

RENAISSANCE ZONE AUTHORITY
Thursday, December 21, 2023 | 8:00AM
City Commission Chambers
AGENDA

1. Approval of Minutes: April 26, 2023
2. Renaissance Zone Development Plan update to allow for an 8 year exemption
3. Review of application from Block 8, LLC (Rehabilitation) located at 814 Main Avenue
4. Introduction of 2024 Renaissance Zone Development Plan update
5. Downtown InFocus plan update
6. Fargo Growth Plan update
7. 2024 Meeting Calendar
8. Other Business
9. Adjourn – Next Meeting: January 24, 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**

Regular Meeting:

Wednesday, April 26, 2023

The Regular Meeting of the Renaissance Zone Authority of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 8:00 a.m., Wednesday, April 26, 2023.

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

Present: Deb Mathern, Reid Middaugh, Prakash Mathew, Chad Peterson, Dr. Dean Bresciani (via conference call), Commissioner Dave Piepkorn, Commissioner Arlette Preston

Absent: Steve Swiontek

Chair Mathern called the meeting to order.

Item 1: Minutes: Regular Meeting of February 22, 2023

Member Piepkorn moved the minutes of the February 22, 2023 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 501 Main Ave DevCorp, LLC 322-F (New Construction) located at 501 Main Avenue: APPROVED

Planning Coordinator Maegin Elshaug presented the staff report for a new construction project at 501 Main Avenue. Ms. Elshaug noted that a previous application was submitted for this site, however this is a different project and new application. She stated staff is recommending approval as the proposal meets the guidelines and all required approval criteria.

Ms. Elshaug stated the application does not include floors 1 and 2, as the prospective tenant for those floors is not intending to apply for Renaissance Zone benefits.

Discussion was held on the score of the project and the parking agreement.

Director of Strategic Planning and Development Jim Gilmour spoke on the background and history of the site and this project. He provided an overview of the evolution of the parking arrangement with Bell Bank.

Applicant representative Matt Torgeson, JLG Architects, spoke on behalf of the application.

Discussion continued on the proposed open space amenity west of the property, the value of the project, future plans on the east side of the property, the tax benefit to the City if the project is approved, and the proposed timeline of the project.

Member Preston moved to recommend approval to the City Commission of the application by 501 Main Ave DevCorp, LLC and to grant the property tax exemption and the state income tax exemptions as allowed by the North Dakota Renaissance Zone law contingent upon completion of the project and verification costs. Second by Member Mathew. On call of the roll Members Piepkorn, Middaugh, Mathew, Peterson, Preston, Bresciani, and Mathern voted aye. Absent and not voting: Member Swiontek. The motion was declared carried.

Item 3: Updated on Senate Bill

Ms. Elshaug provided a handout to the Board of the latest version of Senate Bill 2391 from the North Dakota Legislature and provided an overview of the changes to the Renaissance Zone program.

Discussion was held on possible updates for the next legislative session, interest in more satellite areas, and aspects of the original intent of the Renaissance Zone program.

Item 4: Other Business

Member Piepkorn shared that tomorrow, April 27, there will be a tour given at 1:00 p.m., of Brewhalla, and Renaissance Zone Authority members are invited to attend.

Mr. Gilmour noted that a notice will be given that a quorum may be present of members, and that this an opportunity to see the inside of the building.

Item 5: Adjourn – Next Meeting: May 24, 2023

The time at adjournment was 8:42 a.m.

MEMORANDUM

TO: Renaissance Zone Authority

FROM: Maegin Elshaug, Planning Coordinator

DATE: December 14, 2023

RE: Update to Renaissance zone Development Plan to allow for and 8-year tax benefit

Earlier this year, the 68th Legislative Assembly approved changes to Section 40-63 Renaissance Zones of the North Dakota Century Code. One of those changes would allow eligible projects up to an 8-year tax benefit. In order to implement this benefit, a change to the Renaissance Zone Development must occur.

Staff is proposing the change for an 8-year benefit for eligible projects, including New Construction, Residential Purchase, Commercial Lease and Rehabilitation, while also keeping the ability for a 5-year benefit for Rehabilitation projects that do not meet minimum investments required by the State of the current and true value. Per State requirements, in order to be eligible for an 8-year benefit, an investment of no less than 75% of the current and true value is required. For a 5-year benefit, the requirement remains for an investment of no less than 50% of the current and true value. There are no other changes to the plan proposed at this time.

