

FARGO CITY COMMISSION AGENDA

Monday, July 20, 2026 – 5:00 P.M.

Executive Session at 4:30 p.m.

Roll Call.

PLEASE NOTE: The Board of City Commissioners will convene in the City Commission Chambers at 4:30 p.m. and retire into Executive Session in the Red River Room for the purpose of receiving its attorney's advice and guidance on the legal risks, strengths and weaknesses of an action of the City regarding civil litigation with Curtis H. Kesselring and Deborah J. Kesselring, as Trustees of the Kesselring Joint Trust UA dated January 1, 2027, and to discuss negotiating strategy or provide negotiating instructions to its attorney or other negotiator regarding the litigation which to discuss these matters in an open meeting will have a negative fiscal effect on the bargaining position of the City. Thus, an Executive Session for this matter is authorized pursuant to North Dakota Century Code 44-04-19.1 subsections 2, 5 and 9 and North Dakota Century Code § 44-04-19.2, subsection 1.

Regular Meeting at 5:00 P.M.

City Commission meetings are broadcast live on TV Fargo Channel 56 and online at [FargoND.gov/Streaming](https://fargond.gov/Streaming). They are rebroadcast Mondays at 5:00 p.m., Thursdays at 7:00 p.m. and Saturdays at 8:00 a.m. They are also included in the video archive at [FargoND.gov/CityCommission](https://fargond.gov/CityCommission).

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, July 6, 2026 and Special Meeting, July 8, 2026).

CONSENT AGENDA – APPROVE THE FOLLOWING:

- 1. Government Relations and Legislative Advocacy Request for Qualifications (RFQ).
- 2. Appointment of Lake Agassiz Water Authority Board Member for the City of Fargo.
- 3. 1st reading of an Ordinance Amending Section 3-2011 of Article 3-20 of Chapter 3 of the Fargo Municipal Code Relating to a Sales and Use Tax for Infrastructure Capital Improvements.
- 4. Receive and file an Ordinance Repealing Article 15-02 of Chapter 15 of the Fargo Municipal Code Relating to the Human Rights Commission.
- 5. Applications for Games of Chance.
- 6. Change Order No. 1 to authorize use of Automated Machine Guidance for Improvement District No. BR-26-I1.
- 7. Negative Final Balancing Change Order No. 2 in the amount of -\$58,044.85 for Improvement District No. BR-25-H1.

8. Negative Final Balancing Change Order No. 1 in the amount of -\$14,475.58 for Improvement District No. BR-25-C1.
9. Final Balancing Change Order No. 5 in the amount of \$10,142.27 for Improvement District No. BN-24-B1.
10. Amendment No. 2 in the amount of \$79,624.00 for Improvement District No. BR-23-A2.
11. Bid award to Master Holdings, LLC in the amount of \$523,763.75 for Improvement District No. BN-26-B1.
12. Bid award to Insituform Technologies USA, LLC in the amount of \$1,027,128.96 for Improvement District No. UR-26-G1.
13. Final Balancing Change Order No. 7 in the amount of \$8,365.60 for Project No. TN-24-A1.
14. Final Balancing Change Order No. 2 in the amount of \$0.00 for Project No. TR-25-E1.
15. Amendment to extend cleaning contract at the Police Department Headquarters for two years (RFP23013).
16. Items from FAHR meeting:
 - a. Authorize Transit Department to offer vehicle on Govdeals auction services with the proceeds going back into the Transit Capital account
 - b. Approve grant award from ND Department of Health and Human Services No. G25.727 CFDA 93.898 Partial in the amount of \$102,915.00.
 - c. Approve grant award from ND Department of Health and Human Services No. G25.674 in the amount of \$2,000.00 and related budget adjustment.
17. Notice of Grant Award with ND Department of Health and Human Services for LPHU Tobacco Prevention and Control Program.
18. Direct the City Attorney's office to review the Tattoos, Body Art and Body Piercing Ordinance, Article 25-33.
19. Direct the City Attorney's office to review the Lodging Ordinance, Article 13-14.
20. Direct the City Attorney's office to review the Recreational Aquatic Facilities Ordinance, Article 13-10.
21. Bid award to Pioneer LLC in the amount of \$47,200.00 for the demolition of property located at 115 6th Avenue North (RFP26210).
22. Bid award to J-Tech Mechanical in the amount of \$157,500.00 for the Metro Transit Garage Boiler Replacement Project (RFP26183).
23. Bid award to Seon Design Inc. d/b/a Safe Fleet for Bus Video Surveillance Systems (RFP26200).
24. Assistance to homeowners with lead service lines during emergency sewer line replacements.
25. Contract and bond for Project WA2508.
26. Bills.

PUBLIC HEARINGS - 5:05 pm:

27. **PUBLIC HEARING** – Application for a Class “GH” Alcoholic Beverage License for Divine Taste of Africa Cuisine Catering Services LLC d/b/a Divine Taste of Africa to be located at 855 45th Street South, Suite A1; continued from the 6/22/26 Regular Meeting.
28. **PUBLIC HEARING** – Application for a Class “FA” Alcoholic Beverage License for La Terraza LLC d/b/a La Terraza Mexican Bar & Grill to be located at 5570 32nd Avenue South; continued from the 6/22/26 Regular Meeting.
29. **PUBLIC HEARING** – Application to transfer the Class “AB” Alcoholic Beverage License from Litton Enterprises LLC d/b/a Duffy’s Tavern to Duffy’s Tavern LLC located d/b/a Duffy’s Tavern at 16 12th Street South.
30. **PUBLIC HEARING** – Selkirk Place Sixth Addition (6655 Selkirk Drive South); approval recommended by the Planning Commission on 6/2/26:
 - a. Zoning Change from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential.
 - b. 1st reading of rezoning Ordinance.
 - c. Plat of Selkirk Place Sixth Addition.
31. **PUBLIC HEARING** – Fargo’s HUD Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development BLOCK Grant (CDBG) and HOME Investment Partnerships (HOME) programs.
32. **PUBLIC HEARING** – Renaissance Zone application for a rehabilitation project from EWR Fargo Dakota Center, LLC (Edgewood Properties LLLP) (377-F) located at 51 Broadway North.
33. **PUBLIC HEARING** – Renaissance Zone application for a rehabilitation project from JS2L Partners, LLP (378-F) located at 120 8th Street South.
34. Request for a new Alcoholic Beverage License Classification.
35. Petition for waiver of requirement to install a public sidewalk in the Thunder Road South right-of-way along Lot 1, Block 1, Sanders Addition; Lot 1, Block 1, Adams Ninth Addition; all of Lots 1, 2, 5 and portions of Lots 3 and 4, Block 1, Adams Fifth Addition (2884, 2890, 2902, 3001, 3005, 3031, 3060, 3064, 3068 and 3075 Thunder Road South); denial recommended by the Planning Commission on 7/7/26.
36. Hearing on an appeal regarding Vehicle Removal Notice/Administrative Notice and Order to Correct at 379 7th Avenue South.
37. Bid award and contract for fence installation around east lot of Fargo Police Department Headquarters (PBC26237); continued from the 7/6/26 Regular Meeting.
38. Presentation on City staff roles related to future incentive processes/procedures.
39. Construction update.
40. Liaison Commissioner Assignment Updates.

41. **PUBLIC COMMENTS** (2.5 minutes will be offered for comment with a maximum of 30 minutes total for all public comments. Individuals who would like to address the Commission, whether virtually or in person, must sign-up at [here](#).

People with disabilities who plan to attend the meeting and need special accommodations should contact the Commission Office at 701.241.1310 at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo web site at FargoND.gov/CityCommission.



MEMORANDUM

TO: City Commission

FROM: Angie Bear, Deputy City Auditor

SUBJECT: Liquor License Application – Divine Taste of Africa

DATE: July 20, 2026

The following application for a liquor license was received by the Auditor's office and reviewed by the Fargo Police Department and the Liquor Control Board:

License Class: GH – Beer and wine only, must meet food requirements, no bar
Business Name: Divine Taste of Africa
Location: 855 45th Street South, Ste A1
Applicants: Garty Gorh

This application is for the issuance of a Class GH liquor license to Divine Taste of Africa

No current concerns were found in the criminal history background check. The background check was approved by the Police Chief. Staff & Liquor Control recommend approval of the issuance of a Class GH alcoholic beverage license to Divine Taste of Africa. The complete application is available for review in the Auditor's Office.

Recommended Motion:

Move to approve the issuance of a Class GH alcoholic beverage license to Divine Taste of Africa Cuisine & Eatery d/b/a Divine Taste of Africa.

NEW Application for an Alcoholic Beverage License

Legal Company Name: Divine Taste of Africa Cuisine Catering
(Must match State of North Dakota registration name)

DBA Name: Divine Taste of Africa

Is the establishment applying for (or has) a food license under the same name? Yes Yes No _____

Business location address: 844 855 45th St S, Ste A1, Fargo, ND

Mailing address: 2912 Hanover ave, Moorhead, MN 56560

Business E-mail address: DivineTasteOfAfrica@gmail.com

Local Manager E-mail address: TroyOlando@gmail.com

Best Contact Phone number: (469) 883-2277 - 469-883-2277

Anticipated Date of Opening: Been open since 3-1-2025

Please contact the Auditor's Office at 701-241-1301 or 241-8108 to determine the appropriate License Classification Type that would fit your business model.

The following section to be completed by City Staff:

Date Received: 4-10-24

Class of License: GH-5

Investigations Fee Paid (\$250) X Yes _____ No _____ **Date Paid:** _____ **Check/CC #** CC

Police Department review completed by: _____ **Date:** _____

(Attached recommendation report):

_____ **Approval Recommendation**

_____ **Denial Recommendation**

Chief of Police

Date

COPY

MEMORANDUM

TO: City Commission

FROM: Angie Bear, Deputy City Auditor

SUBJECT: Liquor License Application – La Terraza Mexican Bar & Grill

DATE: July 20, 2026

The following application for a liquor license was received by the Auditor's office and reviewed by the Fargo Police Department and the Liquor Control Board:

License Class: "FA" – Full service, bar allowed, food sales required
Business Name: La Terraza Mexican Bar & Grill
Location: 5570 32nd Avenue South
Applicants: Maria Tlaxcaltecatl, Jesus Sandoval

This application is for the issuance of a Class "FA" liquor license to La Terraza Mexican Bar & Grill.

No concerns were found in the background check. The background check was approved by the Police Chief. Staff & Liquor Control recommend approval of a class "FA" license for La Terraza LLC d/b/a/ La Terraza Mexican Bar & Grill. The complete application is available for review in the Auditor's Office.

Recommended Motion:

Move to approve a Class "FA" alcoholic beverage license to La Terraza LLC d/b/a La Terraza Mexican Bar & Grill.

NEW APPLICATION for an Alcoholic Beverage License

Legal Company Name: La Terraza LLC

(Must match State of North Dakota registration name)

DBA Name: La Terraza Mexican Bar & Grill

Is the establishment applying for (or has) a food license under the same name? Yes X No _____

Business location address: 5570 32nd Avenue South Fargo ND 58104

Mailing address: PO Box 6518 Fargo ND 58109

Business E-mail address: sara@fmaccountability.com

Local Manager E-mail address: chuy0530@yahoo.com

Best Contact Phone number: (701) 238-4544

Anticipated Date of Opening: July 8, 2026

Please contact the Auditor's Office at 701-241-1301 or 241-8108 to determine the appropriate License Classification Type that would fit your business model.

The following section to be completed by City Staff:

Date Received: 4/23/26

Class of License: FA -4

Investigations Fee Paid (\$250) ✓ Yes _____ No _____ Date Paid: 4/27/26 Check/CC # 7738

Police Department review completed by: _____ Date: _____

(Attached recommendation report):

_____ Approval Recommendation

_____ Denial Recommendation

Chief of Police

Date



**AUDITOR'S
OFFICE**

29

AUDITOR'S OFFICE

Fargo City Hall
225 4th Street North
PO Box 2471
Fargo, ND 58108
Phone: 701.241.8108 | Fax: 701.241.8184
FargoND.gov

MEMORANDUM

TO: Board of City Commissioners

FROM: Angie Bear, City Clerk & Deputy City Auditor

SUBJECT: Liquor License Application – Duffy's

DATE: July 20, 2026

The following application for a liquor license issuance was received by the Auditor's office and reviewed by the Liquor Control Board:

License Class: AB -Full service, on/off sale, bar allowed, no food sales required.

Business Name: Transfer from Litton Enterprises LLC d/b/a Duffy's to Duffy's Tavern
LLC d/b/a Duffy's Tavern

Location: 16 12th Street South.

Applicants: Collin Poolman, James Poolman, Tim Lehr, Grace Poolman, Brenda
Holman and Joshus Holman

This application is for the transfer of a Class AB liquor license. This license was issued previously to Litton Enterprises LLC and will be transferring owners to Duffy's Tavern LLC.

No concerns were found in the background check. The background check was approved by the Police Chief. Staff & Liquor Control Board recommend approval of the transfer of a Class AB alcoholic beverage license to Duffy's Tavern LLC d/b/a Duffy's Tavern. The complete application is available for review in the Auditor's Office.

Recommended Motion:

Move to approve the transfer of a Class AB alcoholic beverage license from Litton Enterprises LLC d/b/a Duffy's to Duffy's Tavern LLC d/b/a Duffy's Tavern

NOTICE OF HEARING

Application for Alcoholic Beverage License

Notice is hereby given that the Board of City Commissioners of the City of Fargo, North Dakota, will conduct a Public Hearing in the City Commission Room, City Hall

Monday, July 20, 2026

at 5:05 o'clock p.m. to consider an application for a

Class "AB" Alcoholic Beverage License

for

Transfer from Litton Enterprises LLC d/b/a Duffy's

D/B/A

Duffy's Tavern LLC d/b/a Duffy's Tavern

To be located at

16 12 Street South

Any interested person may appear and will be heard.

City Auditor's Office

30

City of Fargo Staff Report			
Title:	Selkirk Place Sixth Addition	Date:	5/27/2026 7/14/2026
Location:	6655 Selkirk Drive South	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lot 10, Block 3, Selkirk Place Second Addition		
Owner(s)/Applicant:	NICD, LLC/EagleRidge Development	Engineer:	Bolton & Menk
Entitlements Requested:	Zone Change (from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential); Minor Subdivision (Plat of Selkirk Place Sixth Addition , a replat of Lot 10, Block 3, Selkirk Place Second Addition, to the City of Fargo, Cass County, North Dakota)		
Status:	City Commission Public Hearing: July 20th, 2026		
Existing		Proposed	
Land Use: Platted; not developed		Land Use: Single-Dwelling Residential	
Zoning: SR-5 Single-Dwelling Residential		Zoning: SR-2, Single-Dwelling Residential	
Uses Allowed: Detached houses, attached houses and duplexes, daycare centers, parks and open space, religious institutions, safety services and basic utilities.		Uses Allowed: Detached houses, daycare centers up to 12 children, parks and open space, religious institutions, safety services, schools, and basic utilities	
Maximum Density: 14.5 dwelling units per acre		Maximum Density: 5.4 dwelling units per acre	
Proposal:			
The applicant requests two entitlements: 1. A Zone Change from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential 2. A minor subdivision, entitled Selkirk Place Sixth Addition, a replat of Lot 10, Block 3, Selkirk Place Second Addition, to the City of Fargo, Cass County, North Dakota This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report. Surrounding Land Uses and Zoning Districts: • North: SR-2, detached single-dwelling residential uses • East: SR-2, platted for single-dwelling residential uses (not yet developed) • South: SR-4, Single-Dwelling Residential; detached single-dwelling residential uses • West: SR-4 Single-Dwelling Residential; attached single dwelling residential			
Area Plans:			
Fargo Growth Plan 2024 designates the subject property as the "Urban Neighborhood" place type. The proposed zoning is SR-2, Single-Dwelling Residential is consistent with the Growth Plan place type designation.			
Context:			
Schools: The subject property is located within the Fargo School District, specifically within the Centennial Elementary, Discovery Middle and Davies High schools. Parks: Prairie Farms Park, 5400 31st Street South, is located approximately 0.20 miles north of the subject property and provides amenities of basketball court, grill, picnic tables, and a shelter. This park			

Page 12 adjacent to a shared use path. Parks are being developed along County Drain 53, approximately 0.03 mile from the subject property, as part of Selkirk Place Third and Fourth Additions.

Pedestrian / Bicycle: There are off-road shared use paths along both sides of 64th Avenue South, approximately 350 feet north of the subject property, and along the south side of 67th Avenue South, across 67th Avenue from the subject property. These paths are part of the metro area trail system.

Neighborhood: The subject property is included in the Davies Neighborhood.

MATBUS Route: The subject property is not along a MATBus route.

Staff Analysis:

MINOR SUBDIVISION

The subdivision will replat one lot into six lots for single-dwelling residential development. The proposed lots range in area from over 11,000 square feet to 15,500 square feet, with lots widths of over 69 feet to over 94 feet. Each lot meets the minimum dimensional standards for SR-2 zoned lots. Staff has determined that no amenities plan or developer agreement is required.

ZONE CHANGE

The subject property was zoned SR-5, Single-Dwelling Residential, when it was originally platted in 2024 as a single lot. The lot was intended for townhome development, though this development did not go forward.

The proposed SR-2 zoning is the appropriate zoning for lots this size. Additionally, the lots east across Selkirk Drive South are zoned SR-2, as is the lot adjacent to the north of the subject property, so the SR-2 zoning will allow a uniform block face; that is, the residences on both sides of the street will be set back the same distance from their front property lines.

PUBLIC COMMENT AT THE JUNE 2nd, 2026 PLANNING COMMISSION HEARING

At the June 2nd, 2026 Planning Commission hearing, one Fargo resident spoke in opposition to the application. He noted that rezoning the property from SR-5 to SR-2 limits the variety of housing options in the area.

FINDINGS

Zoning

Section 20-0906. F (1-4) of the LDC stipulates the following criteria be met before a zone change can be approved:

1. **Is the requested zoning change justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map?**

Staff is unaware of any error in the zoning map as it relates to this property. The property is currently zoned SR-5, Single-Dwelling Residential. The applicant requests a zoning change to SR-2, Single-Dwelling Residential. The SR-2 zoning is consistent with the proposed lot sizes as well as the zoning of the properties on this portion of Selkirk Drive South. **(Criteria Satisfied)**

2. **Are the City and other agencies able to provide the necessary public services, facilities, and programs to serve the development allowed by the new zoning classifications at the time the property is developed?**

City staff and other applicable review agencies have reviewed this proposal. The subject property fronts on an existing public right-of-way; public utilities are available within this right of way. **(Criteria satisfied)**

3. **Will the approval of the zoning change adversely affect the condition or value of the property in the vicinity?**

Staff has no documentation or evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. Written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, Planning staff has received no comments on inquiries. Staff finds that the approval of the zoning change will not adversely affect the condition or value of the property in the vicinity. **(Criteria satisfied)**

4. Is the proposed amendment consistent with the purpose of this LDC, the Growth Plan, and other adopted policies of the City?

The LDC states "This Land Development Code is intended to implement Fargo's Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo." Fargo Growth Plan 2024 designates the place type of the subject property as "Urban Neighborhood." The primary use in this place type is small to medium lot detached housing. The proposed development is consistent with this place type designation. **(Criteria satisfied)**

Minor Subdivision

The LDC stipulates that the following criteria are met before a minor plat can be approved:

1. Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.

The proposed zoning of SR-2, Single-Dwelling Residential will accommodate the proposed single-dwelling development. This zoning is consistent with the "Urban Neighborhood" place type of the Fargo Growth Plan 2024. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received no inquiries or comments. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments. **(Criteria Satisfied)**

2. Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.

While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles. Staff has determined that an amenities plan is not required. **(Criteria Satisfied)**

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of the Planning Commission and staff hereby waive the requirement to receive the rezoning Ordinance one week prior to the first reading and place the rezoning Ordinance on for first reading, and move to approve the proposed 1) zoning change from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential and 2) plat of **Selkirk Place Sixth Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, Section 20-0907.B. and C and Section 20-0906. F (1-4) of the LDC, and all other applicable requirements of the LDC."

Planning Commission Recommendation: June 2nd, 2026

At the June 2nd, 2026 Planning Commission hearing, that Commission, by a vote of 7-0 with four Commissioners absent, moved to accept the findings and recommendations of staff and recommended approval to the City Commission of the proposed 1) zoning change from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential and 2) plat of **Selkirk Place Sixth Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, Section 20-0907.B. and C and Section 20-0906. F (1-4) of the LDC, and all other applicable requirements of the LDC.

Attachments:

1. Zoning map
2. Location map
3. Preliminary plat

6655 Selkirk Drive South

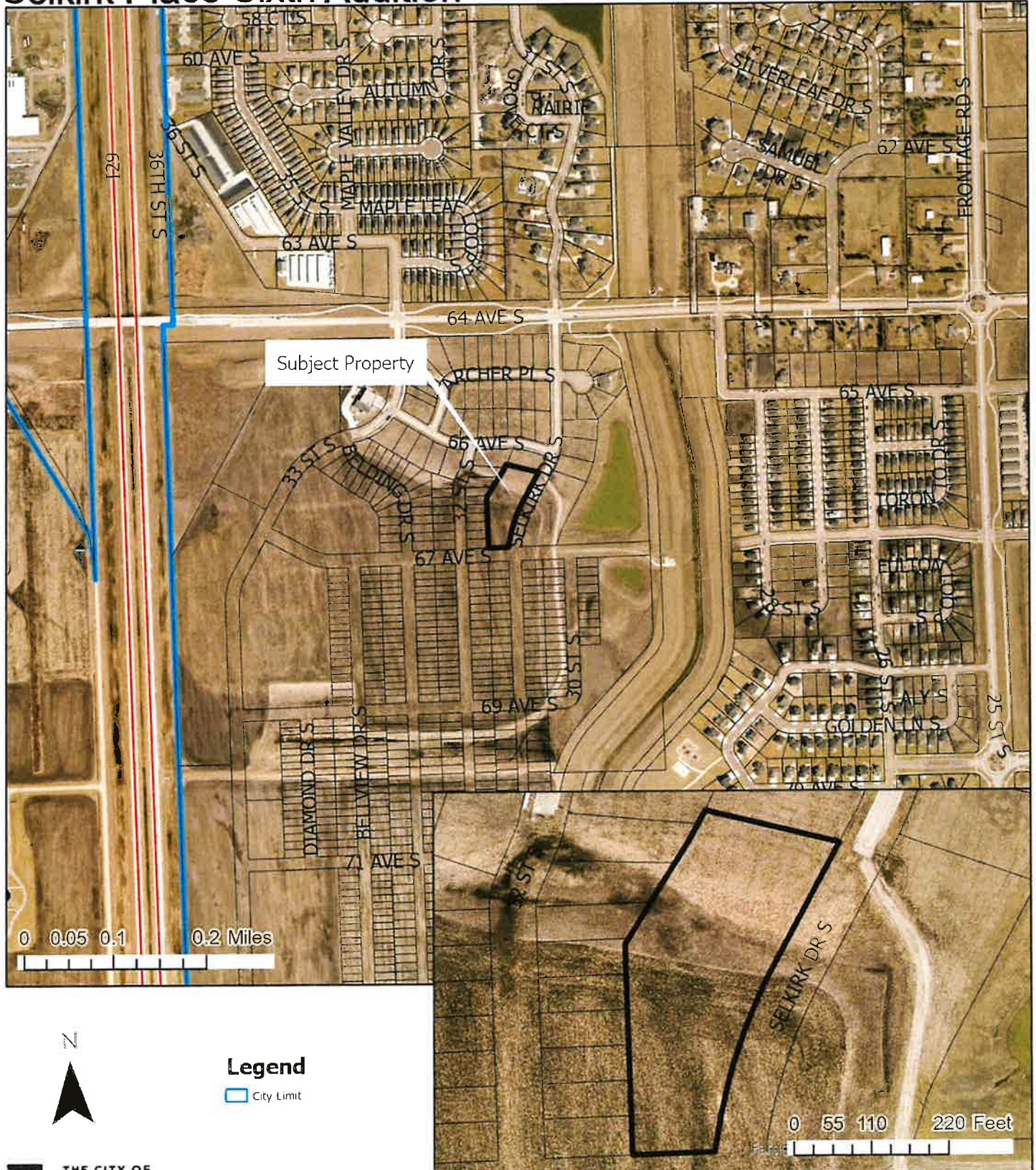


Fargo Planning Commission
June 2, 2026

Minor Subdivision and Zoning Change from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential

Selkirk Place Sixth Addition

6655 Selkirk Drive South



306

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND
LYING IN SELKIRK PLACE SIXTH ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

WHEREAS, the Fargo Planning Commission and the Board of City Commissioners of the City of Fargo have held hearings pursuant to published notice to consider the rezoning of certain parcels of land lying in the proposed Selkirk Place Sixth Addition to the City of Fargo, Cass County, North Dakota; and,

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on June 2, 2026; and,

WHEREAS, the rezoning changes were approved by the City Commission on July 20, 2026,

NOW, THEREFORE,

Be It Ordained by the Board of City Commissioners of the City of Fargo:

Section 1. The following described property:

All of Selkirk Place Sixth Addition to the City of Fargo, Cass County, North Dakota;

is hereby rezoned from "SR-5", Single-Dwelling Residential, District to "SR-2", Single-Dwelling Residential, District;

Section 2. The City Auditor is hereby directed to amend the zoning map now on file in his office so as to conform with and carry out the provisions of this ordinance.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. _____

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Joshua A. Boschec, Mayor

(SEAL)

Attest:

Angie Bear, Deputy Auditor,
on behalf of City Auditor

First Reading:
Second Reading:
Final Passage:

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: NICOLE CRUTCHFIELD, PLANNING DIRECTOR *NC*
KRISTI SYLSKAR, HUD GRANT ADMINISTRATOR

DATE: JULY 16, 2026

**RE: PUBLIC HEARING FOR FARGO'S 2025 HUD CONSOLIDATED
ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME
INVESTMENT PARTNERSHIPS (HOME) PROGRAMS**

Planning & Development Department staff has prepared Fargo's 2025 Consolidated Annual Performance and Evaluation Report (CAPER) for the U.S. Department of Housing and Urban Development (HUD) CDBG and HOME programs. Announcement of the report is outlined in the public notice (attached for reference) that was published in *The Forum* newspaper on July 8, 2026.

The purpose of the CAPER is to report on HUD-funded activities that were completed during Program Year 2025 (the time period of May 1, 2025 through April 30, 2026). The report evaluates the City's progress toward the goals and objectives established in the approved 2025 Annual Action Plan. This progress is measured by reporting accomplishments (the number of families and/or persons assisted with HUD funds, the number of housing units resulting from HUD-funded activities, etc.), expenditures (the amount of HUD funds spent and reimbursed for these HUD activities), and beneficiary data (the demographics of persons and/or families assisted through these HUD activities).

HUD prescribes both the format and required content of this document, resulting in a standardized report with limited flexibility in presentation. The front portion of the report consists primarily of narrative responses to HUD's prescribed questions, and pages 51-57 provide numerical accomplishments resulting from HUD-funded activities completed during Program Year 2025. Pages 58-73 summarize financial expenditures. Although HUD funding is awarded by program year, it is often spent over multiple years. As a result, the financial sections of the report reflect expenditures from multiple program year allocations rather than only Program Year 2025 funds.

Program Year 2025 is also unique because it ends the City's previous 5-Year Consolidated Plan (2020-2024) and begins the City's new 5-Year Consolidated Plan (2025-2029). As a result, readers will notice changes in priorities and activity strategies between the two Consolidated Plan periods.

Per the HUD-required and adopted Citizen Participation Plan, this report is being presented at the July 20, 2026 City Commission meeting as a Public Hearing. The timeline, including the 15-day public comment period (July 9 – July 23, 2026), is outlined in the public notice. Access to the online link for the 2025 CAPER is available on the City website at www.FargoND.gov/plansandstudies (posted July 8, 2026). To date, no public comments have been received on the 2025 CAPER.

After the City Commission meeting and public comment period, the report will be submitted to HUD for final review and approval, as per Federal grant management requirements.

Attachments: Notice of Public Hearing & Public Comment Period
PowerPoint Slideshow

Recommended Motion: Receive and file 2025 Consolidated Annual Performance and Evaluation Report.

