Fargo Renaissance Zone Development Plan

2019 UPDATE

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Showcase Projects

ROBERTS COMMONS AND DILLARD BUILDING (625 2nd Avenue North, 217 Roberts Street North and 624 2nd Avenue North): The newly finished Roberts Commons sits upon the site of the Columbia Hotel that was built in 1888. The Columbia Hotel was a four-story brick structure featuring 100 electric lighted rooms. The Fargo fire of 1893 burned down the building and after the fire it was replaced by the Fargo Carnegie Library which was constructed in 1903. The building sits upon the location of a three-story structure built in 1892. The building first was utilized by the Masonic Temple and the Order of Elks before being converted into apartments with retail space on the ground floor. The Carnegie Library and various buildings around it were razed in the 1970s to build surface parking lots. In 2015, following a request for proposals that was issued by the City, a project consisting of two (2) mixed-use buildings and a parking garage was selected for construction on these properties. The initial phase involved the construction of a city owned structured parking facility with upwards of 450 spaces. The second phase included the construction of 74 residential units with nine (9) ground level retail spaces wrapped around the parking garage.

LORETTA BUILDING (210 Broadway Street North): The Loretta building was constructed in two phases with the south portion of the building constructed in 1909 and the remaining portion being completed in 1912. The building was originally constructed as a three-story commercial building and over the years has accommodated several businesses that included a furniture store, cattle company and more recently a mixture of restaurants and boutique retail. The building was renovated in 2008 and this project added a fourth floor to the building. This RZ project included both rehabilitation and new construction and encompassed a total of 36,334 square feet. The investment included mechanical and electrical infrastructure, façade renovation, windows, roofing and altogether the project was estimated at $2,672,995. At the time of the RZ project, the building value was approximately $600,000. In 2018, the assessed building value was approximately $4.3 million.

RUBY RULES (321 4th Street North): This building was constructed in 1961 as part of the North Dakota Urban Renewal 1 Subdivision. The building is a one-story commercial office building that occupies 5,781 square feet. In 2018 this building was renovated to accommodate a dental office and a yoga studio. The property was valued at $485,000 in 2018 and approximately $670,000 was invested in the renovation. This project is representative of one of the several smaller-scale RZ projects that over the 20-year history of the RZ program in Fargo has contributed to the overall improvement of the downtown core.

Introduction

Renaissance Zone Authority Members

Deb Mathern, Chair
Dr. Dean Bresciani
Bruce Furness
Cari Luchau
Steve Swiontek
Tony Grindberg, City of Fargo Commissioner
Dave Piepkorn, City of Fargo Commissioner and Deputy Mayor
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 2015 an updated plan was adopted pursuant to statutory requirements which effectively extended the duration of the Renaissance Zone through 2019. Consistent with N.D.C.C. 40-63-01(2) and N.D.C.C. 40-63-03 the 2020 Renaissance Zone Development Plan (RZDP) has been prepared and submitted as one of the components required to extend the duration of the program by five 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
2003 Riverfront Development Master Plan
2007 Downtown Framework Plan
2018 Downtown InFocus Plan

Legislative Outline of the Renaissance Zone Program

The initial City of Fargo RZ Plan was approved in December of 1999 and an update was completed in 2003 in response to legislative changes in 2001 and 2003. Additional legislative changes were made in 2005, 2007, 2009, 2013, 2015, 2017 and the program has continued to evolve. There were no changes to the Renaissance Zone law during the 2019 legislative session.

Outlined below is a brief summary of the legislative changes:

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			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		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

Renaissance Zone

Boundary Overview

Since the RZ boundary's original configuration in 1999 the boundary has been modified eight (8) times with the most recent change occurring in 2019 to accommodate potential investments. The following maps depict the history of RZ boundary changes in Fargo including the most recent boundary which is referenced as the "Renaissance Zone Boundary" on page 5.

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

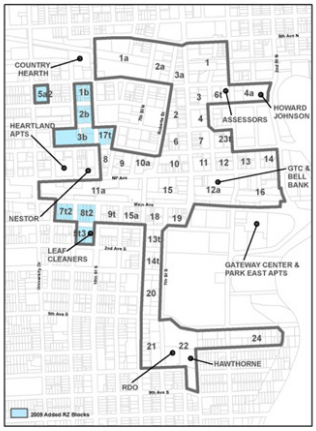
2003 Renaissance Zone Boundary

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



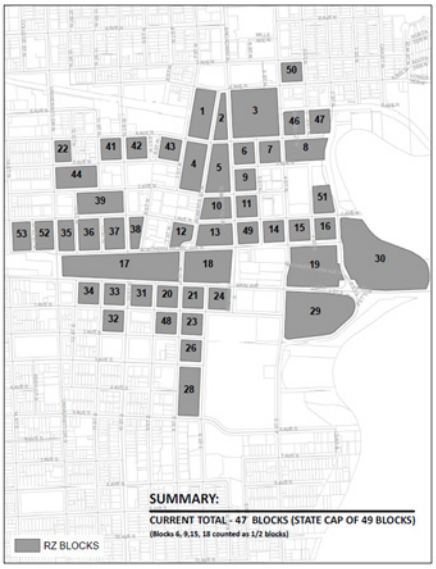
Block 3, 4,10, 12a,13, 15, and 22 accounted for as 1/2 blocks
Total RZ Blocks - 39 / 38

2014 Renaissance Zone Boundary

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

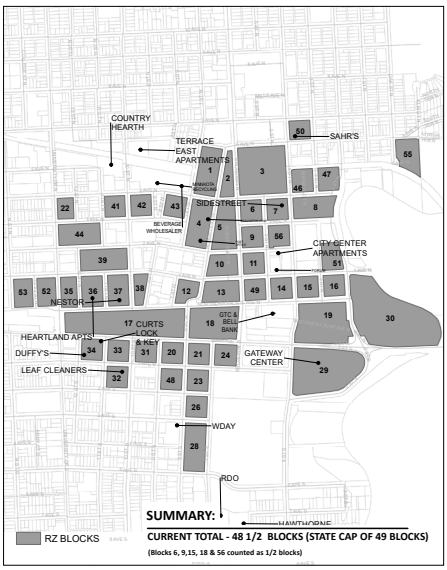
August 2014

2017 Renaissance Zone Boundary



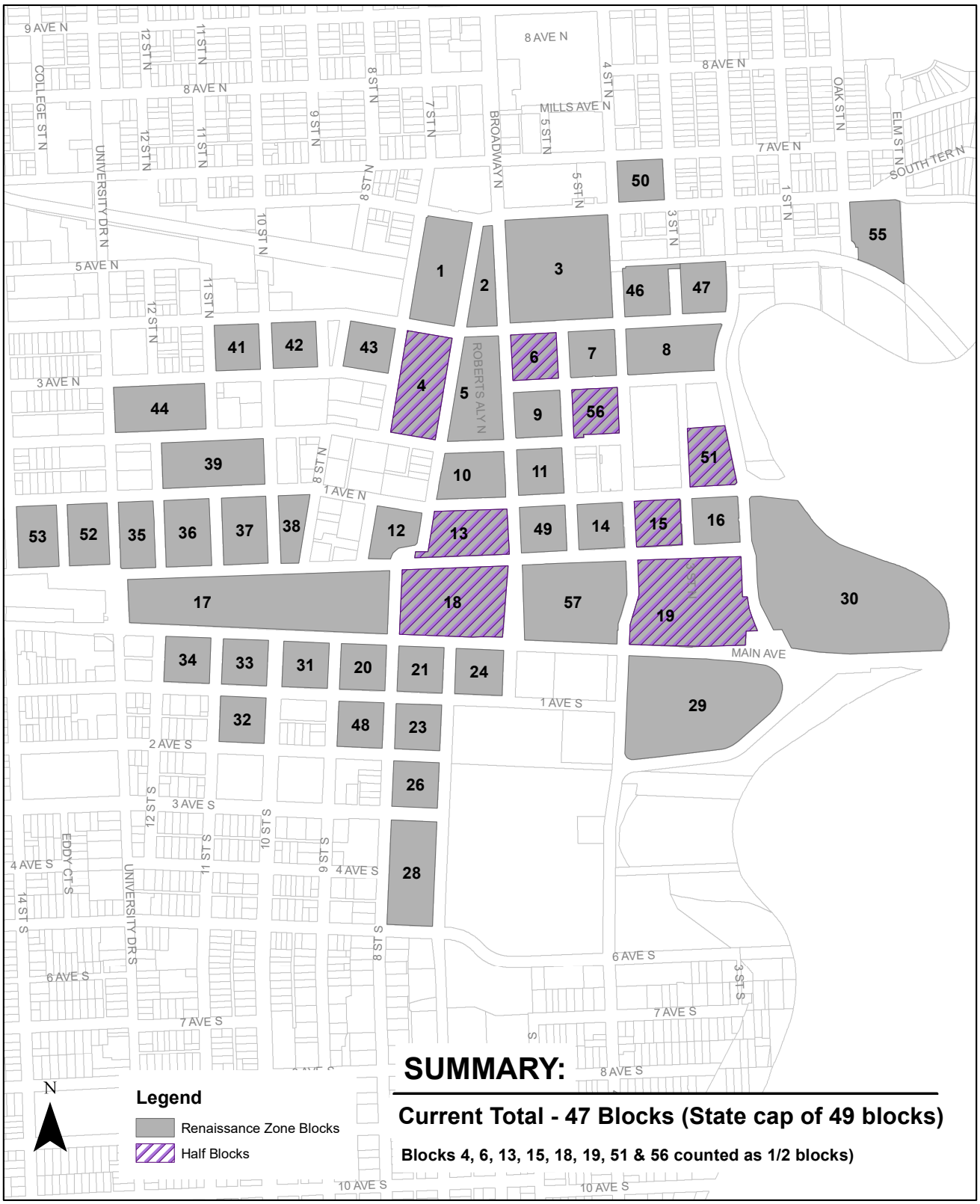
MARCH 2017

2019 Renaissance Zone Boundary



MAY 2019

Renaissance Zone Boundary



2019 Boundary Changes

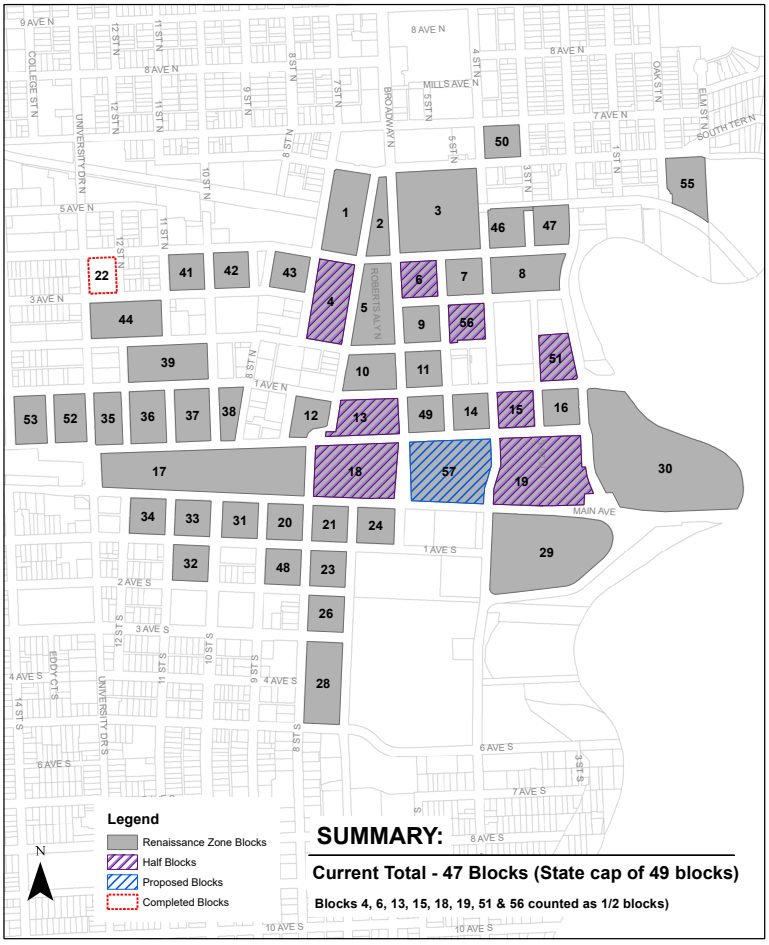
After extensive block by block analysis, there are a few changes to the boundary, which include removal completed Block 22, addition of Block 57, and re-evaluation of half blocks.

