum use of a property and strong urban design principles for all projects.

Renaissance Zone Plan Goals

Consistent with previous downtown master plans as well as the most current City master planning documents (the G02030 Comprehensive Plan and the Downtown InFocus Plan), the 2024 RZ Plan continues to focus on **renewal**, **investment**, and **redevelopment**. The goals outlined below are the items that the Renaissance Zone Authority envisions are necessary in order to produce a downtown environment that is consistent with the tenets of the *vision* statement and City master plans. Further, the goals shall be utilized as an element of the criteria that submitted RZ applications are reviewed against for compliance.

1. **Grow as a Neighborhood:** Invest in housing to increase the population living Downtown and maintain Downtown's diversity.
2. **Prosper as a Business Center:** Increase the number and types of jobs Downtown.
3. **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.
4. **Be a model for Inclusive Growth and Development:** Protect Downtown's diversity and evolve as a model for equitable growth and development.
5. **Complete our Streets:** Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.
6. **Park Smart:** Manage parking resources to meet the needs of drivers, while also making room for new development and activity.
7. **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).

Renaissance Zone Block Development Objectives

Economic Development

- **High Priority Land Uses:** Redevelopment or rehabilitation projects.
 - Primary Sector Business, Industry and Talent-dependent Enterprises;
 - Active Commercial, Specialty Retail and/or Destination Commercial;
 - Mixed-Use Development (combination of housing, commercial and/or retail uses in a horizontal or vertical manner).
- **Targeted Areas:** Redevelopment or rehabilitation projects in targeted areas.
 - Parcels or properties that have been vacant or underutilized for an extended period of time.
 - Projects that increase the productivity of underutilized parcels such as surface parking lots, vacant land and parcels with low building-to-land values ratios.
 - Properties specifically targeted for clearance (see "Block Data Spreadsheet" on page 36).
- **Investment:** Amount of capital investment in a project (see minimum investment thresholds for additional information).

Urban Design—Redevelopment or rehabilitation projects:

- **Street Activation:** Projects shall embody strong urban design principles including, but not limited to, building massing and form, pedestrian access, enhanced streetscape, building orientation, improve the customer experience and design longevity.
- **Historic Preservation:** For structures with architectural or historical significance, regardless of whether the structure is within a historic district or has been specifically identified as a contributing structure; the review process shall consider the project in terms of whether it will appropriately preserve, rehabilitate and/or renovate the structure.

Program Specifics

Review Criteria

The following criteria shall be used to review RZ applications.

- **Rehabilitation Projects** (inclusive of residential, commercial or mixed-use)
 - Is the use consistent with the RZ Plan (vision and goals)?
 - Will exterior rehabilitation or the proposed improvements be sufficient to eliminate any and all deteriorated conditions that are visible on the exterior of the building? Does the project scope address the interior and exterior of the building in a comprehensive manner?
 - Does the investment comply with the minimum State standard that requires an investment of no less than 50% of the current and true valuation of the building?
 - Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan? [note that for mixed-use projects the total square footage should be dissected into commercial and residential totals for comparison to minimum investment thresholds]
 - The rehabilitation project or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan?
 - The investment is 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.
 - The rehabilitation project is representative of strong urban design principles as defined by this RZ Plan?
 - Consideration and analysis as to the total actual investment in the project?
 - Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?
 - Will the project facilitate the preservation of any remaining historic integrity, if appropriate?
- **New Construction Projects** (inclusive of residential, commercial or mixed-use)
 - Is the use consistent with the RZ Plan (vision and goals)?
 - Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan? [note that for mixed-use projects the total square footage should be dissected into commercial and residential totals for comparison to minimum investment thresholds]
 - The new construction or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan?
 - The investment is 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 (see spreadsheet).
 - The project is representative of strong urban design principles as defined by this RZ Plan?
 - Consideration and analysis as to the total actual investment in the project?
 - Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?
 - Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?

- **Residential Purchase** (condominiums, etc.)
 - Is the applicant able to provide verification that the project location will be their primary, “legal” residence (as required by statute)?
 - For condominiums, is the unit within a building that has been approved as a zone project?
 - Has any of the applicable square footage (whether in part or whole) been included as part of another zone project and received RZ tax exemptions?
- **Lease** (tenant lease)
 - For lease projects, is the unit or applicable square footage within a building that has been approved as a zone project?
 - Is the tenant re-locating within the boundary of the downtown core or is the tenant re-locating from another North Dakota community?

Minimum Investment Thresholds

Minimum Investment Thresholds: To qualify for consideration as a Renaissance Zone project, a proposal must meet the minimum criteria below. Note that, in the Fargo Renaissance Zone, a transfer of property ownership does not automatically qualify a transaction as an approved RZ project.

Intent: As part of an approved RZ project, the thresholds encourage and ensure significant levels of investment are made; consistent with the vision and goals as set forth in this RZ Plan. The thresholds include both the minimum statutory requirements as well as the minimum local requirements.

Approvals: All applications seeking RZ benefits must secure both local and state approvals prior to any construction and/or acquisition. Applicants should note that any construction costs prior to receipt of “Project Approval” from the North Dakota Division of Community Services will not be considered or eligible for inclusion into the total project cost. Thereby, these costs will not count towards meeting the applicable minimum investment thresholds set forth below.

Financial/ Cost Breakdown: The financial summary shall be submitted concurrent with the RZ application and shall be in sufficient detail to document costs and the anticipated total capital investment. To note, this financial breakdown will be utilized by the City to determine compliance with the RZ approval following project completion and prior to the city submitting for issuance of “Final Approval” by the North Dakota Division of Community Services.

Capital Cost Definition: This RZ Plan identifies capital costs as the cost incurred for the repair, replacement or renovation of a building’s exterior, roof, structural systems, electrical/plumbing, heating/ventilation/air conditioning systems, windows, exterior doors, elevator improvements and accessibility improvements. Any other costs that do not meet the definition above shall be approved by the Renaissance Zone Authority concurrent with the project approval process if the costs are to be included in determining the total RZ investment.

Square Footage Calculations/ Applicability: For the purposes of calculating ‘per square foot’ values, the investment number shall be the total square footage of the entire building, excluding the basement.

Thresholds:

- **Rehabilitation Projects** (inclusive of residential, commercial or mixed-use)
 - Commercial: The application must provide verification through cost estimates that the rehabilitation project will facilitate an investment that totals no less than 50 percent of the true and full valuation of the building. Additionally, the application must provide verification that the investment will total at least \$40.00 in capital improvements per square foot (with differentiation between uses in a mixed-use scenario).

- Residential: The application must provide verification through cost estimates that the rehabilitation project will facilitate an investment that total no less than 20 percent of the true and full valuation of the building. Additionally, the application must provide verification that the investment will total at least \$25.00 in capital improvements per square foot (with differentiation between uses in a mixed-use scenario).
- **New Construction** (inclusive of residential, commercial or mixed-use)
 - All Types: Investments must equal \$100.00 per square foot.

Renaissance Zone Authority—Square Footage Waivers: The Renaissance Zone Authority and City Commission retain the right to waive the local minimum investment threshold requirements for projects with special circumstances or factors.

Individual Project Selection and Review Process

Application Process: The Fargo Planning and Development Department supports the Renaissance Zone Authority and its corresponding processes for reviewing applications. Prior to submittal, applicants should contact the Planning and Development Department. The applicant is responsible for coordinating their application process.

Incentive Packages: In certain situations, the owner may consider putting together a package of RZ incentives with non-RZ incentives. The non-RZ incentives may include options such as the Payment in Lieu Program (PILOT), Tax Increment Financing (TIF), Historic Tax Credits, or Opportunity Funds. The oversight of the RZ program is completely independent of the other tax incentive programs and the owner is responsible for coordinating any overlapping programs.

Other Commissions/Approval Processes: Depending on the circumstances of each project, the applicant may be required to secure approvals through other commissions or boards such as: Historic Preservation Commission, Planning Commission, Parking Commission or the City's Economic Development Incentives Committee. An approved Renaissance Zone project does not override, supersede or invalidate any approvals from other boards or commissions that may have review authority over elements not set forth within this RZ Plan. The owner is responsible for coordinating their entitlement schedule and application processes.

Management of Renaissance Zone

The Renaissance Zone Authority is assigned with three (3) primary responsibilities:

1. Economic Development;
2. Promote the Renaissance Zone;
3. Administration of the RZ incentives.

The Fargo City Commission appoints the Renaissance Zone Authority to oversee implementation of the RZ Plan and to ensure projects comply with applicable goals and objectives. All RZ decisions that have budgetary implications are reviewed and approved by the City Commission.

Community Support

Public Hearing: As required under North Dakota RZ Program Guidelines, the City is required to conduct at least one (1) public hearing on the updated RZ Plan. The City of Fargo held a duly noticed public hearing on December 9, 2024.

Letters of Support: Attached are the required letters of support from the Fargo Public School District and Cass County.

Appendix A

Parcel Data Spreadsheet

Block Number	Property Address	Owner	Year Built	Description	Building Condition
1	408 ROBERTS ST N	JPO RENTALS LLP	2012	Apartment	3
1	418 ROBERTS ST N	BELL BANK		Parking Ramp/Lot	
1	428 ROBERTS ST N	SWANICK INVESTMENTS LLC		Parking Ramp/Lot	
1	435 7 ST N	BURLINGTON NORTHERN SANTA FE		Vacant Land	
1	502 ROBERTS ST N	BNSF		Vacant Land	
1	503 7 ST N	503 7 ST N LLC	1920	Office	4
1	506 ROBERTS ST N	506 ROBERTS ST N LLC	1913	Apartment	4
1	662 6 AVE N	ST MARYS CATHEDRAL OF FARGO		Parking Ramp/Lot	
1	669 4 AVE N	R&R INVESTMENTS LLC	1941	Warehouse	1
1	669 4 AVE N	R&R INVESTMENTS LLC	1971	Warehouse	2
2	400 BROADWAY N	400 RYAN IDAHO LLC	1914	Retail & Apartments	3
2	400 BROADWAY N	400 RYAN IDAHO LLC	1914	Food Service (Full)	3
2	406 BROADWAY N	LH BROADWAY LLC	1920	Retail & Apartments	3
2	412 BROADWAY N	LH BROADWAY LLC	1900	Retail & Apartments	
2	413 ROBERTS ST N	LH BROADWAY LLC		Address Segment	
2	416 BROADWAY N	LH BROADWAY LLC		Address Segment	
2	418 BROADWAY N	LH BROADWAY LLC		Address Segment	3
2	420 BROADWAY N	JMS PROPERTIES LLC	1929	Retail & Apartments	3
2	422 BROADWAY N	SWANICK INVESTMENTS LLC	1895	Retail & Apartments	3
2	426 BROADWAY N	SWANICK INVESTMENT LLC		Parking Ramp/Lot	
2	430 BROADWAY N	BURLINGTON NORTHERN SANTA FE		Utility	
2	500 BROADWAY N	BURLINGTON NORTHERN SANTA FE		Utility	
2	502 BROADWAY N	NORTH 500 BLOCK LLC		Address Segment	4
2	506 BROADWAY N	NORTH 500 BLOCK LLC	1914	Food Service (Full)	
2	508 BROADWAY N	USSATIS, JEROME C & JEAN C	1914	Retail	3
2	516 BROADWAY N	500 BLOCK VENTURES LLC	1926	Retail & Apartments	3
2	522 BROADWAY N	500 BLOCK VENTURES LLC	1926	Retail & Apartments	3
3	400 ELM ST N	BURLINGTON NORTHERN SANTA FE		Utility	
3	401 BROADWAY N	GREAT PLAINS MERCANTILE HOLDINGS LLC	2020	Retail & Apartments	3
3	402 6 AVE N	MBA INVESTMENTS LLC	1926	Retail	3
3	406 4 ST N	AMERICAN FEDERAL BANK		Parking Ramp/Lot	
3	410 5 ST N	CITY OF FARGO	2020	City Of Fargo	3
3	412 5 ST N UNIT 502	GABA, VIJAY & ANU	2022	Single Family - Loft	3
3	412 5 ST N UNIT 504	T&K PROPERTY MANAGEMENT	2022	Single Family - Loft	3
3	412 5 ST N UNIT 506	T&K PROPERTY MANAGEMENT	2022	Single Family - Loft	3
3	412 5 ST N UNIT 508	T&K PROPERTY MANAGEMENT	2022	Single Family - Loft	3

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
3	412 5 ST N UNIT 514	T&K PROPERTY MANAGEMENT	2022	Single Family - Loft	3
3	412 5 ST N UNIT 516	T&K PROPERTY MANAGEMENT	2022	Single Family - Loft	3
3	412 5 ST N UNIT 524	T&K PROPERTY MANAGEMENT	2022	Single Family - Loft	3
3	412 5 ST N UNIT 526	T&K PROPERTY MANAGEMENT	2022	Single Family - Loft	3
3	412 5 ST N UNIT 528	PETERSON, CARRIE	2022	Single Family - Loft	3
3	413 BROADWAY N	5TH FLOOR APARTMENTS LLC	1910	Apartment	3
3	417 5 ST N	DVAW LLC	1972	Warehouse/Service Shop & Office	4
3	420 5 AVE N	BURLINGTON NORTHERN RAILROAD		Utility	
3	425 BROADWAY N	SMITH, THOMAS K & KARI D	1907	Retail	3
3	502 4 ST N	BURLINGTON NORTHERN RAILROAD		Utility	
3	502 5 ST N	STERLING DEV GROUP TWO LLC LEASE BF 47342		Parking Ramp/Lot	
3	505 5 ST N	MBA INVESTMENTS		Vacant Land	
3	505 BROADWAY N UNIT 300	PRESTON, RICHARD S & ARLETTE F	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 301	HAMILTON ENTERPRISES CENTRAL LLC	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 302	HAMILTON ENTERPRISES CENTRAL LLC	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 303	GADBERRY, WAYNE H & CHERIE S	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 305	JON L WANZEK REVOCABLE TRUST	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 306	AHLIN, THOMAS D & JANE A	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 307	AHLIN, THOMAS D & JANE A	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 308	SEVERTSEN, KAREN	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 309	WILSON, RHONDA L & WILLIAM	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT C1	IRISH PROPERTIES VIII	1910	Office	4
3	508 4 ST N	MBA INVESTMENTS	1922	Single Family	2
3	510 4 ST N	MBA INVESTMENTS LLC	1899	Duplex	1
3	510 5 ST N	CITY OF FARGO	1956	City Of Fargo	3
3	510 6 AVE N	BROADWAY PLAZA LLP	1986	Office	3
3	511 5 ST N	MBA INVESTMENTS LLC	1895	Other	
3	515 5 ST N	MBA INVESTMETNS LLC		Other	
3	516 4 ST N	MBA INVESTMENTS	1923	Duplex	3
3	517 5 ST N	HUYNH, HENRY HUNG-PUOC	1903	Single Family	3
3	519 5 ST N	MBA INVESTMENTS LLC	1903	Single Family	3
3	520 4 ST N	MBA INVESTMENTS LLC	1917	Duplex	3
3	530 6 AVE N	BROADWAY PLAZA LLP	1986	Office	3
4	304 ROBERTS ST N	SALVATION ARMY CORP	1948	Church	3
4	305 7 ST N	DFI ST MARK'S LLC	1960	Parking Ramp/Lot	
4	308 ROBERTS ST N	JM RENTALS #4 LLP	1948	Parking Ramp/Lot	
4	315 7 ST N	DFI ST MARK'S LLC		Parking Ramp/Lot	
4	316 ROBERTS ST N	JM RENTALS #4 LLP		Parking Ramp/Lot	
4	321 7 ST N	DFI ST MARK'S LLC		Parking Ramp/Lot	3

