FARGO, ND REDEVELOPMENT

CONVENTION CENTER + HOTEL

1623 38th St SW, Fargo, North Dakota

HEMPEL
REAL ESTATE

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Project Summary

Project Summary

Destination Designed to Gather

- Anchoring the development, a 113,500-square-foot convention center sets a new standard for events in the region. With 50,000 square feet of ballroom, exhibit, and dedicated meeting spaces, it's the ideal setting for everything from regional conferences and expos to weddings and community galas.

- Directly connected via either the first and second floor guest corridor is a 200-room full-service hotel, combining modern comfort with warm hospitality. Whether you're here for business, a special event, or a weekend getaway, guests will feel welcomed and well-connected.

Convention Center Size	113,800 SF
Ballroom Size	50,000 SF
Number of Hotel Rooms	200
Number of Parking Stalls	705

Easy Access, Ample Parking

- With approximately 705 parking stalls, and located in the geographical heart of the City, attendees and guests will see their destination from the directly adjacent I-29 and I-94 corridors all just steps from shopping, dining, and additional lodging options, and minutes away from regional universities, downtown Fargo, and the airport.

Community Gathering Place

- More than a hotel. More than a convention center. The Fargo Welcome Convention Center is designed as a hub for the community, a space where locals, national and international visitors come together to connect, celebrate, and experience the best of Fargo.

- Whether you're attending a national event, hosting a private celebration, or exploring the city, Fargo Welcome Convention Center is where it all comes together.

Project Team

HEMPEL
REAL ESTATE

WEST ACRES
Strategic Partner

FIRST CALL
HOSPITALITY
Hotel Operator

STROH
ARCHITECTS | INTERIORS
Architect

TMA
TUSHIE MONTGOMERY
Architect

PCL
CONSTRUCTION
Contractor

Surrounding Site Location

Shopping

1. Natural Grocers
2. Hobby Lobby
3. Kirkland's Home
4. Burlington
5. ALDI
6. Barnes & Noble
7. Hornbachers
8. Cash Wise Grocery
9. Boot Barn
10. Best Buy
11. West Acres Mall
12. JC Penney
13. Von Maur
14. Target
15. T.J. Maxx
16. Old Navy
17. Kohl's
18. Scheels
19. Ashley Furniture

Restaurants

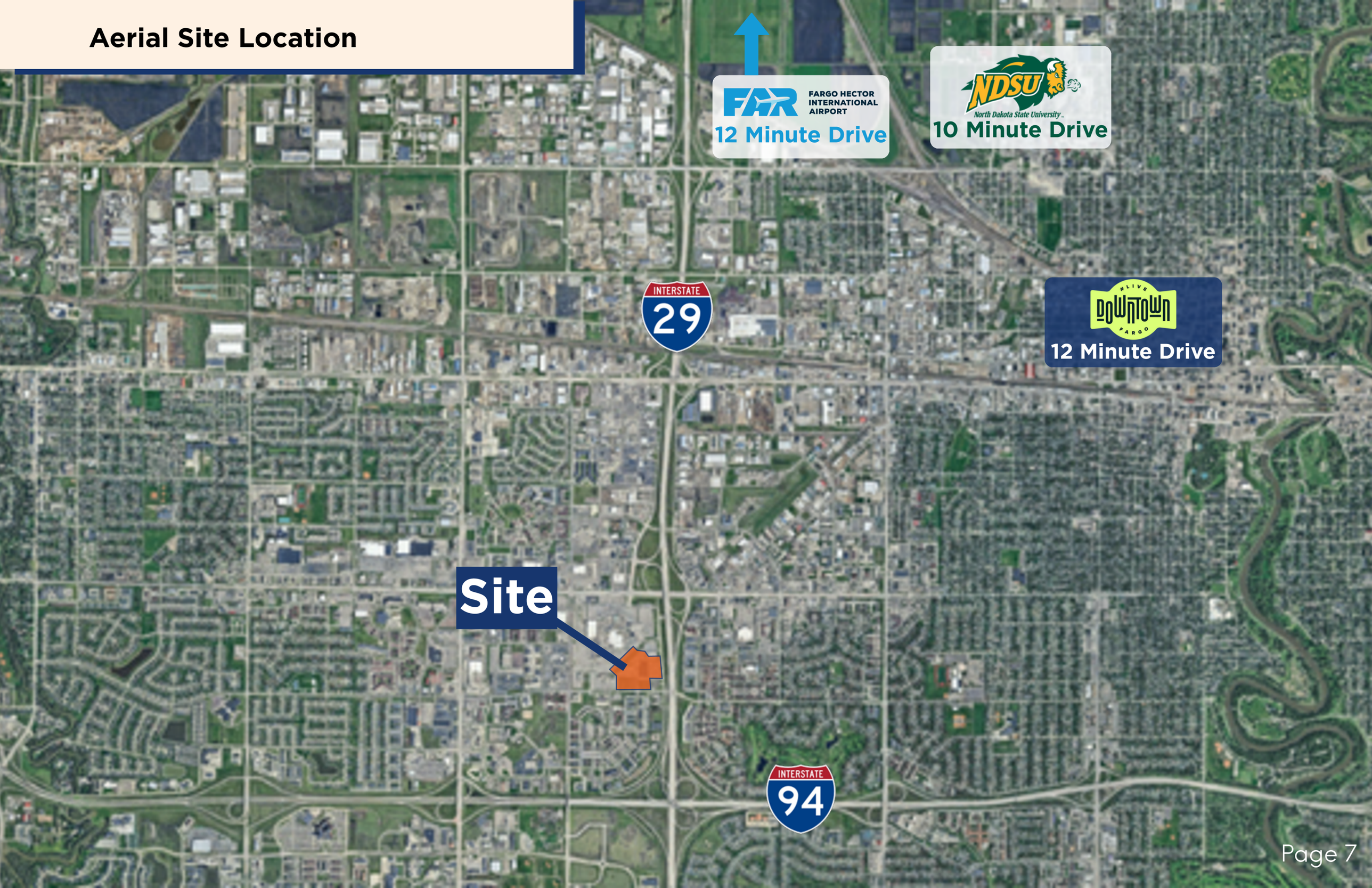
1. Denny's
2. Olive Garden
3. Red Lobster
4. Perkins
5. Sickies Garage Burgers & Brews
6. Crave American Bar
7. Chilis Grill & Bar
8. Chick-fil-a & Panera
9. Blaze Pizza
10. Kobe
11. Buffalo Wild Wings
12. Granite City Food
13. Urban 42
14. Lucky's Pub 13
15. Chipotle Mexican Grill
16. Daves Hot Chicken
17. KPOT Korean BBQ
18. Wild Bill's Sports Saloon
19. QDOBA Mexican Eats
20. Smashburger
21. Jimmy John's
22. Popeyes Kitchen

Hotels

1. Holiday Inn
2. Country Inn & Suites
3. Days Inn
4. Grand Inn
5. Travelodge
6. Quality Suites
7. American Inn
8. Candlewood Suites
9. Delta Hotels
10. Expressway Suites
11. Hilton Garden Inn
12. Home2Suites
13. Clubhouse Hotel & Suites
14. Staybridge Suites
15. C'Mon Inn
16. Red Roof Inn
17. MainStay Suites
18. Wingate by Wyndham
19. Best Western Plus