The City has determined that Block 22 has been completed. The owner of the property applied for a Renaissance Zone Rehabilitation and New Construction Project in 2015 and the project was completed in 2017. The project received final approval from the Division of Community Services on July 31, 2017 with a five year exemption period of June 2017 through May 2022.

During the analysis phase the City also determined that the proposed Block 57 be added back into the Renaissance Zone Boundary as part of the 2019 Renaissance Zone Development Plan Update. The proposed Block 57 encompasses the area between Main Avenue, Northern Pacific Avenue, Broadway North and 4th Street North. Over half of the proposed block is currently underutilized as surface parking lots. The recent reconstruction of Main Avenue and the goals of the Downtown InFocus Plan encourage slower driving speeds, which make crossing and walking along Main Avenue safer and more comfortable, and ultimately position the surface parking lots for redevelopment creating a true gateway to Downtown Fargo.

The City has identified eight blocks that are eligible for half block status since the blocks contain government owned buildings. Previously Block 9 was included as a half block, with this analysis it was determined that this block was no longer eligible for half block status. See Appendix A for a detailed list of property owners within each block.

Changes to the Renaissance Zone Boundary



Program Data

Since inception of the program in 1999 the City of Fargo has approved a total of 242 RZ projects which includes new construction, rehabilitation, tenant leases and residential purchases (condominiums).

Project Type: As shown in the exhibit (right), a large percentage of the RZ projects completed to-date have been rehabilitation projects versus new construction. Not including tenant lease and residential purchase projects, new construction and rehab represents a total of 81 projects. In the future, especially given the degree of priority and importance the City has placed on infill development within the City's GO2030 Comprehensive Plan and the Downtown InFocus Plan; new construction type "infill" projects should start to become more attractive and promote development opportunities.

RZ Tax Benefits: Eighty-one projects (new construction + rehab) have facilitated significant investment and have contributed to an approximate two-and-a-half times increase in the assessed value of properties in the downtown core. The assessed value in 1999 was approximately $197,375,000 and today, the boundary's assessed value is approximately $546,331,600.

Project Type	Total Completed RZ Projects
New Construction	11
Purchase with Improvements	5
Residential Purchase	87
Commercial/ Mixed-Use Rehabilitation	70
[Tenant] Lease	69
Total	**242**

The Renaissance Zone Program has been supportive of mixed use development, as is shown in this example along 2nd Avenue North.

Vison 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 administrated 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 GO2030 Comprehensive Plan and the Downtown InFocus Plan.

GO2030 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 GO2030 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 GO2030 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 GO2030 Comprehensive Plan, visit the City of Fargo website.

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 the City of Fargo website.

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 GO2030 Comprehensive Plan and the Downtown InFocus Plan), the 2020 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 35).
- **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. 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 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 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.

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 November 18, 2019.

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	Property Address	Owner	Year Built	Description	Building Condition*
1	408 ROBERTS ST N	JPO RENTALS LLP	2012	Apartment	
1	418 ROBERTS ST N	BELL BANK		Parking Ramp/Lot	
1	428 ROBERTS ST N	SWANICK INVESTMENTS LLC		Parking Ramp/Lot	3
1	435 7 ST N	BURLINGTON NORTHERN SANTA FE		Vacant Land	
1	502 ROBERTS ST N	BNSF		Vacant Land	5
1	503 7 ST N	503 7 ST N LLC	1920	Office	5
1	506 ROBERTS ST N	506 ROBERTS ST N LLC	1913	Apartment	
1	662 6 AVE N	ST MARYS CATHEDRAL OF FARGO		Parking Ramp/Lot	
1	669 4 AVE N	FORUM PUBLISHING CO	1941	Warehouse & Office	3
1	669 4 AVE N	FORUM PUBLISHING CO	1971	Warehouse	
2	400 BROADWAY N	400 BUILDING FARGO LLC	1914	Apartment	3
2	400 BROADWAY N	400 BUILDING FARGO LLC	1914	Restaurant-Family	5
2	406 BROADWAY N	DFI AM LLC	1920	Retail & Apartments	
2	412 BROADWAY N	DFI AM LLC	1900	Retail & Apartments	
2	420 BROADWAY N	DANZ BROTHERS PTSHP	1929	Retail & Apartments	2
2	422 BROADWAY N	JAMES INVESTMENTS COMPANY	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		Parking Ramp/Lot	
2	506 BROADWAY N	NORTH 500 BLOCK LLC	1914	Retail & Apartments	3
2	508 BROADWAY N	USSATIS, JEROME C & JEAN C	1914	Retail	4
2	516 BROADWAY N	NORTH 500 BLOCK LLC	1926	Retail & Apartments	
2	522 BROADWAY N	NORTH 500 BLOCK LLC	1926	Retail & Apartments	
3	400 ELM ST N	BURLINGTON NORTHERN SANTA FE		Utility	3
3	401 BROADWAY N	DFI MERCANTILE LLC	1967	Retail	3
3	402 6 AVE N	JMS PROPERTIES LLC	1926	Retail	3
3	406 4 ST N	AMERICAN FEDERAL BANK		Parking Ramp/Lot	3
3	410 5 ST N	DFI MERCANTILE LLC		Parking Ramp/Lot	
3	412 5 ST N	DFI MERCANTILE LLC		Parking Ramp/Lot	3
3	413 BROADWAY N	5TH FLOOR APARTMENTS LLC	1910	Apartment	
3	417 5 ST N	DVAW LLC	1972	Warehouse & Office	
3	420 5 AVE N	BURLINGTON NORTHERN RAILROAD		Utility	3
3	425 BROADWAY N	SMITH, THOMAS K & KARI D	1907	Retail	
3	502 4 ST N	BURLINGTON NORTHERN RAILROAD		Utility	5
3	502 5 ST N	STERLING DEV GROUP TWO 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 5 – New/Excellent

Block	Property Address	Owner	Year Built	Description	Building Condition*
3	505 5 ST N	MBA INVESTMENTS		Vacant Land	5
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	NICHOLAS, EUGENE & CONNIE	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 304	FALKNER, MICHAEL & LAUREN	1914	Single Family - Loft	4
3	505 BROADWAY N UNIT 305	JON L WANZEK REVOCABLE TRUST	1914	Single Family - Loft	3
3	505 BROADWAY N UNIT 306	SCHLOSSMAN, CAROL J	1914	Single Family - Loft	
3	505 BROADWAY N UNIT 307	SCHLOSSMAN, BRADLEY & CAROL J	1914	Single Family - Loft	2
3	505 BROADWAY N UNIT 308	SEVERTSEN, KAREN	1914	Single Family - Loft	4
3	505 BROADWAY N UNIT 309	WILSON, RHONDA L & WILLIAM	1914	Single Family - Loft	3
3	505 BROADWAY N UNIT C1	STERLING DEVELOPMENT GROUP TWO LLC	2008	Retail & Offices	
3	508 4 ST N	MBA INVESTMENTS	1922	Single Family	3
3	510 4 ST N	BEGG, EDMOND	1899	Duplex	3
3	510 5 ST N	CITY OF FARGO	1956	City Of Fargo	
3	510 6 AVE N	BROADWAY PLAZA LLP	1986	Office	
3	511 5 ST N	ALTENBURG, BERNARD & LOIS IVERS	1895	Other	3
3	515 5 ST N	ALTENBURG, KENT M		Other	3
3	516 4 ST N	MBA INVESTMENTS	1923	Duplex	3
3	517 5 ST N	HUYNH, HENRY HUNG-PUOC	1903	Single Family	2
3	519 5 ST N	GREENWORKS PROPERTIES 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	305 7 ST N	DFI ST MARK'S LLC	1960	Parking Ramp/Lot	3
4	315 7 ST N	DFI ST MARK'S LLC		Parking Ramp/Lot	
4	321 7 ST N	DFI ST MARK'S LLC		Parking Ramp/Lot	
4	657 2 AVE N	UNITED STATES OF AMERICA	1969	Federal	
4	670 4 AVE N	DFI ST MARK'S LLC	1912	Theatre	3
5	202 BROADWAY N	VFW CLUB OF FARGO	1940	Retail	5
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	3
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	3
5	210 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	3
5	212 BROADWAY N	LORETTA LLC		Address Segment	3
5	214 BROADWAY N	HANSON PROPERTIES LLC	1898	Office & Apartments	
5	214 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	

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For Commercial and Apartment Uses:
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Block	Property Address	Owner	Year Built	Description	Building Condition*
5	216 BROADWAY N	HATCH & YOUNG 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	3
5	220 BROADWAY N	HOUSING & REDEVELOPMENT AUTHORITY - CITY OF FARGO	1903	Restaurant-Family	
5	220 BROADWAY N	HOUSING & REDEVELOPMENT AUTHORITY - CITY OF FARGO	1903	Apartment	
5	222 BROADWAY N	BANNER LLC	1949	Retail & Offices	3
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			
5	228 BROADWAY N	C/D AML HOLDINGS LLC	1900	Retail & Apartments	
5	230 BROADWAY N	EHLEN, PHYLLIS E	1900	Retail & Offices	3
5	230 ROBERTS ALY N	DFI DILLARD LLC		Address Segment	3
5	231 ROBERTS ST N	DFI DILLARD LLC		Address Segment	3
5	235 ROBERTS ST N	DFI DILLARD LLC		Address Segment	3
5	247 ROBERTS ST N	DFI DILLARD LLC	2018	Retail & Apartments	3
5	300 BROADWAY N UNIT 101	DFI 300 BROADWAY LLC	2007	Retail	5
5	300 BROADWAY N UNIT 102	DFI 300 BROADWAY LLC	2007	Retail	5
5	300 BROADWAY N UNIT 103	DFI 300 BROADWAY LLC	2007	Retail	5
5	300 BROADWAY N UNIT 104	DFI 300 BROADWAY LLC	2007	Restaurant-Fast Food	5
5	300 BROADWAY N UNIT 105	C/D FARGO THEATRE MANAGEMENT (THE)	2007	Theatre	5
5	300 BROADWAY N UNIT 201	CHRISTIANSON, SANDRA V	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 202	SAWARDEKER, PRASAD J	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 203	ORMBRECK, HARLAN & SHARON	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 204	SCHWERT, DONALD P T/O/D	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 205	KERBER, BEVERLY D	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 301	MOLBERT, LAURIS N T/O/D	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 303	KOLSTAD, MARK A & SUSAN O	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 304	WEINGARTEN, BENJAMIN J	2007	Single Family - Loft	
5	300 BROADWAY N UNIT 305	WHITE, DAVID H & THERESE A	2007	Single Family - Loft	
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	
5	300 BROADWAY N UNIT 404	BURGUM, DOUGLAS J	2007	Single Family - Loft	
5	300 BROADWAY N UNIT 405	KNUTSON, CAMERON M	2007	Single Family - Loft	
5	300 BROADWAY N UNIT 406	HAYER, BRIAN J	2007	Single Family - Loft	
5	300 BROADWAY N UNIT P1	WEINGARTEN, BENJAMIN J		Other	3
5	300 BROADWAY N UNIT P2	MOLBERT, LAURIS N TRUST		Other	4
5	300 BROADWAY N UNIT P3	ORMBRECK, HARLAN & SHARON		Other	4
5	300 BROADWAY N UNIT P4	COURSEY, RICHARD L JR		Other	3
5	300 BROADWAY N UNIT P5	DFI 300 BROADWAY LLC		Parking Ramp/Lot	4