Below are the changes proposed within the Renaissance Zone Development plan (pages 10-11), with references to the specific affected sections. Changes are indicated by **red, underlined font**.

Program Specifics

Projects are eligible for an 8-year benefit, including New Construction, Residential Purchase, Commercial Lease, and Rehabilitation, so long as all other requirements are met. Rehabilitation projects are eligible for a 5-year benefit, so long as all other requirements are met.

Review Criteria

- Rehabilitation Projects (inclusive of residential, commercial or mixed-use)
 - 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 **for a 5-year benefit, or**

an investment of no less than 75% of the current and true valuation of the building for an 8-year benefit?

Minimum Investment 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 **for a 5-year benefit, or an investment of no less than 75% of the current and true valuation of the building for an 8-year benefit**. 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).

Changes to the Renaissance Zone Development Plan must be supported by the Cass County Commission and the Fargo School District. Below is anticipated timeline for review of those agencies:

- January 12, 2024 – Present plan update to the School Board’s Planning Committee
- January 16, 2024 – Present plan update to Cass County Commission, seeking letter of support
- January 23, 2024 – Plan update to Fargo School Board, seeking letter of support
- February 3, 2024 – Action on Plan by City Commission
- February 2024 – Plan change submitted to State

See attachment that shows the plan changes within the document.

Suggested Motion:

To recommend approval of the Fargo Renaissance Zone Development Plan update to the City Commission, with the change in the benefit term of to up to 8 years.

*This excerpt is from the Renaissance Zone Development Plan (pages 10-12) and show proposed changes in context with the plan. Changes are indicated by **red, underlined font**.*

PROGRAM SPECIFICS

Projects are eligible for an 8-year benefit, including New Construction, Residential Purchase, Commercial Lease, and Rehabilitation, so long as all other requirements are met. Rehabilitation projects are eligible for a 5-year benefit, so long as all other requirements are met.

Review Criteria

The following criteria shall be used to review RZ applications.

Rehabilitation Projects (inclusive of residential, commercial or mixed-use)

1. Is the use consistent with the RZ Plan (vision and goals)?
2. 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?
3. 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 **for a 5-year benefit, or an investment of no less than 75% of the current and true valuation of the building for an 8-year benefit?**
4. 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]
5. The rehabilitation project or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan?
6. 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.
7. The rehabilitation project is representative of strong urban design principles as defined by this RZ Plan?
8. Consideration and analysis as to the total actual investment in the project?
9. Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?
10. Will the project facilitate the preservation of any remaining historic integrity, if appropriate?

New Construction Projects (inclusive of residential, commercial or mixed-use)

1. Is the use consistent with the RZ Plan (vision and goals)?

2. Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan? [note that for mixed-use projects the total square footage should be dissected into commercial and residential totals for comparison to minimum investment thresholds]
3. The new construction or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan?
4. 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).
5. The project is representative of strong urban design principles as defined by this RZ Plan?
6. Consideration and analysis as to the total actual investment in the project?
7. Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?
8. Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?

Residential Purchase (condominiums, etc.)

1. Is the applicant able to provide verification that the project location will be their primary, “legal” residence (as required by statute)?
2. For condominiums, is the unit within a building that has been approved as a zone project?
3. 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)

1. For lease projects, is the unit or applicable square footage within a building that has been approved as a zone project?
2. 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 following minimum criteria. To note, 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 ND 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 ND 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 RZA 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)

1. **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 **for a 5-year benefit, or an investment of no less than 75% of the current and true valuation of the building for an 8-year benefit.** 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).
2. **Residential:** The application must provide verification through costs 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.

RZA – Square Footage Waivers: The RZA 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 RZA 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, 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 city Tax Exempt Review 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.



**Staff Report
Renaissance Zone Application for
Block 8 LLC (349-F)
814 Main Ave**

Project Evaluation:

The City of Fargo received a Renaissance Zone application from Block 8 LLC to construct a commercial rehabilitation project at 814 Main Ave. Pursuant to the application, the intent of the project is to rehabilitate the existing building to renovate the interior into a retail space and update the exterior facade. This would include relocating the entrance, adding windows, and a complete remodel of the interior space. The building will remain single story in height and approximately 8,316 square feet.