EXHIBIT
(for reference only)

Public Notice

City of Fargo
Notice of Public Comment Period & Public Hearing
Community Development Block Grant (CDBG) & HOME Programs
2025 Consolidated Annual Performance and Evaluation Report (CAPER)

The City of Fargo is opening a 15-day public comment period for review of the draft City of Fargo Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD) for the 2025 Action Plan. Comments on this report can be submitted to the Planning and Development Department during the public comment period, which runs from July 9 - 23, 2026, or at the public hearing scheduled for Monday, July 20, 2026 during the regular Fargo City Commission meeting. A copy of the report, along with any current public comments received, is available to the public for review and comment at the locations listed below.

COMMENTS, SCHEDULE, ACCESSIBILITY & NON-DISCRIMINATION NOTICE

Comments and suggestions from the public are encouraged through the public comment period and/or at the public hearing. Comments may be submitted until 4:30 p.m. Central Daylight Time (CDT) on Thursday, July 23, 2026, by email, telephone, or mail. Contact information and schedule are provided below:

15-Day Comment Period:
July 9 - 23, 2026

Public Hearing Details:
Monday, July 20, 2026 - 5:05 PM
Fargo City Commission Chambers
225 4th Street North, Fargo, ND 58102

Contact Information:
City of Fargo
Planning and Development Department, 2nd Floor
Attn: HUD Grant Administrator
225 4th Street North, Fargo ND 58102
Phone: 701.241.1474
Planning@FargoND.gov

City of Fargo Website "Contact Us":
<https://fargond.gov/city-government/departments/planning-development/contact-us>

Draft Report Available At:
Online at www.FargoND.gov/plansandstudies; and
Fargo Housing and Redevelopment Authority at 325 Broadway North, Fargo, ND 58102; and
All Fargo Library locations; and
By requesting a copy through the Planning & Development Department

Accessibility – Fargo City Hall is serviced by public transit, fully accessible and can accommodate persons with disabilities. Alternative formats of this information (e.g., Braille, American Sign Language, etc.) or reasonable accommodations for persons with hearing/vision impairments and/or other disabilities will be made upon request. Contact City of Fargo's Section 504/ADA Coordinator Bekki Majerus at 701.298.6966 to arrange for services (a 48 hour notice may be needed). To access TTY/ND Relay service dial 800.366.6888 or 711.

Limited English – Reasonable steps will be taken to provide persons with limited English proficiency (LEP) meaningful access, including the availability of interpretation and translation services. Contact the City of Fargo Planning and Development Department at 701.241.1474 or Planning@FargoND.gov if services are needed.

Non-Discrimination Notice – In accordance with Federal regulations and City of Fargo policies, services are provided without regard to race, color, religion, sex, disability, familial status, national origin, age, marital status, veteran status, sexual orientation, gender identity, public assistance, domestic violence, lawful activity, or condition protected by applicable federal and state laws. This recipient does not discriminate in admission or access to, or treatment or employment in, its federally assisted programs and activities. The City is an equal employment/equal housing opportunity agency.



City of Fargo

PUBLIC HEARING

for HUD CDBG & HOME

2025 Consolidated Annual Performance and Evaluation Report (CAPER)

July 20, 2026



Background on HUD Programs

- Fargo is an "Entitlement" community and a "Participating Jurisdiction (PJ)", meaning it receives annual federal funding directly from the U.S. Department of Housing & Urban Development ("HUD").
- The timing that funds are awarded to the City varies from year-to-year, depending on the federal budget and appropriations process.
- As a recipient of HUD funds, the City is required by HUD to develop various plans, which assess priority community development needs, determine strategies for spending the HUD funds, and set targeted outcomes for the use of these HUD funds.
- This includes plans that detail what the City will do each year to address the identified needs & goals, as well as reports on the progress & accomplishments of activities that address these identified goals.
- All activities and funds go through a citizen participation process, including a public comment period and a public hearing at City Council.



Background on HUD Funding Sources

There are two separate funding sources that the City of Fargo receives from HUD each year. They are as follows:

1. Community Development Block Grant (or "CDBG")

Projects typically include activities to support housing or community programs and facilities, such as, but not limited to: public infrastructure/public facilities improvements, property acquisition, or homelessness services.

2. HOME Investment Partnerships Program (or "HOME")

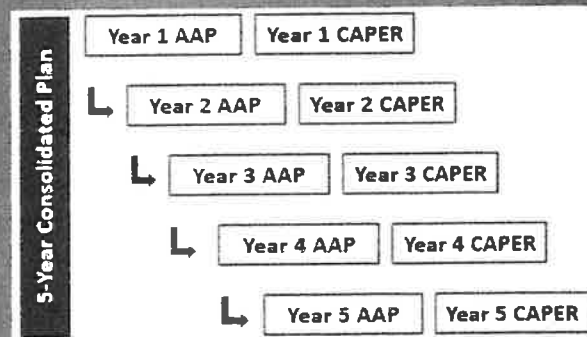
Projects are solely focused on housing (i.e., single & multi-family, homeownership & rental). Specific activities typically include rehabilitation, tenant-based rental assistance, construction, or demolition.



Background on HUD Plans & Reports

1. Every five years, the City creates a 5-Year Consolidated Plan ("Con Plan") that identifies housing and community development priorities.
2. Each year, the City creates an Annual Action Plan ("AAP") on how it will use its CDBG & HOME funding to fulfill the goals of the Con Plan.
3. Annually, the City reports on its progress through its Consolidated Annual Performance and Evaluation Report ("CAPER").

We are currently in the public comment period for Fargo's 2025 CAPER (the 2025 CAPER is the "Year 1 CAPER" of the 2025-2029 Con Plan).



Goals & Priority Needs for 2025-2029 Consolidated Plan & 2025 Annual Action Plan

Goals Identified in the 5-Year Con Plan & 2025 Annual Action Plan are as follows:

1. Affordable Housing (housing stability, housing preservation)
2. Ending & Preventing Homelessness (services for individuals with extremely low incomes)
3. Public Infrastructure-Public Facility Improvements (public infrastructure and facilities improvements in low- and moderate-income area neighborhoods)
4. Fair Housing (required)

The status and progress of the 2025 Annual Action Plan activities that address the above goals are detailed on the next slide.



Progress of 2025 Annual Action Plan Activities

The majority of activities identified in the 2025 Annual Action Plan are currently underway.

CDBG-funded activities:

1. Improvements to existing public infrastructure located in low-to-moderate income area neighborhoods – *planning and project coordination are underway & services for conducting this activity's HUD-required environmental review have been secured*
2. Operational support to maintain a neighborhood response team named the Homeless Engagement and Response Team (HEART) – *operations are underway & 33 individuals were assisted in the 2025 program year with more individuals to be assisted in the 2026 program year through this activity*
3. Operational support for fair housing services to provide ongoing education, outreach, test coordination, mediation, and technical assistance on fair housing in Fargo – *activity is underway*

HOME-funded activities:

1. Tenant-Based Rental Assistance – *development of program design, policies, and implementation framework for a TBRA program, to assist eligible households with their rent is underway*



Accomplishments from *Pre-2025* Annual Action Plan Activities

Pre-2025 Annual Action Plan Activities completed in the 2025 Program Year are as follows:

1. New construction of affordable, single-family housing – *1 homeowner housing unit completed*
2. New construction of affordable, multi-family rental housing – *3 rental units completed (in total, 52 rental units were completed, 3 of which are HUD HOME units)*
3. Substantial rehabilitation of an emergency shelter's HVAC system – *824 individuals assisted*
4. Operational support for street outreach services in downtown – *179 individuals assisted*
5. Funding for staffing a mobile medical unit – *55 individuals assisted*



HUD Public Hearing for 2025 CAPER CDBG & HOME Programs

15-day Public Comment Period: *Ends July 23, 2026*

Public Hearing at City Commission Meeting: *July 20, 2026*

If you have any formal public comments, please contact:

- Planning@FargoND.gov (Planning Dept E-mail)
- 701.241.1474 (Planning Dept Phone Number)
- City Hall Planning & Development Department, 2nd Floor (225 4th Street North, Fargo, ND 58102)



MEMORANDUM

TO: City Commission

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

DATE: July 15, 2026

RE: Renaissance Zone Application for a rehabilitation project from EWR Fargo Dakota Center, LLC (Edgewood Properties LLLP) (377-F) located at 51 Broadway North

The City received a Renaissance Zone (RZ) application from EWR Fargo Dakota Center, LLC (owned by Edgewood Properties LLLP) to rehabilitate a commercial building at 51 Broadway North. Pursuant to the application and supplemental information, the project will rehabilitate the existing building by updating the HVAC, electrical, plumbing, fire/life safety systems, related mechanical improvements, and modernizing to Class A office standards. Exterior improvements include lighting, storefront modernization, painting, and window sealing and repair. There is work occurring within the building, including general maintenance and work on the third floor. This work is not eligible towards the minimum requirements of the application, and the applicant has confirmed the scope of work and value is not included in the application. Attached is a copy of the staff report, application and corresponding materials.

As indicated in the attached documentation, the project meets all state and local requirements for approval and is consistent with goals and objectives as established in the Fargo Renaissance Zone Development Plan. The application indicates an investment of approximately \$5,374,696, which is approximately \$50.60 per square foot and exceeds the minimum investment threshold as set forth in the plan.

The RZA recommended approval unanimously on June 24, 2026.

Recommended Action: Approve the Renaissance Zone application for EWR Fargo Dakota Center, LLC (Edgewood Properties LLLP) and grant property tax exemptions and State income tax exemptions as allowed by the ND Renaissance Zone law contingent upon completion of the project and verification of costs.

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

Project Evaluation:

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

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

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

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

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

- e. *Complete our Streets:* Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.
Noted in the application, enhancements to the ground floor and active uses along Broadway will improve the pedestrian experience and increase street activity, and that the project aligns with equitable growth principles and efficient use of existing infrastructure. Being Downtown and on Broadway, likely the project will encourage trips by foot, bicycle and bus, as well as by car. The property is within one block of the GTC (Ground Transportation Center) for MATBUS.
- f. *Park Smart:* Manage parking resources to meet the needs of drivers, while also making room for new development and activity.
As noted in the application, the project leverages existing Downtown parking resources without requiring new infrastructure and that by increasing density within an established site, it promotes efficient use of shared parking assets. Parking for the property exists on the block, just east of the building.
- g. *Play with purpose:* Develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater).
The proposed project does not include information related to storm water retainage, however, the project provides a rooftop balcony and tenant amenity space. The existing structure provides a space on the private property adjacent to the public right-of-way that could be utilized in a variety of ways, including gathering and outdoor dining related to the commercial space.

(15/20 points)

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

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

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

(10/10 points)

- 3. **High Priority Land Use:** The new construction or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan (page 9).
 - a. **Primary Sector Business, Industry or Talent-dependent Enterprises:**
The applicant has stated that they believe some businesses would qualify as primary sector, and also notes that other businesses would likely be talent-dependent.
 - b. **Active Commercial, Specialty Retail or Destination Commercial:**
The project anticipates active retail.
 - c. **Mixed Use Development:**

The project is not mixed use.

(15/20 points)

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

(10/10 points)

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

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

(8/10 points)

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

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

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

(10/10 points)

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

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

(10/10 points)

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

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

(8/10 points)

Summary:

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

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

Suggested motion:

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

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



April 30, 2026

City of Fargo
Planning & Development
Fargo, North Dakota

Re: Dakota Center Renaissance Zone Application

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "Jacob T. Strinden". The signature is fluid and cursive, with a long horizontal stroke at the end.

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



Planning & Development
 225 4th Street North
 Fargo, North Dakota 58102
 Office: 701.241.1474 | Fax: 701.241.1526
 Email: Planning@FargoND.gov
www.FargoND.gov

APPLICATION FOR RENAISSANCE ZONE PROJECT

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

Application submitted for (check all that apply):

- ☐ New Construction
 ☐ Commercial Lease
☐ Purchase with Major Improvements
 ☒ Rehabilitation: ☒ Commercial ☐ Residential
☐ Primary Residential Purchase
 ☐ Block Addition

Property Owner Information	Contact Person Information (if different than owner)
Name (printed): EWR Fargo Dakota Center, LLC	Name (printed): Jacob T. Strinden
Name (printed):	Address:
Address:	51 Broadway N., Suite 600, Fargo, ND 58102
51 Broadway N., Suite 600, Fargo, ND 58102	

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

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

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

Scope of Work

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

Major improvements include:

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

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

Additional Project Information

New Construction/Rehabilitation/Purchase with Improvements Only

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

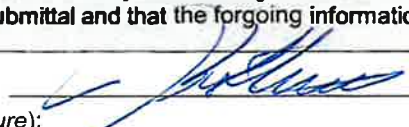
Commercial Lease Only

Lease Area Upon Completion (SF):			
Type of Business:			
☐ New business moving to the Renaissance Zone	☐ Expanding Business moving to the Renaissance Zone	☐ Existing Business Expanding within the Renaissance Zone	☐ Continuation of a lease moving from one Renaissance Zone Project to another Renaissance Zone Project

Residential Purchase Only

Will this be your primary place of Residency?:

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

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

Goals of the Fargo Renaissance Zone Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Legal Description

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



To: City of Fargo Renaissance Zone Authority

From: Edgewood Real Estate Investment Trust

Subject: Detailed Overview of Dakota Center Rehabilitation and Improvements

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

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

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

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

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



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

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

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

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

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

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

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



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

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

Sincerely,

A handwritten signature in blue ink, reading "Jacob T. Strinden". The signature is fluid and cursive, with a long horizontal line extending to the right.

Jacob T. Strinden

Associate General Counsel

Planned Improvements & Estimated Costs - Dakota Center

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

Total: **\$ 5,374,696.79**



Street View - Broadway



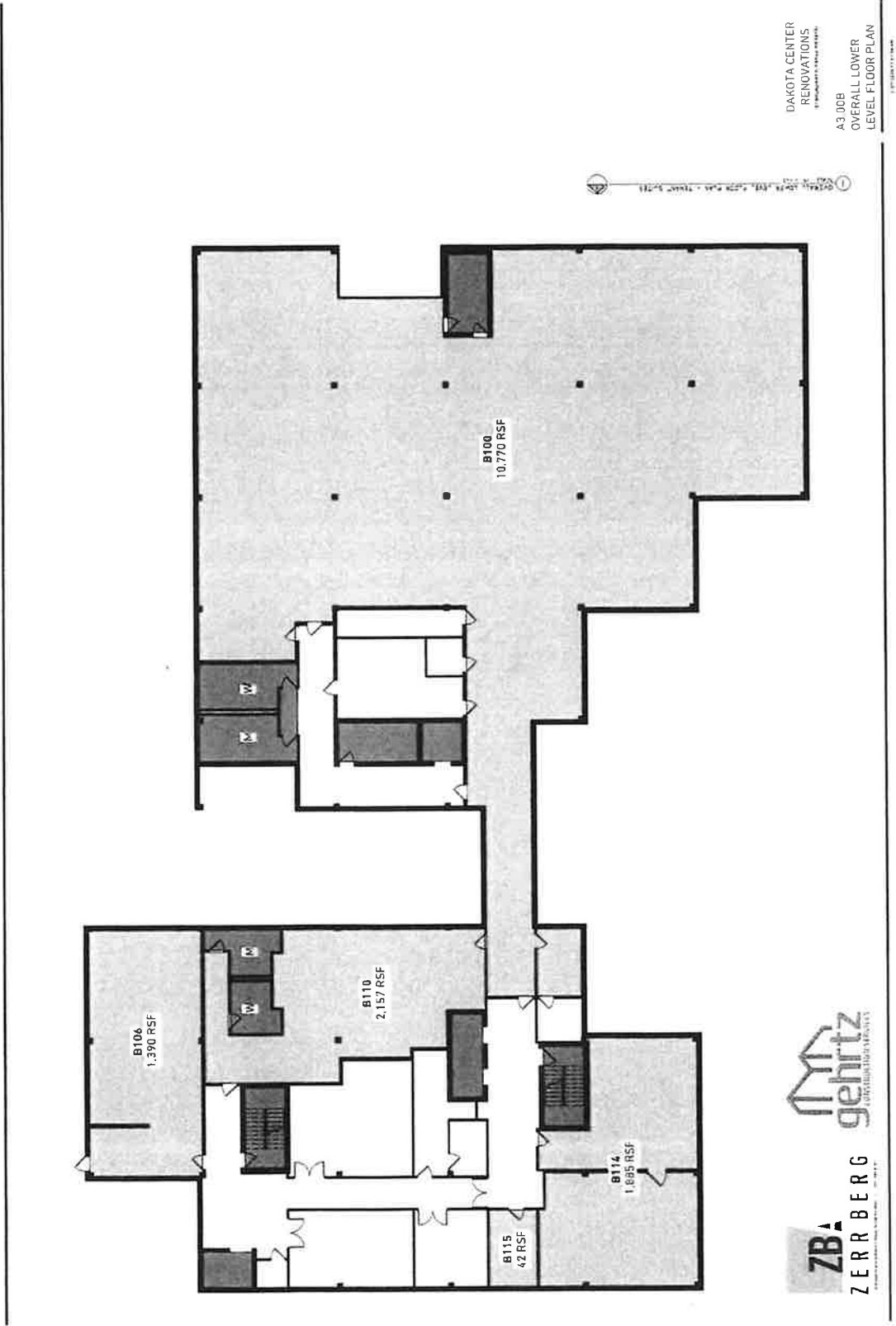
Street View - Broadway



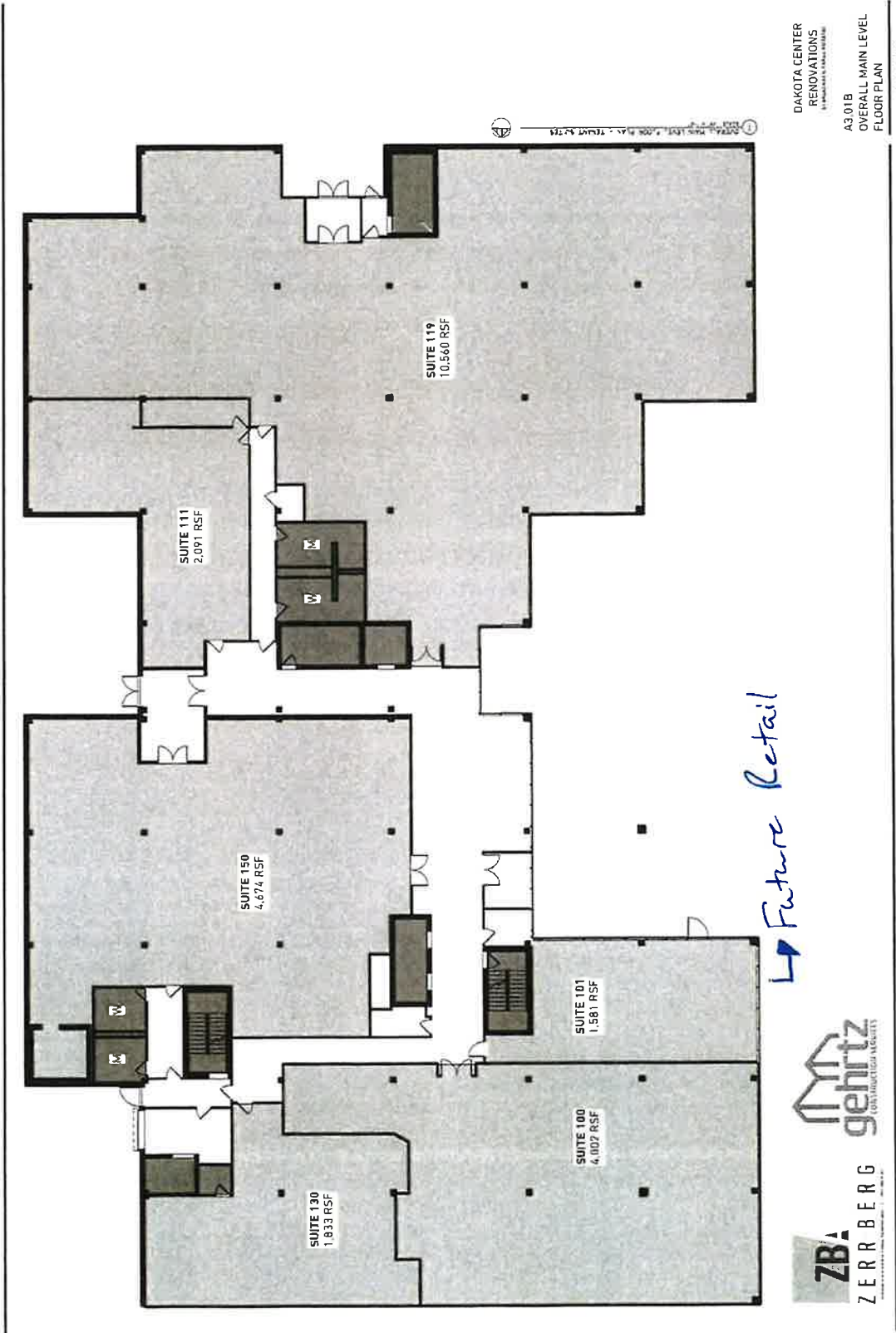
Street View - NP Ave



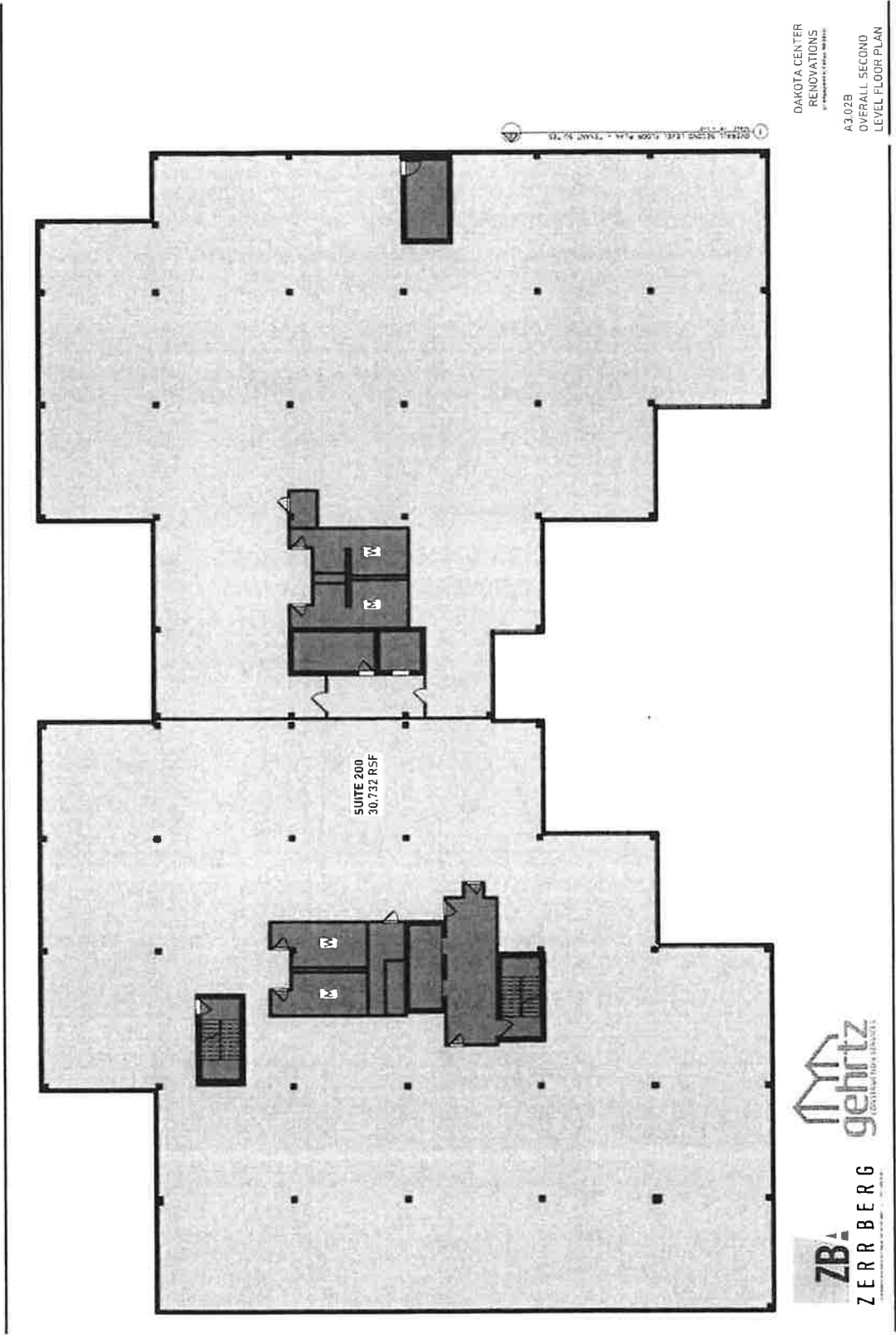
Image from applicant



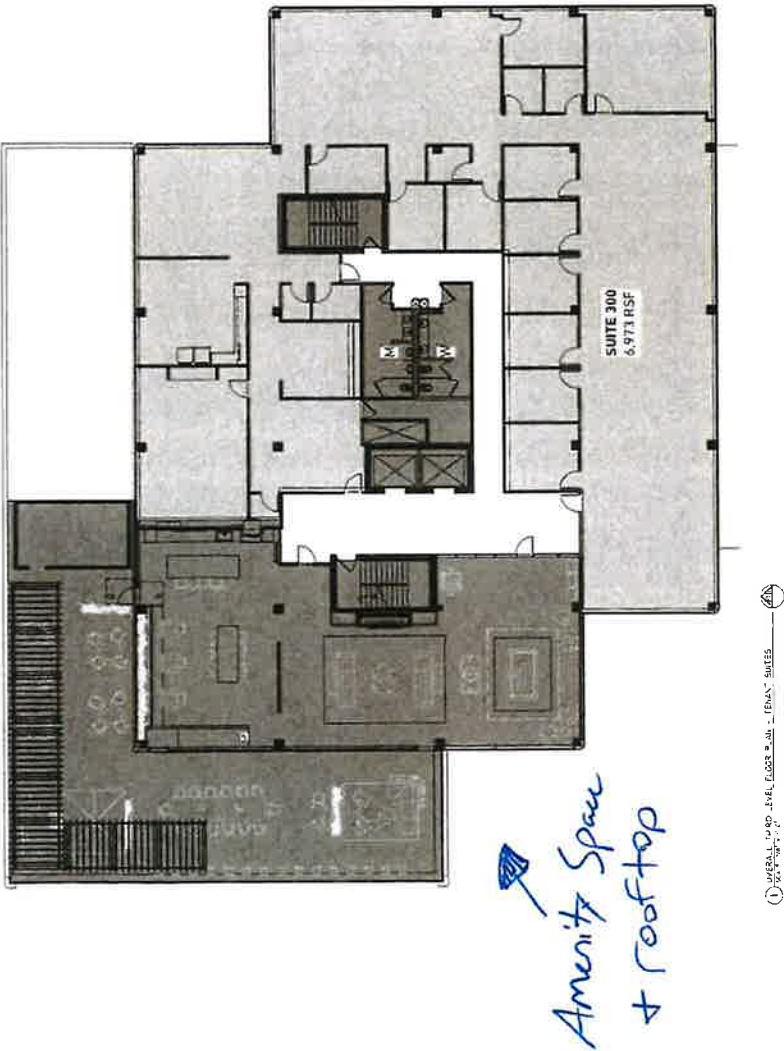
Lower Level - Current Floor Plan



Main Level - Current Floor Plan



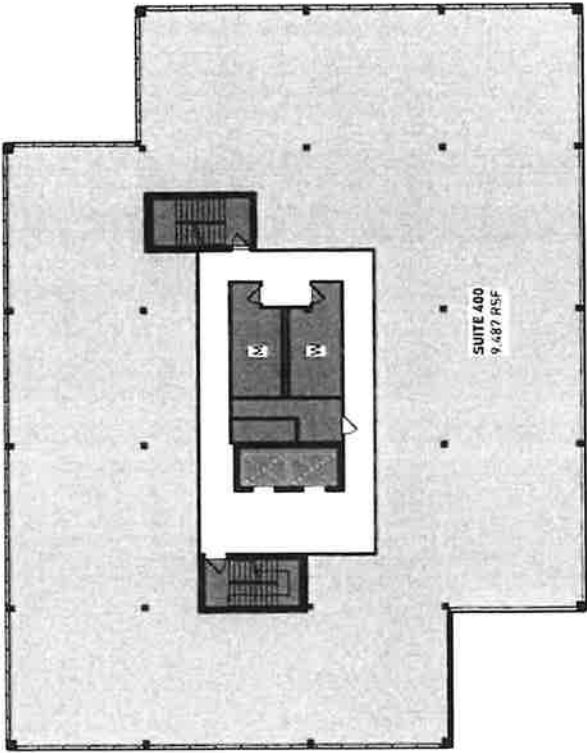
Second Level - Current Floor Plan



DAKOTA CENTER
RENOVATIONS
A3.03B
OVERALL THIRD LEVEL
FLOOR PLAN
11/14/2018 10:00 AM



Third Level - Current Floor Plan

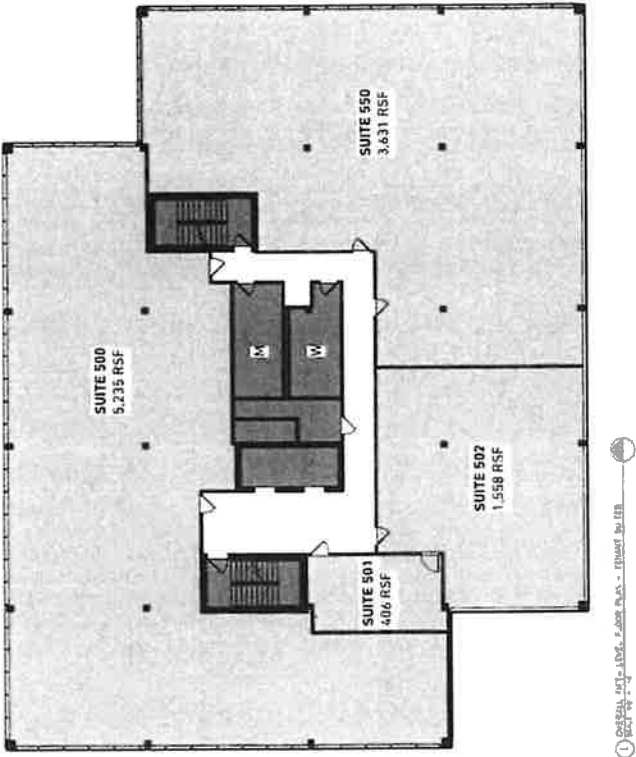


1/2" = 1'-0" (1/4" = 1'-0")

