

FARGO CITY COMMISSION AGENDA  
Monday, April 1, 2024 - 4:00 p.m.

Executive Session at 4:00 p.m.

Roll Call.

**PLEASE NOTE:** The City Commission will convene at 4:00 p.m. and retire into Executive Session in the Red River Room for the purpose of attorney consultation regarding threatened litigation pertaining to 501 Main Avenue and to discuss negotiating strategy or provide negotiation instructions to its attorney or other negotiator regarding the threatened litigation, and to receive its attorney's advice and guidance on the legal risks, strengths and weaknesses of an action of a public entity. To discuss this matter in public in an open meeting would have an adverse fiscal effect on the City. Thus, an Executive Session is authorized pursuant to North Dakota Century Code 44-04-19.1 subsections 2, 5 and 9.

Regular Meeting at 5:00 P.M.

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

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, March 18, 2024).

**CONSENT AGENDA – APPROVE THE FOLLOWING:**

- 1. Application for Abatement or Refund of Taxes #4559 for property located at 1488 Shawnas Place South requesting a reduction in value for 2023 from \$1,323,300.00 to \$880,656.00; staff is recommending a reduction in value to \$1,239,200.00 for 2023.
- 2. Waive requirement to receive and file an Ordinance one week prior to 1st reading and 1st reading of an Ordinance Amending Section 1-0305(A)(1) of Article 1-03 of Chapter 1 of the Fargo Municipal Code Relating to Classification of Ordinance Violations.
- 3. 2nd reading and final adoption of an Ordinance Rezoning Certain Parcels of Land Lying in Interstate Business District Addition to the City of Fargo, Cass County, North Dakota; 1st reading, 3/18/24.
- 4. Applications for Games of Chance:
  - a. St. John Paul II Catholic Schools for a raffle on 6/24/24.
  - b. Make-A-Wish Foundation of North Dakota for a raffle on 4/13/24.
  - c. Milk Made for bingo on 4/9/24.
  - d. Fargo North High School for a raffle on 4/13/24.
  - e. YWCA Cass Clay for a raffle on 4/22/24.
  - f. St. John Paul II Catholic Schools for a raffle on 4/27/24.

5. Site Authorizations for Games of Chance:
  - a. Jon Greenley Amvets Post #7 at Amvets.
  - b. Jon Greenley Amvets Post #7 at Hi-Ho Burgers & Brews.
  - c. Red River Human Service Foundation at The Northern.
  - d. Metro Sports Foundation at The Bowler.
  - e. Metro Sports Foundation at Twin Peaks.
  - f. Metro Sports Foundation at Scheels Arena.
  - g. Metro Sports Foundation at Alibi Lounge.
6. Receive and file General Fund – Budget to Actual through 2/29/24.
7. Task Order No. 7 - Amendment No. 2 with Houston Engineering, Inc. in the amount of \$85,500.00 for Project No. FM-21-A0.
8. Payment to Xcel Energy in the amount of \$8,004.80 for power service and transformer (Project No. NR-24-B3).
9. Purchase Agreement with Tones, LLC for property for the Southwest Metro Storm Water Master Plan (Project No. FP-19-A).
10. Encroachment Agreement (Window Wells) with NDSU Development Foundation for existing window wells located in the right of way at 650 NP Avenue.
11. Purchase Agreement and Quitclaim Deed with John T. Jones Construction Co.
12. Contract and bond for Project No. NR-24-A1.
13. Contract and bond for Project No. NR-24-B2.
14. Bid award to Northstar Safety, Inc. in the amount of \$1,065,407.35 for Project No. TM-24-A1.
15. Amended Engineer's Report for Improvement District No. BN-23-F1.
16. Application and Agreement for Early Building Permit for property located at 3401 46th Avenue North (Improvement District No. BN-23-J1).
17. Application and Agreement for Early Building Permit for a building on Lot 2, Block 1 of Alex's Addition (Improvement District No. BN-24-A1).
18. Negative Final Balancing Change Order No. 3 in the amount of -\$48,907.52 for Improvement District No. BR-23-B1.
19. Bid award to Northern Improvement Co. in the amount of \$2,550,072.20 for Improvement District No. PR-24-F1.
20. Create Improvement District No. PN-24-A.
21. Create Improvement District No. BR-24-G.
22. Create Improvement District No. PR-24-H.
23. Contract and bond for Improvement District No. PR-24-E1 (Seal Coat).

24. Contract and bond for Improvement District No. BN-23-J (New Paving and Utility Construction).
25. Agreement - Health and Wellness Coordinator with Mary Krueger.
26. Vacate the Findings of Fact, Conclusions and Order for property located at 1208 University Drive South.
27. Master Services Agreement with Flock Group, Inc. for 60-day pilot program with the Police Department.
28. Bid awards for Aggregate Materials, Concrete, Concrete Materials, Asphalt, Emulsified Asphalt and black dirt as presented (RFP24138).
29. Lease with Option to Purchase Agreement No. 40005556 with CapFirst Equipment Finance, Inc. for a Towable Stump Grinder (RFP24110).
30. Bills.

**REGULAR AGENDA:**

31. **RESIDENT COMMENTS (Fargo residents will be offered 2.5 minutes for comment with a maximum of 30 minutes total for all resident comments. Residents who would like to address the Commission, whether virtually or in person, must sign-up at [FargoND.gov/VirtualCommission](http://FargoND.gov/VirtualCommission)).**

**\*Public Input Opportunity\* - PUBLIC HEARINGS - 5:15 pm:**

32. **PUBLIC HEARING** - Application filed by Graystoke Capital Woodrow LLC and ACV ALB San Mateo, LLC for a Payment in Lieu of Tax Exemption (PILOT) for a project to be located at 301/315 University Drive North and 1222 4th Avenue North for residential apartments and leasing to the Montessori school.
33. **PUBLIC HEARING** – Hearing on a dangerous building located at 1022 9th Avenue North.
34. **PUBLIC HEARING** – Golden Valley Fourth Addition (6507, 6511, 6515, 6519, 6523, 6527, 6531, 6535, 6539, 6543 and 6547 28th Street South); approval recommended by the Planning Commission on 3/5/24:
  - a. Zoning Change from SR-4, Single-Dwelling Residential to SR-5, Single Dwelling Residential.
  - b. 1st reading of rezoning Ordinance.
35. Recommendations for selection, installation and funding of an Advanced Metering Infrastructure (AMI) system for metering water to customers.
36. Applications for Property Tax Exemptions for Improvements Made to Buildings:
  - a. Naomi and Muhammad Tabassum, 3625 21st Street South (5 years).
  - b. Timothy and Ann Toso, 2627 18th Street South (5 years).
  - c. Derek and Amy Ouren, 1241 Oak Street North (5 years).
37. Liaison Commissioner Assignment Updates.
38. Recommendation from the Human Rights Commission to adopt the “Resolution Supporting a Permanent Ceasefire in the Middle East.”

- a. Letter of support for Ceasefire Resolution approved by the Human Rights Commission.

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

Minutes are available on the City of Fargo website at [www.FargoND.gov/CityCommission](http://www.FargoND.gov/CityCommission).



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March 28, 2024

Board of City Commissioners  
City Hall  
Fargo, ND 58102

**RE:** Graystoke Capital Woodrow LLC & ACV ALB Woodrow LLC.

Dear Commissioners:

Attached is the application made by Graystoke Capital Woodrow LLC & ACV ALB Woodrow LLC, for a partial ownership change to a payment in lieu of tax (PILOT) according to N.D.C.C. Chapter 40-57.1. The current ownership, Graystoke Capital, is proposing selling partial interest (31.5%) in the project located at 315 University N. This would not change the approved PILOT that is in place.

Notices to competitors have been published. The Economic Development Incentive Committee (EDIC) has met to consider this application. No competitors appeared at the EDIC meeting. This project meets our current policy. The project will continue to pay the full land taxes annually.

The recommendation of the EDIC is to approve the partial ownership change to the payment in lieu of taxes (PILOT) on 315 University Dr N.

**SUGGESTED MOTION:**

**Approval of a partial ownership change of 31.5% to ACV ALB LLC. to an existing PILOT on the project located at 315 University Dr N.**

Sincerely,

*Michael Splonskowski*

Mike Splonskowski  
City Assessor

# Application For Property Tax Incentives For New or Expanding Businesses

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

Project Operator's Application To City of Fargo  
City or County

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 Graystoke Capital Woodrow LLC 68.5% Tenant In Common Member & ACV ALB Woodrow, LLC, 31.5% Tenant-in-Common Member.

2. Address of project 315 University  
City Fargo County Cass

3. Mailing address of project operator 5304 W State St  
City Boise State ID Zip 83703

4. Type of ownership of project  
 Partnership                       Subchapter S corporation                       Individual proprietorship  
 Corporation                       Cooperative                       Tenant In Common  Limited liability company

5. Federal Identification No. or Social Security No. Graystoke Capital Woodrow LLC [REDACTED]  
ACV ALB Woodrow, LLC, [REDACTED]

6. North Dakota Sales and Use Tax Permit No. \_\_\_\_\_

7. If a corporation, specify the state and date of incorporation Graystoke Capital Woodrow - Delaware - Sept 13, 2021  
ACV ALB Woodrow, LLC, - Delaware -

8. Name and title of individual to contact Graye Parnell  
Mailing address 5304 W State St  
City, State, Zip Boise, ID, 83703 Phone No. 360-472-0200

### Project Operator's Application For Tax Incentives

9. Indicate the tax incentives applied for and terms. Be specific.

**Property Tax Exemption**                       **Payments In Lieu of Taxes**

\_\_\_\_\_ Number of years                      2024 Beginning year    2037 Ending year

\_\_\_\_\_ Percent of exemption                      Attached 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:

New business project                       Expansion of a existing business project

Transfer of existing project

**Description of Project Property**

11. Legal description of project real property

Lot: 0 Block: 45 ROBERTS 2ND ALL BLK 45

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? 1917 & 2017

If new construction, complete the following:

a. Estimated date of commencement of construction of the project covered by this application \_\_\_\_\_

b. Description of project to be constructed including size, type and quality of construction  
Transfer of an existing PILOT property tax exemption

c. Projected number of construction employees during the project construction N.A

14. Approximate date of commencement of this project's operations July 2017

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

a. Land..... \$ 828,000

b. Existing buildings and structures for which an exemption is claimed..... \$ 14,591,300

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

d. Total..... \$ 15,419,300

e. Machinery and equipment ..... \$ 0

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

a. Land (not eligible) ..... [REDACTED]

b. Eligible existing buildings and structures..... \$ 729,565

c. Newly constructed buildings and structures when completed..... \$ 0

d. Total taxable valuation of property eligible for exemption (Add lines b and c)..... \$ 729,565

e. Enter the consolidated mill rate for the appropriate taxing district ..... 296.6

f. Annual amount of the tax exemption (Line d multiplied by line e) ..... \$ 216388.98

**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).

The renting of residential apartments and leased montessori school

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

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.

Year (12 mo. periods)	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
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

Year	(Before project)	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
No. of Employees	(1) _____	_____	_____	_____	_____	_____
	(2) _____	_____	_____	_____	_____	_____
Estimated payroll	(1) _____	_____	_____	_____	_____	_____
	(2) _____	_____	_____	_____	_____	_____

(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).  
22 - This is a transfer of an existing PILOT from Graystoke Capital Woodrow LLC to: Graystoke Capital Woodrow 68.5% Tenant-in-Common member and ACV ALB Woodrow, LLC, 31.5% Tenant-in-Common member.

**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  
Residential apartments and leased commercial space

Percentage of Gross Revenue Received Where Underlying Business Has ANY Local Competition 100% %

**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:

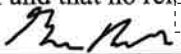
- moved to a new location
- had a change in project operation or additional capital investment of more than twenty percent
- had a change in project operators

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, Graye Parnell, 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 information relating to the ownership or operation of the project has been omitted.

 Verified by pdfFiller  
02/15/2024 Managing Principal 2-15-2024  
 Signature Title Date



## INSPECTIONS

**INSPECTIONS DEPARTMENT**  
Fargo City Hall 225 Fourth  
Street North Fargo, ND 58102  
Phone: 701.241.1561 | Fax: 701.476.6779  
[FargoND.gov](http://FargoND.gov)

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### Memorandum

DATE: April 1, 2024  
TO: Mayor Mahoney and Board of City Commissioners  
FROM: Shawn Ouradnik, Inspections Director  
SUBJECT: Dangerous Building Public Hearing at 1022 9 AVE N, FARGO ND 58103

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The property owner of 1022 9 AVE N, FARGO ND has failed to comply with the order to either obtain a permit to repair or remove the heavily damaged structure at that location within the time allowed for that removal. In accordance with Fargo Municipal Code Article 21-0405, a hearing date is scheduled for April 1, 2024.

Commission action requires a 10 day allowance for action per Article 21-0405.E.  
Article 21-0406 also allows court action if that is the course the commission chooses to take.  
Article 21-0412 is allowance for Owner appeal to City Commission action.