Aerial Site Location



Concept Plans

Concept Plan



1 3D View: South East
Not to Scale

Development Summary

Site Summary

Address:	1623 38thStS Fargo,ND58103
Site Area:	14.42Acres 628,301SF
Future Parking:	1.46Acres 63.595 SF

Building Summary

Attached Hotel

Rooms:	200 Rooms
Level 1:	27,500 SF
Level 2:	20,500 SF
Level 3:	20,500 SF
Level 4:	20,500 SF
Level 5:	20,500 SF
Level 6:	20,500 SF
Total Hotel SF:	130,000 SF

Convention Center

Ballroom/Exhibit Hall:	50,000 SF
Kitchen:	6,000 SF
Additional Meeting Rooms:	4,900 SF
Loading Dock:	4,000 SF
Storage:	7,000 SF
Pre-Function Area:	27,700 SF
Additional Service/Circulation:	4,500 SF
Convention Center Admin:	3,200 SF
Total Convention SF:	113,800 SF

Combined Area

Attached Hotel SF:	130,000SF
Convention SF:	113,800SF
Total SF:	243,800SF

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Accessible Stalls:	23 Stalls
Total Provided Parking:	705 Stalls
Underground Parking Stalls Hotel:	54 Stalls
Total Stalls On-Site/Underground:	759 Stalls
Future Parking:	226 Stalls

Notes

- Fargo requires parking study for required convention parking
  1. Mpls -determined by staff
  2. Saint Paul -1/120 GSF Max
  3. Bismarck -1 per 5 occupants
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  5. Duluth requires 1/100GSF
- Discrepancies in RFP and Market Study in regards to ballroom/exhibit hall

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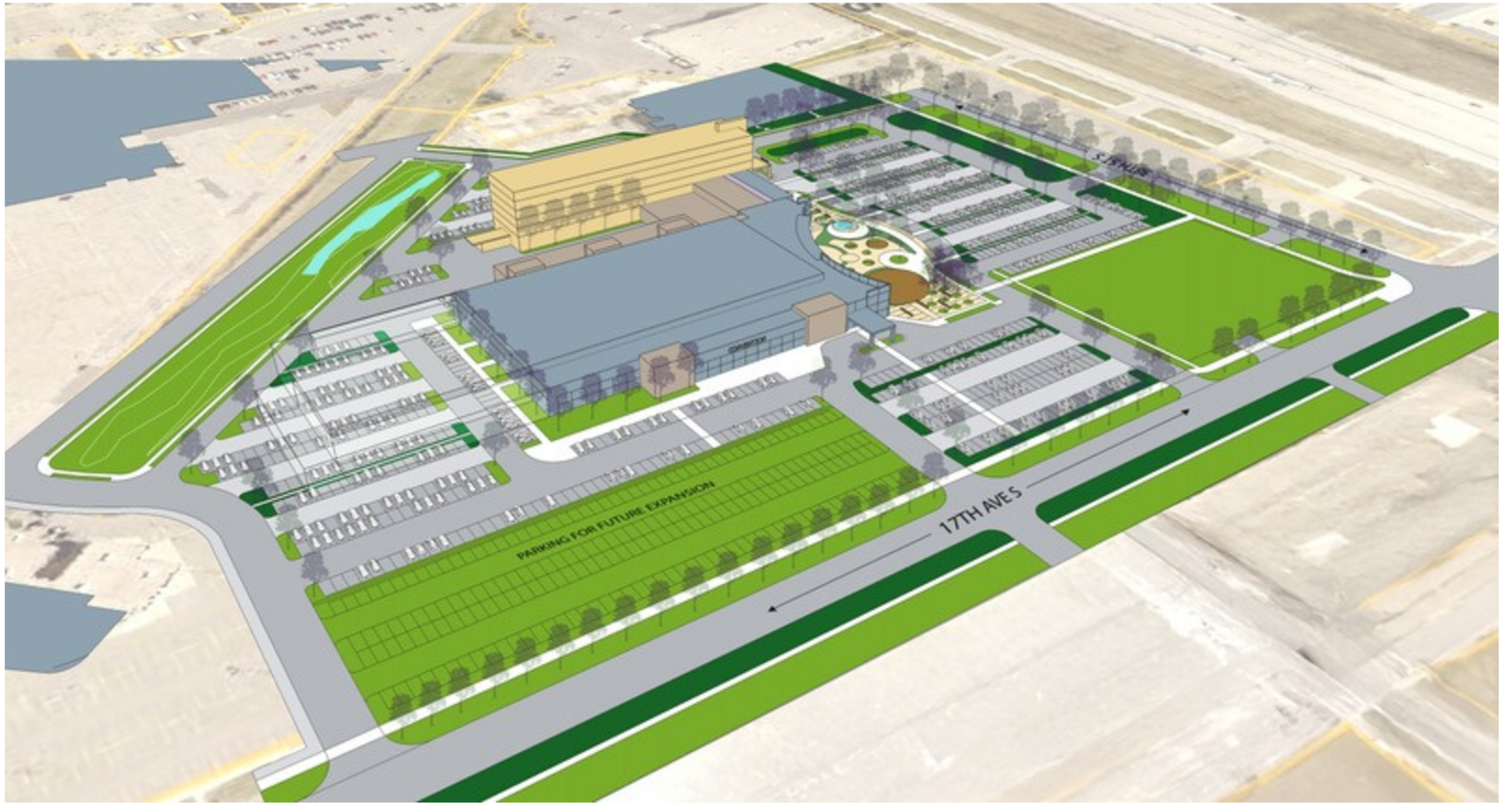