DAKOTA CENTER
RENOVATIONS
A3.04B
OVERALL FOURTH
LEVEL FLOOR PLAN



Fourth Level - Current Floor Plan



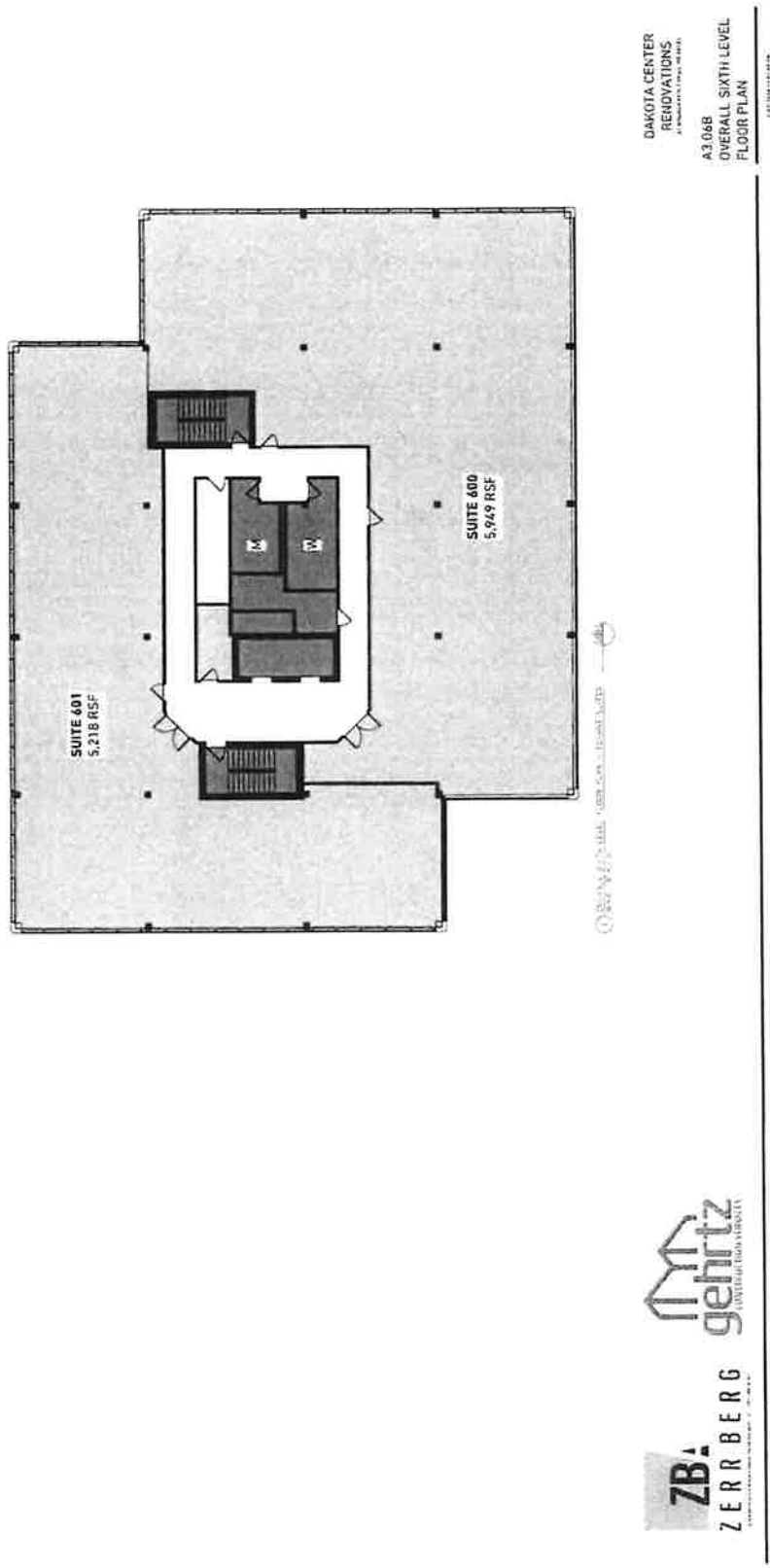
① OVERALL FIFTH LEVEL FLOOR PLAN - FURNISHING NO. 128



DAKOTA CENTER
RENOVATIONS
1111 14TH AVE S
SUITE 500B
OVERALL FIFTH LEVEL
FLOOR PLAN

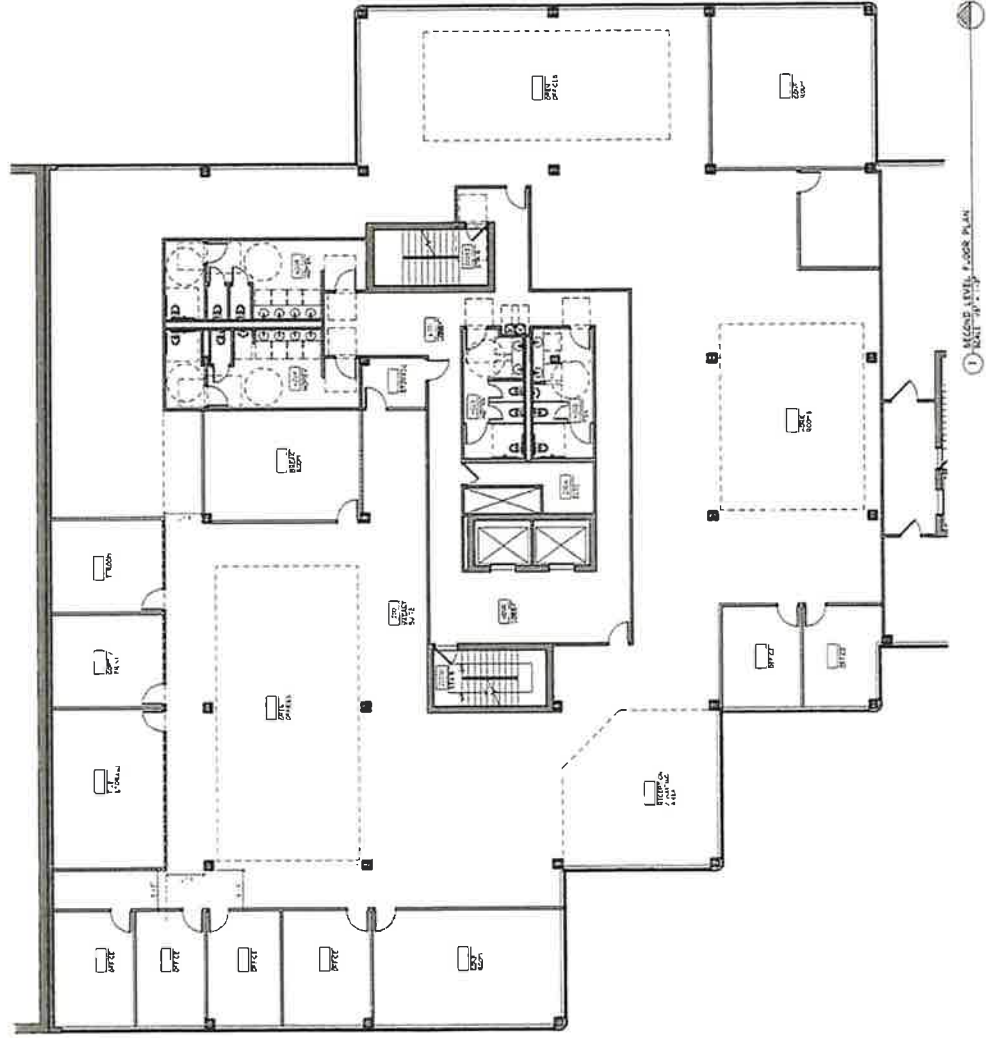
11/14/2018 11:14 AM

Fifth Level - Current Floor Plan



Sixth Level - Current Floor Plan

Proposed 2nd Floor Layout



HDR 6984 SF
HDR ASSEMBLY 886 SF
-12.7%
FIGURE 10% ASSEMBLY
OPTION 1:
11316 SF BUSINESS
76 BUSINESS OCC.
1258 SF ASSEMBLY
84 OCC.



REVISION SCHEDULE
DATE

FOR REFERENCE ONLY
DATE
DATE

Edgewood
REAL ESTATE INVESTMENT TRUST
DAKOTA CENTER
RENOVATIONS
11/15/2011
SECOND LEVEL FLOOR PLAN
25-0728 TENANT AGENT LOUNGE
11/15/2011
A3.02B

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	10/1/14	ISSUED FOR PERMIT
2	10/1/14	ISSUED FOR PERMIT
3	10/1/14	ISSUED FOR PERMIT
4	10/1/14	ISSUED FOR PERMIT
5	10/1/14	ISSUED FOR PERMIT
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99	10/1/14	ISSUED FOR PERMIT
100	10/1/14	ISSUED FOR PERMIT

CONSTRUCTION SET

THESE DRAWINGS ARE TO BE USED FOR THE CONSTRUCTION OF THE PROJECT. ANY CHANGES TO THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT IF THE DRAWINGS ARE NOT USED AS SHOWN.

Architect: **ZERRBERG**
Date: 10/1/14
Project: 138

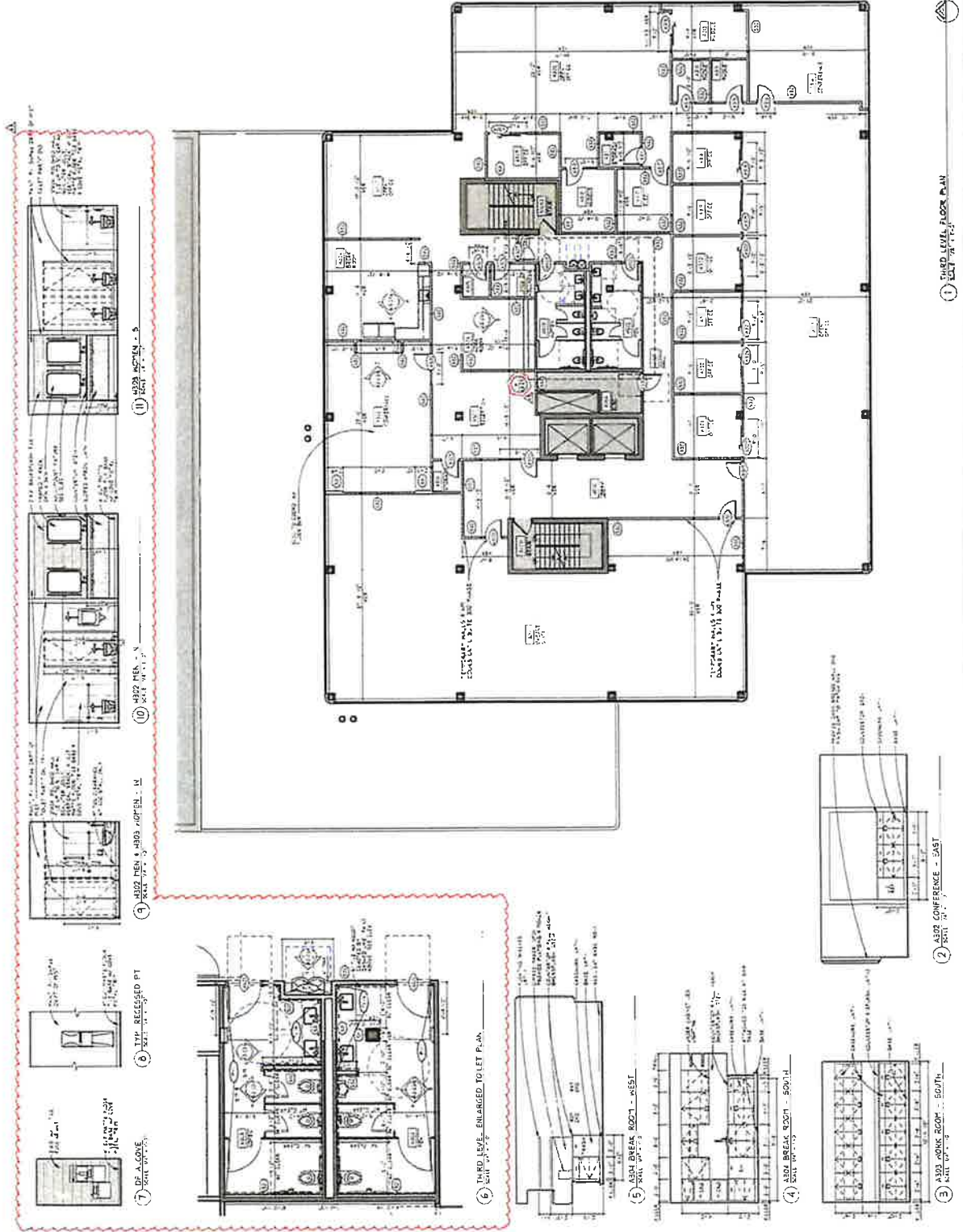
Edgewood
REAL ESTATE INVESTMENT TRUST

DAKOTA CENTER
RENOVATIONS

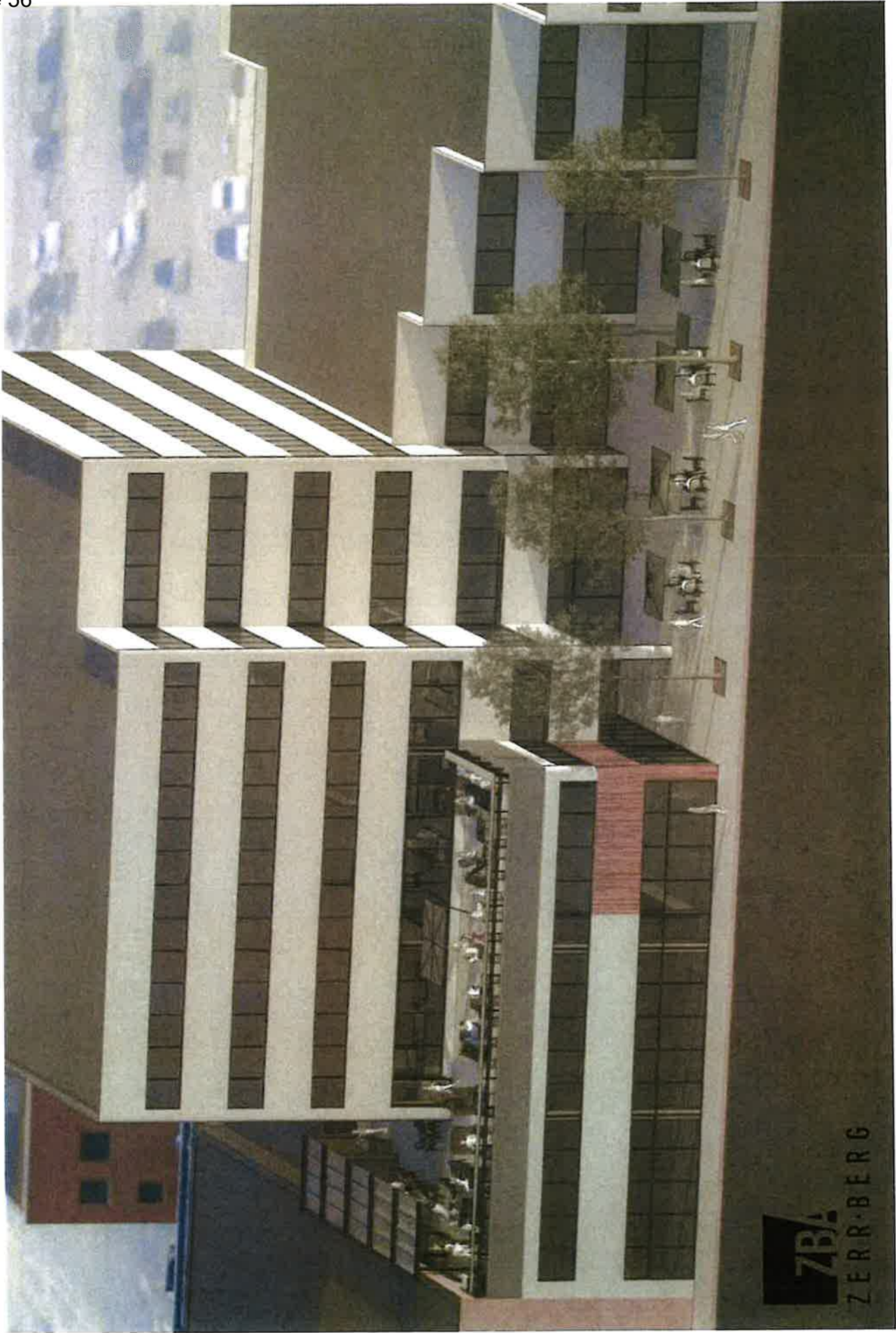
11 PARKWAY, SUITE 100
MINNEAPOLIS, MN 55414

13-073A MOORE SITE SET UP
13-073A MOORE SITE SET UP
13-073A MOORE SITE SET UP
13-073A MOORE SITE SET UP

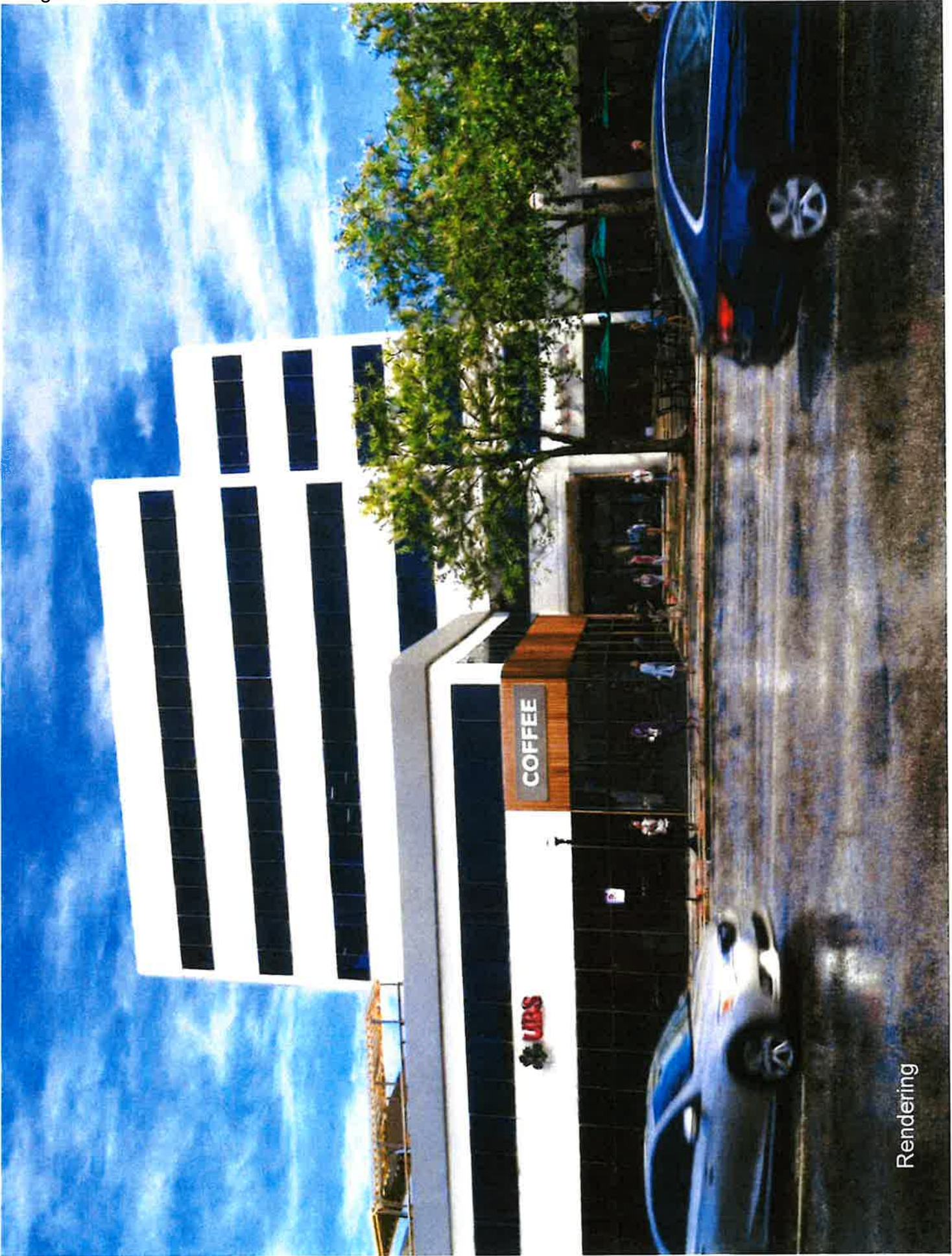
A3.03A



Third Level - Proposed Floor Plan



Rendering



Rendering



Interior Rendering



Interior Rendering



Interior Rendering



Interior Rendering



Interior Rendering



Amenity Space

Interior Rendering



New Elevator Lobbies

Interior Rendering



Amenity Space

Interior Rendering



Amerity Space

Interior Rendering



Amerity Space

Interior Rendering



Ameritz Space

Interior Rendering

MEMORANDUM

TO: City Commission

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

DATE: July 15, 2026

RE: Renaissance Zone Application for a rehabilitation project from JS2L Partners, LLP (378-F) located at 120 8th Street South

The City received a Renaissance Zone (RZ) application from JS2L Partners, LLP to rehabilitate a commercial building at 120 8th Street South. Pursuant to the application, the project will rehab the existing structure with interior work, including a new elevator, demolition of existing walls, new HVAC and electrical systems, and new finishes and doors. Exterior work includes new windows, replacement of existing metal siding, and new roof. Separate from the RZ application, asbestos abatement has occurred and there will be some improvements related to parking. Attached is a copy of the staff report, application and corresponding materials.

As indicated in the attached documentation, the project meets all state and local requirements for approval and is consistent with goals and objectives as established in the Fargo Renaissance Zone Development Plan. The application indicates an investment of approximately \$1,300,000, which is approximately \$134 per square foot and exceeds the minimum investment threshold as set forth in the plan.

The RZA recommended approval unanimously on June 24, 2026.

Recommended Action: Approve the Renaissance Zone application for JS2L Partners, LLP and grant property tax exemptions and State income tax exemptions as allowed by the ND Renaissance Zone law contingent upon completion of the project and verification of costs.

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

Project Evaluation:

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

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

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

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

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

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

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

(15/20 points)

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

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

(10/10 points)

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

- a. Primary Sector Business:

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

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

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

- c. Mixed Use Development:

The building is not mixed use.

(10/20 points)

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

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

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

- b. Parcels specifically targeted for clearance:

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

(10/10 points)

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

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

(8/10 points)

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

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

(10/10 points)

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

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

(10/10 points)

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

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

(8/10 points)

Summary:

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

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

Suggested motion:

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

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



Planning & Development
 225 4th Street North
 Fargo, North Dakota 58102
 Office: 701.241.1474 | Fax: 701.241.1526
 Email: Planning@FargoND.gov
www.FargoND.gov

APPLICATION FOR RENAISSANCE ZONE PROJECT

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

Application submitted for (check all that apply):

- | | |
|--|---|
| ☐ New Construction | ☐ Commercial Lease |
| ☒ Purchase with Major Improvements | ☒ Rehabilitation: ☒ Commercial ☐ Residential |
| ☐ Primary Residential Purchase | ☐ Block Addition |

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

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

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

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

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

Scope of Work

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

Additional Project Information

New Construction/Rehabilitation/Purchase with Improvements Only

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

Commercial Lease Only

Lease Area Upon Completion (SF):			
Type of Business:			
☐ New business moving to the Renaissance Zone	☐ Expanding Business moving to the Renaissance Zone	☐ Existing Business Expanding within the Renaissance Zone	☐ Continuation of a lease moving from one Renaissance Zone Project to another Renaissance Zone Project

Residential Purchase Only

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

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

Owner (Signature): <u>[Signature]</u>	Date: <u>5/26/26</u>
Joint Owner (Signature): <u>[Signature]</u>	Date: <u>5/26/26</u>
Representative (Signature): _____	Date: _____

Goals of the Fargo Renaissance Zone Plan

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

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

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

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

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

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

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

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

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

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

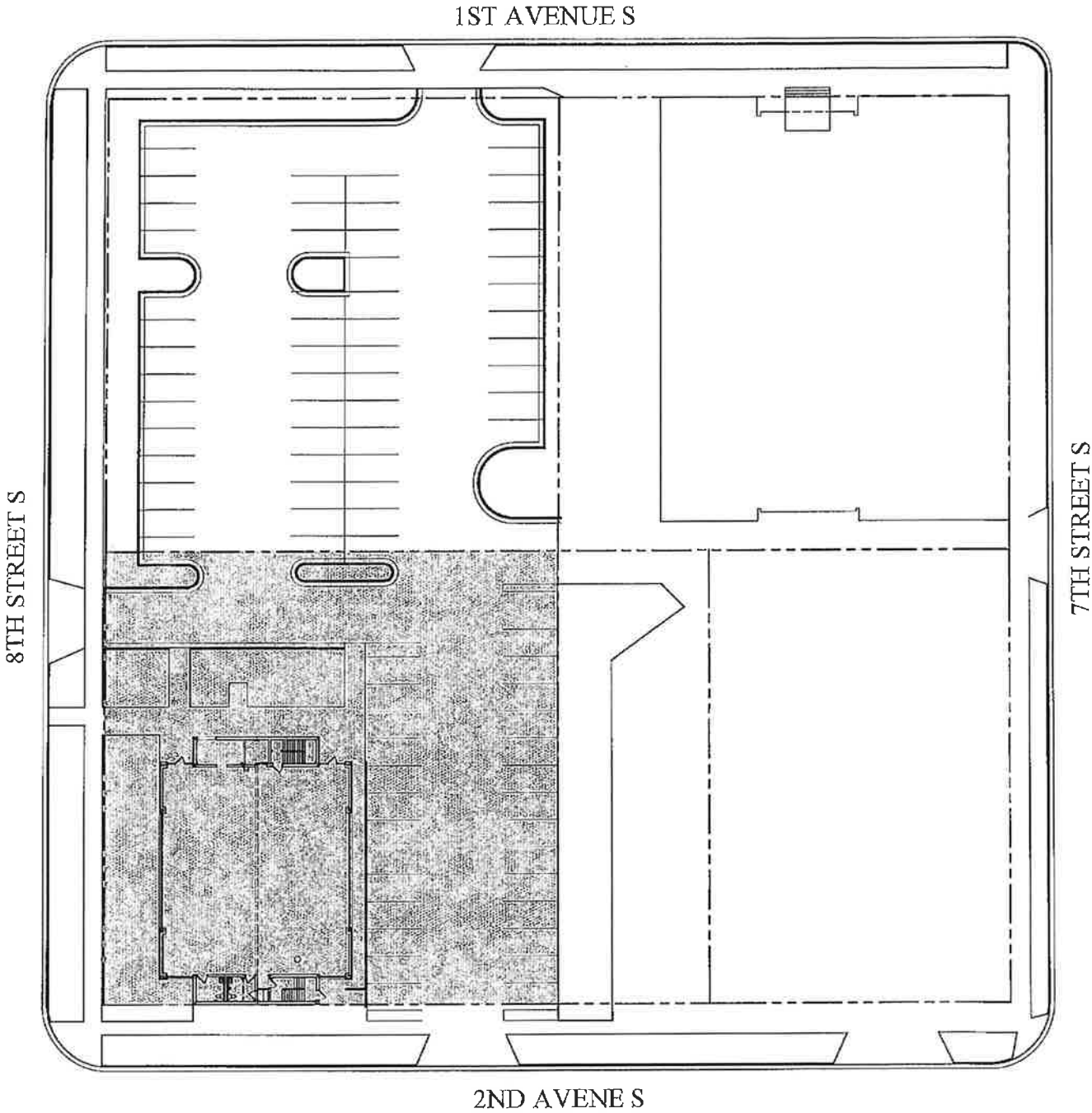
The building location near Island Park and on the edge of downtown encourages trips by foot and bike, and staff residing in nearby housing.