The recommendation is to **designate this a dangerous building, direct the City Attorney to prepare findings of fact in this matter, and order its removal on May 31, 2024. Please direct the appropriate staff to secure the removal of this building should the Owner fail to do so.**



**Property Information:** Building is currently vacant and uninhabitable due to condition.

**Location:** 1022 9 AVE N FARGO ND

**Owner:** RESIDENTIAL ACCREDIT LOANS INC

**Description:** 2,388 square foot four unit apartment built in 1890.

**Description of Damage:**

- Multiple broken windows
- South side of house foundation is buckling, multiple areas of loose brick.
- Unpermitted electrical work
- Signs of Infestation in rotten/missing fascia
- Weather barrier on house trim is missing/deteriorated
- Drug paraphernalia
- Squatter activity, large amounts of junk inside the structure
- Gutters are inoperable
- Water service was terminated June of 2022
- Electrical service was cut at the pole October of 2023
- Multiple areas of interior ceiling damage
- Interior infestation, multiple areas and types of feces. Dead bat in basement
- Multiple calls of service, squatters were arrested on 1/30/24

**TimeLine of Events:**

- 12/18/2023 Alerted of possible dangerous building. Investigation opened.
- 01/05/2024 Building posted as unsafe structure. Notices sent to owner.
- 01/17/2024 Interior inspection conducted and building secured by Inspections Department.
- 01/30/2024 Building secured for second time due to squatter activity.
- 02/05/2024 Building posted as Dangerous Building.
- 03/18/2024 Request for Public Hearing memo sent to Commission.
- 04/01/2024 Public hearing held at Commission.

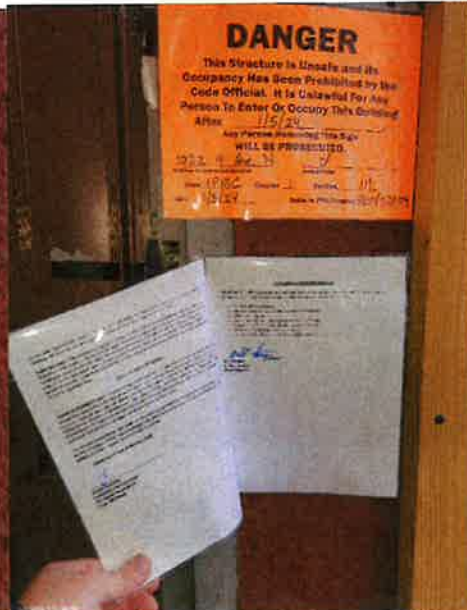
**Additional Information:** The owner listed in the county tax records is RESIDENTIAL ACCREDIT LOANS INC. but we have had no direct contact with this entity. We had a difficult time making sure notices were sent to the correct people. We received a letters form PNC Bank claiming no interest in the property dated 01/24/2024 and 02/12/2024. The property was listed for sale and we attempted to contact the realtor for information, we did not receive any answer to our inquiries. A representative of RESIDENTIAL ACCREDIT LOANS INC. contacted our office by email on 2/27/2024 to ask for additional photos and a call was placed to that representative to discuss the property. Additional information was sent and the owner of the property has decided to demolish the structure. The approved demolition letter we received from the representative of RESIDENTIAL ACCREDIT LOANS INC. was received 03/26/2024 and is included in the packet.



























# Fargo Inspections

City of Fargo  
225 4th Street North  
701-241-1561  
701-476-6779 fax



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## FINDING AND DETERMINATION OF UNSAFE STRUCTURE, ORDER TO VACATE, SECURE BUILDING, AND MAKE REPAIRS NOTICE OF RIGHT TO APPEAL

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<b>DATE:</b>	1/5/24
<b>ADDRESS AND/OR LEGAL DESCRIPTION OF SUBJECT PROPERTY:</b>	1022 9 Ave N HARWOOD'S 3 <sup>RD</sup> LOT 11 BLOCK 10
<b>NAME OF PROPERTY OWNER: ADDRESS OF PROPERTY OWNER: NAMES AND ADDRESSES OF MORTGAGE HOLDERS, LIENHOLDERS ET CETERA AND LESSEES OF RECORD:</b>	RESIDENTIAL ACCREDIT LOANS INC 3232 NEWMARK DR, MIAMISBURG OH 45342-5421
<b>NAME OF INSPECTOR:</b>	Bill Thompson, Building Inspector

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**Finding of substandard building.** The undersigned building official has determined the above-described subject property to be a substandard building, as is defined by the International Property Maintenance Code, 2021 edition, as adopted by reference in the Fargo Municipal Code at section 31-0101. Specifically, the violations of said housing code have been identified and are described more fully in the conditions found statement of the Inspection Division, a copy of which is attached hereto and incorporated herein as if fully set forth.

**Order for vacation of building.** The undersigned building official has determined that the building or structure must be vacated as required by Section 111.2 of the International Property Maintenance Code, 2021 edition. Therefore, it is hereby ordered that the building or structure shall be vacated immediately on this 1/5/24.

**Order to secure building.** The undersigned building official has determined that the building must be secured immediately. Therefore, it is hereby ordered that all means of entering the building be secured to prevent unauthorized entrance. An inspector will verify compliance on 1/12/24. Failure to

secure the building will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

**Order for repair.** The undersigned building official has determined that the building must be repaired. Therefore, it is hereby ordered that all required permits be secured for the appropriate repair of the building or structure and the work physically commenced within 30 days of the date of this order, all exterior work completed within 30 days and all interior work completed within 180 days, which is a period of time for completion determined by the undersigned building official to be reasonable under all of the circumstances.

#### **NOTICE OF RIGHT TO APPEAL**

**PLEASE BE ADVISED** that any person having any record, title, or legal interest in the building, described above, may appeal from this Notice and Order or any action of the undersigned building official to the Housing Advisory and Appeals Board, provided the appeal is made in writing as provided in the International Property Maintenance Code, 2021 edition, and filed with the undersigned building official within 30 days from the date of service of this Notice and Order will constitute a waiver of all right to an administrative hearing and determination of the matter.

The foregoing constitutes the order of the undersigned building official under the authority set forth by the provisions of the Fargo Municipal Code and the International Property Maintenance Code, 2021 edition, and the required notice of right to appeal.

**Dated this 5<sup>th</sup> day of January, 2024.**



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**Shawn Ouradnik  
Inspections Administrator  
225 Fourth Street North  
Fargo, ND 58102**

**STATEMENT OF CONDITIONS FOUND**

On 12/20/23, Building Inspector Bill Thompson, was present at 1022 9 Ave N to address an anonymous neighbor property maintenance complaint. The following violations were found:

- Multiple broken windows
- Weather barrier on house trim is missing/deteriorated.
- Gutters are inoperable
- Signs of infestation in missing/rotten portions of fascia
- Rear yard and 2<sup>nd</sup> level deck are being used to store junk
- Water service was terminated June of 2022
- Electrical service was cut at the pole October of 2023



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**Bill Thompson**  
**Building Inspector**  
**City of Fargo, ND**

City of Fargo  
225 4th St N  
Fargo ND 58102

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USPS CERTIFIED MAIL



9214 8901 9403 8344 0016 59

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RESIDENTIAL ACCREDIT LOANS INC  
3232 NEWMARK DR  
MIAMISBURG OH 45342-5421

# Fargo Inspections

City of Fargo  
225 4th Street North  
701-241-1561  
701-476-6779 fax



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## FINDING AND DETERMINATION OF UNSAFE STRUCTURE, ORDER TO VACATE, SECURE BUILDING, AND MAKE REPAIRS NOTICE OF RIGHT TO APPEAL

---

DATE: 1/5/24

ADDRESS AND/OR LEGAL DESCRIPTION OF SUBJECT PROPERTY: 1022 9 Ave N  
HARWOOD'S 3<sup>RD</sup> LOT 11 BLOCK 10

NAME OF PROPERTY OWNER: RESIDENTIAL ACCREDIT LOANS INC  
ADDRESS OF PROPERTY OWNER: 3232 NEWMARK DR, MIAMISBURG OH 45342-5421

NAMES AND ADDRESSES OF MORTGAGE HOLDERS, LIENHOLDERS ET CETERA AND LESSEES OF RECORD:

NAME OF INSPECTOR: Bill Thompson, Building Inspector

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**Finding of substandard building.** The undersigned building official has determined the above-described subject property to be a substandard building, as is defined by the International Property Maintenance Code, 2021 edition, as adopted by reference in the Fargo Municipal Code at section 31-0101. Specifically, the violations of said housing code have been identified and are described more fully in the conditions found statement of the Inspection Division, a copy of which is attached hereto and incorporated herein as if fully set forth.

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The foregoing constitutes the order of the undersigned building official under the authority set forth by the provisions of the Fargo Municipal Code and the International Property Maintenance Code, 2021 edition, and the required notice of right to appeal.

**Dated this 5<sup>th</sup> day of January, 2024.**



---

**Shawn Ouradnik  
Inspections Administrator  
225 Fourth Street North  
Fargo, ND 58102**

**STATEMENT OF CONDITIONS FOUND**

On 12/20/23, Building Inspector Bill Thompson, was present at 1022 9 Ave N to address an anonymous neighbor property maintenance complaint. The following violations were found:

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- Rear yard and 2<sup>nd</sup> level deck are being used to store junk
- Water service was terminated June of 2022
- Electrical service was cut at the pole October of 2023



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**Bill Thompson**  
**Building Inspector**  
**City of Fargo, ND**



## Shipment Confirmation Acceptance Notice

### A. Mailer Action

**Note to Mailer:** The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 01/05/2024

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®*	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

\*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

### B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.  
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0049 5772 41





# Confirmation Services Certification

## COMPANY INFORMATION

Company Name <b>City of Fargo</b>	Address (Number, street, suite no., city, state, and ZIP Code™) <b>225 4th St N Fargo ND 58102</b>
<small>Mailer Identification (MID) *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.</small>	

## ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide for: Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature	Date Signed
---------------------------	-------------

## BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature	Date Signed
---------------------------	-------------

## INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000049577241

### Confirmation Services Electronic File Number



\*\*91 can be used if approved for exception.

## INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

- Horizontal bars above and below the barcode.
- Human-readable numbers below the barcode.
- Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
- For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification	Date and Time of Mailing (if different from date of verification)
-------------------------------	---


Mailer: City of Fargo

Date Produced: 01/09/2024

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8344 0016 59. Our records indicate that this item was delivered on 01/08/2024 at 08:19 a.m. in MIAMISBURG, OH 45342. The scanned image of the recipient information is provided below.

Signature of Recipient :

  
\_\_\_\_\_  
\_\_\_\_\_

Address of Recipient :

\_\_\_\_\_  
240 S. Heinicke  
\_\_\_\_\_

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

RESIDENTIAL ACCREDIT LOANS INC  
3232 NEWMARK DR  
MIAMISBURG OH 45342-5421

Customer Reference Number: C4709231.28256973

PROOF OF ACCEPTANCE  
(ELECTRONIC)

PRODUCED DATE: 01/06/2024

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8344 0016 59

Our records indicate that this item was accepted by the USPS at:

ORIGIN ACCEPTANCE FARGO,ND 58108 01/05/2024

ORIGINAL INTENDED RECIPIENT:

RESIDENTIAL ACCREDIT LOANS INC

3232 NEWMARK DR

MIAMISBURG OH 45342-5421

# INVOICE

**Curt's Lock and Key Service**

1102 Main Ave  
 Fargo ND 58103-1755  
 (701) 232-9440

Invoice Number 299784

Invoice Date 01/17/24

Page 1

SOLD FARGO AUDITOR  
 TO 225 4TH ST N  
 FARGO ND 58102

P.O. Number	INSPECTIONS	Customer Code	F114
Note	1022 9TH AVE NORTH	Terms Code	Net 30
	FARGO ND	Salesperson Descr.	BEN M
	BILL 701-730-8768		

ITEM	ORDERED	SHIPPED	DESCRIPTION	PRICE	UOM	AMOUNT	TAX
FRSC	1.0	1.0	SERVICE CALL 1022 9TH AVENUE NORTH, FARGO ND	75.0000	Ea	75.00	
FRGL	1.0	1.0	GENERAL LABOR INSPECTIONS - OPEN 3 LOCKS AT 1022 9TH AVENUE NORTH, FARGO ND	30.0000	Ea	30.00	

Subtotal	105.00
*Sales Tax	0.00
Invoice Total	105.00
Payments	0.00
Net Due	105.00



THORSTEINSON & SONS CONSTRUCTION, LLP  
 4015 47TH STREET NORTH  
 FARGO, ND 58102-6903  
 (701) 282-0523 Fax 277-5793

# Invoice

DATE	INVOICE #
1/19/2024	19751

<b>BILL TO</b>
City of Fargo Finance Dept P.o. Box 1607 Fargo, ND 58107 <i>attn: Bill Thomson</i>

Mastercard, Visa & Discover Accepted

JOB NUMBER	TERMS
2024-02	Net 10

DATE	DESCRIPTION	AMOUNT
1/17/24	Board up openings @ 1022 9th Ave N Fargo, ND 6 Hours @ 70	420.00
	17 sheets of OSB & Torx screws @ 24	408.00

Thank you! <i>Marlene Thorstenson</i>	<b>Total</b> \$828.00
--	-----------------------

Interest charged at the rate of 1.5% per month(18 %per annum)on balance of this account not paid in 30 days

JOB NO. Sand  
 ADDRESS Bill to (Inspections)  
1022 9th Ave N Fargo

# DAILY JOB REPO

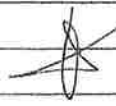
SUPERVISOR Bill Thomson  
701-730-8768

DATE 1-17-24 WEATHER \_\_\_\_\_  
 TEMPERATURE \_\_\_\_\_ AM \_\_\_\_\_ PM \_\_\_\_\_

EMPLOYEES

EMPLOYEE / CLASSIFICATION	RATE	HRS.	WORK PERFORMED
<u>Scott</u>		<u>2</u>	<u>17 Sheets of OSB</u>
<u>Adam</u>		<u>2</u>	<u>over opening to</u>
<u>Ken</u>		<u>2</u>	<u>home</u>
	<u>8:30 - 10:30</u>		
			<u>Stapled back up signs</u>

MATERIAL

QTY.	MATERIAL RECEIVED	QTY.	MATERIAL USED
			<u>17 sheets OSB</u>
			<u>Screws</u>
			<u>Stapels</u>
			

EQUIPMENT

ON PROJECT	HRS.	RENTED	RATE	HRS.