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
4	324 ROBERTS ST N	JM RENTALS #4 LLP	1929	Apartment	3
4	657 2 AVE N	UNITED STATES OF AMERICA	1969	Federal	3
4	658 4 AVE N	JM RENTALS #4 LLP	1929	Duplex	3
4	670 4 AVE N	DFI ST MARK'S LLC	1912	Theatre	
5	202 BROADWAY N	VFW CLUB OF FARGO	1940	Bar/Tavern	3
5	204 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	3
5	206 BROADWAY N	OELUCK INC	1905	Retail & Apartments	3
5	206 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	
5	207 ROBERTS ST N	DFI ROBERTS LLC		Address Segment	
5	208 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	
5	210 BROADWAY N	LORETTA LLC	1909	Retail & Offices	4
5	210 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	
5	212 BROADWAY N	LORETTA LLC		Address Segment	
5	214 BROADWAY N	HANSON PROPERTIES LLC	1898	Office & Apartments	3
5	214 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	
5	216 BROADWAY N	HATCH & YOUNG PROPERTIES LLC	1900	Retail & Offices	3
5	217 ROBERTS ST N	CITY OF FARGO	2016	Parking Ramp/Lot	3
5	218 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	
5	220 BROADWAY N	HOUSING & REDEVELOPMENT AUTHORITY OF THE CITY OF FARGO	1903	Food Service (Full)	4
5	220 BROADWAY N	HOUSING & REDEVELOPMENT AUTHORITY OF THE CITY OF FARGO	1903	Retail & Apartments	4
5	222 BROADWAY N	BANNER LLC	1949	Retail & Offices	4
5	223 ROBERTS ST N	DFI DILLARD LLC		Address Segment	3
5	226 BROADWAY N	THREE STAR INVESTORS LLC	1955	Retail	3
5	227 ROBERTS ST N	DFI DILLARD LLC		Address Segment	
5	228 BROADWAY N	SEEFELDT, JEREMY & HEIDI	1900	Retail & Apartments	3
5	230 BROADWAY N	PHYLLIS E EHLEN RLT	1900	Retail & Offices	3
5	230 ROBERTS ALY N	DFI DILLARD LLC		Address Segment	
5	231 ROBERTS ST N	DFI DILLARD LLC		Address Segment	
5	235 ROBERTS ST N	DFI DILLARD LLC		Address Segment	
5	247 ROBERTS ST N	DFI DILLARD LLC	2018	Retail & Apartments	
5	300 BROADWAY N UNIT 101	DFI 300 BROADWAY LLC	2007	Retail	
5	300 BROADWAY N UNIT 102	DFI 300 BROADWAY LLC	2007	Retail	
5	300 BROADWAY N UNIT 103	DFI 300 BROADWAY LLC	2007	Food Service (Quick)	
5	300 BROADWAY N UNIT 104	DFI 300 BROADWAY LLC	2007	Food Service (Quick)	3
5	300 BROADWAY N UNIT 105	FARGO THEATRE MANAGEMENT CORPORATION (THE)	2007	Theatre	3
5	300 BROADWAY N UNIT 201	CHRISTIANSON, SANDRA V	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 202	RICHARDSON, DENIS C T/O/D	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 203	ORMBRECK, HARLAN & SHARON	2007	Single Family - Loft	
5	300 BROADWAY N UNIT 204	SCHWERT, DONALD P T/O/D	2007	Single Family - Loft	3

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
5	300 BROADWAY N UNIT 205	KERBER, BEVERLY D	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 301	MOLBERT, LAURIS N T/O/D	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 303	KOLSTAD, MARK A & SUSAN O	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 304	FELLBAUM, DARYL & SUSAN RT	2007	Single Family - Loft	
5	300 BROADWAY N UNIT 305	MOSES, MARIA C	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 306	LINDSEY, CHANCE	2007	Single Family - Loft	
5	300 BROADWAY N UNIT 401	STARK, CHAD W & JENNIFER A	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 404	BURGUM, DOUGLAS J	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 405	GORE, RUFUS W & MOSES, MARIA	2007	Single Family - Loft	4
5	300 BROADWAY N UNIT 406	POOLMAN PROPERTIES LLC	2007	Single Family - Loft	4
5	300 BROADWAY N UNIT P1	FELLBAUM, DARYL & SUSAN RT		Other	3
5	300 BROADWAY N UNIT P2	MOLBERT, LAURIS N TRUST		Other	
5	300 BROADWAY N UNIT P3	ORMBRECK, HARLAN & SHARON		Other	3
5	300 BROADWAY N UNIT P4	LINDSEY, CHANCE		Other	3
5	300 BROADWAY N UNIT P5	DFI 300 BROADWAY LLC		Parking Ramp/Lot	3
5	300 BROADWAY N UNIT P6	DFI 300 BROADWAY LLC		Parking Ramp/Lot	3
5	300 BROADWAY N UNIT P7	DFI 300 BROADWAY LLC		Parking Ramp/Lot	3
5	303 ROBERTS ST N	HOUSING & REDEVELOPMENT AUTHORITY OF THE CITY OF FARGO	1910	Office	4
5	303 ROBERTS ST N	HOUSING & REDEVELOPMENT AUTHORITY OF THE CITY OF FARGO	1910	Retail & Apartments	4
5	305 ROBERTS ST N	HOUSING & REDEVELOPMENT AUTHORITY OF THE CITY OF FARGO		Address Segment	
5	309 ROBERTS ST N	HAMILTON ENTERPRISES CENTRAL LLC	1917	Retail & Apartments	3
5	309 ROBERTS ST N	HAMILTON ENTERPRISES CENTRAL LLC	1917	Retail & Apartments	4
5	314 BROADWAY N	FARGO THEATRE MANAGEMENT CORP	1926	Theatre	3
5	317 ROBERTS ST N	FLOORING PROPERTIES II, LLP	1915	Retail	3
5	318 BROADWAY N	BELL BANK	1955	Office	4
5	322 BROADWAY N	CENTRAL BILLING INC	1900	Retail & Offices	3
5	324 BROADWAY N	CENTRAL BILLING INC	1990	Parking Ramp/Lot	
5	333 ROBERTS ST N	ROBERTS STREET CHAPEL LLC	1953	Retail & Apartments	4
5	615 2 AVE N	DFI ROBERTS LLC		Address Segment	
5	619 2 AVE N	DFI ROBERTS LLC		Address Segment	
5	621 2 AVE N	DFI ROBERTS LLC		Address Segment	
5	623 2 AVE N	DFI ROBERTS LLC		Address Segment	
5	625 2 AVE N	DFI ROBERTS LLC	2017	Retail & Apartments	
5	635 2 AVE N	DFI ROBERTS LLC		Address Segment	
5	655 2 AVE N	DFI ROBERTS LLC		Address Segment	
6	301 BROADWAY N	TILLOCK PROPERTIES LLC	1900	Retail & Apartments	3
6	303 BROADWAY N	ALSKAR PROPERTIES LLC	1905	Retail & Apartments	2
6	305 BROADWAY N UNIT 1	MOOSE DIXON LLC	1905	Single Family - Loft	
6	305 BROADWAY N UNIT 2	MOOSE DIXON LLC	1905	Retail, Off, & Apartments	4

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
6	311 BROADWAY N	BROADWAY STREET DEVELOPMENT LLC	1913	Retail	
6	313 BROADWAY N	BROADWAY STREET DEVELOPMENT LLC	1913	Retail	4
6	315 BROADWAY N	BROADWAY STREET DEVELOPMENT LLC	1913	Retail	4
6	317 BROADWAY N	BROADWAY STREET DEVELOPMENT LLC	1913	Retail	4
6	319 BROADWAY N UNIT 101	ENZ, COLIN	1913	Other	
6	319 BROADWAY N UNIT 102	JOHN R CURRIER REVOCABLE LIVING TRUST	1913	Other	
6	319 BROADWAY N UNIT 103	THOMAS L GREEN JR TRUST	1913	Other	
6	319 BROADWAY N UNIT 104	MARK, DOUGLAS M	1913	Other	
6	319 BROADWAY N UNIT 105	DIEDERICH, ERIK B	1913	Other	
6	319 BROADWAY N UNIT 106	VOORHEES, JEAN C	1913	Other	
6	319 BROADWAY N UNIT 107	SZMEREKOVSKY, JOSEPH G	1913	Other	
6	319 BROADWAY N UNIT 108	BROADWAY STREET DEVELOPMENT LLC	1913	Other	4
6	319 BROADWAY N UNIT 109	COLLINS, RORY R & TESSA	1913	Other	
6	319 BROADWAY N UNIT 110	MCMILLIAN, MELISSA T & WILDENBORG, MATTHEW P	1913	Other	
6	319 BROADWAY N UNIT 201	COLLINS, RORY R & TESSA	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 202	DIEDERICH, ANNA BAKKE	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 203	MAURER, PAUL ET AL	1913	Single Family - Loft	3
6	319 BROADWAY N UNIT 204	THOMAS L GREEN JR TRUST	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 205	BURGUM, JOSEPH	1913	Single Family - Loft	4
6	319 BROADWAY N UNIT 206	YAGGIE, MELISSA	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 207	SZMEREKOVSKY, JOSEPH G	1913	Single Family - Loft	4
6	319 BROADWAY N UNIT 301	GIBB, DIANNE	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 302	MCMILLIAN, MELISSA T & WILDENBORG, MATTHEW P	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 303	WILDENBORG, MATTHEW P	1913	Single Family - Loft	4
6	319 BROADWAY N UNIT 304	ENZ, COLIN	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 305	JOHN R CURRIER RLT	1913	Single Family - Loft	4
6	319 BROADWAY N UNIT 306	VOORHEES, JEAN C	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 307	MARK, DOUGLAS M	1913	Single Family - Loft	4
6	319 BROADWAY N UNIT 308	IHRINGER, MATTHEW T	1913	Single Family - Loft	5
6	320 5 ST N	MCCORMICK PLACE PARTNERSHIP	1919	Office	4
6	325 BROADWAY N	HOUSING & REDEVELOPMENT AUTHORITY OF FARGO	1965	Fargo Housing Authority	3
6	505 3 AVE N	DFI LEGION LLC	1949	Retail	3
6	510 4 AVE N	BRISTOL PLACE PARTNERSHIP LLP	1920	Office & Apartments	4
7	311 5 ST N	SANFORD MEDICAL CENTER FARGO		Address Segment	3
7	313 5 ST N	GACKLE, LLOYD & ELAINE	1961	Retail	3
7	315 5 ST N	SHARK PROPERTIES LLC	1927	Office	3
7	401 3 AVE N	CITY OF FARGO	1964	City Of Fargo	
7	404 4 AVE N	NORTHLAND HOSPITALITY LLC	1916	Office	5
7	415 3 AVE N	SANFORD MEDICAL CENTER FARGO	1977	Office	

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
8	200 4 AVE N UNIT 101	SELL, ERIK	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 102	IVERSON, JORDAN J	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 103	BERGMAN, JOHN DAVID	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 104	JOHN, NATHAN & LORI	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 105	ALBERTSON, BRIAN R	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 106	PINS, JOEL J & RIES, NICOLE L	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 107	KRUMEL, THOMAS P JR	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 108	SITARZ, PAUL E & TERYL A	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 109	MACZIK, MATTHEW G	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 110	ZIMMERMAN, MATTHEW J	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 111	NELSON, DALE K & KATHY L	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 112	KELLY, MICHAEL J & PROKOP, LORI A	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 201	HAMRE, PERRY & CHERYL	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 203	BOROWICZ, RONALD J & KRANTZ, DOUGLAS	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 204	NUTAKKI, RANGA T/O/D	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 205	MICHELLE LEE HAGEN R/L/T	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 206	OSBORNE, MATTHEW JACK & KIRK, MARIELA	2018	Single Family - Loft	4
8	200 4 AVE N UNIT 207	DEWALD, STEVEN B & MARY T	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 208	CONNELLY, ROCHELLE A	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 209	LOSEE, KURT	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 210	HANSEN, ERIC & KELLY	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 301	OFFUTT, RYAN	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 303	CUROE, TIMOTHY W & KRISTI L	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 304	HYSJULIEN, RANDY & CHERYL	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 305	STRAND, RACHEL L	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 306	JOHNSON, DAVID L & BONNIE O T/O/D	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 307	VOORHEES, JEAN C	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 308	HILLSTROM, ROBERT & KARIN	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 309	HOPPERSTAD, ERIK S & LISA M	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 310	ADAMS, DAVID W	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 401	DIEDERICH, KIRSTEN & DONN	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 403	MCCORMICK, THOMAS & JUDITH MARY	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 404	ARUSELL, ROBERT M RLT & SANDA, JANELLE C RLT	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 405	HEGG, BOB J & JACQUELINE M	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 406	SANDGREN, GINA M	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 407	MCCARTHY, SHAWN M & ANGELA M	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 408	RILEY, KEVIN J & KATHLEEN J RLT	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 409	SAND, MICHAEL L & LINDA	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 410	SWEENEY, JAMES P	2018	Single Family - Loft	3
8	309 4 ST N	PONTOPPIDAN LUTHERAN CHURCH	1916	Church	3

