

FARGO CITY COMMISSION AGENDA
Monday, December 9, 2024 - 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, November 25, 2024).

CONSENT AGENDA – APPROVE THE FOLLOWING:

- 1. Interest Buydown Agreement – Pace Program with the Bank of North Dakota received by the Campsite 4 LLC, Tellwell LLC and The Commons LLC.
- 2. ND Non-Exclusive Right to Sell Agreements with Goldmark Commercial Real Estate Inc., Property Resources Group, LLC and Dakota Commercial & Development Co. for the sale of City property west of the landfill.
- 3. Applications for Abatement or Refund of Taxes #s 4582 and 4583 for property located at 200 8th Street South requesting a reduction in value for 2023 from \$4,413,000.00 to \$3,548,000.00 and a reduction in value for 2024 from \$4,413,000.00 to \$3,434,000.00; staff is recommending a reduction in value to \$3,700,000.00 for 2023 and 2024.
- 4. Receive and file an Ordinance Amending Section 8-0602, of Article 8-06, of Chapter 8, of the Fargo Municipal Code, Relating To Starting, Stopping, or Turning Movements and Required Signals.
- 5. 2nd reading, waive reading and final adoption of an Ordinance Enacting Article 3-24 of Chapter 3 of the Fargo Municipal Code Relating to a Sales Tax for Fire and Police Operations, Equipment, and Buildings; 1st reading, 11/25/24.
- 6. Gaming Site Authorization for Games of Chance for Fargo Youth Hockey Association at Brewhalla.
- 7. Applications for Games of Chance:
 - a. Muskies Inc. - FM Chapter for a raffle on 2/13/25.
 - b. North Dakota State University - Judging Club for a raffle on 2/15/25.
- 8. Utility Easement with Cass County Electric Cooperative, Inc. for property at 6302 25th Street South.
- 9. Federal Aid Transportation Project Applications for Years 2026 through 2029.
- 10. Developer Agreement with 4540 Investments, LLC for Southwest Fargo Mission Second Addition.

11. Addendum No. 1 to Purchase Agreement, and Assignment and Assumption of Lease with Union of Sisters of the Presentation of the Blessed Virgin Mary, United States Province (Project No. NR-25-B1).
12. Final Balancing Change Order No. 3 in the amount of \$14,206.19 for Project No. FM-19-B1.
13. Final Balancing Change Order No. 1 in the amount of \$14,928.45 for Project No. TM-24-A1.
14. Final Balancing Change Order No. 4 in the amount of \$34,994.50 for Project No. TR-23-A1.
15. Final Balancing Change Order No. 1 in the amount of \$490.21 for Project No. UR-24-G1.
16. Negative Final Balancing Change Order No. 3 in the amount of -\$35,313.40 for Project No. FM-22-C2.
17. Final Balancing Change Order No. 3 in the amount of \$0.00 for Project No. NR-23-B1.
18. Bid advertisement for Project No. ER-24-C.
19. Bid advertisement for Project No. UR-24-C.
20. Negative Final Balancing Change Order No. 2 in the amount of -\$185,008.29 for Improvement District No. PN-24-A1.
21. Negative Final Balancing Change Order No. 2 in the amount of -\$35,558.20 for Improvement District No. PR-24-G1.
22. Items from the FAHR Meeting:
 - a. Receive and file Sales Tax update.
 - b. Receive and file the 2025 Operating and Capital budgets for the Fargo Moorhead Convention & Visitors Bureau.
 - c. Allocation of \$35,000.00 of 2024 Arts and Social Service Funds to Rebuilding Together for operational support.
 - d. 2024 Budget Adjustment requests as presented.
23. Memorandum of Agreement between Fargo Fire Department and West Fargo Fire Department to provide temporary equipment and personnel for the West Fargo Fire Department.
24. Agreement with Richland County Family Planning.
25. City of Fargo Employment Policy Revisions.
26. City Attorney's Office directed to Amend the Findings of Fact, Conclusions and Order to reflect the extension of the deadline to 12/2/24 for property located at 1011-1013 University Drive North.
27. Resolution approving Plat of True North Addition.
28. Firearm Disposition Agreement - 2024 with Liberty Management Group, LLC d/b/a Liberty Arms Training.

29. Piggyback purchase through Sourcewell Cooperative Purchasing Agreement with Swanston Equipment in the amount of \$214,428.51 for one replacement articulating sidewalk tractor with attachments (PBC25021).
30. Piggyback purchase through Sourcewell Cooperative Purchasing Agreement with Swanston Equipment in the amount of \$214,428.51 for one articulating sidewalk tractor with attachments (PBC25022).
31. Piggyback purchase through the ND State Contract with North Central International LLC in the amount of \$120,317.39 for one 2025 HV607 SBA International Chassis (PBC25025).
32. Piggyback purchase through the ND State Contract with North Central International LLC in the amount of \$120,696.34 for one 2025 HV607 SBA International Chassis (PBC25026).
33. Bid award for Security Services to Signal of North Dakota (RFP25002).
34. Transit cost allocation spreadsheet.
35. Change Order No. 3 with CC Steel, LLC in the amount of \$46,750.00 for Project No. WA2158.
36. Red River Valley Water Supply Project Memorandum of Commitment with Lake Agassiz Water Authority and Garrison Diversion Conservancy District.
37. Interim Financing Agreement Series D Small Systems Amendment associated with the Red River Valley Water Supply Project.
38. Incremental water bill credit to Cass Rural Water District for water service to the City of Horace in 2025.
39. Bills.

REGULAR AGENDA:

40. Recommendation to pursue the hiring of a Community Integration Facilitator.

PUBLIC HEARINGS - 5:15 pm:

41. **PUBLIC HEARING** – Renaissance Zone Rehabilitation Project for Coneflower Farmhouse, LLC (Project 367-F) for the rehabilitation of a mixed-use property located at 13 and 15 8th Street South.
42. **PUBLIC HEARING** - Renaissance Zone Development Plan Update.
43. **PUBLIC HEARING** - Permanent Route and Service Changes for MATBUS.
44. Applications for Abatement or Refund of Taxes #s 4566, 4586 and 4575 for property located at 6229 Cattail Cove South requesting a reduction in value for 2022, 2023 and 2024.
45. Applications for Abatement or Refund of Taxes #s 4569, 4570, 4571, 4572, 4573 and 4574 for the properties located at 4512 33rd Street North, 4451 37th Street North, 4108 33rd Street North, 4409 33rd Street North, 4455 33rd Street North and 4357 33rd Street North requesting a reduction in values for 2023.