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Block	Property Address	Owner	Year Built	Description	Building Condition*
5	300 BROADWAY N UNIT P6	DFI 300 BROADWAY LLC		Parking Ramp/Lot	4
5	300 BROADWAY N UNIT P7	DFI 300 BROADWAY LLC		Parking Ramp/Lot	4
5	303 ROBERTS ST N	HOUSING & REDEVELOPMENT AUTHORITY - CITY OF FARGO	1910	Office	3
5	303 ROBERTS ST N	HOUSING & REDEVELOPMENT AUTHORITY - CITY OF FARGO	1910	Apartment	3
5	309 ROBERTS ST N	DFI SMITH FOLLETT & CROWL LLC	1917	Retail & Apartments	
5	309 ROBERTS ST N	DFI SMITH FOLLETT & CROWL LLC	1917	Retail & Apartments	3
5	314 BROADWAY N	FARGO THEATRE MANAGEMENT CORP	1926	Theatre	2
5	317 ROBERTS ST N	FLOORING PROPERTIES II, LLP	1915	Retail	
5	318 BROADWAY N	BELL BANK	1955	Office	
5	322 BROADWAY N	CENTRAL BILLING INC	1900	Office	3
5	324 BROADWAY N	CENTRAL BILLING INC	1990	Parking Ramp/Lot	
5	333 ROBERTS ST N	ROBERTS STREET CHAPEL LLC	1953	Retail & Apartments	3
5	615 2 AVE N	DFI ROBERTS LLC		Address Segment	3
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	3
5	655 2 AVE N	DFI ROBERTS LLC		Address Segment	
6	301 BROADWAY N	TILOCK PROPERTIES LLC	1900	Retail & Apartments	
6	303 BROADWAY N	303 BROADWAY LLC	1905	Retail & Apartments	4
6	305 BROADWAY N UNIT 1	BRANDT PROPERTIES CO	1905	Single Family - Loft	
6	305 BROADWAY N UNIT 2	BRANDT PROPERTIES CO	1905	Retail, Off, & Apartments	3
6	311 BROADWAY N	BROADWAY STREET DEVELOPMENT LLC	1913	Retail	3
6	313 BROADWAY N	BROADWAY STREET DEVELOPMENT LLC	1913	Retail	
6	315 BROADWAY N	BROADWAY STREET DEVELOPMENT LLC	1913	Retail	3
6	317 BROADWAY N	BROADWAY STREET DEVELOPMENT LLC	1913	Retail	
6	319 BROADWAY N UNIT 101	ENZ, COLIN	1913	Other	
6	319 BROADWAY N UNIT 102	CURRIER, JOHN	1913	Other	
6	319 BROADWAY N UNIT 103	LEIKAS, THOMAS	1913	Other	
6	319 BROADWAY N UNIT 104	BECK, WHITNEY	1913	Other	
6	319 BROADWAY N UNIT 105	THEIN, NICOLE A	1913	Other	5
6	319 BROADWAY N UNIT 106	VOORHEES, JEAN C	1913	Other	5
6	319 BROADWAY N UNIT 107	SZMEREKOVSKY, JOSEPH G	1913	Other	5
6	319 BROADWAY N UNIT 108	BROADWAY STREET DEVELOPMENT LLC	1913	Other	5
6	319 BROADWAY N UNIT 109	PERLEBERG, KATIE A T/O/D	1913	Other	5
6	319 BROADWAY N UNIT 110	SOBOLIK, JEREMY & MELISSA	1913	Other	5
6	319 BROADWAY N UNIT 201	PERLEBERG, KATIE A T/O/D	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 202	DIEDERICH, ERIK BAKKE & ANDREA MARIE	1913	Single Family - Loft	5

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Block	Property Address	Owner	Year Built	Description	Building Condition*
6	319 BROADWAY N UNIT 203	HAMM, BRIAN & MARIBEL	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 204	LEIKAS, THOMAS	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 205	BURGUM, JOSEPH	1913	Single Family - Loft	5
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	5
6	319 BROADWAY N UNIT 301	GIBB, DIANNE	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 302	SOBOLIK, JEREMY & MELISSA	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 303	WILDENBORG, MATTHEW P	1913	Single Family - Loft	
6	319 BROADWAY N UNIT 304	ENZ, COLIN	1913	Single Family - Loft	4
6	319 BROADWAY N UNIT 305	CURRIER, JOHN	1913	Single Family - Loft	
6	319 BROADWAY N UNIT 306	VOORHEES, JEAN C	1913	Single Family - Loft	
6	319 BROADWAY N UNIT 307	BECK, WHITNEY	1913	Single Family - Loft	3
6	319 BROADWAY N UNIT 308	IHRINGER, MATTHEW T	1913	Single Family - Loft	
6	320 5 ST N	MCCORMICK PLACE PARTNERSHIP	1919	Office	3
6	325 BROADWAY N	HOUSING & REDEVELOPMENT AUTHORITY OF FARGO	1965	Fargo Housing Authority	
6	505 3 AVE N	DFI LEGION LLC	1949	Retail	5
6	510 4 AVE N	BRISTOL PLACE PARTNERSHIP LLP	1920	Office & Apartments	
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	4
7	404 4 AVE N	NORTHLAND HOSPITALITY LLC	1916	Office	3
7	415 3 AVE N	MERITCARE HOSPITAL	1977	Medical Clinic	
7	415 3 AVE N	MERITCARE HOSPITAL	1977	Office	
8	200 4 AVE N APT 101	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 102	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 103	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 104	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 105	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 106	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 107	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 108	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 109	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 110	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 111	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 112	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 201	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 203	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 204	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 205	404 PLACE LLC	2018	Apartment Style Condo Unit	

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Block	Property Address	Owner	Year Built	Description	Building Condition*
8	200 4 AVE N APT 206	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 207	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 208	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 209	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 210	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 301	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 303	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 304	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 305	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 306	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 307	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 308	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 309	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 310	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 401	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 403	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 404	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 405	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 406	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 407	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 408	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 409	404 PLACE LLC	2018	Apartment Style Condo Unit	
8	200 4 AVE N APT 410	404 PLACE LLC	2018	Apartment Style Condo Unit	5
8	200 4 AVE N UNIT LP	NORTHLAND HOSPITALITY LLC	2017	Parking Ramp/Lot	
8	207 3 AVE N	CITY OF FARGO	0	County	
8	309 4 ST N	PONTOPPIDAN LUTHERAN CHURCH	1916	Church	
8	321 4 ST N	RUBY RULES LLC	1961	Office	
8	334 4 AVE N	NORTHLAND HOSPITALITY LLC		Parking Ramp/Lot	
9	215 BROADWAY N	BLOCK 9 PARTNERS	1963	Parking Ramp/Lot	3
9	215 BROADWAY N UNIT 1	BLOCK 9 PARTNERS LLC		Office	3
9	215 BROADWAY N UNIT 2	BLOCK 9 PARTNERS LLC		Hotel	3
9	215 BROADWAY N UNIT 3	BLOCK 9 PARTNERS LLC		Retail	3
9	215 BROADWAY N UNIT 4	BLOCK 9 PARTNERS LLC		Office	5
9	215 BROADWAY N UNIT 5	BLOCK 9 PARTNERS		Single Family - Loft	3
9	224 5 ST N	US BANK NATIONAL ASSOCIATION	2010	Bank/Savings & Loan	
9	226 5 ST N	BLOCK 9 PARTNERS		Parking Ramp/Lot	3
9	505 2 AVE N	US BANK NATIONAL ASSOCIATION	1963	Bank/Savings & Loan	5
10	102 BROADWAY N	DFI 102 BROADWAY LLC	1964	Retail & Offices	4
10	107 ROBERTS ST N	NICKEL PARTNERS LLP	1915	Apartment	3

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Block	Property Address	Owner	Year Built	Description	Building Condition*
10	110 BROADWAY N	DFI BLACK BUILDING LLC	1961	Retail & Offices	3
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	3
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	Condominium (Commercial)	3
10	111 ROBERTS ST N UNIT 8	HATCH & YOUNG LLC	1917	Condominium (Commercial)	3
10	113 ROBERTS ST N	WINDERS, JOHNSON, & YOUNG LLC	1918	Office & Apartments	3
10	114 BROADWAY N	DFI BLACK BUILDING LLC	1930	Retail & Offices	3
10	120 BROADWAY N	WALTON CHIROPRACTIC CLINIC PC	1895	Office & Apartments	
10	122 BROADWAY N	DFI BD LLC	1911	Retail & Offices	
10	123 ROBERTS ST N	THE GRAVER LP	1916	Office & Apartments	
10	123 ROBERTS ST N	THE GRAVER LP	1916	Office & Apartments	3
10	128 ROBERTS ALY N	DFI KESLER LLC		Address Segment	
10	132 ROBERTS ALY N	DFI KESLER LLC		Address Segment	3
10	301 10 ST N	CASEY'S RETAIL COMPANY	1985	Convenience Store	
10	613 1 AVE N	C/D DFI BG LLC	1910	Office	
10	617 1 AVE N	C/D DFI BG LLC		Parking Ramp/Lot	
10	618 2 AVE N	DFI KESLER LLC		Address Segment	
10	621 1 AVE N	DFI BJ LLC	1990	Parking Ramp/Lot	
10	622 2 AVE N	DFI KESLER LLC		Address Segment	
10	624 2 AVE N	DFI KESLER LLC		Parking Ramp/Lot	
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	DFI KESLER LLC		Address Segment	5
11	101 BROADWAY N	HOTEL DONALDSON LLC	1900	Hotel	
11	105 BROADWAY N	ROOTERS BAR INC	1893	Retail & Apartments	3
11	107 BROADWAY N	ROOTERS BAR INC	1902	Retail & Apartments	
11	109 BROADWAY N	DFI BA LLC	1903	Retail & Offices	3
11	109 ROBERTS ST N UNIT 4	PORTERFIELD LLC	1917	Condominium (Commercial)	3
11	109 ROBERTS ST N UNIT 5	PORTERFIELD LLC	1917	Condominium (Commercial)	
11	113 BROADWAY N	DFI BA LLC	1903	Retail	3
11	115 BROADWAY N	DFI BC LLC			
11	117 BROADWAY N	DFI BC LLC	1911	Retail & Apartments	3
11	119 BROADWAY N	DFI BC LLC		Address Segment	3
11	123 BROADWAY N	DFI BE LLC	1895	Retail & Offices	
11	123 BROADWAY N STE 200	DFI BE LLC		Address Segment	3
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	

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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	3
12	14 ROBERTS ST N	LOFTS ON ROBERTS LLP	1905	Retail & Apartments	3
12	26 ROBERTS ST N	CITY OF FARGO	1908	Office & Apartments	3
12	37 7 ST N	BTM INVESTMENTS LLC	1910	Apartment	
12	673 NORTHERN PACIFIC AVE N	RILEY INC	1960	Parking Ramp/Lot	
13	52 BROADWAY N	PROFFUTT LP	1911	Retail & Offices	
13	56 BROADWAY N	PROFFUTT LP		Parking Ramp/Lot	3
13	609 NORTHERN PACIFIC AVE N	NOBULL LLC	1896	Retail	
13	611 NORTHERN PACIFIC AVE N	BARNICK PARKING LLC		Parking Ramp/Lot	
13	615 NORTHERN PACIFIC AVE N	BARNICK, JOHN P	1983	Parking Ramp/Lot	3
13	619 NORTHERN PACIFIC AVE N	TJADEN PROPERTIES LLC	1910	Retail & Apartments	
13	621 NORTHERN PACIFIC AVE N	TJADEN PROPERTIES LLC	1910	Retail & Apartments	
13	627 NORTHERN PACIFIC AVE N	OLIVIERI, JOSEPH M	1906	Retail & Apartments	
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	
13	631 NORTHERN PACIFIC AVE N	SIX THIRTY-ONE INVESTMENTS LLP	1906	Retail	
13	633 NORTHERN PACIFIC AVE N	BARNICK, JOHN P	1985	Parking Ramp/Lot	3
13	637 NORTHERN PACIFIC AVE N	CITY OF FARGO FIRE HALL	1961	City Of Fargo	
13	64 BROADWAY N	64 BROADWAY INVESTMENTS LLC	1893	Retail	
13	66 BROADWAY N	GILL'S INVESTMENT LTD	1893	Retail, Off, & Apartments	3
13	68 BROADWAY N	GILL'S INVESTMENT LTD		Address Segment	4
13	623 NORTHERN PACIFIC AVE N	QUANTUM DEVELOPMENT INC	1910	Retail & Apartments	
14	401 NORTHERN PACIFIC AVE N	BARNICK PARKING LLC (50%)		Parking Ramp/Lot	3
14	402 1 AVE N	FORUM PUBLISHING CO	1980	Parking Ramp/Lot	3
14	409 NORTHERN PACIFIC AVE N	409 PARKING LLC	1994	Parking Ramp/Lot	3
14	411 NORTHERN PACIFIC AVE N	409 PARKING LLC		Parking Ramp/Lot	4
14	415 NORTHERN PACIFIC AVE N	BEVERLY REALTY INC	1915	Retail	3
14	417 NORTHERN PACIFIC AVE N	IOWA-BEVERLY REALTY INC	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	4
14	63 5 ST N	DFI LOUDON LLC		Parking Ramp/Lot	
14	64 4 ST N	DFI LOUDON LLC	1916	Office	
15	301 NORTHERN PACIFIC AVE N	FAMILY HEALTHCARE CENTER	1919	Medical Clinic	
15	307 NORTHERN PACIFIC AVE N	FAMILY HEALTHCARE CENTER	1908	Medical Clinic	
15	308 1 AVE N	DALE R LARSON REV LIVING TRUST AGREEMENT	1926	Retail	
15	313 NORTHERN PACIFIC AVE N	IRISH PROPERTIES II LLC	1914	Office	
15	317 NORTHERN PACIFIC AVE N	FORUM PUBLISHING CO		Parking Ramp/Lot	