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

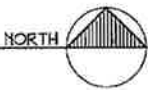
This project will manage parking resources by optimizing existing space and incorporating smart parking solutions. It will include a mix of on-site parking and shared parking arrangements with nearby facilities. The design will prioritize efficient use of space, ensuring adequate parking for drivers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

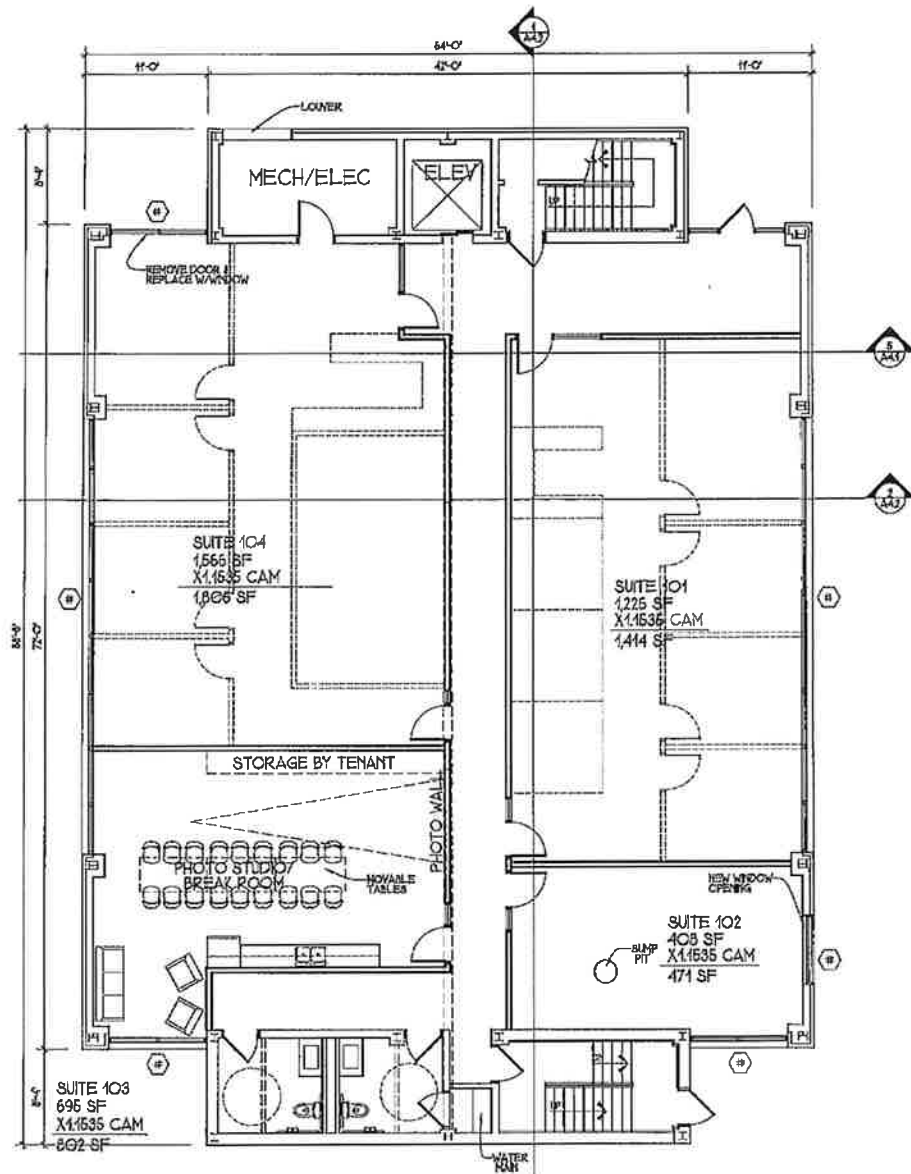
7. *Play with Purpose.* Will this project develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater)?

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

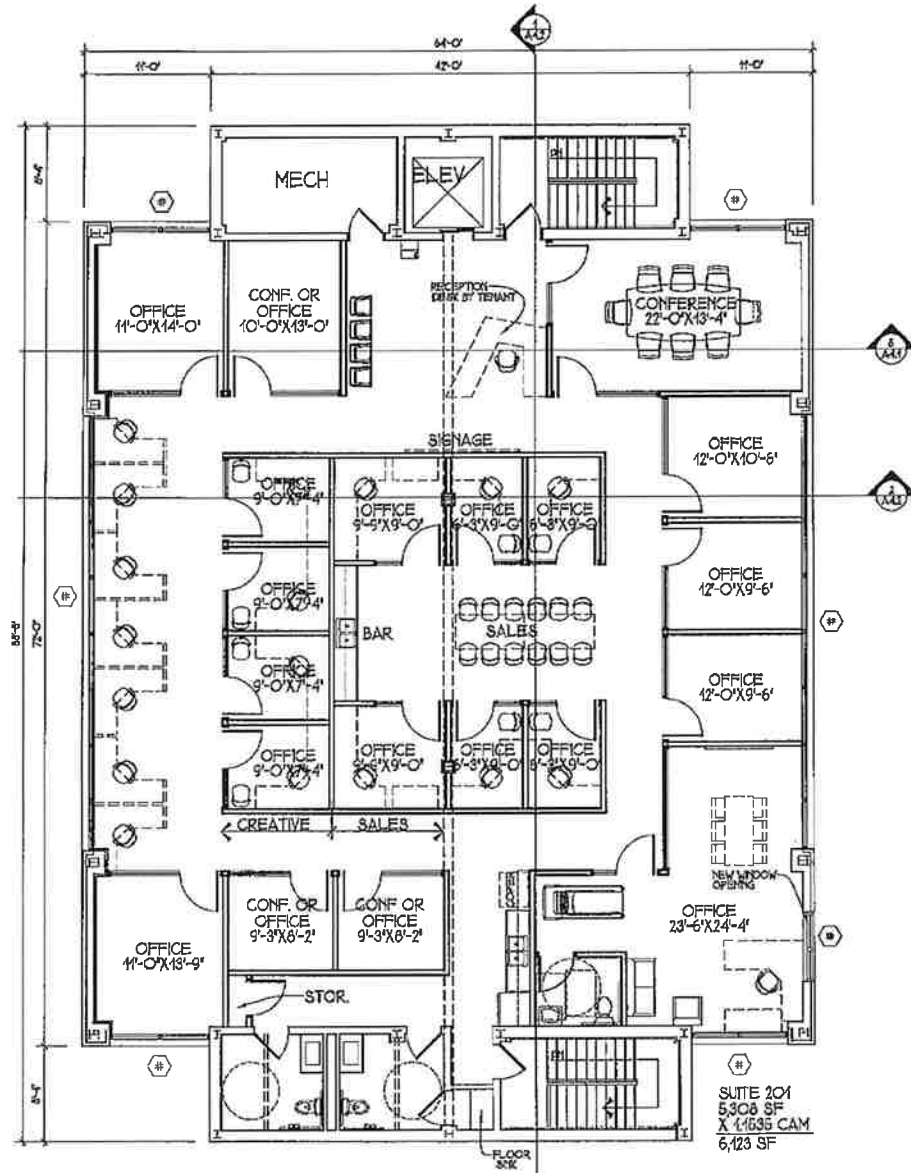


1 SITE PLAN
1" = 50'-0"





1 FIRST FLOOR PLAN
1/15" = 1'-0"



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

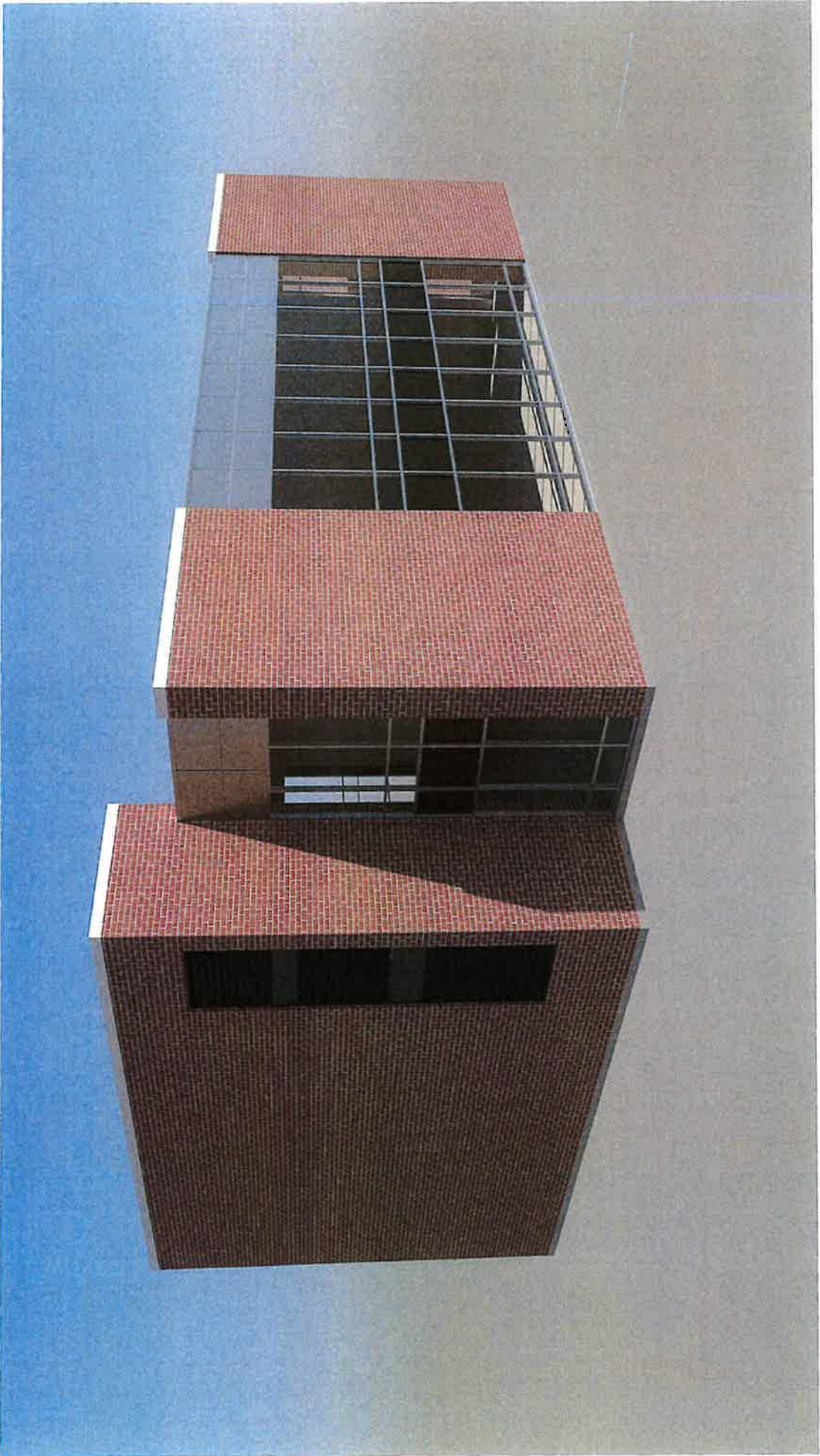




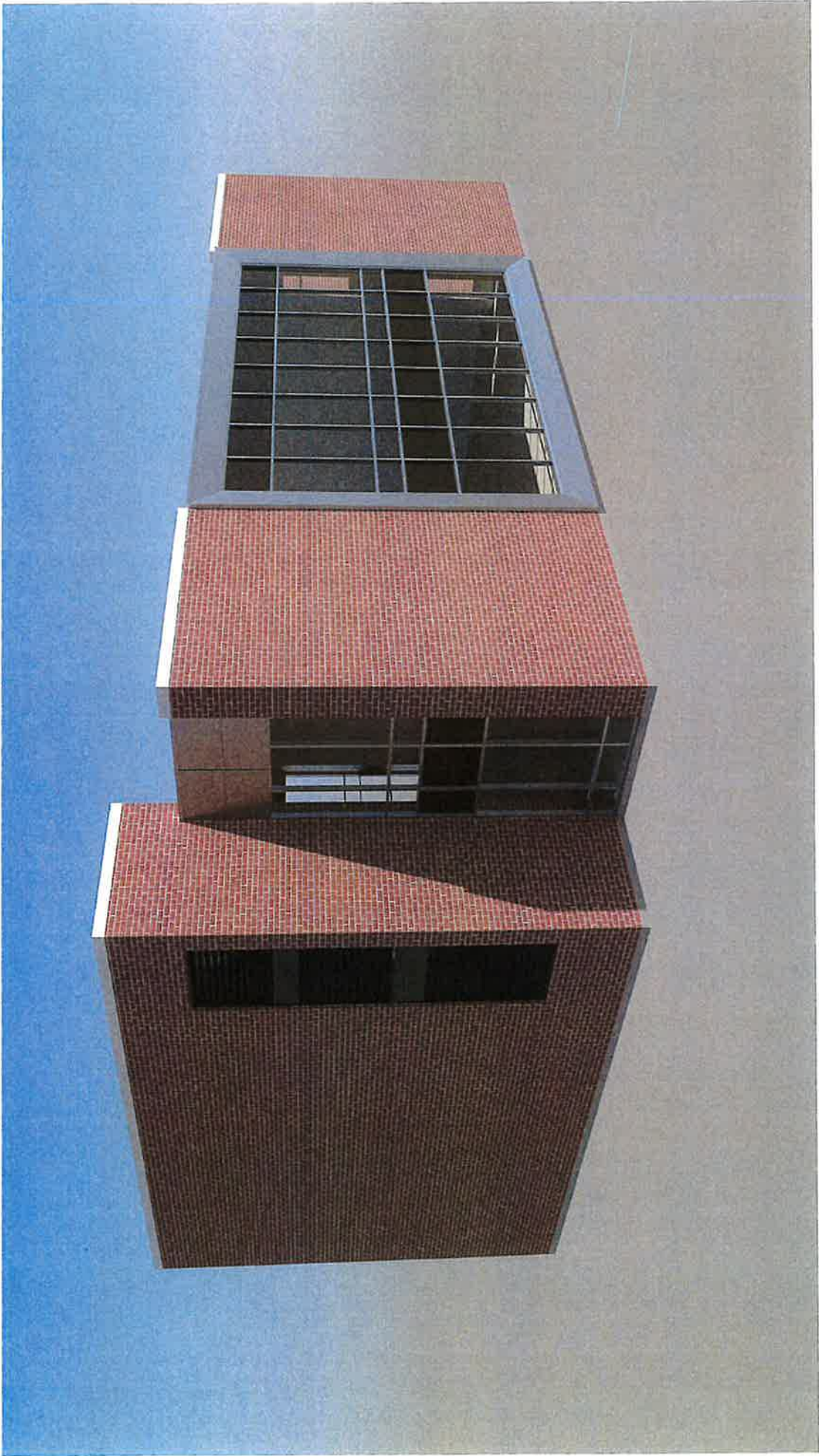
Site Photos



Images of interior after asbestos abatement



Rendering A



Rendering B

Preliminary Construction Cost Estimate
Office Building Remodeling
120 8th St S, Fargo, ND
Project No. 25032
June 16, 2026

ESTIMATED PROJECT COST

• Interior Remodeling		
- Finishes	\$375,000	
- Walls / Drywall	175,000	
- HVAC / Plumbing	250,000	
- Electrical	175,000	
- New Elevator	100,000	
		\$1,075,000
• Exterior Work		
- New windows / Ext. Doors	\$100,000	
- Replace metal siding	25,000	
- Roof	100,000	
		\$225,000
		<u>\$1,300,000</u>
		\$134/SF

34

Date: July 20, 2026

To: City Commission

From: Angie Bear, City Clerk

Re: New Liquor License Classification

The Liquor Control Board received a request for consideration of a new liquor license classification. The request cannot be accommodated with our existing license classes. The new concept would be to allow alcohol in designated areas of the Hector International Airport. There will be areas throughout the terminal designated as "alcohol free" zones and the license classification will follow all alcohol state laws.

The Liquor Control Board is requesting the City Commission direct the Assistant City Attorney and the City Clerk to work with the requestor to create a new classification of liquor license, A-Airport.

RECOMMENDED MOTION

DIRECT THE CITY ASSISTANT ATTORNEY AND CITY CLERK TO CREATE A NEW LIQUOR LICENSE CLASSIFICATION.

MEMORANDUM

TO: MEMBERS OF THE LIQUOR CONTROL BOARD

FROM: STACEY TJON BOSSART – ATTORNEY TO THE MAA

DATE: July 8, 2026

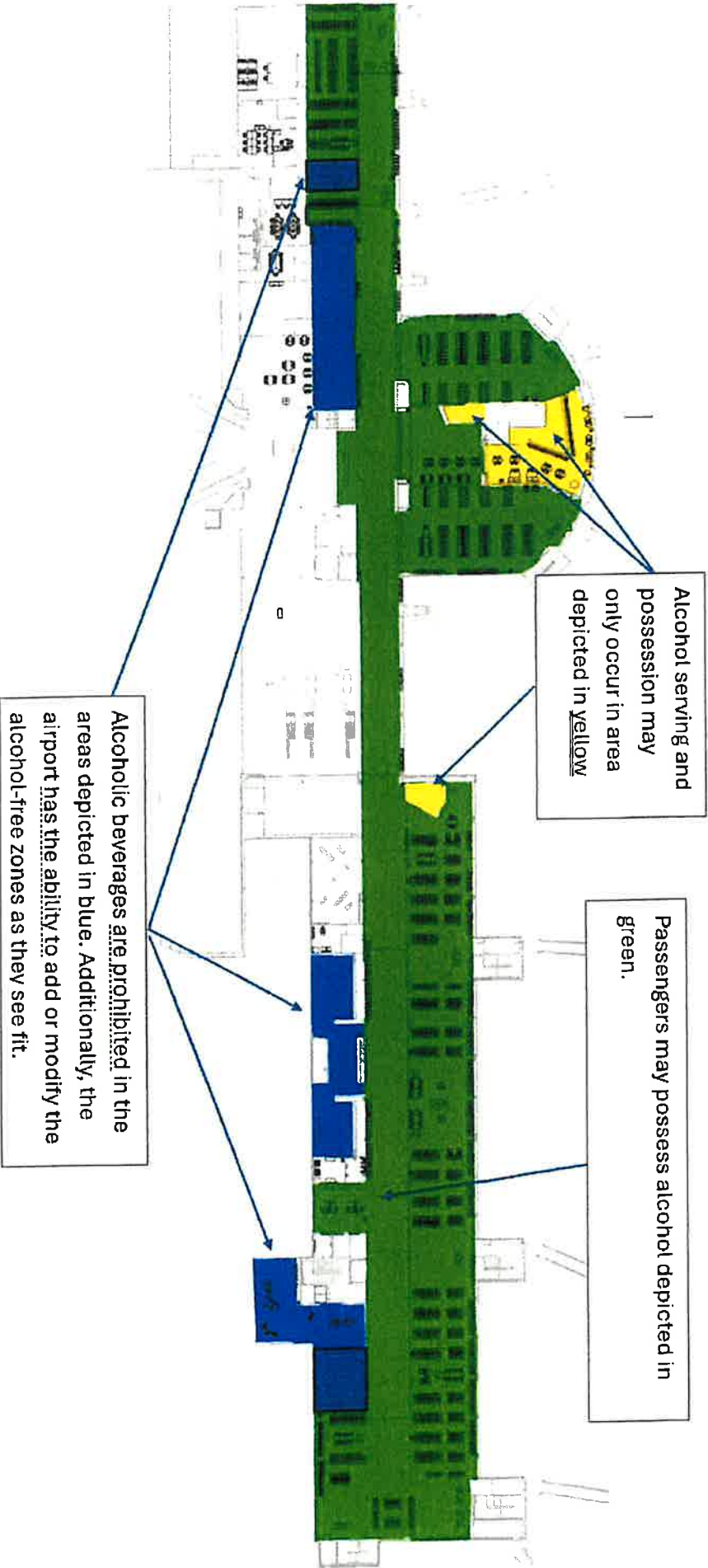
RE: History of the discussions between Sky Dine, MAA and the LCB

The following provides the history of discussions related to Sky Dine's liquor license (A license) for which it operates at the Airport as the beverage concessionaire, including the sale of alcoholic beverages in their delineated area located on the second level post security. Currently, the delineated area involves only the bar area. Sky Dine has been a concessionaire at the Airport since January 1, 2011, and has provided quality customer service to airport patrons.

Discussions amongst Airport board members have been ongoing dating back to March of 2025 regarding the Authority's desire to have the consumption area expanded to the entire concourse with certain exceptions and previously stated (restrooms, children's play area, sensory room, immersive reality room, mother's nurturing room, animal relief area and security check point).

As a result of the Authority's desire to have the consumption area expanded to the entire concourse, there have been ongoing discussions with the City, including the City Attorney's office and Auditor's office. Likewise, Sky Dine and the Airport have appeared at LCB meetings on January 21, 2026, February 18, 2026, and May 21, 2026, to make continued presentations as to the idea of how to make the consumption area the entire concourse with the exceptions noted above. These meetings have been productive in moving toward this potential goal if authorized by the LCB.

With ongoing discussions, these turned to drafting a new license specific to the Airport (Airport A license) which has previously been presented to the LCB. The Airport and Sky Dine drafted this proposed license and provided it to the City Attorney's office for review and comment and the parties worked through some further language/items, including designating alcohol-free zones. The LCB received the updated map at the last meeting of the Board. With Wednesday's meeting, discussions will continue.



35

City of Fargo Staff Report			
Title:	Sanders Addition, Adams Fifth Addition, Adams Ninth Addition	Date:	7/2/2026 7/14/2026
Location:	2884, 2890, 2902, 3004, 3060, 3064, 3068, 3075, 3031 and 3005 Thunder Road South	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lot 1, Block 1, Sanders Addition; Lot 1, Block 1, Adams Ninth Addition; All of Lots 1, 2, 5 and portions of Lots 3, 4, Block 1, Adams Fifth Addition		
Petitioners:	Tandeski Enterprises; McCoy Properties, LLC; McCoy Properties I-29, LLC; Humphrey Holdings, LLC; Choice Investments, LLC; TCH; Honeywell Building Technologies	Engineer:	None
Entitlements Requested:	Petition for waiver of requirement to install a public sidewalk in the Thunder Road South right of way along Lot 1, Block 1, Sanders Addition ; Lot 1, Block 1, Adams Ninth Addition ; All of Lots 1, 2, 5 and portion of Lots 3 and 4, Block 1 Adams Fifth Addition		
Status:	City Commission Regular Agenda: July 20 th , 2026		
Existing		Proposed	
Land Use: Commercial and Industrial		Land Use: No change	
Zoning: LI, Limited Industrial and GC, General Commercial		Zoning: No change	
Uses Allowed: LI – Limited Industrial. Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open areas, religious institutions, safety services, basic utilities, adult establishment, offices, off-premise advertising signs, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, industrial service, manufacturing and production, warehouse and freight movement, wholesale sales, aviation, surface transportation, and certain telecommunications facilities. GC – General Commercial. Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, basic utilities, adult establishment, offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, and some telecommunication facilities.		Uses Allowed: No change	
Maximum Lot Coverage: Both LI and GC have a maximum lot coverage of 85%		Maximum Lot Coverage: No change proposed	
Proposal:			
The applicants request one entitlement: Waiver of requirement to install a public sidewalk in the Thunder Road South right of way on along Lot 1, Block 1, Sanders Addition; Lot 1, Block 1, Adams Ninth Addition; All of Lots 1, 2, 5 and portion of Lots 3 and 4, Block 1 Adams Fifth Addition Surrounding Land Uses and Zoning Districts: • North: GC, General Commercial with corporate headquarters use • East: Interstate 29 right of way (not zoned) • South: LI, Limited Industrial with storage and truck stop uses • West: MR-3, Multi-Dwelling Residential with multi-dwelling residential uses			

Context:

Schools: The subject property is located within the West Fargo School District, specifically within the Freedom Elementary, Liberty Middle, and Sheyenne High school attendance areas.

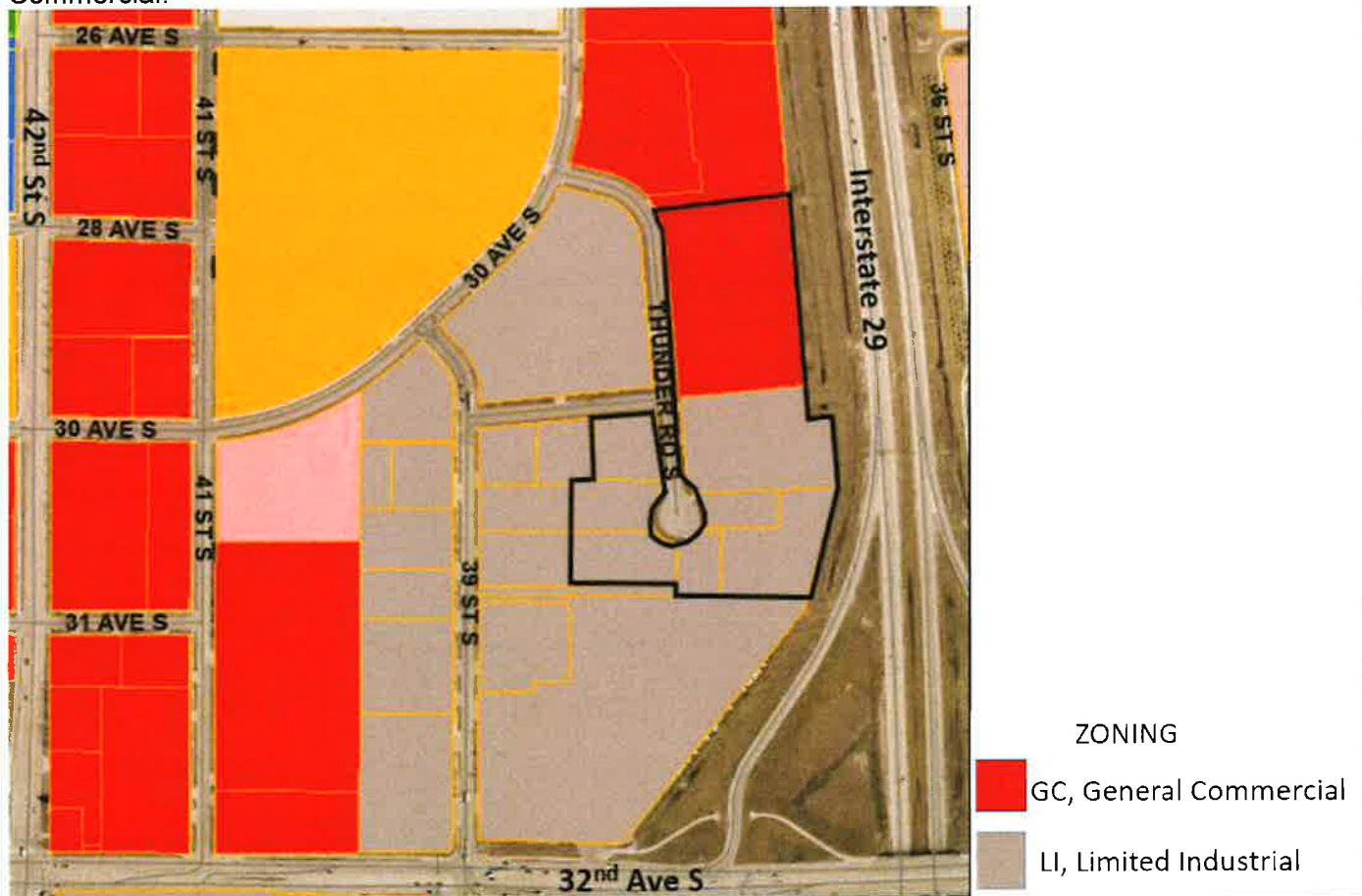
Neighborhood: The subject property is located within the Anderson Park neighborhood.