46. Applications for Abatement or Refund of Taxes #s 4584 and 4585 for the properties located at 406 Broadway and 412 Broadway requesting a reduction in value for 2024.
47. Recommendation to approve the 2025 Capital Improvement Plan, the 2026 Core Neighborhood Reconstruction Projects, the 2026 Prairie Dog Projects and updated language in the Infrastructure Funding Policy.
48. Recommendation to deny the Special Assessment Deferral Request from Enclave Companies (Improvement District No. BN-23-E1).
49. Recommendation to implement Operation Safe Fargo.
50. Recommendation for appointment to the Civil Service Commission.
51. Applications for Property Tax Exemptions for Improvements Made to Buildings:
 - a. Bruce and Judith Seibel, 1638 West Gateway Circle South (5 years).
 - b. Brian and Annette Ingulsrud, 611 Southwood Drive South (5 years).
 - c. Robert and Kari Hatfield, 2725 26th Avenue South (5 years).
 - d. Michael and Laura Fischer, 2608 38th Avenue South (5 years).
 - e. Brian Milne, 5504 15th Street South (5 years).
 - f. Michelle Cooper, 1306 18th Street South (5 years).
 - g. Hugh Veit and Margaret Fitzgerald, 2014 East Rose Creek Parkway South (5 years).
 - h. Rick and Karen Johnson, 1613 37 1/2 Avenue South (5 years).
 - i. Rick and Karen Johnson, 1613 37 1/2 Avenue South (5 years).
 - j. Brian and Stacy Roney, 3233 42nd Avenue South (5 years).
 - k. Tina Williams, 1810 11th Avenue South (5 years).
 - l. New Covenant Properties LLP, 1001 4th Avenue North (5 years).
 - m. Lauren Erdahl, 3304 18th Street South (5 years).
 - n. Seth and Caroline Maliske, 1703 East Rose Creek Parkway South (5 years).
 - o. Joanne Kaeding, 2813 10th Street North (5 years).
 - p. Durward and Karon Garrett, 1433 12th Street North (5 years).
52. Liaison Commissioner Assignment Updates.
53. **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://www.fargo.nd.gov/VirtualCommission)).**

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](https://www.fargo.nd.gov/CityCommission).



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Denise Kolpack, City Commissioner
Fargo City Hall
225 4th Street North
Fargo, ND 58102-4817
Phone: 701.715.4895 | Fax: 701.476.4136
www.FargoND.gov

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: COMMISSIONER DENISE KOLPACK

DATE: DECEMBER 9, 2024

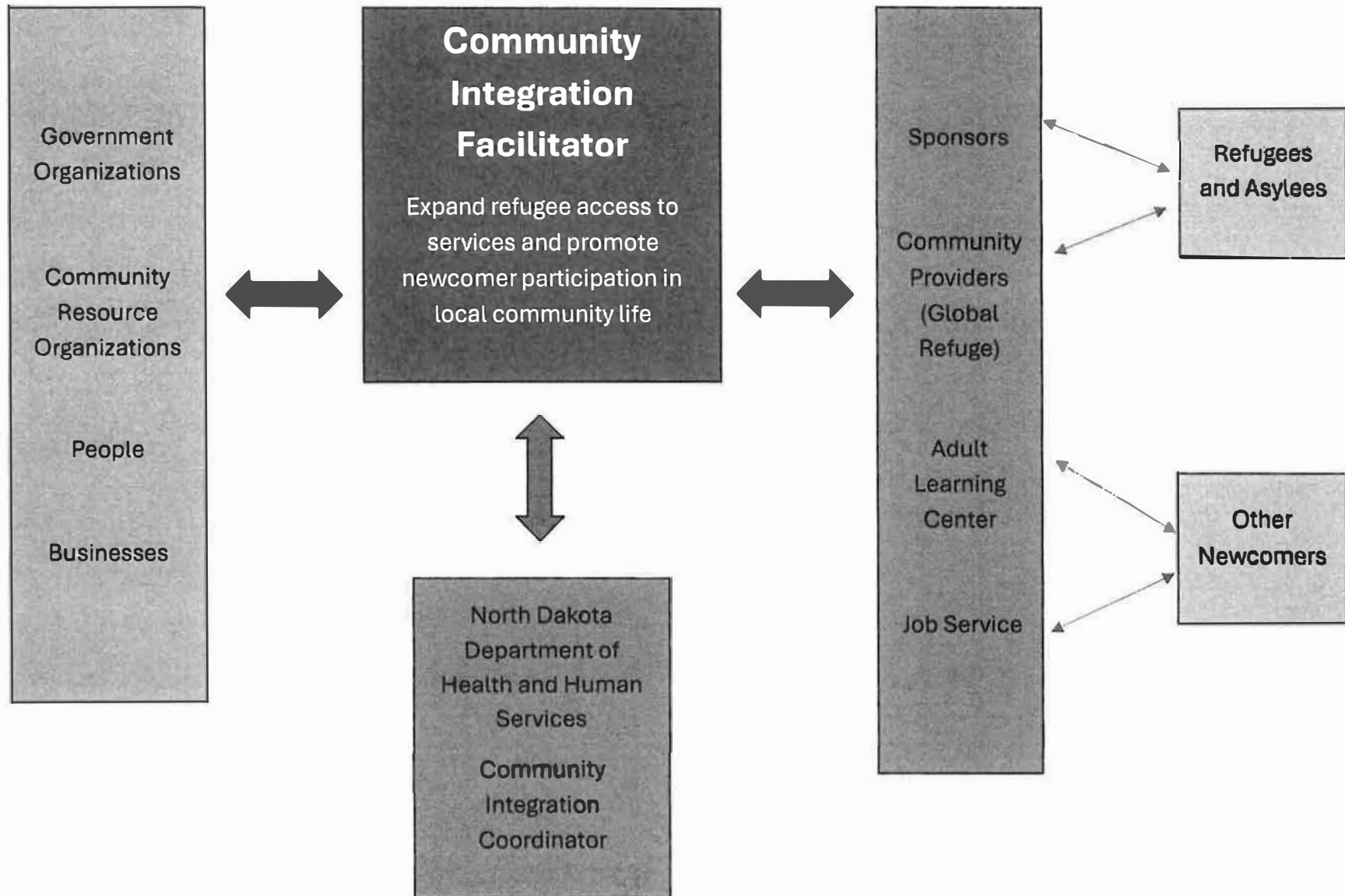
SUBJECT: PURSUE THE HIRING OF A COMMUNITY INTEGRATION FACILITATOR

The Cities of Bismarck and Grand Forks have hired a Community Integration Facilitator, 100% paid for through the ND Department of Health and Human Services (NDHHS), The Office of Refugee Services program, and are seeing success in each of their respective communities. The purpose of the position would be to connect Fargo newcomers with programs and services to remove barriers to employment and increase community engagement and participation across the city. (Please see enclosed attachments with additional background.) Because of the need for the position to work across several city departments, and connect with many community organizations and programs, I also recommend the position logistically reside in Administration, with ultimate oversight and reporting to the Community Integration Coordinator at the NDHHS.

