

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. 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.

- 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](https://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.



32

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
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.

<input type="checkbox"/> Property Tax Exemption <u> </u> Number of years <u> </u> Percent of exemption	<input checked="" type="checkbox"/> Payments In Lieu of Taxes 2024 Beginning year <u>2037</u> Ending year 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:

<input checked="" type="checkbox"/> New business project Transfer of existing project	<input type="checkbox"/> Expansion of a existing business 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..... \$ 828,000b. Existing buildings and structures for which an exemption is claimed..... \$ 14,591,300

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

d. Total..... \$ 15,419,300e. 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) b. Eligible existing buildings and structures..... \$ 729,565c. Newly constructed buildings and structures when completed..... \$ 0d. Total taxable valuation of property eligible for exemption (Add lines b and c)..... \$ 729,565e. Enter the consolidated mill rate for the appropriate taxing district 296.6f. 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.

	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only
Year (12 mo. periods)	<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

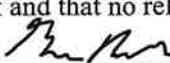
Use Only When Reapplying

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.



Signature

Managing Principal

Title

2-15-2024

Date



INSPECTIONS

INSPECTIONS DEPARTMENT

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

33

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

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



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 RD LOT 11 BLOCK 10
NAME OF PROPERTY OWNER: ADDRESS OF PROPERTY OWNER: NAMES AND ADDRESSES OF MORTGAGE HOLDERS, LIENHOLDERS ET CETERA AND LESSEES OF RECORD:	RESIDENTIAL ACCREDIT LOANS INC 3232 NEWMARK DR, MIAMISBURG OH 45342-5421
NAME OF INSPECTOR:	Bill Thompson, Building Inspector

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 5th 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:

- 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 2nd 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



Bill Thompson
Building Inspector
City of Fargo, ND

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8344 0016 59

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



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 3RD LOT 11 BLOCK 10

NAME OF PROPERTY OWNER:
ADDRESS OF PROPERTY OWNER:
NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS
ET CETERA AND LESSEES OF RECORD:

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

NAME OF INSPECTOR:

Bill Thompson, Building Inspector

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 5th 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:

- 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 2nd 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

A handwritten signature in black ink, appearing to read "Bill Thompson", written over a horizontal line.

**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



Firm Mailing Book For Accountable Mail

Name and Address of Sender

CITY OF FARGO
225 4TH ST N
FARGO ND 58102

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

[illegible]

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

PS Form 3877, January 2017 (Page 1 of 1)

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacy-policy.

JobId: 4709231

PSN 7530-02-000-9098



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

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

**92/93	750	901193562	00004957724	1
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:

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)

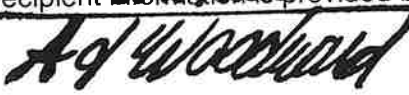
Mailer: City of Fargo

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 :



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

BILL TO

City of Fargo

Finance Dept

P.o. Box 1607

Fargo, ND 58107

attn: Bill Thomson

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 @	420.00
	70	
	17 sheets of OSB & Torx screws @ 24	408.00
Thank you!		Total
<i>Marlene Thorstenson</i>		\$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. 5000

ADDRESS Bill to Inspections

1022 9th Ave N Fargo

SUPERVISOR Bill Thomson

701-730-8768

DAILY JOB REPO

DATE 1-17-24 WEATHER _____

TEMPERATURE _____ AM _____ PM _____

EMPLOYEES

MATERIAL

EQUIPMENT

SUBCONT.

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

QTY.	MATERIAL RECEIVED	QTY.	MATERIAL USED
			17 Sheets OSB
			Screws
			Stapels

ON PROJECT	HRS.	RENTED	RATE	HRS.