** BUILDING CONDITION:*

For Residential Uses:
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For Commercial and Apartment Uses:
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Block	Property Address	Owner	Year Built	Description	Building Condition*
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	3
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	3
15	69 4 ST N	CITY OF FARGO	1921	City Of Fargo	3
16	205 NORTHERN PACIFIC AVE N	FARMERS UNION OIL COMPANY OF MOORHEAD	1946	Convenience Store	
16	209 NORTHERN PACIFIC AVE N	BORTNMEN FAMILY LTD PTSHP	1910	Retail	3
16	213 NORTHERN PACIFIC AVE N	BORTNEM FAMILY LTD PTSHP	1951	Retail	
16	219 NORTHERN PACIFIC AVE N	BORTNEM FAMILY LTD PTSHP	1905	Retail & Offices	4
16	65 3 ST N	BORTNAM FAMILY LTD PTSHP		Parking Ramp/Lot	2
16	72 2 ST N	BORTNEM FAMILY LTD PTSHP		Parking Ramp/Lot	
17	10 8 ST N	ARCADIA-W LLC	1913	Office & Apartments	3
17	1001 MAIN AVE	BURLINGTON NORTHERN SANTA FE		Utility	4
17	1004 NORTHERN PACIFIC AVE N	BNSF		Parking Ramp/Lot	
17	1009 MAIN AVE	BNSF		Vacant Land	4
17	1015 MAIN AVE	LEY, GEORGE C	2002	Strip Center	3
17	1026 NORTHERN PACIFIC AVE N	1026 NP AVENUE LLC	1929	Apartment	3
17	1100 NORTHERN PACIFIC AVE N	1026 NP AVENUE LLC	1929	Office	4
17	1113 MAIN AVE	KJT PROPERTIES LLC	1953	Warehouse & Office	3
17	1120 NORTHERN PACIFIC AVE N	NP WEST LLC	1960	Warehouse & Office	3
17	1201 MAIN AVE	VOGEL ENTERPRISES LTD	1910	Retail	
17	4 8 ST N	BURLINGTON NORTHERN RAILROAD		Utility	
17	806 NORTHERN PACIFIC AVE N	RAIL CROSSING LLC	1925	Warehouse & Office	
17	808 NORTHERN PACIFIC AVE N	RAIL CROSSING LLC	1919	Manufacturing-Light	
17	828 NORTHERN PACIFIC AVE N	RAIL CROSSING LLC	1995	Manufacturing-Light	3
17	842 NORTHERN PACIFIC AVE N	FABRICATORS SUPPLY INC	1937	Lumber Yard	3
17	905 MAIN AVE	BNSF	1988	Restaurant-Fast Food	4
18	10 BROADWAY N UNIT A	GLOBAL DEVELOPMENT LLC	1986	Parking Ramp/Lot	3
18	12 BROADWAY N	CPE PROPERTIES LLC	1925	Retail	5
18	12 BROADWAY N UNIT 201	WOLD, MARILYN K	2004	Single Family - Loft	5
18	12 BROADWAY N UNIT 202	WEINGARTEN, CHARLES P & MARY E	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 203	MCNAIR, MICHAEL D & KING-MCNAIR, PAMELA L	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 204	RICHARDS, ANDREW T	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 205	PIKE, THAD J	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	5
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

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Block	Property Address	Owner	Year Built	Description	Building Condition*
18	12 BROADWAY N UNIT 305	KLD ENTERPRISES LLP	1925	Single Family - Loft	3
18	12 BROADWAY N UNIT 306	LELAND A SWANSON REV LIVING TRUST	1925	Single Family - Loft	3
18	14 BROADWAY N	GLOBAL DEVELOPMENT LLC	1925	Manufacturing-Light	4
18	2 BROADWAY N	BURLINGTON NORTHERN RAILROAD		Utility	
18	22 BROADWAY N	GLOBAL DEVELOPMENT LLC	1905	Retail & Offices	3
18	6 BROADWAY N	UPTOWN CHATTELS LLC	1899	Retail & Offices	
18	6 BROADWAY N	UPTOWN CHATTELS LLC		Vacant Land	3
18	602 NORTHERN PACIFIC AVE N	GLOBAL DEVELOPMENT LLC		Parking Ramp/Lot	3
18	610 NORTHERN PACIFIC AVE N	GLOBAL DEVELOPMENT LLC		Parking Ramp/Lot	
18	636 NORTHERN PACIFIC AVE N	CITY OF FARGO	1990	City Of Fargo	4
18	650 NORTHERN PACIFIC AVE N	NDSU DEVELOPMENT FOUNDATION	1909	Educational & NDSU	3
18	650 NORTHERN PACIFIC AVE N	NDSU DEVELOPMENT FOUNDATION		Educational & NDSU	
18	650 NORTHERN PACIFIC AVE N	CITY OF FARGO		Parking Ramp/Lot	3
18	701 MAIN AVE	PARK DISTRICT OF THE CITY OF FARGO		Fargo Park District	3
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	BORTNEM FAMILY LTD PARTNERSHIP	1974	Warehouse	
19	223 MAIN AVE	223 MAIN AVE LLC	1912	Warehouse	3
19	300 NORTHERN PACIFIC AVE N UNIT 301	QUICK, BRUCE D & ROBERTA	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 302	JOHN S ABBOTT REV TRUST	2004	Single Family - Loft	4
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	4
19	300 NORTHERN PACIFIC AVE N UNIT 306	BURCHILL, THOMAS S & SHELLY L	2004	Single Family - Loft	4
19	300 NORTHERN PACIFIC AVE N UNIT 307	BUTLER, FRANCIS J	2004	Single Family - Loft	4
19	300 NORTHERN PACIFIC AVE N UNIT 308	DAWSON, DEBRA ANN	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 309	JOHNSON, JEFFREY K	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 310	BRUCE G PITTS REV LIVING TRUST	2004	Single Family - Loft	4
19	300 NORTHERN PACIFIC AVE N UNIT 311	RODENBURG, CLIFTON G & DONNA	2004	Single Family - Loft	
19	300 NORTHERN PACIFIC AVE N UNIT C1	NETREIT 300 NP LLC	1921	Retail & Offices	2
19	300 NORTHERN PACIFIC AVE N UNIT C2	RED RIVER VALLEY REGIONAL DISPATCH CENTER	1921	Condominium (Commercial)	4
19	307 MAIN AVE	BORTNEM FAMILY LP	1930	Warehouse & Office	3
19	310 NORTHERN PACIFIC AVE N	FRITZ PROPERTIES LLC	1923	Office	3
19	315 MAIN AVE	BORTNEM FAMILY LP	1917	Warehouse & Office	
19	320 MACHINERY ROW AVE N	CITY OF FARGO		City Of Fargo	3
19	323 MAIN AVE	RIVER CITY CHURCH	1910	Church	3

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19	325 MACHINERY ROW AVE N	FRITZ PROPERTIES LLC		Address Segment	
19	35 4 ST N	TTC LLP	1919	Office	
19	35 4 ST N	TTC LLP	2008	Warehouse	3
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	
20	15 8 ST S	CONEFLOWER FARMHOUSE LLC	1910	Address Segment	3
20	17 8 ST S	HARVEST CAPITAL LLC	1900	Retail & Apartments	
20	19 1/2 8 ST S	HARVEST CAPITAL LLC		Address Segment	3
20	21 8 ST S	HARVEST CAPITAL	1901	Retail & Apartments	
20	806 MAIN AVE	WATKINS, FRANK LELAND	1900	Retail	
20	810 MAIN AVE	WATKINS, FRANK LELAND		Parking Ramp/Lot	3
20	811 1 AVE S	814 MAIN AVENUE LLC		Parking Ramp/Lot	3
20	814 MAIN AVE	814 MAIN AVENUE LLC	1962	Restaurant-Family	
20	818 MAIN AVE	TAS LLC	1927	Office	
20	824 MAIN AVE	ANGOTTI PROPERTIES LLC	1925	Office	3
20	825 1 AVE S	814 MAIN AVENUE 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	3
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	
21	700 MAIN AVE	KNB PROPERTIES LLC	1958	Office	3
21	714 MAIN AVE	FANCY LAND LLC	1915	Retail & Apartments	
21	716 MAIN AVE	BH PROPERTIES LLC	1901	Retail & Apartments	3
21	718 MAIN AVE	KNB PROPERTIES LLC		Parking Ramp/Lot	3
21	720 MAIN AVE	720 MAIN LLC	1958	Office	3
23	115 7 ST S	NEUROPSYCHIATRIC RESEARCH INSTITUTE		Parking Ramp/Lot	3
23	120 8 ST S	NEUROPSYCHIATRIC INSTITUTE	1970	Medical Clinic	4
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	3
24	20 7 ST S	BLOCK 6 APARTMENTS LLP	1985	Apartment	3
24	21 BROADWAY S	BLOCK 6 APARTMENTS LLP	1985	Apartment	4
24	602 MAIN AVE	WIMMER CORNER LLC	1895	Retail & Apartments	
24	604 MAIN AVE	WIMMER CORNER LLC	1894	Retail & Apartments	3
24	606 MAIN AVE	RHOMBUS HOUSE OF PIZZA LLC	1919	Retail & Apartments	4

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Block	Property Address	Owner	Year Built	Description	Building Condition*
24	608 MAIN AVE	608 MAIN AVENUE LLC	1894	Retail & Apartments	
24	612 MAIN AVE	ST PARTNERSHIP LLP	1890	Retail & Offices	
24	614 MAIN AVE	INVESTMENTS ON MAIN LLC	1896	Retail & Offices	3
24	614 MAIN AVE STE 10	INVESTMENTS ON MAIN LLC		Address Segment	3
24	614 MAIN AVE STE 100	INVESTMENTS ON MAIN LLC		Address Segment	
24	614 MAIN AVE STE 200	INVESTMENTS ON MAIN LLC		Address Segment	3
24	614 MAIN AVE STE 205	INVESTMENTS ON MAIN LLC		Address Segment	3
24	614 MAIN AVE STE 210	INVESTMENTS ON MAIN LLC		Address Segment	2
24	614 MAIN AVE STE 220	INVESTMENTS ON MAIN LLC		Address Segment	
24	616 MAIN AVE	BLOCK 6 APARTMENTS LLP	1902	Office & Apartments	
24	620 MAIN AVE	BLOCK 6 APARTMENTS LLP	1902	Retail & Apartments	
24	7 6 ST S	CAMPBELL, JOHN M		Parking Ramp/Lot	3
26	200 8 ST S	PARK RIDGE APARTMENTS LLP	1993	Apartment	
26	215 7 ST S	JOHN D & CYDNEY J RUNSVOLD LTD PTSHP	1960	Other	5
26	219 7 ST S	UNITED WAY OF CASS-CLAY INC	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	5
26	220 8 ST S UNIT A3	HALEY, ERIN	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT A4	SGUTT, DOROTHY	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT B1	STIBBE, JOHN K	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	1980	Apartment Style Condo Unit	4
26	220 8 ST S UNIT C1	DEUTSCH, JOHN & SUSAN	1980	Apartment Style Condo Unit	
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	HUBER, DARREN C	1980	Apartment Style Condo Unit	3
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	4
26	220 8 ST S UNIT D3	REIS, RICHARD A & LYN E	1980	Apartment Style Condo Unit	
26	220 8 ST S UNIT D4	NILLES, ELIZABETH H	1980	Apartment Style Condo Unit	
26	300 MAIN AVE	FARGO GATEWAY CENTER	1972	Strip Center	3
28	300 8 ST S	ALBRECHT, JOHN P	1946	Apartment	5
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	4
28	315 7 ST S	PARK TERRACE APARTMENTS LLP	1967	Apartment	4
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	ARENDS, JERRY A	2002	Apartment Style Condo Unit	3