I also ask that as part of the criteria establishment for the position, Administration appoint a Task Force with members of the New American Committee, Deputy Mayor and the NDHHS Integration Coordinator to finalize job focus areas as part of the final job description and search. The request is to have the process complete, with the new CIF hired and in place by Quarter 2 of 2025.

RECOMMENDED MOTION: To direct the City Administrator to move forward with pursuing a Community Integration Facilitator for the City of Fargo, to be 100% reimbursed through the ND Department of Health and Human Services, The Office of Refugee Services.

Community Integration Facilitator



About the Job:

This position will be based regionally in Bismarck, Fargo, and Grand Forks. The **Community Integration Facilitator** (CIF) will be a coalition builder that bridges relationships between government, community resources, the local population, and newcomers. The Regional Integration Facilitator will promote the inclusion of newcomers to strengthen cross-cultural understanding and establish meaningful relationships; building towards strong communities and enhanced economic outcomes for all.

This is not a direct-service position. The CIF will work closely with the *Community Connector*, who provides direct case management services, and makes referrals to community resources that support newcomer integration and economic success. The *Community Connector* will make referrals to opportunities established by the CIF, helping newcomers to contribute their best skills and make ND home.

Essential Duties:

Community Development

- Expands newcomer access to local resources and services, while increasing the regional capacity to leverage newcomer skills and talent.
- Develops relationships with community organizations to facilitate the inclusion of newcomers into community life. Coordinates closely the Career Navigators and Local Resettlement Affiliates to ensure that newcomers are aware of, and accessing, local opportunities. Regularly develops specialized program materials and pathways for involvement.
- Develops and maintains a list of local community resources that will assist the *Community Connector* in meeting the specific needs of newcomers. Examples of resources include food pantries, Parks and Rec activities, community libraries, digital literacy programs, higher education support, ethnic community-based organizations, etc.
- Collaborates closely with ND's Dept of Health and Human Services State *Integration Coordinator* to identify barriers to economic and social participation and designs solutions. Priority areas include transportation, leadership development, youth development, and continued education.
- Participates in Refugee Quarterly Community Consultations (QCC) for their respective region and provides updates.

Housing Strategies

- Collaborates with the local housing authorities and serves as a resource at the city who understands both Housing/HUD programs as well as Office of Refugee Resettlement eligible populations. Provides education and facilitates access to between the Housing agency and ORR-funded providers.

- Builds relationships with landlords to expand housing access for newcomers who arrive with no credit or employment history. Expands awareness around the ORR security and vetting progress to assuage concerns.

Private Sponsorship

- Maintains a strong knowledge of Office of Refugee Resettlement (ORR) eligible populations and the services and benefits they qualify for locally.
- Conducts outreach with their city/region to ensure sponsors are aware of community supports for those with humanitarian protective status.
- Connects ORR eligible populations arriving via private sponsorship programs to longer-term services.

Communications

- Establishes and supports local community events for “Welcome Week” that celebrate culture and introduce all members of the community to their neighbor’s traditions and heritage.
- Elevates newcomer voices and promotes success stories via the state Office of Refugee Services and local communication channels.

Cost Proposal

Vendor/Provider Name _____

Description of Services _____

Expenditure Classification	Details About Expenditure Classification	Enter Amount
Salaries (Employees only)		
Fringe Benefits (Employees only)		
Travel		
Consultation Services		
Equipment		
Supplies		
Rent/Occupancy		
Printing & Copying		
Postage		
Communication		
IT Software & Web Services		
Other-(List Separately)		
Other-(List Separately)		
Other-(List Separately)		
Administration/Indirect Costs (indicate the % rate)		
Total		\$0.00

A typed signature is legally binding and equivalent to a handwritten/electronic signature.

 Signature

 Date

Community Integration Facilitator Quarterly Report

Due: January 10, April 10, July 10, and October 10

Community Name:

Date:

1. Objective 1: Reduce Barriers to Economic Well-being

a. Activities:

- i. # of Meeting with Community Connectors
 - What newcomer challenges were identified?
- ii. # of Meeting with Career Navigators
 - What newcomer challenges were identified?
- iii. # of meeting with landlords and/or housing agencies
 - What information was shared? Were opportunities identified?
- iv. # of meeting with local Chamber and/or EDC
 - Share collaboration plans to support newcomer skill acquisition and foster best-practices in employer retention.
- v. # of refugee specific trainings offered
 - What training were offered? What methods were used to educate newcomer populations on accessing key services/resources?

b. Narrative:

Mention any solutions formalized, barriers reduced, or success stories.

2. Objective 2: Promote Understanding of Refugee Populations

a. Activities:

- i. # of Community events attended
 - List events and briefly describe purpose and outcome.
- ii. # of Community-based meeting
 - List organizations and collective goals identified.
- iii. # of Youth Development opportunities established for K-12 youth
 - Description of partnership, information shared, and result.
- iv. # of Young Professional opportunities established for 18 – 30-year-olds needing connection and career development
 - Description of partnership, information shared, and result.

Community Integration Facilitator Quarterly Report

Due: January 10, April 10, July 10, and October 10

- v. # of “Welcoming” events that educate and engage a broader public audience
 - Purpose, audience, information relayed, and key takeaways. What did you learn?

b. Narrative:

Describe highlights related to community engagement efforts.

3. Objective 3: Engage Community in Resettlement Activities

a. Activities:

- i. # of new resources added to the Community Resource Map
 - What resources were added?
- ii. # of new providers informed of Community Resource Map
 - Who were the providers?
- iii. # new locations where the Map is available
 - Where are the new locations? What is the total number of locations where the Resource Map is accessible?
- iv. # of presentations offered on Welcome Corps and sponsorship
 - Where were presentations offered? Are there common questions or concerns?

b. Narrative:

Share success stories related to improved information access.

