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| <p>FARGO TAX EXEMPT REVIEW COMMITTEE</p> <p>Tuesday, January 28, 2020 – 1:00 p.m. City Commission Chambers, Fargo City Hall</p> |
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AGENDA

1. **Approve Tax Exempt Review Committee Meeting Minutes of 12/17/2019**
 - a. December 17, 2019 minutes [Page 1]
2. **PILOT Application by Fargo New Horizons, LLLP (in partnership with Fargo Housing & Redevelopment Authority) for a Low Income Housing Project**
 - a. Payment in Lieu of Tax Application [Page 2-6]
3. **Fargo Renaissance Zone 2019 Update**
 - a. Fargo Renaissance Zone Development Plan (2019 Update) [Page 7-49]

TAX EXEMPT REVIEW COMMITTEE
Fargo, North Dakota

Regular Meeting**Tuesday, December 17, 2019**

The December meeting of the Tax Exempt Review Committee of the City of Fargo, North Dakota was held in the City Commission Room at City Hall at 1:00 p.m., Tuesday, December 17, 2019.

The committee members present or absent are:

Present: Dave Piepkorn, Bruce Grubb, Jim Buus, John Cosgriff, Jim Gilmour, Robert Wilson, Ben Hushka,

Absent: Mayor Tim Mahoney, Jessica Ebeling, Jackie Gapp, Erik Johnson, Kent Costin, Levi Bachmeier, Joseph Raso

Commissioner Piepkorn called the meeting to order at 1:00 p.m.

Renaissance Zone and Downtown Incentive Boundary Map Changes

Jim Gilmour stated that, at the last meeting, he referred to a major remodeling project at the corner North University and 7th Avenue that he felt was cause to consider the need for a change in the map defining the downtown. He stated that he reviewed the entire edge defining the downtown according to the existing map.

Gilmour stated that commercial properties in the downtown area are eligible for remodeling exemptions for two years longer than those outside the boundary. Policy also allows for longer Payment In Lieu of Tax (PILOT) incentives for apartment projects within the downtown area. He said that he looked at all of the properties just outside the current boundary to determine where it would be appropriate to change it. Mr. Gilmour said that most all of the properties he identified to be included in the downtown boundary are non-owner occupied and most are zoned for apartments and they fit more in a downtown character. He stated that most of the properties added to the south side included an additional half to one block to the defined area. The new map extends from the river west to beyond University Dr. to, for the most part, 14 St. N. He stated that recent changes to the Renaissance Zone Boundary added an additional block to the west. He said that he excluded properties or parts of blocks that were single family homes.

Commissioner Piepkorn suggested that there should be contact with the downtown neighborhood associations to inform them of these policies so that they know the boundaries and what is going on. Mr. Gilmour said that he has not yet met with the downtown neighborhood associations or Downtown Community Partnership, but said that we certainly can do that. He said that we can probably do that before putting this change on the City Commission agenda. Commissioner Piepkorn also stated that, although a separate issue, it would also be good to have a map of the opportunity zone. Mr. Gilmour said most of the downtown is in the opportunity zone.

Mr. Gilmour recommended changing the wording in the policy from "Downtown Business District" to "Downtown Incentive Area" and adopt the recommended changes to the boundary of the area map as well as changes to the Tax Exempt Review Committee membership.

Jim Buus made a motion to approve as recommended by Mr. Gilmour. John Cosgriff seconded the motion.

Commissioner Piepkorn adjourned the meeting.

**Application For Property Tax Incentives For
New or Expanding Businesses**

N.D.C.C. Chapter 40-57.1

Project Operator's Application To FARGO
City or County

Page 2
RECEIVED

DEC 17 2019

FARGO ASSESSOR

File with the City Auditor for a project located within a city; County Auditor for locations outside of city limits.

A representative of each affected school district and township is included as a non-voting member in the negotiations and deliberation of this application.

This application is a public record

Identification Of Project Operator

| | | |
|----|---|--|
| 1. | Name of project operator of new or expanding business | <u>FARGO NEW HORIZONS LLLP</u> |
| 2. | Address of project | <u>2525 N. BROADWAY</u> |
| | City | <u>FARGO</u> |
| | County | <u>CASS</u> |
| 3. | Mailing address of project operator | <u>PO BOX 430</u> |
| | City | <u>FARGO</u> |
| | State | <u>ND</u> |
| | Zip | <u>58107-0430</u> |
| 4. | Type of ownership of project | |
| | <input checked="" type="checkbox"/> Partnership | <input type="checkbox"/> Subchapter S corporation |
| | <input type="checkbox"/> Corporation | <input type="checkbox"/> Cooperative |
| | | <input type="checkbox"/> Individual proprietorship |
| | | <input type="checkbox"/> Limited liability company |
| 5. | Federal Identification No. or Social Security No. | <u>32-0520490</u> |
| 6. | North Dakota Sales and Use Tax Permit No. | <u></u> |
| 7. | If a corporation, specify the state and date of incorporation | <u></u> |
| 8. | Name and title of individual to contact | <u>MATTHEW PIKE</u> |
| | Mailing address | <u>PO BOX 430</u> |
| | City, State, Zip | <u>FARGO, ND 58107-0430</u> |
| | Phone No. | <u>701-478-2540</u> |

Project Operator's Application For Tax Incentives

| | |
|-----|--|
| 9. | Indicate the tax incentives applied for and terms. Be specific. |
| | <input type="checkbox"/> Property Tax Exemption |
| | <u></u> Number of years |
| | <u></u> Percent of exemption |
| | <input checked="" type="checkbox"/> Payments In Lieu of Taxes |
| | <u>2018</u> Beginning year <u>2048</u> Ending year |
| | <u>14,930</u> Amount of annual payments (attach schedule if payments will vary) |
| 10. | Which of the following would better describe the project for which this application is being made: |
| | <input checked="" type="checkbox"/> New business project |
| | <input type="checkbox"/> Expansion of a existing business project |

Description of Project Property

11. Legal description of project real property
 LOT: 2 BLOCK:1 SUNRISE ADDITION LT 2 BLK 1

12. Will the project property be owned or leased by the project operator? ☒ Owned ☐ Leased

If the answer to 12 is leased, will the benefit of any incentive granted accrue to the project operator?

☐ Yes ☐ No

If the property will be leased, attach a copy of the lease or other agreement establishing the project operator's benefits.

13. Will the project be located in a new structure or an existing facility? ☐ New construction ☒ Existing facility

If existing facility, when was it constructed? 1972

If new construction, complete the following:

- a. Estimated date of commencement of construction of the project covered by this application 11/2017

- b. Description of project to be constructed including size, type and quality of construction

REHAB AND CONVERSION OF PUBLIC HOUSING BUILDING TO LOW INCOME HOUSING TAX CREDIT. BUILDING
CONSISTS OF 97 LOW INCOME HOUSING TAX CREDIT UNITS, OF ARE 24-TWO BEDROOM AND 73 ONE
BEDROOM

- c. Projected number of construction employees during the project construction 35

14. Approximate date of commencement of this project's operations 5/2018

15. Estimated market value of the property used for this project:

a. Land \$ 20,000


b. Existing buildings and structures for which an exemption is claimed..... \$ 2,940,000

c. Newly constructed buildings and structures when completed \$ _____

d. Total \$ 2,960,000

e. Machinery and equipment \$ _____

16. Estimate taxable valuation of the property eligible for exemption by multiplying the market values by 5 percent:

a. Land (not eligible) 

b. Eligible existing buildings and structures..... \$ _____

c. Newly constructed buildings and structures when completed..... \$ _____

d. Total taxable valuation of property eligible for exemption (Add lines b and c)..... \$ _____

e. Enter the consolidated mill rate for the appropriate taxing district _____

f. Annual amount of the tax exemption (Line d multiplied by line e) \$ _____

Description of Project Business

Note: "project" means a newly established business or the expansion portion of an existing business. Do not include any established part of an existing business.

17. Type of business to be engaged in: ☐ Ag processing ☐ Manufacturing ☐ Retailing
☐ Wholesaling ☐ Warehousing ☒ Services
18. Describe in detail the activities to be engaged in by the project operator, including a description of any products to be manufactured, produced, assembled or stored (attach additional sheets if necessary).

RENTAL PROPERTY - SERVING LOW INCOME HOUSEHOLDS, PARTICULARLY THOSE THAT NEED
ACCESSIBILITY ACCOMODATIONS.

19. Indicate the type of machinery and equipment that will be installed
ELEVATOR

20. For the project only, indicate the projected annual revenue, expense, and net income (before tax) from either the new business or the expansion itself for each year of the requested exemption.

| | New/Expansion Project only Year 1 | New/Expansion Project only Year 2 | New/Expansion Project only Year 3 | New/Expansion Project only Year 4 | New/Expansion Project only Year 5 |
|-----------------------|---|---|---|---|---|
| Year (12 mo. periods) | | | | | |
| Annual revenue | | | | | |
| Annual expense | | | | | |
| Net income | | | | | |

21. Projected number and salary of persons to be employed by the project for the first five years:

Current positions & positions added the initial year of project

| # Current Positions | New Positions Under \$13.00 | New Positions \$13.01-\$15.00 | New Positions \$15.01-\$20.00 | New Positions \$20.01-\$28.00 | New Positions \$28.01-\$35.00 | New Positions Over \$35.00 |
|------------------------|--------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|-------------------------------|
| 3 | | | | | | |

| Year | (Before project) | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|-------------------|------------------|---------|---------|---------|---------|---------|
| No. of Employees | (1) 2 | 2 | 2 | 2 | 2 | 2 |
| | (2) 1 | 1 | 1 | 1 | 1 | 1 |
| Estimated payroll | (1) | 130,363 | 130,363 | 130,363 | 130,363 | 130,363 |
| | (2) | 18,432 | 18,432 | 18,432 | 18,432 | 18,432 |

(1) - full time
(2) - part time

Previous Business Activity

22. Is the project operator succeeding someone else in this or a similar business? ☒ Yes ☐ No
23. Has the project operator conducted this business at this or any other location either in or outside of the state?
☒ Yes ☐ No
24. Has the project operator or any officers of the project received any prior property tax incentives? ☒ Yes ☐ No
If the answer to 22, 23, or 24 is yes, give details including locations, dates, and name of former business (attach additional sheets if necessary).
NEW HORIZON MANOR WAS A HUD PUBLIC HOUSING PROPERTY, IT HAS BEEN CONVERTED THROUGH HUD RENTAL ASSISTANCE DEMONSTRATION PROGRAM TO LOW INCOME HOUSING TAX CREDIT PROPERTY AND HAS BEEN FULLY REHABED TO SERVE LOW INCOME HOUSEHOLDS FOR YEARS TO COME.

Business Competition

25. Is any similar business being conducted by other operators in the municipality? ☒ Yes ☐ No
If YES, give name and location of competing business or businesses
KILBOURN, ENCLAVE, BEYOND SHELTER INC, CRAIG PROPERTIES
-
- Percentage of Gross Revenue Received Where Underlying Business Has ANY Local Competition %

Property Tax Liability Disclosure Statement

26. Does the project operator own real property in North Dakota which has delinquent property tax levied against it? ☐ Yes ☒ No
27. Does the project operator own a greater than 50% interest in a business that has delinquent property tax levied against any of its North Dakota real property? ☐ Yes ☒ No
If the answer to 26 or 27 is Yes, list and explain

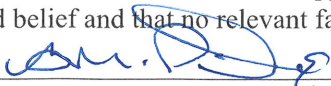
Use Only When Reapplying

28. The project operator is reapplying for property tax incentives for the following reason(s):
- ☐ To present additional facts or circumstances which were not presented at the time of the original application
 - ☐ To request continuation of the present property tax incentives because the project has:
 - ☐ moved to a new location
 - ☐ had a change in project operation or additional capital investment of more than twenty percent
 - ☐ had a change in project operators
 - ☐ To request an additional annual exemption for the year of _____ on structures owned by a governmental entity and leased to the project operator. (See N.D.C.C. § 40-57.1-04.1)

Notice to Competitors of Hearing

Prior to the hearing, the applicant must present to the governing body of the county or city a copy of the affidavit of publication giving notice to competitors unless the municipality has otherwise determined there are no competitors.

I, MATTHEW PIKE, do hereby certify that the answers to the above questions and all of the information contained in this application, including attachments hereto, are true and correct to the best of my knowledge and belief and that no relevant fact pertaining to the ownership or operation of the project has been omitted.