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. 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 4th 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 3RD 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

AFFIDAVIT OF SERVICE

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

Re: Posting of Dangerous Building Notice – 1022 9 Ave N

Bill Thompson, being first duly sworn and being of legal age, deposes and says that on the 5th day of February 2024, he posted the attached notice upon the front of the building located at the following address:

1022 9 Ave N
Fargo, ND 58102



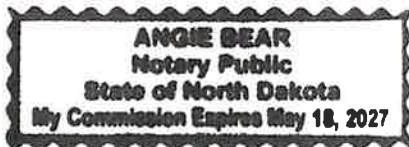
Bill Thompson

Subscribed and sworn to before me this 5th day of February 2024.



Notary Public
Cass County, North Dakota

(SEAL)



AFFIDAVIT OF SERVICE BY REGULAR MAIL

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

Re: Notice of Dangerous Building

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 5th day of February 2024, she served the attached notice, upon 1022 9 Ave N, by placing true and correct copies thereof in envelopes addressed as follows:

Residential Accredited Loan INC
3232 Newmark Dr
Miamisburg, OH 45342-5421

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.

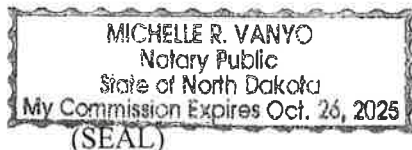


Michelle Lemar

Subscribed and sworn to before me this 5 day of February 2024.



Notary Public
Cass County, North Dakota



AFFIDAVIT OF SERVICE BY CERTIFIED MAIL


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

**Re: Notice of Dangerous Building
1022 9 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8347 4460 37**

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 5th day of February 2024, she served the attached notice, upon 1022 9 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

Residential Accredited Loans INC
3232 Newmark Dr
Miamisburg, OH 45342-5421

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.



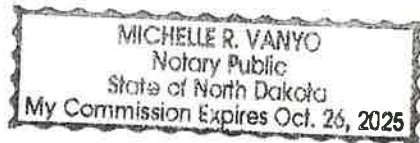
Michelle Lemar

Subscribed and sworn to before me this 5 day of February 2024.



Notary Public
Cass County, North Dakota

(SEAL)





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

Name and Address of Sender

Name and Address of Sender

CITY OF FARGO

225 4TH ST N

FARGO ND 58102

Check type of mail or service

- ☐ Adult Signature Required ☐ Priority Mail Express
☐ Adult Signature Restricted Delivery ☐ Registered Mail
☒ Certified Mail ☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation
☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail ☐ Restricted Mail

Affix Stamp Here

(for additional copies of this receipt)

Postmark with Date of Receipt.

[illegible]

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
--	---

1

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



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

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.



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:

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
On
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

USPS CERTIFIED MAIL



9214 8901 9403 8347 4460 37

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



Inspections Department
225 4th 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 3RD 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:

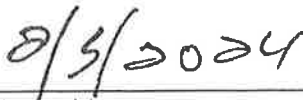
- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



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



Firm Mailing Book For Accountable Mail

Name and Address of Sender

CITY OF FARGO
225 4TH ST N
FARGO ND 58101

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

[illegible]

Postmaster, Per (Name of receiving employee)

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

PS Form 3877, January 2017 (Page 1 of 1)
PSN 7530-02-000-9098 JobId: 4777350



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.

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.



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:

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)



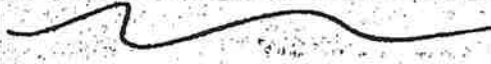

Mailer: City of Fargo

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	
ion		Free-form Information		Date
ority Code				
/ INFORMATION		BANKRUPTCY-notice rec'd in 2017/MK		5/
MISSION ACTION		per 8.7.23 city commission approval snow		8/
MISSION ACTION		charges will be assessed as special		8/
MISSION ACTION		assessments to parcel 01-0440-02470-000		8/
MISSION 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

ame : MRMSA1
escription . . : CUSTOMER'S ADDRESS 1
value : 1022 9th Ave N
alue : 1124 24th Ave S

ame : MRMSZP
escription . . : CUSTOMER'S ZIP
value : 58102
alue : 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. 4th St.)
Waterloo, IA 50703)
(319) 234-2530)
ND220054)

SHERIFF'S DEED

THIS INDENTURE, made this 25th 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

Greg Dawkins

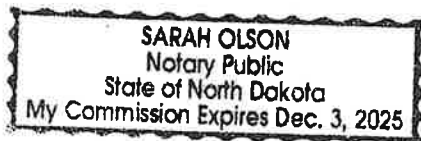
STATE OF NORTH DAKOTA)

) :ss.