SUBCONT.

NAME	WORK PERFORMED



PNC Bank  
P.O. Box 1820  
Dayton, OH 45401-1820

**Customer Service Contact Information**  
PNC Bank, B6-YM07-01-7  
P.O. Box 1820  
Dayton, Ohio 45401-1820  
1-800-822-5626

January 24, 2024



CITY OF FARGO  
225 FOURTH STREET NORTH  
FARGO, ND 58102

RE: Loan No.: XXXXXX4538  
1022 9th Ave N  
Fargo ND 58102

PNC Bank, National Association has received a notice of non-compliance from your office dated JANUARY 24, 2024 on the above referenced property address.

Currently, PNC Bank is unable to take corrective action as we do not have possession of the subject property.

PNC DOES NOT HAVE INTEREST IN THE PROPERTY

PNC Bank strives to maintain an open line of communication with all Code Enforcement Agencies.

You may respond to this letter by faxing the response to 1-833-400-2622 or send it via e-mail to [PropertyPreservation@pnc.com](mailto:PropertyPreservation@pnc.com). Call Property Preservation at 844-532-7284. Hours of Operation: Monday - Friday, 8:00 a.m. - 5:00 p.m. ET.

Sincerely,

Property Preservation Department  
PNC Bank

FC105 QHA



PNC Bank  
P.O. Box 1820  
Dayton, OH 45401-1820

**Customer Service Contact Information**

PNC Bank, B6-YM07-01-7  
P.O. Box 1820  
Dayton, Ohio 45401-1820  
1-800-822-5626

February 12, 2024



THE CITY OF FARGO  
225 4TH STREET NORTH  
FARGO, ND 58102

RE: Loan No.: XXXXXX4538  
1022 9th Ave N  
Fargo ND 58102

PNC Bank, National Association has received a notice of non-compliance from your office dated FEBRUARY 12, 2024 on the above referenced property address.

Currently, PNC Bank is unable to take corrective action as we do not have possession of the subject property.

PNC DOES NOT HAVE INTEREST IN THE PROPERTY

PNC Bank strives to maintain an open line of communication with all Code Enforcement Agencies.

You may respond to this letter by faxing the response to 1-833-400-2622 or send it via e-mail to PropertyPreservation@pnc.com. Call Property Preservation at 844-532-7284. Hours of Operation: Monday - Friday, 8:00 a.m. - 5:00 p.m. ET.

Sincerely,

Property Preservation Department  
PNC Bank

FC105 QHA



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

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## **NOTICE OF DANGEROUS BUILDING**

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**Date: 2/5/2024**

**Location: 1022 9 Ave N**

**Property Owner: RESIDENTIAL ACCREDIT LOANS INC**

**Address of Property Owner: 3232 NEWMARK DR, MIAMISBURG OH 45342-5421**

**Inspector: Bill Thompson**

**Date of Inspection: 1/17/24**

YOU ARE HEREBY Given Notice of the following:

1. That this Notice is being given to you pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings.
2. That the building with which this Notice is concerned is commonly known as 1022 9 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: HARWOODS 3<sup>RD</sup> LOT 11 BLOCK 10 (hereinafter referred to as "the building")
3. That an inspection was made of the building on 1/17/24 by Bill Thompson, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, consisting of a two-story, wood-framed structure to be a Dangerous Building within the standards set forth in the Fargo Municipal Code, Article 21-04, Dangerous Buildings and the International Property Maintenance Code, Section 111.1.5 concerning Dangerous Structures.
5. That this notice is hereby ORDERED to remain on this building until it is repaired, vacated, or demolished in accordance with the notice, which has been given to the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass. Please be advised that it is unlawful to remove this notice until such notice is fully complied with.

6. That the owner of the building must demolish the building within 30 (thirty) days from the date of this notice or obtain a permit to repair. To obtain a permit, see 'Conditions Found Statement' below.
7. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.
8. That the building constitutes a public nuisance under Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings, and the 2021 International Property Maintenance Code as adopted by reference in Chapter 31 of the Fargo Municipal Code.
9. That unless the building is demolished within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to the Fargo Municipal Code and International Property Maintenance Code, and the owner will be assessed such costs as are provided for therein.
10. That the exterior yard and public sidewalk are required to be maintained at all times.
11. That entry to the interior of the building is requested by the code official. Please provide contact information for a local representative designated to grant access. If entry is refused, the code official shall have all recourse to the remedies provided by law to secure entry.
12. **Order for vacation of building.** The undersigned building official has determined that the building or structure must be vacated as required by Section 111.8 of the International Property Maintenance Code, 2021 edition. Therefore, it is hereby ordered that the building or structure shall be vacated immediately, and remain vacated, on this 5th day of February, 2024.
13. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance 5th day of February, 2024. **An inspector will continue to verify compliance.** Failure to keep the building secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.
14. **Application for Appeal.** Section 107.1 of the International Property Maintenance Code states that any person directly affected by a decision of the *code* official or a notice or order issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

Dated this 5th day of February, 2024.

**CONDITIONS FOUND STATEMENT**

On 1/17/24, Building Inspector Bill Thompson, was present at 1022 9 Ave N, Fargo, ND 58102 to address a complaint inspection. The following violations were found:

- Multiple broken windows
- South side of house foundation is buckling, multiple areas of loose brick.
- Unpermitted electrical work
- Signs of Infestation in rotten/missing fascia
- Weather barrier on house trim is missing/deteriorated
- Drug paraphernalia
- Squatter activity, large amounts of junk inside the structure
- Gutters are inoperable
- Water service was terminated June of 2022
- Electrical service was cut at the pole October of 2023
- Multiple areas of interior ceiling damage
- Interior infestation, multiple areas and types of feces. Dead bat in basement
- Multiple calls of service, squatters were arrested on 1/30/24

The following action must be taken:

- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson  
Building Inspector  
wthompson@fargond.gov



Shawn Ouradnik  
Building Official  
souradnik@fargond.gov



Date Signed











## Shipment Confirmation Acceptance Notice

### A. Mailer Action

**Note to Mailer:** The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 02/05/2024  
 Shipped From:  
 Name: CITY OF FARGO  
 Address: 225 4TH ST N  
 City: FARGO  
 State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®*	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

\*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

### B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.  
 Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0050 2574 39





Confirmation Services Certification

COMPANY INFORMATION

Company Name  
City of Fargo

Mailer Identification (MID)\* \*MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N  
Fargo ND 58102

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide for: Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

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IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000050257439

Confirmation Services Electronic File Number



\*\*91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
4. For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

**Parcel #:** 01-1140-00300-000  
**Owner:** RESIDENTIAL ACCREDIT LOANS  
INC  
**Address:** 1022 9 AVE N  
FARGO ND 58102  
**Jurisdiction:** Fargo City  
**Mortgage  
Company:**

**Mail To:** RESIDENTIAL ACCREDIT LOANS INC  
3232 NEWMARK DR  
MIAMISBURG OH 45342-5421

M  
C  
Sp  
Dr  
Or  
D  
Pe  
lst

[Map View](#) - [Legal Description](#) - [Property details](#)

Current owner per county  
as of 2/5/24

City of Fargo  
225 4th St N  
Fargo ND 58102

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USPS CERTIFIED MAIL



9214 8901 9403 8347 4460 37

---

RESIDENTIAL ACCREDIT LOANS INC  
3232 NEWMARK DR  
MIAMISBURG OH 45342-5421



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

---

## NOTICE OF DANGEROUS BUILDING

---

**Date: 2/5/2024**

**Location: 1022 9 Ave N**

**Property Owner: RESIDENTIAL ACCREDIT LOANS INC**

**Address of Property Owner: 3232 NEWMARK DR, MIAMISBURG OH 45342-5421**

**Inspector: Bill Thompson**

**Date of Inspection: 1/17/24**

YOU ARE HEREBY Given Notice of the following:

1. That this Notice is being given to you pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings.
2. That the building with which this Notice is concerned is commonly known as 1022 9 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows:  
HARWOODS 3<sup>RD</sup> LOT 11 BLOCK 10  
(hereinafter referred to as "the building")
3. That an inspection was made of the building on 1/17/24 by Bill Thompson, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, consisting of a two-story, wood-framed structure to be a Dangerous Building within the standards set forth in the Fargo Municipal Code, Article 21-04, Dangerous Buildings and the International Property Maintenance Code, Section 111.1.5 concerning Dangerous Structures.
5. That this notice is hereby ORDERED to remain on this building until it is repaired, vacated, or demolished in accordance with the notice, which has been given to the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass. Please be advised that it is unlawful to remove this notice until such notice is fully complied with.



6. That the owner of the building must demolish the building within 30 (thirty) days from the date of this notice or obtain a permit to repair. To obtain a permit, see 'Conditions Found Statement' below.

7. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

8. That the building constitutes a public nuisance under Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings, and the 2021 International Property Maintenance Code as adopted by reference in Chapter 31 of the Fargo Municipal Code.

9. That unless the building is demolished within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to the Fargo Municipal Code and International Property Maintenance Code, and the owner will be assessed such costs as are provided for therein.

10. That the exterior yard and public sidewalk are required to be maintained at all times.

11. That entry to the interior of the building is requested by the code official. Please provide contact information for a local representative designated to grant access. If entry is refused, the code official shall have all recourse to the remedies provided by law to secure entry.

12. **Order for vacation of building.** The undersigned building official has determined that the building or structure must be vacated as required by Section 111.8 of the International Property Maintenance Code, 2021 edition. Therefore, it is hereby ordered that the building or structure shall be vacated immediately, and remain vacated, on this 5th day of February, 2024.

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Dated this 5th day of February, 2024.

**CONDITIONS FOUND STATEMENT**

On 1/17/24, Building Inspector Bill Thompson, was present at 1022 9 Ave N, Fargo, ND 58102 to address a complaint inspection. The following violations were found:

- Multiple broken windows
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- Weather barrier on house trim is missing/deteriorated
- Drug paraphernalia
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The following action must be taken:

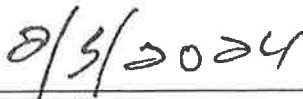
- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson  
Building Inspector  
wthompson@fargond.gov



Shawn Ouradnik  
Building Official  
souradnik@fargond.gov



Date Signed



## Shipment Confirmation Acceptance Notice

### A. Mailer Action

**Note to Mailer:** The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 02/05/2024  
 Shipped From:  
 Name: CITY OF FARGO  
 Address: 225 4TH ST N  
 City: FARGO  
 State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®*	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

\*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

### B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
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4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.  
 Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0050 2574 39





## Confirmation Services Certification

### COMPANY INFORMATION

Company Name

City of Fargo

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N  
Fargo ND 58102

Mailer Identification (MID)\* \*MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

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Date Signed

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Date Signed

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Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000050257439

#### Confirmation Services Electronic File Number

**92/93	750	901193562	00005025743	9	
AI	STC	Mailer ID	Serial Number	Check Digit	
94					
AI	STC	Source Identifier	Mailer ID	Serial Number	Check Digit

\*\*91 can be used if approved for exception.

### INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

- Horizontal bars above and below the barcode.
- Human-readable numbers below the barcode.
- Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
- For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)



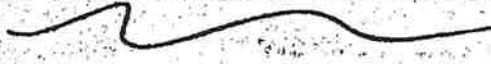

Mailer: City of Fargo

Date Produced: 02/09/2024

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8347 4460 37. Our records indicate that this item was delivered on 02/08/2024 at 09:19 a.m. in MIAMISBURG, OH 45342. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature X	
Printed Name	

Address of Recipient :

Delivery Address	3232 Newmark
------------------	--------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

RESIDENTIAL ACCREDIT LOANS INC  
3232 NEWMARK DR  
MIAMISBURG OH 45342-5421

Customer Reference Number: C4777350.28666027

PROOF OF ACCEPTANCE  
(ELECTRONIC)

PRODUCED DATE: 02/06/2024

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8347 4460 37

Our records indicate that this item was accepted by the USPS at:

ORIGIN ACCEPTANCE FARGO,ND 58108 02/05/2024 20:23

ORIGINAL INTENDED RECIPIENT:

RESIDENTIAL ACCREDIT LOANS INC

3232 NEWMARK DR

MIAMISBURG OH 45342-5421

**CITY OF FARGO**  
**Miscellaneous Customer Information Inquiry**

ID : 16651 Name : Zabel, Gregory  
 Type : ST STREET DEPT

Priority Code	Free-form Information	Date
INFORMATION	BANKRUPTCY-notice rec'd in 2017/MK	5/
COMMISSION ACTION	per 8.7.23 city commission approval snow	8/
COMMISSION ACTION	charges will be assessed as special	8/
COMMISSION ACTION	assessments to parcel 01-0440-02470-000	8/
COMMISSION ACTION	in the amount of \$145.00 / JN	8/
FINANCE CHARGES	Adjusted off related finance charges in	8/
FINANCE CHARGES	the amount of \$4.36 / JN	8/



### Display Change Details

number . . . . . : 16651  
name . . . . . : Zabel, Gregory

name . . . . . : MRMSA1  
description . . . : CUSTOMER'S ADDRESS 1  
value . . . . . : 1022 9th Ave N  
value . . . . . : 1124 24th Ave S

name . . . . . : MRMSZP  
description . . . : CUSTOMER'S ZIP  
value . . . . . : 58102  
value . . . . . : 565604526

PAGE: 1 of 3 SHFD  
The Sayer Law Group, P.C.  
Recorded Electronically

1698605  
9/29/2023 3:38 PM  
\$20.00



RECORDER'S OFFICE, CASS COUNTY, ND 9/29/2023 3:38 PM  
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.  
DEBORAH A. MOELLER, COUNTY RECORDER

by Sheva Garcia, Dep 1698605  
Recorded Electronically

Return to Preparer: )  
THE SAYER LAW GROUP, P.C. )  
Attn: Janelle G. Ewing )  
925 E. 4<sup>th</sup> St. )  
Waterloo, IA 50703 )  
(319) 234-2530 )  
ND220054 )

**SHERIFF'S DEED**

THIS INDENTURE, made this 25<sup>th</sup> day of September, 2023, by and between Jesse Jahner as Sheriff of Cass County, North Dakota, and Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS7, whose post office address is 3232 Newmark Dr., Miamisburg, OH 45342, witnesseth;

WHEREAS, on May 2, 2023, in an action duly commenced in the District Court in and for the County of Cass in the State of North Dakota, wherein, Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS7, was and is Plaintiff, and the Defendants were: Luke's Apartments, Gregory Zabel, and any person in possession, it was ordered, adjudged and decreed, among other things, as follows:

That the property described in that certain mortgage executed by, Gregory Zabel, single man, Mortgagors, executed and delivered to Western State Bank, as Mortgagee, and recorded in the office of the County Recorder in and for Cass County, North Dakota, on March 8, 2005, at Doc No. 1131091, or so much thereof as might be sufficient to raise the amount due to the Plaintiff for principal, interest and costs in said action, and which might be said separately without material injury to the parties interested, be sold at public auction in said County of Cass, North Dakota, by or under the direction of the Sheriff of said County of Cass; that the Sheriff give public notice of the time and place of such sale according to the law relative to the sale of real property under execution; that any of the parties to said action might become the purchaser at such sale; that the Sheriff execute and deliver to the purchaser at such sale, the usual Certificate of sale as provided by law; and that he make a report of his proceedings in the property and file the same with the Clerk of said Court, and upon the confirmation of the report thereof and the expiration of the time allowed by law for redeeming the property or waiver of such redemption rights; if said property is not redeemed, that the Sheriff or his successors in office, make to the purchaser or his successors or assigns a good and sufficient deed of conveyance for the real estate.

**LOT ELEVEN (11), BLOCK TEN (10), OF HARWOOD'S THIRD ADDITION TO THE CITY OF FARGO, SITUATE IN THE COUNTY OF CASS AND THE STATE OF NORTH DAKOTA.**

**Property Address: 1022 N 9th Ave, Fargo, ND 58102**

(the legal description was obtained from a previously recorded instrument)

**AND WHEREAS**, the Sheriff, pursuant of the Judgment of the Court, entered on May 2, 2023, for \$65,406.10, did on July 19, 2023, sell at public auction at Cass County Courthouse in said County of Cass, North Dakota, by or under the direction of the Sheriff of said County of Cass the property described in the Judgment (public notice of the time and place of such sale being first given pursuant to the Judgment), the property being struck off and sold to Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS7, for the sum of sixty-seven thousand eight hundred fifty-three and 12/100 dollars (\$67,853.12), it being the highest sum bid for the property at the sale;

**AND WHEREAS**, the Court, after having carefully examined the proceeding of the Sheriff, did make an Order confirming the sale, and that the Sheriff make to the purchaser a deed of the real property at the expiration of the redemption period or waiver of such redemption, unless the same is redeemed as provided by law;

**AND WHEREAS**, the time for redemption of said property having expired, or been waived and no redemption for such sale having been made, and Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS7, being the owner and holder of the Certificate of Sale recorded as Doc. No. 1694044 on July 26, 2023;

**NOW THEREFORE** Jesse Jahner, as Sheriff aforesaid, in order to carry into effect the sale made by them pursuant to the Judgment of the Court, and in conformity to the statutes of North Dakota, and also in consideration of the property and of the sum of money so bid having been duly paid by Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS7, the receipt of which is hereby acknowledged, does grant, bargain, sell, deed, convey and confirm unto Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS7, the following described real property in the County of Cass and State of North Dakota:

**LOT ELEVEN (11), BLOCK TEN (10), OF HARWOOD'S THIRD ADDITION TO THE CITY OF FARGO, SITUATE IN THE COUNTY OF CASS AND THE STATE OF NORTH DAKOTA.**

**Property Address: 1022 N 9th Ave, Fargo, ND 58102**

(the legal description was obtained from a previously recorded instrument)

together with all the appurtenances and improvements,

TO HAVE AND TO HOLD, the real property above-described, and hereby convey unto Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS7, its successors and assigns forever.

IN WITNESS WHEREOF, Jesse Jahner, a Sheriff, has hereunto set his hand the day and year first above written.

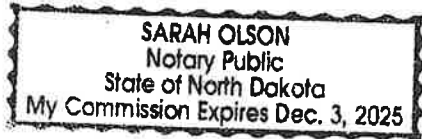
Jesse Jahner

Jesse Jahner  
Sheriff of Cass County, North Dakota

BY: Greg Dawkins  
Deputy

STATE OF NORTH DAKOTA )  
 ) :ss.  
COUNTY OF CASS )

On this 25<sup>th</sup> day of September, 2023, before me, a Notary Public in and for said County and State, personally appeared Greg Dawkins, known to me to be the person who is described in and whose name is subscribed to the within instrument as Sheriff/Deputy of said County, and acknowledged to me that they subscribed their own name as Sheriff/Deputy thereon.



S. Olson  
Notary Public, Cass County

My commission expires:

I certify that the requirement for a report or statement of full consideration paid does not apply because this deed is for one of the transactions exempted by Subdivision E of Section 11-18-02.2(6), N.D.C.C.

Signed: [Signature]

Dated: 9/29/23  
Grantee or Agent

FINANCE OFFICE  
COUNTY OF CASS, NORTH DAKOTA  
9/29/2023

Taxes and Special Assessments paid  
and transfer entered.

B. Madriga FINANCE DIRECTOR  
CS DEPUTY





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## Memorandum

DATE: March 18, 2024  
TO: Mayor Mahoney and Board of City Commissioners  
FROM: Shawn Ouradnik, Inspections Director  
SUBJECT: Dangerous Building Public Hearing Request at 1022 9 Ave N FARGO ND

---

The property owner of 1022 9 Ave N FARGO ND RESIDENTIAL ACCREDIT LOANS INC, have failed to comply with the order to either obtain a permit to repair or remove the heavily damaged structure at that location within the time allowed for that removal. In accordance with Fargo Municipal Code Article 21-04, it will now be necessary for you to set a date for a hearing of this order at which time the property owner will be able to appear and show cause why the building should not be removed and the costs of that removal assessed against this property.

The recommendation is **to make a motion, in accordance with FMC Article 21-0405, to set 5:15 pm Monday, April 1, 2024 as the time and date for the hearing regarding the dangerous building order for the structure at 1022 9 Ave N FARGO ND.**

---

## Notice of Dangerous Building Hearing – Order to Show Cause

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**Date:** August 25, 2023

**Location:** 1022 9 Ave N  
**Property Owner:** RESIDENTIAL ACCREDIT LOANS INC  
**Address of Property Owner:** 3232 NEWMARK DR, MIAMISBURG OH 45342-5421

**Inspector:** Bill Thompson  
**Date of Posting:** 02/05/2024

Ordinance 21-0405 of the Fargo Municipal Code states:

The board of city commissioners shall:

A. Upon receipt of a report of the building inspector as provided for in § 21-0404, subsection (F) give written notice to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass to appear before it on the date specified in the notice to show cause why the building or structure reported to be a “dangerous building: should not be repaired, vacated, or demolished in accordance with the statement of particulars set forth in the building inspector(s) notice provided for herein in § 21-0404, subsection (E).

B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the “dangerous building.”

A hearing regarding the dangerous building located at Address, Fargo, ND has been scheduled for, Monday April 1 at 5:15 PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this March 27, 2024.

---

Shawn Ouradnik  
Inspections Director

**Shawn Ouradnik**

---

**From:** Isaiah Bodensteiner  
**Sent:** Wednesday, December 20, 2023 8:42 AM  
**To:** Bill Thompson  
**Subject:** FW: Inspections Inquiry

**From:** Hanna Andersen <HAndersen@FargoND.gov>  
**Sent:** Monday, December 18, 2023 3:50 PM  
**To:** 'Tricia H' <tricia.mh1@gmail.com>  
**Cc:** Isaiah Bodensteiner <IBodensteiner@FargoND.gov>  
**Subject:** RE: Inspections Inquiry

I have included Inspector Isaiah Bodensteiner in this email chain, so that he can have your contact information available.

Thank you again!  
Hanna Andersen  
City of Fargo – Inspections Department  
Office Associate III  
701-476-6708  
[handersen@fargond.gov](mailto:handersen@fargond.gov)



**From:** Tricia H <tricia.mh1@gmail.com>  
**Sent:** Monday, December 18, 2023 3:44 PM  
**To:** Hanna Andersen <HAndersen@FargoND.gov>  
**Subject:** Re: Inspections Inquiry

**CAUTION:** This email originated from an outside source. Do not click links or open attachments unless you know they are safe.

Thank you for the prompt response! I don't believe the house has been occupied since at least spring of 2022. I have noticed a woman stopping by on occasion to check the mail and shovel (this was last winter), but as far as I can tell the house is not occupied. If it is, the occupants are very cold, because several of the windows on the main floor are broken. I am happy to help the inspector in any way I can!

On Mon, Dec 18, 2023 at 3:30 PM Hanna Andersen <HAndersen@fargond.gov> wrote:

*"Question/Comment:*



*I am inquiring about the house located at 1022 9th Ave N. This used to be a rental property, but has not been occupied for probably at least a year and half now. The house continues to fall into more disrepair and I have noticed several broken windows since it has stopped being occupied. I live across the street from it and while it is an eye sore, my main concern is that it may attract squatters (if it hasn't already). I am just wondering if the city is aware that this house appears to be abandoned? Are there plans to demolish the house?"*

Hello Tricia!

I have received your questions and concerns about this property. To answer some of your questions, I found the history of the property, and it looks like we were made aware of the condition of the property in August of 2023. An inspection was made at that time, but there were no violations found. The last time our rental inspectors were there was 2020, and the owner had stated that he was occupying the majority of the home with only one additional tenant.

Are you saying that the home seems to be vacant now? If that is the case, I have sent an investigation request to one of our rental inspectors. He will be able to go to the property and do another check for violations. That same rental inspector may be reaching out to you via email to collect additional information about the house.

Thank you for your concern about our community!

Happy Holidays!