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

1. **Renaissance Zone Plan Goals:** Use consistent with the RZ Plan (as per Visions and Goals): As noted in the 2019 Renaissance Zone Development Plan. (*portions of responses are from applicant, as noted*)
 - a. *Grow as a Neighborhood:* Invest in housing to increase the population living Downtown and maintain Downtown's diversity.
The project does not provide any housing.
 - b. *Prosper as a Business Center:* Increase the number and types of jobs Downtown.
There are two tenant spaces proposed, per the floor plan. One identified tenant is expanding their space from their current location, which will allow them to add more services and additional staff.
 - c. *Thrive as a Destination:* Create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop of the community's social life.
The applicant states that the project tenant provides a retail experience for a growing list of steady, repeat customers, many of which live within walking distance. The scope of work includes adding more windows on the north and east building facades, which enhances the pedestrian experience along the building.
 - d. *Be a model for Inclusive Growth and Development:* Protect Downtown's diversity and evolve as a model for equitable growth and development.
The project does not address diversity, public amenities, or needs for specific populations.
 - e. *Complete our Streets:* Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.
Many clients live within walking distance of this location as evidenced by the tenant's 30-year history at a downtown location with essentially no parking. This new location provides off-street parking which is anticipated to promote more business opportunities and better access for new customers. MATBUS routes 13, 14, 15, and 18 are within a quarter mile of the subject property, running along 11 Street and Northern Pacific Avenue North.
 - f. *Park Smart:* Manage parking resources to meet the needs of drivers, while also making room for new development and activity.
There are 13 parking spaces existing that will remain on the subject property. Additionally, across the alley to the south is a parking lot under the same ownership with 48 parking spaces with an area for bikes. The block also includes additional parking behind the building for staff and other businesses located on this block. The owner intends to work with adjoining businesses to make sure parking is available for all businesses.

- g. *Play with purpose:* Develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater).
The existing building and parking do not currently include any extensive green spaces or storm water retainage. Plans include the addition of green space around the perimeter of the parking lot behind the building.

(13/20 points)

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

According to the application, the structure accommodates 8,316 square feet, as follows:

- *Proposed Building Total:* approximately 8,316 SF
- *Commercial:* approximately 8,316 SF

Overall, the application estimates a total capital investment of \$875,000. This equates to roughly a \$105.22 investment per square foot on the commercial space.

(10/10 points)

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

- a. **Primary Sector Business:**
Staff is not aware that the applicant is specifically targeting primary sector business, but project provides space for such uses.
- b. **Active Commercial, Specialty Retail or Destination Commercial:**
Tenants will include a retail space for specialty retail.
- c. **Mixed Use Development:**
The project is not mixed-use.

(14/20 points)

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

- a. **Parcels that have been vacant or underutilized for an extended period of time:**
The subject property had a restaurant but has sat vacant since around February of 2023.
- b. **Parcels specifically targeted for clearance:**
The RZ Plan identifies Block 20 for: Preservation; opportunities for increased housing on upper floors and redevelopment of surface parking lots.

(10/10 points)

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

The building will keep its original storefront design as well as add windows and signage. The building was constructed in the 1960s, and the rehab maintains the character of the building while adding windows and transparency along newly constructed Main Avenue. The project includes urban design principles of form and proximity/adjacency to amenities. The existing building contemplates the interface of the structure to the right-of-way. The overall project includes existing surface level parking on the property and to the south as well tucked behind the Main Avenue street frontage. The project is located within the DMU, Downtown-Mixed Use zoning district and will have to meet the architectural intent of that zoning district requirements as well.

(7/10 points)

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

The Renaissance Zone development plan is currently going through the process to update from a 5-year benefit to 8 years for applicable projects. Per NDCC Section 40-63), to be eligible for an 8-year exemption, 75% of the current and true value is required to be met.

As proposed, the redevelopment project and improvement costs significantly exceed both the 75% (true and full value of the building) and \$40 per square foot requirement for commercial rehabilitation. As previously noted, the application represents a total estimated investment of investment of \$875,000 (85% of true and full value). This equates to roughly a \$105.22 investment per square foot on the commercial space.