COUNTY OF CASS)

On this 25th 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



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

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



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



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

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

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. 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

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

SERKLAND LAW FIRM

10 Roberts Street North

Fargo, ND 58102-4982

P: 701.232.8957

F: 701.237.4049

www.serklandlaw.com

afarol@serklandlaw.com



From: Alissa Farol <afarol@serklandlaw.com>

Sent: Thursday, January 4, 2024 3:11 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,

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

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

afarol@serklandlaw.com



From: Bill Thompson <wthompson@FargoND.gov>

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

To: Alissa Farol <afarol@serklandlaw.com>

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

Subject: 1022 9th Ave N DB or Sub standard

Alissa, I have a problem property at **1022 9th 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

CAUTION: This email is from an EXTERNAL source! Use caution with links and attachments.

IRS CIRCULAR 230 NOTICE: Any tax advice contained in this email was not intended to be used, and cannot be used, by you (or any other taxpayer) to avoid penalties under the Internal Revenue Code of 1986, as amended. **PRIVILEGED AND CONFIDENTIAL:** This message contains confidential information and may be subject to protection by the laws or terms of applicable confidentiality agreements, and is intended only for the message recipient(s). If you are not the intended recipient you are hereby notified that any dissemination, distribution, or copying of this email is strictly prohibited and may be subject to legal restriction or sanction. If you are not the intended recipient indicated in this message (or responsible for delivery of the message to such person), notify sender at Serkland Law Firm immediately and delete this e-mail from your system.

Shawn Ouradnik

From: Alissa Farol <afarol@serklandlaw.com>
Sent: Thursday, January 4, 2024 4:12 PM
To: Bill Thompson
Cc: Shawn Ouradnik; Christine Rose
Subject: RE: 1022 9th Ave N DB or Sub standard

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

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
SERKLAND LAW FIRM

10 Roberts Street North

Fargo, ND 58102-4982

P: 701.232.8957

F: 701.237.4049

www.serklandlaw.com

afarol@serklandlaw.com



From: Alissa Farol <afarol@serklandlaw.com>
Sent: Thursday, January 4, 2024 3:11 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,

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

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

afarol@serklandlaw.com



From: Bill Thompson <wthompson@FargoND.gov>

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

To: Alissa Farol <afarol@serklandlaw.com>

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

Subject: 1022 9th Ave N DB or Sub standard

Alissa, I have a problem property at **1022 9th 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

CAUTION: This email is from an EXTERNAL source! Use caution with links and attachments.

IRS CIRCULAR 230 NOTICE: Any tax advice contained in this email was not intended to be used, and cannot be used, by you (or any other taxpayer) to avoid penalties under the Internal Revenue Code of 1986, as amended. PRIVILEGED AND CONFIDENTIAL: This message contains confidential information and may be subject to protection by the laws or terms of applicable confidentiality agreements, and is intended only for the message recipient(s). If you are not the intended recipient you are hereby notified that any dissemination,

distribution, or copying of this email is strictly prohibited and may be subject to legal restriction or sanction. If you are not the intended recipient indicated in this message (or responsible for delivery of the message to such person), notify sender at Serkland Law Firm immediately and delete this e-mail from your system.