Hanna Andersen

City of Fargo – Inspections Department

Office Associate III

701-476-6708

[handersen@fargond.gov](mailto:handersen@fargond.gov)



**Shawn Ouradnik**

---

**From:** Alissa Farol <afarol@serklandlaw.com>  
**Sent:** Thursday, January 4, 2024 4:44 PM  
**To:** Bill Thompson  
**Cc:** Shawn Ouradnik; Christine Rose  
**Subject:** RE: 1022 9th Ave N DB or Sub standard

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Hi Bill,

I have not been able to track down a phone number for Residential Accredit Loans, Inc. From what I found in the property records, the bank (Residential Accredit Loans) was able to repossess the home after the owner failed to pay the mortgage. During that foreclosure action, attorney Janelle G. Ewing represented Residential Accredit Loans. Her phone number is 319-234-2530, and her email is [jewing@sayerlaw.com](mailto:jewing@sayerlaw.com). In my experience, these attorneys who have represented banks in foreclosure actions are pretty easy to work with. Please let me know if you'd like me to assist further.

Thanks,

Alissa

*Alissa R. Farol Czapiewski*

**Assistant City Attorney – Fargo, ND**

**SERKLAND LAW FIRM**

10 Roberts Street North

Fargo, ND 58102-4982

P: 701.232.8957

F: 701.237.4049

[www.serklandlaw.com](http://www.serklandlaw.com)

[afarol@serklandlaw.com](mailto:afarol@serklandlaw.com)



**From:** Alissa Farol <afarol@serklandlaw.com>

**Sent:** Thursday, January 4, 2024 4:12 PM

**To:** Bill Thompson <wthompson@FargoND.gov>

**Cc:** Shawn Ouradnik <SOuradnik@FargoND.gov>; Christine Rose <CRose@FargoND.gov>

**Subject:** RE: 1022 9th Ave N DB or Sub standard

Hi Bill,

A little wrinkle...are you aware that this home is currently listed for sale? It's listed on Zillow and Realtor.com. [https://www.realtor.com/realestateandhomes-detail/1022-9th-Ave-N Fargo ND 58102 M93113-83300The](https://www.realtor.com/realestateandhomes-detail/1022-9th-Ave-N_Fargo_ND_58102_M93113-83300The)

The description is pretty interesting: *REO Occupied - NO ACCESS OR VIEWINGS of this property. This could be your next investment! Four-unit featuring a total square footage of approximately 2, 388, and 1 bed and 1 bath in each, plus a basement. Please DO NOT DISTURB the occupant. "As is" cash only sale with no contingencies or inspections. Buyer will be responsible for obtaining possession of the property upon closing.*

I'm suggesting that any notice be recorded against the property as soon as it is posted. I'll check the property records and see what I can find.

Thanks,

Alissa

*Alissa R. Farol Czapiewski*

**Assistant City Attorney – Fargo, ND**

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**From:** Alissa Farol <[afarol@serklandlaw.com](mailto:afarol@serklandlaw.com)>  
**Sent:** Thursday, January 4, 2024 3:11 PM  
**To:** Bill Thompson <[wthompson@FargoND.gov](mailto:wthompson@FargoND.gov)>  
**Cc:** Shawn Ouradnik <[SOuradnik@FargoND.gov](mailto:SOuradnik@FargoND.gov)>; Christine Rose <[CRose@FargoND.gov](mailto:CRose@FargoND.gov)>  
**Subject:** RE: 1022 9th Ave N DB or Sub standard

Hi Bill,

Sure, I'll see what I can find and be in touch.

Thanks,

Alissa

*Alissa R. Farol Czapiewski*

**Assistant City Attorney – Fargo, ND**

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[afarol@serklandlaw.com](mailto:afarol@serklandlaw.com)



**From:** Bill Thompson <[wthompson@FargoND.gov](mailto:wthompson@FargoND.gov)>

**Sent:** Thursday, January 4, 2024 3:08 PM

**To:** Alissa Farol <[afarol@serklandlaw.com](mailto:afarol@serklandlaw.com)>

**Cc:** Shawn Ouradnik <[SOuradnik@FargoND.gov](mailto:SOuradnik@FargoND.gov)>; Christine Rose <[CRose@FargoND.gov](mailto:CRose@FargoND.gov)>

**Subject:** 1022 9th Ave N DB or Sub standard

Alissa, I have a problem property at **1022 9<sup>th</sup> Ave N**. It is in foreclosure, the owner listed on county is **Residential Accredited Loans INC, 3232 Newmark Dr, Miamisburg OH 45342-5421**. Any chance you could look up the mortgage and find a phone number or local representation? If you look close in the photo the 2 side windows are broken, gutters are falling off, signs of infestation in the rotten/missing fascia, weather barrier, no water or electricity, junk in rear yard and on decks, neighbors are concerned with squatters My experience with out of state banks is not good, they typically are unresponsive. Demolition is likely once we post, with a listed county building value of \$156,400 I want to make sure every potential contact is notified. Maybe someone will secure and maintain so it can be sold and repaired you never know. I will hold off on sending the Sub-standard letter until you have a chance to investigate. Thanks

---

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**Shawn Ouradnik**

---

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**Sent:** Thursday, January 4, 2024 4:12 PM  
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Thanks,

Alissa

*Alissa R. Farol Czapiewski*

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Cc: Shawn Ouradnik <SOuradnik@FargoND.gov>; Christine Rose <CRose@FargoND.gov>  
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Hi Bill,

Sure, I'll see what I can find and be in touch.

Thanks,

Alissa

*Alissa R. Farol Czapiewski*

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**From:** Bill Thompson <[wthompson@FargoND.gov](mailto:wthompson@FargoND.gov)>

**Sent:** Thursday, January 4, 2024 3:08 PM

**To:** Alissa Farol <[afarol@serklandlaw.com](mailto:afarol@serklandlaw.com)>

**Cc:** Shawn Ouradnik <[SOuradnik@FargoND.gov](mailto:SOuradnik@FargoND.gov)>; Christine Rose <[CRose@FargoND.gov](mailto:CRose@FargoND.gov)>

**Subject:** 1022 9th Ave N DB or Sub standard

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---

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**Shawn Ouradnik**

---

**From:** Shawn Ouradnik  
**Sent:** Friday, February 23, 2024 8:54 AM  
**To:** 'cheryl.rabin@rhss.com'  
**Subject:** 1022 9 Ave N Fargo ND  
**Attachments:** 1022 9th Ave N\_Notice of Dangerous Building.docx

Cheryl,

I am contacting you as a courtesy to inform you that the Dangerous Building process has been taken on this property. We have notified the deed holder RESIDENTIAL ACCREDIT LOANS INC at 3232 NEWMARK DR, MIAMISBURG OH 45342-542. If you have updated information on the owner of the property or a contact person at RESIDENTIAL ACCREDIT LOANS INC please provide us the information so we can convers with them and resolve the issues.

Thank you,

**Shawn Ouradnik**  
*Inspections Director*  
*City of Fargo, Inspections Division*  
**D 701.476.4147**  
**F 701.476.6779**  
SOuradnik@FargoND.gov

**City of Fargo**  
**225 4th Street North**  
**Fargo, ND 58102**



**Shawn Ouradnik**

---

**From:** Rabin, Cheryl L <CherylL.Rabin@rhss.com>  
**Sent:** Friday, February 23, 2024 8:55 AM  
**To:** Shawn Ouradnik  
**Subject:** Automatic reply: 1022 9 Ave N Fargo ND

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Thank you for contacting REALHome Services and Solutions™. **I will be out of the office until 2/26/2024. My email will be monitored.** Please be patient as your response may be delayed. Your communication is important to me so in the meantime prior to my response, please review the information below for answers to commonly asked questions, which you might find useful while I am out of the office:

If you need immediate assistance please contact our seller's Customer Service at (855) 882-1314

- If you are seeking showing instructions or would like to schedule an appointment, please consult the local MLS, [www.hubzu.com](http://www.hubzu.com) or call 855-882-1314 This number can also be used to report any access issues.
- If you are experiencing an access issue for a REO property, please call 855-882-1314.
- If you are experiencing difficulties or have questions about placing a bid/offer for a REO listing on our seller's preferred website [www.hubzu.com](http://www.hubzu.com), please call 855-882-1314. You can also read the Frequently Asked Questions and the Terms and Conditions for answers to many questions.
- If you are a buyer/agent currently under contract, please contact your assigned closing or transaction coordinator with all inquiries.

Thank you again for your inquiry. We understand that your time is valuable, and will work to provide you with a response to your email as soon as possible. I appreciate your business and look forward to working with you.

Thank you,  
*Cheryl*

**Cheryl Rabin | Sr. Manager SFR**

Phone: (770) 612-7326 |

[Cheryl.Rabin@rhss.com](mailto:Cheryl.Rabin@rhss.com) | [www.RHSS.com](http://www.RHSS.com)

National Brokerage with offices located in: Georgia, Tennessee, Florida, Texas, California, Oregon, Virginia, Washington, Alaska, New York, New Jersey, Nevada, Hawaii, Ohio, Illinois, Michigan, Arizona, and West Virginia

HUBZU Customer Care | (855) 882-1314

Access Assistance | (866) 952-6514 option 1

Check Property Status | [www.hubzu.com](http://www.hubzu.com)

Illinois Broker License #471002039

Missouri Broker-Officer License #2010036536  
Iowa Broker-Officer License #B609840000  
South Dakota Broker License #14791  
North Dakota Broker License #8533  
Colorado Broker License IA.100078026  
Kentucky, License #79142  
South Carolina Broker #104307  
Wisconsin Broker License #59143-90

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**Shawn Ouradnik**

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**From:** Rabin, Cheryl L <CherylL.Rabin@rhss.com>  
**Sent:** Friday, February 23, 2024 8:55 AM  
**To:** Shawn Ouradnik  
**Subject:** Automatic reply: 1022 9 Ave N Fargo ND

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- If you are experiencing an access issue for a REO property, please call 855-882-1314.
- If you are experiencing difficulties or have questions about placing a bid/offer for a REO listing on our seller's preferred website [www.hubzu.com](http://www.hubzu.com), please call 855-882-1314. You can also read the Frequently Asked Questions and the Terms and Conditions for answers to many questions.
- If you are a buyer/agent currently under contract, please contact your assigned closing or transaction coordinator with all inquiries.

Thank you again for your inquiry. We understand that your time is valuable, and will work to provide you with a response to your email as soon as possible. I appreciate your business and look forward to working with you.

Thank you,  
Cheryl

**Cheryl Rabin | Sr. Manager SFR**

Phone: (770) 612-7326 |

[Cheryl.Rabin@rhss.com](mailto:Cheryl.Rabin@rhss.com) | [www.RHSS.com](http://www.RHSS.com)

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**Shawn Ouradnik**

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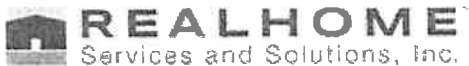
**From:** Feeser, April D <April.Feeser@rhss.com>  
**Sent:** Friday, February 23, 2024 12:09 PM  
**To:** Shawn Ouradnik  
**Cc:** Rabin, Cheryl L  
**Subject:** FW: 1022 9 Ave N Fargo ND  
**Attachments:** 1022 9th Ave N\_Notice of Dangerous Building.docx; 1022 9 Ave N Fargo ND

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Shawn,

I am responding on behalf of Cheryl Rabin as she is out of the office today. Your email has been escalated to the asset manager and the seller's property preservation team. Please allow them time to respond and update you .

Thank you,



**April Feeser, Associate Broker, REO Sales**

[april.feeser@rhss.com](mailto:april.feeser@rhss.com)

P: (770)383-4944

Arkansas Broker License #PB00084657

Florida Broker License #BK3406479

Georgia Broker License # 204118

Iowa Broker License #B66177000

Mississippi Broker License #22381

North Dakota Broker License #9876

Oregon Broker License #201245085

Pennsylvania Broker License #ABR004473

Rhode Island Broker License #REB0018760

South Carolina Broker License #95208

**ALTISOURCE ONLINE AUCTION INC.**

Florida License #3543641

Idaho License #AB54560

Kentucky License #242169

South Carolina License #95208

**From:** Shawn Ouradnik <[SOuradnik@FargoND.gov](mailto:SOuradnik@FargoND.gov)>

**Sent:** Friday, February 23, 2024 8:54 AM

To: Rabin, Cheryl L <CherylL.Rabin@rhss.com>

Subject: 1022 9 Ave N Fargo ND

You don't often get email from [souradnik@fargond.gov](mailto:souradnik@fargond.gov). [Learn why this is important](#)

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Cheryl,

I am contacting you as a courtesy to inform you that the Dangerous Building process has been taken on this property. We have notified the deed holder RESIDENTIAL ACCREDIT LOANS INC at 3232 NEWMARK DR, MIAMISBURG OH 45342-542. If you have updated information on the owner of the property or a contact person at RESIDENTIAL ACCREDIT LOANS INC please provide us the information so we can convers with them and resolve the issues.