Parks: The Red River Zoo, 4255 23rd Avenue South, is located approximately 0.45 mile northwest of the subject properties.

Pedestrian / Bicycle: There are no shared use paths along the streets that the subject properties front on.

MATBUS Route: The subject properties are not located along a MATBUS route. Route 14, which connects the downtown Ground Transportation Center with West Acres by way of University Drive South and 32nd Avenue South, has a stop at 32nd Avenue South and 39th Street South, approximately 0.25 mile south of the subject properties.

Zoning: The subject properties are outlined in black on the graphic below. Most of the properties are zoned, LI, Limited Industrial. One property, Thunder Road amusement park, is zoned GC, General Commercial.

**Area Plan**

The Fargo Growth Plan 2024 designates the place type of the subject properties as “Mixed Commercial, Office, and Residential.” The uses on the subject properties are consistent with the uses the Growth Plan includes in that place type designation: commercial/retail; distribution; warehousing; wholesale; office.

The Growth Plan does not specifically address sidewalks, though it does encourage Fargo to maintain the above average walkability score that is attributable to much of the city (page 39) and to consider safety of bicyclists and pedestrians in commercial areas (page 43).

(continued on next page)

Staff Analysis:

The process for waiver being applied in this case is in Fargo Municipal Code Chapter 18.0201.1(E). Though this is not in Chapter 20, the Land Development Code, this section of Chapter 18 refers to the petition for waiver being presented to the Planning Commission. Thus, this project is being brought forward by the Planning Department rather than the City Engineer, who is otherwise responsible for applying Chapter 18.

This petition has been reviewed by the Planning Commission; the Planning Commission has made a recommendation. The petition is now before the City Commission for a final decision.

SITE HISTORY

The subdivisions adjacent to Thunder Road South were recorded between 2000 and 2022. The right of way for Thunder Road South was dedicated by Adams Fifth and Sixth Additions, recorded in 2000 and 2003, respectively. No sidewalk was installed at that time.

PROPOSAL TO INSTALL SIDEWALKS

It is the City's continued practice to evaluate areas of the city that do not have sidewalk. The City has sidewalk projects each year that construct sidewalks in areas that should have sidewalks per City ordinance. Following the City's typical procedures, this area along Thunder Road South was identified as one where sidewalks should be installed, especially with apartments nearby and Thunder Road being a destination for people. The City Engineer, under his authority, has ordered the sidewalk in. The proposed sidewalk would be installed in the public right of way in front of the individual lots along Thunder Road South and around the cul-de-sac within standard sidewalk alignment, which is two feet outside the property line, and not on the private property of the individual property owners.

The City Engineer notified the property owners along Thunder Road South of the proposed sidewalk installation. Several property owners and business owners along the cul-de-sac petitioned for waiver of the sidewalk installation.

The two graphics below show the area of the proposed sidewalk installation project (left image), and the portion of the proposed sidewalk petitioned to be waived (right image). If the sidewalk waiver is approved, the "Area of Proposed Waiver" shown below would **not** have sidewalk installed. but the remaining areas would be installed per the project

AREA OF PROPOSED SIDEWALK INSTALLATION
(outlined in red)



AREA OF PROPOSED WAIVER
(outlined in yellow)



(continued on next page)

APPLICANTS' STATEMENT

In their petition, the applicants included this statement of their position in opposition to the sidewalk: *This area is a cul-de-sac at the end of a dead-end street and is not residential in nature. As such, the typical need for sidewalks—such as accommodating pedestrian traffic or enhancing residential safety—does not apply to this location.*

Given these factors, we believe the proposed sidewalks are unnecessary and would not provide meaningful public benefit.

PLANNING COMMISSION POLICY ON SIDEWALKS

The Planning Commission's adopted policy on sidewalks is stated in LDC Section 20-0609.A, which codifies Ordinance No. 4700, adopted February 23, 2009 (these were initially codified in 1999 and modified in 2009 to reinstate the clarity in waiver process):

The Planning Commission shall make its recommendation on a sidewalk waiver request based on the guidelines of this subsection and the facts surrounding the waiver request. Based on such factors, the Planning Commission may recommend denial of a sidewalk waiver request even though the request may be technically eligible for such a waiver. The Planning Commission has established the following statement of principles as a foundation for reviewing requests for sidewalk waivers:

1. Sidewalks are a shared amenity and asset of the community. As such, the public interest in sidewalks transcend specific individuals, lots, subdivisions, or periods of time.
2. Sidewalks represent an important element of the transportation system, and as such, they provide an element of safety for both the automobile user and the pedestrian, including children on bikes.
3. Sidewalks are an important element in the inventory of recreational assets of the community.
4. To meet their potential as elements of the transportation and recreational components of the community, accessibility and convenience are factors of real importance.
5. Sidewalks, both as a transportation facility and as a recreational asset, must also consider and assume that vulnerable populations should be and will be found in most areas of the City. Availability and functionality are particularly important to children under 14, persons with disabilities and senior citizens.
6. Sidewalks that are not built can create an uneven or unfair burden of cost, maintenance, and use.
7. Sidewalk plans that offer creative solutions but that are substantially equal substitutes to the traditional sidewalk should be encouraged.

Staff believes that having an incomplete sidewalk along Thunder Road South would be opposed to the principles stated above. Additionally, Fargo's Go2030 comprehensive plan supports sidewalks in all areas:

Comprehensive Plan: The City's adopted GO2030 Comprehensive Plan includes a number of initiatives that relate to this requested waiver, as follows:

- | | |
|---------------------------------------|--|
| <i>Transportation; Initiative 02:</i> | Implement complete streets: to enhance Fargo's roadway network as a <u>continuous and connected network</u> . |
| <i>Neighborhoods; Vision:</i> | Fargo will promote attractive and welcoming neighborhoods by promoting a diverse and affordable housing stock. Fargo will create neighborhoods where residents can age in place, children can walk to school and essential services are only a short walk away. |
| <i>Neighborhoods; Initiative 02:</i> | Evaluate, review and improve regulations to <u>create more walkable neighborhoods</u> and commercial districts. |
| <i>Education, Initiative 01:</i> | Safe Routes to School – Fargo will work with local school officials, neighborhood leaders, parents and children to develop policies and programs that advocate for the safe walking and bicycling to and from schools, and in daily life, to promote a healthy lifestyle of children and their families. |

2022 Fargo Moorhead Metropolitan Bicycle and Pedestrian Plan: The Fargo-Moorhead Metropolitan Council of Governments (FM MetroCOG) serves as the transportation policy making organization for the greater Fargo-Moorhead metropolitan area. The 2022 Fargo-Moorhead Metropolitan Bicycle and Pedestrian Plan “describes a Vision, Guiding Principles, Objectives, and Performance Measure” to “create better bicycle and pedestrian transportation systems, policies, and programs (page 6 and 9).” Guiding Principle 3—Connectivity—includes as one of its objectives “Close missing links in sidewalk and bicycle networks.” This object supports installing the sidewalk as proposed by the City.

ACTION AT THE JULY 7th, 2026 PLANNING COMMISSION MEETING

At the July 7th, 2026 Planning Commission meeting, that Commission reviewed the petition for sidewalk waiver. This was a non-hearing item.

The Commission heard a presentation from staff summarizing the

- history of sidewalks in this area;
- City’s review process for sidewalks;
- proposal to install sidewalks in this area;
- Land Development Code policy on sidewalks; and
- petitioners’ opposition to sidewalks.

The Commission asked staff

- To clarify the area of the proposed waiver; and
- Whether there had been any conversation of installing sidewalk in front of Thunder Road amusement park only. Staff stated there had not been such a conversation.

The Commission then heard comments from the petitioners. Their comments included

- Many other areas of the city do not have sidewalks
- Why is a sidewalk proposed to be installed 26 years after the original development?
- Snow removal for the public sidewalk is a cost that would have to be paid by the property owners.
- One business is only open six months of the year and not in winter.
- Foot traffic was from people who were temporarily living on the vacant properties in the area, but that has been significantly reduced as the area developed further.,
- The businesses are industrial businesses that don’t have walk-in customers.
- There has been a large amount of theft and other illegal activities in the area; having sidewalk may invite more of that type of activity into the area
- Street lighting should be installed as there is none there now.
- More police presence in the area would be appreciated.
- Property owners were not aware at the time they purchased their properties that there was a requirement that sidewalk was to be installed.

Staff clarified that there is no traffic count of foot traffic in an area prior to proposing sidewalks in that area.

Following the comments of the petitioners, the Commission had questions for staff. Staff responded with the following points:

- There have been no waivers of sidewalk in industrial-zoned areas for at least the last 10 years.
- The Land Development Code states that sidewalks should be installed in all areas of the city
- The reason the City Engineer is looking to install sidewalk in this neighborhood is that the site plan that was submitted and approved in 2022 for the shop condos between Thunder Road and 30th Street showed sidewalks getting installed as part of their initial improvements. These sidewalks were not installed. The City Engineer recognized that the surrounding areas along Thunder Road did not have sidewalks either, so that’s why they were added to the project in order to comply with city ordinance.

The Commission discussion included the following points:

- Sidewalks are for public safety and transportation.
- Could sidewalks be required along the Thunder Road amusement park and stop there?

- If this industrial area has a lot of heavy truck traffic, perhaps having sidewalks that would allow foot traffic would defeat the purpose of public safety.
- City of Fargo should be commended for requiring sidewalks on all streets.
- Post-development installation of sidewalks can be very contentious.
- It is an important public policy to have sidewalks. Sidewalks should be installed now rather than to have this contentious discussion later.
- This is not a remote area on the edge of the city. This area around 32nd avenue and I-29 is right in the middle of potentially intense development in the future.
- Some parcels in this area are industrial in nature and probably don't need sidewalks, there's Eddie and Barkus and nearby office building; there is definitely a need for some sidewalks here. Having sidewalks required in some places and then skip a property because it doesn't have foot traffic is a bad policy.
- Having sidewalks in all areas is the policy of the city. We don't want to set a precedent or have a piecemeal sidewalk system.
- It's a good thing to have sidewalks even if it's a low pedestrian area.

After hearing all the presentations and comments and discussing the petition, the Commission moved to deny the petition for waiver of sidewalks, as noted below.

ACTIVITY FOLLOWING THE JULY 7th PLANNING COMMISSION MEETING

Following the July 7th Planning Commission meeting, staff received an e-mail from one of the property owners. A copy of that e-mail is attached.

Recommended Motion:

Suggested Motion: "To accept the findings and recommendations of the Planning Commission and staff and move to deny the proposed Waiver of requirement to install a public sidewalk in the Thunder Road right of way along Lot 1, Block 1, **Sanders Addition**; Lot 1, Block 1, **Adams Ninth Addition**; All of Lots 1, 2, 5 and portion of Lots 3 and 4, Block 1 **Adams Fifth Addition**, as outlined in the staff report, on the basis that the proposal does **not** meet the intent of the Go2030 Comprehensive Plan and related plans, or the intent of the guidelines as set forth within Section 20-0609.A (1-7) of the Land Development Code."

Planning Commission Recommendation: July 7th, 2026

At the July 7th, 2026 Planning Commission meeting, that Commission, by a vote of 9-0 with two Commissioners absent, moved to accept the findings and recommendations of staff and recommended denial to the City Commission of the proposed Waiver of requirement to install a public sidewalk in the Thunder Road right of way along Lot 1, Block 1, **Sanders Addition**; Lot 1, Block 1, **Adams Ninth Addition**; All of Lots 1, 2, 5 and portion of Lots 3 and 4, Block 1 **Adams Fifth Addition**, as outlined in the staff report, on the basis that the proposal does **not** meet the intent of the Go2030 Comprehensive Plan and related plans, or the intent of the guidelines as set forth within Section 20-0609.A (1-7) of the Land Development Code.

Attachments:

1. Property owner comment e-mail

From: Dave Jones
Sent: Wednesday, July 8, 2026 2:35 PM
To: Donald Kress
Cc: Michelle Turnberg ; Nicole Crutchfield
Subject: Your request for sidewalk waiver at the Planning Commission

Good afternoon Donald,
Thanks for your continued coordination with us regarding this subject. I wanted to make a few comments regarding yesterday's meeting:

I can understand the commission's comments regarding the sidewalk in front of the amusement park; the potential for that sidewalk to be used is there. It's unfortunate for them as it could have a large financial impact on his business. Not only the unexpected cost of the new sidewalks, but also the additional cost of relocating sprinklers and landscaping as well as maintaining the sidewalk throughout the winter even when his business is seasonal.

For myself and other business's in the cul-de-sac, this seems ridiculous. I respectfully disagree with the boards comments where they are basing their decision simply from what decisions were made in the past; or worried about establishing a basis for future rulings. As we both know, every situation and site is different. If that wasn't the case, why would the City even have an option for public input? Even in this particular case, sidewalks leading to the amusement park makes sense, sidewalks to the properties in this cul-de-sac do not.

I did a brief walk-through of the cul-de-sac after the meeting yesterday and noticed a lot of interferences with a future sidewalk. Various landscaping, 3 full size trees, a potential manhole cover. Also, Adam's property has quite a grade change; his would require a paver wall or something to accommodate the slope. For myself, our sidewalk is minimal, my frustration lies with a pointless waste of money spent on something that will never get used.

Thanks again for your assistance Donald, it's much appreciated!

Memorandum

DATE: July 20, 2026
TO: Board of City Commissioners
FROM: Shawn Ouradnik, Inspections Director
SUBJECT: Hearing on Appeal regarding Administrative Notice and Order to Correct at 379 7 Avenue South

Background:

On June 19, 2026, the Inspections Department was inspecting the multi-family property at 379 7 Ave S. The inspector on site made note of a Ford RV with the license number A52140 that appeared damaged. The on-site inspector took photos and investigated the vehicle. During that investigation it was noted that the vehicle was inoperable, and on June 23, 2026, a tow notice was issued for the Ford RV under Article 13-09 of the Fargo Municipal Code and International Property Maintenance Code Sections 202 and 302.8.

On June 29, 2026, Doug Hanson, the owner of the Ford RV, appealed the tow notice to the Inspections Department. That appeal was referred to the City Commission office to set a hearing date for the appeal according to Section 13-0908 of the Fargo Municipal Code. On June 7, 2026, Mr. Hanson amended his appeal and included photos of the Ford RV.

The recommendation is: **To accept the findings of staff, deny the requested appeal, and direct staff to remove the Ford RV located at 379 7 Avenue South.**



INSPECTIONS

INSPECTIONS DEPARTMENT

Fargo City Hall
225 Fourth Street North
Fargo, ND 58102
Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

July 8, 2026

Doug Hanson
379 7th Avenue South #3
Fargo, ND 58103

RE: NOTICE OF HEARING

Mr. Hansen:

The City of Fargo is in receipt of your Notice of Appeal regarding the Administrative Notice and Order to Correct at 379 7th Avenue South, and a hearing has been scheduled on the matter.

The Fargo City Commission will meet at 5:00 p.m. on Monday, July 20, 2026, in the City Commission Chambers at Fargo City Hall, 225 4th Street North, Fargo, ND. Your hearing is scheduled for 5:05 p.m.

This Notice of Hearing is provided to you in conformance with Section 13-0908 of the Fargo Municipal Code. If you have any questions, please feel free to call me at (701) 241-1561.

Sincerely,

Shawn Ouradnik
City of Fargo Inspections Director



Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

VEHICLE REMOVAL NOTICE
Administrative Notice of Order to Correct

DATE: Tuesday, June 23, 2026

LOCATION OF VEHICLE TO BE REMOVED: 379 7 Ave S, Fargo, ND

PROPERTY OWNER: David A Sonsthagen

OWNERS ADDRESS: 208 15TH ST S, Fargo, ND 58103

YOU ARE HEREBY ORDERED TO REMOVE THE FOLLOWING IDENTIFIED JUNK VEHICLES IN ACCORDANCE WITH FARGO MUNICIPAL CODE ARTICLE 13-09 ON OR BEFORE 7/10/26. The term "junk automobiles" includes, without limitation, any motor or non-motorized vehicle which is not licensed for use upon the highways of the state of North Dakota for a period in excess of sixty (60) days, and shall also include, whether licensed or not, any motor vehicle which is inoperative.

If any or all of the vehicles listed remain on the above property after the compliance date, they will be removed by the City of Fargo. In the event that the property owner disagrees with the determination of the City and this notice of removal, the property owner may appeal to the Board of the City Commissioners by filing a notice of appeal, in writing, within ten (10) days of this notice.

The International Property Maintenance Code (IPMC) Section 202 defines inoperable motor vehicles as a vehicle that cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

Vehicle Description	License Number	State
Ford RV	A52140	ND

Sincerely,

Lynne Olson
Rental Housing Inspector

(701) 476-4165





INSPECTIONS DEPARTMENT
Fargo City Hall
225 Fourth Street North
Fargo, ND 58102
Phone: 701.241.1561
Email: Inspections@FargoND.gov

Before the Board of Appeals of the City of Fargo
\$150 filing fee must accompany this form

Appeals of (Owner/Interested Parties): Doug Hanson

Property Address: 379 7th Avenue South, Fargo, ND

What specific violations are you appealing and what material facts do you have to support your objection? (Attach additional pages as necessary)

The RV is not a junk vehicle and is being worked on daily to repair the damage from the fire in June within the limits of my disability and financial situation. See attached

What relief do you seek, and why do you feel that the finding should be reversed, modified, or otherwise set aside? (Attach additional pages as necessary)

The ability to fix the RV at my own pace as my health and income allows. This is an RV, not a daily vehicle. See attached.

This appeal must be filed with the Fargo Inspections Department within 20 days of the date on your notification of the violations. The Inspector who performed the original inspection will present this appeal at the next meeting of the Board of Appeals, not less than 10 and not more than 60 days from the date below. You will be notified by mail in advance of the date, time, and place of the meeting. Any orders to correct violations that are appealed on this form will be stayed until the Board of Appeals has made its ruling

We require that the signatures of all interested parties, along with their respective addresses and contact information, be affixed to this appeal. Please attach an additional page as necessary to include all those participating in the appeal.

Name: Doug Hanson Address: 379 7th Avenue South, #3

Email: dj_schaeffer@msn.com Phone: 701-781-3131 or 218-790-5567

Signature: [Signature]

Interest: RV mechanic

In addition, it is necessary that there be a verification of the truth of the matters stated above by at least one of these parties. Please be advised that such a signature will be considered a declaration under penalty of perjury.

Name: Doug Hanson Date: 6-29-2016

Signature: [Signature]

Interest: RV mechanic

These requirements are made in accordance with the International Codes as adopted in the Fargo Municipal Code.

Appeal of Vehicle Removal Notice, dated June 23, 2026, location 379 7th Ave. S., Fargo

I am writing to appeal the violation issued regarding the RV being labeled a junk vehicle. I disagree with this assessment. The RV is not abandoned, neglected, unused, or unrepairable, it is a project that I have been consistently working on, within the limits of my disability and financial situation.

I am a disabled senior living on the minimum Social Security amount. Despite these limitations, I have been working on the RV daily because I have been trying to get it ready for a long trip. Until earlier this month, the RV was operational until an unexpected fire caused by a leak. I took pictures of the damage and have pictures of the repairs I've completed since the fire. This RV is not a daily-use vehicle, it is used for trips, so I do not understand why I am now pressured to return it to operation immediately when it is not in use and will not be driven until I can afford a trip.

Finding parts for this older RV is extremely difficult, especially within my budget. I've already made many repairs and have also purchased a new hood and other parts from an individual out of town, but because I do not have a vehicle, I must rely on him to deliver the parts. He is busy and unable to give me a firm delivery date, but I have already paid for the items and am waiting for delivery.

I am a retired mechanic, and this RV is more than just a vehicle, it is the one thing that gives me purpose and keeps me going. I have invested every spare dollar into restoring it. I am not harming anyone, nor is the RV negatively affecting anyone. I simply need time, available funds, and understanding to complete the repairs. Taking this away would be taking away the one thing that keeps me grounded, even though I haven't done anything wrong. The RV is not new or shiny for the neighbors to look at, but it is what I can afford, and I am doing everything I can to maintain and improve it. I should not be treated unfairly or targeted because I am elderly, disabled, and living on limited income. These are circumstances, not choices, and they are not a violation of any rule.

The requirement to include a \$150 filing fee with my appeal is burdensome and feels discriminatory and a barrier towards elderly and disabled people. As a disabled person living on the minimum Social Security, that amount is not feasible. My income is far below the levels for individuals who cannot afford court or administrative filing fees. The RV is parked in a parking space that is included in with my rent. I have not willfully violated any regulations when you came onto my property and issued a violation that the RV was unrepairable which is incorrect. I would have appreciated a conversation before an order was issued which would have cost nothing instead of an outrageous fee of \$150 to correct the mistake of calling it unrepairable. I am working towards repairing the RV, just not within your unrealistic timeframe of 7/10/26 given my circumstances. My limited income must go directly toward any repairs, not a fee simply to speak with someone about correcting what appears to be a mistake on the inspector's part.

Many individuals who come and go from this property engage in activities that are disruptive and harmful than anything I am doing, yet I am the one being penalized for quietly working on my RV and trying to live a peaceful life. I keep to myself, I do not cause problems, and I am not harming anyone. It feels inappropriate and unfair that I am being targeted for simply maintaining the only project that gives me purpose, while far more serious issues of drug activity and drug dealing go unaddressed. I have no disrespect for the property owner, he keeps the place as nice as he can, but he is not here enough to see what his tenants are doing and the mess that I am constantly cleaning up.

I request time and consideration of my disability and financial hardship. I will finish the repairs when I'm able, but I need the flexibility to do so at a pace my health and income allow. This is my one and only priority and am actively working on in spending all my time and income on already. I am simply trying to live my remaining time doing what I love, which doesn't negatively affect anyone else. Please allow me to continue peacefully working on the RV. I've done nothing wrong other than be elderly, disabled, and poor.

Thank you


6-29-2026



INSPECTIONS DEPARTMENT
Fargo City Hall
225 Fourth Street North
Fargo, ND 58102
Phone: 701.241.1561
Email: Inspections@FargoND.gov

Before the Board of Appeals of the City of Fargo
\$150 filing fee must accompany this form

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Property Address: 379 7th Avenue South, Fargo, ND

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What relief do you seek, and why do you feel that the finding should be reversed, modified, or otherwise set aside? (Attach additional pages as necessary)

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Appeal of Vehicle Removal Notice, dated June 23, 2026, location 379 7th Ave. S., Fargo

I am writing to appeal the violation issued regarding the RV being labeled a junk vehicle. I disagree with this assessment. The RV is not abandoned, neglected, unused, or unrepairable, it is a project that I have been consistently working on, within the limits of my disability and financial situation.

I am a disabled senior living on the minimum Social Security amount. Despite these limitations, I have been working on the RV daily because I have been trying to get it ready for a long trip. Until earlier this month, the RV was operational until an unexpected fire caused by a leak. I took pictures of the damage and have pictures of the repairs I've completed since the fire. This RV is not a daily-use vehicle, it is used for trips, so I do not understand why I am now pressured to return it to operation immediately when it is not in use and will not be driven until I can afford a trip.

Finding parts for this older RV is extremely difficult, especially within my budget. I've already made many repairs and have also purchased a new hood and other parts from an individual out of town, but because I do not have a vehicle, I must rely on him to deliver the parts. He is busy and unable to give me a firm delivery date, but I have already paid for the items and am waiting for delivery.

I am a retired mechanic, and this RV is more than just a vehicle, it is the one thing that gives me purpose and keeps me going. I have invested every spare dollar into restoring it. I am not harming anyone, nor is the RV negatively affecting anyone. I simply need time, available funds, and understanding to complete the repairs. Taking this away would be taking away the one thing that keeps me grounded, even though I haven't done anything wrong. The RV is not new or shiny for the neighbors to look at, but it is what I can afford, and I am doing everything I can to maintain and improve it. I should not be treated unfairly or targeted because I am elderly, disabled, and living on limited income. These are circumstances, not choices, and they are not a violation of any rule.

The requirement to include a \$150 filing fee with my appeal is burdensome and feels discriminatory and a barrier towards elderly and disabled people. As a disabled person living on the minimum Social Security, that amount is not feasible. My income is far below the levels for individuals who cannot afford court or administrative filing fees. The RV is parked in a parking space that is included in with my rent. I have not willfully violated any regulations when you came onto my property and issued a violation that the RV was unrepairable which is incorrect. I would have appreciated a conversation before an order was issued which would have cost nothing instead of an outrageous fee of \$150 to correct the mistake of calling it unrepairable. I am working towards repairing the RV, just not within your unrealistic timeframe of 7/10/26 given my circumstances. My limited income must go directly toward any repairs, not a fee simply to speak with someone about correcting what appears to be a mistake on the inspector's part.

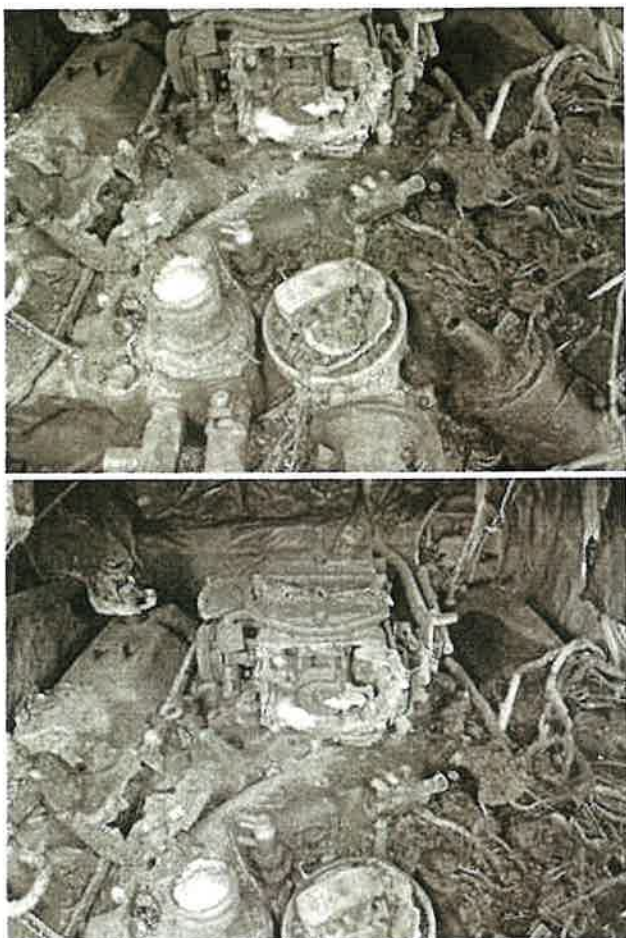
Many individuals who come and go from this property engage in activities that are disruptive and harmful than anything I am doing, yet I am the one being penalized for quietly working on my RV and trying to live a peaceful life. I keep to myself, I do not cause problems, and I am not harming anyone. It feels inappropriate and unfair that I am being targeted for simply maintaining the only project that gives me purpose, while far more serious issues of drug activity and drug dealing go unaddressed. I have no disrespect for the property owner, he keeps the place as nice as he can, but he is not here enough to see what his tenants are doing and the mess that I am constantly cleaning up.

I request time and consideration of my disability and financial hardship. I will finish the repairs when I'm able, but I need the flexibility to do so at a pace my health and income allow. This is my one and only priority and am actively working on in spending all my time and income on already. I am simply trying to live my remaining time doing what I love, which doesn't negatively affect anyone else. Please allow me to continue peacefully working on the RV, I've done nothing wrong other than be elderly, disabled, and poor.