2 3D View: South West
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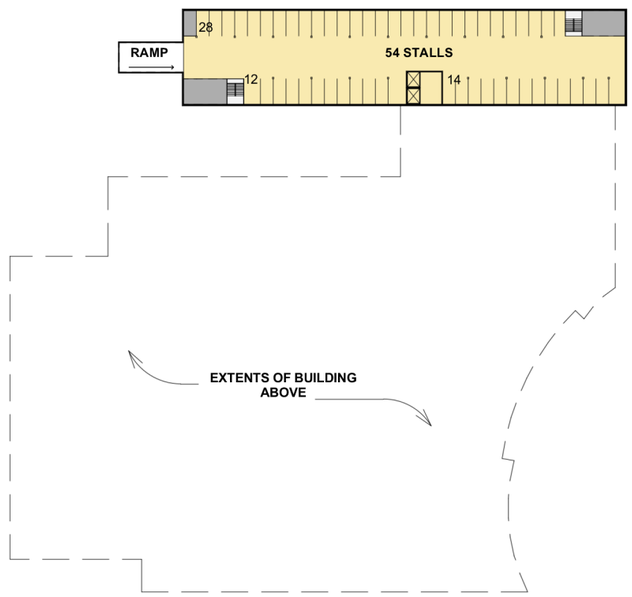
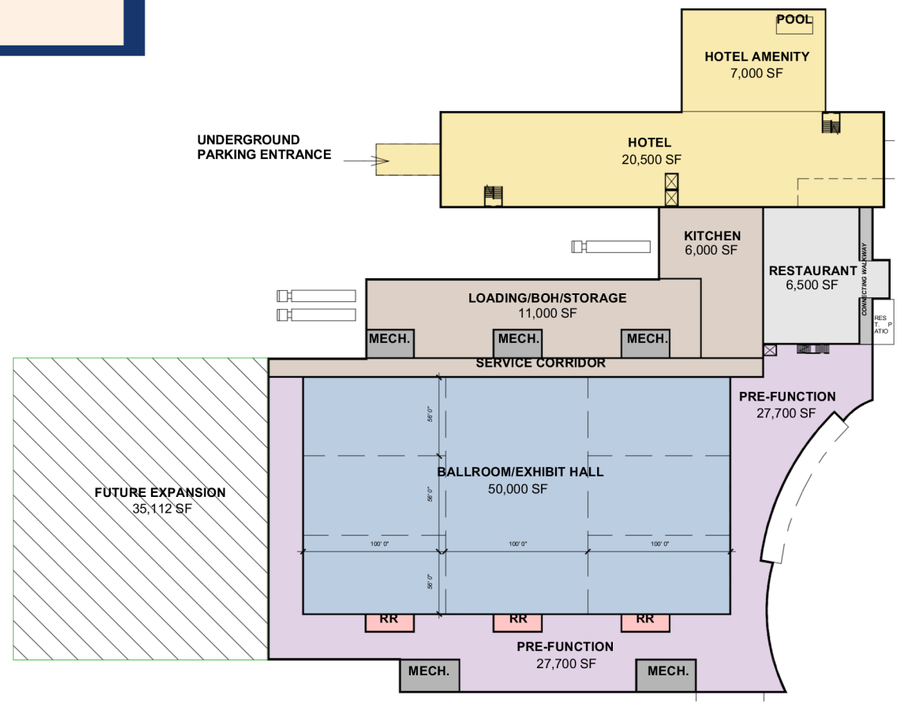
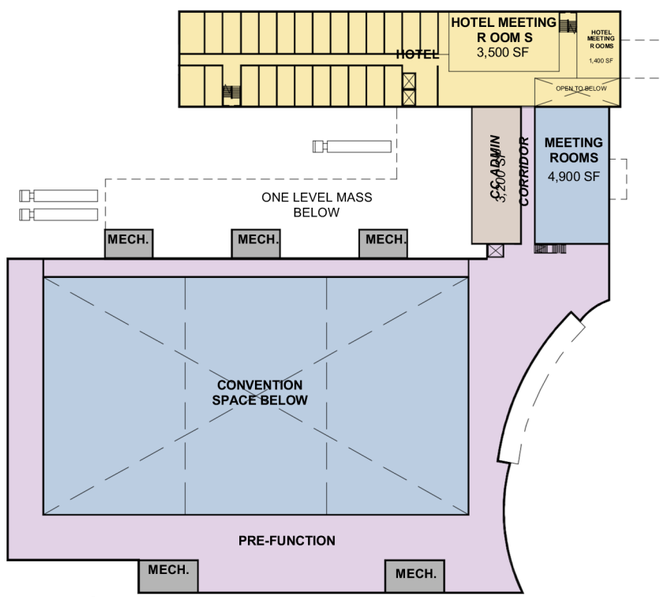


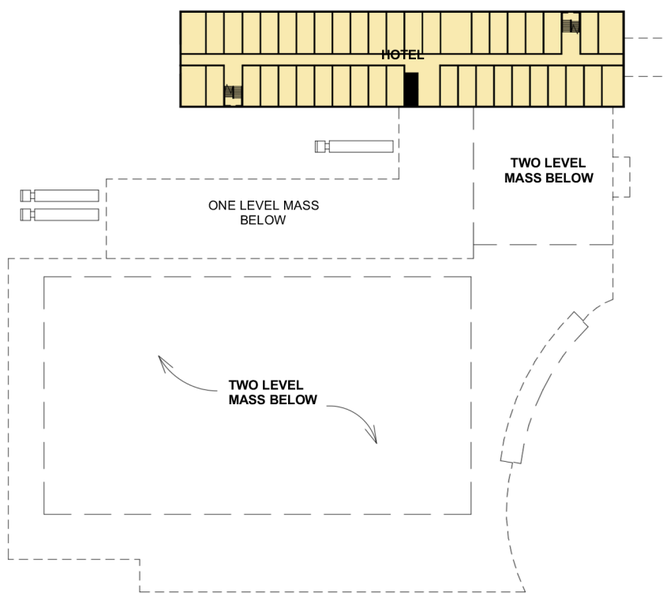
1 Foundation
1" = 100'-0"



2 Schematic First Floor Plan
1" = 100'-0"



3 Schematic Second Floor Plan
1" = 100'-0"



4 Schematic Third-sixth Floor Plan
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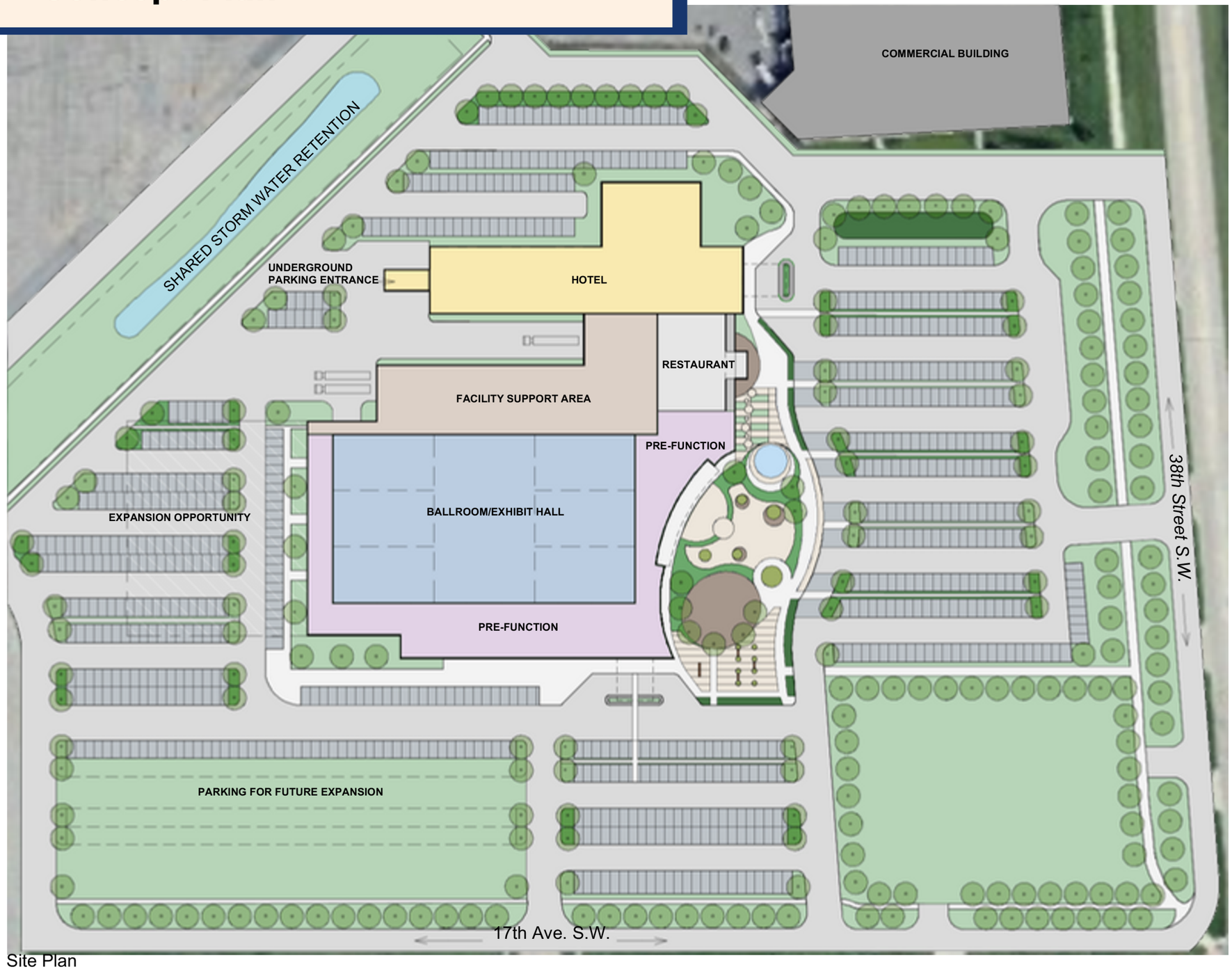