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
8	321 4 ST N	RUBY RULES LLC	1961	Medical Clinic	5
9	201 BROADWAY N	BLOCK 9 PARTNERS		Recreational	
9	215 BROADWAY N UNIT 1	BLOCK 9 RDO LLC	2020	Office	3
9	215 BROADWAY N UNIT 1501	OFFUT, RYAN D	2019	Single Family - Loft	3
9	215 BROADWAY N UNIT 1502	MAJKRZAK, DAVID S & DEBORAH J	2019	Single Family - Loft	3
9	215 BROADWAY N UNIT 1503	ROMMESMO, OLE JR	2019	Single Family - Loft	3
9	215 BROADWAY N UNIT 1601	SUNNY 264 LLC	2019	Single Family - Loft	3
9	215 BROADWAY N UNIT 1602	SPRUCE COURT PARTNERS	2019	Single Family - Loft	3
9	215 BROADWAY N UNIT 1701	SWANSON, LELAND T/O/D	2019	Single Family - Loft	3
9	215 BROADWAY N UNIT 2	BLOCK 9 HOTEL LLC	2020	Hotel/Motel	3
9	215 BROADWAY N UNIT 4	BLOCK 9 RDO LLC	2020	Office	
9	219 BROADWAY N	DFI BLOCK 9 RETAIL LLC		Address Segment	3
9	219 BROADWAY N UNIT 3	DFI BLOCK 9 RETAIL LLC	2020	Retail	
9	221 BROADWAY N	DFI BLOCK 9 RETAIL LLC		Address Segment	
9	224 5 ST N	R D OFFUTT COMPANY	2020	Parking Ramp/Lot	3
9	225 BROADWAY N	BLOCK 9 RDO LLC		Address Segment	3
9	226 5 ST N	C/D BLOCK 9 RAMP OWNER LLC	2020	Parking Ramp/Lot	3
9	505 2 AVE N	R D OFFUTT COMPANY	1963	Bank/Savings & Loan	3
10	102 BROADWAY N	IRISH PROPERTIES X LLC	1964	Retail & Offices	3
10	107 ROBERTS ST N	107 PARTNERS LLP	1915	Apartment	4
10	109 ROBERTS ST N UNIT 4	PORTERFIELD LLC	1917	Condominium (Commercial)	3
10	109 ROBERTS ST N UNIT 5	PORTERFIELD LLC	1917	Condominium (Commercial)	3
10	110 BROADWAY N	DFI BLACK BUILDING LLC	1961	Retail & Offices	4
10	111 ROBERTS ST N UNIT 1	YOUNG, THAN J & CHARLOTTE M	1917	Single Family - Loft	5
10	111 ROBERTS ST N UNIT 2	SAMUELSON, LISA J	1917	Single Family - Loft	5
10	111 ROBERTS ST N UNIT 3	YOUNG, ANDREW J	1917	Single Family - Loft	5
10	111 ROBERTS ST N UNIT 6	HATCH & YOUNG LLC	1917	Single Family - Loft	3
10	111 ROBERTS ST N UNIT 7	HATCH & YOUNG LLC	1917	Single Family - Loft	3
10	111 ROBERTS ST N UNIT 8	HATCH & YOUNG LLC	1917	Condominium (Commercial)	3
10	112 BROADWAY N	DFI BLACK BUILDING LLC	1930	Retail & Offices	3
10	113 ROBERTS ST N	WINDERS, JOHNSON, & YOUNG LLC	1918	Office & Apartments	3
10	114 BROADWAY N	DFI BLACK BUILDING LLC		Address Segment	
10	118 BROADWAY N	DFI BLACK BUILDING LLC		Address Segment	
10	120 BROADWAY N	WALTON PROPERTIES LLC	1895	Office & Apartments	3
10	122 BROADWAY N	DFI BD LLC	1911	Retail & Offices	4
10	123 ROBERTS ST N	THE GRAVER BUILDING LLP	1916	Office & Apartments	3
10	123 ROBERTS ST N	THE GRAVER BUILDING LLP	1916	Office & Apartments	3
10	128 ROBERTS ALY N	GREAT PLAINS KESLER NORTH HOLDINGS LLC		Address Segment	3
10	132 ROBERTS ALY N	GREAT PLAINS KESLER NORTH HOLDINGS LLC		Address Segment	

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
10	606 2 AVE N	DFI BD LLC		Address Segment	
10	613 1 AVE N	DFI AZ LLC	1910	Office	4
10	618 2 AVE N	GREAT PLAINS KESLER NORTH HOLDINGS LLC		Address Segment	
10	621 1 AVE N	GREAT PLAINS KESLER SOUTH HOLDINGS LLC	2020	Retail & Apartments	3
10	622 2 AVE N	GREAT PLAINS KESLER NORTH HOLDINGS LLC		Address Segment	
10	624 2 AVE N	GREAT PLAINS KESLER NORTH HOLDINGS LLC	2020	Retail & Apartments	
10	625-641 1 AVE N	DAKOTAH PIONEER LTD PTSHP	1915	Retail & Apartments	3
10	625-641 1 AVE N	DAKOTAH PIONEER LTD PTSHP	1915	Retail & Apartments	3
10	628 2 AVE N	GREAT PLAINS KESLER NORTH HOLDINGS LLC		Address Segment	
11	101 BROADWAY N	SLAINTE HOLDINGS LLP	1900	Hotel/Motel	5
11	105 BROADWAY N	ROOTERS BAR INC	1893	Retail & Apartments	3
11	107 BROADWAY N	ROOTERS BAR INC	1902	Retail & Apartments	3
11	109 BROADWAY N	DFI BA LLC	1903	Retail & Offices	3
11	113 BROADWAY N	DFI BA LLC	1903	Retail & Offices	3
11	115 BROADWAY N	DFI BC LLC	1924	Retail	3
11	117 BROADWAY N	DFI BC LLC	1905	Food Service (Quick)	3
11	117 BROADWAY N UNIT 200	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 201	C/D MACARTHUR, SAMUEL	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 202	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 203	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 204	WETLI, BRYAN & ELIZABETH	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 205	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 206	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 207	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 208	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 209	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 210	PINNACLE PEAK PROPERTIES LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 211	FLOM, ALLEN	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 212	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 300	300 BROADWAY NORTH LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 301	301 BROADWAY NORTH LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 302	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 303	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 304	RINEHART, JESSE J & JOSEPH A	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 305	PULLING, IAN	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 306	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 307	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 308	DFI BC LLC	1911	Single Family - Loft	3
11	119 BROADWAY N	DFI BC LLC	1911	Retail	3
11	123 BROADWAY N	DFI BE LLC	1895	Retail & Offices	4

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
11	123 BROADWAY N STE 200	DFI BE LLC		Address Segment	
11	123 BROADWAY N STE 201	DFI BE LLC		Address Segment	
11	500 2 AVE N	GATE CITY SAVINGS & LOAN ASSN	1956	Bank/Savings & Loan	4
11	550 2 AVE N	DFI BE LLC		Address Segment	
11	560 2 AVE N	DFI BE LLC		Address Segment	
12	10 ROBERTS ST N	RILEY INC	1927	Office & Apartments	4
12	14 ROBERTS ST N	LOFTS ON ROBERTS LLC	1905	Retail & Apartments	3
12	26 ROBERTS ST N	HEGENES, GARY E	1908	Office & Apartments	3
12	37 7 ST N	WESTWIND PROPERTIES LLP	1910	Apartment	3
12	673 NORTHERN PACIFIC AVE N	RILEY INC	1960	Parking Ramp/Lot	
13	52 BROADWAY N	52 BROADWAY PARTNERS LLP & 56 BROADWAY HOLDINGS LLP	1911	Retail & Offices	3
13	56 BROADWAY N	52 BROADWAY PARTNERS LLP & 56 BROADWAY HOLDINGS LLP		Parking Ramp/Lot	
13	606 1 AVE N	GILL'S INVESTMENT LTD		Address Segment	2
13	608 1 AVE N	GILL'S INVESTMENT LTD		Address Segment	
13	609 NORTHERN PACIFIC AVE N	NOBULL LLC	1896	Retail	3
13	610 1 AVE N	GILL'S INVESTMENT LTD		Address Segment	
13	611 NORTHERN PACIFIC AVE N	BARNICK PARKING LLC		Parking Ramp/Lot	
13	612 1 AVE N	GILL'S INVESTMENT LTD		Address Segment	
13	615 NORTHERN PACIFIC AVE N	BARNICK, JOHN P	1983	Parking Ramp/Lot	
13	619 NORTHERN PACIFIC AVE N	TJADEN PROPERTIES LLC	1910	Retail & Apartments	3
13	621 NORTHERN PACIFIC AVE N	TJADEN PROPERTIES LLC	1910	Retail & Apartments	3
13	623 NORTHERN PACIFIC AVE N	PATRICK FLATS LLC	1910	Retail & Apartments	3
13	627 NORTHERN PACIFIC AVE N STE 201	KNUTSON, MICHAEL	1907	Single Family - Loft	3
13	627 NORTHERN PACIFIC AVE N STE 202	LEE, EUGENE H	1907	Single Family - Loft	3
13	627 NORTHERN PACIFIC AVE N STE 203	ZINK, MICHAEL & MADDOCK, EMMA	1907	Single Family - Loft	3
13	627 NORTHERN PACIFIC AVE N STE 204	KAWLESKI, RACHEL	1907	Single Family - Loft	3
13	627 NORTHERN PACIFIC AVE N STE 205	FARGO WRIGLEY CONDOS LLC	1907	Single Family - Loft	4
13	627 NORTHERN PACIFIC AVE N STE 206	MARCHUS, CONNOR	1907	Single Family - Loft	3
13	627 NORTHERN PACIFIC AVE N STE 207	CARLSON, JODEE	1907	Single Family - Loft	3
13	627 NORTHERN PACIFIC AVE N STE 208	BREIDENBACH, SCOTT A & PAULA M	1907	Single Family - Loft	3
13	627 NORTHERN PACIFIC AVE N STE A	THE LEFTOVER GROUP LLC	1906	Condominium (Commercial)	4
13	627 NORTHERN PACIFIC AVE N STE B	THE LEFTOVER GROUP LLC	1906	Condominium (Commercial)	4
13	627 NORTHERN PACIFIC AVE N STE C	THE LEFTOVER GROUP LLC	1906	Condominium (Commercial)	4
13	627 NORTHERN PACIFIC AVE N STE D	THE LEFTOVER GROUP LLC	1906	Condominium (Commercial)	4
13	627 NORTHERN PACIFIC AVE N STE E1	THE LEFTOVER GROUP LLC	1906	Condominium (Commercial)	4
13	627 NORTHERN PACIFIC AVE N STE E2	THE LEFTOVER GROUP LLC	1906	Condominium (Commercial)	4
13	627 NORTHERN PACIFIC AVE N STE E3	THE LEFTOVER GROUP LLC	1906	Condominium (Commercial)	4
13	627 NORTHERN PACIFIC AVE N STE F	THE LEFTOVER GROUP LLC	1906	Condominium (Commercial)	4
13	627 NORTHERN PACIFIC AVE N UNIT 302	FARGO WRIGLEY CONDOS LLC	1907	Single Family - Loft	3

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
13	627 NORTHERN PACIFIC AVE N UNIT 303	MARINOV, VAL	1907	Single Family - Loft	3
13	627 NORTHERN PACIFIC AVE N UNIT 304	FARGO WRIGLEY CONDOS LLC	1907	Single Family - Loft	3
13	630 1 AVE N	CITYSCAPES PLAZA LLC	2008	Retail, Off, & Apartments	3
13	630 1 AVE N	CITYSCAPES PLAZA LLC	2008	Retail, Off, & Apartments	3
13	631 NORTHERN PACIFIC AVE N STE 210	JASON K FRANCIS RT & ANNAMARIE E FRANCIS RT	1907	Single Family - Loft	3
13	631 NORTHERN PACIFIC AVE N STE 211	HAWTHORNE 631 LLC	1907	Single Family - Loft	3
13	631 NORTHERN PACIFIC AVE N STE G	FARGO WRIGLEY CONDOS LLC	1906	Condominium (Commercial)	3
13	631 NORTHERN PACIFIC AVE N UNIT 209	HAWTHORNE 631 LLC	1907	Single Family - Loft	3
13	633 NORTHERN PACIFIC AVE N	BARNICK, JOHN P	1985	Parking Ramp/Lot	
13	637 NORTHERN PACIFIC AVE N	CITY OF FARGO	1961	City Of Fargo	
13	64 BROADWAY N	REEBOC LLC	1893	Bar/Tavern	4
13	66 1/2 BROADWAY N	GILL'S INVESTMENT LTD		Address Segment	
13	66 BROADWAY N	GILL'S INVESTMENT LTD	1893	Retail, Off, & Apartments	
13	68 1/2 BROADWAY N	GILL'S INVESTMENT LTD		Address Segment	
13	68 BROADWAY N	GILL'S INVESTMENT LTD		Address Segment	
13	70 1/2 BROADWAY N	GILL'S INVESTMENT LTD		Address Segment	
13	70 BROADWAY N	GILL'S INVESTMENT LTD		Address Segment	
13	72 BROADWAY N	GILL'S INVESTMENT LTD		Address Segment	
13	74 BROADWAY N	GILL'S INVESTMENT LTD		Address Segment	
14	401 NORTHERN PACIFIC AVE N	BARNICK PARKING LLC (50%)		Parking Ramp/Lot	
14	402 1 AVE N	FORUM PUBLISHING CO	1980	Parking Ramp/Lot	
14	409 NORTHERN PACIFIC AVE N	409 PARKING LLC	1994	Parking Ramp/Lot	
14	411 NORTHERN PACIFIC AVE N	MARLIN CREEK HOLDINGS LLC		Parking Ramp/Lot	3
14	415 NORTHERN PACIFIC AVE N	MARLIN CREEK HOLDINGS LLC	1915	Retail	3
14	417 NORTHERN PACIFIC AVE N	MARLIN CREEK HOLDINGS LLC	1919	Retail & Apartments	
14	419 NORTHERN PACIFIC AVE N	JJ PARKING LLC	1984	Parking Ramp/Lot	
14	423 NORTHERN PACIFIC AVE N	JJ PARKING LLC	1994	Parking Ramp/Lot	
14	63 5 ST N	DFI LOUDON LLC		Parking Ramp/Lot	3
14	64 4 ST N	DFI LOUDON LLC	1916	Retail & Offices	
15	301 NORTHERN PACIFIC AVE N	FAMILY HEALTHCARE CENTER	1919	Medical Clinic	4
15	307 NORTHERN PACIFIC AVE N	FAMILY HEALTHCARE CENTER	1908	Medical Clinic	4
15	308 1 AVE N	DALE R LARSON REV LIVING TRUST AGREEMENT	1926	Retail	3
15	313 NORTHERN PACIFIC AVE N	FAMILY HEALTHCARE CENTER	1914	Office	4
15	317 NORTHERN PACIFIC AVE N	FORUM PUBLISHING CO		Parking Ramp/Lot	
15	319 NORTHERN PACIFIC AVE N	JT PARKING LLC	1993	Parking Ramp/Lot	
15	321 NORTHERN PACIFIC AVE N	JT PARKING LLC		Parking Ramp/Lot	
15	65 4 ST N	DALE R LARSON REV LIVING TRUST AGREEMENT		Parking Ramp/Lot	
15	67 4 ST N	DALE R LARSON REV LIVING TRUST AGREEMENT		Parking Ramp/Lot	
15	69 4 ST N	CITY OF FARGO	1921	City Of Fargo	3