4. Additional Comments: [Employees additional comments or observations.]

MEMORANDUM

(41)

TO: City Commission

FROM: Nicole Crutchfield, Planning Director *NC*

DATE: December 4, 2024

RE: Renaissance Zone Application for Coneflower Farmhouse, LLC (367-F) for a project located at 13 & 15 8th Street South

The City received a Renaissance Zone (RZ) application from Coneflower Farmhouse, LLC to rehabilitate a mixed-use building at 13 & 15 8th Street South. Pursuant to the application, the intent of the project is to rehabilitate the basement and main floor commercial space, and potentially replace second story windows (residential) and exterior façade improvements. Work is anticipated to be completed by the end of January 2025. Attached is a copy of the staff report, application and corresponding materials.

Note that the plans show an addition in the back of the building, which the applicant states is cost prohibitive and is not included in the application. Also note that the application indicates the intent to apply for Historic Preservation Tax Credits in conjunction with this Renaissance Zone application. After further investigation, the applicant has determined they will not proceed in seeking those credits.

As indicated in the attached documentation, the project meets all state and local requirements for approval and is consistent with goals and objectives as established in the Fargo Renaissance Zone Development Plan. The application indicates an investment of approximately \$727,000, which is approximately \$99 per square foot and exceeds the minimum investment threshold as set forth in the plan. These figures do not include the potential work noted previously.

The RZA recommended approval unanimously on November 27, 2024.

Recommended Action: Approve the Renaissance Zone rehabilitation application for Coneflower Farmhouse, LLC and grant state income tax and property tax exemptions as recommended by the Renaissance Zone Authority.

**Staff Report
Renaissance Zone Application for
Coneflower Farmhouse, LLC (367-F)
13 & 15 8th St South**

Project Evaluation:

The City of Fargo received a Renaissance Zone application from Coneflower Farmhouse, LLC for a commercial rehabilitation project at 13 & 15 8 Street South. Pursuant to the application, the intent of the project is to rehabilitate the existing building by renovating the interior commercial space, including new HVAC, electrical and plumbing, and other efficiencies for business operations. Depending on findings and cost, the project may also include replacement of second story windows (rental apartments). In discussions with the applicant, potential improvements to the façade also may occur as part of the project, with work that would be more in line with original historical nature of the building (1910). This scope and cost of this work isn't known yet, however, the applicant would like to include approval of the façade work with the project so that it can be part of the RZ project, if it is feasible. The applicant will provide more information at the meeting and a photo of the original structure is attached to the packet. The building is two stories in height and approximately 7,318 square feet (excluding basement).

The current business, Nichole's Fine Pastry and Café, will remain in the commercial space.

Note that the plans show an addition in the back of the building, which the applicant states is cost prohibitive and is not included in the application or the investment value.

Also note that the application indicates the intent to apply for Historic Preservation Tax Credits in conjunction with this Renaissance Zone application. After further investigation, the applicant has determined they will not proceed in seeking those credits.

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

1. **Renaissance Zone Plan Goals:** Use consistent with the RZ Plan (as per Visions and Goals): As noted in the 2019 Renaissance Zone Development Plan. *(portions of responses are from applicant, as noted)*
 - a. *Grow as a Neighborhood:* Invest in housing to increase the population living Downtown and maintain Downtown's diversity.
The building is mixed use, with commercial on the main level and five rental apartments above. Windows in the apartments may be replaced, but are not included in the scope of work or investment at this time.
 - b. *Prosper as a Business Center:* Increase the number and types of jobs Downtown.
The applicant states that over the years of the commercial business (beginning in 2003), the staff has grown from 1 to over 30 employees, and that the project will allow for longer hours and more catering opportunities and increase the need for more employment opportunities. The application notes that the business is anticipated to increase by 10 staff (3 full time and 7 part time).
 - c. *Thrive as a Destination:* Create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop of the community's social life.

Per the application, the commercial business is a destination for lunch, pastries, and beverages, drawing a range of clients, and the remodel will provide more efficiencies for greater output of goods and services.

- d. *Be a model for Inclusive Growth and Development:* Protect Downtown's diversity and evolve as a model for equitable growth and development.
The project does not address diversity in housing, public amenities, or needs for specific populations, such as those experiencing homelessness. See application for more information.
- e. *Complete our Streets:* Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.
The application notes that the remodel will encourage foot traffic from all areas of Downtown. Five MATBus routes travel along 10 Street South and NP Avenue North, both within 2 blocks of the subject property.
- f. *Park Smart:* Manage parking resources to meet the needs of drivers, while also making room for new development and activity.
There is parking behind the building and in front along 8th Street South. The project does not change current parking.
- g. *Play with purpose:* Develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater).
The existing building and parking do not currently include any extensive green spaces or storm water retention. The business provides seasonal outdoor seating with planters and plantings.

(13/20 points)

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

According to the application, the structure is 7,318 square feet:

Overall, the application estimates a total capital investment of \$727,000. This equates to roughly a \$99 investment per square foot on the commercial space.

(10/10 points)

- 3. **High Priority Land Use:** The new construction or proposed improvements are representative of "High Priority Land Uses" as defined by this RZ Plan (page 9).
 - a. **Primary Sector Business:**
Staff is not aware that the existing business is considered primary sector business.
 - b. **Active Commercial, Specialty Retail or Destination Commercial:**
The existing business can be considered specialty retail or destination commercial.
 - c. **Mixed Use Development:**
The building is mixed use.

(12/20 points)

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

- a. Parcels that have been vacant or underutilized for an extended period of time:
The building was built in 1910. No changes in the residential or commercial business are anticipated.
- b. Parcels specifically targeted for clearance:
The RZ Plan identifies Block 20 for: Preservation, with opportunities to increase housing on upper floors of existing buildings.

(7/10 points)

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

The building was constructed in 1910. The project primarily provides internal updates, including HVAC, electrical and plumbing and efficiencies for business operations. The application notes potential for new windows in the apartments. The applicant would also like to make improvements to the exterior façade, potentially as part of the project, however, it is depended on cost. If changes are made, the applicant has stated they would be in line with the original building. The project is located within the DMU, Downtown-Mixed Use zoning district and will have to meet the architectural intent of that zoning district requirements as well.

(6/10 points)

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

As proposed, the redevelopment project and improvement costs significantly exceed both the 50% (true and full value of the building) and \$40 per square foot requirement for commercial rehabilitation. The application represents a total estimated capital investment of \$727,000 with a current building valuation of \$1,236,900, which exceeds 50%. The capital investment is approximately \$99 per square foot, which exceeds the \$40 per square foot.

(10/10 points)

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

The project does not involve the movement or relocation of a business from another community. The existing business intends to remain at the location.