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Hempel Real Estate

HEMPEL
REAL ESTATE

$850 Million+
Current assets under ownership

4,000,000+ SF
Total portfolio size

1,176 Rooms
Hotel Rooms Owned/Developed/Operated

About Hempel Real Estate

Founded in 2001, Hempel Real Estate has earned a reputation for bringing dynamic and fresh vision to real estate investment. The Hempel approach, coupled with a proven track record of successful turnaround strategies, breathes new life into premier properties and sites in the Midwest. Hempel specializes in turnaround projects and new and re-use development properties with a focus on retail, office, and multi-family. Services include in-house development, design and construction, investor relations, accounting, property management, capital markets and brokerage.

Hempel Development Team Prior Experience

Hotels Owned/Developed/Operated

Hotels	Number of Rooms
The Four Seasons of Minneapolis	222 Rooms
Element by Westin - Target Field Station	156 Rooms
Home2Suites - Minneapolis Bloomington	107 Rooms
The Hotel Minneapolis	229 Rooms
Wyndham Bloomington - Mall of America	211 Rooms
The Lofton Hotel Minneapolis - Tapestry	251 Rooms
Total	**1,176 Rooms**

Hempel Real Estate Leadership



JOSH KRSNAK

CEO of Hempel Real Estate

As CEO, Josh Krsnak oversees all facets of the company. Specifically, he is intimately involved with the company's acquisitions, capital raises, and investor and lender relations. Josh joined Hempel Real Estate as its first employee and ultimately bought the firm from its founder, Jon Hempel. During his 22-year real estate tenure, he has overseen the purchase and development of more than $2 billion in commercial real estate. In 2020, Josh was named to the Minnesota 500 list, which recognizes the most powerful business leaders in Minnesota. He was also recognized as a "Power Broker" by the Milwaukee Business Journal in 2020, 2021, and 2023. In 2016, Josh was named one of the recipients of the Minneapolis/St. Paul Business Journal's "40 Under 40" award. Josh was also recently named a Twin Cities Business Top 100 People to Know in 2024.



BILL KATTER

Principal and President of Hempel Development

Bill oversees all aspects of Hempel's development activities, including land acquisition, entitlement, design, construction, company and project marketing, and project capitalization and disposition. During Bill's career in real estate development, he has been responsible for the purchase and/or development of more than five million square feet of office and industrial space in Minneapolis and Denver, Colorado. Notable projects in Minnesota include the development of the C.H. Robinson corporate campus in Eden Prairie, the acquisition of Plymouth Ponds Business Park, development of the LEED Gold 8200 Tower of Normandale Lake Office Park, the adaptive re-use of both 505 and 655 Nicollet Mall properties, the renovation of the Ford Center and Loose Wiles historic buildings, and development of the Be The Match headquarters in downtown Minneapolis. In the Denver market, he initiated development of Enterprise Business Center, a two million square foot master-planned and award-winning industrial park. Bill is an active member of the National Urban Land Institute's Industrial and Office Park Development Council, and is a member of the National Association of Industrial and Office Properties (NAIOP).



RICK MCKELVEY

Senior Vice President of Development

As Senior Vice President, Rick is responsible for directing development and investment activities on all commercial, multi-family, and senior living properties. Ricks 20+ year career in real estate development is supported by his depth of knowledge in commercial construction and design which and has delivered a consistently positive result for his clients. Rick has led commercial, multifamily, and senior living development totaling more than $1.5 billion in value. His work across nearly all asset classes, from the most complex mixed-use developments including office, retail, hospitality and residential uses, to free-standing single tenant retail have received recognition from industry associations including NAIOP, MSCA, MSP Business Journal, and Finance & Commerce. Rick was born and raised in the Twin Cities and is a graduate of North Dakota State University with degrees in construction management and business administration.