(10/10 points)

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

The project does not involve the movement or relocation of a business from another community. The current business is expanding from a different downtown Fargo location to operate in a larger space to be prepared with this project.

(10/10 points)

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

Renaissance Zone projects are anticipated to be conscience of four-sided design, which has been seen with other projects within the downtown, this project will be a rehabilitation of an existing building. Having been built in 1962, portions of the storefront will be updated as to fit in with the historical feel of downtown Fargo with additional windows.

(8/10 points)

Summary:

This application received a score of 82 on a 100-point scale. The applicant met criteria and the use is consistent with the RZ Plan. In addition, the proposed project surpasses the local capital improvement requirement of \$40 per square foot requirement for commercial rehabilitation. The amount invested in the project exceeds state and local guidelines. The project does involve the relocation of commercial businesses from another area in Fargo. The applicant will not be seeking any historic preservation tax credits. This project will make use of a lot that is currently underutilized.

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

Suggested motion:

Recommend approval to the Fargo City Commission to approve the application submitted by Block 8 LLC and to grant the property tax exemption and the State income tax exemptions as allowed by the ND Renaissance Zone law contingent upon completion of the project and verification of costs.

Minimum Criteria (New Construction Proposals)			
Criteria:		Staff Rating	Possible Points
1	Use consistent with the plan (as per Vision and Goals)	13	20
2	Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in the RZ Plan?	10	10

3	<p>The new construction or proposed improvements are representative of “High Priority Land Uses” as defined in the RZ Plan:</p> <ul style="list-style-type: none"> • Primary sector business, 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 fashion) 	14	20
4	<p>The investment is located in a ‘Target Area’ as defined by the RZ Plan:</p> <ul style="list-style-type: none"> • Parcels that have been vacant or underutilized for an extended period of time • Parcels specifically targeted for clearance 	10	10
5	Is the project representative of strong urban design principles?	7	10
6	<p>Consideration and analysis as to the total actual investment in the project:</p> <ul style="list-style-type: none"> • Consideration can be given for the level of capital investment in a project. (i.e., additional consideration can be given for higher levels of investment) 	10	10
7	<p>Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community:</p> <ul style="list-style-type: none"> • Commercial tenants that are re-locating within the Downtown Area (as defined by the 1996 Downtown Area Plan) are not eligible for tax incentives without special approval from the Zone Authority • Commercial tenants that are relocating from a North Dakota community (other than Fargo) to the Fargo Renaissance Zone are not eligible for tax incentives without special approval from the Zone Authority. 	10	10
8	Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?	8	10
<ul style="list-style-type: none"> • Total Rating (100 possible points) 		82	100

NORTHERN PACIFIC AVE N



City of Fargo, ND

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

349-F Block 8 LLC

1:2,257

12/4/2023 10:06 AM

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





APPLICATION FOR RENAISSANCE ZONE PROJECT

Property owners, business owners, developers or investors interested in pursuing a Renaissance Zone project should review the 2019 RZ Plan. The RZ Plan delineates the current geographical boundaries of the program (only certain blocks within the downtown core are included) and provides additional detail on minimum investment requirements and applicable program goals and objectives that must be met.

Application submitted for (check all that apply):

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

Property Owner Information	
Name (<i>printed</i>):	Kevin Bartram
Name (<i>printed</i>):	Block 8, LLC
Address:	505 N. Broadway, Suite 201
	Fargo, ND 58102

Contact Person Information (<i>if different than owner</i>)	
Name (<i>printed</i>):	
Address:	

Parcel Information	
Address:	814 Main Avenue
Unit Number:	
Renaissance Zone Block Number:	20
Legal Description (<i>attach separate sheet if more space is needed</i>):	Original Townsite, Block 8, Lots 3 & 4
	Original Townsite, Block 8, Lots 3 & 4
Parcel Number:	01-2240-01135-000

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

Project Information	
Total Project Cost: (Qualified Capital Improvements) \$875,000	
Current Use of Property: Vacant; formerly Mexican Village	
Anticipated Use Upon Completion: Retail	
Expected Date of Purchase: 7-31-20	Expected Date of Occupancy: July, 2024
Estimated Property Tax Benefit: (Over five year exemption period) 125,000 (8 years)	Estimated State Income Tax Benefit: (Over five year exemption period) 25,000 (8 years)
Current Employees: (Full-time equivalent) 8 full-time & 4 part-time	Anticipated Employees: (Full-time equivalent) 10 full-time & 8 part-time

Scope of Work
Demolish the interior down to the structure and reconstruct as a retail space including relocating the entrance, adding windows, and a complete remodeling of the interior space.