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
16	205 NORTHERN PACIFIC AVE N	FARMERS UNION OIL COMPANY OF MOORHEAD	1946	Convenience Store	3
16	209 NORTHERN PACIFIC AVE N	HIGHROAD PROPERTIES LLC	1910	Office	5
16	211 NORTHERN PACIFIC AVE N	KOMMER, MICHELLE LYNNE WORNER	1910	Single Family - Loft	5
16	213 NORTHERN PACIFIC AVE N	BORTNEM FAMILY LTD PTSHP	1951	Warehouse	3
16	219 NORTHERN PACIFIC AVE N	BORTNEM FAMILY LTD PTSHP	1905	Retail & Offices	3
16	65 3 ST N	BORTNAM FAMILY LTD PTSHP		Parking Ramp/Lot	
16	72 2 ST N	BORTNEM FAMILY LTD PTSHP		Parking Ramp/Lot	
17	10 8 ST N	ARCADIA-W LLC	1913	Office & Apartments	4
17	1001 MAIN AVE	BURLINGTON NORTHERN SANTA FE		Utility	
17	1004 NORTHERN PACIFIC AVE N	BNSF		Parking Ramp/Lot	
17	1009 MAIN AVE	BNSF		Vacant Land	
17	1015 MAIN AVE	LEY, GEORGE C	2002	Strip Center	3
17	1026 NORTHERN PACIFIC AVE N	1026 NP AVENUE LLC	1929	Retail & Apartments	5
17	1100 NORTHERN PACIFIC AVE N	1026 NP AVENUE LLC	1929	Office	5
17	1113 MAIN AVE	KT PROPERTIES LLC		Vacant Land	
17	1120 NORTHERN PACIFIC AVE N	NP WEST LLC	1960	Retail	4
17	1201 MAIN AVE	VOGEL ENTERPRISES LTD	1910	Retail	3
17	4 8 ST N	BURLINGTON NORTHERN RAILROAD		Utility	
17	801 MAIN AVE S UNIT A	BNSF		Utility	
17	806 NORTHERN PACIFIC AVE N	RAIL CROSSING LLC	1925	Office	3
17	808 NORTHERN PACIFIC AVE N	RAIL CROSSING LLC	1925	Manufacturing	3
17	828 NORTHERN PACIFIC AVE N	RAIL CROSSING LLC		Address Segment	0
17	842 NORTHERN PACIFIC AVE N	FABRICATORS SUPPLY INC	1937	Warehouse/Service Shop & Office	2
17	905 MAIN AVE	BNSF		Utility	
17	RAIL ROAD	RAIL ROAD			
18	10 BROADWAY N	6 BROADWAY LLC		Address Segment	3
18	10 BROADWAY N UNIT A	GLOBAL DEVELOPMENT LLC	1986	Parking Ramp/Lot	3
18	12 BROADWAY N	CPE PROPERTIES LLC	1925	Condominium (Commercial)	4
18	12 BROADWAY N UNIT 201	WOLD, MARILYN K	2004	Single Family - Loft	3
18	12 BROADWAY N UNIT 202	WEINGARTEN, CHARLES P & MARY E	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 203	DEKE PROPERTIES LLC	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 204	GRIMSON, RONALD G	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 205	7H PROPERTIES LLC	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 206	SEKUNDIAK, TODD & LISA	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 301	OFFUTT, CHRISTI	2004	Single Family - Loft	3
18	12 BROADWAY N UNIT 302	WILSON, DANIEL M & PAULA A	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 303	LARSON, KEVIN	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 304	BOWER, JOHN C	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 305	IRION LAURA & EDWARD	1925	Single Family - Loft	5

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
18	12 BROADWAY N UNIT 306	LELAND A SWANSON REV LIVING TRUST	1925	Single Family - Loft	5
18	14 BROADWAY N	GLOBAL DEVELOPMENT LLC	1925	Office	
18	2 BROADWAY N	BURLINGTON NORTHERN RAILROAD		Utility	
18	22 BROADWAY N	GLOBAL DEVELOPMENT LLC	1905	Retail & Offices	3
18	6 BROADWAY N	6 BROADWAY LLC	1899	Retail & Offices	
18	6 BROADWAY N STE 100	6 BROADWAY LLC		Address Segment	
18	6 BROADWAY N STE 200	6 BROADWAY LLC		Address Segment	
18	602 NORTHERN PACIFIC AVE N	GREAT PLAINS NP HOLDINGS LLC		Parking Ramp/Lot	
18	650 NORTHERN PACIFIC AVE N	NDSU DEVELOPMENT FOUNDATION	1909	Educational & NDSU	2
18	650 NORTHERN PACIFIC AVE N	NDSU DEVELOPMENT FOUNDATION		Educational & NDSU	
18	701 MAIN AVE	PARK DISTRICT OF THE CITY OF FARGO		Fargo Park District	
18	701 MAIN AVE	PARK DISTRICT OF THE CITY OF FARGO	1898	Fargo Park District	3
19	10 2 ST N	BURLINGTON NORTHERN SANTA FE		Utility	
19	20 2 ST N	AMERIPRIDE SERVICES INC	1946	Laundry/Dry Cleaner	3
19	206 NORTHERN PACIFIC AVE N	AMERICAN LINEN SUPPLY CO	1972	Laundry/Dry Cleaner	3
19	208 NORTHERN PACIFIC AVE N	AMERICAN LINEN SUPPLY CO	1902	Laundry/Dry Cleaner	3
19	218 NORTHERN PACIFIC AVE N	VOGEL LAW OFFICE BUILDING LLP	1916	Office	3
19	221 MAIN AVE	221 MAIN LLC	1974	Mini-Storage	2
19	223 MAIN AVE	223 MAIN AVE LLC	1912	Warehouse	1
19	300 NORTHERN PACIFIC AVE N UNIT 301	BRUCE D QUICK LT & ROBERTA QUICK LT	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 302	PLADSON, DAREN	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 303	ZIMMERMAN, STEVEN L & KIMBERLY K	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 305	HUMMEL, PETER K	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 306	BURCHILL, THOMAS S & SHELLY L	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 307	BUTLER, FRANCIS J	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 308	DEBRA A DAWSON REVOCABLE LIVING TRUST	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 309	POOLMAN, COLLIN	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 310	RAGUSE, TYAN D & FOSS, AUSTIN J	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 311	RODENBURG, CLIFTON G & DONNA	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT C1	NETREIT 300 NP LLC	1921	Office	5
19	300 NORTHERN PACIFIC AVE N UNIT C2	RED RIVER VALLEY REGIONAL DISPATCH CENTER	1921	Condominium (Commercial)	5
19	307 MAIN AVE	TA INVESTMENTS LLC	1930	Warehouse/Service Shop & Office	3
19	310 NORTHERN PACIFIC AVE N	FRITZ PROPERTIES LLC	1923	Office	4
19	315 MAIN AVE	TA INVESTMENTS LLC	1917	Warehouse/Service Shop & Office	3
19	320 MACHINERY ROW AVE N	CITY OF FARGO		City Of Fargo	3
19	323 MAIN AVE	RIVER CITY CHURCH	1910	Church	3
19	325 MACHINERY ROW AVE N	FRITZ PROPERTIES LLC		Address Segment	
19	35 4 ST N	TTC LLP	1919	Office	4
19	35 4 ST N	TTC LLP	2008	Warehouse	3

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
19	50 2 ST N	AMERICAN LINEN SUPPLY CO	1943	Laundry/Dry Cleaner	3
20	1 8 ST S	WATKINS, FRANK LELAND	1900	Retail & Apartments	2
20	11 8 ST S	WATKINS, FRANK LELAND ETAL	1886	Retail & Offices	3
20	13 8 ST S	CONEFLOWER FARMHOUSE LLC	1912	Retail & Apartments	4
20	15 8 ST S	CONEFLOWER FARMHOUSE LLC	1910	Address Segment	
20	17 8 ST S	18 8 ST SOUTH LLC	1900	Retail & Apartments	3
20	19 1/2 8 ST S	18 8 ST SOUTH LLC		Address Segment	
20	21 8 ST S	18 8TH STREET SOUTH LLC	1901	Retail & Apartments	3
20	806 MAIN AVE	WATKINS, FRANK LELAND	1900	Retail	3
20	810 MAIN AVE	WATKINS, FRANK LELAND		Parking Ramp/Lot	
20	811 1 AVE S	18 8TH STREET SOUTH LLC		Parking Ramp/Lot	
20	814 MAIN AVE	BLOCK 8 LLC	1962	Food Service (Full)	3
20	818 MAIN AVE	TAS LLC	1927	Office	3
20	824 MAIN AVE	ANGOTTI PROPERTIES LLC	1925	Retail & Offices	3
20	825 1 AVE S	BLOCK 8 LLC	1982	Parking Ramp/Lot	
21	14 8 ST S	ATTICUSBLUE LLC	1896	Retail	4
21	15 7 ST S	KRO RENTALS LLP	1927	Office	4
21	16 8 ST S	16 8TH STREET SOUTH LLC	1912	Retail & Apartments	3
21	18 8 ST S	18 8TH STREET SOUTH LLC	1910	Retail & Apartments	3
21	20 8 ST S	TAPPE COMMERCIAL HOLDINGS LLC	1935	Daycare Facility	3
21	23 7 ST S	KRO RENTALS LLP	1907	Apartment	3
21	700 MAIN AVE	KNB PROPERTIES LLC	1958	Office	3
21	714 MAIN AVE	FANCY LAND LLC	1915	Retail & Apartments	3
21	716 MAIN AVE	BH PROPERTIES LLC	1901	Retail	3
21	716 MAIN AVE STE 100	BH PROPERTIES LLC		Address Segment	
21	716 MAIN AVE STE 200	BH PROPERTIES LLC		Address Segment	
21	718 MAIN AVE	BH PROPERTIES LLC		Parking Ramp/Lot	
21	720 MAIN AVE	720 MAIN LLC	1958	Office	3
23	115 7 ST S	NEUROPSYCHIATRIC RESEARCH INSTITUTE		Parking Ramp/Lot	4
23	120 8 ST S	NEUROPSYCHIATRIC INSTITUTE	1970	Medical Clinic	3
23	700 1 AVE S	NEUROPSYCHIATRIC RESEARCH INSTITUTE	1926	Medical Clinic	
23	709 2 AVE S	NEUROPSYCHIATRIC RESEARCH INSTITUTE	1992	Parking Ramp/Lot	3
23	720 1 AVE S	NEUROPSYCHIATRIC RESEARCH INSTITUTE	1984	Parking Ramp/Lot	
24	20 7 ST S	BLOCK 6 APARTMENTS LLP	1985	Apartment	3
24	21 BROADWAY S	BLOCK 6 APARTMENTS LLP	1985	Apartment	2
24	602 MAIN AVE	FIRST NATIONAL INVESTMENTS LLC (86.694%) ET AL	1895	Retail & Apartments	3
24	604 MAIN AVE	FIRST NATIONAL INVESTMENTS LLC (86.694%)	1894	Retail & Apartments	3
24	606 MAIN AVE	RHOMBUS HOUSE OF PIZZA LLC	1919	Retail & Apartments	3
24	608 MAIN AVE	608 MAIN AVENUE LLC	1894	Retail & Apartments	3
24	612 MAIN AVE	ST PARTNERSHIP LLP	1890	Retail & Offices	3

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
24	614 MAIN AVE	MIDWEST PROPERTY PARTNERS LLC	1896	Retail & Offices	3
24	614 MAIN AVE STE 10	MIDWEST PROPERTY PARTNERS LLC		Address Segment	
24	614 MAIN AVE STE 100	MIDWEST PROPERTY PARTNERS LLC		Address Segment	
24	614 MAIN AVE STE 200	MIDWEST PROPERTY PARTNERS LLC		Address Segment	
24	614 MAIN AVE STE 205	MIDWEST PROPERTY PARTNERS LLC		Address Segment	
24	614 MAIN AVE STE 210	MIDWEST PROPERTY PARTNERS LLC		Address Segment	
24	614 MAIN AVE STE 220	MIDWEST PROPERTY PARTNERS LLC		Address Segment	
24	616 MAIN AVE	BLOCK 6 APARTMENTS LLP	1902	Office & Apartments	3
24	620 MAIN AVE	BLOCK 6 APARTMENTS LLP	1902	Retail & Apartments	3
24	7 6 ST S	FIRST NATIONAL INVESTMENTS LLC (86.694%) ET AL		Parking Ramp/Lot	
26	200 8 ST S	PARK RIDGE APARTMENTS LLP	1993	Apartment	3
26	215 7 ST S	JOHN D & CYDNEY J RUNSVOLD LTD PTSHP	1960	Other	3
26	219 7 ST S	UNION OF SISTERS OF THE PRESENTATION OF THE BLESSED VIRGIN MARY US PROV- INCE	1954	Office	3
26	220 8 ST S UNIT A1	OFFUTT, RONALD D JR	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT A2	ULMER, GEORGE L	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT A3	MARTIN & KIM HALEY JRLT	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT A4	JAMES JOSEPH VAREBERG AND NANCY LEE VAREBERG TRUST	1980	Apartment Style Condo Unit	4
26	220 8 ST S UNIT B1	ENGBRETSON, ROXANNE	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT B2	THOMAS L RICHDMOND REV LIVING TRUST (50%) ETAL	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT B3	BENSON, MICHAEL LYLE TRUST (50%) ETAL	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT B4	GIBB, ROBERT & ELIZABETH M RLT	1980	Apartment Style Condo Unit	4
26	220 8 ST S UNIT C1	DEUTSCH, JOHN & SUSAN	1980	Apartment Style Condo Unit	4
26	220 8 ST S UNIT C2	SWANSTON, WILLIAM MICHAEL III & LINDA	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT C3	DARREN C HUBER REVOCABLE LIVING TRUST	1980	Apartment Style Condo Unit	4
26	220 8 ST S UNIT C4	IHRINGER, THOMAS D & REBECCA L	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT D1	BIWER, JOANNE	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT D2	PLATH, TODD	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT D3	REIS, RICHARD A & LYN E T/O/D	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT D4	NILLES, ELIZABETH H	1980	Apartment Style Condo Unit	3
28	300 8 ST S	ALBRECHT, JOHN P	1946	Apartment	3
28	301 7 ST S	NOAH, ANDREW L B (32.91%) ETAL	1966	Office	3
28	310 8 ST S	TENNEFOS PROPERTIES LIMITED PARTNERSHIP	1990	Apartment	3
28	315 7 ST S	PARK TERRACE APARTMENTS LLP	1967	Apartment	3
28	325 7 ST S	ENCLAVE OFFICE LLP	1955	Office	3
28	404 8 ST S UNIT 101	WILSON, WARREN W JR & SHARON L	2001	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 102	ARNESON, DELL	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 103	MONGEON, WENDEL P T/O/D	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 104	MCCAUL, KEVIN D & HARRIETTE S	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 201	ODEGARD, RITA R & GARY L LE	2002	Apartment Style Condo Unit	3