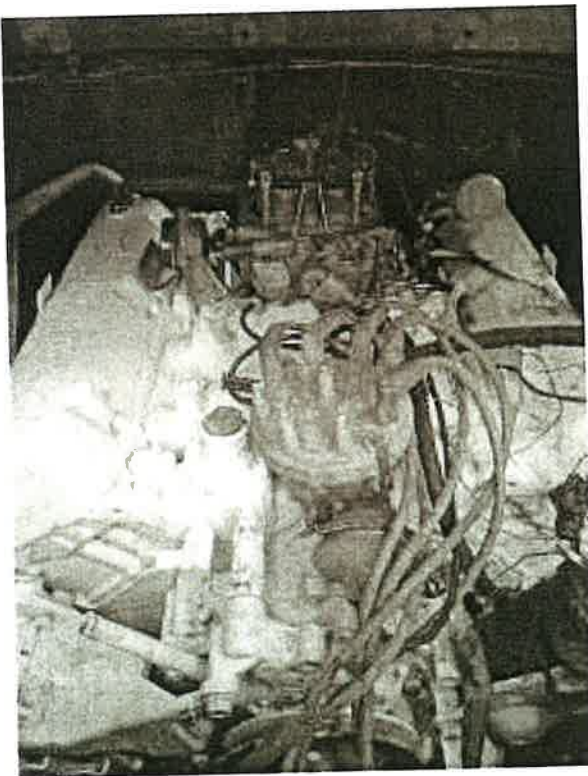
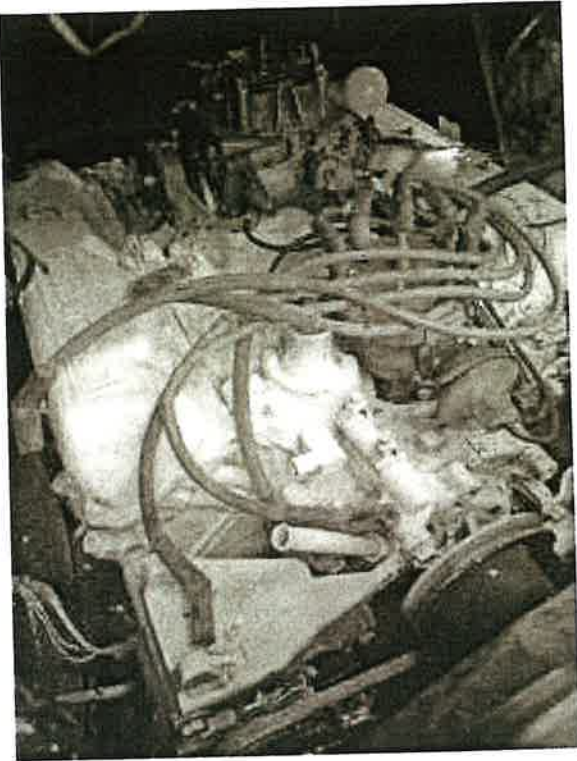
Thank you


6-29-2026

Pictures taken of engine after fire



Pictures of engine work in progress after fire



Memorandum

To: Board of City Commissioners
From: Bekki Majerus, Director of Facilities Management
Date: July 20, 2026
Re: Bid Award and Contract for PD East Lot Fence Installation - Fargo Police Department Headquarters

The Fargo Police Department has been requesting to secure the Headquarters campus with a physical barrier and secured access gates for several years. This request is based on employee feedback (the very first comment from the 2025 Employee Engagement Survey), documented incidents (38 calls for service from July 2025 - June 2026), and the recommendation from the 2024 Master Facilities Plan.

In an effort to meet this request, Facilities Management has been working with the Police Department and Engineering to vacate the section of 24th Street North that runs between the facility and the parking lot. Once vacated, a security fence would be installed around the perimeter with secured gate access at the North and South ends of the vacated roadway. At this time, the discussions to vacate this road are ongoing with neighboring property owners.

Available funding has been identified from the 2024 Bond Issue that would allow us to complete this project. However, the deadline to utilize this funding is quickly approaching. Facilities Management is proposing that we install fence to secure the parking lot only at this time. Once 24th Street North has been vacated, approximately 60-70% of the materials along the west edge of the parking lot could be repurposed/moved to secure the campus along the North and South perimeters.

Facilities Management received a proposal from Dakota Fence for \$173,992. Dakota Fence has a state contract which will be utilized in the procurement process. The project funding will come from the 2024 Bond Issue.

Facilities Management is requesting the City Commission's approval to award to Dakota Fence. The contract is included in your packet.

Recommended Action:

Move to approve the bid award and contract for the installation of a fence around the parking lot located directly east of the Fargo Police Headquarters facility.

What is one thing you would recommend to make your Department a better place to work?

1. It would be nice to be able to park in a secure location while at work, either inside a fence or in a secured/indoor lot, instead of leaving my personal vehicle out in the open with transients regularly walking through the lot.
2. Unsure
3. Getting rid of certain policies or the way some complaints are handled. Department has so many policies now where you cannot do anything wrong without getting written up. It seems as there is a policy for everything, for example being late for work a couple minutes for someone where it's there first time. That results in a memo and put into our files with disciplinary action. Policies like this have affected moral. Better pay, the first responder sales tax passed and money was used for other things for which it was not meant for. Resulting in way lower than expected pay. It's is not fair pay considering we can go across the river in Moorhead and get \$120,000 in a short time when we are taking 2-3 times as many calls all while being under staffed. 15-20 calls a day per officers really burns you out. With that, our department likes to constantly do promotions and make new areas/special assignments. This affects the patrol staffing which has remained the same since 2021. There has been no improvement because after each academy, there is movement that just brings patrol right back down again. We have heard the same thing for almost 5 years "after this next academy it'll be better", but it never improves. Our department is getting so top heavy and is draining patrol.
4. A change in leadership from the very top. We are able to give ideas of how we could improve the workflow, however, the ideas go no where. We as a department had voted on a squad car design early on with new leadership and the majority of employees collectively picked an all black squad cars with new decals. In the end, leadership had his idea of what he wanted and went against the majority to pick his own design. Additionally, we voted as a department in majority to have white "Police" patches and name plates. Once again, majority was overruled and gold letters were selected. It feels like they want us to think we have a say, but at the end of the day, our input means minimal. This place could be great again if our input was actually what mattered.
5. More openness with leadership and transparency about decisions made above our role.
6. Move bookings to the jail.
7. We need more staffing and better/more facilities. I don't believe city leaders understand or care to understand our work and the level of activity within our department.
8. A bigger budget to send Officers to various trainings.

PD East Lot Fence Justification:

Over the past year, the Police Department has documented a recurring pattern of unsanctioned public presence, behavioral crises, and safety related contacts occurring directly within or adjacent to the east-side employee parking lot. These incidents (38 in total) show a consistent trend of individuals approaching officers, wandering through personal vehicle rows, engaging in erratic or distressed behavior, or using employee only spaces for unintended purposes.

Several cases illustrate the risk clearly. Individuals have wandered through the personal-vehicle lot believing it to be public space, such as the June 27, 2026 event where a subject casually walked among officers' vehicles before being redirected. Others have approached officers in the lot while experiencing mental-health crises, including hallucinations or disorganized behavior near the east doors (e.g., June 23, 2026). Officers have also been contacted by distressed individuals claiming to be pursued or in danger, pulling directly into the employee lot for help (June 19, 2026). The record includes examples of property interference, such as throwing cones and tampering with equipment (August 14, 2025), as well as suspicious surveillance-like behavior including slow-rolling vehicles or individuals photographing the east side of the building (July 23, 2025).

In addition, the Police Department implemented a booking station and process in 2024 when the Cass County Jail was having space issues. The booking station is located at the Police Department, and after booking, the individuals are released, often out of the building allowing them to roam freely around the building and potentially into the parking lot. Often times these individuals are unhappy with officers that arrested them, and the opportunity for them to cause damage to vehicles in the lot exists upon their release. Since April 2024, officers have booked 402 individuals through the booking station and then released them out of the police department.

This activity occurs in the same area where employees park their personally owned vehicles and walk to and from work, often at night, alone, or carrying gear. While many encounters end peacefully, the consistent presence of unpredictable behavior, mental health crises, or trespass-like activity establishes a clear, documented pattern of exposure. The City therefore has a reasonable basis to conclude that the current configuration does not adequately control access or protect employees from avoidable contact in a sensitive area.

To reduce this risk, the department recommends installing a secure perimeter fence with controlled access around the east employee lot. This measure would not restrict public access to police services, which will continue to be available on the building's west side. Instead, fencing creates a defined boundary where none currently exists, enabling the City to separate public-facing functions from employee-only spaces, deter unsanctioned entry, and provide officers with a predictable, protected environment as they arrive and depart.

Some may ask whether signage or cameras alone could resolve the issue. However, the documented incidents show that many individuals entering the employee lot are not deterred by signage, and cameras, while useful for documentation, do not prevent individuals from approaching officers or

vehicles in the moment. A fence is the simplest, most effective, and most enforceable form of access control, and represents a modest investment compared with the potential safety, liability, and personnel-wellbeing implications of continued uncontrolled access.

Commissioners may also wonder whether these incidents reflect normal public behavior around a police department. The data does not support that interpretation. The incident log shows repeated occurrences of erratic behavior, misidentification of private areas as public, ongoing mental-health-crisis contacts, and direct approaches to officers in the employee lot, not simply people walking by or using the sidewalk. These are precisely the conditions that access-control design seeks to mitigate.

In light of this documented pattern, fencing the east employee parking lot is a reasonable and proportionate step. It enhances officer safety, protects personal property, reduces preventable contacts, clarifies the division between public and non-public spaces, and helps the City meet its obligation to provide a safe and secure workplace. The department's recommendation is therefore grounded in clear, recurring evidence, and the proposed fencing represents a practical, long-term solution to an identifiable operational challenge.

Summary of 38 East-Side Parking Lot Incidents: (July 2025-June 2026)

Unauthorized Presence / Loitering in Employee Lot

- Individuals wandering through personal-vehicle rows believing the lot was public.
- People milling around the employee lot without purpose.
- Slow-rolling vehicles pulling into employee spaces to rest, check phones, or wait.
- A cab driver using the employee lot to wait for calls.
- Subjects pulling into the lot to look for directions or "check on something," then leaving.
- People photographing the east side of the PD or squad cars.

Mental-Health Crises / Disoriented or Erratic Individuals

- Subjects rambling incoherently, discussing hallucinations, claiming voices told them to come to the PD.
- Individuals approaching officers in distress, believing they were being followed or terrorized.
- A severe case involving tampering with cones, outlets, and squad areas, resulting in a mental-health hold and trespass.
- Subjects asking for cigarettes, help with personal problems, or reporting delusional concerns.

Public Approaches to Officers in the Employee Lot

- Individuals flagging down officers in the lot to discuss disputes, fears, or confusion.

- People driving up next to squads to ask for advice, lodge complaints, or clarify unrelated police matters.
- Residents reporting interpersonal issues, online harassment, or misunderstandings.
- Subjects seeking detectives or wanting to address previous welfare-check contacts.

Suspicious / Surveillance-Like Behavior

- Vehicles circling or slow-rolling around the PD repeatedly.
- Individuals recording video or taking photos of the east side or squad cars.
- People looking into east-facing windows or remaining near the fence line of adjoining business.

Release-Adjacent or Transport-Related Activity

- Individuals dropped off and refusing to exit vehicles, requiring officer intervention.
- Subjects lingering near the east lot after being transported for medical or mental-health evaluations.
- People arriving to register, follow up on cases, or seek help after shelter/hospital interactions.

Vehicle / Traffic-Related Concerns Near the Lot

- Drivers circling, parking with hazards on, or driving recklessly through employee-only areas.
- Vehicles pulling up alongside officers unexpectedly or stopping on 24th Street adjacent to the lot.
- Traffic stops initiated due to suspicious vehicle movement near the east entrance.

Overall Patterns Identified

- Frequent, unsanctioned public access into a non-public operational space.
- Behavioral instability regularly occurring directly beside officers' personal vehicles.
- Direct, unplanned engagement with officers during vulnerable moments (arriving/leaving/inside vehicles).
- Recurring confusion about what areas are open to the public.
- Security-sensitive behaviors like recording, circling the building, or lingering near windows/fence.
- Activity consistent month-after-month, not isolated or incidental.

National Comparison:

Across the United States, multiple documented attacks have occurred in or near police department parking lots, spaces traditionally assumed to be safe because of their proximity to law-enforcement facilities. Nationally, officers have been ambushed, shot at, stabbed, and assaulted while arriving or departing work, sitting in their vehicles, or transitioning through predictable points of access. These attacks consistently exploit predictable movement patterns, unsecured access, and moments when officers are least prepared to defend themselves.

Nationwide incidents consistently demonstrate that offenders, both unstable individuals and intentional attackers, use police parking areas as an opportunity to initiate violence. Key patterns include:

- **Ambush attacks on officers sitting in parked vehicles in police lots.**
- **Knife assaults on officers confronting suspicious individuals behind precincts.**
- **Armed attacks from vehicles entering unsecured rear or side lots.**
- **Violent assaults by unstable individuals lingering in or around employee entrances.**
- **Use of vehicles as weapons to ram parked squads or strike officers on foot.**
- **Targeting officers during shift-change, when movements are predictable and concentration is on transitioning rather than tactical awareness.**

These incidents underscore that parking areas adjacent to stations are not inherently safe, they are predictable, lightly controlled environments that present opportunity for violence.

Why Officers Are Vulnerable in Parking Lots

Parking areas create a unique set of vulnerabilities:

- **Predictable schedules:** Offenders know when officers come and go, especially during shift changes.
- **Transition moments:** Officers may be unarmed, carrying gear, or mentally disengaged while arriving or leaving.
- **Personal vehicles:** Officers' private vehicles, bearing identifiers or traceable plates, are exposed to harassment, surveillance, and damage.

- **Access is often uncontrolled**, making it easy for the public to wander, observe, approach, or ambush.
- **Limited situational awareness:** Officers may be on their phones, carrying equipment, or thinking about calls, court, or family obligations.

The 38 local incidents in the east employee parking area reflect many of the same early stage behaviors that have preceded attacks elsewhere, reinforcing the need for physical access control measures such as fencing.

- Unauthorized individuals entering the employee-only lot and approaching personal vehicles.
- Mentally-unstable or distressed subjects displaying erratic behavior, rambling, or hallucinations near staff parking.
- Suspicious recording or photography of the building's east side and squad vehicles.
- People circling the building, slow-rolling through the employee lot, or idling near restricted doors.
- Direct approaches to officers in the parking lot to vent frustrations, report perceived threats, or engage in unpredictable confrontation.
- Property interference, object throwing, and tampering with PD equipment in the east lot.

While no incidents have escalated into violence, these behaviors are the same types of early contacts observed in national cases before an assault occurred. They indicate that the environment is accessible, predictable, and attractive for unstable or malicious individuals.

Why Fencing the East Employee Lot Is a Necessary Safety Measure

Given both national incidents and local patterns, securing the employee lot with fencing is a reasonable and proactive safety action. It:

- Eliminates predictable, unsecured access routes exploited in national attacks.
- Reduces officer vulnerability during arrival and departure—their highest-risk moments.
- Prevents unauthorized foot and vehicle traffic from entering an employee-only space.
- Protects personal vehicles from surveillance, vandalism, and targeting.
- Creates a barrier against unstable individuals who currently wander into the lot unchecked.
- Supports the City's duty to provide a safe workplace where officers are not exposed to preventable hazards.

Conclusion

National cases show that police parking lots are a known target environment, and your department's 38 local incidents show the same warning signs: unauthorized entry, unstable behavior, erratic public

contact, and surveillance-like activity. These conditions, combined with predictable shift-change traffic, create a foreseeable safety risk.

Installing a secure perimeter fence around the east employee parking lot is a prudent, evidence-based measure that directly addresses the vulnerabilities exploited in nationwide assaults and significantly improves officer safety. The West Fargo Police Department and Cass County Sheriff's Office both have security fencing surrounding their parking areas, including their employee parking areas.

West Fargo PD:





Cass County SO:





POLICE HEADQUARTERS

105 25TH STREET NORTH

LOT SIZE 4.69 acres

BUILDING SIZE 48,500 SF (99,500 SF total including garage parking)

BACKGROUND INFORMATION

The existing Fargo Police headquarters was built in 1989 as a 63,500 SF office and warehouse for Border States Electric Company. While Border States Electric Company occupied the building they added on an additional 35,000 to the building during 2 separate additions. The Building is a precast concrete exterior with a steel structure. The Fargo Police Department moved into the building after an extensive interior renovation in 2019. While the lot and building are still owned by Border States Electric, there is a plan in place for the City of Fargo to purchase the building and property in the coming years.

The Fargo Police Headquarters are located on 25th Street North between 1st and 3rd Avenues, about 1.5 miles west of Downtown Fargo. The area of the Police Headquarters is surrounded by general commercial and industrial buildings, including the Fargo Public Works building directly adjacent to the north. The parcel of the existing facility is around 3.25 acres. A parking lot across 24th Street North provides about 1.4 acres of personal vehicle parking for officers.

BUILDING DEFICIENCIES

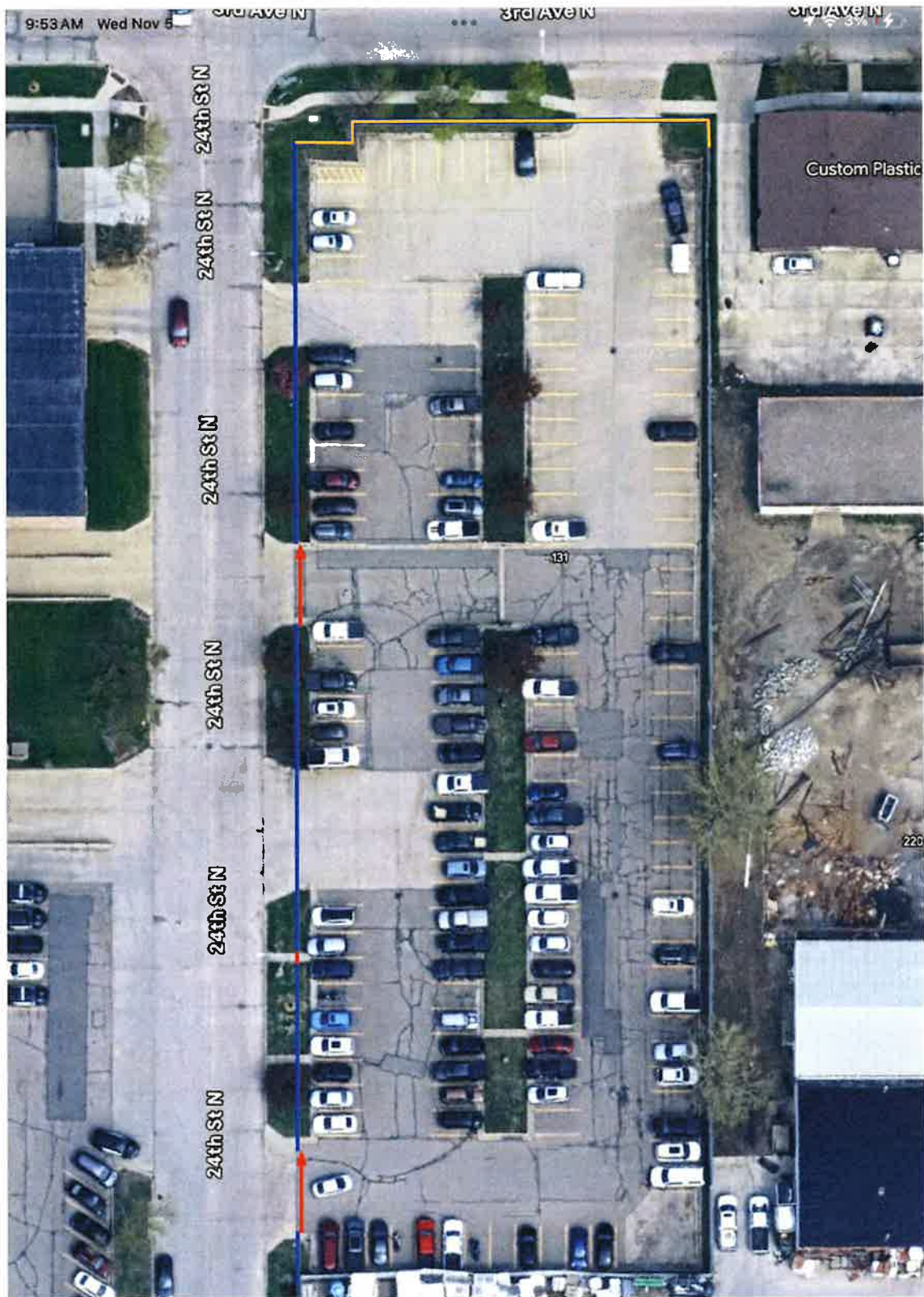
- The Lobby and Entrances do not have ballistic glazing, presenting a security risk to staff and officers.
- The Building was not originally intended to be a Police facility, causing some operational issues.
- The structure potentially does not meet the International building code standard for a Risk Category IV, "Designated Essential Facility" building.
- Operational inefficiency within existing building footprint.
- Community Engagement and relationships - Fargo PD Image.
- Visual Engagement with Public.

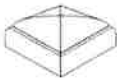
SITE DEFICIENCIES

- 24th Street North separates the building from officer parking, both that parking lot and the parking lot directly adjacent to the police headquarters are unsecured, presenting a security risk for staff and officers as well as to their vehicles.
- There is a railroad directly to the south of the Police headquarters, which has the potential to restrict easy access to certain areas of the city in the event of a train emergency or derailment.
- The current headquarters site is not in a central location within the city, leading to longer police response times in growing areas of the city that are up to a 15 minute drive away.
- Unsecured Outdoor Employee Parking.
- Location - affects response time and Patrol Operations.



PDHQ East Lot Fence Design

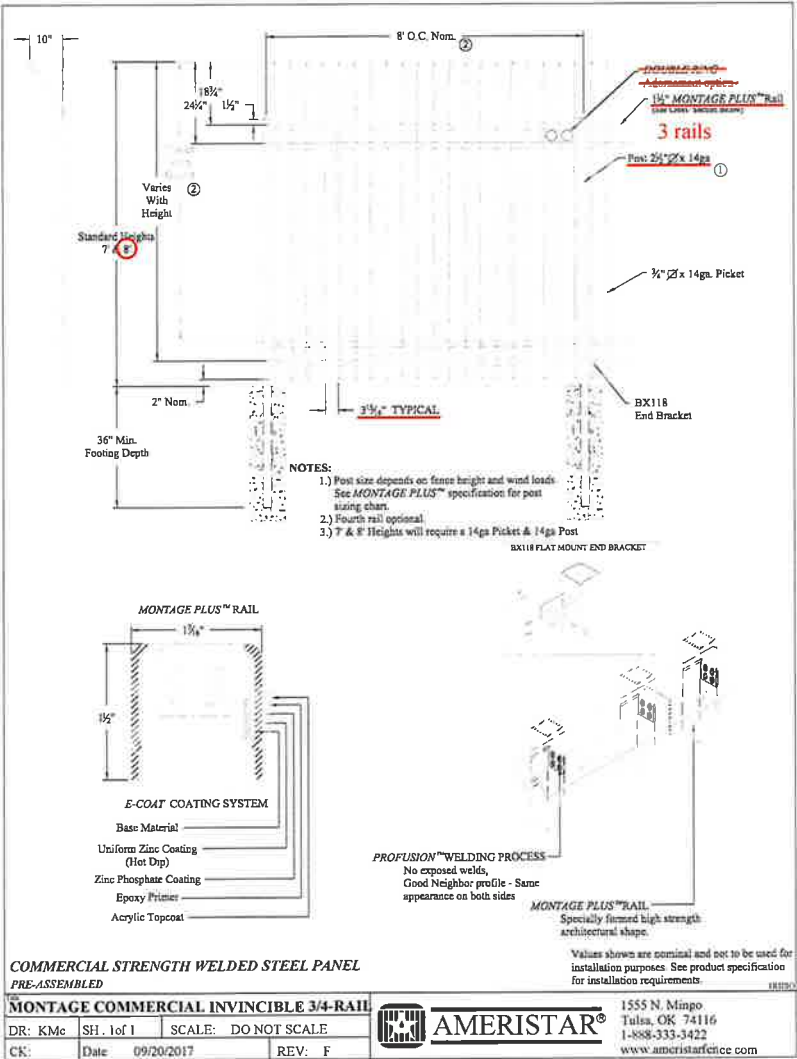


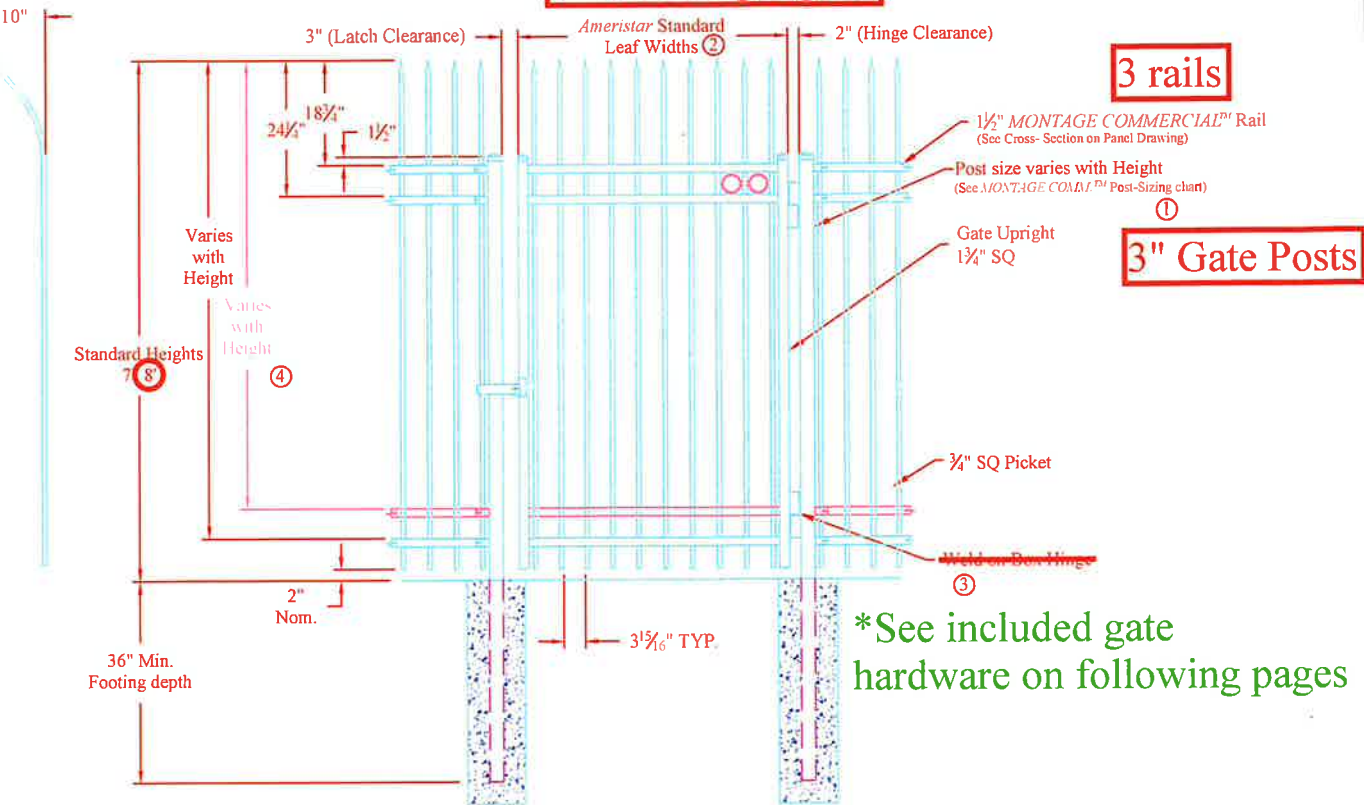


STANDARD FLAT CAP
Steel

Post to be set in concrete footings where possible.

Posts to be plated and surface mounted to concrete where necessary.