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

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

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 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, 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 | 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

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

** This email message and any attachments are intended solely for the use of the addressee. If you are not the intended recipient, you are prohibited from reading, disclosing, reproducing, distributing, disseminating or otherwise using this transmission. If you have received this message in error, please promptly notify the sender by reply email and immediately delete this message from your system. This message and any attachments may contain information that is confidential, privileged or exempt from disclosure. Delivery of this message to any person other than the intended recipient is not intended to waive any right or privilege. Message transmission is not guaranteed to be secure or free of software viruses.

**

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

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

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 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, 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 | 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

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

** This email message and any attachments are intended solely for the use of the addressee. If you are not the intended recipient, you are prohibited from reading, disclosing, reproducing, distributing, disseminating or otherwise using this transmission. If you have received this message in error, please promptly notify the sender by reply email and immediately delete this message from your system. This message and any attachments may contain information that is confidential, privileged or exempt from disclosure. Delivery of this message to any person other than the intended recipient is not intended to waive any right or privilege. Message transmission is not guaranteed to be secure or free of software viruses.

**

Shawn Ouradnik

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

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

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

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>

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. [Learn why this is important](#)

CAUTION: This email originated outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe. If you have the slightest of doubts, click the Hox button to report this email.

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



** This email message and any attachments are intended solely for the use of the addressee. If you are not the intended recipient, you are prohibited from reading, disclosing, reproducing, distributing, disseminating or otherwise using this transmission. If you have received this message in error, please promptly notify the sender by reply email and immediately delete this message from your system. This message and any attachments may contain information that is confidential, privileged or exempt from disclosure. Delivery of this message to any person other than the intended recipient is not intended to waive any right or privilege. Message transmission is not guaranteed to be secure or free of software viruses.

**

Shawn Ouradnik

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

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

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

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

***** This email message and
any attachments are intended solely for the use of the addressee. If you are not the intended recipient, you are
prohibited from reading, disclosing, reproducing, distributing, disseminating or otherwise using this
transmission. If you have received this message in error, please promptly notify the sender by reply email and
immediately delete this message from your system. This message and any attachments may contain information
that is confidential, privileged or exempt from disclosure. Delivery of this message to any person other than the
intended recipient is not intended to waive any right or privilege. Message transmission is not guaranteed to be
secure or free of software viruses.

Shawn Ouradnik

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

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

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
Direct Dial: 470-870-5009

Altisource®
7730 Market Center Ave suite 100
El Paso TX 79912
www.altisource.com

Share Your Feedback

***** This email message and
any attachments are intended solely for the use of the addressee. If you are not the intended recipient, you are
prohibited from reading, disclosing, reproducing, distributing, disseminating or otherwise using this
transmission. If you have received this message in error, please promptly notify the sender by reply email and
immediately delete this message from your system. This message and any attachments may contain information
that is confidential, privileged or exempt from disclosure. Delivery of this message to any person other than the

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

Shawn Ouradnik

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

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

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

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. [Learn why this is important](#)

CAUTION: This email originated outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe. If you have the slightest of doubts, click the Hox button to report this email.

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

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

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

Altisource®

7730 Market Center Ave suite 100

El Paso TX 79912

***** This email message and
any attachments are intended solely for the use of the addressee. If you are not the intended recipient, you are
prohibited from reading, disclosing, reproducing, distributing, disseminating or otherwise using this
transmission. If you have received this message in error, please promptly notify the sender by reply email and
immediately delete this message from your system. This message and any attachments may contain information
that is confidential, privileged or exempt from disclosure. Delivery of this message to any person other than the
intended recipient is not intended to waive any right or privilege. Message transmission is not guaranteed to be
secure or free of software viruses.