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
28	404 8 ST S UNIT 202	BRUNSDALE, THOMAS & MARY H	2001	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 203	WEBER, THOMAS K	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 204	GEIGER, JOE ANN	2001	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 301	SIEMENS, HERB J & ANNI	2001	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 302	LARSEN, R DOUGLAS & SALLY A	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 303	KLOSTER, RONALD M & JANICE M LIVING TRUST	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 304	CASPERS, SHARON	2002	Apartment Style Condo Unit	3
28	405 7 ST S	REMODIE2 LLC	1959	Office	3
28	409 7 ST S	FARGO-MOORHEAD AREA FOUNDATION CORPORATION	1967	Office	4
28	415 7 ST S	STERLING PROPERTIES LLLP (52.326%)	1965	Apartment	3
28	420-422 8 ST S	PARK TERRACE APARTMENTS LLP	1966	Apartment	3
29	1 2 ST S	CITY OF FARGO		City Of Fargo	
29	100 4 ST S	PROFESSIONAL ASSOCIATES LLC	1969	Office	3
29	101 2 ST S	FARGO HOUSING AUTHORITY		Vacant Land	
29	234 MAIN AVE	EPIC UNITE REAL ESTATE HOLDINGS LLC	2023	Office & Apartments	3
29	300 MAIN AVE UNIT 100	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2021	Parking Ramp/Lot	3
29	300 MAIN AVE UNIT 300	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2021	Apartment	3
29	300 MAIN AVE UNIT 501	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 502	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	3
29	300 MAIN AVE UNIT 503	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 504	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 505	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 506	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 508	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 510	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	3
29	300 MAIN AVE UNIT 511	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 512	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 513	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 515	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 601	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 602	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 603	DAVIS, JANELLE	2023	Single Family - Loft	3
29	300 MAIN AVE UNIT 604	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 605	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 606	RADEBAUGH, ELLIOT D & KAYLIN	2023	Single Family - Loft	0
29	300 MAIN AVE UNIT 608	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 610	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 611	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023		
29	300 MAIN AVE UNIT 612	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
29	300 MAIN AVE UNIT 613	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 615	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 701	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 702	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	3
29	300 MAIN AVE UNIT 703	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	3
29	300 MAIN AVE UNIT 704	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 706	MARTIN, BRIAN & TOMMERDAHL, LISA	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 708	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 709	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 710	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	310 MAIN AVE	EPIC GATEWAY NORTH REAL ESTATE HOLDINGS LLC	2020	Retail & Apartments	3
29	330 MAIN AVE	BETTENHAUSEN, STEVEN W & SHARI L	1971	Convenience Store	3
29	44 4 ST S	EPIC GATEWAY LLC	1979	Medical Clinic	3
30	*** Address Not Available***	BURLINGTON NORTHERN RAILROAD		Utility	
30	*** Address Not Available***	CITY OF FARGO		City Of Fargo	3
30	1 2 ST N	CASE PLAZA LLC		Address Segment	3
30	100 NORTHERN PACIFIC AVE N	BURLINGTON NORTHERN SANTA FE		Utility	
30	101 NORTHERN PACIFIC AVE N	CASE PLAZA LLC	1951	Parking Ramp/Lot	
30	106 NORTHERN PACIFIC AVE N	CITY OF FARGO		City Of Fargo	
30	117 NORTHERN PACIFIC AVE N	CASE PLAZA LLC	1908	Office	
30	2 NORTHERN PACIFIC AVE N	CITY OF FARGO		City Of Fargo	5
30	91 NORTHERN PACIFIC AVE N	BURLINGTON NORTHERN SANTA FE		Utility	
30	92 NORTHERN PACIFIC AVE N	CITY OF FARGO		City Of Fargo	3
30	92 NORTHERN PACIFIC AVE N	CITY OF FARGO		City Of Fargo	
30	93 NORTHERN PACIFIC AVE N	CITY OF FARGO		City Of Fargo	3
30	95 2 ST N	CITY OF FARGO		City Of Fargo	3
30	96 NORTHERN PACIFIC AVE N	BURLINGTON NORTHERN INC		Utility	
31	1 9 ST S	BRUNS, JEFFREY G	1926	Service Repair Shop	2
31	15 9 ST S	JOHNSON, CRAIG E & PAMELA J	1923	Office	3
31	18 10 ST S	OSBORNE, JOHN H & KRISTIN E		Parking Ramp/Lot	
31	21 9 ST S	LIGHTHOUSE CHURCH OF FARGO LLC	1914	Church	3
31	9 9 ST S	RRV CAPITAL LLC	1952	Office & Apartments	3
31	910 MAIN AVE	ALBRECHT, JOHN P & JENNIFER	1915	Retail & Offices	3
31	911 1 AVE S	ALBRECHT, PAUL		Parking Ramp/Lot	
31	914 MAIN AVE	ALBRECHT, JOHN P & ARETT, JENNIFER	1914	Retail & Apartments	4
31	914 MAIN AVE	ALBRECHT, JOHN P & ARETT, JENNIFER	1914	Single Family - Loft	4
31	915 1 AVE S	FIRST UNITED METHODIST CHURCH OF FARGO		Religious Other	
31	917 1 AVE S	OSBORNE, JOHN H & KRISTIN E	1900	Conversion	3
31	919 1 AVE S	OSBORNE, JOHN H & KRISTIN E	1900	Conversion	4

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
31	920 MAIN AVE	SHERWIN-WILLIAMS REALTY HOLDINGS INC	1959	Warehouse/Service Shop & Office	3
32	1002 1 AVE S	MCGOVERN, KEITH T & RONDIL	1923	Single Family	5
32	1013 2 AVE S	BOULGER FUNERAL HOME INC	1998	Parking Ramp/Lot	4
32	1019 2 AVE S	BBA LLC	2000	Warehouse	5
32	1023 2 AVE S	BLAKE, TERRY J & DEBORAH A	1891	Conversion	3
32	110 11 ST S	WARD, TYLER	1891	Single Family	3
32	113 10 ST S	BOULGER FUNERAL HOME INC		Parking Ramp/Lot	
32	123 10 ST S	BOULGER FUNERAL HOME INC	1971	Religious Other	
33	1001 1 AVE S	AMVETS JON A GREENLEY POST 7	1979	Fraternal Lodge	3
33	1002 MAIN AVE	HALVORSON, BARRY & THERESA	1981	Office	4
33	1008 MAIN AVE	HALVORSON, BARRY & THERESA		Vacant Land	
33	1010 MAIN AVE	MAIN AVE INVESTMENTS LLC	1946	Warehouse/Service Shop & Office	3
33	1011 1 AVE S	AMVETS JON A GREENLEY POST NO. 7		Fraternal Lodge	
33	1013 1 AVE S	MCMAHON, WILLIAM F II	1890	Single Family	3
33	1014 MAIN AVE	MAIN AVE INVESTMENTS LLC	1960	Warehouse	3
33	1016 MAIN AVE	C/D HALVORSON, BARRY & THERESA	1953	Service Repair Shop	2
33	1019-1021 1 AVE S	SATEREN PROPERTIES LLC	1913	3 Plex	3
33	1023 1 AVE S	1023 FLATS LLC	2017	Apartment	3
33	15 10 ST S	AMVETS JON A GREENLEY, POST NO. 7		Vacant Land	
33	6-6 1/2 11 ST S	HARMON REAL ESTATE COMPANY LLC	1914	Conversion	3
34	1101 1 AVE S	LMI LLC	1950	Office & Apartments	3
34	1102 MAIN AVE	TJS LADWIG HOLDINGS LLC	1954	Retail	3
34	1107 1 AVE S	LMI LLC	1958	Warehouse/Service Shop & Office	3
34	1111 1 AVE S	LITTON PROPERTIES LLC		Parking Ramp/Lot	3
34	1114 MAIN AVE	1114 MAIN LLC	1946	Retail & Apartments	3
34	1115 1 AVE S	LITTON PROPERTIES LLC	1993	Parking Ramp/Lot	2
34	1117 1 AVE S	LITTON PROPERTIES LLC	1902	Single Family	
34	1118 MAIN AVE	HUNGRA LLC	1966	Office	3
34	16 12 ST S	LITTON PROPERTIES LLC	1966	Retail	
34	9 11 ST S	TJS LADWIG HOLDINGS LLC		Vacant Land	
35	12 12 ST N	MARGARET KERNAN FT	1968	Warehouse/Service Shop & Office	3
35	1200 1 AVE N	HOUSE DIVIDED PROPERTIES	1965	Retail	4
35	1208 1 AVE N	29 UNIVERSITY LLC		Vacant Land	
35	1213 NORTHERN PACIFIC AVE N	IRISH PROPERTIES IV LLC	1950	Office	5
35	17 UNIVERSITY DR N	IRISH PROPERTIES IV LLC		Parking Ramp/Lot	3
35	21 UNIVERSITY DR N	ND ASSOCIATION FOR THE DISABLED INC	1984	Office	4
35	23 UNIVERSITY DR N	29 UNIVERSITY LLC		Address Segment	4
35	26 12 ST N	SEFFF, ROBERT L & CINDY A	1904	Single Family	3
35	29 UNIVERSITY DR N	29 UNIVERSITY LLC	1930	Office	
35	6 12 ST N	IRISH PROPERTIES IV LLC	1905	Bar/Tavern	

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
36	11 12 ST N	NORTHERN STATES POWER COMPANY		Utility	
36	1102 1 AVE N	URBAN CROSSING APARTMENTS LLP	2007	Apartment	3
36	1122 1 AVE N	LIFFRIG FAMILY INVESTMENTS	1947	Office	3
37	1001 NORTHERN PACIFIC AVE N	GREAT PLAINS 1001 HOLDINGS LLC	2021	Apartment	3
37	1018 1 AVE N	JLO PROPERTIES LLC	1898	Office	3
37	1020 1 AVE N	DINK ND LLC	2015	Single Family	3
37	1022 1 AVE N	LANDMAN, DANIEL J	1898	Single Family	4
37	1024 1 AVE N	KNUTSON, DOUGLAS R	1898	Single Family	3
37	11 11 ST N	GREAT PLAINS 1001 HOLDINGS LLC		Parking Ramp/Lot	
37	23 11 ST N	BOE, CRYSTAL	1899	Single Family	3
37	25 11 ST N	DINK ND LLC	1905	Single Family	3
37	27 11 ST N	RHOUSE LLC	1905	Office	3
38	11 10 ST N	MONGE FAMILY PARTNERSHIP LLLP	1980	Service Repair Shop	3
38	11 10 ST N	MONGE FAMILY PARTNERSHIP LLLP	1980	Warehouse	3
38	17 10 ST N	ZEIS, BARBARA ANN	1903	Duplex	3
38	24 8 ST N	WAREHOUSE APARTMENTS LLP	1977	Apartment	5
38	27 10 ST N	SENJA PROPERTIES LLC	2006	Office	3
38	29 10 ST N	WAREHOUSE APARTMENTS LLP		Parking Ramp/Lot	
38	7 10 ST N	CRAIG HOLDINGS LLC		Parking Ramp/Lot	
38	802 1 AVE N	810 DEVELOPMENT LLP	1936	Office	4
38	810 1 AVE N	810 DEVELOPMENT LLP	2001	Office	4
39	1001 1 AVE N	UNITED SAVINGS CREDIT UNION		Vacant Land	3
39	101 10 ST N UNIT 1A	TAG II LLC	1987	Condominium (Commercial)	3
39	101 10 ST N UNIT 1B	TAG II LLC	1987	Condominium (Commercial)	3
39	101 10 ST N UNIT 2A	TAG II LLC	1987	Condominium (Commercial)	3
39	101 10 ST N UNIT 2B	TAG II LLC	1987	Condominium (Commercial)	3
39	101 10 ST N UNIT 2C	TAG II LLC	1987	Condominium (Commercial)	3
39	101 10 ST N UNIT 3A	TAG II LLC	1987	Condominium (Commercial)	3
39	1019 1 AVE N	NODAK INSURANCE COMPANY		Vacant Land	
39	1022 2 AVE N	KUEBLER, RICHARD N T/O/D		Vacant Land	
39	1024 2 AVE N	NODAK MUTUAL INSURANCE COMPANY		Vacant Land	
39	1101 1 AVE N	NODAK MUTUAL INSURANCE CO	1956	Office	4
41	303 11 ST N	300 LIME LLP	2016	Apartment	3
41	304 10 ST N	GRASSROOTS REAL ESTATE LLC	1989	Office & Apartments	3
41	308 10 ST N	WESTSIDE APARTMENTS LLC	1900	Single Family	3
41	308 10 ST N UNIT A	WESTSIDE APARTMENTS LLC	2022	Single Family	3
41	308 10 ST N UNIT B	WESTSIDE APARTMENTS LLC	2022	Single Family	3
41	316 10 ST N	CCE FEDERAL CREDIT UNION	1972	Bank/Savings & Loan	3
41	324 10 ST N	HENRY DEVELOPMENT CORP	1987	Food Service (Quick)	3