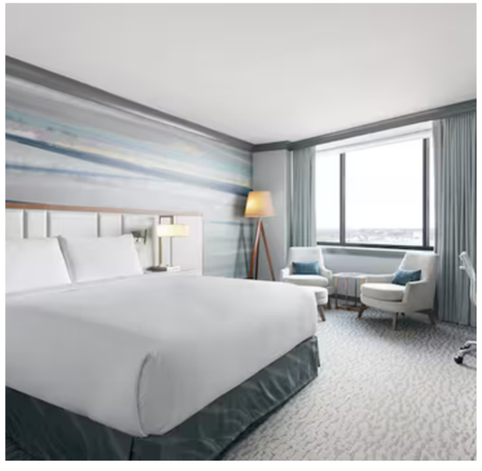
Hempel Real Estate Experience



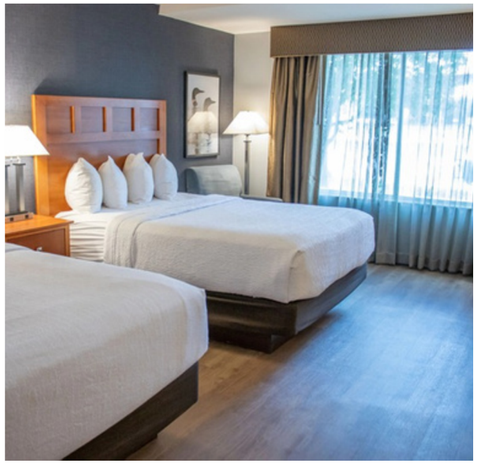






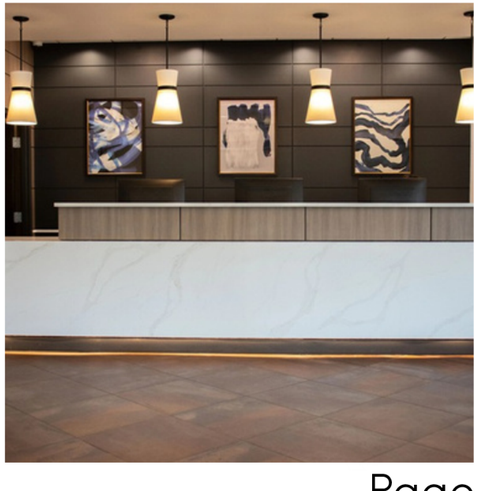












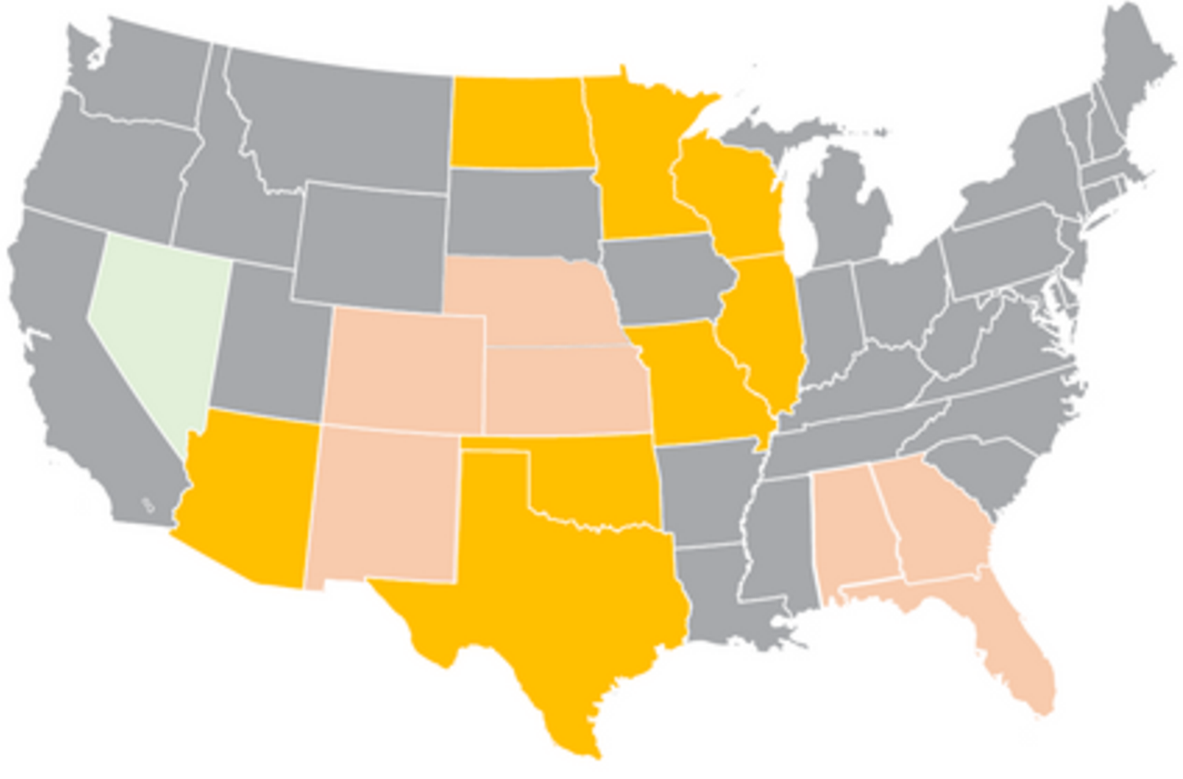
First Call Hospitality

About First Call Hospitality

Experience **Driven:**

Over the past 15 years, First Call Hospitality (FCH) has managed 50 hotels across several states - most in the Midwest. Since 2021 FCH has doubled the number of signed hotel management contracts and have two hotels under development. The First Call Hospitality team represents a wide range of hotel disciplines that has served them well, establishing a track record for successfully completing turnaround strategies and up-flagging conversions as well as new development of full-service, select-service and extended-stay hotels.

FCH Portfolio



9	**3**	**350+**
Managed Hotels	Under Development	Employee Count
1	**5**	**3**
Full Service	Focused Service	Extended Stay
5	**930**	
Ownership Groups	Room Count	

Hampton by Hilton · Home2 Suites by Hilton · WoodSpring Hotels · La Quinta Inns & Suites · Holiday Inn Express · Holiday Inn · Fairfield by Marriott · TownePlace Suites by Marriott

About First Call Hospitality

The proposed hotels will be managed by First Call Hospitality, a third-party hotel management company located in Fargo, ND. Over the last 15 years, First Call Hospitality has managed 55 hotels across several states, majority in the Midwest.

The First Call Hospitality team experience represents a wide range of hotel disciplines, establishing a notable track record of successfully completing turnaround strategies, and up-flagging conversions as well as new developments of full-service, select-service and extended stay hotels with the top major hotel brands. The experience has assisted hotels achieve profitability especially in the last five years of extreme pressure and changes due to COVID.

The team's success comes from operating the hotel at the highest level achieving financial profitability and guest satisfaction goals. Besides supervising operations, FCH provides oversight in staffing and training, full financial accounting and reporting, manages/implements revenue and sales strategies, extends discounted vendor pricing and assists with development and renovations.

Company History: In the 1960's the Wold Family, based in Fargo ND, decided to develop hotels in the northern Midwest states of North Dakota and Minnesota. In 1972 they developed a **Holiday Inn Convention Center** next to the new West Acres shopping center which was the largest shopping mall in the region. The property remains an icon to this day with 310 rooms and 27,000 sq. ft meeting space.

From then until 2007, the family continued to develop a total of hotels in North Dakota, Minnesota, Texas, Arizona, Kansas, and Colorado. Brands included Holiday Inn Express, Country Inn and Suites, Hilton Garden Inn, and AmericInn. Under the management company, Dakota Hospitality, the hotels were financially successful and award winning.

In 2007, the Wold family sold the portfolio to a group of investors who had other full- service hotels renaming the company as First Call Hospitality Inc. Over the next 10 years, the leadership team continued growing the company with third-party hotel management contracts that included renovating, rebranding and developing hotels tapping into their skills learned thru their experiences with Dakota Hospitality. In 2016, Heidi Wilcox, President/CEO purchased the management company from the Investment group and continued growing the company. FCH at its largest had 17 locations with over 1000 employees in 9 states.

Today, still headquartered in Fargo ND, First Call Hospitality manages 10 hotels in North Dakota, Minnesota, Missouri, Illinois, Oklahoma, Texas and Phoenix and has 2 hotels currently under construction in Missouri and Minnesota opening summer of 2025.

Management Fee: Hotel will pay First Call Hospitality Inc. three percent of total revenues as a management fee plus a per month Accounting and Revenue Management fee.

FIRST CALL
HOSPITALITY

First Call Hospitality Leadership



Heidi Wilcox

CEO/President/Owner

In 2016 Heidi became the President/Owner of First Call Hospitality after looking at the opportunity as the next step in her lengthy career in the hotel industry. She has set the stage for strategically leading the company and its team; consulting with owners, asset managers and lenders to achieve the optimum return on investment for each hotel FCH develops and operates.

Prior to joining FCH, Heidi began her 35 plus -year career working in hotels starting as a Night Auditor/Guest Services Representative, working her way up to General Manager/Area Director eventually becoming the Executive Director of Training/Systems of Tharaldson Lodging in Fargo, ND. While working for Tharaldson Lodging she was responsible for assisting in establishing systems and procedures; preparing staff to meet the needs of the aggressive growth of opening 25+ hotels in a year. This included working with Tharaldson Development to ensure the hotels opened to franchise and normal operating standards as well. Heidi left Tharaldson Lodging in 2002 after having been involved from property #9 to #270. Heidi joined UP|Stream a subsidiary of Rosenbluth Travel as Director of HR overseeing six call centers in three states expanding operations for Internet Customer Service for Orbitz, Travelocity, and other booking sites.

The hotel industry however was her true calling and she joined FCH, formerly known as Dakota Hospitality Company in 2003 as Director of Operations. She led the Operations and Sales/Marketing focus of the portfolio through 2015 when she was named Chief Executive Officer. Heidi was able to transition, develop and rebrand full service hotels to full ramp; add third party managed hotel contracts as well as increase the original portfolio performance resulting in a sale for the current ownership. At the time of the sale, Heidi was able to purchase the management company First Call Hospitality and continue growing the third-party management controls.