(10/10 points)

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

Renaissance Zone projects are anticipated to be conscience of four-sided design, which has been seen with other projects within the downtown, this project will be a rehabilitation of an existing building. The building was built in 1910 and may include new windows on the second floor and improvements to the exterior facade.

(6/10 points)

Summary:

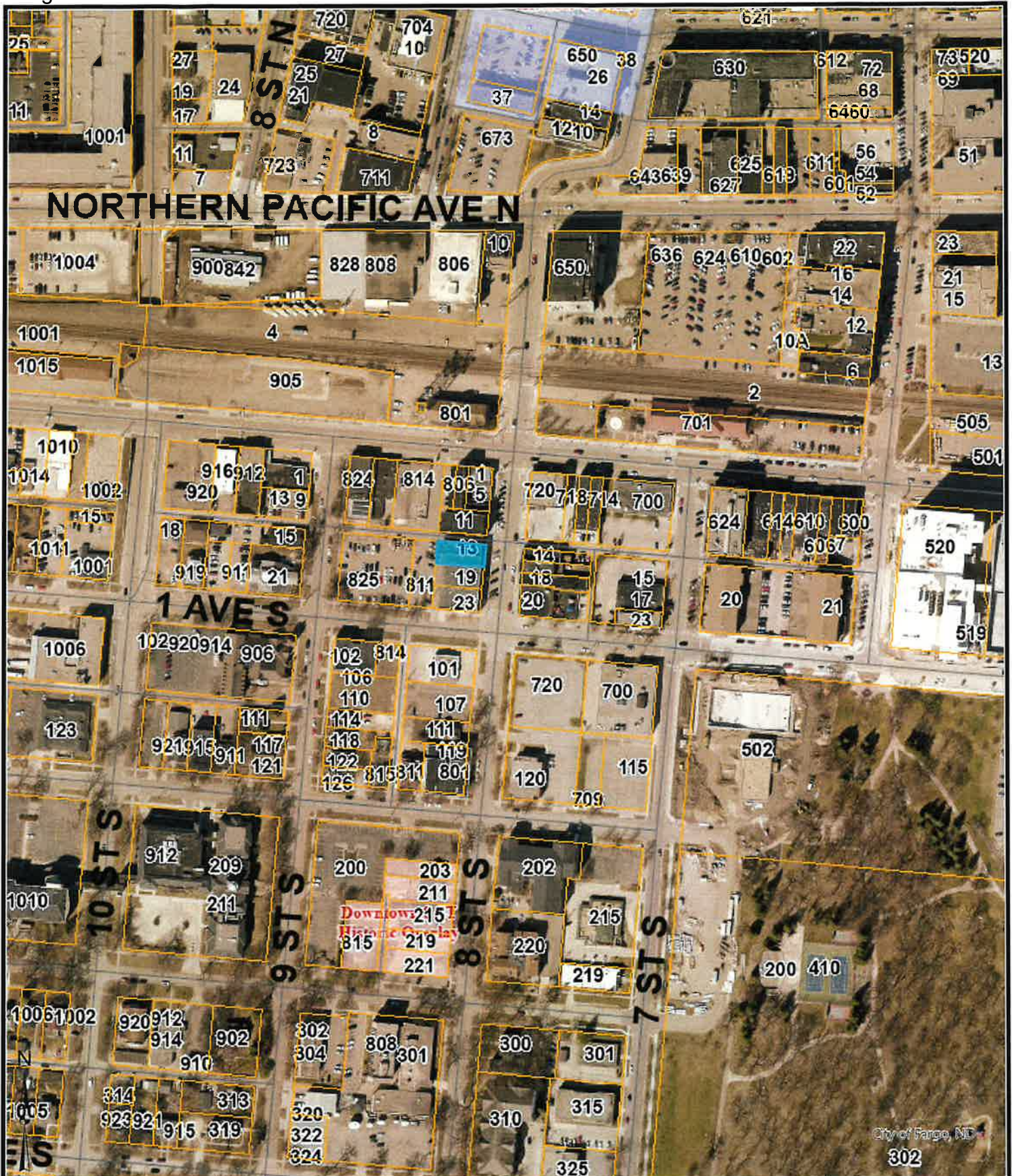
This application received a score of 74 on a 100-point scale. The proposed project surpasses the local capital improvement requirement of \$40 per square foot requirement for commercial rehabilitation. The amount invested in the project exceeds state and local guidelines.

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

Suggested motion:

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

Criteria:		Staff Rating	Possible Points
1	Use consistent with the plan (as per Vision and Goals)	13	20
2	Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in the RZ Plan?	10	10
3	The new construction or proposed improvements are representative of "High Priority Land Uses" as defined in the RZ Plan: <ul style="list-style-type: none"> • Primary sector business, industry and talent-dependent Enterprises • Active Commercial, Specialty Retail and/or Destination Commercial • Mixed use development (combination of housing, commercial, and/or retail uses in a horizontal or vertical fashion) 	12	20
4	The investment is located in a 'Target Area' as defined by the RZ Plan: <ul style="list-style-type: none"> • Parcels that have been vacant or underutilized for an extended period of time • Parcels specifically targeted for clearance 	7	10
5	Is the project representative of strong urban design principles?	6	10
6	Consideration and analysis as to the total actual investment in the project: <ul style="list-style-type: none"> • Consideration can be given for the level of capital investment in a project. (i.e., additional consideration can be given for higher levels of investment) 	10	10
7	Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community: <ul style="list-style-type: none"> • Commercial tenants that are re-locating within the Downtown Area (as defined by the 1996 Downtown Area Plan) are not eligible for tax incentives without special approval from the Zone Authority • Commercial tenants that are relocating from a North Dakota community (other than Fargo) to the Fargo Renaissance Zone are not eligible for tax incentives without special approval from the Zone Authority. 	10	10
8	Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?	6	10
Total Rating (100 possible points)		74	100



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

13 & 15 8 St S

1:4,514

11/21/2024 10:58 AM

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

THE CITY OF
Fargo
FAR MORE



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

APPLICATION FOR RENAISSANCE ZONE PROJECT

Property owners, business owners, developers or investors interested in pursuing a Renaissance Zone project should review the 2019 RZ Plan. The RZ Plan delineates the current geographical boundaries of the program (only certain blocks within the downtown core are included) and provides additional detail on minimum investment requirements and applicable program goals and objectives that must be met.