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
42	301 10 ST N	CASEY'S RETAIL COMPANY	1985	Convenience Store	3
42	310 9 ST N	ELIM EVANGELICAL LUTHERAN CHURCH	1999	Religious Other	
42	316 9 ST N	SWANSON, LELAND A JR	1999	Parking Ramp/Lot	
42	324 9 ST N	ELIM EVANGELICAL LUTHERAN CHURCH		Religious Other	3
42	325 10 ST N	PLAZA FOUR-TEN LIQUORS INC	1963	Retail	3
42	901 3 AVE N	ELIM EVANGELICAL LUTHERAN CHURCH		Religious Other	
42	911 3 AVE N	FLEX PROPERTIES LLC	1913	Conversion	3
43	300 7 ST N	OSBORNE, JOHN H & KRISTIN E	1914	Conversion	4
43	307 8 ST N	RAMSAY, RONALD L M	1905	Duplex	3
43	308 7 ST N	OSBORNE, JOHN H & KRISTIN E	1890	Conversion	4
43	311 8 ST N	GLEYE, PAUL H III & SCHWARZWALTER, KAY M RT	1906	Single Family	3
43	312 7 ST N	OSBORNE, JOHN H & KRISTIN E	1950	Single Family	4
43	315 8 ST N	BSI RACC LLC	1968	Office	3
43	708 4 AVE N	BEYOND SHELTER INC		City Of Fargo	3
43	713 3 AVE N	OSBORNE, JOHN H & KRISTIN E	1890	Duplex	4
43	715 3 AVE N	RAMSAY, RONALD L M	1905	Single Family	3
43	717 3 AVE N	CASS COUNTY LAND TRUST	1907	Single Family	2
43	719 3 AVE N	RAMSAY, RONALD	1907	Duplex	3
43	720 4 AVE N	BSI RACC LLC	1973	Office	3
43	723 3 AVE N	SCHWARZWALTER, KAY M & GLEYE, PAUL H RT	1907	Single Family	3
44	1101 2 AVE N	HOGLUND, JOSEPH	1887	Retail	3
44	1110 3 AVE N UNIT 101E	BACKEN, DAVID C & BECKY L	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 101W	HANNEMAN, MATTHEW L	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 102E	POINDEXTER, GINNY	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 102W	DAY, BECKY J & RONALD	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 103E	DRUMMOND, SCOTT	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 103W	SCHLOTFELDT, DAREL	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 104E	MANN, MARY L	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 104W	CHERVENKOFF, STEVEN	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 201E	TARALSON, BRUCE & NANCY	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 201W	CHRISTL, MACKENZIE JAMES	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 202E	RODNEY C RAWLINGS & JANE F RAWLINGS TRUST	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 202W	BLAZEK, MARGARET M LIFE ESTATE	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 203E	GEHRING, JOHN M	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 203W	KNUDSON, JAMES R & CATHERINE J	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 204E	MERGNER, JAMES E	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 204W	DAVIS, TROY E	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 301E	COOK, LINDSAY K	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 301W	BURBECK, VERONA V	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 302E	GROMMESH HOLDINGS LLC	1978	Apartment Style Condo Unit	3

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
44	1110 3 AVE N UNIT 302W	NIETFELD, KYLE	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 303E	SORENSEN, RUSSELL R & CARRIE L	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 303W	LARSON, BARBARA M & DEBORAH J	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 304E	HEISLER, BRENT & JENNIFER	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 304W	PLADSEN, GLENN ET AL	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 401E	FORTHUN, JASON ET AL	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 401W	WOLD, LONDON T & LYNN	1978	Apartment Style Condo Unit	5
44	1110 3 AVE N UNIT 402E	CARTER, ANDY D & TRISHA	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 402W	LEISETH, RENEE E	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 403E	DRUMMOND, CLEO P & NOEL R T/O/D	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 403W	SWANSON, LELAND T/O/D	1978	Apartment Style Condo Unit	5
44	1110 3 AVE N UNIT 404E	OLSON, JAMES E	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 404W	GROMMESH HOLDINGS LLC	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 501E	LARSON, TWYLAH L	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 501W	PDK LIVING TRUST	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 502E	JK&W HARMON PROPERTIES LLP	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 502W	CKD LLC	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 503E	PALMER, SHIRLEY M	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 503W	HEMMESCH, DEBORAH E	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 504E	PEDERSEN, KRISTI & SHAUIB, MUHAMMAD	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 504W	PAULSON, BREANNA M	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 601E	WATNE, GARY & TAMMI	1978	Apartment Style Condo Unit	5
44	1110 3 AVE N UNIT 601W	LABINE, SHIRLEY T/O/D	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 602E	DYRDAHL, LANCE R	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 602W	BERNABUCCI, CONNIE	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 603E	ZINKE, SHEILA JEAN & DAVY MEINHART	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 603W	SYMINGTON, DON R LT	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 604E	FRAASE, MARK R	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 604W	BERNABUCCI, CONNIE	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 701E	CHRISTENSEN, VICKI L T/O/D	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 701W	BERG, ERIK T/O/D	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 702E	SEFAIN, ANDREW ET AL	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 702W	OLSON, CHERYL L	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 703E	TARALSON, BRUCE & NANCY	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 703W	RHEE, YEONG	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 704E	NYSTROM, WILLIAM J & DELLA M	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 704W	RISKE FAMILY RLT	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 801E	MORKEN, JIM & CAROL	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 801W	MYERS, DELAND L & SHARON	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 802E	BIGGERSTAFF, WILLIAM KENT	1978	Apartment Style Condo Unit	4

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
44	1110 3 AVE N UNIT 802W	MYERS, DELAND & SHARON	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 803E	CLEVELAND, JAMES A & GAYLE T/O/D	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 803W	DRUBLIONIS, RAIMANTAS & PETROSIUTE, AGNE	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 804E	SALSMAN, KIMM S T/O/D	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 804W	PEARSON PROPERTIES LLC	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 901E	ROTH, JASON & STACY	1978	Apartment Style Condo Unit	5
44	1110 3 AVE N UNIT 901W	STEVE & LISA GIBB FAMILY TRUST	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 902E	OXTON, JOANN T/O/D	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 902W	MINCH, ROGER JAMES	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 903E	JOHNSEN, JEFFREY	1978	Apartment Style Condo Unit	5
44	1110 3 AVE N UNIT 903W	MINCH, ROGER J	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 904E	ROTH, JASON	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 904W	MINCH, ROGER J	1978	Apartment Style Condo Unit	3
44	1201 2 AVE N	FINES HOLDINGS XIV LLC	1976	Apartment	3
44	210 11 ST N UNIT 101	NAKASATO, YURI R	2024	Single Family - Loft	3
44	210 11 ST N UNIT 102	CLEMEDTSON, JOHN G	2024	Single Family - Loft	3
44	210 11 ST N UNIT 103	FREIGHT FLATS CONDOS LLC	2024	Single Family - Loft	3
44	210 11 ST N UNIT 104	FREIGHT FLATS CONDOS LLC	2024	Single Family - Loft	3
44	210 11 ST N UNIT 105	FREIGHT FLATS CONDOS LLC	2024	Single Family - Loft	3
44	210 11 ST N UNIT 201	FREIGHT FLATS CONDOS LLC	2024	Single Family - Loft	3
44	210 11 ST N UNIT 202	FREIGHT FLATS CONDOS LLC	2024	Single Family - Loft	3
44	210 11 ST N UNIT 203	TAIT, JAMIE & AARON	2024	Single Family - Loft	3
44	210 11 ST N UNIT 204	FREIGHT FLATS CONDOS LLC	2024	Single Family - Loft	3
44	210 11 ST N UNIT 205	FREIGHT FLATS CONDOS LLC	2024	Single Family - Loft	3
44	255 UNIVERSITY DR N	ARC OF CASS COUNTY	1984	Retail	3
46	311 4 AVE N	HOUSING & REDEVELOPMENT AUTHORITY ASSN OF FARGO		Fargo Housing Authority	
46	355 4 AVE N	FARGO HOUSING & REDEVELOPMENT AUTHORITY	1916	Apartment	3
46	400 ELM ST N	BURLINGTON NORTHERN SANTA FE		Utility	
46	409 4 ST N	FARGO HOUSING & REDEVELOPMENT	1916	Apartment	4
46	410 3 ST N	GREENE PROPERTY LLC	1948	Warehouse/Service Shop & Office	3
46	415 4 ST N	CITY OF FARGO	1937	Fargo School Board	3
46	415 BURRELL CT N	FARGO HOUSING & REDEVELOPMENT AUTHORITY		Fargo Housing Authority	
46	421 4 ST N	RAPE AND ABUSE CRISIS CENTER OF FARGO-MOORHEAD		Parking Ramp/Lot	
47	400 ELM ST N	BURLINGTON NORTHERN SANTA FE		Utility	
47	419 3 ST N	GREAT PLAINS BLOCK 3 HOLDINGS LLC	2023	Apartment	3
48	101 8 ST S	KRO RENTALS LLP	1928	Office	4
48	102 9 ST S	KRO RENTALS LLP	1919	Apartment	3
48	106 9 ST S	MONROE, GABRIEL & HARRIS, DEBORA		Vacant Land	
48	107 8 ST S	720 MAIN LLC		Parking Ramp/Lot	
48	111 8 ST S	KRO RENTALS LLP	1895	Duplex	

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
48	114 9 ST S	KRO RENTALS LLP	1890	Duplex	3
48	118 9 ST S	KRO RENTALS LLP	1890	Duplex	3
48	122 9 ST S	KRO RENTALS LLP	1890	Conversion	3
48	126 9 ST S	KRO RENTALS LLP	1890	Conversion	3
48	801-807 2 AVE S	JPO RENTALS LLP	1910	Apartment	3
48	811 2 AVE S	JM RENTALS LLP	1905	Conversion	3
48	814 1 AVE S	KRO RENTALS LLP		Vacant Land	3
48	815 2 AVE S	KRO RENTALS LLP	1890	Duplex	3
49	42 5 ST N	NETREIT FARGO LLC	1981	Parking Ramp/Lot	
49	502 1 AVE N	LINCHPIN GROUP LLC	1902	Office	3
49	51 BROADWAY N	NETREIT FARGO LLC	1981	Office	3
49	512 1 AVE N	BLOOMING HOLDINGS LLC	1909	Medical Clinic	3
49	518 1 AVE N	GLOBAL DEVELOPMENT LLC		Address Segment	4
49	520 1 AVE N	GLOBAL DEVELOPMENT LLC	1907	Retail & Apartments	
49	69 BROADWAY N	ROYAL JEWELERS INC	1893	Retail & Offices	3
50	304 7 AVE N	JS2L PARTNERS LLP	1904	Conversion	
50	312 7 AVE N	JS2L PARTNERS LLP	1907	Single Family	
50	601 4 ST N	JS2L PARTNERS LLP		Vacant Land	
50	602 3 ST N	JS2L PARTNERS LLP		Parking Ramp/Lot	3
50	608 3 ST N	JS2L PARTNERS LLP	1890	Conversion	3
50	612 3 ST N	JS2L PARTNERS LLP	1895	Single Family	3
50	616 3 ST N	JS2L PARTNERS LLP	1908	Retail	3
50	617 4 ST N	JS2L PARTNERS LLP		Vacant Land	2
52	10 UNIVERSITY DR N	OMAR, NIDAL	1958	Service Repair Shop	3
52	12 UNIVERSITY DR N	BAK HOLDINGS LLC	1951	Retail	3
52	1307 NORTHERN PACIFIC AVE N	APEX PROPERTY MANAGEMENT LLC	1989	Office	3
52	1313 NORTHERN PACIFIC AVE N	UH PROPERTIES LLC	1989	Office	4
52	1320 1 AVE N	JADE NIELSEN PROPERTIES LLC	1966	Retail & Offices	4
52	20 UNIVERSITY DR N	CLASS B HOLDINGS LLC	1951	Retail	3
52	26 UNIVERSITY DR N	CONANT PROPERTIES LLC	1964	Office	3
52	30 UNIVERSITY DR N	701 COLLECTIVE LLC	1948	Food Service (Full)	3
53	10 13 1/2 ST N	LOCKWOOD, GENE M	1900	Duplex	3
53	12 13 1/2 ST N	ABERLE, DAVID J	1927	Single Family	3
53	1330 1 AVE N	KOLSTAD HOLDINGS LLC		Parking Ramp/Lot	3
53	1340 1 AVE N	KOLSTAD HOLDINGS LLC	1904	Duplex	
53	1342 1 AVE N	SWEENEY, EUGENE S & ROBERT J	1997	Warehouse	3
53	1344 1 AVE N	LOWRANCE, RICHARD	1902	Single Family	3
53	1346 1 AVE N	LOWRANCE, RICHARD MELVIN	1902	Single Family	3
53	15 14 ST N	NOWACKI, STEVEN R	1905	Single Family	3
53	17 14 ST N	GONSOROWSKI, TYSON	1905	Single Family	2

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
53	18 13 1/2 ST N	701 COLLECTIVE LLC	1975	Warehouse/Service Shop & Office	4
53	2 13 1/2 ST N	TJS LADWIG HOLDINGS LLC	1993	Warehouse	4
53	5 14 ST N	J-STREET PROPERTIES LLC	1961	Warehouse/Service Shop & Office	2
55	2 6 AVE N	CITY OF FARGO		City Of Fargo	
55	505 OAK ST N	WILD OAK GROUP LLC	2022	Apartment	3
55	505 OAK ST N	WILD OAK GROUP LLC	2022	Apartment	3
55	515 OAK ST N	LHS INVESTMENTS LLC		Vacant Land	
56	201 5 ST N	201 HOSPITALITY LLC	1984	Hotel/Motel	
56	201 5 ST N	201 HOSPITALITY LLC		Other	3
56	201 5 ST N	BRANDT PROPERTIES CO	1984	Office	4
56	201 5 ST N	LAW OFFICE ASSOCIATES	1984	Office	3
56	201 5 ST N	RS REAL ESTATE LLC	1984	Office	3
56	202 4 ST N	CRAFTWELL HOLDINGS LLC	1984	Retail & Offices	3
56	210 4 ST N	CITY OF FARGO	1984	City Of Fargo	3
56	213 5 ST N	PRAIRIE PUBLIC TELEVISION	1956	Office	3
56	213A 5 ST N	CITY OF FARGO	1956	City Of Fargo	3
56	215 5 ST N	AMERICAN FEDERAL BANK	1964	Bank/Savings & Loan	3
56	222 4 ST N	CITY OF FARGO	1962	City Of Fargo	
56	403 2 AVE N	CRAFTWELL HOLDINGS LLC			
56	411 2 AVE N	CITY OF FARGO	1984	Parking Ramp/Lot	
57	10 4 ST N	BURLINGTON NORTHERN RAILROAD		Utility	
57	13 BROADWAY N	BUCK PROPERTIES II LLP	1993	Parking Ramp/Lot	
57	15 BROADWAY N	BUCK PROPERTIES II LLP	1926	Bank/Savings & Loan	
57	20 4 ST N	CITY OF FARGO		City Of Fargo	
57	23 BROADWAY N	23 BROADWAY LLP	1893	Office & Apartments	5
57	402 NORTHERN PACIFIC AVE	CITY OF FARGO	1983	City Of Fargo	
57	412 NORTHERN PACIFIC DR N	CITY OF FARGO		Address Segment	
57	417 MAIN AVE	LAKE AGASSIZ REGIONAL DEVELOPMENT CORP	1889	Office	3
57	501 MAIN AVE	CITY OF FARGO		City Of Fargo	
57	502 NORTHERN PACIFIC AVE N	CITY OF FARGO	1983	City Of Fargo	
57	508 NORTHERN PACIFIC AVE N	BUCK PROPERTIES II LLP		Parking Ramp/Lot	5
57	512 NORTHERN PACIFIC AVE N	BUCK PROPERTIES II LLP	1950	Parking Ramp/Lot	
58	202 6 AVE N	STERLING PROPERTIES LLLP	1968	Apartment	3
58	208 6 AVE N	STERLING PROPERTIES LLLP	1919	3 Plex	2
58	214 6 AVE N	MBA INVESTMENTS LLC	1904	Duplex	1
58	220 6 AVE N	MBA INVESTMENTS LLC	1893	Apartment	1
58	400 ELM ST N	BURLINGTON NORTHERN SANTA FE		Utility	
58	501 3 ST N	BURLINGTON NORTHERN RAILROAD		Utility	
58	509 3 ST N	SANFORD NORTH		Parking Ramp/Lot	

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Block Number	Property Address	Owner	Year Built	Description	Building Condition
58	511 3 ST N	MERITCARE MEDICAL GROUP		Parking Ramp/Lot	
58	515 3 ST N	MERITCARE MEDICAL GROUP		Parking Ramp/Lot	
59	1418 1 AVE N	J-STREET PROPERTIES LLC	2022	Apartment	3
59	19 14 1/2 ST N	J-STREET PROPERTIES LLC		Vacant Land	3
59	4 14 ST N	J-STREET PROPERTIES LLC	1957	Warehouse	3
59	4 14 ST N	J-STREET PROPERTIES LLC	2000	Warehouse	
59	9 14 1/2 ST N	FOXVILLE INC		Vacant Land	

Building Condition:

For Residential Uses:

1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average - New/Excellent

Appendix B

Tax Incentive Overview

Tax Exemptions and Credits: The Renaissance Zone program includes two (2) primary incentives [property tax and income tax] of which the framework for these incentives is set forth in State statute. The local RZ Plan sets forth the specific requirements and restrictions to be administered by the municipality.