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Block	Property Address	Owner	Year Built	Description	Building Condition*
28	404 8 ST S UNIT 103	MONGEON, WENDEL P & DONNA M	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 104	SELBO, GREGORY B & PAMELA K	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 201	STRAND, SCOTT M & LAURA H	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 202	BRUNSDALE, THOMAS & MARY H	2001	Apartment Style Condo Unit	
28	404 8 ST S UNIT 203	KELLY, PATRICIA J	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 204	GEIGER, JOE ANN	2001	Apartment Style Condo Unit	
28	404 8 ST S UNIT 301	SIEMENS, HERB J & ANNI	2001	Apartment Style Condo Unit	
28	404 8 ST S UNIT 302	LARSEN, R DOUGLAS & SALLY A	2002	Apartment Style Condo Unit	4
28	404 8 ST S UNIT 303	KLOSTER, RONALD M & JANICE M	2002	Apartment Style Condo Unit	
28	404 8 ST S UNIT 304	SWANICK, SUSAN & KOST, RONALD A	2002	Apartment Style Condo Unit	3
28	405 7 ST S	FERNY HOLDINGS LLC	1959	Group Home	
28	409 7 ST S	FARGO-MOORHEAD AREA FOUNDATION CORPORATION	1967	Office	
28	415 7 ST S	STERLING PROPERTIES LLLP (52.326%)	1965	Apartment	
28	420-422 8 ST S	PARK TERRACE APARTMENTS LLP	1966	Apartment	2
29	1 2 ST S	CITY OF FARGO		Vacant Land	
29	100 4 ST S	PROFESSIONAL ASSOCIATES LLC	1969	Office	
29	101 2 ST S	FARGO HOUSING AUTHORITY	1970	Fargo Housing Authority	4
29	330 MAIN AVE	C/D BETTENHAUSEN, STEVEN W & SHARI L	1971	Convenience Store	
29	44 4 ST S	FARGO GATEWAY CENTER	1979	Medical Clinic	
30	106 NORTHERN PACIFIC AVE N	CITY OF FARGO	1957	Manufacturing-Heavy	3
30	106 NORTHERN PACIFIC AVE N	CITY OF FARGO	1986	Manufacturing-Heavy	3
30	106 NORTHERN PACIFIC AVE N	CITY OF FARGO	1957	Manufacturing-Heavy	
31	1 9 ST S	BRUNS, ELMER G	1926	Automobile Repair Shop	3
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	23 9 ST S	THREE RAVENS LLC	1914	Church	
31	9 9 ST S	RRV CAPITAL LLC	1952	Office & Apartments	
31	910 MAIN AVE	ALBRECHT, JOHN P & JENNIFER	1915	Retail & Offices	
31	911 1 AVE S	ALBRECHT, PAUL		Parking Ramp/Lot	
31	914 MAIN AVE	ALBRECHT, JOHN P & ARETT, JENNIFER	1914	Retail & Apartments	3
31	914 MAIN AVE	ALBRECHT, JOHN P & ARETT, JENNIFER	1914	Single Family - Loft	3
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	
31	919 1 AVE S	OSBORNE, JOHN H & KRISTIN E	1900	Conversion	
31	920 MAIN AVE	SHERWIN-WILLIAMS REALTY HOLDINGS INC	1959	Warehouse	
32	1002 1 AVE S	MCGOVERN, KEITH T & RONDI L	1923	Single Family	
32	1013 2 AVE S	BOULGER FUNERAL HOME INC	1998	Parking Ramp/Lot	
32	1015 2 AVE S	BBA LLC		Parking Ramp/Lot	4
32	1019 2 AVE S	BBA LLC	1909	Conversion	3

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Block	Property Address	Owner	Year Built	Description	Building Condition*
32	1019 2 AVE S	BBA LLC	2000	Warehouse	
32	1023 2 AVE S	BLAKE, TERRY J & DEBORAH A	1891	Conversion	
32	110 11 ST S	WARD, TYLER	1891	Single Family	3
32	113 10 ST S	BOULGER FUNERAL HOME INC		Parking Ramp/Lot	3
32	123 10 ST S	BOULGER FUNERAL HOME INC	1971	Religious Other	
32	1307 NORTHERN PACIFIC AVE N	D&H PROPERTIES LLP	1989	Office	4
32	1313 NORTHERN PACIFIC AVE N	TE HOLDINGS LLC	1989	Office	
33	1001 1 AVE S	AMVETS JON A GREENLEY POST 7	1979	Fraternal Lodge	3
33	1002 MAIN AVE	C/D OTTESEN, STEVEN D	1981	Office	2
33	1008 MAIN AVE	KJERA PROPERTIES II LLC	1903	Single Family	2
33	1010 MAIN AVE	CRAIG HOLDINGS LLC	1946	Automobile Repair Shop	3
33	1011 1 AVE S	AMVETS JON A GREENLEY POST NO. 7		Fraternal Lodge	
33	1013 1 AVE S	GRONINGER, ANDREW R	1890	Single Family	3
33	1014 MAIN AVE	CRAIG HOLDINGS LLC	1960	Warehouse	5
33	1016 MAIN AVE	THOMPSON, SHAWN	1953	Automobile Repair Shop	
33	1019-1021 1 AVE S	SATEREN, ERIK	1913	3 Plex	3
33	1023 1 AVE S	SCHINDELE, DAVID (50%)	2017	Apartment	3
33	15 10 ST S	KJERA PROPERTIES II LLC	1905	Single Family	3
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	LADWIG, CURTIS	1954	Retail	3
34	1107 1 AVE S	LMI LLC	1958	Warehouse & Office	3
34	1111 1 AVE S	LITTON PROPERTIES LLC		Parking Ramp/Lot	3
34	1114 MAIN AVE	DFI AR LLC	1946	Retail & Apartments	
34	1115 1 AVE S	LITTON PROPERTIES LLC	1993	Parking Ramp/Lot	2
34	1117 1 AVE S	LITTON PROPERTIES LLC	1902	Single Family	3
34	1118 MAIN AVE	HALVORSON, BARRY & THERESA	1966	Office	2
34	16 12 ST S	LITTON PROPERTIES LLC	1966	Retail	3
34	9 11 ST S	LADWIG, CURTIS C		Vacant Land	
35	12 12 ST N	CAUGHRON, R CLIFTON	1968	Warehouse & Office	4
35	1200 1 AVE N	HOUSE DIVIDED PROPERTIES	1965	Retail	3
35	1208 1 AVE N	DFI AK LLC		Vacant Land	3
35	1213 NORTHERN PACIFIC AVE N	DFI 1213 NP LLC	1950	Retail	
35	1213 NORTHERN PACIFIC AVE N STE 300	DFI 1213 NP LLC			3
35	17 UNIVERSITY DR N	DFI 1213 NP LLC		Parking Ramp/Lot	3
35	21 UNIVERSITY DR N	ND ASSOCIATION FOR THE DISABLED INC	1984	Office	3
35	23 UNIVERSITY DR N	DFI AS LLC		Address Segment	3
35	26 12 ST N	SENFF, ROBERT L & CINDY A	1904	Single Family	
35	29 UNIVERSITY DR N	DFI AS LLC	1930	Office	5

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35	6 12 ST N	DFI 1213 NP LLC		Address Segment	3
36	11 12 ST N	NORTHERN STATES POWER COMPANY		Utility	3
36	1102 1 AVE N	URBAN CROSSING APARTMENTS LLP	2007	Apartment	3
36	1122 1 AVE N	LIFFRIG FAMILY INVESTMENTS	1947	Office	
37	1001 NORTHERN PACIFIC AVE N	DFI AY LLC	1970	Retail	3
37	1016 1 AVE N	D&J REAL ESTATE LLC	1940	Warehouse	2
37	1016 1 AVE N	D&J REAL ESTATE LLC	2003	Warehouse	3
37	1018 1 AVE N	JLO PROPERTIES LLC	1898	Office	
37	1020 1 AVE N	TARALSON, BRUCE & NANCY	2015	Single Family	
37	1022 1 AVE N	LANDMAN, DANIEL J	1898	Single Family	
37	1024 1 AVE N	KNUTSON, DOUGLAS R	1898	Single Family	5
37	1024 2 AVE N	NODAK MUTUAL INSURANCE COMPANY		Vacant Land	
37	11 11 ST N	CITY OF FARGO		City Of Fargo	
37	23 11 ST N	BOE, CRYSTAL	1899	Single Family	
37	25 11 ST N	LARSON, JAMIE A	1905	Single Family	
37	27 11 ST N	RHOUSE LLC	1905	Office	
37	28 10 ST N	D&J REAL ESTATE LLC	1948	Office	5
38	24 8 ST N	WAREHOUSE APARTMENTS LLP	1977	Apartment	5
38	27 10 ST N	STONER, STEVE & SHERIDAN, ANNE KRISTINE	2006	Office	
38	29 10 ST N	WAREHOUSE APARTMENTS LLP		Parking Ramp/Lot	5
38	802 1 AVE N	810 DEVELOPMENT LLP	1936	Office	5
38	810 1 AVE N	810 DEVELOPMENT LLP	2001	Office	
39	1001 1 AVE N	UNITED SAVINGS CREDIT UNION		Vacant Land	
39	1019 1 AVE N	NODAK INSURANCE COMPANY		Vacant Land	4
39	1022 2 AVE N	KUEBLER, RICHARD N T/O/D		Vacant Land	
39	1101 1 AVE N	NODAK MUTUAL INSURANCE CO	1956	Office	3
41	303 11 ST N	300 LIME LLP (89.23%) ET AL	2016	Apartment	
41	304 10 ST N	GRASSROOTS REAL ESTATE LLC	1989	Office & Apartments	4
41	308 10 ST N	WESTSIDE APARTMENTS LLC	1900	Single Family	4
41	316 10 ST N	CITY & COUNTY EMPLOYEES CREDIT UNION	1972	Bank/Savings & Loan	3
41	318 10 ST N	W S ENTERPRISES INC	1992	Parking Ramp/Lot	
41	324 10 ST N	W S ENTERPRISES INC	1987	Restaurant-Fast Food	4
42	310 9 ST N	ELIM EVANGELICAL LUTHERAN CHURCH	1999	Religious Other	3
42	316 9 ST N	SWANSON, LELAND A JR	1999	Parking Ramp/Lot	
42	324 9 ST N	ELIM EVANGELICAL LUTHERAN CHURCH		Religious Other	4
42	325 10 ST N	PLAZA FOUR-TEN LIQUORS INC	1963	Retail	4
42	901 3 AVE N	ELIM EVANGELICAL LUTHERAN CHURCH		Religious Other	4
42	911 3 AVE N	PFAU, DENNIS	1913	Conversion	
43	300 7 ST N	OSBORNE, JOHN H & KRISTIN E	1914	Conversion	5

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Block	Property Address	Owner	Year Built	Description	Building Condition*
43	307 8 ST N	RAMSAY, RONALD L M	1905	Duplex	
43	308 7 ST N	OSBORNE, JOHN H & KRISTIN E	1890	Conversion	
43	311 8 ST N	GLEYE, PAUL H III & SCHWARZWALTER, KAY M	1906	Single Family	4
43	312 7 ST N	OSBORNE, JOHN H & KRISTIN E	1950	Single Family	3
43	314 7 ST N	CITY OF FARGO		City Of Fargo	4
43	315 8 ST N	RAPE AND ABUSE CRISIS CENTER OF FARGO-MOORHEAD	1968	Office	
43	320 7 ST N	CITY OF FARGO		City Of Fargo	3
43	708 4 AVE N	DFI AV LLC	1905	3 Plex	3
43	712 4 AVE N	CITY OF FARGO		City Of Fargo	
43	713 3 AVE N	OSBORNE, JOHN H & KRISTIN E	1890	Duplex	3
43	715 3 AVE N	RAMSAY, RONALD L M	1905	Single Family	
43	717 3 AVE N	RAMSAY, RONALD L M	1907	Single Family	3
43	719 3 AVE N	RAMSAY, RONALD	1907	Duplex	3
43	723 3 AVE N	SCHWARZWALTER, KAY M & GLEYE, PAUL H	1907	Single Family	3
43	720 4 AVE N	RAPE AND ABUSE CRISIS CENTER OF FARGO-MOORHEAD	1973	Office	3
44	1101 2 AVE N	HOGLUND, JOSEPH	1887	Retail	
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	RAFFERTY, MARY M	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 102E	POINDEXTER, GINNY	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 102W	LAUBENTHAL, SIMONE & WILKIE, ZOE	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 103E	DRUMMOND, SCOTT	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 103W	TAIT, AARON J	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 104E	MANN, MARY L	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 104W	CHERVENKOFF, STEVEN	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 201E	SUKUT, LUELLA	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 201W	SOLWOLD, KEVIN & ANDERSON, TAMARA DAWN	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 202E	RAWLINGS, RODNEY & JANE	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 202W	BLAZEK, MARGARET M LIFE ESTATE	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 203E	GEHRING, JOHN M	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 203W	TOWERS, BOARD OF MANAGERS OF THE	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 204E	MERGNER, JAMES E	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 204W	ANDRES, JOANNE	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 301E	COOK, LINDSAY K	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 301W	BURBECK, VERONA V	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 302E	GROMMESH, VICKI J LIVING TRUST	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 302W	COOK, BRIAN & HILDE, DAWN	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 303E	MYERS, SHARON LYNN & BRANDT, AMANDA DEE	1978	Apartment Style Condo Unit	4
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	BIEL, MIKE	1978	Apartment Style Condo Unit	3