Signature

EXECUTIVE DIRECTOR/CEO
Title

Date

New Horizons Manor
2525 North Broadway
Fargo, ND 58102-1482

12/4/2018

Exhibit 5 - Cash Flow

| | Year 1 2020 | Year 2 2021 | Year 3 2022 | Year 4 2023 | Year 5 2024 | Year 6 2025 | Year 7 2026 | Year 8 2027 | Year 9 2028 | Year 10 2029 | Year 11 2030 | Year 12 2031 | Year 13 2032 | Year 14 2033 | Year 15 2034 |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Other Affordable Res. Income | \$ 12,380 | \$ 12,607 | \$ 12,859 | \$ 13,117 | \$ 13,379 | \$ 13,646 | \$ 13,919 | \$ 14,198 | \$ 14,472 | \$ 14,771 | \$ 15,067 | \$ 15,368 | \$ 15,675 | \$ 15,989 | \$ 16,309 |
| LIHTC Residential Income | \$ 664,865 | \$ 667,953 | \$ 671,322 | \$ 674,948 | \$ 678,847 | \$ 682,924 | \$ 687,199 | \$ 691,684 | \$ 696,379 | \$ 701,284 | \$ 706,407 | \$ 711,748 | \$ 717,315 | \$ 723,008 | \$ 728,827 |
| Services Space Fees | \$ 2,497 | \$ 2,547 | \$ 2,598 | \$ 2,650 | \$ 2,703 | \$ 2,757 | \$ 2,812 | \$ 2,868 | \$ 2,926 | \$ 2,984 | \$ 3,044 | \$ 3,105 | \$ 3,167 | \$ 3,230 | \$ 3,295 |
| Debt Service Reserve | \$ 55,575 | \$ 56,687 | \$ 57,821 | \$ 58,977 | \$ 60,157 | \$ 61,360 | \$ 62,587 | \$ 63,839 | \$ 65,116 | \$ 66,418 | \$ 67,746 | \$ 69,101 | \$ 70,483 | \$ 71,893 | \$ 73,331 |
| Other Income | \$ 725,298 | \$ 739,804 | \$ 754,602 | \$ 769,752 | \$ 785,255 | \$ 801,119 | \$ 817,356 | \$ 833,979 | \$ 850,994 | \$ 868,411 | \$ 886,230 | \$ 904,461 | \$ 923,104 | \$ 942,161 | \$ 961,631 |
| Gross Income | \$ 1,488,488 | \$ 1,507,408 | \$ 1,526,582 | \$ 1,545,924 | \$ 1,565,431 | \$ 1,585,102 | \$ 1,604,939 | \$ 1,624,952 | \$ 1,645,141 | \$ 1,665,506 | \$ 1,686,047 | \$ 1,706,764 | \$ 1,727,657 | \$ 1,748,736 | \$ 1,769,999 |
| Vacancy Residential | \$ (36,140) | \$ (36,863) | \$ (37,600) | \$ (38,352) | \$ (39,119) | \$ (39,892) | \$ (40,670) | \$ (41,454) | \$ (42,244) | \$ (43,041) | \$ (43,844) | \$ (44,654) | \$ (45,471) | \$ (46,295) | \$ (47,126) |
| Vacancy Commercial | \$ 489 | \$ 509 | \$ 520 | \$ 530 | \$ 541 | \$ 551 | \$ 562 | \$ 574 | \$ 585 | \$ 597 | \$ 609 | \$ 621 | \$ 633 | \$ 646 | \$ 659 |
| Effective Gross Income | \$ 688,658 | \$ 702,431 | \$ 716,482 | \$ 730,810 | \$ 745,426 | \$ 760,334 | \$ 775,541 | \$ 791,052 | \$ 806,873 | \$ 823,010 | \$ 839,470 | \$ 856,260 | \$ 873,385 | \$ 890,853 | \$ 908,670 |
| Operating Expenses | \$ (387,286) | \$ (398,904) | \$ (410,872) | \$ (423,198) | \$ (435,894) | \$ (448,871) | \$ (462,140) | \$ (475,713) | \$ (490,602) | \$ (505,820) | \$ (521,379) | \$ (537,284) | \$ (553,541) | \$ (570,154) | \$ (587,128) |
| Management Fee - 5% | \$ (34,433) | \$ (35,122) | \$ (35,824) | \$ (36,540) | \$ (37,271) | \$ (38,017) | \$ (38,777) | \$ (39,553) | \$ (40,344) | \$ (41,151) | \$ (41,974) | \$ (42,813) | \$ (43,669) | \$ (44,543) | \$ (45,433) |
| Real Estate Taxes | \$ (11,232) | \$ (11,407) | \$ (11,584) | \$ (11,764) | \$ (11,946) | \$ (12,128) | \$ (12,314) | \$ (12,501) | \$ (12,690) | \$ (12,882) | \$ (13,075) | \$ (13,270) | \$ (13,467) | \$ (13,666) | \$ (13,867) |
| PILOT | \$ (28,400) | \$ (29,400) | \$ (30,400) | \$ (31,400) | \$ (32,400) | \$ (33,400) | \$ (34,400) | \$ (35,400) | \$ (36,400) | \$ (37,400) | \$ (38,400) | \$ (39,400) | \$ (40,400) | \$ (41,400) | \$ (42,400) |
| Reserve for Debt Service | \$ 228,308 | \$ 227,598 | \$ 226,800 | \$ 225,908 | \$ 224,936 | \$ 223,879 | \$ 222,739 | \$ 221,516 | \$ 220,214 | \$ 218,836 | \$ 217,376 | \$ 215,836 | \$ 214,218 | \$ 212,525 | \$ 210,761 |
| NOI Before Debt Service | \$ 190,476 | \$ 190,476 | \$ 190,476 | \$ 190,476 | \$ 190,476 | \$ 190,476 | \$ 190,476 | \$ 190,476 | \$ 190,476 | \$ 190,476 | \$ 190,476 | \$ 190,476 | \$ 190,476 | \$ 190,476 | \$ 190,476 |
| Debt Service | \$ 1,19 | \$ 1,19 | \$ 1,20 | \$ 1,21 | \$ 1,21 | \$ 1,20 | \$ 1,21 | \$ 1,21 | \$ 1,21 | \$ 1,21 | \$ 1,20 | \$ 1,20 | \$ 1,20 | \$ 1,20 | \$ 1,20 |
| Net Income | \$ 189,287 | \$ 189,287 | \$ 189,276 | \$ 189,276 | \$ 189,276 | \$ 189,276 | \$ 189,276 | \$ 189,276 | \$ 189,276 | \$ 189,276 | \$ 189,276 | \$ 189,276 | \$ 189,276 | \$ 189,276 | \$ 189,276 |
| Cash Flow after Debt Service | \$ 35,832 | \$ 37,123 | \$ 38,325 | \$ 39,432 | \$ 40,440 | \$ 41,450 | \$ 42,463 | \$ 43,479 | \$ 44,496 | \$ 45,514 | \$ 46,533 | \$ 47,553 | \$ 48,574 | \$ 49,595 | \$ 50,616 |
| Investor Asset Mgmt. Fee | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 |
| Management Fee - 3% | \$ 20,660 | \$ 21,073 | \$ 21,484 | \$ 21,894 | \$ 22,303 | \$ 22,710 | \$ 23,116 | \$ 23,521 | \$ 23,925 | \$ 24,328 | \$ 24,730 | \$ 25,131 | \$ 25,531 | \$ 25,930 | \$ 26,328 |
| Deferred Dev Fee Interest | \$ 2,482 | \$ 2,476 | \$ 2,469 | \$ 2,462 | \$ 2,455 | \$ 2,448 | \$ 2,441 | \$ 2,434 | \$ 2,427 | \$ 2,420 | \$ 2,413 | \$ 2,406 | \$ 2,399 | \$ 2,392 | \$ 2,385 |
| Deferred Developer Fee | \$ 7,680 | \$ 7,771 | \$ 7,863 | \$ 7,955 | \$ 8,047 | \$ 8,139 | \$ 8,231 | \$ 8,323 | \$ 8,415 | \$ 8,507 | \$ 8,599 | \$ 8,691 | \$ 8,783 | \$ 8,875 | \$ 8,967 |
| Cash Available for Other Debt | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2nd - Program Funds Loan Bal. | \$ 2,638,498 | \$ 2,613,434 | \$ 2,588,349 | \$ 2,563,294 | \$ 2,538,242 | \$ 2,513,195 | \$ 2,488,152 | \$ 2,463,113 | \$ 2,438,078 | \$ 2,413,047 | \$ 2,388,019 | \$ 2,362,994 | \$ 2,337,971 | \$ 2,312,950 | \$ 2,287,931 |
| Interest | \$ 74,596 | \$ 76,915 | \$ 79,245 | \$ 81,589 | \$ 83,938 | \$ 86,291 | \$ 88,648 | \$ 91,007 | \$ 93,368 | \$ 95,729 | \$ 98,092 | \$ 100,457 | \$ 102,823 | \$ 105,190 | \$ 107,557 |
| Payments from Cash Flow | \$ 2,913,434 | \$ 2,890,349 | \$ 2,867,264 | \$ 2,844,179 | \$ 2,821,094 | \$ 2,797,999 | \$ 2,774,904 | \$ 2,751,809 | \$ 2,728,714 | \$ 2,705,619 | \$ 2,682,524 | \$ 2,659,429 | \$ 2,636,334 | \$ 2,613,239 | \$ 2,590,144 |
| Ending Balance | \$ 500,000 | \$ 513,200 | \$ 526,748 | \$ 540,655 | \$ 554,928 | \$ 569,578 | \$ 584,615 | \$ 599,049 | \$ 613,880 | \$ 629,109 | \$ 644,738 | \$ 660,767 | \$ 677,196 | \$ 694,025 | \$ 711,254 |
| 3rd - FHFA-AHP Loan Balance | \$ 19,200 | \$ 13,548 | \$ 13,906 | \$ 14,273 | \$ 14,650 | \$ 15,037 | \$ 15,434 | \$ 15,841 | \$ 16,259 | \$ 16,687 | \$ 17,125 | \$ 17,573 | \$ 18,031 | \$ 18,498 | \$ 18,975 |
| Interest | \$ 513,200 | \$ 526,748 | \$ 540,655 | \$ 554,928 | \$ 569,578 | \$ 584,615 | \$ 599,049 | \$ 613,880 | \$ 629,109 | \$ 644,738 | \$ 660,767 | \$ 677,196 | \$ 694,025 | \$ 711,254 | \$ 728,883 |
| Payments from Cash Flow | \$ 3,426,737 | \$ 3,517,203 | \$ 3,610,057 | \$ 3,705,362 | \$ 3,803,123 | \$ 3,903,357 | \$ 4,006,042 | \$ 4,112,147 | \$ 4,220,685 | \$ 4,328,888 | \$ 4,436,522 | \$ 4,543,551 | \$ 4,661,831 | \$ 4,779,622 | \$ 4,901,559 |
| Ending Balance | \$ 280,56 | \$ 286,37 | \$ 292,30 | \$ 298,35 | \$ 304,52 | \$ 310,81 | \$ 317,22 | \$ 323,77 | \$ 330,44 | \$ 337,25 | \$ 344,20 | \$ 351,28 | \$ 358,50 | \$ 365,87 | \$ 373,39 |
| PILOT Calculations | \$ 338,216 | \$ 344,980 | \$ 351,880 | \$ 358,917 | \$ 366,096 | \$ 373,417 | \$ 380,888 | \$ 388,504 | \$ 396,274 | \$ 404,199 | \$ 412,283 | \$ 420,529 | \$ 428,939 | \$ 437,518 | \$ 446,268 |
| Avg Tenant Payment (per mo.) | \$ 2,497 | \$ 2,547 | \$ 2,598 | \$ 2,650 | \$ 2,703 | \$ 2,757 | \$ 2,812 | \$ 2,868 | \$ 2,926 | \$ 2,984 | \$ 3,044 | \$ 3,105 | \$ 3,167 | \$ 3,230 | \$ 3,295 |
| Commercial Rent | \$ (17,410) | \$ (17,758) | \$ (18,114) | \$ (18,478) | \$ (18,846) | \$ (19,217) | \$ (19,591) | \$ (19,969) | \$ (20,350) | \$ (20,734) | \$ (21,121) | \$ (21,511) | \$ (21,903) | \$ (22,297) | \$ (22,692) |
| Minus Vacancy | \$ 398,671 | \$ 401,632 | \$ 404,681 | \$ 407,821 | \$ 411,056 | \$ 414,387 | \$ 417,815 | \$ 421,339 | \$ 424,959 | \$ 428,574 | \$ 432,184 | \$ 435,789 | \$ 439,389 | \$ 442,984 | \$ 446,574 |
| Taxable Rent | \$ 224,631 | \$ 228,137 | \$ 231,683 | \$ 235,270 | \$ 238,897 | \$ 242,565 | \$ 246,274 | \$ 250,024 | \$ 253,815 | \$ 257,647 | \$ 261,520 | \$ 265,434 | \$ 269,388 | \$ 273,382 | \$ 277,416 |
| PILOT Payment Due | \$ 11,232 | \$ 11,407 | \$ 11,584 | \$ 11,764 | \$ 11,945 | \$ 12,128 | \$ 12,314 | \$ 12,501 | \$ 12,690 | \$ 12,882 | \$ 13,075 | \$ 13,270 | \$ 13,467 | \$ 13,666 | \$ 13,867 |
| Estimated Building Mkt Value | | | | | | | | | | | | | | | |

CLOSING BUDGET - FINAL

Sage Peak Solutions, LLC
www.SagePeakLLC.com



Fargo Renaissance Zone Development Plan

2019 UPDATE

Contents

| | |
|---|----|
| Showcase Projects | 1 |
| Introduction | 2 |
| Renaissance Zone Authority Members | 2 |
| Renaissance Zone Development Plan Overview | 2 |
| Downtown Fargo and Renaissance Zone Summary | 2 |
| Legislative Outline of the Renaissance Zone Program | 3 |
| 1999 Renaissance Zone Boundary..... | 4 |
| 2014 Renaissance Zone Boundary..... | 4 |
| Renaissance Zone | 4 |
| Boundary Overview | 4 |
| 2003 Renaissance Zone Boundary..... | 4 |
| 2006 Renaissance Zone Boundary..... | 4 |
| 2009 Renaissance Zone Boundary..... | 4 |
| 2017 Renaissance Zone Boundary..... | 4 |
| 2019 Renaissance Zone Boundary..... | 4 |
| Renaissance Zone Boundary | 5 |
| 2019 Boundary Changes | 6 |
| Changes to the Renaissance Zone Boundary | 6 |
| Program Data | 7 |
| Vision and Goals | 8 |
| Renaissance Zone Plan Vision | 8 |
| GO2030 Fargo Comprehensive Plan | 8 |
| Downtown InFocus Plan | 8 |
| Renaissance Zone Plan Goals | 9 |
| Renaissance Zone Block Development Objectives | 9 |
| Program Specifics | 10 |
| Review Criteria | 10 |
| Minimum Investment Thresholds | 11 |
| Individual Project Selection and Review Process | 12 |
| Management of Renaissance Zone | 13 |
| Community Support | 13 |
| Appendix A | 14 |
| Parcel Data Spreadsheet | 14 |
| Appendix B | 34 |
| Tax Incentive Overview | 34 |
| Block Data and Projected Development Strategy | 34 |
| Block Data Spreadsheet | 35 |
| Appendix C | 39 |
| Certified Minutes | 39 |
| Letters of Support | 40 |

Showcase Projects

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



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



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



Introduction

Renaissance Zone Authority Members

Deb Mathern, Chair

Dr. Dean Bresciani

Bruce Furness

Cari Luchau

Steve Swiontek

Tony Grindberg, City of Fargo Commissioner

Dave Piepkorn, City of Fargo Commissioner and Deputy Mayor

Chad Peterson, Cass County Commissioner

Renaissance Zone Development Plan Overview

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

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

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

Downtown Fargo and Renaissance Zone Summary

In 1999 the Renaissance Zone Program was approved by the North Dakota Legislature and signed by the Governor. This program established the framework for certain tax incentives with the goal of enhancing economic growth and investment opportunities in downtown business districts throughout municipalities in North Dakota. The City of Fargo adopted the initial Renaissance Zone Development Plan in 1999 which covered a 15-year period; and in 2015 an updated plan was adopted pursuant to statutory requirements which effectively extended the duration of the Renaissance Zone through 2019. Consistent with N.D.C.C. 40-63-01(2) and N.D.C.C. 40-63-03 the 2020 Renaissance Zone Development Plan (RZDP) has been prepared and submitted as one of the components required to extend the duration of the program by five years.

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

1989 Red River Visions Study

1996 Downtown Area Plan

2001 Downtown Framework Plan

2003 Riverfront Development Master Plan

2007 Downtown Framework Plan

2018 Downtown InFocus Plan

Fargo Renaissance Zone Development Plan

Legislative Outline of the Renaissance Zone Program

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

Outlined below is a brief summary of the legislative changes:

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

Fargo Renaissance Zone Development Plan

Renaissance Zone

Boundary Overview

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

1999 Renaissance Zone Boundary



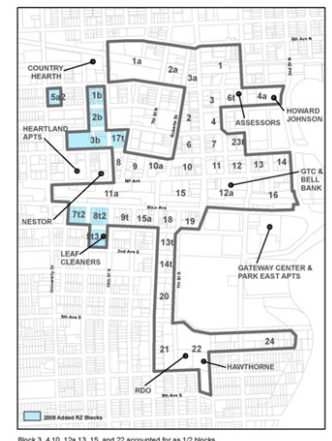
2003 Renaissance Zone Boundary



2006 Renaissance Zone Boundary



2009 Renaissance Zone Boundary



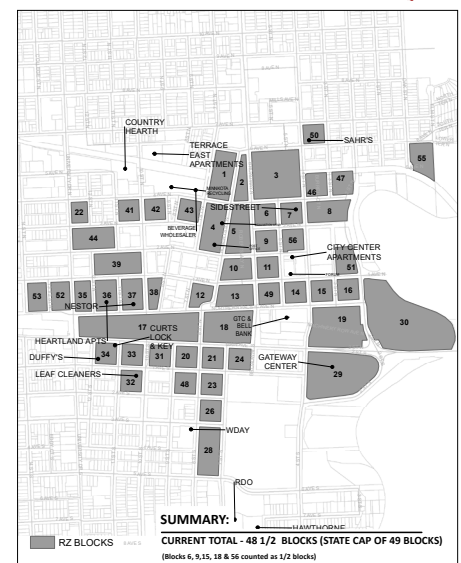
2014 Renaissance Zone Boundary



2017 Renaissance Zone Boundary

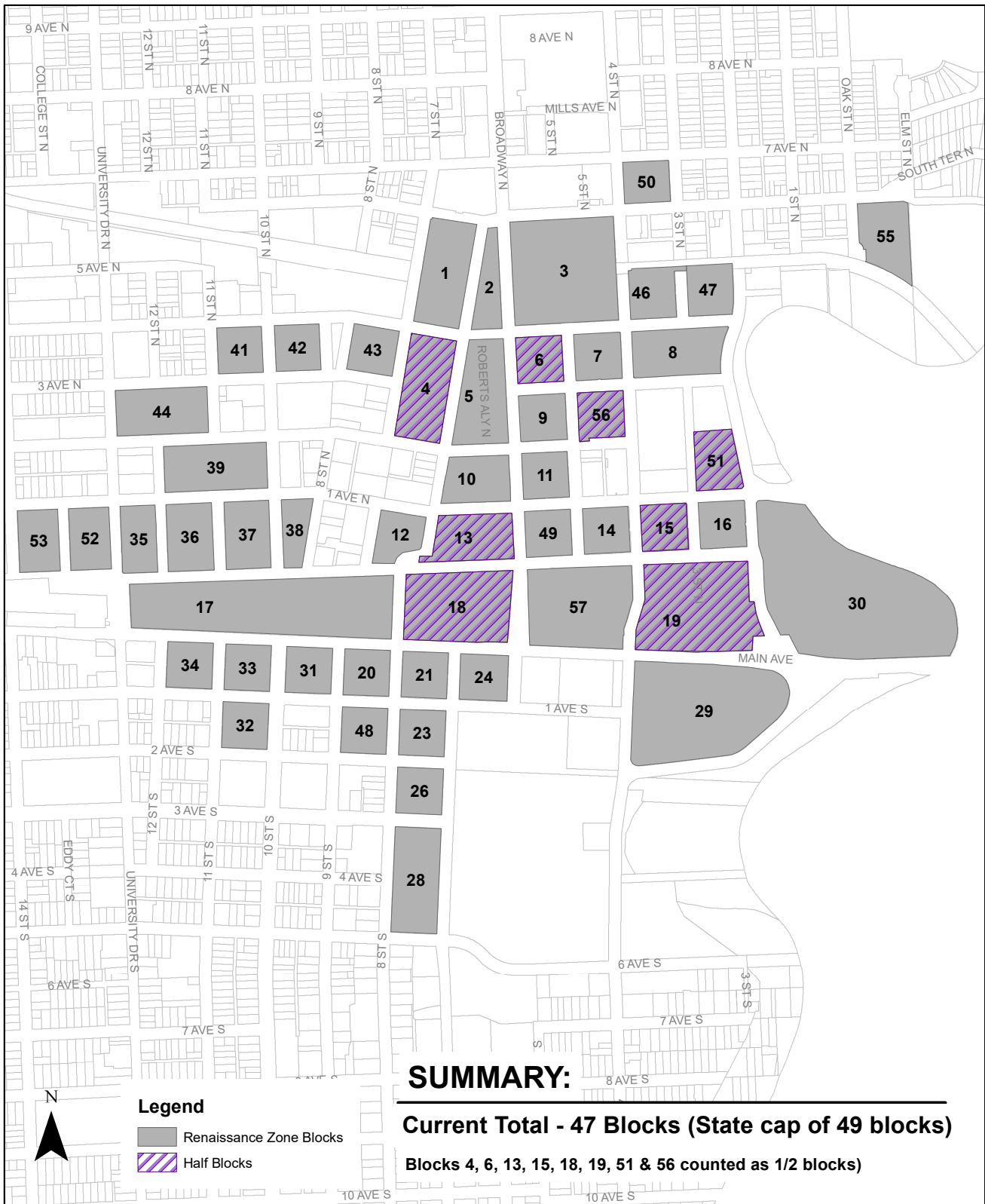


2019 Renaissance Zone Boundary



Fargo Renaissance Zone Development Plan

Renaissance Zone Boundary



Fargo Renaissance Zone Development Plan

2019 Boundary Changes

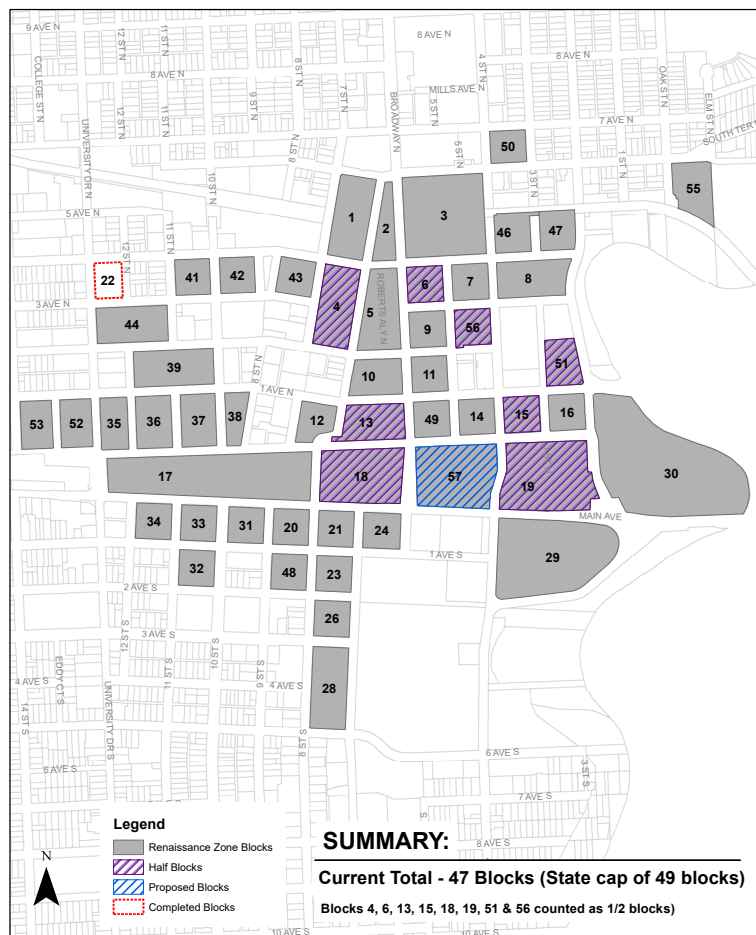
After extensive block by block analysis, there are a few changes to the boundary, which include removal completed Block 22, addition of Block 57, and re-evaluation of half blocks.