Since 2018, Heidi has directly assisted and opened two and soon to be five hotels from initial planning and development in Arizona, Missouri and Minnesota. The two ramped to full potential in less than 6 months.

Having served on technology, training and human resources committees for Marriott and Promus as well as being a member of North Dakota State University's Hotel & Restaurant Management Curriculum Advisory Council and adjunct professor, Heidi has distinguished herself as a sought-after figure in the hospitality industry. She was a member of the Owners Advisory Council for Hilton Garden Inn from 2010 – 2014 serving as the chair the final year. Heidi is currently serving on the Operations committee after having served on the Holiday Inn Food & Beverage committee as a member and chair since 2015. In addition, she served as a charter member of the Marriott Bridging the Gap committee to assist diverse groups obtain the opportunity of ownership.

Heidi holds a bachelor's degree in Hotel Restaurant Management with an emphasis in Restaurants with a minor in Business Administration from North Dakota State University and an MBA from the University of Mary. She was a Board of Visitors member/Co-Chair of the College of Human Development and Education at North Dakota State University and is a lifetime member of the Phi Kappa Phi Honor Society.

FIRST CALL HOSPITALITY

Relevant Hotel Management Experience

Hotels	Location
Holiday Inn*, Holiday Inn Express West Acres, Holiday Inn Express Medical Center South	Fargo, ND
Radisson Hotel*	Fargo, ND
Woodspring Suites	Fargo, ND
Holiday Inn Airport North*	Atlanta, GA
Holiday Inn Perimeter*	Atlanta, GA
Holiday Inn Airport*	Columbus, GA
Holiday Inn Midtown* - currently manage	Austin, TX
Hilton Garden Inn* - Eden Prairie	Minneapolis, MN
Holiday Inn Express - Minnetonka	Minneapolis, MN
AmericInn - Brooklyn Center	Minneapolis, MN
Home2Suites - Ramsey - currently manage	Minneapolis, MN
Holiday Inn Express- Rogers - currently manage	Minneapolis, MN
Hilton Garden Inn* - Convention Center	Overland Park, KS
Rocky Mountain Hotel & Conference Center* (+ full restaurant)	Estes Park, CO

Hotels	Location
Radisson Hotel & Conference Center*	Madison, WI
Hilton Garden Inn - I35 FAA Center*	Ft. Worth, TX
Holiday Inn Express I-20	Ft. Worth, TX
Holiday Inn Express I-30	Dallas, TX
Holiday Inn Express DFW Airport S	Dallas, TX
Hampton Inn & Suites* (meeting space & full restaurant)	Warroad, MN
Home2Suites - currently manage	Bismarck, ND
Home2Suites - Happy Valley - currently manage	Phoenix, AZ
Dual branded Fairfield Inn & TownePlace Suites* (full restaurant) - currently manage	Sikeston, MO
Hampton Inn* (meeting space & full restaurant) - currently manage	Dexter, MO
Hampton Inn - currently manage	Kirksville, MO
Hampton Inn & Suites - currently manage	Alton, IL
Hampton Inn - currently manage	Duncan, OK

(* operated as full-service hotels)

FIRST CALL HOSPITALITY

Tushie Montgomery Architects

About TMA Architects



We strive to create architecture that is practical and meaningful.

Firm Leadership

Andy Krenik | Principal, 1991

Gary Fischer | Principal, 1992

Dan Pellinen | Principal, 1997

Evan Jacobsen | Principal, 2012

Tushie Montgomery Architects is an award-winning multi-disciplinary design firm, encompassing over 40 years of recognized service experience. We have successfully delivered projects in a diverse range of market sectors inclusive of Housing, Retail, Travel, Leisure, Sustainable, Urban, Civic, Public, Spiritual, Industrial, Tenant Space Planning and Specialized Design areas. The extensive experience we have garnered, pursuing excellence in nearly every architectural typology, has uniquely positioned TMA to be a valued project partner who provides a rich knowledge base of the entire design and construction process from concept to reality. TMA deploys an efficiency-driven, communicative, and collaborative team approach throughout our endeavors, with an intention to exceed our clients' expectations and positively impact the built environment in our communities through thoughtful architecture that is practical as well as meaningful.

Tushie Montgomery Architects is comprised of an Architectural and Interior Design team with decades of combined experience and a varied skill set that augments our capabilities. The personable relationships among our team and with our clients are a defining quality of our firm's identity. TMA's focused size enables an agility that positions us to foster long-term, trusted connections to those we serve, and create enabled partnerships in every sense of the word. We believe that Architecture matters, that each team member contributes value, and the most successful design projects stem from an intention to collaborate in a fulfilling, mutually-beneficial process.

TMA Architects Leadership



Evan Jacobsen, AIA Principal

A licensed architect and firm leader, Evan's passion for design is apparent in all his work. Leading many of the firm's projects through the design and entitlement process, Evan's design philosophy is to create architecture that is pragmatic in utility, contextual in response, and ultimately beneficial to the communities it serves. He leverages his unique education and experience to seek optimized and efficient design solutions to help the project's goals. Evan's colleagues describe him as driven, passionate, and unyielding in his dedication to improving both design process and quality.

Evan has been with Tushie Montgomery for 12 years and currently serves as the Director of Design while co-managing the firm's housing and hospitality studio. He holds Master's Degrees from Montana State University and Auburn University, where his investigations centered on the design process, contextualization, and how emerging tools and strategies can be leveraged to improve the design and construction process.



Dan Pellinen Principal | Architect

With over thirty years of experience, Dan continually applies his energy and love of design to a multitude of project types and never tires in his mission to infuse his projects with original, thoughtful, and unexpected details. His willingness to understand a variety of perspectives and contemplate different design scenarios, human applications, and spatial uses throughout the design process helps create an end product that is functional, efficient, and responsive to needs.

Dan's entrepreneurial spirit and natural creativity lend well to his role of overseeing the company's marketing efforts. In addition to this role, he also demonstrates his care for his community through participating in several volunteer organizations and has served on the City of Lakeville's Summer Festival Board for over thirty years.

TMA

Selected Hospitality Experience

- Holiday Inn and Convention Center, Cedar Falls, IA
- Element Hotel/Fillmore MPLS, Minneapolis, MN
- Courtyard by Marriott, St. Paul, MN
- Hilton Garden Inn, Minneapolis, MN
- Hotel Minneapolis/Emery Hotel, Minneapolis, MN
- Hyatt Centric, Minneapolis, MN
- Hampton Inn & Suites, St. Paul, MN
- Home2, Minneapolis, MN
- Multiple Prototype & Custom Hilton & Marriott Hotels

Selected Multi-Family/Mixed-Use Experience

- LINK Apartments, Minneapolis, MN
- 270 Hennepin Apartments, Minneapolis, MN
- The Balsam on Broadway, St. Paul, MN
- Home2 Suites, Bloomington, MN
- The Fillmore | Element Hotel, Minneapolis, MN
- Terasa | St. Louis Park, MN
- Paravel Apartments, Eden Prairie, MN
- France Avenue Apartments, Minneapolis, MN
- LH44 Apartments, Minneapolis, MN
- Rosa Apartments, Minneapolis, MN
- Solhavn Apartments, Minneapolis, MN
- Nolo Lofts, Minneapolis, MN
- Lyndy Apartments, Minneapolis, MN
- Green on 4th, Minneapolis, MN
- Stella Residences, St. Paul, MN
- Ruby Apartments (Phase 2), St. Anthony, MN
- The Station at Malcolm Yards, Minneapolis, MN
- Arlow Apartments, St Paul, MN