Thank you,

**Shawn Ouradnik**  
*Inspections Director*  
*City of Fargo, Inspections Division*  
**D 701.476.4147**  
**F 701.476.6779**  
[SOuradnik@FargoND.gov](mailto:SOuradnik@FargoND.gov)

**City of Fargo**  
**225 4th Street North**  
**Fargo, ND 58102**



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**Shawn Ouradnik**

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**From:** Bill Thompson  
**Sent:** Wednesday, February 28, 2024 8:12 AM  
**To:** 'Cerceo, Anthony'  
**Subject:** RE: 1022 9TH AVE N FARGO ND

Tony, you can call me any time at 701-241-1563. I still need to know who you consider the owner, we sent the owner listed on county tax record certified and first class violation letters. Thanks

**From:** Cerceo, Anthony <Tony.Cerceo@altisource.com>  
**Sent:** Tuesday, February 27, 2024 12:22 PM  
**To:** Bill Thompson <wthompson@FargoND.gov>  
**Cc:** Shawn Ouradnik <SOuradnik@FargoND.gov>  
**Subject:** 1022 9TH AVE N FARGO ND

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Good morning, Mr. Thompson.

We're working on behalf of this property address and received photos from the field showing that there was a posted NOV and the property boarded up. Would you mind sending me a PDF of the NOV doc so we can review for curative and/or discuss with the current owner? If you have a few minutes, maybe I could give you a call as well? Thank you in advance.

Respectfully,

**Tony Cerceo** | National Code Violation Manager, Field Services  
Direct: (470) 870-6300  
[tony.cerceo@altisource.com](mailto:tony.cerceo@altisource.com)

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7730 Market Center Ave suite 100  
El Paso TX 79912

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**Shawn Ouradnik**

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**From:** Bill Thompson  
**Sent:** Monday, March 11, 2024 11:04 AM  
**To:** 'CV-Mailbox'  
**Subject:** RE: 1022 9TH AVE N FARGO ND

You can call me at 701-241-1563 if you are the local representative of the bank. Thanks

**From:** CV-Mailbox <CV-Mailbox@Altisource.com>  
**Sent:** Thursday, March 7, 2024 9:27 AM  
**To:** Bill Thompson <wthompson@FargoND.gov>  
**Cc:** CV-Mailbox <CV-Mailbox@Altisource.com>  
**Subject:** 1022 9TH AVE N FARGO ND

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Hi,

My name is Aishwarya G representing Altisource Field Services. I am contacting you with regards to the subject property. We would like to know if there are any open violations/liens . Please provide us with the updated notice of violation along with the corrective actions required.

Regards,



**Aishwarya G** | Code Compliance Specialist -AFS  
[G.Aishwarya@altisource.com](mailto:G.Aishwarya@altisource.com)  
Direct Dial: 470-870-5009

**Altisource®**  
7730 Market Center Ave suite 100  
El Paso TX 79912  
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Share Your Feedback

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intended recipient is not intended to waive any right or privilege. Message transmission is not guaranteed to be secure or free of software viruses.

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**Shawn Ouradnik**

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**From:** Cerceo, Anthony <Tony.Cerceo@altisource.com>  
**Sent:** Tuesday, March 19, 2024 7:01 PM  
**To:** Bill Thompson; Shawn Ouradnik  
**Subject:** RE: 1022 9TH AVE N FARGO ND

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Hi, Bill and Shawn.

Thank you for your patience. Late today, I received an approval to proceed with the demolition. I'll get the ball rolling tomorrow and we'll seek a turnaround time with the exception of seeding in spring per the demo contractor. I'll keep you posted.

Respectfully,

**Tony Cerceo** | National Code Violation Manager, Field Services  
Direct: (470) 870-6300  
[tony.cerceo@altisource.com](mailto:tony.cerceo@altisource.com)

Altisource®  
7730 Market Center Ave suite 100  
El Paso TX 79912

**From:** Bill Thompson <wthompson@FargoND.gov>  
**Sent:** Monday, March 11, 2024 10:34 AM  
**To:** Cerceo, Anthony <Tony.Cerceo@altisource.com>; Shawn Ouradnik <SOuradnik@FargoND.gov>  
**Subject:** RE: 1022 9TH AVE N FARGO ND

You don't often get email from [wthompson@fargond.gov](mailto:wthompson@fargond.gov). [Learn why this is important](#)

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Yes there is internal contents including appliances. I attached a couple photos. Upstairs was clear. Most of the content was main level and basement. Thanks

**From:** Cerceo, Anthony <Tony.Cerceo@altisource.com>  
**Sent:** Sunday, March 10, 2024 2:35 PM  
**To:** Shawn Ouradnik <SOuradnik@FargoND.gov>  
**Cc:** Bill Thompson <wthompson@FargoND.gov>  
**Subject:** 1022 9TH AVE N FARGO ND

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Hi, Shawn & Bill.

I spoke with the demolition contractor I asked to propose the takedown. He asked me the below. I don't have any interior photos outside of what you had. Do you know offhand? If not, I can get someone to meet out there and get the due diligence.

Is there any internal contents? Example: water heaters, dishwashers, fridges, ranges etc)

**Tony Cerceo** | National Code Violation Manager, Field Services

Direct: (470) 870-6300

[tony.cerceo@altisource.com](mailto:tony.cerceo@altisource.com)

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**General Contractor Information**

Altisource  
7730 Market Center Suite 100 A  
El Paso, TX 79912

**Contractor Information**

Western Excavation LLC  
4650 Amber Valley Pkwy S  
Suite 4  
Fargo, ND 58104

**General Contractor: Altisource**

7730 Market Center Suite 100 A | El Paso, Texas 79912

**Bid Reference: 1022 9<sup>th</sup> Avenue North Fargo House Demolition**

**Scope of Work: Building Demolition**

We, Western Excavation LLC., propose the above scope of work, to be completed for the amount of \$32,455 for all work to be completed by Western Excavation.

Project scope includes the following services. Cap all necessary utilities in boulevard, demolition and haul off of debris, remove foundation, fill void left by foundation with clay, grade and hydroseed for turf establishment.

If there is any clarification needed or questions feel free to contact Luke or Trevor and we will address your questions as soon as possible.

Warm regards,

*Anthony Cerceo*

Anthony Cerceo  
Manager

**Trevor Zens**

Estimator/ Project Manager

701-388-6533

trevor@westernexcavationnd.com

**Luke Payne**

President

218-234-0094

luke@westernexcavationnd.com

**Cole Anderson**

Co-Owner

701-426-3096

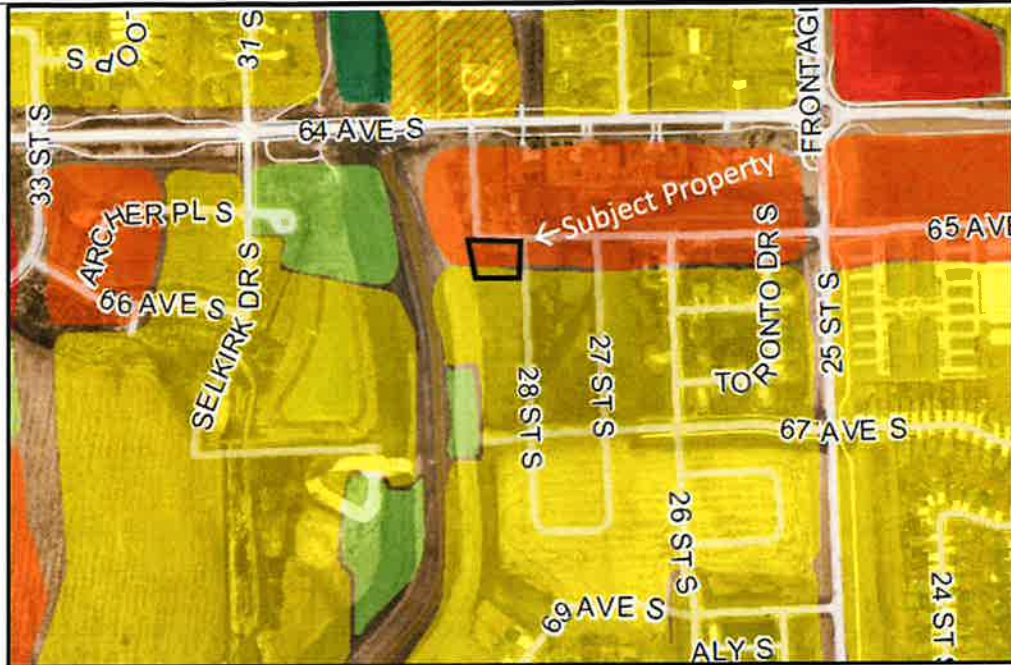
cole@westernexcavationnd.com

34

<b>City of Fargo Staff Report</b>			
<b>Title:</b>	Golden Valley Fourth Addition	<b>Date:</b>	2/28/2024
		<b>Update:</b>	3/28/2024
<b>Location:</b>	6507, 6511, 6515, 6519, 6523, 6527, 6531, 6535, 6539, 6543 and 6547 28th Street South	<b>Staff Contact:</b>	Donald Kress, current planning coordinator
<b>Legal Description:</b>	Lot 1, Block 6, Golden Valley Fourth Addition		
<b>Owner(s)/Applicant:</b>	Jordahl Custom Homes / Mike Nelson	<b>Engineer:</b>	None
<b>Entitlements Requested:</b>	<b>Zone Change</b> (from SR-4, Single-Dwelling Residential to SR-5, Single-Dwelling Residential)		
<b>Status:</b>	City Commission Public Hearing: April 1 <sup>st</sup> , 2024		

<b>Existing</b>	<b>Proposed</b>
<b>Land Use:</b> Residential	<b>Land Use:</b> Residential
<b>Zoning:</b> SR-4, Single-Dwelling Residential	<b>Zoning:</b> SR-5, Single-Dwelling Residential
<b>Uses Allowed:</b> Allows detached houses, group living restricted residency, daycare centers of limited size, parks and open areas, safety services, farming/crop productions, basic utilities and limited telecommunications facilities	<b>Uses Allowed:</b> Allows detached houses, attached houses and duplexes, daycare centers, parks and open space, religious institutions, safety services and basic utilities, and limited telecommunications facilities
<b>Maximum Density Allowed:</b> 12.1 dwelling units per acre	<b>Maximum Density Allowed:</b> 14.5 dwelling units per acre

<b>Proposal:</b>
<p>The applicant is requests one entitlement:</p> <ol style="list-style-type: none"> <li>a Zoning Map Amendment from SR-4, Single-Dwelling Residential to SR-5, Single Dwelling Residential</li> </ol> <p>This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments (“staff”), whose comments are included in this report.</p> <p><b>Surrounding Land Uses and Zoning Districts:</b></p> <ul style="list-style-type: none"> <li>North: SR-2, Single-Dwelling Residential, with single-dwelling residences</li> <li>East: SR-4, Single-Dwelling Residential, with single-dwelling residences</li> <li>South: SR-4, Single-Dwelling Residential, with single-dwelling residences</li> <li>West: P/I, Public and Institutional, with Cass County Drain 57</li> </ul>
<b>Area Plans:</b>
<p>As the graphic below depicts, the 2007 Growth Plan, South Fargo Tier 1 East identifies the area of this project as on the boundary between the “residential area—lower to medium density” and “residential area—medium to high density.” The 2007 Growth Plan states that the “medium to high density” category “slightly overlaps with low to medium density residential in terms of the housing styles that would be appropriate” (p. 47) and that townhomes (attached housing) are intended to part of the housing mix in both land use categories. The proposed SR-5 zoning is consistent with both land use designations.</p>



<span style="color: red;">■</span>	Commercial Area
<span style="color: blue;">■</span>	Future School
<span style="color: green;">■</span>	Proposed Park
<span style="color: yellow;">■</span>	Residential Area - lower to medium density
<span style="color: orange;">■</span>	Residential Area - medium to high density
<span style="color: lightgreen;">■</span>	Residential Area - rural
<span style="color: cyan;">■</span>	City Limits

**Context:**

**Schools:** The subject property is located within the Fargo School District and is served by Bennett Elementary, Discovery Middle and Davies High schools.

**Neighborhood:** The subject property is located within the Davies Neighborhood.

**Parks:** Golden Valley Park (6977 Golden Valley Parkway), Legacy Park (6297 22<sup>nd</sup> Street South) and Davies Second Addition Park (2207 67<sup>th</sup> Avenue South) are all located within a quarter mile of the subject property. These parks provide basketball courts, playground equipment, recreational trails, and picnic shelters.

**Pedestrian / Bicycle:** A shared use path is located just north of the property, which connections to 64<sup>th</sup> Avenue South and the metro trail system.