**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 9th 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

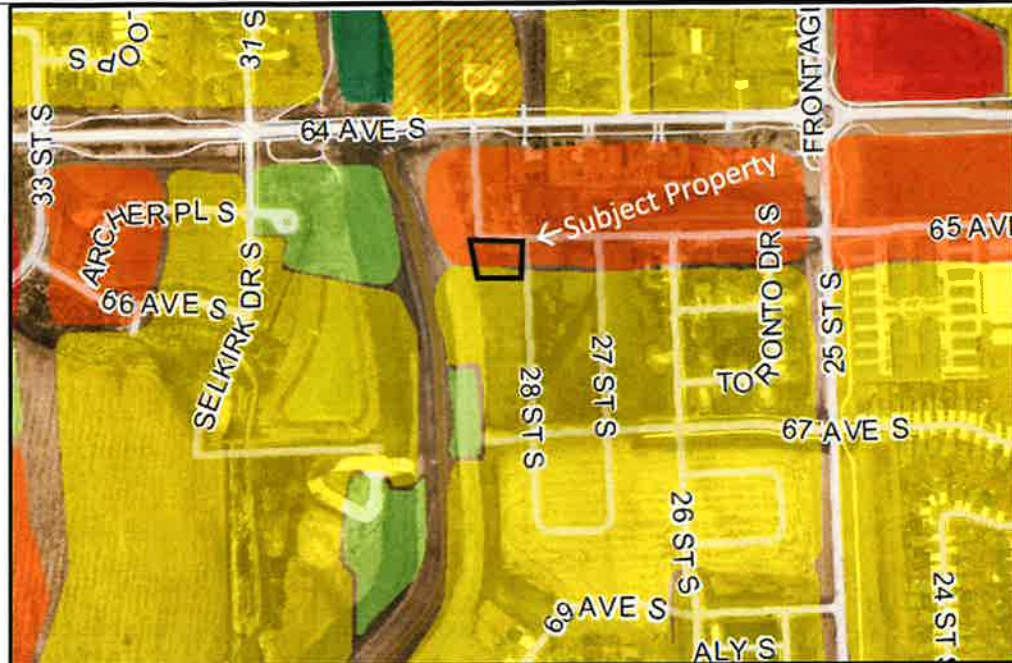
cole@westernexcavationnd.com

34

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

Existing	Proposed
Land Use: Residential	Land Use: Residential
Zoning: SR-4, Single-Dwelling Residential	Zoning: SR-5, Single-Dwelling Residential
Uses Allowed: 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	Uses Allowed: Allows detached houses, attached houses and duplexes, daycare centers, parks and open space, religious institutions, safety services and basic utilities, and limited telecommunications facilities
Maximum Density Allowed: 12.1 dwelling units per acre	Maximum Density Allowed: 14.5 dwelling units per acre

Proposal:
<p>The applicant is requests one entitlement:</p> <ol style="list-style-type: none"> 1. a Zoning Map Amendment from SR-4, Single-Dwelling Residential to SR-5, Single Dwelling Residential <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>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: SR-2, Single-Dwelling Residential, with single-dwelling residences • East: SR-4, Single-Dwelling Residential, with single-dwelling residences • South: SR-4, Single-Dwelling Residential, with single-dwelling residences • West: P/I, Public and Institutional, with Cass County Drain 57 <p>Area Plans:</p> <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>



■	Commercial Area
■	Future School
■	Proposed Park
■	Residential Area - lower to medium density
■	Residential Area - medium to high density
■	Residential Area - rural
■	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 22nd Street South) and Davies Second Addition Park (2207 67th 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 64th 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 5th, 2024