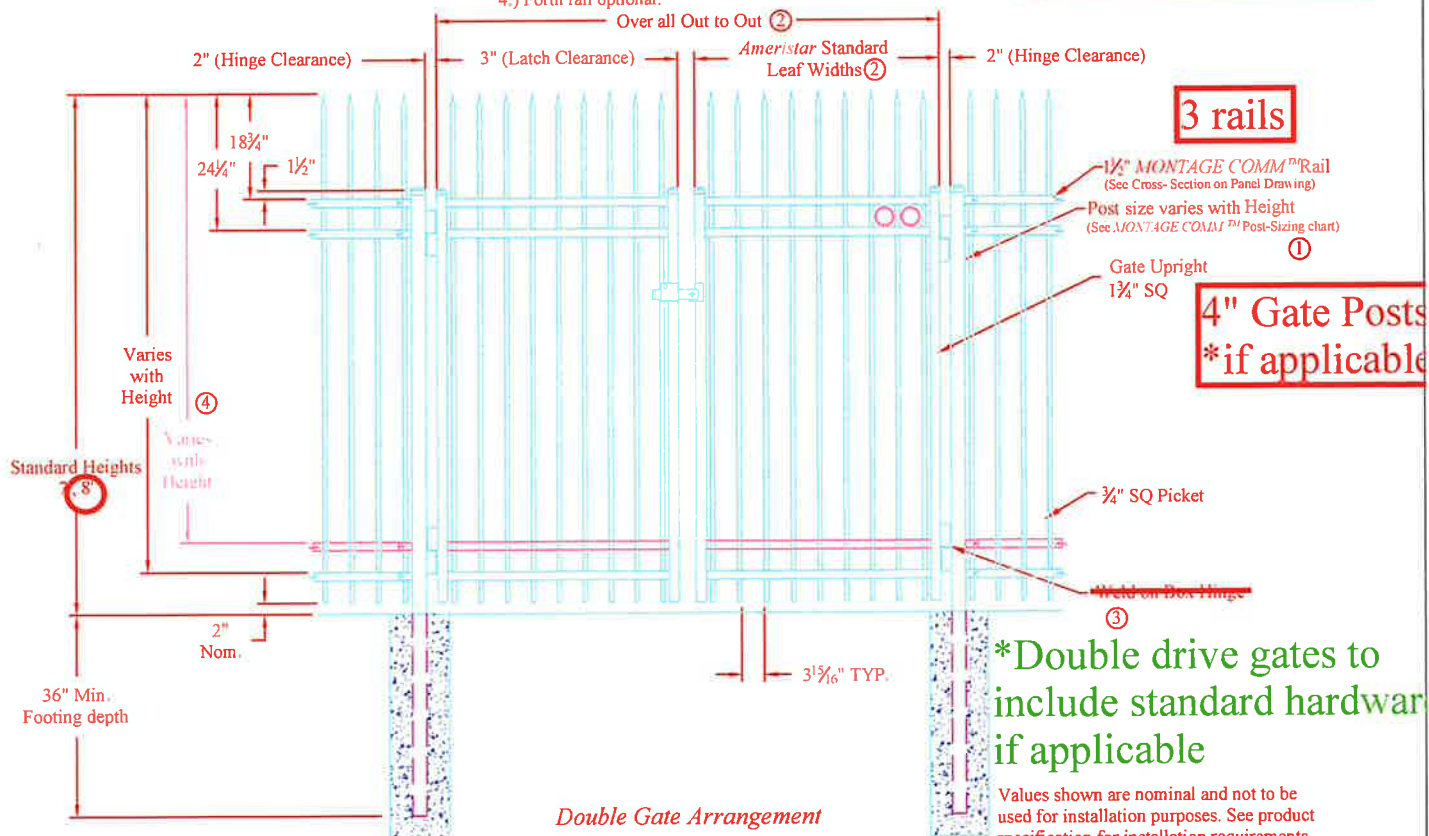




NOTES: Single Gate Arrangement

- 1.) Post size depends on fence height, weight and wind loads. See MONTAGE COMMERCIAL™ specifications for post sizing chart.
- 2.) See Ameristar gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
- 3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
- 4.) Forth rail optional.

8' wide double gate
*if applicable



Double Gate Arrangement

COMMERCIAL STRENGTH WELDED STEEL GATE

Title: MONTAGE COMMERCIAL INVINCIBLE ¾-RAIL SGL & DBL GATE

DR: KMc SH. 1 of 1 SCALE: DO NOT SCALE



AMERISTAR®

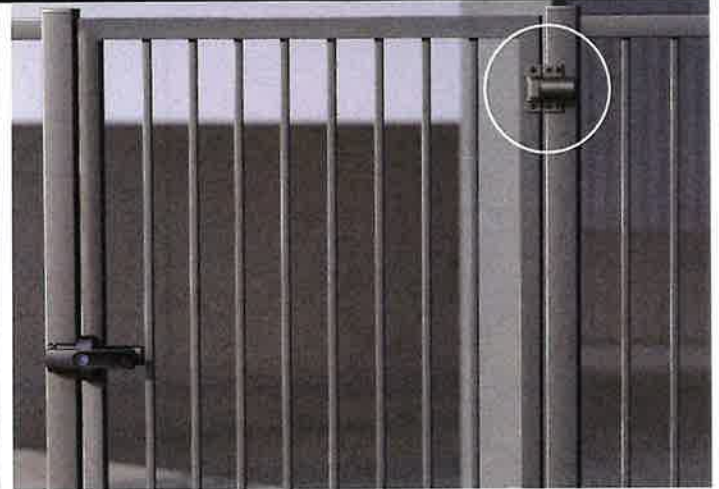
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Tulsa, OK 74116
1-888-333-3422



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Hydraulic Gate Hinge-Closers. Externally Mounted.



A Hinge and/or Closer in one small, powerful package

- Ideal for Commercial/Industrial applications
- Powerful, hidden hydraulics that won't leak!
- Quick & easy to install – externally mounted (screw- or weld-on)
- Self-close gates up to 120kg
- Two rows of bearings provide superior performance
- Now with Torx screws for extra tamper resistance
- Adjustable self-closing speed (some models)
- Final snap-close action (some models)
- Heavy duty, 50-micron anodised aluminium



D&D Technologies

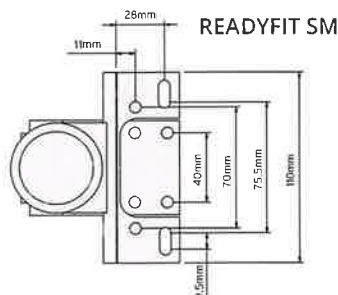
World's most trusted gate hardware



SCREW ON - ALUMINIUM AND STEEL GATES		
RF SM S Code: 74001313T	RF 108 S Code: 74108313T	RF 108SF S* Code: 74108323T
Load Bearing Hinge	Hinge/Closer	Hinge/Closer + Safety Feature
Non self-closing	Self-closing from 83° with final Snap Close	Self-closing from 88° with final Snap Close
Max gate opening 178° one way	Max gate opening 178° one way	Max gate opening 88° one way
-	Holds gate open at 90°-180°	No hold-open feature
-	Not suitable for pool/safety gates	Suitable for pool/safety gates

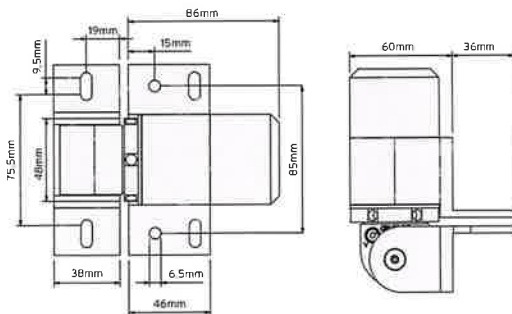
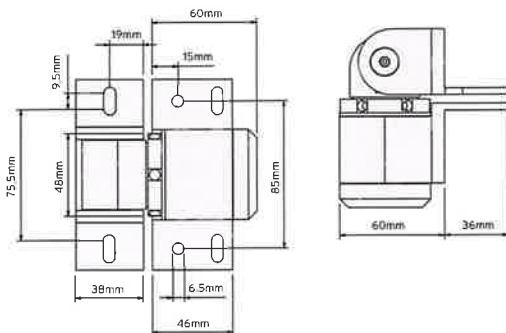
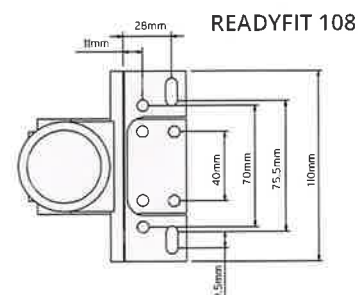
WELD ON - STEEL GATES		
RF SM W Code: 74001315T	RF 108 W Code: 74108315T	RF 108SF W* Code: 74108325T
Load Bearing Hinge	Hinge/Closer	Hinge/Closer + Safety Feature
Non self-closing	Self-closing from 83° with final Snap Close	Self-closing from 83° with final Snap Close
Max gate opening 178° one way	Max gate opening 178° one way	Max gate opening 88° one way
-	Holds gate open at 90°-180°	No hold-open feature
-	Not suitable for pool/safety gates	Suitable for pool/safety gates

Note: Minimum fence post size 50mm. Gap variance for all models 12-35mm, Range sold as single hinges.



Hinge Combinations	Max Self-Closing Gate Weight*
108 + SM	80kg
108 + 108	120kg
Access Control	Weight Capacity
SM + SM	680kg

*CAUTION:
Based on max gate size 1800x1000mm. For gates with greater HxW, or if weather conditions such as wind play a significant role, use hinge combinations with higher self-closing weight ratings.



ReadyFit Brackets

Models	Bracket Material
74108315	Steel
74108313	Aluminum

SELF-CLOSING - NON SAFETY
Not suitable for child/pool safety

All mounting brackets and fasteners included

Face of gate and post are aligned



CAUTION:
Models with "SF" in their codes indicate a self-closing hinge.

with no hold-open capabilities. Because SF hinges do not open more than 90°, the gate must carry a gate stop that prevents the gate opening more than 90°. Forcing a gate with SF hinges beyond a 90° opening will damage the hinges and void Warranty. If using SF hinges on child safety gates always consult the appropriate authorities in your area to meet local requirements or code compliance.

ReadyFit Brackets

Models	Bracket Material
74108325	Steel
74108323	Aluminum

SELF-CLOSING - SAFETY (SF Model)
Suitable for child/pool safety*
DO NOT PROP GATE OPEN

All mounting brackets and fasteners included

Face of gate and post are aligned

*CAUTION: When used on swimming pool gates, always consult local authorities for swimming pool gates.

*CAUTION: A gate stop must be installed when using SF models. Gate must not be allowed to open past 90°. Doing so voids warranty.

www.ddtechglobal.com

Unit 6, 4-6 Aquatic Drive, Frenchs Forest NSW 2086
Tel: (02) 9454 7888 Email: sales@ddtech.com.au

D&D Technologies
World's most trusted gate hardware

DAC Industries, Inc.



1. Product Name

■ 6045 Superior Exit Bar Kit

2. Manufacturer

DAC Industries, Inc.
 600 11th St NW.
 Grand Rapids, MI 49504
 Phone: 616-235-0140
 800-888-9768
 Fax: 616-235-2901
 Email: info@dacindustries.com
 Web: www.dacindustries.com

3. Product Description

Basic Use

Used on gates where emergency egress is needed. Typically used on outdoor storage areas, schools, outdoor seating areas and dangerous work environments.

The 6045 Superior Exit Bar Kit consists of:

- DETEX® exit bar*
- Adjustable receiver bracket
- Lock box
- Mounting plate
- Keyed cylinder w/two keys
- All required fasteners/screws

*DETEX is a registered trademark of the Detex Corporation.

Composition and Materials

Detex exit bar: anodized aluminum, has an acrylonitrile butadiene styrene (ABS) housing with a stainless steel latching bolt. ABS is a thermoplastic polymer.

Lock box: fabricated from 16 gauge steel. Black or silver.

Guard: fabricated from 16 gauge steel. Black or silver.

Adjustable receiver bracket: fabricated from A36 ¼ inch hot rolled, pickled and oiled (HRPO) steel. Black or silver.

Mounting plate: fabricated from electro-galvanized, 16 gauge hot-dipped, cold rolled A40 steel. Black or silver.

Benefits

Eliminates day-long fabrication. Provides a more finished appearance, and is both faster and simpler to install than a custom exit bar system fabrication.



Product Limitations

Check with local building codes before installation on swimming pool enclosures. Recommended for secondary emergency exit gates in pool fencing. Can be used in double gate installation with use of a lockable drop rod or removable center post, but works best on single gate application.





Grades

Detex panic bar Grade 1, Type 1.

Dimensions (W x H x D)

Detex exit bar: 36 or 48 x 8³/₈ x 3¹/₄ inches.

Lock box: 2 x 2 x 2 inches; (will accept rim type cylinder): also, IC housings available.

Guard: 24 x 4 inch plate; closes gap between gate post and gate frame.

Adjustable receiver bracket: one-inch optimal; adjustable for gate gaps from 3/4–2 inches.

Mounting plates: 16 gauge 32–54 x 12 or 24 inches (W x H) (extension plates for up to 72 inches available).



Finishes

Silver or black powdercoat finish.

Special Features

Provides an easy way for contractors to install exit devices on multiple types of gates.

Accessories/Options

Additional guards, IC cylinder housing and keyed alike options available. Lever handles, mechanical combination locks and also electrified control trim lever handles available.

4. Technical Data

Applicable Standards

Americans with Disabilities Act (ADA)

- ADA 309.4 Operation

American National Standards Institute/Builders Hardware Manufacturers Association (ANSI/BHMA)

- ANSI 156.3 Grade 1 Type 1

ASTM International (ASTM)

- ASTM A653 Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process

National Fire Protection Association (NFPA)

- NFPA 80 Standard for Fire Doors and Other Opening Protectives
- NFPA 101 Life Safety Code®

Society of Automotive Engineers (SAE)

- AISI/SAE J403 1008/1010

Underwriters Laboratories International (UL)

- UL 305
- UL Listed Panic Hardware
- UL Listed Fire Exit Hardware for 3 hours, maximum 4 x 10 foot single doors and pairs of 4 x 8 feet with F90KR keyed removable Mullion



DAC Industries, Inc.

Approvals

- California State Fire Marshall 4140-0127:105 and 3725-0127:108
- State of Florida Approval FL90

5. Installation

DAC Industries, Inc. provides complete installation instructions upon request.

6. Availability and Cost

Availability

Contact DAC Industries, Inc.: www.dacindustries.com.

Cost

Contact DAC Industries, Inc. for pricing.

7. Warranty

DAC Industries Inc. provides a one year warranty against any defects in material or workmanship for all kit components. Detex Corporation provides a limited ten year mechanical warranty on the exit device.

8. Maintenance

Periodically inspect and lubricate the unit to extend its life. Also, inspect to insure latch bolt is engaged properly.

9. Technical Services

DAC Industries, Inc. provides phone support: 800-888-9768.

10. Filing Systems

- CMD
- Additional product information is available from the manufacturer upon request ↗

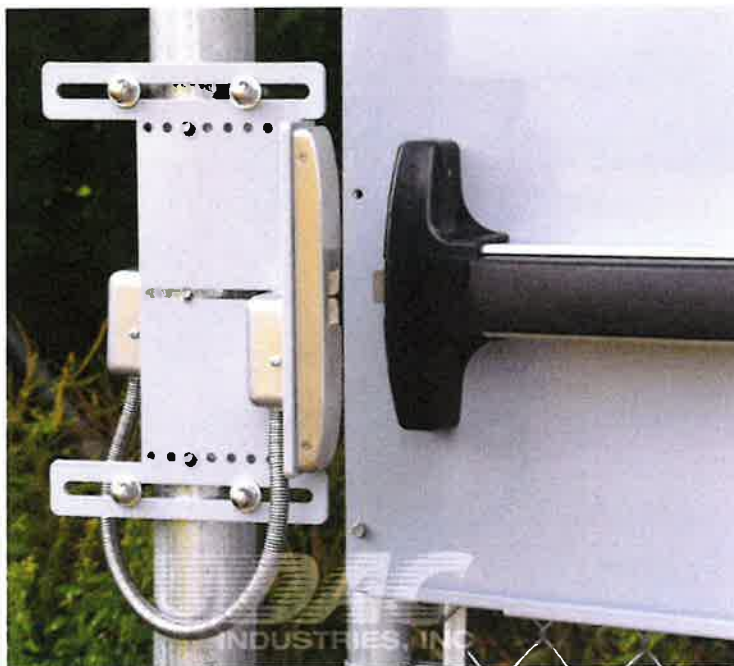
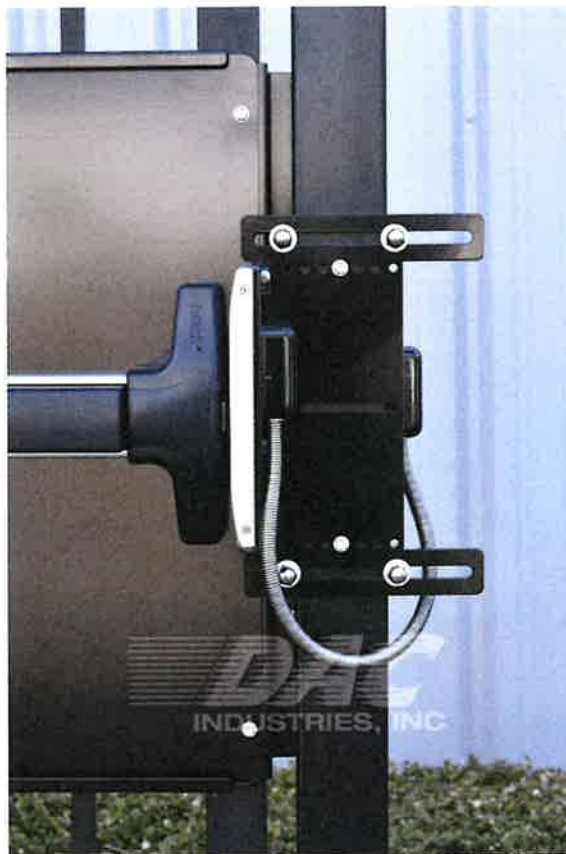


#11190

h.e.s.
ASSAABLOY

Mounting Kit for HES® 9600 Electric Strike with DAC Panic Bar Kits

- Easy, Adjustable Installation on Gates
- No Welding or Fabricating Required
- Mounting Bracket Acts as Gate Stop
- Field Reversible
- 18" U.S. Stainless Steel Flex Conduit & Connectors Included
- Stainless Steel U-bolts Available for 2", 2 1/2", 3", 4" Round or Square Post



Field Selectable
(Fail secure
/Fail safe)



Dual Voltage
12/24



Outdoor
Rated

Electric Strike Features:

- Field Selectable Fail Safe/Fail Secure
- Dual Voltage 12/24V DC
- Suitable for Exterior Use



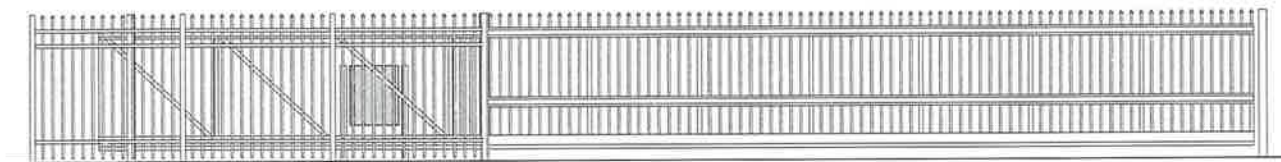
(800)888-9768



info@dacindustries.com

www.dacindustries.com

- 4" gate posts
- 24' wide opening
- Style of gate to match fence style (height, rails, color, etc.)
- Includes LiftMaster gate operator



GATE ELEVATION



SECTION VIEW

GENERAL NOTES:										PROJECT: DATE		LOCATION:	
FAB WELD QC	FINISH:	SURFACE: -	MILL CERT REQ'D: -	 Dakota Fence ALL VOUCHERS WILL BE RETURNED COMPLETELY AS SHOWN UNLESS NOTED OTHERWISE BY APPROVAL	-	-	-	-	-	-	CUSTOMER	-	
		GALV: -			-	-	-	-	-	-	-	PRIME CONTRACTOR	-
		PAINT/POWDER: -			-	-	-	-	-	-	-	SUB-CONTRACTOR	-
		PAINT/POWDER:			-	-	-	-	-	-	-	ENGINEER	-
THIS PRINT IS THE EXCLUSIVE PROPERTY OF DAKOTA FENCE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION FROM DAKOTA FENCE. FAILURE TO OBTAIN PERMISSION MAY RESULT IN LEGAL ACTION.				REV.	DATE	FOR APPROVAL		STATUS		DWG BY: -	DATE: -	PROJECT: -	
										CHK'D BY: -	REV: A	DWG R: -	
												SHEET #:	
												L1	

INSL24UL

24VDC Industrial
Slide Gate Operator
Section 32 31 00



DATA SHEET

Key Features

Steel Cabinet

Battery Backup

Remote Control Access

Internet Connectivity

Monitored Safety Devices

Solar-Power Capabilities

Diagnostic Display

Wireless Dual-Gate Communication

Dual-Gate Control

Fire Department Compliant

Limit Setting

Diagnostic Display

Programable Auxiliary Relays

Unauthorized Access Prevention

Homelink® Capability

Weatherproof 14 gauge, NEMA 3R steel cabinet

Yes

Security+ 2.0® 3-channel receiver will handle up to 50 remote controls (unlimited remotes with 811LMX/813LMX)

myQ® Facility cloud connection and myQ capability for secure monitoring and control of gate operator from anywhere*

6 inputs (main and expansion board)

Yes

LED diagnostic display

Eliminates expensive conduit costs and unsightly driveway scars

Bi-part delay or synchronized close

Allows gate to auto open upon loss of AC power or battery depletion; includes manual release

Electronic

LED diagnostic display

2 programmable auxiliary relays accommodate more accessories such as warning lights/alarms

Can be programmed with anti-tailgate or quick close capabilities

Version 4 or higher

Specifications

Operator Speed

Power

Accessory Power

Operator Weight

Warranty

Temperature Specification

UL Usage Classification

0.5 ft./sec. to 1 ft./sec

120/240VAC single phase, optional 3 phase kit for 208/230/460VAC and 575VAC

24VDC 1 A max. output; switched and unswitched power

129 lbs.

5 years

Without heater -4°F (-20°C) to 140°F (60°C);

with optional heater: -40°F (-40°C) to 140°F (60°C)

II, III, IV

Construction

Motor

Operator Duty Rating

Chassis/Frame

Gear Reduction

Cover/Cabinet

Chain

Recommended Capacities

24VDC brushless motor with soft start/stop

Continuous-duty

Constructed with 1/4 in. powder coated steel for rust prevention

Direct drive 40:1 gear ratio

Powder-coated, 14 gauge steel cabinet, oil tight, weatherproof

NEMA 3R lockable cabine

#40

Rated for gates up to 70 ft. in length and weighing up to 2200 lbs.

*When linked with a myQ Facility capable access control. Cellular data or Wi-Fi® connection required

LiftMaster

POWERED BY myQ.

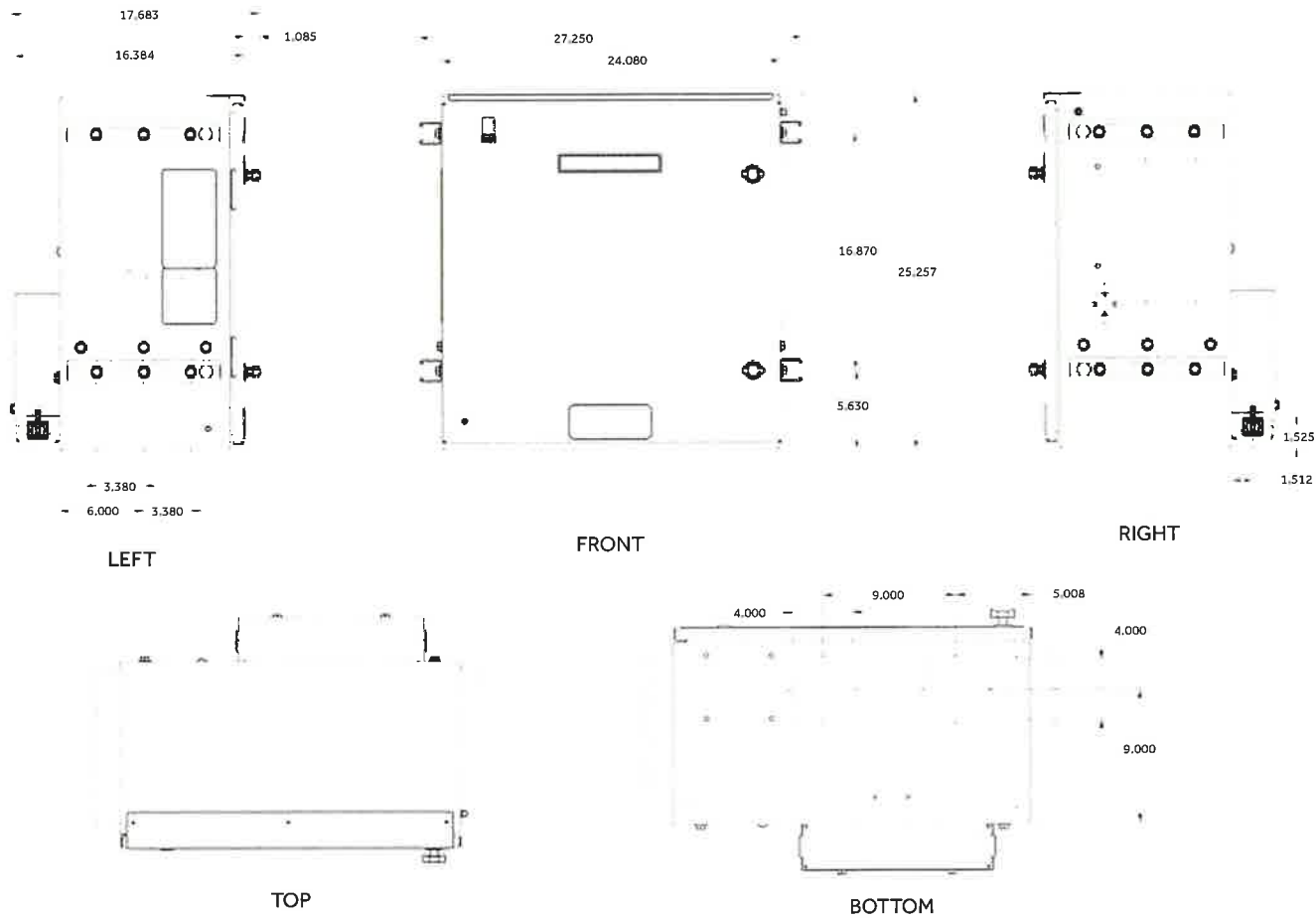
INSL24UL

24VDC Heavy-Duty
Industrial Slide Gate Operator
Section 32 31 00



DATA SHEET

Dimensions

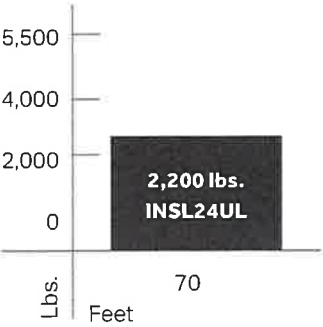


Capacity

Battery Backup Operation

Battery	Cycles	Standby Time
7Ah	55	105 Days
33Ah	170	180 Days

Recommended Capacity





Dakota Fence

2060 Sheyenne St | West Fargo, ND 58078

Phone: 701-237-6181 | Toll Free: 800-726-4064 | Fax: 701-293-7811

E-mail: sales@dakotafence.com Website: www.dakotafence.com

City of Fargo – Police Department PROPOSAL SUBMITTED TO	701.964.0286 PHONE	7/16/2026 DATE
105 25 th St N STREET	JOB NAME	
Fargo, ND 58102 CITY, STATE AND ZIP CODE	JOB LOCATION	

We hereby submit specifications and estimates for:

All material and labor necessary to install the following:

- 172 LF of 8' tall, galvanized chain link fence, plus three strands of barbed wire, with black privacy slats. All posts to be direct driven or surface mounted to existing concrete.
- 356 LF of 8' tall, black Montage Commercial Invincible style steel fence from Ameristar. All posts to be set in concrete or surface mounted to existing concrete.
- 1 (ea) 4' wide single swing walk gate with self-closing hinges and electric strike capable panic latch kit (electrical or access control material and labor not included, installation by others)
- 2 (ea) custom fabricated cantilever slide gates for 30' wide openings. Gates to match style of Ameristar fence described above (8' tall, black, picketed). Each gate to include electronic gate operator.

*See page two for included gate operator material and labor.