Additional Project Information

New Construction/Rehabilitation/Purchase with Improvements Only

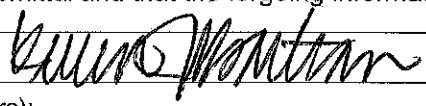
Current Building Value: (Taxable Improvement Value) \$1,028,700	Estimated Building Value Upon Completion: (Taxable Improvement Value) \$1,900,000
Building Area Upon Completion (SF): 8,316 SF	Number of Stories Upon Completion: One

Commercial Lease Only

Lease Area Upon Completion (SF): 8,316 SF			
Type of Business: Retail Sales			
<input type="checkbox"/> New business moving to the Renaissance Zone	<input type="checkbox"/> Expanding Business moving to the Renaissance Zone	<input checked="" type="checkbox"/> Existing Business Expanding within the Renaissance Zone	<input type="checkbox"/> Continuation of a lease moving from one Renaissance Zone Project to another Renaissance Zone Project

Residential Purchase Only

Will this be your primary place of Residency?:
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Acknowledgement – We hereby acknowledge that we have familiarized ourselves with the rules and regulations to the preparation of this submittal and that the forgoing information is true and complete to the best of our knowledge.			
Owner (Signature):		Date:	11-29-23
Joint Owner (Signature):	_____	Date:	_____
Representative (Signature):	_____	Date:	_____

THE FOLLOWING CHECKLIST MUST BE COMPLETED AND SUBMITTED WITH THE APPLICATION FORM:

		Submitted	N/A
Renaissance Zone Project	Current photos of property, relevant to project scope and proposed renderings of the proposed project	<input checked="" type="checkbox"/>	
	Certificate of Good Standing from the Office of the State Tax Commissioner	<input checked="" type="checkbox"/>	
	Business Incentive Agreement from the Department of Commerce for all non-residential projects	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	For residential purchases provide proof of ownership and closing date	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Goals and objectives as outlined in the 2015 Fargo Renaissance Zone Development Plan (Attachment A)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

APPLICATION DEADLINES:

The Renaissance Zone Authority regularly meets on the Fourth Wednesday of each month at 8:00 am in the in the City Commission Chambers at 225 4th Street North, Fargo, ND 58102. For consideration during a monthly meeting:

- **Renaissance Zone** applications are due by 4:30 pm on the **last weekday of each month.**

REQUIREMENTS, POLICIES, AND GUIDELINES:

The Renaissance Zone is administered according to the following written documents, each of which are available on the City of Fargo's website.

- **Renaissance Zone Designation**
 - o City of Fargo Renaissance Zone Development Plan
 - o North Dakota Renaissance Zone Program Guidelines

CERTIFICATION:

Applicant certifies that, to the best of his/her knowledge and belief, the information contained in the application and attached hereto is true and correct. Applicant also certifies that he/she understands all written requirements, policies, and guidelines of the Fargo Renaissance Zone Authority, the City of Fargo, and/or the State of North Dakota governing the use of the procedure or program being applied for:



 (Applicant's Signature)

Kevin J. Bartram

 (Printed Name)

11-29-23

 (Date)

If the property owner(s) and applicant are different, the property owner certifies that he/she has full knowledge of this application and consents to its submission:

 (Applicant's Signature)

 (Printed Name)

 (Date)

 (Applicant's Signature)

 (Printed Name)

 (Date)

Goals of the Fargo Renaissance Zone Plan

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

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

Helps provide more retail and entertainment options for this part of downtown.

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

The Tenant is expanding their space from 4,600 SF to 8,316 SF which will allow them to add more services and additional staff.

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

The project Tenant provides a retail experience for a growing list of steady, repeat customers, many of which live within walking distance.

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

The Tenant's business by its nature is an inclusive business where all are welcome.