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

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

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

Changes to the Renaissance Zone Boundary



Fargo Renaissance Zone Development Plan

Program Data

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

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

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

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



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



Vision and Goals

Renaissance Zone Plan Vision

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

G02030 Fargo Comprehensive Plan

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

Downtown InFocus Plan

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

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

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

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

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

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

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

Fargo Renaissance Zone Development Plan

Renaissance Zone Plan Goals

Consistent with previous downtown master plans as well as the most current City master planning documents (the G02030 Comprehensive Plan and the Downtown InFocus Plan), the 2020 RZ Plan continues to focus on **renewal**, **investment**, and **redevelopment**. The goals outlined below are the items that the Renaissance Zone Authority envisions are necessary in order to produce a downtown environment that is consistent with the tenets of the *vision* statement and City master plans. Further, the goals shall be utilized as an element of the criteria that submitted RZ applications are reviewed against for compliance.

1. **Grow as a Neighborhood:** Invest in housing to increase the population living Downtown and maintain Downtown's diversity.
2. **Prosper as a Business Center:** Increase the number and types of jobs Downtown.
3. **Thrive as a Destination:** Create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop of the community's social life.
4. **Be a model for Inclusive Growth and Development:** Protect Downtown's diversity and evolve as a model for equitable growth and development.
5. **Complete our Streets:** Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.
6. **Park Smart:** Manage parking resources to meet the needs of drivers, while also making room for new development and activity.
7. **Play with purpose:** Develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater).

Renaissance Zone Block Development Objectives

Economic Development

- **High Priority Land Uses:** Redevelopment or rehabilitation projects.
 - Primary Sector Business, Industry and Talent-dependent Enterprises;
 - Active Commercial, Specialty Retail and/or Destination Commercial;
 - Mixed-Use Development (combination of housing, commercial and/or retail uses in a horizontal or vertical manner).
- **Targeted Areas:** Redevelopment or rehabilitation projects in targeted areas.
 - Parcels or properties that have been vacant or underutilized for an extended period of time.
 - Projects that increase the productivity of underutilized parcels such as surface parking lots, vacant land and parcels with low building-to-land values ratios.
 - Properties specifically targeted for clearance (see "Block Data Spreadsheet" on page 35).
- **Investment:** Amount of capital investment in a project (see minimum investment thresholds for additional information).

Urban Design—Redevelopment or rehabilitation projects:

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

Program Specifics

Review Criteria

The following criteria shall be used to review RZ applications.

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

- Is the use consistent with the RZ Plan (vision and goals)?
- Will exterior rehabilitation or the proposed improvements be sufficient to eliminate any and all deteriorated conditions that are visible on the exterior of the building? Does the project scope address the interior and exterior of the building in a comprehensive manner?
- Does the investment comply with the minimum State standard that requires an investment of no less than 50% of the current and true valuation of the building?
- Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan? [note that for mixed-use projects the total square footage should be dissected into commercial and residential totals for comparison to minimum investment thresholds]
- The rehabilitation project or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan?
- The investment is located in a “Targeted Area” as defined by this RZ Plan? Consideration shall be given to whether this property has been vacant or underutilized for a period of time and/or whether the property is specifically targeted for clearance.
- The rehabilitation project is representative of strong urban design principles as defined by this RZ Plan?
- Consideration and analysis as to the total actual investment in the project?
- Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?
- Will the project facilitate the preservation of any remaining historic integrity, if appropriate?

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

- Is the use consistent with the RZ Plan (vision and goals)?
- Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan? [note that for mixed-use projects the total square footage should be dissected into commercial and residential totals for comparison to minimum investment thresholds]
- The new construction or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan?
- The investment is located in a “Targeted Area” as defined by this RZ Plan? Consideration shall be given to whether this property has been vacant or underutilized for a period of time and/or whether the property is specifically targeted for clearance (see spreadsheet).
- The project is representative of strong urban design principles as defined by this RZ Plan?
- Consideration and analysis as to the total actual investment in the project?
- Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?
- Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?

Fargo Renaissance Zone Development Plan

■ **Residential Purchase** (condominiums, etc.)

- Is the applicant able to provide verification that the project location will be their primary, “legal” residence (as required by statute)?
- For condominiums, is the unit within a building that has been approved as a zone project?
- Has any of the applicable square footage (whether in part or whole) been included as part of another zone project and received RZ tax exemptions?

■ **Lease** (tenant lease)

- For lease projects, is the unit or applicable square footage within a building that has been approved as a zone project?
- Is the tenant re-locating within the boundary of the downtown core or is the tenant re-locating from another North Dakota community?

Minimum Investment Thresholds

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

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

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

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

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

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

Thresholds:

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

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

Fargo Renaissance Zone Development Plan

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

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

Individual Project Selection and Review Process

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

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

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

Management of Renaissance Zone

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

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

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

Community Support

Public Hearing: As required under North Dakota RZ Program Guidelines, the City is required to conduct at least one (1) public hearing on the updated RZ Plan. The City of Fargo held a duly noticed public hearing on November 18, 2019.

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

Appendix A

Parcel Data Spreadsheet

| Block | Property Address | Owner | Year Built | Description | Building Condition * |
|-------|------------------|------------------------------|------------|---------------------|----------------------|
| 1 | 408 ROBERTS ST N | JPO RENTALS LLP | 2012 | Apartment | |
| 1 | 418 ROBERTS ST N | BELL BANK | | Parking Ramp/Lot | |
| 1 | 428 ROBERTS ST N | SWANICK INVESTMENTS LLC | | Parking Ramp/Lot | 3 |
| 1 | 435 7 ST N | BURLINGTON NORTHERN SANTA FE | | Vacant Land | |
| 1 | 502 ROBERTS ST N | BNSF | | Vacant Land | 5 |
| 1 | 503 7 ST N | 503 7 ST N LLC | 1920 | Office | 5 |
| 1 | 506 ROBERTS ST N | 506 ROBERTS ST N LLC | 1913 | Apartment | |
| 1 | 662 6 AVE N | ST MARYS CATHEDRAL OF FARGO | | Parking Ramp/Lot | |
| 1 | 669 4 AVE N | FORUM PUBLISHING CO | 1941 | Warehouse & Office | 3 |
| 1 | 669 4 AVE N | FORUM PUBLISHING CO | 1971 | Warehouse | |
| 2 | 400 BROADWAY N | 400 BUILDING FARGO LLC | 1914 | Apartment | 3 |
| 2 | 400 BROADWAY N | 400 BUILDING FARGO LLC | 1914 | Restaurant-Family | 5 |
| 2 | 406 BROADWAY N | DFI AM LLC | 1920 | Retail & Apartments | |
| 2 | 412 BROADWAY N | DFI AM LLC | 1900 | Retail & Apartments | |
| 2 | 420 BROADWAY N | DANZ BROTHERS PTSHP | 1929 | Retail & Apartments | 2 |
| 2 | 422 BROADWAY N | JAMES INVESTMENTS COMPANY | 1895 | Retail & Apartments | 3 |
| 2 | 426 BROADWAY N | SWANICK INVESTMENT LLC | | Parking Ramp/Lot | |
| 2 | 430 BROADWAY N | BURLINGTON NORTHERN SANTA FE | | Utility | |
| 2 | 500 BROADWAY N | BURLINGTON NORTHERN SANTA FE | | Utility | |
| 2 | 502 BROADWAY N | NORTH 500 BLOCK LLC | | Parking Ramp/Lot | |
| 2 | 506 BROADWAY N | NORTH 500 BLOCK LLC | 1914 | Retail & Apartments | 3 |
| 2 | 508 BROADWAY N | USSATIS, JEROME C & JEAN C | 1914 | Retail | 4 |
| 2 | 516 BROADWAY N | NORTH 500 BLOCK LLC | 1926 | Retail & Apartments | |
| 2 | 522 BROADWAY N | NORTH 500 BLOCK LLC | 1926 | Retail & Apartments | |
| 3 | 400 ELM ST N | BURLINGTON NORTHERN SANTA FE | | Utility | 3 |
| 3 | 401 BROADWAY N | DFI MERCANTILE LLC | 1967 | Retail | 3 |
| 3 | 402 6 AVE N | JMS PROPERTIES LLC | 1926 | Retail | 3 |
| 3 | 406 4 ST N | AMERICAN FEDERAL BANK | | Parking Ramp/Lot | 3 |
| 3 | 410 5 ST N | DFI MERCANTILE LLC | | Parking Ramp/Lot | |
| 3 | 412 5 ST N | DFI MERCANTILE LLC | | Parking Ramp/Lot | 3 |
| 3 | 413 BROADWAY N | 5TH FLOOR APARTMENTS LLC | 1910 | Apartment | |
| 3 | 417 5 ST N | DVAW LLC | 1972 | Warehouse & Office | |
| 3 | 420 5 AVE N | BURLINGTON NORTHERN RAILROAD | | Utility | 3 |
| 3 | 425 BROADWAY N | SMITH, THOMAS K & KARI D | 1907 | Retail | |
| 3 | 502 4 ST N | BURLINGTON NORTHERN RAILROAD | | Utility | 5 |
| 3 | 502 5 ST N | STERLING DEV GROUP TWO LLC | | Parking Ramp/Lot | 3 |

*BUILDING CONDITION:

For Residential Uses:

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

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average 5 - New/Excellent

Fargo Renaissance Zone Development Plan

| Block | Property Address | Owner | Year Built | Description | Building Condition* |
|-------|-------------------------|------------------------------------|------------|----------------------|---------------------|
| 3 | 505 5 ST N | MBA INVESTMENTS | | Vacant Land | 5 |
| 3 | 505 BROADWAY N UNIT 300 | PRESTON, RICHARD S & ARLETTE F | 1914 | Single Family - Loft | 5 |
| 3 | 505 BROADWAY N UNIT 301 | HAMILTON ENTERPRISES CENTRAL LLC | 1914 | Single Family - Loft | 5 |
| 3 | 505 BROADWAY N UNIT 302 | NICHOLAS, EUGENE & CONNIE | 1914 | Single Family - Loft | 5 |
| 3 | 505 BROADWAY N UNIT 303 | GADBERRY, WAYNE H & CHERIE S | 1914 | Single Family - Loft | 5 |
| 3 | 505 BROADWAY N UNIT 304 | FALKNER, MICHAEL & LAUREN | 1914 | Single Family - Loft | 4 |
| 3 | 505 BROADWAY N UNIT 305 | JON L WANZEK REVOCABLE TRUST | 1914 | Single Family - Loft | 3 |
| 3 | 505 BROADWAY N UNIT 306 | SCHLOSSMAN, CAROL J | 1914 | Single Family - Loft | |
| 3 | 505 BROADWAY N UNIT 307 | SCHLOSSMAN, BRADLEY & CAROL J | 1914 | Single Family - Loft | 2 |
| 3 | 505 BROADWAY N UNIT 308 | SEVERTSEN, KAREN | 1914 | Single Family - Loft | 4 |
| 3 | 505 BROADWAY N UNIT 309 | WILSON, RHONDA L & WILLIAM | 1914 | Single Family - Loft | 3 |
| 3 | 505 BROADWAY N UNIT C1 | STERLING DEVELOPMENT GROUP TWO LLC | 2008 | Retail & Offices | |
| 3 | 508 4 ST N | MBA INVESTMENTS | 1922 | Single Family | 3 |
| 3 | 510 4 ST N | BEGG, EDMOND | 1899 | Duplex | 3 |
| 3 | 510 5 ST N | CITY OF FARGO | 1956 | City Of Fargo | |
| 3 | 510 6 AVE N | BROADWAY PLAZA LLP | 1986 | Office | |
| 3 | 511 5 ST N | ALTENBURG, BERNARD & LOIS IVERS | 1895 | Other | 3 |
| 3 | 515 5 ST N | ALTENBURG, KENT M | | Other | 3 |
| 3 | 516 4 ST N | MBA INVESTMENTS | 1923 | Duplex | 3 |
| 3 | 517 5 ST N | HUYNH, HENRY HUNG-PUOC | 1903 | Single Family | 2 |
| 3 | 519 5 ST N | GREENWORKS PROPERTIES LLC | 1903 | Single Family | 3 |
| 3 | 520 4 ST N | MBA INVESTMENTS LLC | 1917 | Duplex | 3 |
| 3 | 530 6 AVE N | BROADWAY PLAZA LLP | 1986 | Office | 3 |
| 4 | 305 7 ST N | DFI ST MARK'S LLC | 1960 | Parking Ramp/Lot | 3 |
| 4 | 315 7 ST N | DFI ST MARK'S LLC | | Parking Ramp/Lot | |
| 4 | 321 7 ST N | DFI ST MARK'S LLC | | Parking Ramp/Lot | |
| 4 | 657 2 AVE N | UNITED STATES OF AMERICA | 1969 | Federal | |
| 4 | 670 4 AVE N | DFI ST MARK'S LLC | 1912 | Theatre | 3 |
| 5 | 202 BROADWAY N | VFW CLUB OF FARGO | 1940 | Retail | 5 |
| 5 | 204 ROBERTS ALY N | DFI ROBERTS LLC | | Address Segment | 3 |
| 5 | 206 BROADWAY N | OELUCK INC | 1905 | Retail & Apartments | 3 |
| 5 | 206 ROBERTS ALY N | DFI ROBERTS LLC | | Address Segment | 3 |
| 5 | 207 ROBERTS ST N | DFI ROBERTS LLC | | Address Segment | |
| 5 | 208 ROBERTS ALY N | DFI ROBERTS LLC | | Address Segment | |
| 5 | 210 BROADWAY N | LORETTA LLC | 1909 | Retail & Offices | 3 |
| 5 | 210 ROBERTS ALY N | DFI ROBERTS LLC | | Address Segment | 3 |
| 5 | 212 BROADWAY N | LORETTA LLC | | Address Segment | 3 |
| 5 | 214 BROADWAY N | HANSON PROPERTIES LLC | 1898 | Office & Apartments | |
| 5 | 214 ROBERTS ALY N | DFI ROBERTS LLC | | Address Segment | |

*BUILDING CONDITION:

For Residential Uses:

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

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average 5 - New/Excellent

Fargo Renaissance Zone Development Plan

| Block | Property Address | Owner | Year Built | Description | Building Condition * |
|-------|-------------------------|---|------------|----------------------|----------------------|
| 5 | 216 BROADWAY N | HATCH & YOUNG LLC | 1900 | Retail & Offices | 3 |
| 5 | 217 ROBERTS ST N | CITY OF FARGO | 2016 | Parking Ramp/Lot | 3 |
| 5 | 218 ROBERTS ALY N | DFI ROBERTS LLC | | Address Segment | 3 |
| 5 | 220 BROADWAY N | HOUSING & REDEVELOPMENT AUTHORITY - CITY OF FARGO | 1903 | Restaurant-Family | |
| 5 | 220 BROADWAY N | HOUSING & REDEVELOPMENT AUTHORITY - CITY OF FARGO | 1903 | Apartment | |
| 5 | 222 BROADWAY N | BANNER LLC | 1949 | Retail & Offices | 3 |
| 5 | 223 ROBERTS ST N | DFI DILLARD LLC | | Address Segment | 3 |
| 5 | 226 BROADWAY N | THREE STAR INVESTORS LLC | 1955 | Retail | 3 |
| 5 | 227 ROBERTS ST N | DFI DILLARD LLC | | | |
| 5 | 228 BROADWAY N | C/D AML HOLDINGS LLC | 1900 | Retail & Apartments | |
| 5 | 230 BROADWAY N | EHLEN, PHYLLIS E | 1900 | Retail & Offices | 3 |
| 5 | 230 ROBERTS ALY N | DFI DILLARD LLC | | Address Segment | 3 |
| 5 | 231 ROBERTS ST N | DFI DILLARD LLC | | Address Segment | 3 |
| 5 | 235 ROBERTS ST N | DFI DILLARD LLC | | Address Segment | 3 |
| 5 | 247 ROBERTS ST N | DFI DILLARD LLC | 2018 | Retail & Apartments | 3 |
| 5 | 300 BROADWAY N UNIT 101 | DFI 300 BROADWAY LLC | 2007 | Retail | 5 |
| 5 | 300 BROADWAY N UNIT 102 | DFI 300 BROADWAY LLC | 2007 | Retail | 5 |
| 5 | 300 BROADWAY N UNIT 103 | DFI 300 BROADWAY LLC | 2007 | Retail | 5 |
| 5 | 300 BROADWAY N UNIT 104 | DFI 300 BROADWAY LLC | 2007 | Restaurant-Fast Food | 5 |
| 5 | 300 BROADWAY N UNIT 105 | C/D FARGO THEATRE MANAGEMENT (THE) | 2007 | Theatre | 5 |
| 5 | 300 BROADWAY N UNIT 201 | CHRISTIANSON, SANDRA V | 2007 | Single Family - Loft | 5 |
| 5 | 300 BROADWAY N UNIT 202 | SAWARDEKER, PRASAD J | 2007 | Single Family - Loft | 5 |
| 5 | 300 BROADWAY N UNIT 203 | ORMBRECK, HARLAN & SHARON | 2007 | Single Family - Loft | 5 |
| 5 | 300 BROADWAY N UNIT 204 | SCHWERT, DONALD P T/O/D | 2007 | Single Family - Loft | 5 |
| 5 | 300 BROADWAY N UNIT 205 | KERBER, BEVERLY D | 2007 | Single Family - Loft | 5 |
| 5 | 300 BROADWAY N UNIT 301 | MOLBERT, LAURIS N T/O/D | 2007 | Single Family - Loft | 5 |
| 5 | 300 BROADWAY N UNIT 303 | KOLSTAD, MARK A & SUSAN O | 2007 | Single Family - Loft | 5 |
| 5 | 300 BROADWAY N UNIT 304 | WEINGARTEN, BENJAMIN J | 2007 | Single Family - Loft | |
| 5 | 300 BROADWAY N UNIT 305 | WHITE, DAVID H & THERESE A | 2007 | Single Family - Loft | |
| 5 | 300 BROADWAY N UNIT 306 | LINDSEY, CHANCE | 2007 | Single Family - Loft | |
| 5 | 300 BROADWAY N UNIT 401 | STARK, CHAD W & JENNIFER A | 2007 | Single Family - Loft | |
| 5 | 300 BROADWAY N UNIT 404 | BURGUM, DOUGLAS J | 2007 | Single Family - Loft | |
| 5 | 300 BROADWAY N UNIT 405 | KNUTSON, CAMERON M | 2007 | Single Family - Loft | |
| 5 | 300 BROADWAY N UNIT 406 | HAYER, BRIAN J | 2007 | Single Family - Loft | |
| 5 | 300 BROADWAY N UNIT P1 | WEINGARTEN, BENJAMIN J | | Other | 3 |
| 5 | 300 BROADWAY N UNIT P2 | MOLBERT, LAURIS N TRUST | | Other | 4 |
| 5 | 300 BROADWAY N UNIT P3 | ORMBRECK, HARLAN & SHARON | | Other | 4 |
| 5 | 300 BROADWAY N UNIT P4 | COURSEY, RICHARD L JR | | Other | 3 |
| 5 | 300 BROADWAY N UNIT P5 | DFI 300 BROADWAY LLC | | Parking Ramp/Lot | 4 |

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For Residential Uses:

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For Commercial and Apartment Uses:

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Fargo Renaissance Zone Development Plan

| Block | Property Address | Owner | Year Built | Description | Building Condition* |
|-------|-------------------------|---|------------|---------------------------|---------------------|
| 5 | 300 BROADWAY N UNIT P6 | DFI 300 BROADWAY LLC | | Parking Ramp/Lot | 4 |
| 5 | 300 BROADWAY N UNIT P7 | DFI 300 BROADWAY LLC | | Parking Ramp/Lot | 4 |
| 5 | 303 ROBERTS ST N | HOUSING & REDEVELOPMENT AUTHORITY - CITY OF FARGO | 1910 | Office | 3 |
| 5 | 303 ROBERTS ST N | HOUSING & REDEVELOPMENT AUTHORITY - CITY OF FARGO | 1910 | Apartment | 3 |
| 5 | 309 ROBERTS ST N | DFI SMITH FOLLETT & CROWL LLC | 1917 | Retail & Apartments | |
| 5 | 309 ROBERTS ST N | DFI SMITH FOLLETT & CROWL LLC | 1917 | Retail & Apartments | 3 |
| 5 | 314 BROADWAY N | FARGO THEATRE MANAGEMENT CORP | 1926 | Theatre | 2 |
| 5 | 317 ROBERTS ST N | FLOORING PROPERTIES II, LLP | 1915 | Retail | |
| 5 | 318 BROADWAY N | BELL BANK | 1955 | Office | |
| 5 | 322 BROADWAY N | CENTRAL BILLING INC | 1900 | Office | 3 |
| 5 | 324 BROADWAY N | CENTRAL BILLING INC | 1990 | Parking Ramp/Lot | |
| 5 | 333 ROBERTS ST N | ROBERTS STREET CHAPEL LLC | 1953 | Retail & Apartments | 3 |
| 5 | 615 2 AVE N | DFI ROBERTS LLC | | Address Segment | 3 |
| 5 | 619 2 AVE N | DFI ROBERTS LLC | | Address Segment | |
| 5 | 621 2 AVE N | DFI ROBERTS LLC | | Address Segment | |
| 5 | 623 2 AVE N | DFI ROBERTS LLC | | Address Segment | |
| 5 | 625 2 AVE N | DFI ROBERTS LLC | 2017 | Retail & Apartments | |
| 5 | 635 2 AVE N | DFI ROBERTS LLC | | Address Segment | 3 |
| 5 | 655 2 AVE N | DFI ROBERTS LLC | | Address Segment | |
| 6 | 301 BROADWAY N | TILOCK PROPERTIES LLC | 1900 | Retail & Apartments | |
| 6 | 303 BROADWAY N | 303 BROADWAY LLC | 1905 | Retail & Apartments | 4 |
| 6 | 305 BROADWAY N UNIT 1 | BRANDT PROPERTIES CO | 1905 | Single Family - Loft | |
| 6 | 305 BROADWAY N UNIT 2 | BRANDT PROPERTIES CO | 1905 | Retail, Off, & Apartments | 3 |
| 6 | 311 BROADWAY N | BROADWAY STREET DEVELOPMENT LLC | 1913 | Retail | 3 |
| 6 | 313 BROADWAY N | BROADWAY STREET DEVELOPMENT LLC | 1913 | Retail | |
| 6 | 315 BROADWAY N | BROADWAY STREET DEVELOPMENT LLC | 1913 | Retail | 3 |
| 6 | 317 BROADWAY N | BROADWAY STREET DEVELOPMENT LLC | 1913 | Retail | |
| 6 | 319 BROADWAY N UNIT 101 | ENZ, COLIN | 1913 | Other | |
| 6 | 319 BROADWAY N UNIT 102 | CURRIER, JOHN | 1913 | Other | |
| 6 | 319 BROADWAY N UNIT 103 | LEIKAS, THOMAS | 1913 | Other | |
| 6 | 319 BROADWAY N UNIT 104 | BECK, WHITNEY | 1913 | Other | |
| 6 | 319 BROADWAY N UNIT 105 | THEIN, NICOLE A | 1913 | Other | 5 |
| 6 | 319 BROADWAY N UNIT 106 | VOORHEES, JEAN C | 1913 | Other | 5 |
| 6 | 319 BROADWAY N UNIT 107 | SZMEREKOVSKY, JOSEPH G | 1913 | Other | 5 |
| 6 | 319 BROADWAY N UNIT 108 | BROADWAY STREET DEVELOPMENT LLC | 1913 | Other | 5 |
| 6 | 319 BROADWAY N UNIT 109 | PERLEBERG, KATIE A T/O/D | 1913 | Other | 5 |
| 6 | 319 BROADWAY N UNIT 110 | SOBOLIK, JEREMY & MELISSA | 1913 | Other | 5 |
| 6 | 319 BROADWAY N UNIT 201 | PERLEBERG, KATIE A T/O/D | 1913 | Single Family - Loft | 5 |
| 6 | 319 BROADWAY N UNIT 202 | DIEDERICH, ERIK BAKKE & ANDREA MARIE | 1913 | Single Family - Loft | 5 |

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For Commercial and Apartment Uses:

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Fargo Renaissance Zone Development Plan

| Block | Property Address | Owner | Year Built | Description | Building Condition* |
|-------|-------------------------|--|------------|----------------------------|---------------------|
| 6 | 319 BROADWAY N UNIT 203 | HAMM, BRIAN & MARIBEL | 1913 | Single Family - Loft | 5 |
| 6 | 319 BROADWAY N UNIT 204 | LEIKAS, THOMAS | 1913 | Single Family - Loft | 5 |
| 6 | 319 BROADWAY N UNIT 205 | BURGUM, JOSEPH | 1913 | Single Family - Loft | 5 |
| 6 | 319 BROADWAY N UNIT 206 | YAGGIE, MELISSA | 1913 | Single Family - Loft | 5 |
| 6 | 319 BROADWAY N UNIT 207 | SZMEREKOVSKY, JOSEPH G | 1913 | Single Family - Loft | 5 |
| 6 | 319 BROADWAY N UNIT 301 | GIBB, DIANNE | 1913 | Single Family - Loft | 5 |
| 6 | 319 BROADWAY N UNIT 302 | SOBOLIK, JEREMY & MELISSA | 1913 | Single Family - Loft | 5 |
| 6 | 319 BROADWAY N UNIT 303 | WILDENBORG, MATTHEW P | 1913 | Single Family - Loft | |
| 6 | 319 BROADWAY N UNIT 304 | ENZ, COLIN | 1913 | Single Family - Loft | 4 |
| 6 | 319 BROADWAY N UNIT 305 | CURRIER, JOHN | 1913 | Single Family - Loft | |
| 6 | 319 BROADWAY N UNIT 306 | VOORHEES, JEAN C | 1913 | Single Family - Loft | |
| 6 | 319 BROADWAY N UNIT 307 | BECK, WHITNEY | 1913 | Single Family - Loft | 3 |
| 6 | 319 BROADWAY N UNIT 308 | IHRINGER, MATTHEW T | 1913 | Single Family - Loft | |
| 6 | 320 5 ST N | MCCORMICK PLACE PARTNERSHIP | 1919 | Office | 3 |
| 6 | 325 BROADWAY N | HOUSING & REDEVELOPMENT AUTHORITY OF FARGO | 1965 | Fargo Housing Authority | |
| 6 | 505 3 AVE N | DFI LEGION LLC | 1949 | Retail | 5 |
| 6 | 510 4 AVE N | BRISTOL PLACE PARTNERSHIP LLP | 1920 | Office & Apartments | |
| 7 | 313 5 ST N | GACKLE, LLOYD & ELAINE | 1961 | Retail | 3 |
| 7 | 315 5 ST N | SHARK PROPERTIES LLC | 1927 | Office | 3 |
| 7 | 401 3 AVE N | CITY OF FARGO | 1964 | City Of Fargo | 4 |
| 7 | 404 4 AVE N | NORTHLAND HOSPITALITY LLC | 1916 | Office | 3 |
| 7 | 415 3 AVE N | MERITCARE HOSPITAL | 1977 | Medical Clinic | |
| 7 | 415 3 AVE N | MERITCARE HOSPITAL | 1977 | Office | |
| 8 | 200 4 AVE N APT 101 | 404 PLACE LLC | 2018 | Apartment Style Condo Unit | |
| 8 | 200 4 AVE N APT 102 | 404 PLACE LLC | 2018 | Apartment Style Condo Unit | |
| 8 | 200 4 AVE N APT 103 | 404 PLACE LLC | 2018 | Apartment Style Condo Unit | |
| 8 | 200 4 AVE N APT 104 | 404 PLACE LLC | 2018 | Apartment Style Condo Unit | |
| 8 | 200 4 AVE N APT 105 | 404 PLACE LLC | 2018 | Apartment Style Condo Unit | |
| 8 | 200 4 AVE N APT 106 | 404 PLACE LLC | 2018 | Apartment Style Condo Unit | |
| 8 | 200 4 AVE N APT 107 | 404 PLACE LLC | 2018 | Apartment Style Condo Unit | |
| 8 | 200 4 AVE N APT 108 | 404 PLACE LLC | 2018 | Apartment Style Condo Unit | |
| 8 | 200 4 AVE N APT 109 | 404 PLACE LLC | 2018 | Apartment Style Condo Unit | |
| 8 | 200 4 AVE N APT 110 | 404 PLACE LLC | 2018 | Apartment Style Condo Unit | |
| 8 | 200 4 AVE N APT 111 | 404 PLACE LLC | 2018 | Apartment Style Condo Unit | |
| 8 | 200 4 AVE N APT 112 | 404 PLACE LLC | 2018 | Apartment Style Condo Unit | |
| 8 | 200 4 AVE N APT 201 | 404 PLACE LLC | 2018 | Apartment Style Condo Unit | |
| 8 | 200 4 AVE N APT 203 | 404 PLACE LLC | 2018 | Apartment Style Condo Unit | |
| 8 | 200 4 AVE N APT 204 | 404 PLACE LLC | 2018 | Apartment Style Condo Unit | |
| 8 | 200 4 AVE N APT 205 | 404 PLACE LLC | 2018 | Apartment Style Condo Unit | |

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Fargo Renaissance Zone Development Plan

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

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Fargo Renaissance Zone Development Plan

| Block | Property Address | Owner | Year Built | Description | Building Condition* |
|-------|-------------------------|-------------------------------|------------|--------------------------|---------------------|
| 10 | 110 BROADWAY N | DFI BLACK BUILDING LLC | 1961 | Retail & Offices | 3 |
| 10 | 111 ROBERTS ST N UNIT 1 | YOUNG, THAN J & CHARLOTTE M | 1917 | Single Family - Loft | 5 |
| 10 | 111 ROBERTS ST N UNIT 2 | SAMUELSON, LISA J | 1917 | Single Family - Loft | 5 |
| 10 | 111 ROBERTS ST N UNIT 3 | YOUNG, ANDREW J | 1917 | Single Family - Loft | 3 |
| 10 | 111 ROBERTS ST N UNIT 6 | HATCH & YOUNG LLC | 1917 | Single Family - Loft | 3 |
| 10 | 111 ROBERTS ST N UNIT 7 | HATCH & YOUNG LLC | 1917 | Condominium (Commercial) | 3 |
| 10 | 111 ROBERTS ST N UNIT 8 | HATCH & YOUNG LLC | 1917 | Condominium (Commercial) | 3 |
| 10 | 113 ROBERTS ST N | WINDERS, JOHNSON, & YOUNG LLC | 1918 | Office & Apartments | 3 |
| 10 | 114 BROADWAY N | DFI BLACK BUILDING LLC | 1930 | Retail & Offices | 3 |
| 10 | 120 BROADWAY N | WALTON CHIROPRACTIC CLINIC PC | 1895 | Office & Apartments | |
| 10 | 122 BROADWAY N | DFI BD LLC | 1911 | Retail & Offices | |
| 10 | 123 ROBERTS ST N | THE GRAVER LP | 1916 | Office & Apartments | |
| 10 | 123 ROBERTS ST N | THE GRAVER LP | 1916 | Office & Apartments | 3 |
| 10 | 128 ROBERTS ALY N | DFI KESLER LLC | | Address Segment | |
| 10 | 132 ROBERTS ALY N | DFI KESLER LLC | | Address Segment | 3 |
| 10 | 301 10 ST N | CASEY'S RETAIL COMPANY | 1985 | Convenience Store | |
| 10 | 613 1 AVE N | C/D DFI BG LLC | 1910 | Office | |
| 10 | 617 1 AVE N | C/D DFI BG LLC | | Parking Ramp/Lot | |
| 10 | 618 2 AVE N | DFI KESLER LLC | | Address Segment | |
| 10 | 621 1 AVE N | DFI BJ LLC | 1990 | Parking Ramp/Lot | |
| 10 | 622 2 AVE N | DFI KESLER LLC | | Address Segment | |
| 10 | 624 2 AVE N | DFI KESLER LLC | | Parking Ramp/Lot | |
| 10 | 625-641 1 AVE N | DAKOTAH PIONEER LTD PTSHP | 1915 | Retail & Apartments | 3 |
| 10 | 625-641 1 AVE N | DAKOTAH PIONEER LTD PTSHP | 1915 | Retail & Apartments | 3 |
| 10 | 628 2 AVE N | DFI KESLER LLC | | Address Segment | 5 |
| 11 | 101 BROADWAY N | HOTEL DONALDSON LLC | 1900 | Hotel | |
| 11 | 105 BROADWAY N | ROOTERS BAR INC | 1893 | Retail & Apartments | 3 |
| 11 | 107 BROADWAY N | ROOTERS BAR INC | 1902 | Retail & Apartments | |
| 11 | 109 BROADWAY N | DFI BA LLC | 1903 | Retail & Offices | 3 |
| 11 | 109 ROBERTS ST N UNIT 4 | PORTERFIELD LLC | 1917 | Condominium (Commercial) | 3 |
| 11 | 109 ROBERTS ST N UNIT 5 | PORTERFIELD LLC | 1917 | Condominium (Commercial) | |
| 11 | 113 BROADWAY N | DFI BA LLC | 1903 | Retail | 3 |
| 11 | 115 BROADWAY N | DFI BC LLC | | | |
| 11 | 117 BROADWAY N | DFI BC LLC | 1911 | Retail & Apartments | 3 |
| 11 | 119 BROADWAY N | DFI BC LLC | | Address Segment | 3 |
| 11 | 123 BROADWAY N | DFI BE LLC | 1895 | Retail & Offices | |
| 11 | 123 BROADWAY N STE 200 | DFI BE LLC | | Address Segment | 3 |
| 11 | 123 BROADWAY N STE 201 | DFI BE LLC | | Address Segment | |
| 11 | 500 2 AVE N | GATE CITY SAVINGS & LOAN ASSN | 1956 | Bank/Savings & Loan | |