Application submitted for (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Commercial Lease |
| <input type="checkbox"/> Purchase with Major Improvements | <input checked="" type="checkbox"/> Rehabilitation: <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential |
| <input type="checkbox"/> Primary Residential Purchase | <input type="checkbox"/> Block Addition |

Property Owner Information	Contact Person Information (if different than owner)
Name (printed): Nichole Hensen (ConeFlower Farmhouse)	Name (printed): Nichole Hensen
Name (printed):	Address: 1012 8th St S; Fargo, ND 58103
Address: 13 8th St S; Fargo, ND 58103	

Parcel Information
Address: 13 8th St S; Fargo, ND 58103
Unit Number:
Renaissance Zone Block Number: 48
Legal Description (attach separate sheet if more space is needed): See Attachment A
See Attachment A
Parcel Number: 01-2240-01221-000

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

Project Information	
Total Project Cost: (Qualified Capital Improvements) \$727,000	
Current Use of Property: retail bakery & cafe (Nichole's Fine Pastry & Cafe) and rental property	
Anticipated Use Upon Completion: same as above	
Expected Date of Purchase: already own	Expected Date of Occupancy: January, 31, 2025
Estimated Property Tax Benefit: (Over five year exemption period) \$193,879	Estimated State Income Tax Benefit: (Over five year exemption period) \$10,268
Current Employees: (Full-time equivalent) 7 FT (and 23 PT)	Anticipated Employees: (Full-time equivalent) 10 FT (and 30 PT)

Scope of Work

Over the last few years, I have worked to finalize a remodel of the building. This work would allow us to better serve the area and make life easier/more efficient for my team. The renovation would include an updated HVAC system, a combined dish washing area (this entails opening up the walls much like customers use to walk from the north space to the south space), an updated savory kitchen and a dumbwaiter. Electrical and plumbing would be upgraded. Potentially new windows for upper-level apartments. Work would start the last week of December and finish towards end of January.

Additional Project Information

New Construction/Rehabilitation/Purchase with Improvements Only

Current Building Value: (Taxable Improvement Value) \$1,236,900	Estimated Building Value Upon Completion: (Taxable Improvement Value) \$2,750,000
Building Area Upon Completion (SF): 7318 sq ft	Number of Stories Upon Completion: two stories

Commercial Lease Only

Lease Area Upon Completion (SF): 7318 sq ft			
Type of Business: retail bakery & cafe (Nichole's Fine Pastry & Cafe) and rental property			
<input type="checkbox"/> New business moving to the Renaissance Zone	<input type="checkbox"/> Expanding Business moving to the Renaissance Zone	<input checked="" type="checkbox"/> Existing Business Expanding within the Renaissance Zone	<input type="checkbox"/> Continuation of a lease moving from one Renaissance Zone Project to another Renaissance Zone Project

Residential Purchase Only

Will this be your primary place of Residency?: No

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

Owner (Signature): <u>Nichole Jensen</u>	Date: <u>10/31/2024</u>
Joint Owner (Signature): _____	Date: _____
Representative (Signature): _____	Date: _____

ATTACHMENT A

GROW AS NEIGHBORHOOD

13 8th St S contains five rental units. Rental rates are under \$850/ month with paid utilities. The rental units provide affordable housing near bus stations and within walking distance from banking, universities, retail shopping, civic center, library, post office, courthouse, and city offices.

PROSPER AS A BUSINESS CENTER

The continual growth of Nichole's Fine Pastry & Café from 2003 with a volume of \$200,000 to 2023 volume of \$1.3 million also requires more staffing, including pastry professionals, externs, counter staff, management staff, and support staff. The staff has grown from 1 person to 30+ employees. The remodel will allow us to open longer hours and do more catering events and will also increase the need for more employment opportunities.

THRIVE AS A DESTINATION

Nichole's is already a destination for lunch, pastries, and beverages with clientele from 6-96 years of age. The remodel will provide a more efficient working environment, with a greater output of goods and services. 13 8th St S is also a historical building that provides charm and a comfortable establishment for breakfast, lunch, or a 3-hour visit with a friend. Diner's Drive Ins and Dives featured the business. The James Beard Foundation nominated Nichole's Fine Pastry

BE A MODEL FOR INCLUSIVE GROWTH AND DEVELOPMENT

Nichole's Fine Pastry and Café is a proponent of hiring varied ethnic, cultural, & age groups. The age range of the present employees is 18 to 68. Nichole's Fine Pastry and Café supports FM Volunteers for Ukraine. There are presently three Ukrainian men employed at the shop. With the use of "the translate app," these young men and our staff have worked through language and cultural barriers.

COMPLETE OUR STREETS

Nichole's Fine Pastry & Café's proposed renovation will increase the value of all the buildings on this block of 8th Street creating a "Complete Our Streets" upgrade for existing building owners. The renovation will encourage foot traffic from all areas of Downtown Fargo including banking, universities, retail shopping, multi-family housing, hotels, the Civic Center, library, and bus station.

PARK SMART

Nichole's Fine Pastry & Café has a paid parking lot directly behind (or west) of the shop. Diagonal parking is available in the front of the building and along the side streets. Presently, there is available parking in the vacant lot of Sanford Neuropsychology.

PLAY WITH PURPOSE

This project does not provide a system of connected all-season green spaces. Nichole's Fine Pastry & Café does not connect to any stormwater infrastructure as City owned alley prevents any storm sewer drainage. We provide outdoor seating with planters, plants, and umbrellas during the summer months.



NICHOLE'S FINE PASTRY REMODEL

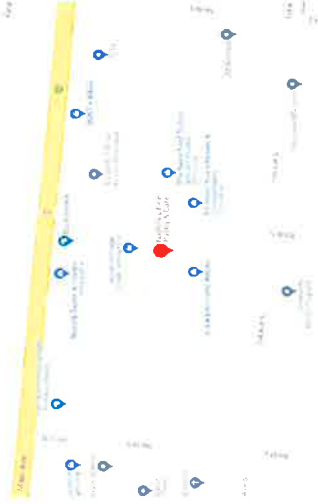
13 8TH ST S Fargo, ND 58103



RENDERINGS FOR REFERENCE ONLY

SITE INFORMATION

13 8TH ST S
FARGO, ND 58103
OWNER: NICHOLE HENSEN
PROJECT: REMODEL
DATE: 08/10/23



VICINITY MAP (NOT TO SCALE)

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/10/23

PROJECT DIRECTORY

OWNER	ARCHITECT
Nichole Hensen	Craftsmen Architecture, PLLC
13 8TH ST S	13 8TH ST S
FARGO, ND 58103	FARGO, ND 58103
GENERAL CONTRACTOR	PERMITTING
Stacy Construction	City of Fargo
13 8TH ST S	13 8TH ST S
FARGO, ND 58103	FARGO, ND 58103