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Block	Property Address	Owner	Year Built	Description	Building Condition*
44	1110 3 AVE N UNIT 304W	PLADSEN, GLENN ET AL	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 401E	HARDY, SARAH A	1978	Apartment Style Condo Unit	5
44	1110 3 AVE N UNIT 401W	C/D LEAF, DALTON	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 402E	NALEWAJA, DONNA L T/O/D	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 402W	BERG, GEORGE A	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 403E	DRUMMOND, CLEO P & NOEL R T/O/D	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 403W	SWANSON, LELAND	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 404E	OLSON, JAMES E	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 404W	GROMMESH, VICKI J LIVING TRUST	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 501E	LARSON, TWYLAH L	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 501W	FRASER, LOUELLA & TODD	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 502E	JK&W HARMON PROPERTIES LLP	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 502W	POWERS, EDWARD	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 503E	PALMER, SHIRLEY M	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 503W	HEMMESCH, DEBORAH E	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 504E	KHAN, SADIAH & SAMEYAH	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 504W	LUNDE, STEVEN	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 601E	WATNE, GARY & TAMMI	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 601W	LABINE, SHIRLEY T/O/D	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 602E	DYRDAHL, LANCE R	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 602W	GERLITZ, DONALD L	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 603E	J ROTH PROPERTIES LLC	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 603W	SYMINGTON, DON R	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 604E	FRAASE, MARK R	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 604W	JOHNSON, BARBARA ANNE	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	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 702E	BERNABUCCI, CONNIE	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 702W	OLSON, CHERYL L	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 703E	CONTRACTOR SERVICES INC	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 703W	RHEE, YEONG	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 704E	DEMARCEL PROPERTIES LLC	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 704W	FUNDINGSLAND, SUZANNE	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 801E	PEDERSON, NEAL & SHERRY	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 801W	WOLLAN, PATTY M	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 802E	WALSH, DANIEL & ROBINA	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 802W	HANSON, ROBERT D & ADELE M	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	4
44	1110 3 AVE N UNIT 803W	TEUBNER, JEFFREY L & CATHRYN R	1978	Apartment Style Condo Unit	3

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Block	Property Address	Owner	Year Built	Description	Building Condition*
44	1110 3 AVE N UNIT 804E	SALSMAN FAMILY TRUST	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 804W	PEARSON PROPERTIES LLC	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 901E	PEDERSON, NEAL & SHERRY	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 901W	STEVE & LISA GIBB FAMILY TRUST	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 902E	OXTON, JOANN	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 902W	MINCH, ROGER JAMES	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 903E	CTB PROPERTIES LLC	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 903W	MINCH, ROGER J	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 904E	MCWTNDRP LLC	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 904W	MINCH, ROGER J	1978	Apartment Style Condo Unit	
44	1201 2 AVE N	MANOR LLC	1976	Apartment	
44	210 11 ST N	SOUTHHILL DEVELOPMENT CORP	1916	Apartment	3
44	255 UNIVERSITY DR N	ARC OF CASS COUNTY	1984	Retail	4
46	311 4 AVE N	HOUSING & REDEVELOPMENT AUTHORITY ASSN OF FARGO		Fargo Housing Authority	3
46	355 4 AVE N	FARGO HOUSING & REDEVELOPMENT AUTHORITY	1916	Apartment	3
46	409 4 ST N	FARGO HOUSING & REDEVELOPMENT	1916	Apartment	3
46	410 3 ST N	SIMONSON, BONITA J	1948	Warehouse & Office	
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	CITY OF FARGO		City Of Fargo	2
47	203 4 AVE N	CITY OF FARGO		County	3
47	225 4 AVE N	DFI AP LLC	1961	Office	3
47	419 3 ST N	CITY OF FARGO	1935	County	
48	101 8 ST S	IRISH PROPERTIES III LLC	1928	Office	3
48	102 9 ST S	KRO RENTALS LLP	1919	Apartment	6
48	106 9 ST S	MONROE, GABRIEL & HARRIS, DEBORA	1895	Office & Apartments	
48	107 8 ST S	720 MAIN LLC		Parking Ramp/Lot	3
48	111 8 ST S	KESLER, JENNY S	1895	Duplex	5
48	114 9 ST S	KRO RENTALS LLP	1890	Duplex	
48	118 9 ST S	KRO RENTALS LLP	1890	Duplex	3
48	122 9 ST S	KRO RENTALS LLP	1890	Conversion	4
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	4
48	814 1 AVE S	KRO RENTALS LLP	1890	Conversion	3
48	815 2 AVE S	KRO RENTALS LLP	1890	Duplex	3
49	42 5 ST N	NETREIT FARGO LLC	1981	Parking Ramp/Lot	3
49	502 1 AVE N	DFI TELEPHONE BUILDING LLC	1902	Office	4
49	51 BROADWAY N	NETREIT FARGO LLC	1981	Office	3

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Block	Property Address	Owner	Year Built	Description	Building Condition*
49	512 1 AVE N	BLOOMING HOLDINGS LLC	1909	Medical Clinic	3
49	518 1 AVE N	GLOBAL DEVELOPMENT LLC		Address Segment	3
49	520 1 AVE N	GLOBAL DEVELOPMENT LLC	1907	Retail & Apartments	2
49	69 BROADWAY N	ROYAL JEWELERS INC	1893	Retail & Offices	3
50	304 7 AVE N	DFI BLOCK 37 LLC	1904	Conversion	3
50	312 7 AVE N	DFI BLOCK 37 LLC	1907	Single Family	
50	601 4 ST N	DFI BLOCK 37 LLC	1959	Service Station	3
50	602 3 ST N	DFI BLOCK 37 LLC		Parking Ramp/Lot	
50	608 3 ST N	DFI BLOCK 37 LLC	1890	Conversion	3
50	612 3 ST N	DFI BLOCK 37 LLC	1895	Single Family	
50	616 3 ST N	DFI BLOCK 37 LLC	1908	Retail	
50	617 4 ST N	DFI BLOCK 37 LLC	1964	Manufacturing-Light	
51	201 1 AVE N	CITY OF FARGO		Address Segment	3
51	265 2 ST N	CITY OF FARGO		Address Segment	3
51	285 1 AVE N	CITY OF FARGO		Address Segment	5
52	10 UNIVERSITY DR N	OMAR, NIDAL	1958	Automobile Repair Shop	5
52	12 UNIVERSITY DR N	KIEBKE, WILLIAM K & ANNA H	1951	Retail	3
52	1320 1 AVE N	DFC LEASING SERVICES LLP	1966	Office	3
52	20 UNIVERSITY DR N	JADE NIELSEN PROPERTIES LLC	1951	Retail	
52	26 UNIVERSITY DR N	CONANT PROPERTIES LLC	1964	Office	
52	30 UNIVERSITY DR N	701 COLLECTIVE LLC	1948	Restaurant-Family	5
53	10 13 1/2 ST N	LOCKWOOD, GENE M	1900	Duplex	4
53	12 13 1/2 ST N	ABERLE, DAVID J	1927	Single Family	5
53	1330 1 AVE N	DFC LEASING SERVICES LLP		Parking Ramp/Lot	4
53	1340 1 AVE N	ALLEN, LEE & DOROTHY	1904	Duplex	
53	1342 1 AVE N	SWEENEY, EUGENE S & ROBERT J	1997	Warehouse	4
53	1344 1 AVE N	LOWRANCE, RICHARD	1902	Single Family	3
53	1346 1 AVE N	LOWRANCE, RICHARD MELVIN	1902	Single Family	4
53	15 14 ST N	NOWACKI, STEVEN R	1905	Single Family	2
53	17 14 ST N	KEARNS, KRAIG	1905	Single Family	4
53	18 13 1/2 ST N	701 COLLECTIVE LLC	1975	Warehouse & Office	
53	2 13 1/2 ST N	TJS LADWIG HOLDINGS LLC	1993	Warehouse	3
53	5 14 ST N	MEINECKE-JOHNSON COMPANY	1970	Warehouse & Office	3
54	2 6 AVE N	LHS INVESTMENTS LLC		City Of Fargo	
54	6 6 AVE N	LHS INVESTMENTS LLC	1896	Single Family	3
55	10 6 AVE N	LHS INVESTMENTS LLC	1897	Single Family	
55	201 5 ST N	RS REAL ESTATE LLC	1984	Office	4
55	201 5 ST N	LAW OFFICE ASSOCIATES	1984	Office	3
55	201 5 ST N	BRANDT PROPERTIES CO	1984	Office	3

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Block	Property Address	Owner	Year Built	Description	Building Condition*
55	201 5 ST N	201 HOSPITALITY LLC	1984	Hotel	3
55	201 5 ST N	201 HOSPITALITY LLC		Other	3
55	202 4 ST N	LARSON, RICHARD W & GAYLE L	1984	Automobile Repair Shop	
55	210 4 ST N	CITY OF FARGO	1984	City Of Fargo	
55	213 5 ST N	PRAIRIE PUBLIC TELEVISION	1956	Office	
55	213A 5 ST N	CITY OF FARGO	1956	City Of Fargo	
55	215 5 ST N	AMERICAN FEDERAL BANK	1964	Bank/Savings & Loan	3
55	222 4 ST N	CITY OF FARGO	1962	City Of Fargo	
55	411 2 AVE N	CITY OF FARGO	1984	Parking Ramp/Lot	3
55	505 OAK ST N	LHS INVESTMENTS LLC	1971	Apartment	3
55	509 OAK ST N	LHS INVESTMENTS LLC	1902	Single Family	3
55	515 OAK ST N	LHS INVESTMENTS LLC	1895	Single Family	3
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	3
57	20 4 ST N	CITY OF FARGO		City Of Fargo	
57	23 BROADWAY N	23 BROADWAY LLP	1893	Office	
57	23 BROADWAY N	23 BROADWAY LLP	1893	Apartment	
57	402 NORTHERN PACIFIC AVE	CITY OF FARGO	1983	City Of Fargo	3
57	412 NORTHERN PACIFIC DR N	CITY OF FARGO		City Of Fargo	3
57	417 MAIN AVE	LAKE AGASSIZ REGIONAL DEVELOPMENT CORP	1889	Office	3
57	501 MAIN AVE	CITY OF FARGO		City Of Fargo	4
57	502 NORTHERN PACIFIC AVE N	CITY OF FARGO	1983	City Of Fargo	5
57	508 NORTHERN PACIFIC AVE N	BUCK PROPERTIES II LLP		Parking Ramp/Lot	3
57	512 NORTHERN PACIFIC AVE N	BUCK PROPERTIES II LLP	1950	Parking Ramp/Lot	3
Building Condition:					
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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 RZ 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.nd.gov/tax/data/upfiles/media/Renaissance%20Zone%20Act%20Tax%20Incentives%20Guideline.pdf?20191004100817