*BUILDING CONDITION:

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Fargo Renaissance Zone Development Plan

| Block | Property Address | Owner | Year Built | Description | Building Condition* |
|-------|----------------------------|--|------------|---------------------------|---------------------|
| 11 | 550 2 AVE N | DFI BE LLC | | Address Segment | |
| 11 | 560 2 AVE N | DFI BE LLC | | Address Segment | |
| 12 | 10 ROBERTS ST N | RILEY INC | 1927 | Office & Apartments | 3 |
| 12 | 14 ROBERTS ST N | LOFTS ON ROBERTS LLP | 1905 | Retail & Apartments | 3 |
| 12 | 26 ROBERTS ST N | CITY OF FARGO | 1908 | Office & Apartments | 3 |
| 12 | 37 7 ST N | BTM INVESTMENTS LLC | 1910 | Apartment | |
| 12 | 673 NORTHERN PACIFIC AVE N | RILEY INC | 1960 | Parking Ramp/Lot | |
| 13 | 52 BROADWAY N | PROFFUTT LP | 1911 | Retail & Offices | |
| 13 | 56 BROADWAY N | PROFFUTT LP | | Parking Ramp/Lot | 3 |
| 13 | 609 NORTHERN PACIFIC AVE N | NOBULL LLC | 1896 | Retail | |
| 13 | 611 NORTHERN PACIFIC AVE N | BARNICK PARKING LLC | | Parking Ramp/Lot | |
| 13 | 615 NORTHERN PACIFIC AVE N | BARNICK, JOHN P | 1983 | Parking Ramp/Lot | 3 |
| 13 | 619 NORTHERN PACIFIC AVE N | TJADEN PROPERTIES LLC | 1910 | Retail & Apartments | |
| 13 | 621 NORTHERN PACIFIC AVE N | TJADEN PROPERTIES LLC | 1910 | Retail & Apartments | |
| 13 | 627 NORTHERN PACIFIC AVE N | OLIVIERI, JOSEPH M | 1906 | Retail & Apartments | |
| 13 | 630 1 AVE N | CITYSCAPES PLAZA LLC | 2008 | Retail, Off, & Apartments | 3 |
| 13 | 630 1 AVE N | CITYSCAPES PLAZA LLC | 2008 | Retail, Off, & Apartments | |
| 13 | 631 NORTHERN PACIFIC AVE N | SIX THIRTY-ONE INVESTMENTS LLP | 1906 | Retail | |
| 13 | 633 NORTHERN PACIFIC AVE N | BARNICK, JOHN P | 1985 | Parking Ramp/Lot | 3 |
| 13 | 637 NORTHERN PACIFIC AVE N | CITY OF FARGO FIRE HALL | 1961 | City Of Fargo | |
| 13 | 64 BROADWAY N | 64 BROADWAY INVESTMENTS LLC | 1893 | Retail | |
| 13 | 66 BROADWAY N | GILL'S INVESTMENT LTD | 1893 | Retail, Off, & Apartments | 3 |
| 13 | 68 BROADWAY N | GILL'S INVESTMENT LTD | | Address Segment | 4 |
| 13 | 623 NORTHERN PACIFIC AVE N | QUANTUM DEVELOPMENT INC | 1910 | Retail & Apartments | |
| 14 | 401 NORTHERN PACIFIC AVE N | BARNICK PARKING LLC (50%) | | Parking Ramp/Lot | 3 |
| 14 | 402 1 AVE N | FORUM PUBLISHING CO | 1980 | Parking Ramp/Lot | 3 |
| 14 | 409 NORTHERN PACIFIC AVE N | 409 PARKING LLC | 1994 | Parking Ramp/Lot | 3 |
| 14 | 411 NORTHERN PACIFIC AVE N | 409 PARKING LLC | | Parking Ramp/Lot | 4 |
| 14 | 415 NORTHERN PACIFIC AVE N | BEVERLY REALTY INC | 1915 | Retail | 3 |
| 14 | 417 NORTHERN PACIFIC AVE N | IOWA-BEVERLY REALTY INC | 1919 | Retail & Apartments | |
| 14 | 419 NORTHERN PACIFIC AVE N | JJ PARKING LLC | 1984 | Parking Ramp/Lot | |
| 14 | 423 NORTHERN PACIFIC AVE N | JJ PARKING LLC | 1994 | Parking Ramp/Lot | 4 |
| 14 | 63 5 ST N | DFI LOUDON LLC | | Parking Ramp/Lot | |
| 14 | 64 4 ST N | DFI LOUDON LLC | 1916 | Office | |
| 15 | 301 NORTHERN PACIFIC AVE N | FAMILY HEALTHCARE CENTER | 1919 | Medical Clinic | |
| 15 | 307 NORTHERN PACIFIC AVE N | FAMILY HEALTHCARE CENTER | 1908 | Medical Clinic | |
| 15 | 308 1 AVE N | DALE R LARSON REV LIVING TRUST AGREEMENT | 1926 | Retail | |
| 15 | 313 NORTHERN PACIFIC AVE N | IRISH PROPERTIES II LLC | 1914 | Office | |
| 15 | 317 NORTHERN PACIFIC AVE N | FORUM PUBLISHING CO | | Parking Ramp/Lot | |

*BUILDING CONDITION:

For Residential Uses:

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

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average 5 - New/Excellent

Fargo Renaissance Zone Development Plan

| Block | Property Address | Owner | Year Built | Description | Building Condition * |
|-------|-----------------------------|--|------------|----------------------|----------------------|
| 15 | 319 NORTHERN PACIFIC AVE N | JT PARKING LLC | 1993 | Parking Ramp/Lot | |
| 15 | 321 NORTHERN PACIFIC AVE N | JT PARKING LLC | | Parking Ramp/Lot | 3 |
| 15 | 65 4 ST N | DALE R LARSON REV LIVING TRUST AGREEMENT | | Parking Ramp/Lot | |
| 15 | 67 4 ST N | DALE R LARSON REV LIVING TRUST AGREEMENT | | Parking Ramp/Lot | 3 |
| 15 | 69 4 ST N | CITY OF FARGO | 1921 | City Of Fargo | 3 |
| 16 | 205 NORTHERN PACIFIC AVE N | FARMERS UNION OIL COMPANY OF MOORHEAD | 1946 | Convenience Store | |
| 16 | 209 NORTHERN PACIFIC AVE N | BORTNMEN FAMILY LTD PTSHP | 1910 | Retail | 3 |
| 16 | 213 NORTHERN PACIFIC AVE N | BORTNEM FAMILY LTD PTSHP | 1951 | Retail | |
| 16 | 219 NORTHERN PACIFIC AVE N | BORTNEM FAMILY LTD PTSHP | 1905 | Retail & Offices | 4 |
| 16 | 65 3 ST N | BORTNAM FAMILY LTD PTSHP | | Parking Ramp/Lot | 2 |
| 16 | 72 2 ST N | BORTNEM FAMILY LTD PTSHP | | Parking Ramp/Lot | |
| 17 | 10 8 ST N | ARCADIA-W LLC | 1913 | Office & Apartments | 3 |
| 17 | 1001 MAIN AVE | BURLINGTON NORTHERN SANTA FE | | Utility | 4 |
| 17 | 1004 NORTHERN PACIFIC AVE N | BNSF | | Parking Ramp/Lot | |
| 17 | 1009 MAIN AVE | BNSF | | Vacant Land | 4 |
| 17 | 1015 MAIN AVE | LEY, GEORGE C | 2002 | Strip Center | 3 |
| 17 | 1026 NORTHERN PACIFIC AVE N | 1026 NP AVENUE LLC | 1929 | Apartment | 3 |
| 17 | 1100 NORTHERN PACIFIC AVE N | 1026 NP AVENUE LLC | 1929 | Office | 4 |
| 17 | 1113 MAIN AVE | KJT PROPERTIES LLC | 1953 | Warehouse & Office | 3 |
| 17 | 1120 NORTHERN PACIFIC AVE N | NP WEST LLC | 1960 | Warehouse & Office | 3 |
| 17 | 1201 MAIN AVE | VOGEL ENTERPRISES LTD | 1910 | Retail | |
| 17 | 4 8 ST N | BURLINGTON NORTHERN RAILROAD | | Utility | |
| 17 | 806 NORTHERN PACIFIC AVE N | RAIL CROSSING LLC | 1925 | Warehouse & Office | |
| 17 | 808 NORTHERN PACIFIC AVE N | RAIL CROSSING LLC | 1919 | Manufacturing-Light | |
| 17 | 828 NORTHERN PACIFIC AVE N | RAIL CROSSING LLC | 1995 | Manufacturing-Light | 3 |
| 17 | 842 NORTHERN PACIFIC AVE N | FABRICATORS SUPPLY INC | 1937 | Lumber Yard | 3 |
| 17 | 905 MAIN AVE | BNSF | 1988 | Restaurant-Fast Food | 4 |
| 18 | 10 BROADWAY N UNIT A | GLOBAL DEVELOPMENT LLC | 1986 | Parking Ramp/Lot | 3 |
| 18 | 12 BROADWAY N | CPE PROPERTIES LLC | 1925 | Retail | 5 |
| 18 | 12 BROADWAY N UNIT 201 | WOLD, MARILYN K | 2004 | Single Family - Loft | 5 |
| 18 | 12 BROADWAY N UNIT 202 | WEINGARTEN, CHARLES P & MARY E | 1925 | Single Family - Loft | 5 |
| 18 | 12 BROADWAY N UNIT 203 | MCAIR, MICHAEL D & KING-MCAIR, PAMELA L | 1925 | Single Family - Loft | 5 |
| 18 | 12 BROADWAY N UNIT 204 | RICHARDS, ANDREW T | 1925 | Single Family - Loft | 5 |
| 18 | 12 BROADWAY N UNIT 205 | PIKE, THAD J | 1925 | Single Family - Loft | 5 |
| 18 | 12 BROADWAY N UNIT 206 | SEKUNDIAK, TODD & LISA | 1925 | Single Family - Loft | 5 |
| 18 | 12 BROADWAY N UNIT 301 | OFFUTT, CHRISTI | 2004 | Single Family - Loft | 5 |
| 18 | 12 BROADWAY N UNIT 302 | WILSON, DANIEL M & PAULA A | 1925 | Single Family - Loft | 5 |
| 18 | 12 BROADWAY N UNIT 303 | LARSON, KEVIN | 1925 | Single Family - Loft | 5 |
| 18 | 12 BROADWAY N UNIT 304 | BOWER, JOHN C | 1925 | Single Family - Loft | 5 |

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For Commercial and Apartment Uses:

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Fargo Renaissance Zone Development Plan

| Block | Property Address | Owner | Year Built | Description | Building Condition * |
|-------|-------------------------------------|---|------------|--------------------------|----------------------|
| 18 | 12 BROADWAY N UNIT 305 | KLD ENTERPRISES LLP | 1925 | Single Family - Loft | 3 |
| 18 | 12 BROADWAY N UNIT 306 | LELAND A SWANSON REV LIVING TRUST | 1925 | Single Family - Loft | 3 |
| 18 | 14 BROADWAY N | GLOBAL DEVELOPMENT LLC | 1925 | Manufacturing-Light | 4 |
| 18 | 2 BROADWAY N | BURLINGTON NORTHERN RAILROAD | | Utility | |
| 18 | 22 BROADWAY N | GLOBAL DEVELOPMENT LLC | 1905 | Retail & Offices | 3 |
| 18 | 6 BROADWAY N | UPTOWN CHATTELS LLC | 1899 | Retail & Offices | |
| 18 | 6 BROADWAY N | UPTOWN CHATTELS LLC | | Vacant Land | 3 |
| 18 | 602 NORTHERN PACIFIC AVE N | GLOBAL DEVELOPMENT LLC | | Parking Ramp/Lot | 3 |
| 18 | 610 NORTHERN PACIFIC AVE N | GLOBAL DEVELOPMENT LLC | | Parking Ramp/Lot | |
| 18 | 636 NORTHERN PACIFIC AVE N | CITY OF FARGO | 1990 | City Of Fargo | 4 |
| 18 | 650 NORTHERN PACIFIC AVE N | NDSU DEVELOPMENT FOUNDATION | 1909 | Educational & NDSU | 3 |
| 18 | 650 NORTHERN PACIFIC AVE N | NDSU DEVELOPMENT FOUNDATION | | Educational & NDSU | |
| 18 | 650 NORTHERN PACIFIC AVE N | CITY OF FARGO | | Parking Ramp/Lot | 3 |
| 18 | 701 MAIN AVE | PARK DISTRICT OF THE CITY OF FARGO | | Fargo Park District | 3 |
| 18 | 701 MAIN AVE | PARK DISTRICT OF THE CITY OF FARGO | 1898 | Fargo Park District | 3 |
| 19 | 10 2 ST N | BURLINGTON NORTHERN SANTA FE | | Utility | |
| 19 | 20 2 ST N | AMERIPRIDE SERVICES INC | 1946 | Laundry/Dry Cleaner | 3 |
| 19 | 206 NORTHERN PACIFIC AVE N | AMERICAN LINEN SUPPLY CO | 1972 | Laundry/Dry Cleaner | 3 |
| 19 | 208 NORTHERN PACIFIC AVE N | AMERICAN LINEN SUPPLY CO | 1902 | Laundry/Dry Cleaner | 3 |
| 19 | 218 NORTHERN PACIFIC AVE N | VOGEL LAW OFFICE BUILDING LLP | 1916 | Office | 3 |
| 19 | 221 MAIN AVE | BORTNEM FAMILY LTD PARTNERSHIP | 1974 | Warehouse | |
| 19 | 223 MAIN AVE | 223 MAIN AVE LLC | 1912 | Warehouse | 3 |
| 19 | 300 NORTHERN PACIFIC AVE N UNIT 301 | QUICK, BRUCE D & ROBERTA | 2004 | Single Family - Loft | 3 |
| 19 | 300 NORTHERN PACIFIC AVE N UNIT 302 | JOHN S ABBOTT REV TRUST | 2004 | Single Family - Loft | 4 |
| 19 | 300 NORTHERN PACIFIC AVE N UNIT 303 | ZIMMERMAN, STEVEN L & KIMBERLY K | 2004 | Single Family - Loft | 3 |
| 19 | 300 NORTHERN PACIFIC AVE N UNIT 305 | HUMMEL, PETER K | 2004 | Single Family - Loft | 4 |
| 19 | 300 NORTHERN PACIFIC AVE N UNIT 306 | BURCHILL, THOMAS S & SHELLY L | 2004 | Single Family - Loft | 4 |
| 19 | 300 NORTHERN PACIFIC AVE N UNIT 307 | BUTLER, FRANCIS J | 2004 | Single Family - Loft | 4 |
| 19 | 300 NORTHERN PACIFIC AVE N UNIT 308 | DAWSON, DEBRA ANN | 2004 | Single Family - Loft | 3 |
| 19 | 300 NORTHERN PACIFIC AVE N UNIT 309 | JOHNSON, JEFFREY K | 2004 | Single Family - Loft | 3 |
| 19 | 300 NORTHERN PACIFIC AVE N UNIT 310 | BRUCE G PITTS REV LIVING TRUST | 2004 | Single Family - Loft | 4 |
| 19 | 300 NORTHERN PACIFIC AVE N UNIT 311 | RODENBURG, CLIFTON G & DONNA | 2004 | Single Family - Loft | |
| 19 | 300 NORTHERN PACIFIC AVE N UNIT C1 | NETREIT 300 NP LLC | 1921 | Retail & Offices | 2 |
| 19 | 300 NORTHERN PACIFIC AVE N UNIT C2 | RED RIVER VALLEY REGIONAL DISPATCH CENTER | 1921 | Condominium (Commercial) | 4 |
| 19 | 307 MAIN AVE | BORTNEM FAMILY LP | 1930 | Warehouse & Office | 3 |
| 19 | 310 NORTHERN PACIFIC AVE N | FRITZ PROPERTIES LLC | 1923 | Office | 3 |
| 19 | 315 MAIN AVE | BORTNEM FAMILY LP | 1917 | Warehouse & Office | |
| 19 | 320 MACHINERY ROW AVE N | CITY OF FARGO | | City Of Fargo | 3 |
| 19 | 323 MAIN AVE | RIVER CITY CHURCH | 1910 | Church | 3 |

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For Commercial and Apartment Uses:

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Fargo Renaissance Zone Development Plan

| Block | Property Address | Owner | Year Built | Description | Building Condition* |
|-------|-------------------------|-------------------------------------|------------|---------------------|---------------------|
| 19 | 325 MACHINERY ROW AVE N | FRITZ PROPERTIES LLC | | Address Segment | |
| 19 | 35 4 ST N | TTC LLP | 1919 | Office | |
| 19 | 35 4 ST N | TTC LLP | 2008 | Warehouse | 3 |
| 19 | 50 2 ST N | AMERICAN LINEN SUPPLY CO | 1943 | Laundry/Dry Cleaner | 3 |
| 20 | 1 8 ST S | WATKINS, FRANK LELAND | 1900 | Retail & Apartments | 2 |
| 20 | 11 8 ST S | WATKINS, FRANK LELAND ETAL | 1886 | Retail & Offices | 3 |
| 20 | 13 8 ST S | CONEFLOWER FARMHOUSE LLC | 1912 | Retail & Apartments | |
| 20 | 15 8 ST S | CONEFLOWER FARMHOUSE LLC | 1910 | Address Segment | 3 |
| 20 | 17 8 ST S | HARVEST CAPITAL LLC | 1900 | Retail & Apartments | |
| 20 | 19 1/2 8 ST S | HARVEST CAPITAL LLC | | Address Segment | 3 |
| 20 | 21 8 ST S | HARVEST CAPITAL | 1901 | Retail & Apartments | |
| 20 | 806 MAIN AVE | WATKINS, FRANK LELAND | 1900 | Retail | |
| 20 | 810 MAIN AVE | WATKINS, FRANK LELAND | | Parking Ramp/Lot | 3 |
| 20 | 811 1 AVE S | 814 MAIN AVENUE LLC | | Parking Ramp/Lot | 3 |
| 20 | 814 MAIN AVE | 814 MAIN AVENUE LLC | 1962 | Restaurant-Family | |
| 20 | 818 MAIN AVE | TAS LLC | 1927 | Office | |
| 20 | 824 MAIN AVE | ANGOTTI PROPERTIES LLC | 1925 | Office | 3 |
| 20 | 825 1 AVE S | 814 MAIN AVENUE LLC | 1982 | Parking Ramp/Lot | |
| 21 | 14 8 ST S | ATTICUSBLUE LLC | 1896 | Retail | 4 |
| 21 | 15 7 ST S | KRO RENTALS LLP | 1927 | Office | 3 |
| 21 | 16 8 ST S | 16 8TH STREET SOUTH LLC | 1912 | Retail & Apartments | 3 |
| 21 | 18 8 ST S | 18 8TH STREET SOUTH LLC | 1910 | Retail & Apartments | 3 |
| 21 | 20 8 ST S | TAPPE COMMERCIAL HOLDINGS LLC | 1935 | Daycare Facility | 3 |
| 21 | 23 7 ST S | KRO RENTALS LLP | 1907 | Apartment | |
| 21 | 700 MAIN AVE | KNB PROPERTIES LLC | 1958 | Office | 3 |
| 21 | 714 MAIN AVE | FANCY LAND LLC | 1915 | Retail & Apartments | |
| 21 | 716 MAIN AVE | BH PROPERTIES LLC | 1901 | Retail & Apartments | 3 |
| 21 | 718 MAIN AVE | KNB PROPERTIES LLC | | Parking Ramp/Lot | 3 |
| 21 | 720 MAIN AVE | 720 MAIN LLC | 1958 | Office | 3 |
| 23 | 115 7 ST S | NEUROPSYCHIATRIC RESEARCH INSTITUTE | | Parking Ramp/Lot | 3 |
| 23 | 120 8 ST S | NEUROPSYCHIATRIC INSTITUTE | 1970 | Medical Clinic | 4 |
| 23 | 700 1 AVE S | NEUROPSYCHIATRIC RESEARCH INSTITUTE | 1926 | Medical Clinic | |
| 23 | 709 2 AVE S | NEUROPSYCHIATRIC RESEARCH INSTITUTE | 1992 | Parking Ramp/Lot | 3 |
| 23 | 720 1 AVE S | NEUROPSYCHIATRIC RESEARCH INSTITUTE | 1984 | Parking Ramp/Lot | 3 |
| 24 | 20 7 ST S | BLOCK 6 APARTMENTS LLP | 1985 | Apartment | 3 |
| 24 | 21 BROADWAY S | BLOCK 6 APARTMENTS LLP | 1985 | Apartment | 4 |
| 24 | 602 MAIN AVE | WIMMER CORNER LLC | 1895 | Retail & Apartments | |
| 24 | 604 MAIN AVE | WIMMER CORNER LLC | 1894 | Retail & Apartments | 3 |
| 24 | 606 MAIN AVE | RHOMBUS HOUSE OF PIZZA LLC | 1919 | Retail & Apartments | 4 |

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Fargo Renaissance Zone Development Plan

| Block | Property Address | Owner | Year Built | Description | Building Condition* |
|-------|----------------------|--|------------|----------------------------|---------------------|
| 24 | 608 MAIN AVE | 608 MAIN AVENUE LLC | 1894 | Retail & Apartments | |
| 24 | 612 MAIN AVE | ST PARTNERSHIP LLP | 1890 | Retail & Offices | |
| 24 | 614 MAIN AVE | INVESTMENTS ON MAIN LLC | 1896 | Retail & Offices | 3 |
| 24 | 614 MAIN AVE STE 10 | INVESTMENTS ON MAIN LLC | | Address Segment | 3 |
| 24 | 614 MAIN AVE STE 100 | INVESTMENTS ON MAIN LLC | | Address Segment | |
| 24 | 614 MAIN AVE STE 200 | INVESTMENTS ON MAIN LLC | | Address Segment | 3 |
| 24 | 614 MAIN AVE STE 205 | INVESTMENTS ON MAIN LLC | | Address Segment | 3 |
| 24 | 614 MAIN AVE STE 210 | INVESTMENTS ON MAIN LLC | | Address Segment | 2 |
| 24 | 614 MAIN AVE STE 220 | INVESTMENTS ON MAIN LLC | | Address Segment | |
| 24 | 616 MAIN AVE | BLOCK 6 APARTMENTS LLP | 1902 | Office & Apartments | |
| 24 | 620 MAIN AVE | BLOCK 6 APARTMENTS LLP | 1902 | Retail & Apartments | |
| 24 | 7 6 ST S | CAMPBELL, JOHN M | | Parking Ramp/Lot | 3 |
| 26 | 200 8 ST S | PARK RIDGE APARTMENTS LLP | 1993 | Apartment | |
| 26 | 215 7 ST S | JOHN D & CYDNEY J RUNSVOLD LTD PTSHP | 1960 | Other | 5 |
| 26 | 219 7 ST S | UNITED WAY OF CASS-CLAY INC | 1954 | Office | 3 |
| 26 | 220 8 ST S UNIT A1 | OFFUTT, RONALD D JR | 1980 | Apartment Style Condo Unit | 3 |
| 26 | 220 8 ST S UNIT A2 | ULMER, GEORGE L | 1980 | Apartment Style Condo Unit | 5 |
| 26 | 220 8 ST S UNIT A3 | HALEY, ERIN | 1980 | Apartment Style Condo Unit | 3 |
| 26 | 220 8 ST S UNIT A4 | SGUTT, DOROTHY | 1980 | Apartment Style Condo Unit | 3 |
| 26 | 220 8 ST S UNIT B1 | STIBBE, JOHN K | 1980 | Apartment Style Condo Unit | 3 |
| 26 | 220 8 ST S UNIT B2 | THOMAS L RICHDMOND REV LIVING TRUST (50%) ETAL | 1980 | Apartment Style Condo Unit | 3 |
| 26 | 220 8 ST S UNIT B3 | BENSON, MICHAEL LYLE TRUST (50%) ETAL | 1980 | Apartment Style Condo Unit | 3 |
| 26 | 220 8 ST S UNIT B4 | GIBB, ROBERT & ELIZABETH M | 1980 | Apartment Style Condo Unit | 4 |
| 26 | 220 8 ST S UNIT C1 | DEUTSCH, JOHN & SUSAN | 1980 | Apartment Style Condo Unit | |
| 26 | 220 8 ST S UNIT C2 | SWANSTON, WILLIAM MICHAEL III & LINDA | 1980 | Apartment Style Condo Unit | 3 |
| 26 | 220 8 ST S UNIT C3 | HUBER, DARREN C | 1980 | Apartment Style Condo Unit | 3 |
| 26 | 220 8 ST S UNIT C4 | IHRINGER, THOMAS D & REBECCA L | 1980 | Apartment Style Condo Unit | 3 |
| 26 | 220 8 ST S UNIT D1 | BIWER, JOANNE | 1980 | Apartment Style Condo Unit | 3 |
| 26 | 220 8 ST S UNIT D2 | PLATH, TODD | 1980 | Apartment Style Condo Unit | 4 |
| 26 | 220 8 ST S UNIT D3 | REIS, RICHARD A & LYN E | 1980 | Apartment Style Condo Unit | |
| 26 | 220 8 ST S UNIT D4 | NILLES, ELIZABETH H | 1980 | Apartment Style Condo Unit | |
| 26 | 300 MAIN AVE | FARGO GATEWAY CENTER | 1972 | Strip Center | 3 |
| 28 | 300 8 ST S | ALBRECHT, JOHN P | 1946 | Apartment | 5 |
| 28 | 301 7 ST S | NOAH, ANDREW L B (32.91%) ETAL | 1966 | Office | 3 |
| 28 | 310 8 ST S | TENNEFOS PROPERTIES LIMITED PARTNERSHIP | 1990 | Apartment | 4 |
| 28 | 315 7 ST S | PARK TERRACE APARTMENTS LLP | 1967 | Apartment | 4 |
| 28 | 325 7 ST S | ENCLAVE OFFICE LLP | 1955 | Office | 3 |
| 28 | 404 8 ST S UNIT 101 | WILSON, WARREN W JR & SHARON L | 2001 | Apartment Style Condo Unit | 3 |
| 28 | 404 8 ST S UNIT 102 | ARENDS, JERRY A | 2002 | Apartment Style Condo Unit | 3 |

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Fargo Renaissance Zone Development Plan

| Block | Property Address | Owner | Year Built | Description | Building Condition* |
|-------|----------------------------|--|------------|----------------------------|---------------------|
| 28 | 404 8 ST S UNIT 103 | MONGEON, WENDEL P & DONNA M | 2002 | Apartment Style Condo Unit | 3 |
| 28 | 404 8 ST S UNIT 104 | SELBO, GREGORY B & PAMELA K | 2002 | Apartment Style Condo Unit | 3 |
| 28 | 404 8 ST S UNIT 201 | STRAND, SCOTT M & LAURA H | 2002 | Apartment Style Condo Unit | 3 |
| 28 | 404 8 ST S UNIT 202 | BRUNSDALE, THOMAS & MARY H | 2001 | Apartment Style Condo Unit | |
| 28 | 404 8 ST S UNIT 203 | KELLY, PATRICIA J | 2002 | Apartment Style Condo Unit | 3 |
| 28 | 404 8 ST S UNIT 204 | GEIGER, JOE ANN | 2001 | Apartment Style Condo Unit | |
| 28 | 404 8 ST S UNIT 301 | SIEMENS, HERB J & ANNI | 2001 | Apartment Style Condo Unit | |
| 28 | 404 8 ST S UNIT 302 | LARSEN, R DOUGLAS & SALLY A | 2002 | Apartment Style Condo Unit | 4 |
| 28 | 404 8 ST S UNIT 303 | KLOSTER, RONALD M & JANICE M | 2002 | Apartment Style Condo Unit | |
| 28 | 404 8 ST S UNIT 304 | SWANICK, SUSAN & KOST, RONALD A | 2002 | Apartment Style Condo Unit | 3 |
| 28 | 405 7 ST S | FERNY HOLDINGS LLC | 1959 | Group Home | |
| 28 | 409 7 ST S | FARGO-MOORHEAD AREA FOUNDATION CORPORATION | 1967 | Office | |
| 28 | 415 7 ST S | STERLING PROPERTIES LLLP (52.326%) | 1965 | Apartment | |
| 28 | 420-422 8 ST S | PARK TERRACE APARTMENTS LLP | 1966 | Apartment | 2 |
| 29 | 1 2 ST S | CITY OF FARGO | | Vacant Land | |
| 29 | 100 4 ST S | PROFESSIONAL ASSOCIATES LLC | 1969 | Office | |
| 29 | 101 2 ST S | FARGO HOUSING AUTHORITY | 1970 | Fargo Housing Authority | 4 |
| 29 | 330 MAIN AVE | C/D BETTENHAUSEN, STEVEN W & SHARI L | 1971 | Convenience Store | |
| 29 | 44 4 ST S | FARGO GATEWAY CENTER | 1979 | Medical Clinic | |
| 30 | 106 NORTHERN PACIFIC AVE N | CITY OF FARGO | 1957 | Manufacturing-Heavy | 3 |
| 30 | 106 NORTHERN PACIFIC AVE N | CITY OF FARGO | 1986 | Manufacturing-Heavy | 3 |
| 30 | 106 NORTHERN PACIFIC AVE N | CITY OF FARGO | 1957 | Manufacturing-Heavy | |
| 31 | 1 9 ST S | BRUNS, ELMER G | 1926 | Automobile Repair Shop | 3 |
| 31 | 15 9 ST S | JOHNSON, CRAIG E & PAMELA J | 1923 | Office | 3 |
| 31 | 18 10 ST S | OSBORNE, JOHN H & KRISTIN E | | Parking Ramp/Lot | |
| 31 | 23 9 ST S | THREE RAVENS LLC | 1914 | Church | |
| 31 | 9 9 ST S | RRV CAPITAL LLC | 1952 | Office & Apartments | |
| 31 | 910 MAIN AVE | ALBRECHT, JOHN P & JENNIFER | 1915 | Retail & Offices | |
| 31 | 911 1 AVE S | ALBRECHT, PAUL | | Parking Ramp/Lot | |
| 31 | 914 MAIN AVE | ALBRECHT, JOHN P & ARETT, JENNIFER | 1914 | Retail & Apartments | 3 |
| 31 | 914 MAIN AVE | ALBRECHT, JOHN P & ARETT, JENNIFER | 1914 | Single Family - Loft | 3 |
| 31 | 915 1 AVE S | FIRST UNITED METHODIST CHURCH OF FARGO | | Religious Other | |
| 31 | 917 1 AVE S | OSBORNE, JOHN H & KRISTIN E | 1900 | Conversion | |
| 31 | 919 1 AVE S | OSBORNE, JOHN H & KRISTIN E | 1900 | Conversion | |
| 31 | 920 MAIN AVE | SHERWIN-WILLIAMS REALTY HOLDINGS INC | 1959 | Warehouse | |
| 32 | 1002 1 AVE S | MCGOVERN, KEITH T & RONDIL | 1923 | Single Family | |
| 32 | 1013 2 AVE S | BOULGER FUNERAL HOME INC | 1998 | Parking Ramp/Lot | |
| 32 | 1015 2 AVE S | BBA LLC | | Parking Ramp/Lot | 4 |
| 32 | 1019 2 AVE S | BBA LLC | 1909 | Conversion | 3 |

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Fargo Renaissance Zone Development Plan

| Block | Property Address | Owner | Year Built | Description | Building Condition* |
|-------|-------------------------------------|-------------------------------------|------------|------------------------|---------------------|
| 32 | 1019 2 AVE S | BBA LLC | 2000 | Warehouse | |
| 32 | 1023 2 AVE S | BLAKE, TERRY J & DEBORAH A | 1891 | Conversion | |
| 32 | 110 11 ST S | WARD, TYLER | 1891 | Single Family | 3 |
| 32 | 113 10 ST S | BOULGER FUNERAL HOME INC | | Parking Ramp/Lot | 3 |
| 32 | 123 10 ST S | BOULGER FUNERAL HOME INC | 1971 | Religious Other | |
| 32 | 1307 NORTHERN PACIFIC AVE N | D&H PROPERTIES LLP | 1989 | Office | 4 |
| 32 | 1313 NORTHERN PACIFIC AVE N | TE HOLDINGS LLC | 1989 | Office | |
| 33 | 1001 1 AVE S | AMVETS JON A GREENLEY POST 7 | 1979 | Fraternal Lodge | 3 |
| 33 | 1002 MAIN AVE | C/D OTTESEN, STEVEN D | 1981 | Office | 2 |
| 33 | 1008 MAIN AVE | KJERA PROPERTIES II LLC | 1903 | Single Family | 2 |
| 33 | 1010 MAIN AVE | CRAIG HOLDINGS LLC | 1946 | Automobile Repair Shop | 3 |
| 33 | 1011 1 AVE S | AMVETS JON A GREENLEY POST NO. 7 | | Fraternal Lodge | |
| 33 | 1013 1 AVE S | GRONINGER, ANDREW R | 1890 | Single Family | 3 |
| 33 | 1014 MAIN AVE | CRAIG HOLDINGS LLC | 1960 | Warehouse | 5 |
| 33 | 1016 MAIN AVE | THOMPSON, SHAWN | 1953 | Automobile Repair Shop | |
| 33 | 1019-1021 1 AVE S | SATEREN, ERIK | 1913 | 3 Plex | 3 |
| 33 | 1023 1 AVE S | SCHINDELE, DAVID (50%) | 2017 | Apartment | 3 |
| 33 | 15 10 ST S | KJERA PROPERTIES II LLC | 1905 | Single Family | 3 |
| 33 | 6-6 1/2 11 ST S | HARMON REAL ESTATE COMPANY LLC | 1914 | Conversion | 3 |
| 34 | 1101 1 AVE S | LMI LLC | 1950 | Office & Apartments | 3 |
| 34 | 1102 MAIN AVE | LADWIG, CURTIS | 1954 | Retail | 3 |
| 34 | 1107 1 AVE S | LMI LLC | 1958 | Warehouse & Office | 3 |
| 34 | 1111 1 AVE S | LITTON PROPERTIES LLC | | Parking Ramp/Lot | 3 |
| 34 | 1114 MAIN AVE | DFI AR LLC | 1946 | Retail & Apartments | |
| 34 | 1115 1 AVE S | LITTON PROPERTIES LLC | 1993 | Parking Ramp/Lot | 2 |
| 34 | 1117 1 AVE S | LITTON PROPERTIES LLC | 1902 | Single Family | 3 |
| 34 | 1118 MAIN AVE | HALVORSON, BARRY & THERESA | 1966 | Office | 2 |
| 34 | 16 12 ST S | LITTON PROPERTIES LLC | 1966 | Retail | 3 |
| 34 | 9 11 ST S | LADWIG, CURTIS C | | Vacant Land | |
| 35 | 12 12 ST N | CAUGHRON, R CLIFTON | 1968 | Warehouse & Office | 4 |
| 35 | 1200 1 AVE N | HOUSE DIVIDED PROPERTIES | 1965 | Retail | 3 |
| 35 | 1208 1 AVE N | DFI AK LLC | | Vacant Land | 3 |
| 35 | 1213 NORTHERN PACIFIC AVE N | DFI 1213 NP LLC | 1950 | Retail | |
| 35 | 1213 NORTHERN PACIFIC AVE N STE 300 | DFI 1213 NP LLC | | | 3 |
| 35 | 17 UNIVERSITY DR N | DFI 1213 NP LLC | | Parking Ramp/Lot | 3 |
| 35 | 21 UNIVERSITY DR N | ND ASSOCIATION FOR THE DISABLED INC | 1984 | Office | 3 |
| 35 | 23 UNIVERSITY DR N | DFI AS LLC | | Address Segment | 3 |
| 35 | 26 12 ST N | SENFF, ROBERT L & CINDY A | 1904 | Single Family | |
| 35 | 29 UNIVERSITY DR N | DFI AS LLC | 1930 | Office | 5 |