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

Many clients live within walking distance of this location as evidenced by the Tenant's 30 year history at a downtown location with essentially no parking. This new location provides off-street parking which is anticipated to promote more business opportunities and better access for new customers.

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

The site includes off-street customer parking for 20-25 vehicles plus additional parking behind the building for staff and other businesses located on this block. The Landlord works with adjoining businesses to make sure parking is available for all businesses.

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

The existing building and parking do not currently include any extensive green spaces or storm water retainage. Plans include the addition of green space around the perimeter of the parking lot behind the building.



Existing view looking west on Main Avenue



Existing view looking east on Main Avenue



Existing view looking west on Main Avenue



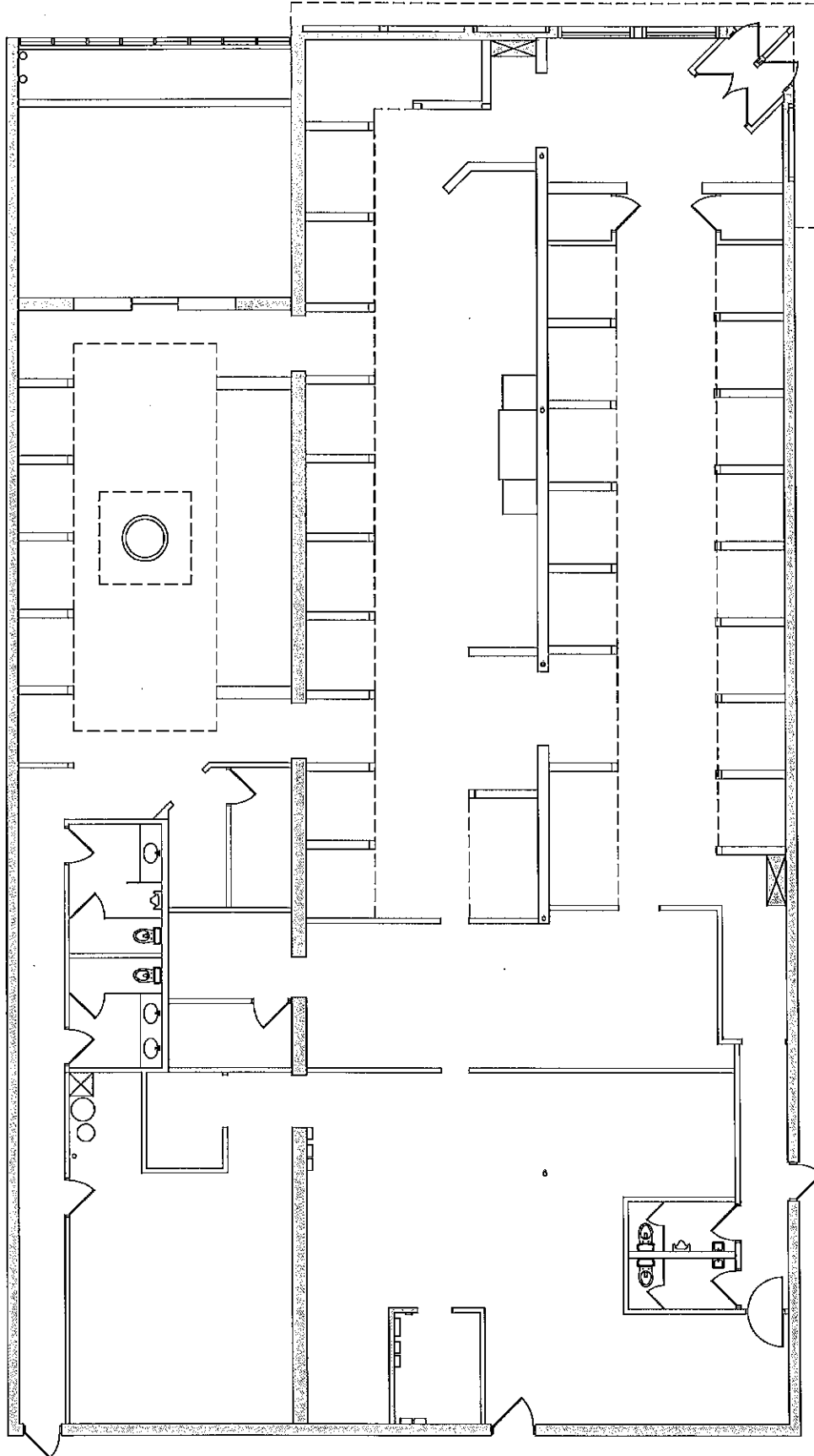
Existing view looking east on Main Avenue