Block Data and Projected Development Strategy

The following spreadsheet was developed to provide insight into the existing characteristics of each of the 49 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—Building Value	Block—Land Value	Total Value per Acre	Existing Buildings / Land Use	Desired Land Use and Primary Development Strategy	½ Block	Zoning District	Downtown Infocus Future Land Use
1	4.67	$9,350,900	$1,330,900	$2,287,323	The Marks Apartments, Forum Distribution Center, Johnson Building, 506 Roberts St (John Morrell Co. Bldg)	N ½ - Redevelopment of (surface parking) commerical 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
2	2	$6,640,000	$1,552,000	$4,096,000	*Powers Hotel (400 Broadway), Lowman Block, Empire, Aggie Block, Bismarck Tavern	Mixed Use - Ground floor retail/commercial with upper level housing		DMU	Mixed-Use
3	8.59	$14,656,000	$3,678,100	$2,134,354	Bison Hotel, Goodyear, Great Northern Bicycle Company, Ford Building, Amtrak, American Federal Bank and a few Single Family Detached Homes	N ¼ and NE Corner - Clearance and redevelopment S ¼ and SW Corner (Broadway) and SE Corner - Clearance and Redevelopment, re-establish corners with multiple stories in height and ground level retail/commercial activity on 4th Avenue Possible vacate all or portion of the 5th St right-of-way		DMU	Commercial / Mixed-Use
4	4.61	$21,914,300	$2,208,300	$5,232,668	St. Marks Lutheran Church, United States Post Office, Salvation Army, Ivers Apartments	N ½ - Redevelopment for Housing (excluding Ivers Apartment Building) S ½ - Preservation (Federal Building)	½ Block	DMU	Public and Institutional
5	4.34	$45,434,900	$2,474,600	$11,039,055	Loretta Building, Johnson Block, 300 Broadway, McKone Building (206 Broadway), *Fargo Theatre	Mixed Use - Ground floor retail/commercial with upper level housing		DMU	Mixed-Use
6	1.92	$13,505,000	$1,164,200	$7,640,208	Derecci Block (Fargoan), Sons of Nowary Lodge (309 Broadway), Dixon Block, American Legion	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	½ Block	DMU	Commercial / Mixed-Use
7	1.92	$7,667,600	$1,112,000	$4,572,708	Sanford Annex (415 3rd Ave N), Fargo Public Health, 404 4th Ave N (City Assessor)	W½ and NW corner - Potential clearance and redevelopment, Mixed-Use or Housing E½ - Clearance and redevelopment in SE corner - multiple stories with ground level retail/commercial on 3rd Avenue; redevelopment of surface parking		DMU	Commercial
8	4.03	$5,166,600	$1,927,700	$1,760,372	Howard Johnson Motel, Pontoppidan Lutheran Church	W½ and NW Corner - Clearance and redevelopment E½ - Clearance and redevelopment with emphasis on ground level interaction with adjacent street right-of-way (ie. limited or zero setbacks on 3rd Avenue, 4th Avenue and 2nd Street)		DMU	Public and Institutional
9	2.06	$3,360,100	$1,215,000	$2,220,922	US Bank	Clearance and redevelopment - Mixed-use with ground level interaction with adjacent street ROW	½ Block	DMU	Commercial / Mixed-Use
10	2.64	$16,421,200	$1,446,000	$6,767,879	Black Building, Merchants National Bank (122 Broadway), Straus Building (102 Broadway), Stone Building (Avalon), Pioneer Life Insurance Building, Graver Inn Apartments	Preservation and Rehabilitation; and redevelopment of surface parking lots		DMU	Mixed-Use
11	1.92	$15,465,900	$1,093,000	$8,624,427	Hancock Building (109 Broadway), Odd Fellows Hall / Hotel Donaldson	Preservation and Rehabilitation; redevelopment of surface parking and specifically the SE corner at the 1st Ave N/5th Street N intersection		DMU	Commercial / Mixed-Use
12	1.81	$6,705,400	$840,000	$4,168,729	Serkland Law FIrm, BillMeyer Apartments, The Gardner,	NW Corner - Infill/redevelopment S½ - Clearance and redevelopment		DMU	Mixed-Use
13	3.22	$24,611,000	$1,791,000	$8,199,379	Cityscapes, Syndicate Block (64-74 Broadway), Elliott Hotel Annex (606 1st Ave)	Redevelopment of surface parking lots Preservation and rehabilitation of historic or contributing stuctures	½ Block	DMU	Mixed-Use
14	1.92	$2,065,000	$963,000	$1,577,083	Loudon Building (64 4th St), Ball Building (65 5th St)	Clearance and redevelopment (excluding Loudon Building) - Mixed-use with ground level retail/commercial with upper level housing		DMU	Mixed-Use
15	1.92	$9,367,800	$967,000	$5,382,708	*Pence Automobile Co. Warehouse (301 NP Ave), United Automotive	Redevelopment of surface parking lots; re-establish SW corner with multiple stories in height and ground level retail/commercial activity on NP and 4th St	½ Block	DMU	Commercial
16	1.92	$1,525,000	$925,000	$1,276,042	Petro Serve, National Muffler	N½ - Clearance and redevelopment S½ - Clearance and redevelopment		DMU	Commercial

** Assessed valuations based on 2018 Assessor's Data*

...continued on page 36...

Block #	Acreage	Block—Building Value	Block—Land Value	Total Value per Acre	Existing Buildings / Land Use	Desired Land Use and Primary Development Strategy	½ Block	Zoning District	Downtown Infocus Future Land Use
17	16.53	$13,401,200	$3,411,000	$1,017,072	*Union Storage, Swift & Company Building (10 8th St), BNSF Railway, McDonalds, Diamond Vogel Paints	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 (preferance) or side yard		DMU	Mixed-Use
18	5.35	$22,360,600	$2,956,900	$4,732,243	Renaissance Hall, Old Broadway, Herbst Building (CI Sport), *Northern Pacific Railroad Depot	N½ - Redevelopment of surface parking lot, mixed-use with ground level retail/ commercial on NP Avenue S½ - Redevelopment of surface parking lots	½ Block	DMU	Mixed-Use
19	6.62	$16,251,200	$1,347,200	$2,658,369	Minneapolis Moline Building (Vogel Law), 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	½ Block	DMU	Mixed-Use
20	1.92	$4,822,200	$721,000	$2,887,083	*Masonic Block (9 8th St S), Watkins Block (806 Main Ave), *F.O. Knerr Block (Nichole's), Floyd block (15 8th St S), *McHench Block (17-19 8th St S) and *Webster/Cole Building (21 8th St S)	Preservation. Opportunities for increased housing on upper floors of existing buildings. Redevelopment of surface parking lots could accommodate ground floor retail/commercial on 1st Ave S and housing or office on the remainder.		DMU	Commercial
21	1.89	$5,647,300	$766,000	$3,393,280	Kennelly Okeefe (720 Main Ave), The Shields Block (714 Main Ave), Luger Furniture Store (716 Main Ave), LJA (700 Main Ave), Landmark Building (15 7th St S)	Preservation of contributing structures and redevelopment and infill to include: 718 Main Ave, surface parking lots and SW corner. Establish SW corner with mixed-use, multiple stories and ground level retail/commercial on both 7th Street and 1st Ave		DMU	Mixed-Use
22	1.58	$12,174,000	$414,000	$7,967,089	Woodrow Wilson	Preservation and Rehabilitation		DMU	Residential
23	2.06	$4,328,100	$765,000	$2,472,379	Sanford Neuropsychiatric Institute	NW and SE Corner - Redevelopment and infill of surface parking lots; ground floor retail/commercial on 1st Ave and 8th Street		DMU	Mixed-Use
24	2.01	$11,301,900	$837,000	$6,039,254	*deLendrecies Building (620 Main Ave), Wimmers Jewelry	Preservation and Rehabilitation - A number of the structures abutting Main Avenue have utilized the RZ benefits. Retail/Commercial ground level with housing on upper stories		DMU	Mixed-Use
26	2.06	$7,738,000	$458,800	$3,979,029	Park Ridge Apartments (200 8th St S), Residential Condominums (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		E½ - GC & LC; W½ - MR3	Mixed-Use
28	4.75	$10,904,800	$820,200	$2,468,421	Park Terrace Apartments (315 7th St S and 420-422 8th St S), Islander Apartments (415 7th St S) - Primarily Residential Apartments and Condominiums	E½ - Clearance and redevelopment; mixed use or housing		E½ - GC; W½ - MR3	Mixed-Use
29	13.03	$12,834,800	$4,883,000	$1,359,770	Gateway Center Plaza (300 Main Avenue), Park East Apartments, Fargo High Rise, Professional Building (100 4th St S), Cenex (330 Main Ave)	N½ (including Park East Apartments) - Redevelopment with mixed-use and ground level interaction on Main Avenue and the intersections of 2nd St/Main Ave and 4th St/Main Ave. Note that the 2007 Downtown Framework Plan highlights the importance of this block in terms of improving synergy and extending the success of downtown onto Main Avenue. The Plan also states this block should be developed as a 'gateway' between the Fargo and Moorhead downtown areas with a focus on mixed-use, walkability, economic vitality and connectivity (greenway, streetscape, etc.). S½ - Infill opportunities of surface parking lots and specific focus on establishing a multi-story structure on the corner of 2nd St/4th St. Note proximity to a public parking ramp on 1st Avenue		DMU	Residential / Mixed-Use
30	10.46	$1,314,400	$3,635,000	$473,174	Mid America Steel / Fargo Foundry Steel & Manufacturing, Case Plaza	Clearance and Redevelopment - Mixed-use or housing; establish multi-story structure on the corner of 2nd St/NP Ave. Note that a portion of this acreage is within the 100 year floodplain		DMU	Commercial / Mixed-Use / Parks

** Assessed valuations based on 2018 Assessor's Data*

...continued on page 37...

Block #	Acreage	Block—Building Value	Block—Land Value	Total Value per Acre	Existing Buildings / Land Use	Desired Land Use and Primary Development Strategy	½ Block	Zoning District	Downtown Infocus Future Land Use
31	1.92	$2,771,400	$593,500	$1,752,552	A-1 Radiator (1 9th St S), Fargo Firehouse No. 2 (916 Main Ave), Christian Science Church (23 9th St S), Apartments (917 1st Ave S)	NE and NW Corners - Clearance and Redevelopment S½ - Clearance and Redevelopment, housing		DMU	Commercial
32	1.92	$3,196,500	$350,800	$1,847,552	Leaf Cleaners/McGovern SF Residence (1002 1st Ave S), Boulger Funeral Home (123 10th St S)	NW Corner and SW Corners - Clearance and Infill with commercial or mixed-use on N½ and higher density housing on S½		GC & MR3	Mixed-Use
33	1.92	$3,178,500	$455,400	$1,892,656	Vacant and underutilized commercial acreage on N½ and low density residential on S½	Clearance and Redevelopment - Single family or low density residential is not a desired use in this block		DMU	Commercial
34	1.92	$1,827,800	$459,600	$1,191,354	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
35	2.15	$3,702,000	$919,400	$2,149,488	Mathison's Express Printing (1213 NP Ave), United Refrigeration (12 12th St N) - Office & Commercial Uses	Clearance and Redevelopment - Mixed-use, commercial / retail / office; ground floor commercial or retail and emphasis on interaction with NP Ave and University Dr right-of-way		DMU	Commercial
36	2.88	$2,225,400	$838,000	$1,063,681	Heartland Apartments, Urban Crossing Apartments (1102 1st Ave N)	Clearance and redevelopment (excluding Urban Crossing Apartments) - Mixed-use, commercial /retail and/or housing		DMU	Mixed-Use
37	2.69	$2,328,400	$1,013,700	$1,242,416	Nestor (1001 NP Ave), Park Company Realtors - W½ Single-Family Residential	Clearance and redevelopment - Mixed-use or commercial/retail with ground floor interaction on 10th St and NP Ave; housing on upper floors or W½ of the block. Definition of block corners shall be critical on this block		DMU	Mixed-Use
38	1.6	$2,833,900	$649,300	$2,177,000	Jiffy Lube, Park Company Mortgage, Foss Architecture/Interiors, World Vets Headquarters, Warehouse Apartments	S⅓ - 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
39	4.49	$5,415,600	$1,733,000	$1,592,116	ND Farm Bureau / Nodak Mutual, Taco Bell, Pierce Co., surface parking	E½ - 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
41	1.87	$12,540,700	$530,100	$6,989,733	Helenske Design Group (304 10th St N), Credit Union, Taco Johns - Apartment Building (303 11th St N)	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
42	1.87	$1,264,700	$639,000	$1,018,021	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
43	1.92	$2,369,500	$500,200	$1,494,635	Rape & Abuse Crisis Center (720 4th Ave N) and single-family, duplex or apartments on the remainder of the block	E½ - Clearance and redevelopment (preservation of SE corner); mixed use or housing W½ - Clearance and redevelopment; mixed-use or housing		DMU	Residential
44	3.92	$12,546,200	$956,000	$3,444,439	Twin Towers Condominiums (1110 3rd Ave N), Freighthouse Flats Apartments, University Dr Manor Apartments (1201 2nd Ave N)	W⅓ - Infill, commercial or mixed-use adjacent to University Drive Remainder - Rehabilitation		DMU	Commercial / Residential
46	1.85	$3,837,100	$765,000	$2,487,622	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 and Institutional
47	2.05	$2,862,000	$805,000	$1,788,780	Fargo School District Warehouse (419 3rd St N), Military Processing Center (225 4th Ave N) and Commercial/Retail Building (203 4th Ave N)	Clearance and redevelopment; mixed-use or housing with definition of block corner at 2nd Street and 4th Avenue		DMU	Residential
48	1.92	$3,798,100	$431,600	$2,202,969	Blenheim/Stratford/Marlborouch Apartments (801-807 2nd Ave S), Wellington Apartments (102 9th St S), FM Title (101 8th St S)	NE Corner - Clearance and redevelopment; mixed-use, office or housing SW Corner - Clearance and redevelopment; mixed use or housing		DMU & MR3	Mixed-Use

** Assessed valuations based on 2018 Assessor's Data*

...continued on page 38...