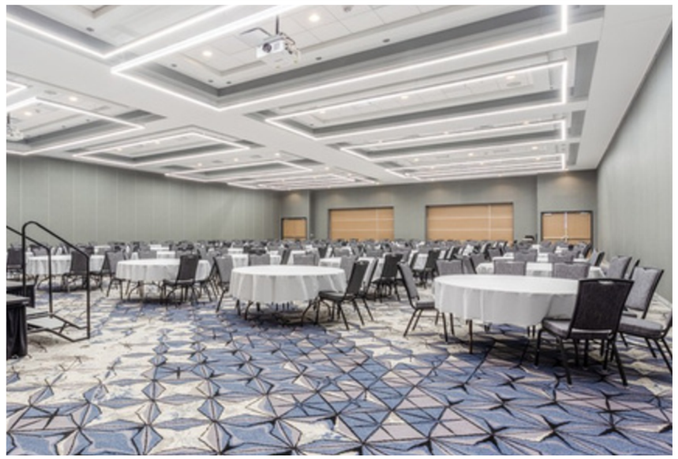
TMA Architects Experience





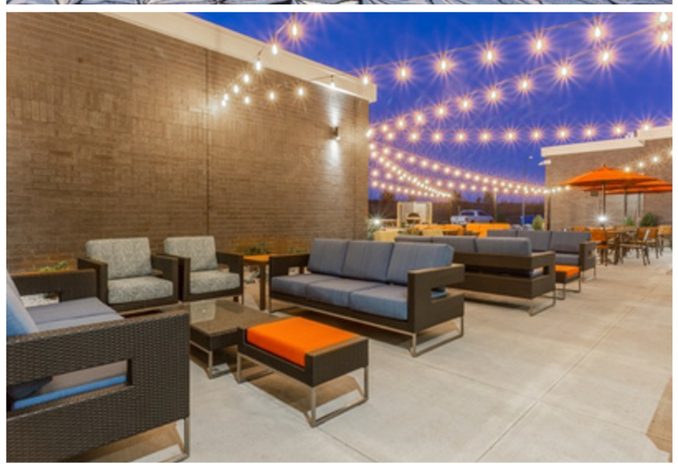














Urban Ecosystems Landscape Architects

URBAN ECOSYSTEMS
LANDSCAPE ARCHITECTS

Urban Ecosystems Inc. is a critical design practice of landscape architects, planners, and designers focused exclusively on enriching the vibrance of these urban ecosystems. We are curious about different types of communities and landscape settings. This provides an opportunity to work among a wide range of landscape scales and with a variety of communities and project types. Consistent throughout these projects is our belief that each landscape deserves its own story. In response, our approach is grounded in listening with rigor to discover, reveal, and interpret the latent characteristics of the landscape through space, material, and detail.

We are committed to providing each project with the attention and effort it deserves. Therefore, we believe each new project is an opportunity to build a long-term partnership. To do so, we challenge typical practice conventions and resist the prevalent one-size-fits-all approach of traditional landscape architectural practice. Rather, our passion and creativity allows us to ask different questions and tailor our method and deliverables to the nuances of each client. This helps to ensure that the results are respectful of each unique context, are well-crafted, and collectively enrich life. In doing so, we create living landscapes that seamlessly integrate spaces, materials, and communities with vibrant experiences that shape the future landscape of urban ecosystems.



RYAN HERM

PARTNER PRINCIPAL AND LANDSCAPE ARCHITECT

Ryan is a registered landscape architect with a passion for modernism and bold design. With high attention to detail, his work is noted for elegant design proposals that expertly blend space, material, earthworks, and tectonics. His knowledge of construction documentation and construction methods are an asset for projects at any scale. Additionally, Ryan has a passion for people, and working collaboratively from concept designt to construction administration. Ryan has designed and managed projects ranging from rooftop gardens to 600 acre corporate campuses. He enjoys collaboration and team work with clients, architects, engineers, and contractors. At Urban Ecosystems, Ryan leads many of our collaborations on complex commercial architecture projects.

Notable Relevant Projects:

900 Wayzata Mixed Use Development, Wayzata, MN

Bloomington Central Station, Bloomington, MN

East Phillips Parks and Open Spaces, Minneapolis, MN

Northwestern Hospital, Lake Forest, IL

Meta Data Center, Fort Worth, TX

Meta Data Center, Los Lunas, NM

HT Park Mixed Use Campus, China

Bloomington Central Station, Bloomington, MN

Minneapolis Community Technical College, Minneapolis, MN

Camp Teko, Orono, MN

Nicollet Island/East Bank Master Plan, Minneapolis, MN

Okciyapi (Help Each Other), Minneapolis, MN

Mission Creek Ceremonial Space, Duluth MN

TL Stroh Architects

About TL Stroh Architects

TL Stroh Architects | Interiors is a full service Architectural and Interior Design firm located in Fargo, North Dakota. The firm is a regionally recognized leader with a strong emphasis on institutional clients including cities, counties, state agencies, and universities. Our private sector work consists of facility design and construction for corporate, technology, health care, and religious clients, restoration, interior design projects, and many private residential clients.

TL Stroh was founded in 1990 and has since grown to include experienced talent in all disciplines within the Architectural/Interior Design domain.

We oversee millions of dollars' worth of design and construction each year, and we have expertise in every phase of the process. At TL Stroh, we believe that "Great relationships produce great buildings." We value every client relationship and we know that communication throughout the entire process is the key to a successful project. We are strong believers in technology and innovation, and have won multiple awards for design and material use. Our fi rm possesses the talent, experience, and knowledge to make your project a success on every level.

ABOUT TL STROH ARCHITECTS



STROH
ARCHITECTS | INTERIORS

TL Stroh Architects Leadership



TERRY L STROH, AIA

Principal/Founder
Principal Contact Contract Administration
Layout & Design

With more than 40 years of experience with architectural projects, Terry has done it all. Prior to founding TL Stroh Architects, he was a principal and Project Architect/Manager for projects ranging from small commercial buildings to multi-million-dollar facilites. This experience has taught him to have an active role in all levels of a project. This active oversight ensures the highest standard of quality for clients while cultivating an innovative and forward looking staff.

As the principal and founder, Terry has been instrumental in developing the TL Stroh Architects' mission, which is to provide the highest quality of service possible to every single client. He feels very strongly that relationships have been the key to his success, and that it is these relationships with clients, contractors, and staff, that are the true rewards for a job well done.