Proposed view looking west on Main Avenue

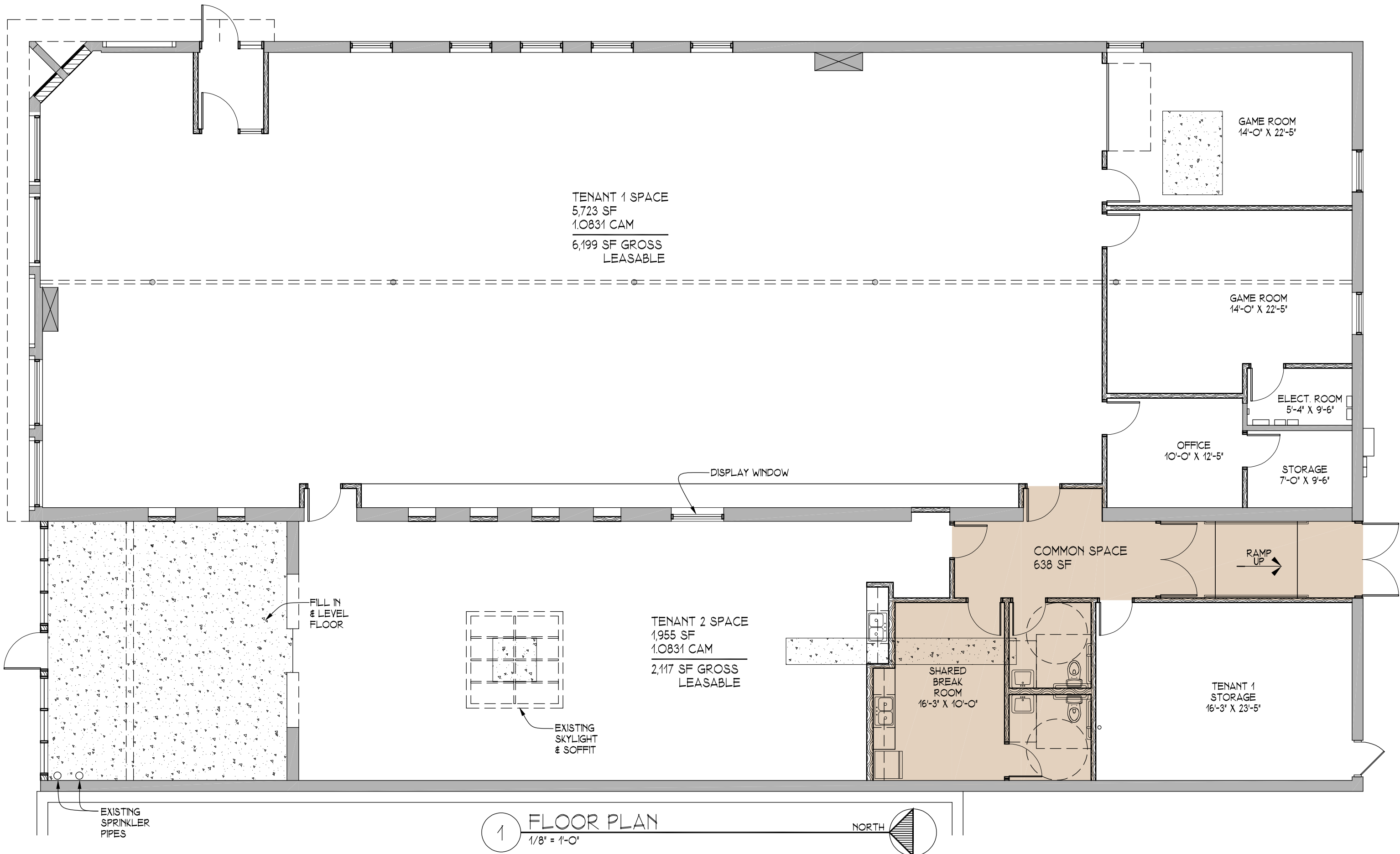


Proposed view looking east on Main Avenue



1 EXISTING FLOOR PLAN





1 FLOOR PLAN
 1/8" = 1'-0"



MAIN AVE.