Block #	Acreage	Block—Building Value	Block—Land Value	Total Value per Acre	Existing Buildings / Land Use	Desired Land Use and Primary Development Strategy	½ Block	Zoning District	Downtown Infocus Future Land Use
49	2.06	$14,945,100	$1,171,000	$7,823,350	Dakota Building (51 Broadway), Royal Jewelers (69, Broadway), Red River Women's Clinic, Gibb Building (502 1st Ave N)	E½ - Infill and redevelopment; mixed-use with housing on upper floors W½ - Preservation and rehabilitation		DMU	Mixed-Use
50	1.73	$1,207,800	$500,100	$987,225	Sinclair Gas Station (601 4th St N), Arnold A Weld Dental Laboratory Inc. (617 4th St N), Surface Parking Lot - E½ of the block is mostly single-family residential	Clearance and redevelopment; mixed-use, office or housing		W½ - DMU, NE - MR3, SE - LC	Residential
51	3.99	$27,089,000	$191,500	$6,837,218	Surface Parking Lot and Government Office Building	Redevelopment of surface parking lot and Infill, commercial or mixed-use	½ Block	DMU	Public and Institutional
52	2.46	$1,647,000	$697,000	$952,846	DFC Consultants LLC (1320 1 AVE N), Horab & Wentz Certified Public Accountants (1307 NORTHERN PACIFIC AVE N), Trogstad Engineering, PC (1313 NORTHERN PACIFIC AVE N), Dakota Rollers Auto (10 UNIVERSITY DR N), Bill's Video & TV Service (12 UNIVERSITY DR N), Vacant (20 UNIVERSITY DR N), Crown Trophy (26 UNIVERSITY DR N), Border Cities Service Inc. (30 UNIVERSITY DR N)	Redevelopment and Infill; mixed-use or commercial		DMU	Commercial
53	2.28	$1,995,700	$419,800	$1,059,430	2 Story Duplex (1340 1 AVE N), DFC Consultants Parking Lot (1330 1 AVE N), For Lease (18 13 1/2 ST N), 2 Story Single Family Residence (12 13 1/2 ST N), 2 Story Duplex (10 13 1/2 ST N), For Lease (2 13 1/2 ST N), Meinecke-Johnson Construction (5 14 ST N), 1 1/2 Story Single Family Residence (15 14 ST N), 2 Story Single Family Residence (17 14 ST N), 2 Story Single Family Residence (1344 1 AVE N), 2 Story Single Family Residence (1346 1 AVE N), Warehouse (1342 1 AVE N)	Redevelopment and Infill; mixed-use, art center, commercial		W ½ LI, E ½ DMU	Mixed-Use
55	3.35	$334,400	$514,200	$253,313	Single Family Residence (6 6 AVE N) Single Family Residence (515 Oak ST N) Single Family Residence (509 Oak ST N) Single Family Residence (505 Oak ST N)	Clearance and redevelopment; housing.		MR-2 and DMU	Residential / Parks
56	2.07	$22,632,500	$1,266,900	$11,545,604	City of Fargo Parking Ramp (411 2 AVE N) American Federal Bank (215 5 ST N) City of Fargo Police Department (225 4 ST N) Skyway (210 4 ST N) Auto Repair Shop (202 4 ST N) Radisson Hotel, Offices and Commercial Uses (201 5 ST N) Prairie Public Television (213 5 ST N)	Redevelopment and Infill; mixed-use and commercial	½ Block	DMU	Commercial
57	6.57	$12,606,500	$3,573,000	$2,462,633	City of Fargo Surface Parking Lot (20 4 St N & 501 Main Ave) Surface Parking Lot (13 Broadway N) Regional Small Business Center (417 Main Ave) Ground Transportation Center (502 Northern Pacific Ave) Office Building (15 Broadway) Apartments (23 Broadway)	Redevelopment and Infill; mixed-use and commercial		DMU	Mixed-Use

** Assessed valuations based on 2018 Assessor's Data*

Appendix C

Certified Minutes

THE CITY OF Fargo FAR MORE

BOARD OF CITY COMMISSIONERS
Fargo City Hall
225 4th Street North
Fargo, ND 58102-4817
Phone: 701.241.1310 | Fax: 701.476.4136
www.FargoND.gov

Regular Meeting: Monday: November 18, 2019:

The Regular Meeting of the Board of City Commissioners of the City of Fargo, North Dakota, was held in the City Commission Chambers at City Hall at 5:00 o'clock p.m., Monday, November 18, 2019.

The Commissioners present or absent were as shown following:
Present: Strand, Gehrig (via conference call), Grindberg, Piepkorn, Mahoney.
Absent: None.
Mayor Mahoney presiding.

* * * * *

Fargo Renaissance Zone Development Plan Update :

A Hearing had been set for this date and hour to consider approval or denial of the Fargo Renaissance Zone Development Plan Update.

Commissioner Strand moved the Fargo Renaissance Zone Development Plan update be approved, as presented. Second by Grindberg. On call of the roll Commissioners Strand, Grindberg, Piepkorn and Mahoney voted aye. Commissioner Gehrig voted nay. The motion was declared carried.

* * * * *

CERTIFICATE

STATE OF NORTH DAKOTA)
) ss.
County of Cass)

I, Kember A. Anderson, do hereby certify that I am the duly appointed, qualified and acting Executive Assistant of the City of Fargo, North Dakota; and

That the foregoing is a full, true and correct copy of a Motion adopted by the Board of City Commissioners of the City of Fargo at a Regular Meeting of the Board held on Monday, November 18, 2019; and

That such Motion is now a part of the permanent records of the City of Fargo, North Dakota, as such records are filed in the Office of the City Auditor.

Kember Anderson
Kember A. Anderson
Executive Assistant
City of Fargo, North Dakota

(SEAL)

Letters of Support

CASS COUNTY GOVERNMENT

Board of County Commissioners

Chad M. Peterson
Fargo, North Dakota

Rick Steen
Fargo, North Dakota

Duane Breitling
West Fargo, North Dakota

Mary Scherling
Stanley Township,
North Dakota

Heather Worden
Commission Assistant

PO Box 2806
211 Ninth Street South
Fargo, North Dakota 58108
701-241-5609
www.casscountynd.gov

November 4, 2019

Dr. Tim Mahoney, Mayor
City of Fargo
225 4th Street North
Fargo, ND 58102

Mayor Mahoney,

The Cass County Commission appreciates the opportunity to review the updated Renaissance Zone (RZ) materials and is submitting this letter in support of the City's efforts to obtain a 5-year extension of the program.

From the Commission's perspective, over the last 20 years the Renaissance Zone program and the applicable incentives have been an important catalyst to downtown revitalization, economic development and investment in Fargo's historic downtown core. The tax incentives have been a critical element in attracting investment and the program has also been an integral part of marketing the downtown core to potential investors, developers, businesses, entrepreneurs and residents.

As noted in City data, since 1999 property values in the downtown core have increased substantially and the RZ program has been a key factor in helping to facilitate this tax base growth. It is apparent that the RZ program has been highly successful in Fargo and that it continues to produce a significant Return on Investment (ROI) for the community and the State of North Dakota.

The Commission acknowledges that the city is seeking a 5-year extension of the program and as part of this effort the City is required to update the RZ Development Plan in addition to securing a letter or resolution of support from other major taxing entities affected by the tax incentives. It is the opinion of the Cass County Commission that the Renaissance Zone has been an important and successful program in Fargo and therefore the County strongly supports the City of Fargo application for re-designation as a Renaissance Zone.

The Cass County Commission requests that this letter of support be submitted and filed with the City of Fargo application.

Respectfully,

Mary Scherling
Chairwoman, Cass County Commission

FARGO BOARD OF EDUCATION
415 4th Street North
Fargo, ND 58102
701.446.1000 • **FAX:** 701.446.1200
BOARD MEMBERS: 701.446.1005
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Robin Nelson, *President*
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Jennifer Benson
Rebecca Knutson
David Paulson
Rupak Gandhi, *Superintendent*
AnnMarie Campbell, *Executive Assistant*

November 26, 2019

Dr. Tim Mahoney, Mayor
City of Fargo
225 4th Street North
Fargo, ND 58102

Mayor Mahoney,

As the City of Fargo completes the process to update the local Renaissance Zone (RZ) Development Plan and the related program goals and policies, the Fargo School District appreciates the opportunity to review and comment on the materials.

Since initiation of the program in 1999, the Renaissance Zone program has been instrumental in revitalizing the downtown core and rehabilitating several important downtown buildings. The tax incentives have been a critical component to attract economic development and investment. As noted in City data, since 1999 property values in the downtown core have increased substantially and the RZ program has been a key factor in helping to facilitate this tax base growth. It is apparent that the RZ program has been highly successful in Fargo and that it continues to produce a significant Return on Investment (ROI) for the community and the State of North Dakota.

The Fargo Public School District understands that in order for the City to receive a 5-year extension of the program an updated RZ Development Plan is required in addition to securing a letter or resolution of support from other major taxing entities affected by the tax incentives. It is the opinion of the Fargo School District that the Renaissance Zone has been an important and successful program in Fargo and therefore the school district strongly supports the City of Fargo application for re-designation as a Renaissance Zone.

The Fargo Public School District requests that this letter of support be submitted and filed with the City of Fargo application.

Respectfully,

Robin Nelson
President
Fargo Public Schools Board of Education

RENAISSANCE ZONE
MEMORANDUM OF AGREEMENT

Between
The North Dakota Department of Commerce, Division of Community Services
and
The City of Fargo

This Memorandum of Agreement (MOA) between the North Dakota Department of Commerce, Division of Community Services (DCS) and the City of Fargo (City), effective November 18, 2019, extends the Renaissance Zone for the City (see attached map) for five years, pursuant to N.D.C.C. 40-63. The City's Renaissance Fund Organization is also extended for five years, pursuant to this approval.

The City agrees that it will fulfill its responsibilities under the Renaissance Zone Program Statement. The City further agrees that it will follow its Development Plan as submitted to DCS, that it will provide all requested information to DCS, and that it will meet its obligations under N.D.C.C. 40-63. If the City does not fulfill these requirements, or if the City fails to make adequate progress after the DCS provides 90 days written notice that its progress has been inadequate, then DCS may take action against the City. This action may include canceling Renaissance Zone approval for future projects as outlined in Part X, Paragraph 18, of the Program Statement.

If N.D.C.C. 40-63 is amended or repealed by the Legislative Assembly, all changes will apply to the Renaissance Zone or to this MOA automatically on the effective date of the legislation. Any changes to the Development Plan, or to any other matter, required by any legislative changes, must be made in writing and signed by both parties. The failure of the parties to agree to any changes required by legislation before the effective date of the legislation will automatically terminate Renaissance Zone approval without further action by DCS, unless DCS waives the termination in writing. Any project or investment completed before the effective date of any legislative changes is grandfathered under the prior law unless the new law requires otherwise.

Bonnie Malo
Director
Division of Community Services

12-16-2019
Date

Tim Mahoney, Mayor
City of Fargo

November 22, 2019
Date