Related Experience

Bell Bank Tower Corp Headquarters - Fargo, ND
Bell Bank Branch Facility (Timber Creek) - Fargo, ND
Wild Oak Apartments & Condos - Fargo, ND
E.W. Wylie North American Headquarters - Fargo, ND
City of Fargo New City Hall - Fargo, ND
NDSCS Diesel Technology, Wahpeton, ND
Hector Snow Removal Equip (SRE) Bldg - Fargo, ND
Hector International Airport Terminal Expansion - Fargo, ND
Dakota Carrier Network, Bismarck ND and Fargo, ND
PSAP/EOC Addition & Remodel - Bismarck, ND
NDSU Barry & Klai Hall, Fargo, ND
NDSU Memorial Union, Fargo, ND
Bell Bank (State Bank & Trust) Fargo Headquarters - Fargo, ND



MIKE KUNTZ, AIA

Principal

As a principle at TL Stroh, Mike is a seasoned design and construction professional with extensive experience in the architectural industry spanning over 30 years. He has successfully guided projects across a wide range of sectors, including sports, entertainment, event centers, mix-use projects, and hospitality developments throughout the country. With a deep understanding of building systems and construction methodologies, Mike specializes in driving value to his client's projects by delivering solid and appropriate design solutions that align with their vision, budget, and operational goals. His ability to balance creative innovation with practical execution ensures that every project exceeds expectations.

As owner, Mike is deeply involved in shaping the strategic direction of the team while actively contributing to project delivery. Mike's expertise in crafting spaces that enhance guest experiences highlights his commitment to creating meaningful environments that serve both aesthetic and operational purposes. As a project executive, he excels at fostering collaboration among architects, engineers, contractors, and clients to achieve seamless project outcomes.

Mike's commitment to driving value extends to his innovative use of tools like building information modeling (BIM) and his dedication to sustainable design principles. By staying at the forefront of industry trends and technologies, he ensures his projects are efficient, environmentally responsible, and tailored to meet client needs. Further, Mike's leadership and ability to deliver impactful design solutions have earned him a reputation as a hardworking and sensible partner in creating successful projects that enrich communities and enhance his clients' investments.

STROH
ARCHITECTS | INTERIORS

Related Experience

Numerous sports, entertainment, technology, and hospitality projects nationwide:

- Millenium Park – Crown Fountain Technology
- Staples Center Upgrades
- Nascar/MLS/Bigten/Other Venues
- Hilton Garden Inns (20+) and many other brands

Vision City – Master Plan – 80+ Acres-Gila Blend, AZ

- Technology, Workforce Housing, Manufacturing, Transportation

Urban Plains – 300 Master Plan – 80+ Acres – Fargo, ND

- Scheels Arena Housing and Commercial

Knutston Land Development – Masterplan & Layout (In progress)

- Sports & entertainment multi-family housing

UND Housing – Masterplan – Grand Forks, ND
UND Mix-use – Memorial Village & Athletic Complex – Grand Forks, ND

- Athletics – Memorial Village #1 & #2

TL Stroh Architects Experience















PCL Construction

ABOUT PCL CONSTRUCTION

As one of the largest contracting organizations in North America, PCL Construction completes more than $8 billion USD in work annually, building projects that shape communities.

With offices in Edina, MN, and Fargo, ND, PCL's Midwest District has been building iconic projects since 1978, and a presence in the Red River Valley for nearly two decades.

PCL specializes in hospitality construction, whether it be hotels, convention centers, casinos, restaurants or sports facilities. They focus on safety and quality, use new technologies and methodologies, and push the bounds of constructability to deliver exceptional projects.
The company's 100% employee ownership model fuels a culture of commitment to clients in finding cost-effective, lean and innovative solutions. Together we build success.

$25B
In Hospitality Construction

#1 BC+C
Top Convention Center Contractors

Delivering Construction Excellence



PCL Construction Leadership

CONSTRUCTION



TRENT JOHNSON

VICE PRESIDENT & DISTRICT MANAGER

With 30 years of experience in the construction industry, Trent Johnson leads PCL Construction's Midwest District. Much of his experience has been in the hospitality market, collaborating with clients on large, complex projects and creating spaces that foster community growth.

RELEVANT PROJECT EXPERIENCE

Black Bear Casino Hotel Renovation, Carlton, MN
Civic on First Hyatt House, Rochester, MN
Dakota Magic Casino Expansion & Renovation, Hankinson, ND
Grand Casino Hinkley Hotel Renovation, Hinkley, MN
Grand Casino Mille Lacs Hotel Renovation, Mille Lacs, MN
InterContinental Hotel, Minneapolis, MN
Mystic Lake Entertainment Center, Shakopee, MN
Mystic Lake Hotel & Convention Center, Shakopee, MN
Turtle Creek Casino & Hotel, Williamsburg, MI



RYAN RICHARDSON

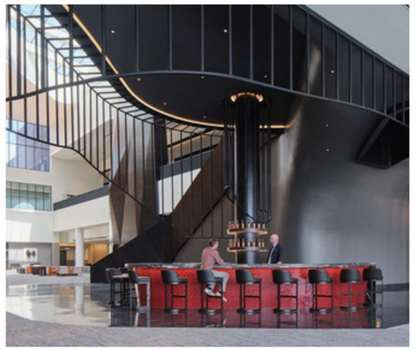
AREA MANAGER

Ryan Richardson is responsible for PCL's operations in North Dakota, providing strategic direction to drive outstanding project outcomes. A local resident, Ryan believes construction is about more than just buildings--it's about building enduring relationships and contributing to something lasting.

Alerus Center Renovations, Grand Forks, ND
Altru Hospital Multiple Projects, Grand Forks, ND
Dakota Magic Casino Expansion & Renovation, Hankinson, ND
Grand Forks Career Impact Academy, Grand Forks, ND
InterContinental Hotel, Minneapolis, MN
Mayville State University Old Main Renovation, Mayville, ND
Northwood Deaconess Health Center Expansion & Renovation, Northwood, ND
University of North Dakota Merrifield Hall Renovation, Grand Forks, ND
Valley City State University McCarthy Hall Renovation, Valley City, ND

PCL Construction Experience



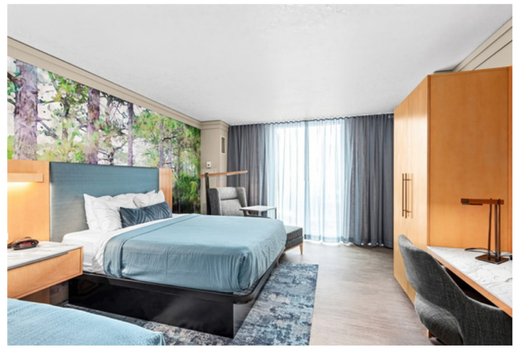




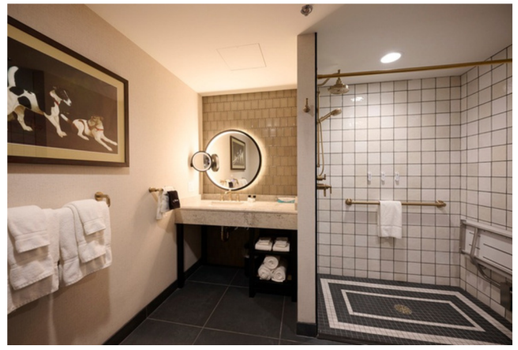




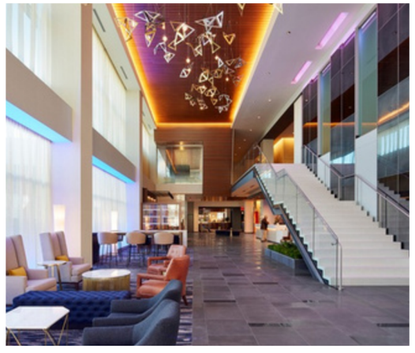
















HEMPEL
REAL ESTATE

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