At the March 5th, 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

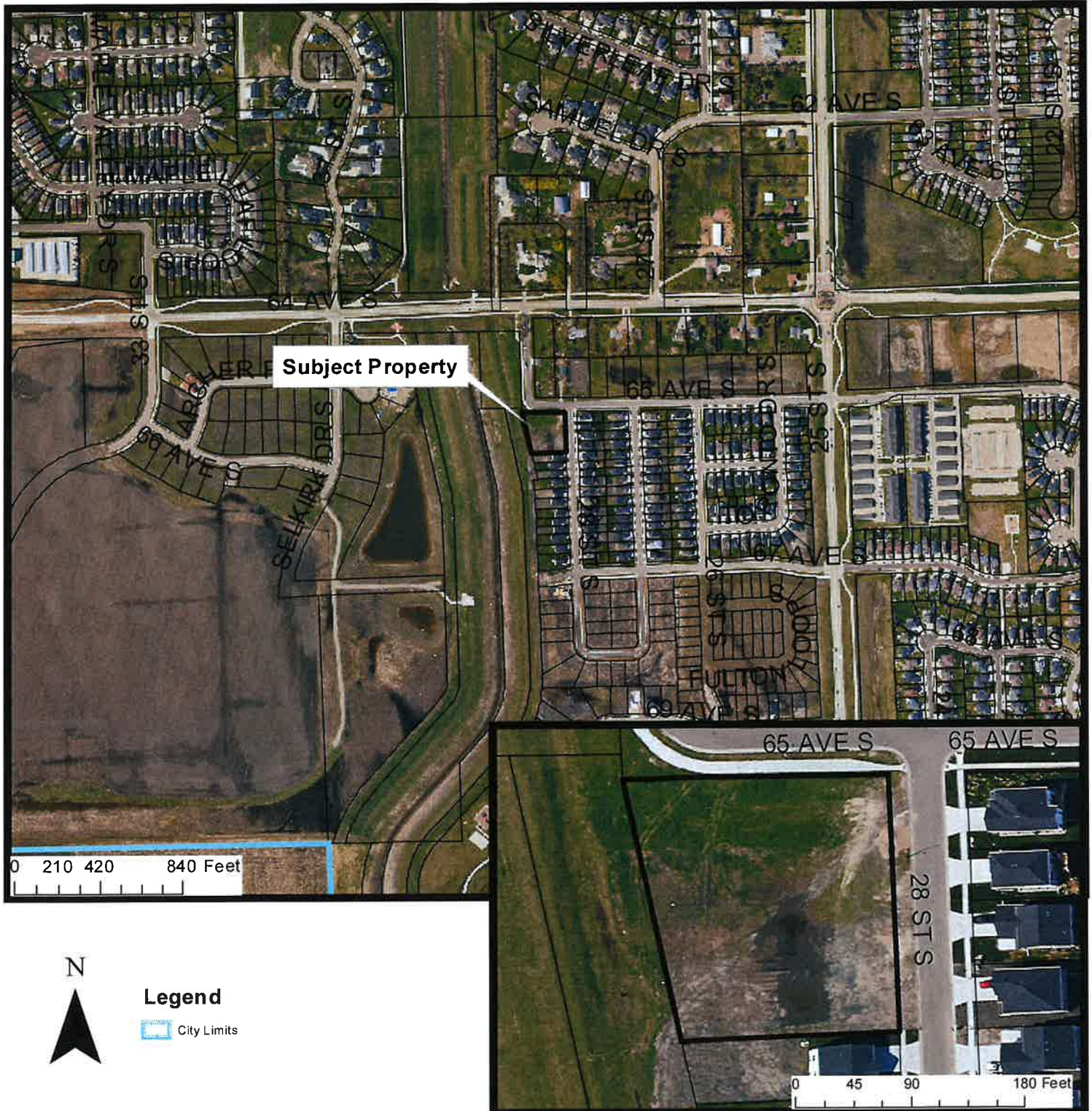
Attachments:

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

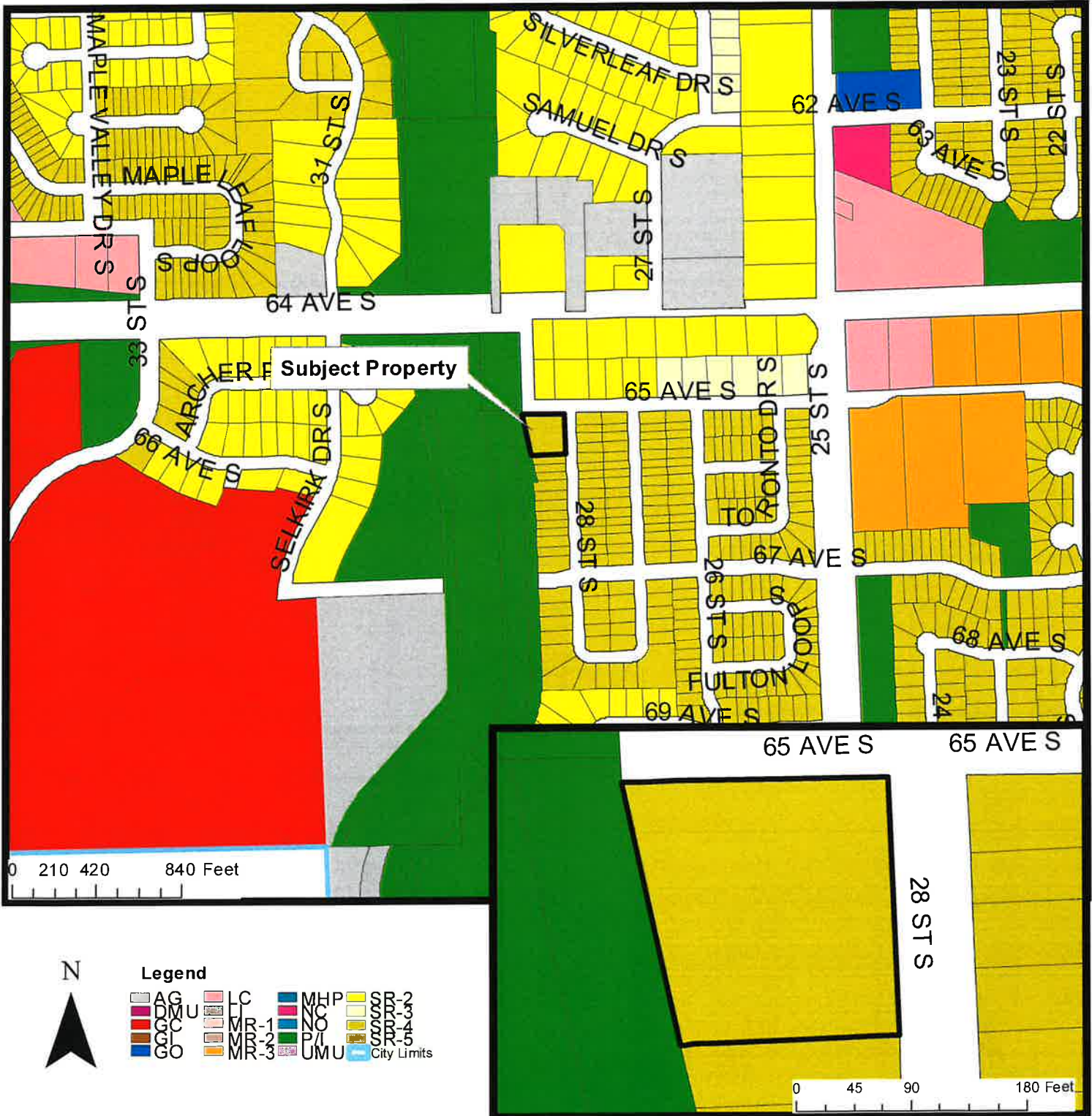
6507, 6511, 6515, 6519, 6523, 6527, 6531, 6535,
6539, 6543, and 6547 28th Street South



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.

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

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
Core & Main / Sensus	88.4	1.0	\$13,107,344.30
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,



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

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".

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 - Southside 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 2016

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 Mike Gronkowski 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 1st
2. Address of Property 2627 18th 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 Walter J. [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 _____



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 blue 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 *Walter J. Sankala* 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