- **Property Tax Exemptions** (administered by the municipality) including both Residential and Business or Investment – see N.D.C.C. 40-63-05.
- **Income Tax Exemptions** (administered by the North Dakota Office of the State Tax Commissioner) including both Residential and Business or Investment – see N.D.C.C. 40-63-04.

Other incentives that are applicable via the Renaissance Zone Program include:

- *Historic Preservation and Renovation Tax Credit:* See N.D.C.C. 40-63-06.
- *Federal Tax Credit Program:* Visit the following website: <http://www.nps.gov/tps/tax-incentives.htm>
- *Renaissance Zone Fund Organization:* See N.D.C.C. 40-63-07.

Tax Incentive Guidelines: The tax incentives available to taxpayers under the Renaissance Zone program are administered by the North Dakota Office of State Tax Commissioner. For additional information on the tax incentives visit the following website: <https://www.tax.nd.gov/>

Block Data and Projected Development Strategy

The following spreadsheet was developed to provide insight into the existing characteristics of each of the blocks. The data includes acreage totals, valuation totals, valuation per acre calculations, existing buildings of significance and/or reference, existing land uses, zoning district applicability and the desired land use or primary development strategy as it relates to the Downtown InFocus Plan.

Development Strategy Applicability: This table should be used and applied as ‘guidelines’ versus regulatory. The intent of the primary development strategy is to encourage and ensure strong urban design principles are considered and implemented with rehabilitation, redevelopment and new construction projects. Each submitted RZ application shall be reviewed against these general guidelines for consistency. See RZ vision and goals for additional information.

Block Data Spreadsheet

Block #	Acreage	Block - Land Value	Block - Building Value	Total Value	Total Value per Acre	Existing Buildings/Land Use	Desired Land Use and Primary Development Strategy	1/2 Block	Zoning District	Downtown InFocus Future Land Use	Neighborhood
1	4.67	\$2,314,000	\$12,042,100	\$14,356,100	\$3,074,111	The Marks Apartments, Johnson Building, 506 Roberts St (John Morrell Co. Bldg), Meadowlark Building, Warehouse, Office, surface parking lots	N ½ - Redevelopment of (surface parking) commercial or residential S ½ - Primarily built-out other than two small surface parking lots and possible rehabilitation, renovation or new construction of the property at 669 4th Ave N		DMU	Residential	Downtown
2	2.00	\$1,335,000	\$9,024,300	\$10,359,300	\$5,179,650	Powers Hotel (400 Broadway), Lowman Block, Hadeland Bldg, Aggie Block, Retail, Commercial	Mixed Use - Ground floor retail/commercial with upper level housing		DMU	Mixed-Use	Downtown
3	8.87	\$5,123,200	\$46,957,500	\$52,080,700	\$5,871,556	Mercantile Bldg, Bison Hotel, Great Northern Bicycle Company, Ford Building, Amtrak, American Federal Bank and a few Single Family Detached Homes, Parking Ramp	N ¼ and NE Corner - Clearance and redevelopment SE Corner - Clearance and Redevelopment, reestablish corner with multiple stories in height and ground level retail/commercial activity on 4th Avenue		DMU; LI	Commercial / Mixed-Use	Downtown
4	4.61	\$2,882,600	\$24,607,900	\$27,490,500	\$5,963,232	St. Marks Lutheran Church, United States Post Office, Salvation Army, Ivers Apartments, surface parking lots	N ½ - Redevelopment for Housing (excluding Ivers Apartment Building) S ½ - Preservation (Federal Building)	1/2 Block	DMU	Public & Institutional	Downtown
5	4.34	\$3,210,000	\$75,681,400	\$78,891,400	\$18,177,742	Loretta Building, Johnson Block, 300 Broadway, McKone Building (206 Broadway), Fargo Theatre, Roberts Commons, Dillard Building, parking ramp	Mixed Use - Ground floor retail/commercial with upper level housing		DMU	Mixed-Use	Downtown
6	1.93	\$1,469,200	\$17,973,000	\$19,442,200	\$10,073,679	Derecci Building (Fargoan), Dixon Block, American Legion, Fargo Housing Authority, commercial, office	W½ - Mixed use, ground floor retail/commercial with upper level residential E½ - Potential redevelopment opportunities; establish SE corner with multiple stories in height with upper level residential	1/2 Block	DMU	Commercial / Mixed-Use	Downtown
7	1.93	\$1,449,000	\$9,474,900	\$10,923,900	\$5,660,052	Sanford Annex (415 3rd Ave N), Fargo Public Health, Western Newspaper Union Bldg	SW corner - Potential clearance and redevelopment, Mixed-Use, reestablish corner with multiple stories in height E½ - Clearance and redevelopment in SE corner - multiple stories with ground level retail/commercial on 3rd Avenue; redevelopment of surface parking		DMU	Commercial	Downtown
8	4.16	\$2,142,200	\$29,750,300	\$31,892,500	\$7,666,466	City Center Lofts, Pontoppidan Lutheran Church, surface parking lot	Redevelopment of surface level parking lot		DMU	Public & Institutional	Downtown
9	2.07	\$1,585,200	\$96,409,300	\$97,994,500	\$47,340,338	Block 9 Building, parking ramp, office, hotel	SE corner - Redevelopment or rehabilitation, reestablish corner, multiple stories		DMU	Commercial / Mixed-Use	Downtown
10	2.70	\$1,878,300	\$41,199,800	\$43,078,100	\$15,954,852	Black Building, Kesler Building, Stone Building (Avalon), Pioneer Life Insurance Building, Graver Inn Apartments, Gallery 4	Preservation and Rehabilitation		DMU	Mixed-Use	Downtown
11	1.93	\$1,789,000	\$26,212,100	\$28,001,100	\$14,508,342	Hancock Building (109 Broadway), Hotel, Gate City Bank, surface parking lot	Preservation and Rehabilitation; redevelopment of surface parking and specifically the SE corner at the 1st Ave N/5th Street N intersection		DMU	Commercial / Mixed-Use	Downtown
12	1.82	\$1,120,000	\$9,610,800	\$10,730,800	\$5,896,044	Serkland Law Firm, BillMeyer Apartments, The Gardner, surface parking lots	NW Corner - Infill/redevelopment S½ - Clearance and redevelopment		DMU	Mixed-Use	Downtown
13	3.05	\$2,339,300	\$32,619,600	\$34,958,900	\$11,461,934	Cityscapes, Syndicate Block, Elliott Hotel Annex (606 1st Ave), Fire Station, commercial, surface parking lots	Redevelopment of surface parking lots Preservation and rehabilitation of historic or contributing structures	1/2 Block	DMU	Mixed-Use	Downtown
14	1.93	\$1,247,000	\$2,753,000	\$4,000,000	\$2,072,539	Loudon Building (64 4th St), surface parking lots	Clearance and redevelopment (excluding Loudon Building) - Mixed-use with ground level retail/commercial with upper level housing		DMU	Mixed-Use	Downtown
15	1.92	\$1,261,700	\$11,792,600	\$13,054,300	\$6,799,115	Pence Automobile Co. Warehouse (301 NP Ave), United Automotive, surface parking lots	Redevelopment of surface parking lots; re-establish SW corner with multiple stories in height and ground level retail/commercial activity on NP and 4th St	1/2 Block	DMU	Commercial	Downtown
16	1.92	\$1,206,000	\$3,629,800	\$4,835,800	\$2,518,646	Petro Serve, National Muffler, Highroad Partners, surface parking lots	N½, SW corner and SE corner - Clearance and redevelopment		DMU	Commercial	Downtown

Assessed valuations based on 2024 Assessor's Data

Block #	Acreage	Block - Land Value	Block - Building Value	Total Value	Total Value per Acre	Existing Buildings/Land Use	Desired Land Use and Primary Development Strategy	1/2 Block	Zoning District	Downtown InFocus Future Land Use	Neighborhood
17	13.65	\$3,133,000	\$16,100,100	\$19,233,100	\$1,409,018	Union Storage, Swift & Company Building (10 8th St), BNSF Railway, undeveloped	N½ - Clearance, redevelopment and preservation - preservation of Union Storage/ Armour Creamery buildings and Union Storage warehouse buildings in NE corner of the block. Remainder of the block identified as clearance or redevelopment. Mixed-use and/or housing with zero or limited setbacks on NP Ave; and commercial or mixed-use on Main Ave with any surface parking located on the rear (preference) or side yard		DMU	Mixed-Use	Downtown
18	7.07	\$3,764,000	\$26,929,900	\$30,693,900	\$4,341,429	Renaissance Hall, Old Broadway, Herbst Building, Northern Pacific Railroad Depot, The Avery and parking ramp	E½ - Rehabilitate; S½ - Redevelopment of surface parking lots	1/2 Block	DMU	Mixed-Use	Downtown
19	8.79	\$3,807,000	\$20,349,200	\$24,156,200	\$2,748,146	Minneapolis Moline Building, Advance Rumely Thresher Co. (300 NP Ave), AmeriPride	N½ - Redevelopment/infill on properties in NE and NW corners as well as surface parking lots; S½ - Redevelopment and Rehab to mixed-use (commercial, retail, housing). The SE corner should be a 'gateway' structure and should include ground floor retail and significant interaction with Main Avenue and 2nd St	1/2 Block	DMU	Mixed-Use	Downtown
20	1.93	\$952,000	\$6,634,800	\$7,586,800	\$3,930,984	Masonic Block, Watkins Block, F.O. Knerr Block (Nichole's), Floyd block (15 8th St S), McHench Block, 17-19 8th St S) and Webster/Cole Building (21 8th St S), commercial, surface parking lots	Preservation. Opportunities for increased housing on upper floors of existing buildings. Redevelopment of surface parking lots could accommodate ground floor retail/commercial on 1st Ave S and housing or office on the remainder.		DMU	Commercial	Downtown
21	1.90	\$1,003,000	\$7,200,900	\$8,203,900	\$4,317,842	O'keeffe O'Brien Lyson (720 Main Ave), The Shields Block (714 Main Ave), Landmark Building (15 7th St S), surface parking lots	Preservation of contributing structures and redevelopment and infill to include: 718 Main Ave, surface parking lots and SW corner. Establish SW corner with mixed-use, multiple stories and ground level retail/commercial on both 7th Street and 1st Ave		DMU	Mixed-Use	Downtown
23	2.07	\$992,000	\$6,092,600	\$7,084,600	\$3,422,512	Sanford Neuropsychiatric Institute, surface parking	Redevelopment and infill of surface parking lots; ground floor retail/commercial on 1st Ave and 8th Street		DMU	Mixed-Use	Downtown
24	2.02	\$1,098,000	\$15,295,600	\$16,393,600	\$8,115,644	deLendrecies Building (620 Main Ave), commercial and retail, apartments	Preservation and Rehabilitation - A number of the structures abutting Main Avenue have utilized the RZ benefits. Retail/Commercial ground level with housing on upper stories		DMU	Mixed-Use	Downtown
26	2.06	\$599,600	\$9,174,800	\$9,774,400	\$4,744,854	Park Ridge Apartments (200 8th St S), Residential Condominiums (220 8th St S), United Way, Runsvold Funeral Home	W½ - Rehabilitation E½ - Clearance and re-development, specifically the NE and SE corners - establish corners with mixed-use or housing		MR-3; LC; GC	Mixed-Use	Downtown
28	4.75	\$1,060,600	\$13,431,400	\$14,492,000	\$3,050,947	Park Terrace Apartments (315 7th St S and 420-422 8th St S), Apartments (415 7th St S) - Primarily Residential Apartments and Condominiums	E½ - Clearance and redevelopment; mixed use or housing		MR-3; GC	Mixed-Use	Downtown
29	12.99	\$5,182,400	\$33,625,700	\$38,808,100	\$2,987,537	The Arch, Unite and Gateway mixed use buildings along Main Ave, Fargo Housing Authority bldg, Professional Building (100 4th St S), Cenex (330 Main Ave), surface parking lots	NE corner - Redevelopment with mixed-use and ground level interaction on Main Avenue and 2nd St S½ - Infill opportunities of surface parking lots and specific focus on establishing a multi-story structure on the corner of 2nd St/4th St		DMU	Residential / Mixed-Use	Downtown
30	17.25	\$1,735,900	\$3,199,600	\$4,935,500	\$286,116	Case Plaza and previous location of Mid America Steel / Fargo Foundry Steel & Manufacturing	Redevelopment - Mixed-use or housing; establish multi-story structure on the corner of 2nd St/NP Ave. Note that a portion of this acreage is within the 100 year floodplain		DMU	Commercial / Mixed-Use / Parks	Downtown
31	1.93	\$812,000	\$3,902,100	\$4,714,100	\$2,442,539	A-1 Radiator (1 9th St S), Fargo Firehouse No. 2 (916 Main Ave), Religious institution (23 9th St S), Apartments (917 1st Ave S)	NE and NW Corners - Clearance and Redevelopment S½ - Clearance and Redevelopment, housing		DMU	Commercial	Downtown
32	1.93	\$536,400	\$3,407,200	\$3,943,600	\$2,043,316	Leaf Cleaners/McGovern SF Residence (1002 1st Ave S), Boulger Funeral Home (123 10th St S)	S½ - Clearance and Redevelopment, mixed-use or housing		GC; MR-3	Mixed-Use	Downtown
33	1.93	\$686,800	\$3,583,000	\$4,269,800	\$2,212,332	Vacant and underutilized commercial acreage on N½ and lower density residential on S½	Clearance and Redevelopment - commercial and mixed-use		DMU	Commercial	Downtown