**MATBUS Routes:** The area of the subject property is not served by a MATBUS route.

**Staff Analysis:**

The property is currently zoned SR-4, Single Dwelling Residential. The City Commission staff report of June 8, 2020 for the original Golden Valley Fourth Addition, states "The developer has indicated Lot 1, Block 6 will be used for attached housing." The density allowed on this 0.88 acre lot by the current SR-4 zoning is 10.64 dwelling units, which means a maximum of 10 units, as fractional numbers of units are always rounded down to the closest whole number. The applicant proposed rezoning to SR-5, which would allow 11 units to be built on the property.

(continued on next page)

**Zoning**

Section 20-906. F (1-4) of the LDC stipulates the following criteria be met before a zone change can be approved:

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

Staff is unaware of any error in the zoning map as it relates to this property. The property is currently zoned SR-4, Single-Dwelling Residential. The proposed SR-5, Single-Dwelling Residential, zoning is consistent with the “residential area—lower to medium density” and “residential area—medium to high density” land use designations of the 2007 Growth Plan. The change in zoning will allow the developer to construct an additional residential unit on this property. **(Criteria Satisfied)**

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

City staff and other applicable review agencies have reviewed this proposal. Staff finds no deficiencies in the ability to provide all of the necessary services to the site. Lots in the subdivision will front dedicated public streets. The necessary rights-of-way for these streets will be dedicated with the plat. These streets will provide access and public utilities to serve the development. **(Criteria satisfied)**

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

Staff has no documentation or evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. Written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, Planning staff has received and responded to four inquiries about the project. One public comment e-mail is attached. Staff finds that the approval of the zoning change will not adversely affect the condition or value of the property in the vicinity. **(Criteria satisfied)**

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

The purpose of the LDC is to implement Fargo’s Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo. Staff finds this proposal is consistent with the purpose of the LDC, the 2007 Growth Plan, and other adopted policies of the City. **(Criteria satisfied)**

**Staff Recommendation:**

Suggested Motion: “To accept the findings and recommendations of the Planning Commission and staff and hereby waive the requirement to receive the rezoning Ordinance one week prior to the first reading and place the rezoning Ordinance on for first reading, and move to approve the proposed zoning map amendment from SR-4, Single-Dwelling Residential to SR-5, Single-Dwelling Residential, for Lot 1, Block 6, **Golden Valley Fourth Addition**, as outlined in the staff report, as the proposal complies with the 2007 Growth Plan, Section 20-0906.F (1-4) of the LDC and all other applicable requirements of the LDC.”

**Planning Commission Recommendation: March 5<sup>th</sup>, 2024**

At the March 5<sup>th</sup>, 2024 Planning Commission hearing, that Commission, by a vote of 7-0 with two Commissioners absent and two Commission seats vacant., moved to accept the findings and recommendations of staff and recommended approval to the City Commission of the proposed zoning map amendment from SR-4, Single-Dwelling Residential to SR-5, Single-Dwelling Residential, for Lot 1, Block 6, **Golden Valley Fourth Addition**, as outlined in the staff report, as the proposal complies with the 2007 Growth Plan, Section 20-0906.F (1-4) of the LDC and all other applicable requirements of the LDC

**Attachments:**

1. Location Map
2. Zoning Map
3. Comment E-mail.



# Zone Change from SR-4, Single-Dwelling Residential to SR-5, Single-Dwelling Residential

## Golden Valley Fourth Addition

6507, 6511, 6515, 6519, 6523, 6527, 6531, 6535, 6539, 6543, and 6547 28th Street South



### Legend

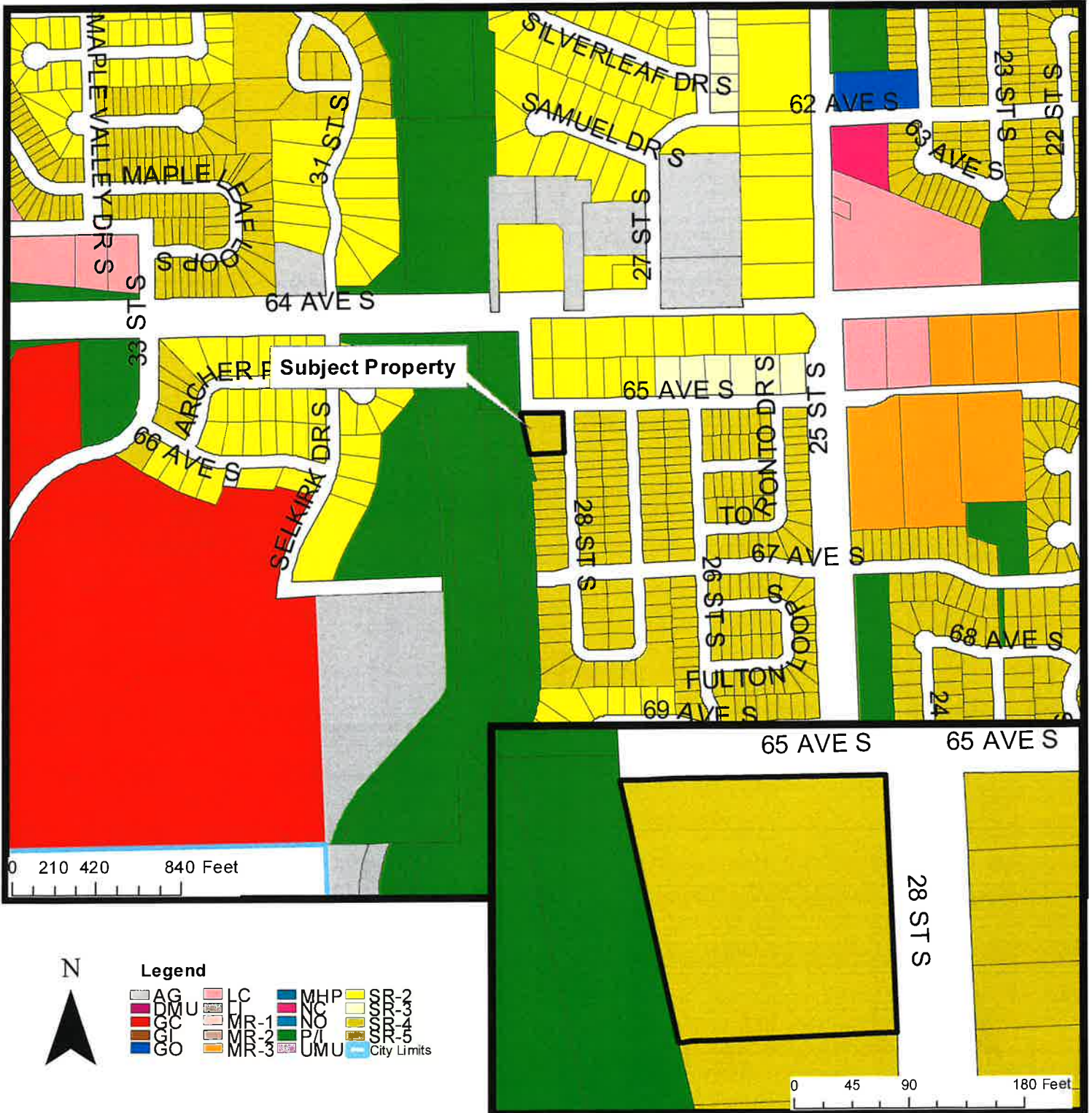
 City Limits



# Zone Change from SR-4, Single-Dwelling Residential to SR-5, Single-Dwelling Residential

## Golden Valley Fourth Addition

6507, 6511, 6515, 6519, 6523, 6527, 6531, 6535, 6539, 6543, and 6547 28th Street South





**From:** bjandcelestemarro  
**Sent:** Monday, March 4, 2024 10:20 PM  
**To:** Donald Kress  
**Subject:** Hearing 3.5.24-Golden Valley 4th Addition

Good evening Mr. Kress,  
Thank you for speaking with me recently. We are the homeowners directly next to Lot 1, Block 6, Golden Valley Fourth Addition. We are Lot 2.

In advance of the hearing to change the zoning for Lot 1 from SR-4 to SR-5, we wanted to note some information.

When we were purchasing our lot, we were told verbally and in writing from July 2021 forward on several occasions that Lot 1 was a city lot. I only found out in February 2024 that Lot 1 was platted for multifamily housing back on June 8, 2020. This means that it was already platted for multifamily housing when we were informed inaccurately that it was a city lot. Had we known the plan was for multifamily housing, we would have purchased a different lot.

I understand that this information will not change the fact that it is currently zoned for multifamily housing, but I would like this noted. If I need to forward this information to anyone else prior to the hearing, please let me know and I will be happy to do so.

Thank you for your assistance.

Celeste and William Marro

34a

OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING A CERTAIN PARCEL  
OF LAND LYING IN GOLDEN VALLEY FOURTH ADDITION  
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

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

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on March 5, 2024; and,

WHEREAS, the rezoning changes were approved by the City Commission on April 1, 2024,

NOW, THEREFORE,

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

Section 1. The following described property:

Lot One (1), Block Six (6) of Golden Valley Fourth Addition to the City of Fargo, Cass County, North Dakota;

is hereby rezoned from "SR-4", Single-Dwelling Residential, District to "SR-5", Single-Dwelling Residential, District.

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

OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

ORDINANCE NO. \_\_\_\_\_

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

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\_\_\_\_\_  
Dr. Timothy J. Mahoney, M.D., Mayor

(SEAL)

Attest:

\_\_\_\_\_  
Steven Sprague, City Auditor

First Reading:  
Second Reading:  
Final Passage:



**Water Treatment Plant**  
435 14th Avenue South  
Fargo, ND 58103  
Office: 701.241.1469 | Fax: 701.241.8110  
[www.FargoND.gov](http://www.FargoND.gov)

35

March 28, 2024

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

**Subject: Advanced Meter Infrastructure (AMI) System Recommendations for Drinking Water System**

Dear Commissioners:

The Water Utility is requesting approval of three motions related to the selection, installation, and funding of an Advanced Metering Infrastructure (AMI) system for metering water to customers in Fargo. The new AMI system will benefit customers, City efficiency, and the Water Utility. A Request for Proposals (RFP) was approved by the Fargo City Commission for advertisement on October 30, 2023.

**AMI System Selection.** A selection team with members from five City of Fargo Departments reviewed four proposals that were received. Prior to reviewing any costs, proposals were scored by team members using non-cost criteria. Per the table below, the selection team all ranked Core & Main/Sensus as the top proposal before costs were introduced.

Proposer	Score Average	Rank Average	Bid Package Cost
Ferguson / Neptune	82.4	2.2	\$17,114,407.80
<b>Core &amp; Main / Sensus</b>	<b>88.4</b>	<b>1.0</b>	<b>\$13,107,344.30</b>
Winwater / Mueller	75.4	3.8	\$16,763,144.21
DSG / Kamstrup	75.0	2.8	\$12,947,984.75

The Core & Main/Sensus proposal is being recommended for Award and Contracts will be submitted for approval at a later date. Due to improved water metering accuracy and other factors, all water meters are being recommended to be replaced with solid state meters (newer technology) compared to existing mechanical meters.

**Water Meter Installation.** For water meter installation, a clarification was received from the ND State Plumbing Board (see attached). There are about 30,000 water meters to be replaced in Fargo. All work shall be accomplished under the direction and recommendation of a master plumber in the State of North Dakota. An installation team will be provided by the meter supplier, working under the direction of a master plumber. The installation team will coordinate water customer appointments and personnel to change out the meters. The master plumber will help address any non-meter issues in customer premise plumbing, impacting meter installation.

**AMI Project Funding.** A low interest Clean Water State Revolving Fund (CWSRF) loan is recommended to be used to fund the AMI project. Since an AMI system is considered a *water efficiency* project, it qualifies for the CWSRF loan program. The annual debt service will be paid through the Water Utility. With improve water meter accuracy under the AMI project, it is realistic for the project to partially or fully pay for itself. A resolution is needed to allow the Water Utility to apply for the loan. The suggested motion is to allow Water Utility staff to sign a resolution to get the CWSRF loan application in motion after bond council review.

Your consideration is greatly appreciated in this matter.

Sincerely,

A handwritten signature in blue ink that reads "Troy B. Hall". The signature is written in a cursive style with a large initial "T" and "H".

Troy B. Hall  
Water Utility Director

**RECOMMENDED MOTIONS:**

- 1) **Award the AMI Project to Sensus / Core & Main.**
- 2) **Accept the ND State Plumbing Board clarification on installation of water meters, where all work shall be accomplished under the direction and recommendation of a master plumber, licensed in the State of North Dakota.**
- 3) **Authorize Water Utility staff to complete a resolution to apply for a Clean Water State Revolving Fund (CWSRF) loan to fund this project after bond counsel review.**



**Addendum No. 4 – December 15, 2023**  
**RFP23125: Advanced Metering Infrastructure (AMI)**  
**Solution**

**INSTALLATION OF AMI SOLUTION**

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**Clarification:**

The City has received clarification from the ND State Plumbing Board regarding the water meter installation process. The installation of the water meters shall be done as follows:

**For the installation of water meters; If approved by the City or State jurisdiction, all work shall be accomplished under the direction and recommendation of a master plumber, licensed in the State of North Dakota. For a typical water meter change out, an employee of the contractor with experience in water meter change outs can accomplish this task without being a licensed plumber in the State of North Dakota. However, the contractor must have a master plumber available to assist as needed.**

For further clarification of the above language, each vendor/supplier/contractor responding to this RFP shall have a master plumber, licensed in the State of North Dakota, as a part of their team.