PROJECT GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 NORTH DAKOTA BUILDING CODE.
2. THE OWNER HAS PROVIDED ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/10/23
2	REVISION SHEET B.2.24	08/10/23

REVISION SHEET B.2.24

NOT FOR CONSTRUCTION

NICHOLE'S FINE PASTRY REMODEL

PROJECT PHASE	PROJECT NO.
REMODEL	20003
TITLE SHEET	G101



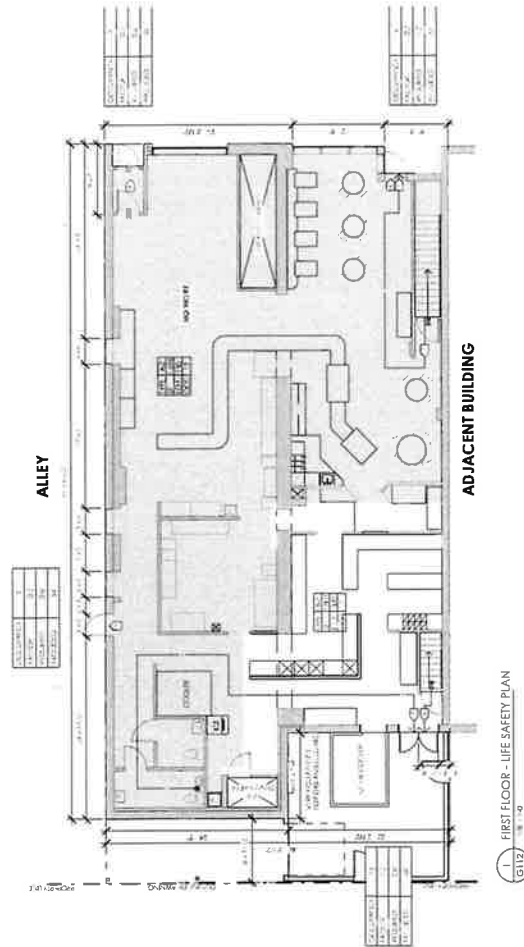
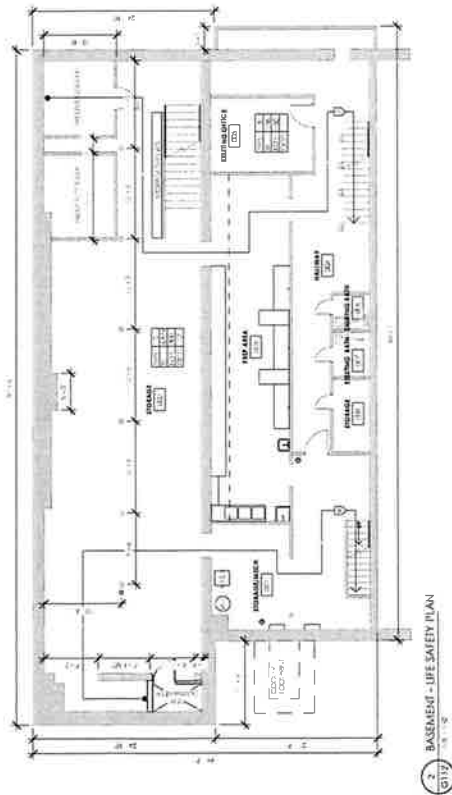
TRAVEL DISTANCES	
Distance to school	10.5 km
Distance to work	15.0 km
Distance to home	12.0 km
Distance to office	18.0 km

REVISION SCHEDULE	
NO.	DESCRIPTION DATE

NOT FOR
CONSTRUCTION

NICHOLE'S
NICHOLE HENSEN
13 BTH ST S, FARGO, ND 58102

#10 EC 1 #143H PROJECT PHASE #1411 08.16.23	#10 EC 1 22003 LIFE SAFETY SUMMARY G112
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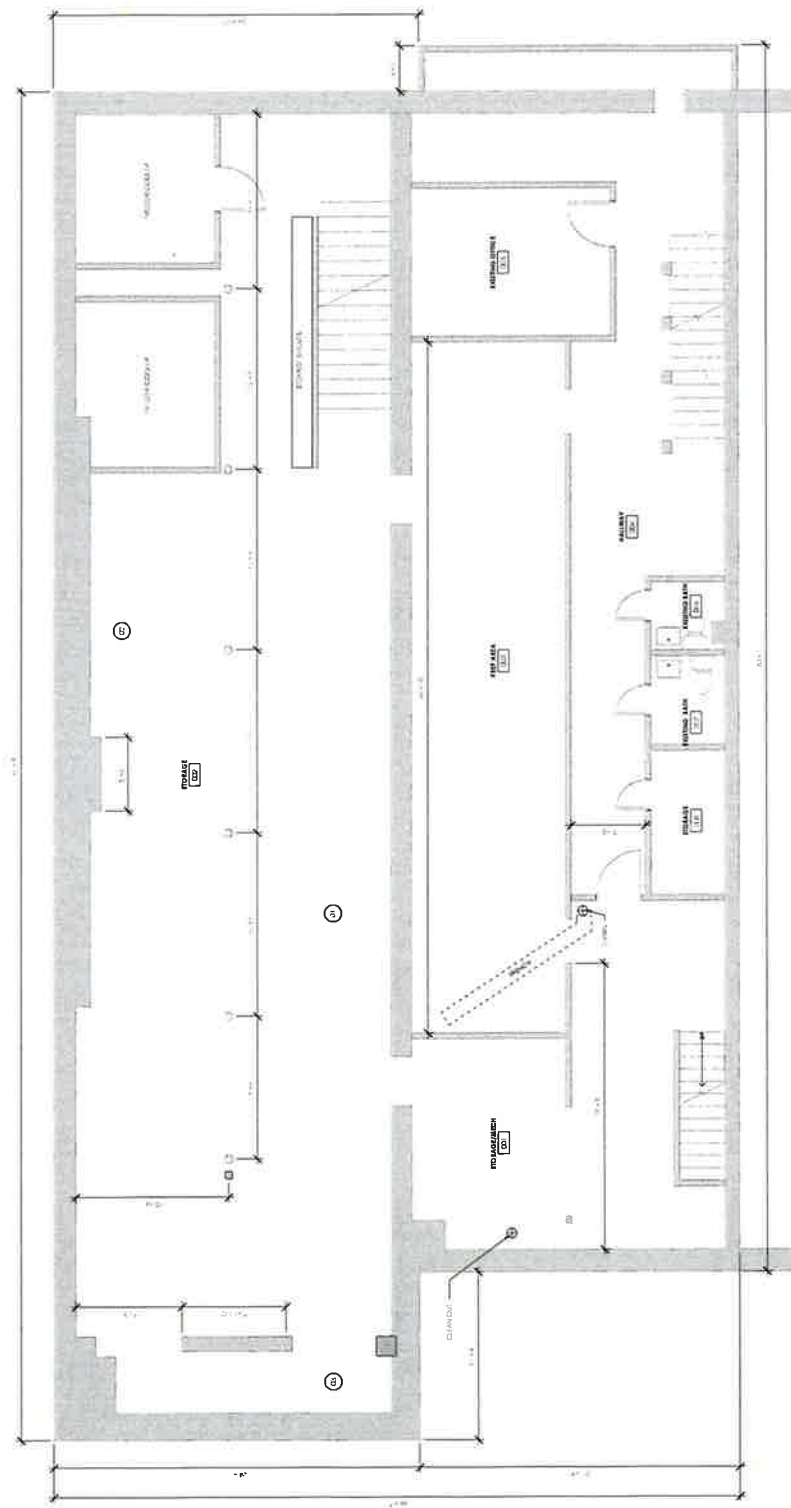