9 ST S

B ST S



■ Area of Renaissance Zone submittal

1 AVE S

1 SITE PLAN



MEMORANDUM

TO: Renaissance Zone Authority

FROM: Maegin Elshaug, Planning Coordinator

DATE: December 14, 2023

RE: 2024 Renaissance Zone Development Plan update

As a requirement of the Renaissance Zone, cities must update extend the duration of the zone through approval by the State Department of Commerce. The City established its zone initially in 1999, which allowed for a 15-year timeframe, with subsequent extensions every 5 years, which occurred in 2014 and 2019. With recent legislative changes to Section 40-63 Renaissance Zones of the North Dakota Century Code, an extension of up to 10 years may be granted for Zone status.

We anticipate beginning the process to update the plan in Spring of 2024, and will work closely with the Renaissance Zone Authority on the updates. We will also reach out to stakeholders and the community, including property owners, developers, Downtown Neighborhood Association, and the Economic Development Incentive Committee.

Several items we anticipate discussion or updates to include:

- Zone boundary, with the eligibility to have two floating, or “island” blocks with recent changes to the program
- Investment thresholds per square foot
- Uniqueness in project composition, such as multiple owners in the same building

At the meeting, a copy of the current Renaissance Zone Development Plan will be provided to each of you. We are requesting that you review of the plan over the next month or so, to mark any comments, suggestions or questions that you have, and return to our department, so that we can include items in consideration of the plan update.

MEMORANDUM

TO: Renaissance Zone Authority

FROM: Nicole Crutchfield, Planning Director

DATE: December 14, 2023

RE: Downtown InFocus Take Action Update 2023

In 2016, Interface Studio was hired to facilitate a comprehensive planning process for downtown which was adopted in 2018. After five years, the City hired Interface Studio in February 2022 to assess operational process, data and confirm goals and targeted engagement, pandemic impact and Downtown Community Partnership alignment with the Downtown InFocus. An implementation plan has been created following extensive stakeholder outreach and coordination to identify step-by-steps for implementation.

Scott Page with Interface Studio provided an overview presentation of the implementation plan, Downtown InFocus Take Action 2023, to the City Commission at their November 13th, 2023 meeting. To read the plan, visit [Downtown InFocus – Take Action](#).

MEMORANDUM

TO: Fargo Boards and Commission Members

FROM: Kim Citrowske, Planning Coordinator

DATE: December 11, 2023

SUBJECT: Growth Plan Update

City of Fargo has experienced steady growth in population and employment over the last few decades and anticipates future growth. The last Growth Plan was adopted in 2007 and is in need of updates. In February 2023, work began with consultant team, czb to begin the planning effort to understand how the City of Fargo has been growing and has recently transitioned into the second phase where they are building growth scenario options for Fargo's future growth and community guidance. In October, the consultant team presented varying options for community consideration at two open houses and with an online survey.

As the process moves from Phase 2 to 3, the consultant team will reach out to various stakeholders to gather feedback on the draft Preferred Growth Scenario. Once confirmed the draft Preferred Growth Scenario will guide and inform a chosen path for Fargo's growth that is then documented in the final plan which will include a Future Land Use Map anticipated to be complete in Spring 2024.

Please visit the project website: www.FargoGrowthPlan.org to follow the process and sign up for update notifications.

MEMORANDUM

TO: ALL DEPARTMENTS

FROM: ALBERT GIBSON, PLANNING AND DEVELOPMENT DEPARTMENT

DATE: OCTOBER 20, 2023

SUBJECT: 2024 RENAISSANCE ZONE AUTHORITY MEETING SCHEDULE

Listed below are the Renaissance Zone Authority meeting dates for the calendar year 2024.

2024 Meeting Schedule

Renaissance Zone Authority Meetings
January 24
February 28
March 27
April 24
May 22
June 26
July 24
August 28
September 25
October 23
November 27
* December 18
* Date change due to the Christmas Holiday.
Renaissance Zone Authority meetings will be held the 4th Wednesday of each month at 8:00 a.m. in the Commission Chambers at City Hall.