**Installation Personnel:** The awarded Service Provider will do criminal background checks on any/all employees or prospective employees at the awarded Service Provider's expense. A copy of the background check **must** be supplied to the City of Fargo. The Service Provider represents that all of its drivers possess a valid driver's license and insurance. The Service Provider shall verify, semi-annually, that the licenses of its personnel are valid and current.

The Service Provider shall ensure that its personnel will display patience, tact, and courtesy when dealing with homeowners. The Service Provider shall not knowingly or negligently create situations that would cause unfavorable attitudes toward the City of Fargo.



36a

March 20, 2024

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 3625 21 St S as submitted by Naomi & Muhammad Tabassum. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for 5 years.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$568 with the City of Fargo's share being \$96.60.

Sincerely,

A handwritten signature in black ink that reads "Mike Splonskowski". The signature is written in a cursive style.

Mike Splonskowski  
City Assessor

lml  
attachment



**Application For Property Tax Exemption For Improvements  
To Commercial And Residential Buildings**  
N.D.C.C. ch. 57-02.2

(File with the city assessor or county director of tax equalization)

**Property Identification**

1. Legal description of the property for which exemption is claimed Lt 10 B11C6 - South of Pointe 3rd  
Single family home, primary residence

2. Address of Property 3625 21 St S

3. Parcel Number 01-2832-00800-000

4. Name of Property Owner Nadmi & Muhammad Tabassum Phone No. 320-760-6938

5. Mailing Address of Property Owner 3625 21 St S Fargo, ND 58104

**Description Of Improvements For Exemption**

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). updating & repairing bathroom finishes due to wear & tear & damage to surfaces & fixtures.

7. Building permit No. 2307-0786 REN 8. Year built (residential property) 1988

9. Date of commencement of making the improvements Summer 2023

10. Estimated market value of property before the improvements \$ unknown - sold @ \$315k in 2018

11. Cost of making the improvement (all labor, material and overhead) \$ 80,000

12. Estimated market value of property after the improvements \$ 421,700 - Includes market increase  
~~unknown - no change to sq ft.~~  
Same # of beds & baths

**Applicant's Certification And Signature**

13. I certify that the information contained in this application is correct to the best of my knowledge.

Applicant Nadmi Tabassum Date 3/18/24

**Assessor's Determination And Signature**

14. The assessor/county director of tax equalization finds that the improvements described in this application do  do not  meet the qualifications for exemption for the following reason(s): \_\_\_\_\_

Assessor/Director of Tax Equalization Hilda Gronström Date 3-25-2024

**Action Of Governing Body**

15. Action taken on this application by the governing board of the county or city: Approved  Denied

Approval is subject to the following conditions: \_\_\_\_\_

Exemption is allowed for years 20\_\_\_, 20\_\_\_, 20\_\_\_, 20\_\_\_, 20\_\_\_.

Chairperson \_\_\_\_\_ Date \_\_\_\_\_



366

March 20, 2024

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 2627 18 St S as submitted by Timothy & Ann Toso. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for 5 years.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$282 with the City of Fargo's share being \$48.

Sincerely,

A handwritten signature in black ink that reads "Mike Splonskowski".

Mike Splonskowski  
City Assessor

lml  
attachment

### Application For Property Tax Exemption For Improvements To Commercial And Residential Buildings

N.D.C.C. ch. 57-02.2

(File with the city assessor or county director of tax equalization)

#### Property Identification

1. Legal description of the property for which exemption is claimed Part of Lot 26 Block 5 Crays 1<sup>st</sup>

2. Address of Property 2627 18<sup>th</sup> St. S.

3. Parcel Number 01-0505-00739-000

4. Name of Property Owner Timothy + Ann Toso Phone No. 701/799-9283

5. Mailing Address of Property Owner \_\_\_\_\_

#### Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). Repair heaving wall, updated electrical, remodel kitchen

7. Building permit No. 2310-0564 8. Year built (residential property) 1983

9. Date of commencement of making the improvements 10/20/23

10. Estimated market value of property before the improvements \$ 160,800

11. Cost of making the improvement (all labor, material and overhead) \$ 30,000

12. Estimated market value of property after the improvements \$ 179,300

#### Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.

Applicant Ann Toso Date 3-1-24

#### Assessor's Determination And Signature

14. The assessor/county director of tax equalization finds that the improvements described in this application do  do not  meet the qualifications for exemption for the following reason(s): \_\_\_\_\_

Assessor/Director of Tax Equalization Wito Jusupli Date 3-25-2024

#### Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved  Denied

Approval is subject to the following conditions: \_\_\_\_\_

Exemption is allowed for years 20\_\_\_, 20\_\_\_, 20\_\_\_, 20\_\_\_, 20\_\_\_.

Chairperson \_\_\_\_\_ Date \_\_\_\_\_



36c

March 20, 2024

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1241 Oak St N as submitted by Derek & Amy Ouren. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for 5 years.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$285 with the City of Fargo's share being \$48.

Sincerely,

A handwritten signature in black ink that reads "Mike Splonskowski".

Mike Splonskowski  
City Assessor

lml  
attachment

### Application For Property Tax Exemption For Improvements To Commercial And Residential Buildings

N.D.C.C. ch. 57-02.2

(File with the city assessor or county director of tax equalization)

#### Property Identification

1. Legal description of the property for which exemption is claimed Lot: 11 & S 10 FT OF 12, Block: 4,  
Addition Name: Bernard Holes 2nd

2. Address of Property 1241 Oak St N, Fargo, ND 58102

3. Parcel Number 01-1320-00530-000

4. Name of Property Owner Ouren, Derek D and Amy C Phone No. 701-866-2874

5. Mailing Address of Property Owner 1241 Oak St N, Fargo, ND 58102

#### Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). Finish lower level, and remodel existing finished area.

7. Building permit No. 2303-0270-REN 8. Year built (residential property) 1965

9. Date of commencement of making the improvements March 17th, 2023

10. Estimated market value of property before the improvements \$ 356,600

11. Cost of making the improvement (all labor, material and overhead) \$ 100,000

12. Estimated market value of property after the improvements \$ 459,500

#### Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.

Applicant Derek Ouren Date 3/18/24

#### Assessor's Determination And Signature

14. The assessor/county director of tax equalization finds that the improvements described in this application do  do not  meet the qualifications for exemption for the following reason(s): \_\_\_\_\_

Assessor/Director of Tax Equalization [Signature] Date 3-25-2024

#### Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved  Denied

Approval is subject to the following conditions: \_\_\_\_\_

Exemption is allowed for years 20\_\_\_\_, 20\_\_\_\_, 20\_\_\_\_, 20\_\_\_\_, 20\_\_\_\_.

Chairperson \_\_\_\_\_ Date \_\_\_\_\_



38

## Memorandum

**TO: BOARD OF CITY COMMISSIONERS**

**FROM: DR. TERRY HOGAN, DIRECTOR OF DIVERSITY, EQUITY & INCLUSION**

**DATE: MARCH 28, 2024**

**RE: FARGO HUMAN RIGHTS COMMISSION ADOPTION OF RESOLUTION SUPPORTING A PERMANENT CEASEFIRE IN THE MIDDLE EAST**

On February 15, 2024, the Human Rights Commission (HRC) adopted a "Resolution Supporting a Permanent Ceasefire and Preventing Loss of Human Life in the Middle East." On March 11, 2024 a Working Session was held to refine the resolution's language before forwarding it, along with a supporting letter, to the Board of City Commissioners for adoption. At its March 21, 2024, meeting the HRC approved the attached final resolution and supporting letter.

Attached please find a letter from the HRC to the Board of City Commissioners along with the recommended Resolution for your consideration.

March 21, 2024

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

Re: Resolution Supporting a Permanent Ceasefire in the Middle East

Dear Commissioners:

The Fargo Human Rights Commission passed a motion to adopt the resolution supporting a permanent ceasefire and preventing loss of human life in the Middle East on March 21, 2024. The Fargo Human Rights Commission recognizes the complexity of the issues at hand and the deep historical grievances that fuel this conflict. However, it is our firm belief that peace is achievable and that dialogue, understanding, and reconciliation are the keys to a sustainable resolution.

In this spirit of reconciliation, we urge all parties involved in the conflict to consider the human cost of continued violence. Let us strive to create an environment where dialogue prevails over discord, where empathy overcomes enmity, and where a shared commitment to human dignity guides our actions.

We call upon the international community, political leaders, and all stakeholders to work tirelessly towards an immediate ceasefire, to facilitate the delivery of humanitarian aid, and to initiate peace talks that consider the rights and aspirations of all parties. Let this moment be a turning point towards a future where peace and coexistence are not just ideals but realities for the people of Palestine and Israel.

The Fargo Human Rights Commission is committed to supporting efforts that promote human rights, peace, and justice globally. We believe that through collective action and shared humanity, we can overcome the divisions that have led to such profound suffering.

Attached please find the recommended resolution.

**Recommended Motion:**

Adopt the attached Resolution Supporting a Permanent Ceasefire in the Middle East.

Respectfully Submitted,

Human Rights Commission

Attachments



## **Resolution Supporting a Permanent Ceasefire in the Middle East**

All peoples have the right to self-determination, recognizing the legitimate desire and need for Palestinian self-determination, as well as the legitimate desire and need for Israelis and Palestinians to live in safety and security.

1. Condemnation towards all acts of violence committed against civilians of any kind. The City of Fargo expresses sympathy for the civilian victims and all those affected by the horrific violence.
2. Fargo's status as a welcoming community for those of Jewish and Islamic faiths and any other religions.
3. Standing firmly against the rise of and all acts of racially motivated violence and hate crimes perpetrated against our Jewish, Muslim, Palestinian and Arab constituents here in Fargo and around the United States; and

Fargo City Commission supports our State and Federal delegations and the Biden Administration using their authority to:

1. Advance a full, immediate, and permanent ceasefire, along with urgently needed humanitarian aid as a necessary step towards lasting peace.
2. Support withholding U.S. military funding to the State of Israel until Israel fully complies with international law to prevent contributing to the humanitarian catastrophe, loss of life, war crimes, and illegal occupation.
3. Ensure the release of civilians being held illegally or imprisoned on both sides of the crisis, including the approximately 130 Israeli hostages taken by Hamas and the thousands of Palestinians held indefinitely without cause and/or trial in Israeli prisons.

Be it further resolved, that the DEI Coordinator is hereby directed to provide a copy of this Resolution to Fargo's elected representatives to the North Dakota State Legislature, Governor Burgum, North Dakota's elected representatives to the United States House of Representatives and United States Senate, and the Office of President Biden.

38a

March 28, 2024

Dear Ms. Baumann,

I would like to respectfully request that this letter be considered for inclusion in the April 1 City Commission agenda packet attached to the ceasefire resolution agenda item.

Please let me know if I can offer any other information.

Thank you,

*Karis Thompson*

Fargo resident

March 27, 2024

Mayor Mahoney, Deputy Mayor Preston and Commissioners Kolpack, Piepkorn and Strand –

With this letter, we want to register our support for the ceasefire resolution approved by the Fargo Human Rights Commission on March 21, 2024.

We, with the rest of the global community, have witnessed the intended and relentless devastation of Gaza for almost half a year. On February 22, 2024, Médecins Sans Frontières (Doctors Without Borders) International Secretary General Christopher Lockyear reported to the United Nations Security Council –

***Children who survive this war will not only bear the visible wounds of traumatic injuries but the invisible ones, too – those of repeated displacement, constant fear, and witnessing family members literally dismembered before their eyes. These psychological injuries have led children as young as five to tell us they would prefer to die.***

The remaining 2.2 million people in Gaza who have survived continual bombardment, displacement, injuries, detentions and the loss of home, family and community now have to contend with the fatigue, weakness, diarrhea, immune system deficiencies and muscle wasting associated with catastrophic hunger without access to viable health care.

We echo Christopher Lockyear's statement to the UN Security Council –

***The people of Gaza need a ceasefire not when 'practicable,' but now. They need a sustained ceasefire, not a 'temporary period of calm.' Anything short of this is gross negligence.***

And we hope the City of Fargo – where we have chosen to invest in community and care for patients – will join Moorhead, Minnesota, and cities across the country by adopting this resolution calling for a permanent ceasefire in the Middle East.

Thank you for your representation and service within this community,

Lucho Espejo, MD

Mary Jo Lewis, MD

Ellen Mahli, RN, retired

Sister Mary Margaret Mooney, RN, retired

Kayla Nelson, NP

Kinsey Nelson, MD

Maren Ortmeier, RN

Thomas Ortmeier, MD

Matthew Trefz, MD