Assessed valuations based on 2024 Assessor's Data

Block #	Acreage	Block - Land Value	Block - Building Value	Total Value	Total Value per Acre	Existing Buildings/Land Use	Desired Land Use and Primary Development Strategy	1/2 Block	Zoning District	Downtown InFocus Future Land Use	Neighborhood
34	1.93	\$680,200	\$2,555,610	\$3,235,810	\$1,676,585	Curts Lock & Key (1102 Main Ave), Duffy's (16 12th St S) - Commercial Properties	N½ - Clearance and Redevelopment, commercial or mixed-use; S½ - Redevelopment or Infill, housing or mixed-use		DMU	Commercial	Downtown
35	2.15	\$1,142,800	\$7,869,500	\$9,012,300	\$4,191,767	previous Mathison's bldg and Wild Terra (1213 NP Ave), Office & commercial uses	N 2/3 Clearance and Redevelopment - Mixed-use, commercial / retail / office; ground floor commercial or retail and emphasis on interaction with University Dr and 1st Ave N ROW		DMU	Commercial	Downtown
36	2.89	\$1,145,000	\$2,670,300	\$3,815,300	\$1,320,173	Urban Crossing Apartments (1102 1st Ave N), vacant	Redevelopment (excluding Urban Crossing Apartments) - Mixed-use, commercial /retail and/or housing		DMU	Mixed-Use	Downtown
37	2.75	\$1,299,200	\$19,783,400	\$21,082,600	\$7,666,400	The Landing mixed use bldg, NW Single-Family Residential and surface parking lots	Clearance and redevelopment - Mixed-use or commercial/retail; housing on upper floors or W½ of the block. Definition of block corners shall be critical on this block		DMU	Mixed-Use	Downtown
38	1.60	\$799,600	\$3,893,600	\$4,693,200	\$2,933,250	Jiffy Lube, Foss Architecture/Interiors, Warehouse Apartments, surface parking lots	S1/3 - Clearance, infill and redevelopment; emphasis on defining the block corner on NP Ave and 10th St. Mixed-use, commercial or housing Remainder - Preservation and rehabilitation.		DMU	Mixed-Use	Downtown
39	4.49	\$2,808,800	\$11,179,800	\$13,988,600	\$3,115,501	ND Farm Bureau / Nodak Mutual, United Savings Credit Union, undeveloped, surface parking	Redevelopment, mixed-use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (primarily 1st Ave and 10th St)		DMU	Commercial / Residential	Downtown
41	1.88	\$856,200	\$14,691,000	\$15,547,200	\$8,269,787	Credit Union, 300 Lime apartments, commercial, surface parking lot	E½ - Clearance and redevelopment; mixed use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (most importantly 10th St)		DMU	Residential	Downtown
42	1.88	\$910,000	\$1,438,300	\$2,348,300	\$1,249,096	Stop-N-Go/Casey's General Store, Northern and surface parking (Elim/Northern)	W½ - Clearance and redevelopment; mixed use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (most importantly 10th St) E½ - Infill, mixed-use or housing		DMU	Commercial	Downtown
43	1.93	\$675,700	\$9,317,500	\$9,993,200	\$5,177,824	Rape & Abuse Crisis Center (720 4th Ave N), Beyond Shelter apartments, and single-family, duplex or apartments on the remainder of the block	E½ - Clearance and redevelopment (except NE corner), preservation of SE corner; mixed use or housing NW - Clearance and redevelopment; mixed-use or housing; SW presevation potential		DMU	Residential	Downtown
44	3.93	\$1,663,000	\$17,506,500	\$19,169,500	\$4,877,735	Twin Towers Condominiums (1110 3rd Ave N), Freighthouse Flats Apartments, University Dr Manor Apartments (1201 2nd Ave N)	W1/3 - Infill, commercial or mixed-use adjacent to University Drive Remainder - Rehabilitation		DMU	Commercial / Residential	Downtown
46	2.12	\$1,124,200	\$4,611,800	\$5,736,000	\$2,705,660	Fargo School District, Fargo Housing Authority (409 4th St N), Automated Maintenance Services (410 3rd St N) - and surface parking lots	N½ - Preservation / Rehabilitation SW Corner - Rehabilitation SE Corner - Clearance and redevelopment, mixed-use or housing		DMU	Public & Institutional	Downtown
47	1.52	\$805,000	\$20,518,000	\$21,323,000	\$14,028,289	Riverhouse apartments			DMU	Residential	Downtown
48	1.93	\$692,300	\$4,001,500	\$4,693,800	\$2,432,021	Blenheim/Stratford/Marlborough Apartments, Wellington Apartments	NE Corner - Clearance and redevelopment; mixed-use, office or housing SW Corner - Clearance and redevelopment; mixed use or housing		DMU; MR-3	Mixed-Use	Downtown
49	2.07	\$1,531,000	\$18,270,400	\$19,801,400	\$9,565,894	Dakota Building (51 Broadway), Royal Jewelers (69 Broadway), Gibb Building (502 1st Ave N), surface parking lots	E½ - Infill and redevelopment; mixed-use with housing on upper floors W½ - Preservation and rehabilitation		DMU	Mixed-Use	Downtown
50	1.73	\$614,200	\$522,200	\$1,136,400	\$656,879	vacant/demolished	Clearance and redevelopment; mixed-use, office or housing		DMU	Residential	Downtown/ Horace Mann
51	3.12	\$1,968,000	\$30,050,300	\$32,018,300	\$10,262,276	Surface Parking Lot and Government Office Building	Redevelopment of surface parking lot and Infill, commercial or mixed-use	1/2 Block	DMU	Public & Institutional	Downtown
52	2.46	\$1,134,500	\$1,865,900	\$3,000,400	\$1,219,675	Brew Bird restaurant, Crown Jewelers, Dakota Rollers Auto, commercial and office businesses	Redevelopment and Infill; mixed-use or commercial		DMU	Commercial	Downtown

Assessed valuations based on 2024 Assessor's Data

Block #	Acreage	Block - Land Value	Block - Building Value	Total Value	Total Value per Acre	Existing Buildings/Land Use	Desired Land Use and Primary Development Strategy	1/2 Block	Zoning District	Downtown InFocus Future Land Use	Neighborhood
53	2.28	\$608,600	\$2,870,700	\$3,479,300	\$1,526,009	previous Meinecke-Johnson Construction (5 14 ST N), 1 1/2-2 story residences on NW, commercial and surface parking lot	Redevelopment and Infill; mixed-use, art center, commercial		DMU; LI	Mixed Use (Industrial/Commercial CNP)	Madison
55	3.33	\$1,002,600	\$25,165,000	\$26,167,600	\$7,858,138	Wild Oak apartments and condos, vacant	Redevelopment on NW corner of block, residential		DMU	Residential / Parks	Horace Mann
56	2.01	\$2,334,100	\$35,855,700	\$38,189,800	\$18,999,900	City of Fargo Parking Ramp, Prairie Public Television, American Federal Bank, Skyway, Craftwell, Radisson Hotel, Offices and Commercial Uses	Redevelopment, rehab and Infill; mixed-use and commercial	1/2 Block	DMU	Commercial	Downtown
57	7.78	\$4,416,800	\$18,083,400	\$22,500,200	\$2,892,057	City of Fargo, surface parking lots, Regional Small Business Center, Ground Transportation Center, offices and apartments	Redevelopment and Infill; mixed-use and commercial		DMU	Mixed Use	Downtown
58	6.27	\$751,500	\$1,451,900	\$2,203,400	\$351,419	Apartments, BNSF, surface parking lots	Redevelopment and infill; mixed use or residential		DMU; MR-3	Residential	Downtown
59	2.46	\$670,900	\$10,386,700	\$11,057,600	\$4,494,959	J-Street apartments, warehouse	S 1/2 - redevelopment of mixed use, commercial or residential		DMU	Industrial/Warehousing (CNP)	Madison

Assessed valuations based on 2024 Assessor's Data

Appendix C

Past Renaissance Zone Boundaries

1999 Renaissance Zone Boundary



Block 3, 4, 5, 10, 13, 15, 22 and 23 accounted for as 1/2 blocks per 1999 Renaissance Plan
Total RZ Blocks - 20 / 20

2003 Renaissance Zone Boundary



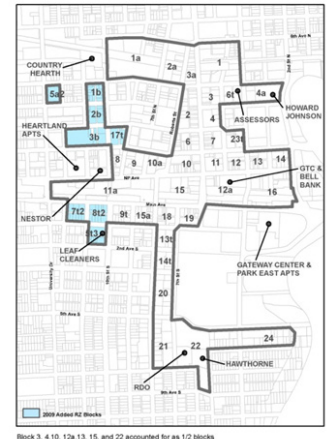
Block 3, 4, 12a, 13, 15, 22 and 23 accounted for as 1/2 blocks
Total RZ Blocks - 33 / 35

2006 Renaissance Zone Boundary



Block 3, 4, 5, 10, 12a, 13, 15, and 22 accounted for as 1/2 blocks
Total RZ Blocks - 35 / 35

2009 Renaissance Zone Boundary



Block 3, 4, 10, 12a, 13, 15, and 22 accounted for as 1/2 blocks
Total RZ Blocks - 39 / 38

2014 Renaissance Zone Boundary



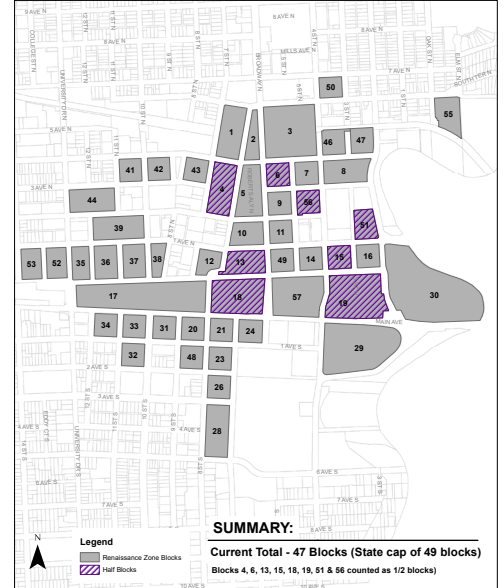
Block 3, 4, 10, 12a, 13, 15, and 22 accounted for as 1/2 blocks
Total RZ Blocks - 38 / 38

2017 Renaissance Zone Boundary



MARCH 2017

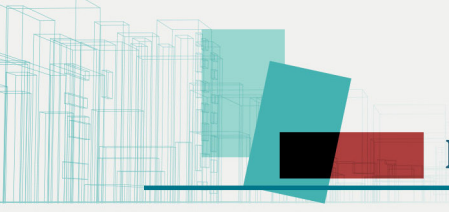
2019 Renaissance Zone Boundary



Appendix D

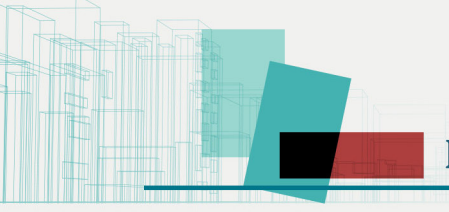
Summary of Legislation of the Renaissance Zone Program

Year	Session	Bill	Summary
1999	56	HB 1492	Original Enabling Legislation
2001	57	SB 2033	The definition of 'rehabilitation' was changed to include residential projects.
		SB 2033	A provision was added to allow a one-time adjustment to zone boundaries after 5 years.
		SB 2033	The amount of the Historic Preservation tax credit was reduced from 50% of the project cost to 25% of the project costs with a capped limit of \$250,000.
		SB 2033	The RZF provisions were changed to allow investments in Renaissance Zones (not limited to RZ projects) and funds could be invested in zone projects throughout the State.
2003	58	HB 1447	The initial legislation authorized a 20 block RZ boundary. This provision allowed an additional block for every 5,000 in population to a maximum size of 35 blocks.
		HB 1457	Adjustments to the zone boundaries may be made more often than the 'five-year, one-time' adjustment that was authorized in the 2001 legislation.
		SB 2259	In addition to investing in zone projects, a RZF may invest in projects in designated zone cities.
		SB 2259	Authorized an additional 2.5 million in tax credits for RZF investments.
2005	59		NO CHANGES
2007	60	HB 1225	The base RZ boundary was increased to 23 blocks.
		HB 1225	A provision was included to allow an exception to the "continuous and contiguous" boundary requirement. Each RZ may designate a 'satellite area' which cannot exceed 3 blocks or ½-mile from the primary boundary.
2009	61	HB 1428	If a block is completed a city may remove the subject block and designate a replacement block.
		HB 1428	The total amount of RZF tax credits was increased by \$2.5M to an aggregate not to exceed \$7.5M.
		SB 2060	The ½-mile requirement for a non-contiguous block (satellite block) was removed.
		SB 2060	Public utilities were added as eligible RZ projects.
2011			NO CHANGES
2013	63	HB 1166	Effective August 1, 2013 a \$500K annual cap was placed on the maximum amount of eligible income that can be exempted by a taxpayer.
			Provided clarification on the expansion of a previously approved zone project.
2015	64		Increased the maximum allowable size of a Renaissance Zone.
			The maximum amount of tax credits allowed to all taxpayers in all tax years for investments made in renaissance fund organizations was increased from \$8.5 million to \$10.5 million.
2017	65	HB 1354	If requested by the chairman of North Dakota's Legislative Management or a standing committee of the North Dakota Legislature, the Tax Commissioner must disclose the amount of any tax deduction or tax credit earned or claimed by a taxpayer.
		SB 2283	Certain state and local tax incentives may not be granted to, or claimed, by a taxpayer unless the taxpayer has satisfied all state and local tax obligations and tax liens of record for taxes owed to North Dakota or a political subdivision. In certain cases, a taxpayer may have to obtain a state or local tax clearance record.
2019			NO CHANGES
2021			NO CHANGES
2023	68	SB 2391	Changes include option to reinstate an expired RZ program, option to increase benefit years (with increase in investment for rehab projects), zone extensions increase up to ten years, additional "island" block, the Renaissance Fund Organization will sunset after remaining credits are claimed, and previous projects may be eligible after thirty years from project completion.



Appendix E

Certified Minutes



Letters of Support