TOTAL PRICE INSTALLED – \$173,992.00

Page 1/2

Notes/Exceptions:

- Price does not include clearing of fence line, dirt work, grading, compaction/testing, staking, or survey. Responsibility of Owner.
- Price does not include any bond or unemployment insurance. For Performance and Payment Bond, add the greater of \$8,200/\$1,000.00 or a minimum charge of \$200. For Unemployment Insurance, add the greater of \$20.00/\$1,000.00 or a minimum charge of \$200.
- Priced for completion during 2026 Construction season.
- Electrical grounding is not included, by others.
- Additional charges will apply if a secondary sweep/locate is required.
- Hydro-vac excavation or core drilling of holes is not included.
- Price does not include work during frozen weather conditions.
- Dakota Fence is a member of PEC Veriforce, Avetta, ISNetwork, and Gold Shovel Standard.
- If additional safety connection fees are required, such costs are not included in this price and additional fees may apply.
- This proposal supersedes any previous proposals (all of which are rescinded/revoked and no longer valid); any plan addenda or revisions issued after this proposal are not part of this proposal and Dakota Fence is not bound to; this proposal automatically becomes part of any subsequent contract signed by Dakota Fence, regardless of whether this proposal is signed by the recipient of this proposal.

Terms of Payment to be made as follows: **Material draw at 60% of contract value, monthly progress billings, and balance upon completion, unless otherwise specified above, payment due upon receipt and subject to approved credit.**

Purchaser agrees to indemnify and hold harmless Dakota Fence and its agents from and against any and all claims, liabilities and damages, including outside and in-house attorneys' fees and costs, arising from or related any failure to erect fence, guardrail, or other products on or within property lines; any failure to comply with by-laws, restrictive covenants, building codes or other restrictions; encroachment or interference with any easement, damage to any improvements, including underground sprinklers, utilities, including wires or pipes, frost heave; personal injury or death; removal of fence or products. Purchaser agrees that Dakota Fence's liability shall not exceed the amount paid to it under this Proposal. Dakota Fence shall not be liable for any direct, indirect, special, incidental, or consequential damages. Purchaser agrees to be responsible for excavated soil or Dakota Fence shall dispose of soil for an additional charge. All work to be completed according to standard industry practices. Any alteration or deviation from this proposal requires Dakota Fence's prior written consent and shall automatically become part of and subject to this Proposal. Any additional costs from any such change shall result in an extra charge, which Purchaser agrees to pay. Purchaser agrees to pay Dakota Fence's outside and in-house attorneys' fees and costs in the collection and enforcement of this Proposal. This Proposal contingent upon strikes, accidents or delays beyond Dakota Fence's control and supersedes all prior written or oral agreements. Purchaser agrees to carry all homeowner, liability and other necessary and required insurance. Dakota Fence's workers are fully covered by Workers Compensation Insurance or other required insurance. All fence or product remains the property of Dakota Fence until paid for by Purchaser and Purchaser authorizes Dakota Fence to remove the same and charge Purchaser for the fence or product and their removal if payment is not made per the terms of this Proposal. Purchaser agrees to pay 1.5% per month on all past due accounts. Any fence project that is considered custom or has special order materials is not returnable and therefore not fully refundable. A minimum of 25% restocking fee will apply with certain items being subject to higher restock fees as established from time to time by Dakota Fence. Unless objected by the Purchaser, Dakota Fence shall place a lawn sign on the property for the duration of Dakota Fence's work.

Acceptance of Proposal. The above prices, specifications, terms, and conditions are satisfactory and accepted by Purchaser. Dakota Fence is authorized to do the work as specified and Purchaser agrees to make payment as outlined above.

Date of Acceptance _____

Equal Opportunity Employer

By: Michael Reiner

Michael Reiner – Commercial Estimator

This Proposal may be withdrawn by Dakota Fence if not accepted within 5 days.

Purchaser

Purchaser Name: _____

By: _____

Print Name _____

Its: _____



PROPOSAL



Dakota Fence

2060 Sheyenne St | West Fargo, ND 58078

Phone: 701-237-6181 | Toll Free: 800-726-4064 | Fax: 701-293-7811

E-mail: sales@dakotafence.com Website: www.dakotafence.com

City of Fargo – Police Department PROPOSAL SUBMITTED TO	701.964.0286 PHONE	7/16/2026 DATE
105 25 th St N STREET	JOB NAME	
Fargo, ND 58102 CITY, STATE AND ZIP CODE	JOB LOCATION	

We hereby submit specifications and estimates for:

Gate operator material to include: (2) one horsepower LiftMaster INSUL24UL gate operators, (single/3-phase), (4) mounting posts, (2) drive chains, (4) safety bump edges, (2) photo eyes, (2) heaters, and (4) virtual loops.

Labor included: Installing mounting posts, mounting of operator unit on posts, mounting of UL325 safety devices, hook up of drive chain, and final commissioning of operator, setting of limits, walk thru with owner.

Labor NOT included: All electrical material and labor to energize the operator, low voltage (safety devices, keypads, etc...), saw cutting and installation of concrete/asphalt for loops, trenching and installation of pre-formed loops, controls, program maintenance, keypads, and communication cables.

*Auto-close functionality will not be enabled by Dakota Fence if loops have not been installed.

Winter maintenance: Owner's responsibility to keep snow and ice clear from the travel of the gate, under the gate, behind the gate and from the rollers. Snow removal is crucial for gate operation in winter months. Keep ice, snow and frost clear from all photo-eyes and motion sensors. Keep all snow clear from the bottom of all tilt gates, not allowing the entrapment edge to contact built up snow and ice.

Page 2/2

Notes/Exceptions:

- No electrical labor and material to energize the gate operators.
- All controls not listed above.
- Trenching, saw cutting or connection to owners' controls.
- Disconnect of existing power for removal of existing gate operator.

Terms of Payment to be made as follows: **50% down, monthly progress billings, and balance upon completion, all subject to approved credit**

Purchaser agrees to indemnify and hold harmless Dakota Fence and its agents from and against any and all claims, liabilities and damages, including outside and in-house attorneys' fees and costs, arising from or related any failure to erect fence, guardrail, or other products on or within property lines; any failure to comply with by-laws, restrictive covenants, building codes or other restrictions; encroachment or interference with any easement, damage to any improvements, including underground sprinklers, utilities, including wires or pipes; frost heave; personal injury or death; removal of fence or products. Purchaser agrees that Dakota Fence's liability shall not exceed the amount paid to it under this Proposal. Dakota Fence shall not be liable for any direct, indirect, special, incidental, or consequential damages. Purchaser agrees to be responsible for excavated soil or Dakota Fence shall dispose of soil for an additional charge. All work to be completed according to standard industry practices. Any alteration or deviation from this proposal requires Dakota Fence's prior written consent and shall automatically become part of and subject to this Proposal. Any additional costs from any such change shall result in an extra charge, which Purchaser agrees to pay. Purchaser agrees to pay Dakota Fence's outside and in-house attorneys' fees and costs in the collection and enforcement of this Proposal. This Proposal contingent upon strikes, accidents or delays beyond Dakota Fence's control and supersedes all prior written or oral agreements. Purchaser agrees to carry all homeowner, liability and other necessary and required insurance. Dakota Fence's workers are fully covered by Workers Compensation Insurance or other required insurance. All fence or product remains the property of Dakota Fence until paid for by Purchaser and Purchaser authorizes Dakota Fence to remove the same and charge Purchaser for the fence or product and their removal if payment is not made per the terms of this Proposal. Purchaser agrees to pay 1.5% per month on all past due accounts. Any fence project that is considered custom or has special order materials is not returnable and therefore not fully refundable. A minimum of 25% restocking fee will apply with certain items being subject to higher restock fees as established from time to time by Dakota Fence.

Unless objected by the Purchaser, Dakota Fence shall place a lawn sign on the property for the duration of Dakota Fence's work.

Acceptance of Proposal. The above prices, specifications, terms, and conditions are satisfactory and accepted by Purchaser. Dakota Fence is authorized to do the work as specified and Purchaser agrees to make payment as outlined above.

Date of Acceptance _____

Equal Opportunity Employer

By: Michael Reiner

Michael Reiner - Commercial Estimator

This Proposal may be withdrawn by Dakota Fence within 5 days.

Purchaser

Purchaser Name: _____

By: _____

Print Name _____

Its: _____



PROPOSAL



PIGGYBACK PURCHASE REQUEST FORM (PBC)

Requested by:	Bekki Majerus	Department:	Facilities Management
Date of Request:	6/30/2026	Phone Number:	701-964-0286
E-mail:	anordby@fargond.gov		
Dept Head Signature:		Estimated Amount of Purchase:	\$173,992

Piggyback Purchase from a State or Cooperative Contract Requirement:

A contract less than \$100,000 may be awarded without competition when the purchasing manager determines in writing, that a State or Cooperative purchasing contract exists and allows municipalities to purchase from a list of approved vendors for the required supply, service, or material. Any purchase contract award greater than \$100,000 must also be approved by the Board of City Commissioners prior to a vendor award using this method. No quotes required.

Product or Service description:

install 534 LF of 8' tall, black Montage Commercial Invincible style steel fence from Ameristar with 1 (ea) 4' wide single swing walk gate. All material and labor necessary to install 2 (ea) 24' wide Buckeye 500 with finial style vertical pivot gates from AutoGate. Vertical pivot gates will include operator units and concrete pads necessary for proper operator installation (see page two for included operator material and labor).
 install 534 LF of 8' tall, black Montage Commercial Invincible style steel fence from Ameristar with 1 (ea) 4' wide single swing walk gate. All material and labor necessary to install 2 (ea) 24' wide Buckeye 500 with finial style vertical pivot gates from AutoGate. Vertical pivot gates will include operator units and concrete pads necessary for proper operator installation (see page two for included operator material and labor).

Provide source of existing State contract and Contract number:

Minnesota State procurment. F-569(5)

Is a Vendor contract required? Yes ☐ No ☐

Vendor Name: Dakota Fence			
Address: 1110 25th Ave N			
City: Fargo	State: North Dakota	Zip Code: 58102	
Contact Person: Michael Reiner		Title: Commercial Estimator	
Telephone: 701-476-8510		Email: mreiner@dakotafence.com	
Purchasing Manager Approval:			
Piggyback (PBC) Number:		PBC26237	

**Agreement
Between
City of Fargo and
Dakota Fence**

This Agreement (the “Agreement,” which includes all attached schedules), effective July 21st, 2026 (“Effective Date”), is entered into by and between Dakota Fence (the “Vendor”), having a principal place of business at 2060 Sheyenne St., West Fargo, ND, 58078, and City of Fargo (the “City”), a North Dakota municipal corporation, having a principal place of business at 225 4th Street North, Fargo, North Dakota 58102 (each a “Party” and collectively, the “Parties”).

1. TERM

The term of this Agreement will commence on July 21st, 2026.

2. STATEMENT OF WORK

A Summary of all services and costs the Vendor will be providing for this project as described in the proposal in Attachment A. Vendor hereby agrees to complete work pursuant to the proposal. Any services provided by the Vendor under this Agreement are referred to as “Services.”

3. MATERIALS

Vendor shall furnish all materials, supplies, tools, equipment, and transportation required to provide services or deliverables required under Statements of Work. Vendor shall provide all available material safety data sheets for City approval prior to use of materials.

4. LIEN WAIVER

Vendor shall submit its lien waivers and obtain and submit lien waivers from all subcontractors, and material suppliers with invoices Vendor submits to City. City’s obligation to pay invoices will be contingent upon receipt of applicable lien waivers.

5. COMPENSATION

The Vendor shall receive compensation in the sum of \$173,992.00 as stated in Attachment A. Except as otherwise provided, undisputed invoices shall be payable within 30 calendar days after the receipt of the invoice. Invoices shall be e-mailed to FinanceAPAR@FargoND.gov.

6. OWNERSHIP OF DOCUMENTS

Vendor’s work product reimbursed by the City, including all data, documents, results, ideas, developments and inventions that Vendor conceives or uses during the course of its performance under this Agreement shall be the City’s property, unless otherwise agreed.

7. INDEPENDENT CONTRACTOR

The relationship between the Parties shall, within the context of this Agreement, be that of an independent contractor and nothing in this Agreement should be construed to create a partnership, joint venture, or employer-employee relationship. The Vendor shall, at all times during the term of this Agreement, perform the duties and responsibilities herein. Neither Party is an agent of the other Party and is not authorized to make any representation contract, or contract commitment on behalf of the other Party.

8. NO CONFLICTS OF INTEREST

Vendor must disclose any actual, apparent, or potential Conflict of Interest to the City prior to execution of this Agreement if a conflict of interest arises or appears to arise during the term of this Agreement, Vendor agrees to abide by any reasonable mitigation plan developed with or by the City. "Conflict of Interest" means any activity, interest, or relationship of Vendor or any of its officers, directors, affiliates, or principals that may compromise that person's ability to render impartial assistance or advice to the City or that may give rise to legal or reputational concerns or any competitive advantage unfair to the City.

9. CONFIDENTIALITY

The Vendor agrees to not, directly or indirectly, disclose, make known, divulge, publish, or communicate any confidential information to any person, firm, or corporation without consent unless that disclosure is authorized under North Dakota law.

10. INSURANCE

a. Vendor will obtain and maintain the following insurance coverage, naming the City of Fargo as an additional insured, via commercial insurance:

i. Commercial General Liability covering bodily injury and tangible property damage liability with a limit of not less than U.S. \$2,000,000 each occurrence.

ii. Workers' Compensation (or maintenance of a legally permitted and government-approved program of self-insurance) covering Vendor Personnel pursuant to applicable state workers' compensation laws for work-related injuries suffered by Vendor's Personnel, if Vendor employs Personnel.

iii. Employer's Liability with limits of not less than U.S. \$1,000,000 per accident.

iv. Professional Liability/Errors and Omissions Liability covering damages arising out of negligent acts, errors, or omissions committed by Vendor or Vendor's Personnel in the performance of services with a liability limit of not less than U.S. \$2,000,000 per claim.

v. Automobile Liability with \$2,000,000 combined single limit per occurrence, for bodily injury and property damage combined covering owned, if Vendor owns any

vehicles, non-owned, and hired vehicles, if Vendor brings vehicles on the City's premises or uses vehicles in the performance of services.

vi. Limits for Commercial General Liability and Automobile Liability may be provided through a combination of primary and umbrella coverage; and

b. Vendor shall provide the City with evidence of the foregoing coverage before providing any services.

c. Vendor shall notify the City 30 days prior to cancellation or reduction in limits of any insurance required hereunder.

11. INDEMNIFICATION

Vendor agrees to indemnify and hold harmless the City, its officers, employees, insurers, and self-insurance pool, from and against all liability, claims, and demands, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement, if such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the act, omission, error, Vendor error, mistake, negligence, or other fault of the Vendor, any subcontractor of the Vendor, or any officer, employee, representative, or agent of the Vendor or of any subcontractor of the Vendor, or which arises out of any workmen's compensation claim of any employee of the Vendor or of any employee of any subcontractor of the Vendor. The Vendor agrees to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims or demands at the sole expense of the Vendor, or at the option of the City, agrees to pay the City or reimburse the City for the defense costs incurred by the City in connection with, any such liability, claims, or demands. The Vendor does not agree to defend, indemnify, or hold harmless the city of the City's own actions, omissions or negligence.

12. FORCE MAJEURE

Neither Party shall be liable for damages or deemed in default of this Agreement and any Statement of Work hereunder to the extent that any delay or failure in the performance of its obligations (other than the payment of money) results, without its fault or negligence, from any cause beyond its reasonable control, such as acts of God, acts of civil or military authority, embargoes, epidemics, war, riots, insurrections, fires, explosions, earthquakes, floods, adverse weather conditions, union activity, strikes or lock-outs, and changes in laws, statutes, regulations, or ordinances.

13. DISPUTE RESOLUTION

Vendor and the City will exercise good faith efforts to resolve disputes through a mutually acceptable Alternative Dispute Resolution process. Nothing prevents the Parties from pursuing litigation in the appropriate State or Federal court, located in Cass County, North Dakota

14. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the state of North Dakota.

15. ENTIRE AGREEMENT

The terms and conditions set forth herein and any Attachment referenced herein constitute the entire understanding of the Parties relating to the provision of services by Vendor to City and shall be incorporated in all Statements of Work unless otherwise so stated therein. This Agreement may be amended only by a written instrument signed by both Parties.

16. ASSIGNMENT

This Agreement may not be assigned by Vendor or City without the prior written consent of the other Party.

17. TERMINATION

This Agreement may be terminated by either Party upon seven days written notice should the other Party fail to perform in accordance with the terms hereof, provided such failure is not cured within such seven-day period. City may terminate this Agreement for convenience at any time, in which event Vendor shall be compensated in accordance with the terms hereof for Services performed and reimbursable expenses incurred prior to its receipt of written notice of termination from City.

18. SEVERABILITY

Should a court of law determine that any clause or section of this Agreement is invalid, all other clauses or sections shall remain in effect.

IN WITNESS WHEREOF, City and Dakota Fence have caused this Agreement to be duly executed as of the date first above written.

CITY OF FARGO

BY _____

Joshua Boschee, Mayor

Dakota Fence

BY _____

DATE: _____

DATE: _____

ATTEST:

BY _____

Angie Bear, Deputy City Auditor



Dakota Fence

2060 Sheyenne St | West Fargo, ND 58078
 Phone: 701-237-6181 | Toll Free: 800-726-4064 | Fax: 701-293-7811
 E-mail: sales@dakotafence.com Website: www.dakotafence.com

City of Fargo – Police Department PROPOSAL SUBMITTED TO	701.964.0286 PHONE	7/16/2026 DATE
105 25 th St N STREET	JOB NAME	
Fargo, ND 58102 CITY, STATE AND ZIP CODE	JOB LOCATION	

We hereby submit specifications and estimates for:

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- 356 LF of 8' tall, black Montage Commercial Invincible style steel fence from Ameristar. All posts to be set in concrete or surface mounted to existing concrete.
- 1 (ea) 4' wide single swing walk gate with self-closing hinges and electric strike capable panic latch kit (electrical or access control material and labor not included, installation by others)
- 2 (ea) custom fabricated cantilever slide gates for 30' wide openings. Gates to match style of Ameristar fence described above (8' tall, black, picketed). Each gate to include electronic gate operator.

*See page two for included gate operator material and labor.

TOTAL PRICE INSTALLED – \$173,992.00

Page 1/2

Notes/Exceptions:

- Price does not include clearing of fence line, dirt work, grading, compaction/testing, staking, or survey. Responsibility of Owner.
- Price does not include any bond or unemployment insurance. For Performance and Payment Bond, add the greater of \$8.20/\$1,000.00 or a minimum charge of \$200. For Unemployment Insurance, add the greater of \$20.00/\$1,000.00 or a minimum charge of \$200.
- Priced for completion during 2026 Construction season.
- Electrical grounding is not included, by others.
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- Hydro-vac excavation or core drilling of holes is not included.
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- If additional safety connection fees are required, such costs are not included in this price and additional fees may apply.
- This proposal supersedes any previous proposals (all of which are rescinded/revoked and no longer valid); any plan addenda or revisions issued after this proposal are not part of this proposal and Dakota Fence is not bound to; this proposal automatically becomes part of any subsequent contract signed by Dakota Fence, regardless of whether this proposal is signed by the recipient of this proposal.

Terms of Payment to be made as follows: **Material draw at 60% of contract value, monthly progress billings, and balance upon completion, unless otherwise specified above, payment due upon receipt and subject to approved credit.**

Purchaser agrees to indemnify and hold harmless Dakota Fence and its agents from and against any and all claims, liabilities and damages, including outside and in-house attorneys' fees and costs, arising from or related to any failure to erect fence, guardrail, or other products on or within property lines; any failure to comply with by-laws, restrictive covenants, building codes or other restrictions; encroachment or interference with any easement, damage to any improvements, including underground sprinklers, utilities, including wires or pipes, frost heave, personal injury or death, removal of fence or products. Purchaser agrees that Dakota Fence's liability shall not exceed the amount paid to it under this Proposal. Dakota Fence shall not be liable for any direct, indirect, special, incidental, or consequential damages. Purchaser agrees to be responsible for excavated soil or Dakota Fence shall dispose of soil for an additional charge. All work to be completed according to standard industry practices. Any alteration or deviation from this proposal requires Dakota Fence's prior written consent and shall automatically become part of and subject to this Proposal. Any additional costs from any such change shall result in an extra charge, which Purchaser agrees to pay. Purchaser agrees to pay Dakota Fence's outside and in-house attorneys' fees and costs in the collection and enforcement of this Proposal. This Proposal contingent upon strikes, accidents or delays beyond Dakota Fence's control and supersedes all prior written or oral agreements. Purchaser agrees to carry all homeowner, liability and other necessary and required insurance. Dakota Fence's workers are fully covered by Workers Compensation Insurance or other required insurance. All fence or product remains the property of Dakota Fence until paid for by Purchaser and Purchaser authorizes Dakota Fence to remove the same and charge Purchaser for the fence or product and their removal if payment is not made per the terms of this Proposal. Purchaser agrees to pay 1.5% per month on all past due accounts. Any fence project that is considered custom or has special order materials is not returnable and therefore not fully refundable. A minimum of 25% restocking fee will apply with certain items being subject to higher restock fees as established from time to time by Dakota Fence. Unless objected by the Purchaser, Dakota Fence shall place a lawn sign on the property for the duration of Dakota Fence's work.

Acceptance of Proposal. The above prices, specifications, terms, and conditions are satisfactory and accepted by Purchaser. Dakota Fence is authorized to do the work as specified and Purchaser agrees to make payment as outlined above.

Date of Acceptance _____

Equal Opportunity Employer

By: Michael Reiner

Michael Reiner – Commercial Estimator

This Proposal may be withdrawn by Dakota Fence if not accepted within 5 days.

Purchaser

Purchaser Name: _____

By: _____

Print Name _____

Its: _____



PROPOSAL



Dakota Fence

2060 Sheyenne St | West Fargo, ND 58078

Phone: 701-237-6181 | Toll Free: 800-726-4064 | Fax: 701-293-7811

E-mail: sales@dakotafence.com Website: www.dakotafence.com

City of Fargo – Police Department PROPOSAL SUBMITTED TO	701.964.0286 PHONE	7/16/2026 DATE
105 25 th St N STREET	JOB NAME	
Fargo, ND 58102 CITY, STATE AND ZIP CODE	JOB LOCATION	

We hereby submit specifications and estimates for:

Gate operator material to include: (2) one horsepower LiftMaster INSUL24UL gate operators, (single/3-phase), (4) mounting posts, (2) drive chains, (4) safety bump edges, (2) photo eyes, (2) heaters, and (4) virtual loops.

Labor included: Installing mounting posts, mounting of operator unit on posts, mounting of UL325 safety devices, hook up of drive chain, and final commissioning of operator, setting of limits, walk thru with owner.

Labor NOT included: All electrical material and labor to energize the operator, low voltage (safety devices, keypads, etc...), saw cutting and installation of concrete/asphalt for loops, trenching and installation of pre-formed loops, controls, program maintenance, keypads, and communication cables.

*Auto-close functionality will not be enabled by Dakota Fence if loops have not been installed.

Winter maintenance: Owner's responsibility to keep snow and ice clear from the travel of the gate, under the gate, behind the gate and from the rollers. Snow removal is crucial for gate operation in winter months. Keep ice, snow and frost clear from all photo-eyes and motion sensors. Keep all snow clear from the bottom of all tilt gates, not allowing the entrapment edge to contact built up snow and ice.

Page 2/2

Notes/Exceptions:

- No electrical labor and material to energize the gate operators.
- All controls not listed above.
- Trenching, saw cutting or connection to owners' controls.
- Disconnect of existing power for removal of existing gate operator.

Terms of Payment to be made as follows: 50% down, monthly progress billings, and balance upon completion, all subject to approved credit

Purchaser agrees to indemnify and hold harmless Dakota Fence and its agents from and against any and all claims, liabilities and damages, including outside and in-house attorneys' fees and costs, arising from or related any failure to erect fence, guardrail, or other products on or within property lines; any failure to comply with by-laws, restrictive covenants, building codes or other restrictions; encroachment or interference with any easement; damage to any improvements, including underground sprinklers, utilities, including wires or pipes, frost heave; personal injury or death; removal of fence or products. Purchaser agrees that Dakota Fence's liability shall not exceed the amount paid to it under this Proposal. Dakota Fence shall not be liable for any direct, indirect, special, incidental, or consequential damages. Purchaser agrees to be responsible for excavated soil or Dakota Fence shall dispose of soil for an additional charge. All work to be completed according to standard industry practices. Any alteration or deviation from this proposal requires Dakota Fence's prior written consent and shall automatically become part of and subject to this Proposal. Any additional costs from any such change shall result in an extra charge, which Purchaser agrees to pay. Purchaser agrees to pay Dakota Fence's outside and in-house attorneys' fees and costs in the collection and enforcement of this Proposal. This Proposal contingent upon strikes, accidents or delays beyond Dakota Fence's control and supersedes all prior written or oral agreements. Purchaser agrees to carry all homeowner, liability and other necessary and required insurance. Dakota Fence's workers are fully covered by Workers Compensation Insurance or other required insurance. All fence or product remains the property of Dakota Fence until paid for by Purchaser and Purchaser authorizes Dakota Fence to remove the same and charge Purchaser for the fence or product and their removal if payment is not made per the terms of this Proposal. Purchaser agrees to pay 1.5% per month on all past due accounts. Any fence project that is considered custom or has special order materials is not returnable and therefore not fully refundable. A minimum of 25% restocking fee will apply with certain items being subject to higher restock fees as established from time to time by Dakota Fence.

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Date of Acceptance _____

Equal Opportunity Employer

By: Michael Reiner

Michael Reiner - Commercial Estimator

This Proposal may be withdrawn by Dakota Fence within 5 days.

Purchaser

Purchaser Name: _____

By: _____

Print Name _____

Its: _____



PROPOSAL



38

July 20, 2026

To: Board of City Commissioners
Fr: Michael Redlinger, City Administrator
Re: Receive Presentation on City Staff Roles Related to Future Incentive Processes/Procedures

City staff is currently studying the City of Fargo's incentive policies and procedures for the City's Growth Plan Update. These incentives, and their corresponding approval procedures, have been adopted over several years and necessitate a comprehensive review against the backdrop of the Growth Plan Update and the retirement and elimination of the Strategic Planning & Research Director position. Over the last several weeks as the former Strategic Planning & Research Director prepared for retirement, several departments have been coordinating the transfer of duties, including: Assessors; Planning; Finance; and Administration. These departments all interact with the incentive processes and will continue to do so following the elimination of the former Strategic Planning & Research Director position.

Concurrent to this staffing transition, as part of the Land Development Code (LDC) update and as identified in the findings of the 2024 Growth Plan, there is an opportunity for refinement of policies and processes to align with the updated vision adopted as part of the Growth Plan. At the July 20, 2026, City Commission meeting, the Planning Department will provide an overview of the recommendations and next steps related to that project timeline.

In summary, there are several types of policies and economic development activities that are positioned throughout the City of Fargo organizational structure, as well as with regional partners. Together with the City Commission, City staff looks forward to collaborating with the Greater Fargo Moorhead Economic Development Corporation (GFMEDC), especially related to metro-wide activities.

Specific to Fargo, following are the types of incentives and the departments associated with the coordination of applications. Each of these processes are administered through City staff and include the oversight of the Economic Development Incentive Committee (EDIC) and/or City Commission:

- PILOT Business Incentives: Assessors Department / EDIC / City Commission
- PILOT New Construction: Planning Department / EDIC / City Commission
- TIF Renewal Plans: Planning Department / EDIC / City Commission

Other incentives that the City of Fargo administers through processes outside of EDIC oversight include:

- Renaissance Zone
- Remodeling
- Residential new construction

Following the July 20, 2026, City Commission meeting, I suggest a City Commission Informational Meeting to further explore the relationship between the Fargo Growth Plan, Land Development Code, and the work of the consultants that are currently hired. This Informational Meeting will also be an opportunity to discuss next steps and the coordination of policy development as desired by the City Commission, as well as the coordination that will be needed with other political subdivisions, including Cass County Government and Fargo and West Fargo Schools.

Recommended Action: There is no recommended action for this item. City staff will provide a presentation and answer City Commission questions.

39

July 16, 2026

Honorable Board of
City Commissioners
225 4th Street North
Fargo, ND 58102

Re: Construction Update

Dear Commissioners,

On July 20, 2026, I will provide an update on the progress of construction projects overseen by the Engineering Department. This will be an informational update only, with no action required.

Sincerely,



Tom Knakmuhs, PE
City Engineer