*BUILDING CONDITION:

For Residential Uses:

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

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average 5 - New/Excellent

Fargo Renaissance Zone Development Plan

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

*BUILDING CONDITION:

For Residential Uses:

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

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average 5 - New/Excellent

Fargo Renaissance Zone Development Plan

| Block | Property Address | Owner | Year Built | Description | Building Condition* |
|-------|------------------------|--|------------|----------------------------|---------------------|
| 43 | 307 8 ST N | RAMSAY, RONALD L M | 1905 | Duplex | |
| 43 | 308 7 ST N | OSBORNE, JOHN H & KRISTIN E | 1890 | Conversion | |
| 43 | 311 8 ST N | GLEYE, PAUL H III & SCHWARZWALTER, KAY M | 1906 | Single Family | 4 |
| 43 | 312 7 ST N | OSBORNE, JOHN H & KRISTIN E | 1950 | Single Family | 3 |
| 43 | 314 7 ST N | CITY OF FARGO | | City Of Fargo | 4 |
| 43 | 315 8 ST N | RAPE AND ABUSE CRISIS CENTER OF FARGO-MOORHEAD | 1968 | Office | |
| 43 | 320 7 ST N | CITY OF FARGO | | City Of Fargo | 3 |
| 43 | 708 4 AVE N | DFI AV LLC | 1905 | 3 Plex | 3 |
| 43 | 712 4 AVE N | CITY OF FARGO | | City Of Fargo | |
| 43 | 713 3 AVE N | OSBORNE, JOHN H & KRISTIN E | 1890 | Duplex | 3 |
| 43 | 715 3 AVE N | RAMSAY, RONALD L M | 1905 | Single Family | |
| 43 | 717 3 AVE N | RAMSAY, RONALD L M | 1907 | Single Family | 3 |
| 43 | 719 3 AVE N | RAMSAY, RONALD | 1907 | Duplex | 3 |
| 43 | 723 3 AVE N | SCHWARZWALTER, KAY M & GLEYE, PAUL H | 1907 | Single Family | 3 |
| 43 | 720 4 AVE N | RAPE AND ABUSE CRISIS CENTER OF FARGO-MOORHEAD | 1973 | Office | 3 |
| 44 | 1101 2 AVE N | HOGLUND, JOSEPH | 1887 | Retail | |
| 44 | 1110 3 AVE N UNIT 101E | BACKEN, DAVID C & BECKY L | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 101W | RAFFERTY, MARY M | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 102E | POINDEXTER, GINNY | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 102W | LAUBENTHAL, SIMONE & WILKIE, ZOE | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 103E | DRUMMOND, SCOTT | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 103W | TAIT, AARON J | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 104E | MANN, MARY L | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 104W | CHERVENKOFF, STEVEN | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 201E | SUKUT, LUELLA | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 201W | SOLWOLD, KEVIN & ANDERSON, TAMARA DAWN | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 202E | RAWLINGS, RODNEY & JANE | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 202W | BLAZEK, MARGARET M LIFE ESTATE | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 203E | GEHRING, JOHN M | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 203W | TOWERS, BOARD OF MANAGERS OF THE | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 204E | MERGNER, JAMES E | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 204W | ANDRES, JOANNE | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 301E | COOK, LINDSAY K | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 301W | BURBECK, VERONA V | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 302E | GROMMESH, VICKI J LIVING TRUST | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 302W | COOK, BRIAN & HILDE, DAWN | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 303E | MYERS, SHARON LYNN & BRANDT, AMANDA DEE | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 303W | LARSON, BARBARA M & DEBORAH J | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 304E | BIEL, MIKE | 1978 | Apartment Style Condo Unit | 3 |

*BUILDING CONDITION:

For Residential Uses:

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

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average 5 - New/Excellent

Fargo Renaissance Zone Development Plan

| Block | Property Address | Owner | Year Built | Description | Building Condition* |
|-------|------------------------|----------------------------------|------------|----------------------------|---------------------|
| 44 | 1110 3 AVE N UNIT 304W | PLADSEN, GLENN ET AL | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 401E | HARDY, SARAH A | 1978 | Apartment Style Condo Unit | 5 |
| 44 | 1110 3 AVE N UNIT 401W | C/D LEAF, DALTON | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 402E | NALEWAJA, DONNA L T/O/D | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 402W | BERG, GEORGE A | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 403E | DRUMMOND, CLEO P & NOEL R T/O/D | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 403W | SWANSON, LELAND | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 404E | OLSON, JAMES E | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 404W | GROMMESH, VICKI J LIVING TRUST | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 501E | LARSON, TWYLAH L | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 501W | FRASER, LOUELLA & TODD | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 502E | JK&W HARMON PROPERTIES LLP | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 502W | POWERS, EDWARD | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 503E | PALMER, SHIRLEY M | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 503W | HEMMESCH, DEBORAH E | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 504E | KHAN, SADIAH & SAMEYAH | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 504W | LUNDE, STEVEN | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 601E | WATNE, GARY & TAMMI | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 601W | LABINE, SHIRLEY T/O/D | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 602E | DYRDAHL, LANCE R | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 602W | GERLITZ, DONALD L | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 603E | J ROTH PROPERTIES LLC | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 603W | SYMINGTON, DON R | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 604E | FRAASE, MARK R | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 604W | JOHNSON, BARBARA ANNE | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 701E | CHRISTENSEN, VICKI L T/O/D | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 701W | BERG, ERIK | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 702E | BERNABUCCI, CONNIE | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 702W | OLSON, CHERYL L | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 703E | CONTRACTOR SERVICES INC | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 703W | RHEE, YEONG | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 704E | DEMARCEL PROPERTIES LLC | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 704W | FUNDINGSLAND, SUZANNE | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 801E | PEDERSON, NEAL & SHERRY | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 801W | WOLLAN, PATTY M | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 802E | WALSH, DANIEL & ROBINA | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 802W | HANSON, ROBERT D & ADELE M | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 803E | CLEVELAND, JAMES A & GAYLE T/O/D | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 803W | TEUBNER, JEFFREY L & CATHRYN R | 1978 | Apartment Style Condo Unit | 3 |

*BUILDING CONDITION:

For Residential Uses:

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

For Commercial and Apartment Uses:

1 – Poor 2 – Fair 3 – Average 4 – Above Average 5 – New/Excellent

Fargo Renaissance Zone Development Plan

| Block | Property Address | Owner | Year Built | Description | Building Condition* |
|-------|------------------------|---|------------|----------------------------|---------------------|
| 44 | 1110 3 AVE N UNIT 804E | SALSMAN FAMILY TRUST | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 804W | PEARSON PROPERTIES LLC | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 901E | PEDERSON, NEAL & SHERRY | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 901W | STEVE & LISA GIBB FAMILY TRUST | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 902E | OXTON, JOANN | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 902W | MINCH, ROGER JAMES | 1978 | Apartment Style Condo Unit | 4 |
| 44 | 1110 3 AVE N UNIT 903E | CTB PROPERTIES LLC | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 903W | MINCH, ROGER J | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 904E | MCWTNDRP LLC | 1978 | Apartment Style Condo Unit | 3 |
| 44 | 1110 3 AVE N UNIT 904W | MINCH, ROGER J | 1978 | Apartment Style Condo Unit | |
| 44 | 1201 2 AVE N | MANOR LLC | 1976 | Apartment | |
| 44 | 210 11 ST N | SOUTHILL DEVELOPMENT CORP | 1916 | Apartment | 3 |
| 44 | 255 UNIVERSITY DR N | ARC OF CASS COUNTY | 1984 | Retail | 4 |
| 46 | 311 4 AVE N | HOUSING & REDEVELOPMENT AUTHORITY ASSN OF FARGO | | Fargo Housing Authority | 3 |
| 46 | 355 4 AVE N | FARGO HOUSING & REDEVELOPMENT AUTHORITY | 1916 | Apartment | 3 |
| 46 | 409 4 ST N | FARGO HOUSING & REDEVELOPMENT | 1916 | Apartment | 3 |
| 46 | 410 3 ST N | SIMONSON, BONITA J | 1948 | Warehouse & Office | |
| 46 | 415 4 ST N | CITY OF FARGO | 1937 | Fargo School Board | 3 |
| 46 | 415 BURRELL CT N | FARGO HOUSING & REDEVELOPMENT AUTHORITY | | Fargo Housing Authority | |
| 46 | 421 4 ST N | CITY OF FARGO | | City Of Fargo | 2 |
| 47 | 203 4 AVE N | CITY OF FARGO | | County | 3 |
| 47 | 225 4 AVE N | DFI AP LLC | 1961 | Office | 3 |
| 47 | 419 3 ST N | CITY OF FARGO | 1935 | County | |
| 48 | 101 8 ST S | IRISH PROPERTIES III LLC | 1928 | Office | 3 |
| 48 | 102 9 ST S | KRO RENTALS LLP | 1919 | Apartment | 6 |
| 48 | 106 9 ST S | MONROE, GABRIEL & HARRIS, DEBORA | 1895 | Office & Apartments | |
| 48 | 107 8 ST S | 720 MAIN LLC | | Parking Ramp/Lot | 3 |
| 48 | 111 8 ST S | KESLER, JENNY S | 1895 | Duplex | 5 |
| 48 | 114 9 ST S | KRO RENTALS LLP | 1890 | Duplex | |
| 48 | 118 9 ST S | KRO RENTALS LLP | 1890 | Duplex | 3 |
| 48 | 122 9 ST S | KRO RENTALS LLP | 1890 | Conversion | 4 |
| 48 | 126 9 ST S | KRO RENTALS LLP | 1890 | Conversion | 3 |
| 48 | 801-807 2 AVE S | JPO RENTALS LLP | 1910 | Apartment | 3 |
| 48 | 811 2 AVE S | JM RENTALS LLP | 1905 | Conversion | 4 |
| 48 | 814 1 AVE S | KRO RENTALS LLP | 1890 | Conversion | 3 |
| 48 | 815 2 AVE S | KRO RENTALS LLP | 1890 | Duplex | 3 |
| 49 | 42 5 ST N | NETREIT FARGO LLC | 1981 | Parking Ramp/Lot | 3 |
| 49 | 502 1 AVE N | DFI TELEPHONE BUILDING LLC | 1902 | Office | 4 |
| 49 | 51 BROADWAY N | NETREIT FARGO LLC | 1981 | Office | 3 |

*BUILDING CONDITION:

For Residential Uses:

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

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average 5 - New/Excellent

Fargo Renaissance Zone Development Plan

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

*BUILDING CONDITION:

For Residential Uses:

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

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average 5 - New/Excellent

Fargo Renaissance Zone Development Plan

| Block | Property Address | Owner | Year Built | Description | Building Condition* |
|---------------------|---|--|------------|------------------------|---------------------|
| 55 | 201 5 ST N | 201 HOSPITALITY LLC | 1984 | Hotel | 3 |
| 55 | 201 5 ST N | 201 HOSPITALITY LLC | | Other | 3 |
| 55 | 202 4 ST N | LARSON, RICHARD W & GAYLE L | 1984 | Automobile Repair Shop | |
| 55 | 210 4 ST N | CITY OF FARGO | 1984 | City Of Fargo | |
| 55 | 213 5 ST N | PRAIRIE PUBLIC TELEVISION | 1956 | Office | |
| 55 | 213A 5 ST N | CITY OF FARGO | 1956 | City Of Fargo | |
| 55 | 215 5 ST N | AMERICAN FEDERAL BANK | 1964 | Bank/Savings & Loan | 3 |
| 55 | 222 4 ST N | CITY OF FARGO | 1962 | City Of Fargo | |
| 55 | 411 2 AVE N | CITY OF FARGO | 1984 | Parking Ramp/Lot | 3 |
| 55 | 505 OAK ST N | LHS INVESTMENTS LLC | 1971 | Apartment | 3 |
| 55 | 509 OAK ST N | LHS INVESTMENTS LLC | 1902 | Single Family | 3 |
| 55 | 515 OAK ST N | LHS INVESTMENTS LLC | 1895 | Single Family | 3 |
| 57 | 10 4 ST N | BURLINGTON NORTHERN RAILROAD | | Utility | |
| 57 | 13 BROADWAY N | BUCK PROPERTIES II LLP | 1993 | Parking Ramp/Lot | |
| 57 | 15 BROADWAY N | BUCK PROPERTIES II LLP | 1926 | Bank/Savings & Loan | 3 |
| 57 | 20 4 ST N | CITY OF FARGO | | City Of Fargo | |
| 57 | 23 BROADWAY N | 23 BROADWAY LLP | 1893 | Office | |
| 57 | 23 BROADWAY N | 23 BROADWAY LLP | 1893 | Apartment | |
| 57 | 402 NORTHERN PACIFIC AVE | CITY OF FARGO | 1983 | City Of Fargo | 3 |
| 57 | 412 NORTHERN PACIFIC DR N | CITY OF FARGO | | City Of Fargo | 3 |
| 57 | 417 MAIN AVE | LAKE AGASSIZ REGIONAL DEVELOPMENT CORP | 1889 | Office | 3 |
| 57 | 501 MAIN AVE | CITY OF FARGO | | City Of Fargo | 4 |
| 57 | 502 NORTHERN PACIFIC AVE N | CITY OF FARGO | 1983 | City Of Fargo | 5 |
| 57 | 508 NORTHERN PACIFIC AVE N | BUCK PROPERTIES II LLP | | Parking Ramp/Lot | 3 |
| 57 | 512 NORTHERN PACIFIC AVE N | BUCK PROPERTIES II LLP | 1950 | Parking Ramp/Lot | 3 |
| | | | | | |
| | | | | | |
| Building Condition: | | | | | |
| | For Residential Uses: | | | | |
| | 1 - Poor 2 - Fair 3 - Average 4 - Good 5 - Very Good 6 - New | | | | |
| | For Commercial and Apartment Uses: | | | | |
| | 1 - Poor 2 - Fair 3 - Average 4 - Above Average 5 - New/Excellent | | | | |

* BUILDING CONDITION:

For Residential Uses:

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

For Commercial and Apartment Uses:

1 - Poor 2 - Fair 3 - Average 4 - Above Average 5 - New/Excellent

Appendix B

Tax Incentive Overview

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

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

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

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

Tax Incentive Guidelines: The tax incentives available to taxpayers under the RZ program are administered by the North Dakota Office of State Tax Commissioner. For additional information on the tax incentives visit the following website:

<https://www.nd.gov/tax/data/upfiles/media/Renaissance%20Zone%20Act%20Tax%20Incentives%20Guideline.pdf?20191004100817>

Block Data and Projected Development Strategy

The following spreadsheet was developed to provide insight into the existing characteristics of each of the 49 blocks. The data includes acreage totals, valuation totals, valuation per acre calculations, existing buildings of significance and/or reference, existing land uses, zoning district applicability and the desired land use or primary development strategy as it relates to the Downtown InFocus Plan.

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

Block Data Spreadsheet

| Block # | Acreage | Block— Building Value | Block— Land Value | Total Value per Acre | Existing Buildings / Land Use | Desired Land Use and Primary Development Strategy | ½ Block | Zoning District | Downtown Infocus Future Land Use |
|---------|---------|--------------------------|----------------------|-------------------------|---|--|---------|--------------------|-------------------------------------|
| 1 | 4.67 | \$9,350,900 | \$1,330,900 | \$2,287,323 | The Marks Apartments, Forum Distribution Center, Johnson Building, 506 Roberts St (John Morrell Co. Bldg) | N ½ - Redevelopment of (surface parking) commerical or residential S ½ - Primarily built-out other than two small surface parking lots and possible rehabilitation, renovation or new construction of the property at 669 4th Ave N | | DMU | Residential |
| 2 | 2 | \$6,640,000 | \$1,552,000 | \$4,096,000 | *Powers Hotel (400 Broadway), Lowman Block, Empire, Aggie Block, Bismarck Tavern | Mixed Use - Ground floor retail/commercial with upper level housing | | DMU | Mixed-Use |
| 3 | 8.59 | \$14,656,000 | \$3,678,100 | \$2,134,354 | Bison Hotel, Goodyear, Great Northern Bicycle Company, Ford Building, Amtrak, American Federal Bank and a few Single Family Detached Homes | N ¼ and NE Corner - Clearance and redevelopment S ¼ and SW Corner (Broadway) and SE Corner - Clearance and Redevelopment, re-establish corners with multiple stories in height and ground level retail/commercial activity on 4th Avenue Possible vacate all or portion of the 5th St right-of-way | | DMU | Commercial / Mixed-Use |
| 4 | 4.61 | \$21,914,300 | \$2,208,300 | \$5,232,668 | St. Marks Lutheran Church, United States Post Office, Salvation Army, Ivers Apartments | N ½ - Redevelopment for Housing (excluding Ivers Apartment Building) S ½ - Preservation (Federal Building) | ½ Block | DMU | Public and Institutional |
| 5 | 4.34 | \$45,434,900 | \$2,474,600 | \$11,039,055 | Loretta Building, Johnson Block, 300 Broadway, McKone Building (206 Broadway), *Fargo Theatre | Mixed Use - Ground floor retail/commercial with upper level housing | | DMU | Mixed-Use |
| 6 | 1.92 | \$13,505,000 | \$1,164,200 | \$7,640,208 | Derecci Block (Fargoan), Sons of Nowary Lodge (309 Broadway), Dixon Block, American Legion | W½ - Mixed use, ground floor retail/commercial with upper level residential E½ - Potential redevelopment opportunities; establish SE corner with multiple stories in height with upper level residential | ½ Block | DMU | Commercial / Mixed-Use |
| 7 | 1.92 | \$7,667,600 | \$1,112,000 | \$4,572,708 | Sanford Annex (415 3rd Ave N), Fargo Public Health, 404 4th Ave N (City Assessor) | W½ and NW corner - Potential clearance and redevelopment, Mixed-Use or Housing E½ - Clearance and redevelopment in SE corner - multiple stories with ground level retail/commercial on 3rd Avenue; redevelopment of surface parking | | DMU | Commercial |
| 8 | 4.03 | \$5,166,600 | \$1,927,700 | \$1,760,372 | Howard Johnson Motel, Pontoppidan Lutheran Church | W½ and NW Corner - Clearance and redevelopment E½ - Clearance and redevelopment with emphasis on ground level interaction with adjacent street right-of-way (ie. limited or zero setbacks on 3rd Avenue, 4th Avenue and 2nd Street) | | DMU | Public and Institutional |
| 9 | 2.06 | \$3,360,100 | \$1,215,000 | \$2,220,922 | US Bank | Clearance and redevelopment - Mixed-use with ground level interaction with adjacent street ROW | ½ Block | DMU | Commercial / Mixed-Use |
| 10 | 2.64 | \$16,421,200 | \$1,446,000 | \$6,767,879 | Black Building, Merchants National Bank (122 Broadway), Straus Building (102 Broadway), Stone Building (Avalon), Pioneer Life Insurance Building, Graver Inn Apartments | Preservation and Rehabilitation; and redevelopment of surface parking lots | | DMU | Mixed-Use |
| 11 | 1.92 | \$15,465,900 | \$1,093,000 | \$8,624,427 | Hancock Building (109 Broadway), Odd Fellows Hall / Hotel Donaldson | Preservation and Rehabilitation; redevelopment of surface parking and specifically the SE corner at the 1st Ave N/5th Street N intersection | | DMU | Commercial / Mixed-Use |
| 12 | 1.81 | \$6,705,400 | \$840,000 | \$4,168,729 | Serkland Law Firm, BillMeyer Apartments, The Gardner, | NW Corner - Infill/redevelopment S½ - Clearance and redevelopment | | DMU | Mixed-Use |
| 13 | 3.22 | \$24,611,000 | \$1,791,000 | \$8,199,379 | Cityscapes, Syndicate Block (64-74 Broadway), Elliott Hotel Annex (606 1st Ave) | Redevelopment of surface parking lots Preservation and rehabilitation of historic or contributing stuctures | ½ Block | DMU | Mixed-Use |
| 14 | 1.92 | \$2,065,000 | \$963,000 | \$1,577,083 | Loudon Building (64 4th St), Ball Building (65 5th St) | Clearance and redevelopment (excluding Loudon Building) - Mixed-use with ground level retail/commercial with upper level housing | | DMU | Mixed-Use |
| 15 | 1.92 | \$9,367,800 | \$967,000 | \$5,382,708 | *Pence Automobile Co. Warehouse (301 NP Ave), United Automotive | Redevelopment of surface parking lots; re-establish SW corner with multiple stories in height and ground level retail/commercial activity on NP and 4th St | ½ Block | DMU | Commercial |
| 16 | 1.92 | \$1,525,000 | \$925,000 | \$1,276,042 | Petro Serve, National Muffler | N½ - Clearance and redevelopment S½ - Clearance and redevelopment | | DMU | Commercial |

* Assessed valuations based on 2018 Assessor's Data

...continued on page 36...

Fargo Renaissance Zone Development Plan

| Block # | Acreage | Block— Building Value | Block— Land Value | Total Value per Acre | Existing Buildings / Land Use | Desired Land Use and Primary Development Strategy | ½ Block | Zoning District | Downtown Infocus Future Land Use |
|---------|---------|--------------------------|----------------------|-------------------------|---|--|---------|------------------------|-------------------------------------|
| 17 | 16.53 | \$13,401,200 | \$3,411,000 | \$1,017,072 | *Union Storage, Swift & Company Building (10 8th St), BNSF Railway, McDonalds, Diamond Vogel Paints | N½ - Clearance, redevelopment and preservation - preservation of Union Storage/ Armour Creamery buildings and Union Storage warehouse buildings in NE corner of the block. Remainder of the block identified as clearance or redevelopment. Mixed-use and/or housing with zero or limited setbacks on NP Ave; and commercial or mixed-use on Main Ave with any surface parking located on the rear (preference) or side yard | | DMU | Mixed-Use |
| 18 | 5.35 | \$22,360,600 | \$2,956,900 | \$4,732,243 | Renaissance Hall, Old Broadway, Herbst Building (CI Sport), *Northern Pacific Railroad Depot | N½ - Redevelopment of surface parking lot, mixed-use with ground level retail/ commercial on NP Avenue S½ - Redevelopment of surface parking lots | ½ Block | DMU | Mixed-Use |
| 19 | 6.62 | \$16,251,200 | \$1,347,200 | \$2,658,369 | Minneapolis Moline Building (Vogel Law), Advance Rumely Thresher Co. (300 NP Ave), AmeriPride | N½ - Redevelopment/infill on properties in NE and NW corners as well as surface parking lots S½ - Redevelopment and Rehab to mixed-use (commercial, retail, housing). The SE corner should be a 'gateway' structure and should include ground floor retail and significant interaction with Main Avenue and 2nd St | ½ Block | DMU | Mixed-Use |
| 20 | 1.92 | \$4,822,200 | \$721,000 | \$2,887,083 | *Masonic Block (9 8th St S), Watkins Block (806 Main Ave), *F.O. Knerr Block (Nichole's), Floyd block (15 8th St S), *McHench Block (17-19 8th St S) and *Webster/Cole Building (21 8th St S) | Preservation. Opportunities for increased housing on upper floors of existing buildings. Redevelopment of surface parking lots could accommodate ground floor retail/commercial on 1st Ave S and housing or office on the remainder. | | DMU | Commercial |
| 21 | 1.89 | \$5,647,300 | \$766,000 | \$3,393,280 | Kennelly Okeefe (720 Main Ave), The Shields Block (714 Main Ave), Luger Furniture Store (716 Main Ave), LJA (700 Main Ave), Landmark Building (15 7th St S) | Preservation of contributing structures and redevelopment and infill to include: 718 Main Ave, surface parking lots and SW corner. Establish SW corner with mixed-use, multiple stories and ground level retail/commercial on both 7th Street and 1st Ave | | DMU | Mixed-Use |
| 22 | 1.58 | \$12,174,000 | \$414,000 | \$7,967,089 | Woodrow Wilson | Preservation and Rehabilitation | | DMU | Residential |
| 23 | 2.06 | \$4,328,100 | \$765,000 | \$2,472,379 | Sanford Neuropsychiatric Institute | NW and SE Corner - Redevelopment and infill of surface parking lots; ground floor retail/commercial on 1st Ave and 8th Street | | DMU | Mixed-Use |
| 24 | 2.01 | \$11,301,900 | \$837,000 | \$6,039,254 | *deLendrecies Building (620 Main Ave), Wimmers Jewelry | Preservation and Rehabilitation - A number of the structures abutting Main Avenue have utilized the RZ benefits. Retail/Commercial ground level with housing on upper stories | | DMU | Mixed-Use |
| 26 | 2.06 | \$7,738,000 | \$458,800 | \$3,979,029 | Park Ridge Apartments (200 8th St S), Residential Condominiums (220 8th St S), United Way, Runsvold Funeral Home | W½ - Rehabilitation E½ - Clearance and re-development, specifically the NE and SE corners - establish corners with mixed-use or housing | | E½ - GC & LC; W½ - MR3 | Mixed-Use |
| 28 | 4.75 | \$10,904,800 | \$820,200 | \$2,468,421 | Park Terrace Apartments (315 7th St S and 420-422 8th St S), Islander Apartments (415 7th St S) - Primarily Residential Apartments and Condominiums | E½ - Clearance and redevelopment; mixed use or housing | | E½ - GC; W½ - MR3 | Mixed-Use |
| 29 | 13.03 | \$12,834,800 | \$4,883,000 | \$1,359,770 | Gateway Center Plaza (300 Main Avenue), Park East Apartments, Fargo High Rise, Professional Building (100 4th St S), Cenex (330 Main Ave) | N½ (including Park East Apartments) - Redevelopment with mixed-use and ground level interaction on Main Avenue and the intersections of 2nd St/Main Ave and 4th St/Main Ave. Note that the 2007 Downtown Framework Plan highlights the importance of this block in terms of improving synergy and extending the success of downtown onto Main Avenue. The Plan also states this block should be developed as a 'gateway' between the Fargo and Moorhead downtown areas with a focus on mixed-use, walkability, economic vitality and connectivity (greenway, streetscape, etc.). S½ - Infill opportunities of surface parking lots and specific focus on establishing a multi-story structure on the corner of 2nd St/4th St. Note proximity to a public parking ramp on 1st Avenue | | DMU | Residential / Mixed-Use |
| 30 | 10.46 | \$1,314,400 | \$3,635,000 | \$473,174 | Mid America Steel / Fargo Foundry Steel & Manufacturing, Case Plaza | Clearance and Redevelopment - Mixed-use or housing; establish multi-story structure on the corner of 2nd St/NP Ave. Note that a portion of this acreage is within the 100 year floodplain | | DMU | Commercial / Mixed-Use / Parks |

* Assessed valuations based on 2018 Assessor's Data
...continued on page 37...

Fargo Renaissance Zone Development Plan

| Block # | Acreage | Block— Building Value | Block— Land Value | Total Value per Acre | Existing Buildings / Land Use | Desired Land Use and Primary Development Strategy | ½ Block | Zoning District | Downtown Infocus Future Land Use |
|---------|---------|--------------------------|----------------------|-------------------------|---|---|---------|--------------------|-------------------------------------|
| 31 | 1.92 | \$2,771,400 | \$593,500 | \$1,752,552 | A-1 Radiator (1 9th St S), Fargo Firehouse No. 2 (916 Main Ave), Christian Science Church (23 9th St S), Apartments (917 1st Ave S) | NE and NW Corners - Clearance and Redevelopment S½ - Clearance and Redevelopment, housing | | DMU | Commercial |
| 32 | 1.92 | \$3,196,500 | \$350,800 | \$1,847,552 | Leaf Cleaners/McGovern SF Residence (1002 1st Ave S), Boulger Funeral Home (123 10th St S) | NW Corner and SW Corners - Clearance and Infill with commercial or mixed-use on N½ and higher density housing on S½ | | GC & MR3 | Mixed-Use |
| 33 | 1.92 | \$3,178,500 | \$455,400 | \$1,892,656 | Vacant and underutilized commercial acreage on N½ and low density residential on S½ | Clearance and Redevelopment - Single family or low density residential is not a desired use in this block | | DMU | Commercial |
| 34 | 1.92 | \$1,827,800 | \$459,600 | \$1,191,354 | Curts Lock & Key (1102 Main Ave), Duffy's (16 12th St S) - Commercial Properties | N½ - Clearance and Redevelopment, commercial or mixed-use S½ - Redevelopment or Infill, housing or mixed-use | | DMU | Commercial |
| 35 | 2.15 | \$3,702,000 | \$919,400 | \$2,149,488 | Mathison's Express Printing (1213 NP Ave), United Refrigeration (12 12th St N) - Office & Commercial Uses | Clearance and Redevelopment - Mixed-use, commercial / retail / office; ground floor commercial or retail and emphasis on interaction with NP Ave and University Dr right-of-way | | DMU | Commercial |
| 36 | 2.88 | \$2,225,400 | \$838,000 | \$1,063,681 | Heartland Apartments, Urban Crossing Apartments (1102 1st Ave N) | Clearance and redevelopment (excluding Urban Crossing Apartments) - Mixed-use, commercial /retail and/or housing | | DMU | Mixed-Use |
| 37 | 2.69 | \$2,328,400 | \$1,013,700 | \$1,242,416 | Nestor (1001 NP Ave), Park Company Realtors - W½ Single-Family Residential | Clearance and redevelopment - Mixed-use or commercial/retail with ground floor interaction on 10th St and NP Ave; housing on upper floors or W½ of the block. Definition of block corners shall be critical on this block | | DMU | Mixed-Use |
| 38 | 1.6 | \$2,833,900 | \$649,300 | \$2,177,000 | Jiffy Lube, Park Company Mortgage, Foss Architecture/Interiors, World Vets Headquarters, Warehouse Apartments | S½ - Clearance, infill and redevelopment; emphasis on defining the block corner on NP Ave and 10th St. Mixed-use, commercial or housing Remainder - Preservation and rehabilitation. | | DMU | Mixed-Use |
| 39 | 4.49 | \$5,415,600 | \$1,733,000 | \$1,592,116 | ND Farm Bureau / Nodak Mutual, Taco Bell, Pierce Co., surface parking | E½ - Redevelopment, mixed-use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (primarily 1st Ave and 10th St) | | DMU | Commercial / Residential |
| 41 | 1.87 | \$12,540,700 | \$530,100 | \$6,989,733 | Helenske Design Group (304 10th St N), Credit Union, Taco Johns - Apartment Building (303 11th St N) | E½ - Clearance and redevelopment; mixed use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (most importantly 10th St) | | DMU | Residential |
| 42 | 1.87 | \$1,264,700 | \$639,000 | \$1,018,021 | Stop-N-Go/Casey's General Store, Northern and surface parking (Elim/Northern) | W½ - Clearance and redevelopment; mixed use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (most importantly 10th St) E½ - Infill, mixed-use or housing | | DMU | Commercial |
| 43 | 1.92 | \$2,369,500 | \$500,200 | \$1,494,635 | Rape & Abuse Crisis Center (720 4th Ave N) and single-family, duplex or apartments on the remainder of the block | E½ - Clearance and redevelopment (preservation of SE corner); mixed use or housing W½ - Clearance and redevelopment; mixed-use or housing | | DMU | Residential |
| 44 | 3.92 | \$12,546,200 | \$956,000 | \$3,444,439 | Twin Towers Condominiums (1110 3rd Ave N), Freighthouse Flats Apartments, University Dr Manor Apartments (1201 2nd Ave N) | W½ - Infill, commercial or mixed-use adjacent to University Drive Remainder - Rehabilitation | | DMU | Commercial / Residential |
| 46 | 1.85 | \$3,837,100 | \$765,000 | \$2,487,622 | Fargo School District, Fargo Housing Authority (409 4th St N), Automated Maintenance Services (410 3rd St N) - and surface parking lots | N½ - Preservation / Rehabilitation SW Corner - Rehabilitation SE Corner - Clearance and redevelopment, mixed-use or housing | | DMU | Public and Institutional |
| 47 | 2.05 | \$2,862,000 | \$805,000 | \$1,788,780 | Fargo School District Warehouse (419 3rd St N), Military Processing Center (225 4th Ave N) and Commercial/Retail Building (203 4th Ave N) | Clearance and redevelopment; mixed-use or housing with definition of block corner at 2nd Street and 4th Avenue | | DMU | Residential |
| 48 | 1.92 | \$3,798,100 | \$431,600 | \$2,202,969 | Blenheim/Stratford/Marlborough Apartments (801-807 2nd Ave S), Wellington Apartments (102 9th St S), FM Title (101 8th St S) | NE Corner - Clearance and redevelopment; mixed-use, office or housing SW Corner - Clearance and redevelopment; mixed use or housing | | DMU & MR3 | Mixed-Use |

* Assessed valuations based on 2018 Assessor's Data

...continued on page 38...

Fargo Renaissance Zone Development Plan

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

* Assessed valuations based on 2018 Assessor’s Data

Fargo Renaissance Zone Development Plan

Appendix C

Certified Minutes



BOARD OF CITY COMMISSIONERS

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

Regular Meeting:

Monday:

November 18, 2019:

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

The Commissioners present or absent were as shown following:

Present: Strand, Gehrig (via conference call), Grindberg, Piepkorn, Mahoney.

Absent: None.

Mayor Mahoney presiding.

Fargo Renaissance Zone Development Plan Update :

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

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

CERTIFICATE

STATE OF NORTH DAKOTA)

) ss.

County of Cass)

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

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

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

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

(SEAL)

Fargo Renaissance Zone Development Plan

Letters of Support



Board of County Commissioners

Chad M. Peterson
Fargo, North Dakota

Rick Steen
Fargo, North Dakota

Duane Breitling
West Fargo, North Dakota

Mary Scherling
Stanley Township,
North Dakota

Heather Worden
Commission Assistant

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

November 4, 2019

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

Mayor Mahoney,

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

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

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

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

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

Respectfully,


Mary Scherling
Chairwoman, Cass County Commission

Fargo Renaissance Zone Development Plan



FARGO BOARD OF EDUCATION
 415 4th Street North
 Fargo, ND 58102
 701.446.1000 • FAX: 701.446.1200
BOARD MEMBERS: 701.446.1005
www.fargo.k12.nd.us

Robin Nelson, President
Brandi Aune
Jim Johnson
Brian Nelson
Kristi Ulrich

John Rodenbiker, Vice President
Jennifer Benson
Rebecca Knutson
David Paulson

Rupak Gandhi, Superintendent
AnnMarie Campbell, Executive Assistant

November 26, 2019

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

Mayor Mahoney,

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

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

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

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

Respectfully,

Robin Nelson
 President
 Fargo Public Schools Board of Education