[illegible][illegible]

NICHOLE'S FINE PASTRY REMODEL

**NOT FOR
CONSTRUCTION**

PROJECT PHASE	PROJECT	BASEMENT - EXISTING & DEMO A200
	DATE 08.16.23	



1 BASEMENT - EXISTING
A350

DEMOLITION NOTES:

- [illegible]

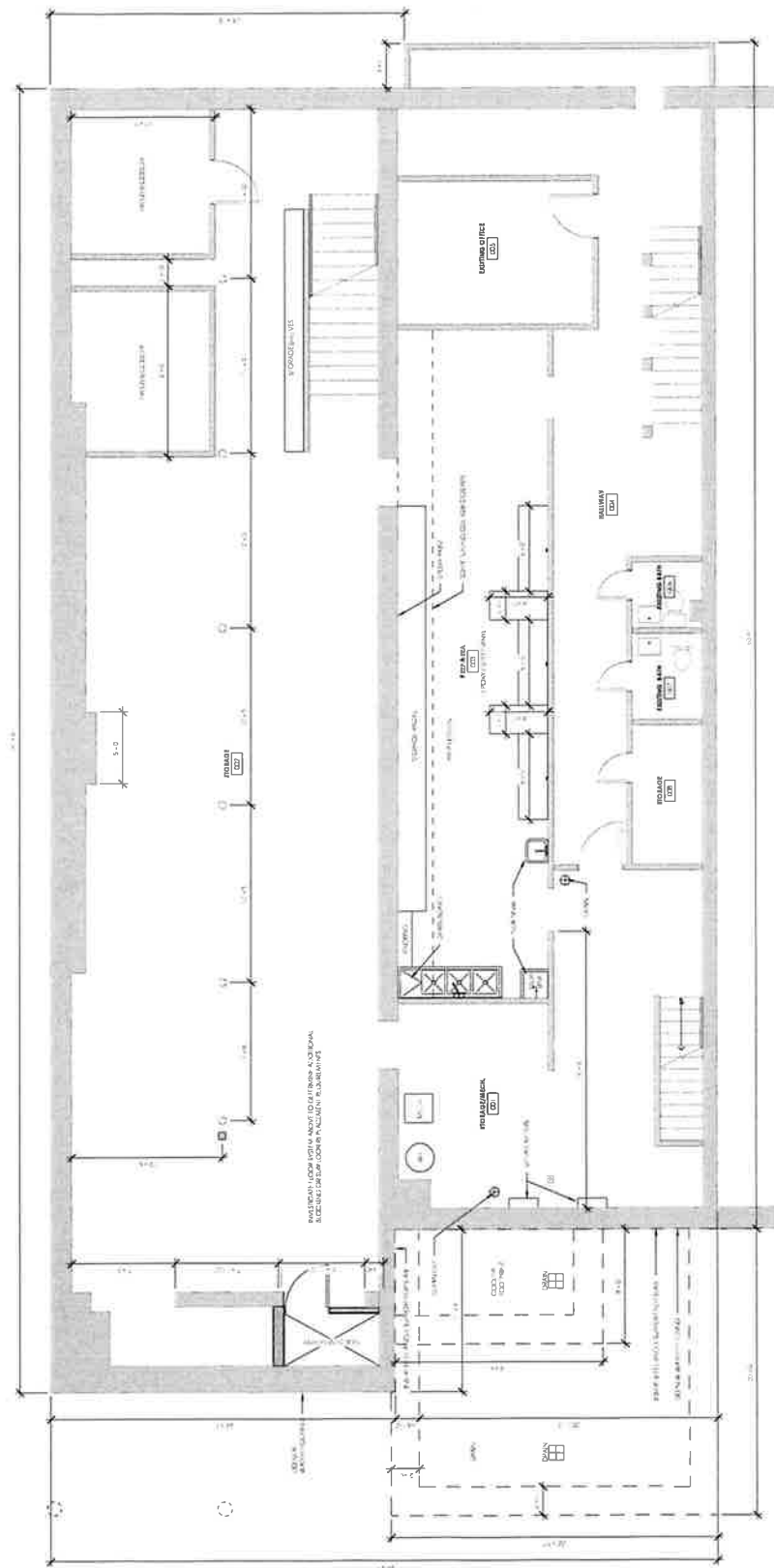
FLOOR PLAN KEYNOTES	
NO.	DESCRIPTION - VALUE
1	WALLS and DOOR #1
2	WALLS and DOOR #2
3	WALLS and DOOR #3
4	WALLS and DOOR #4
5	WALLS and DOOR #5
6	WALLS and DOOR #6
7	WALLS and DOOR #7
8	WALLS and DOOR #8
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12	WALLS and DOOR #12
13	WALLS and DOOR #13
14	WALLS and DOOR #14
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94	WALLS and DOOR #94
95	WALLS and DOOR #95
96	WALLS and DOOR #96
97	WALLS and DOOR #97
98	WALLS and DOOR #98
99	WALLS and DOOR #99
100	WALLS and DOOR #100

NO.	INCIDENT	DATE
STANDARD COMPLAINT		

NICHOLE'S FINE PASTRY REMODEL

NICHOLE'S
NICHOLE HENSEN
138TH ST S, FARGO, ND 58102

# PROJECT PHASE PROJECT PHASE	# PROJECT 22003
DATE 08.16.23	
BASEMENT - NEW LAYOUT	
A201	



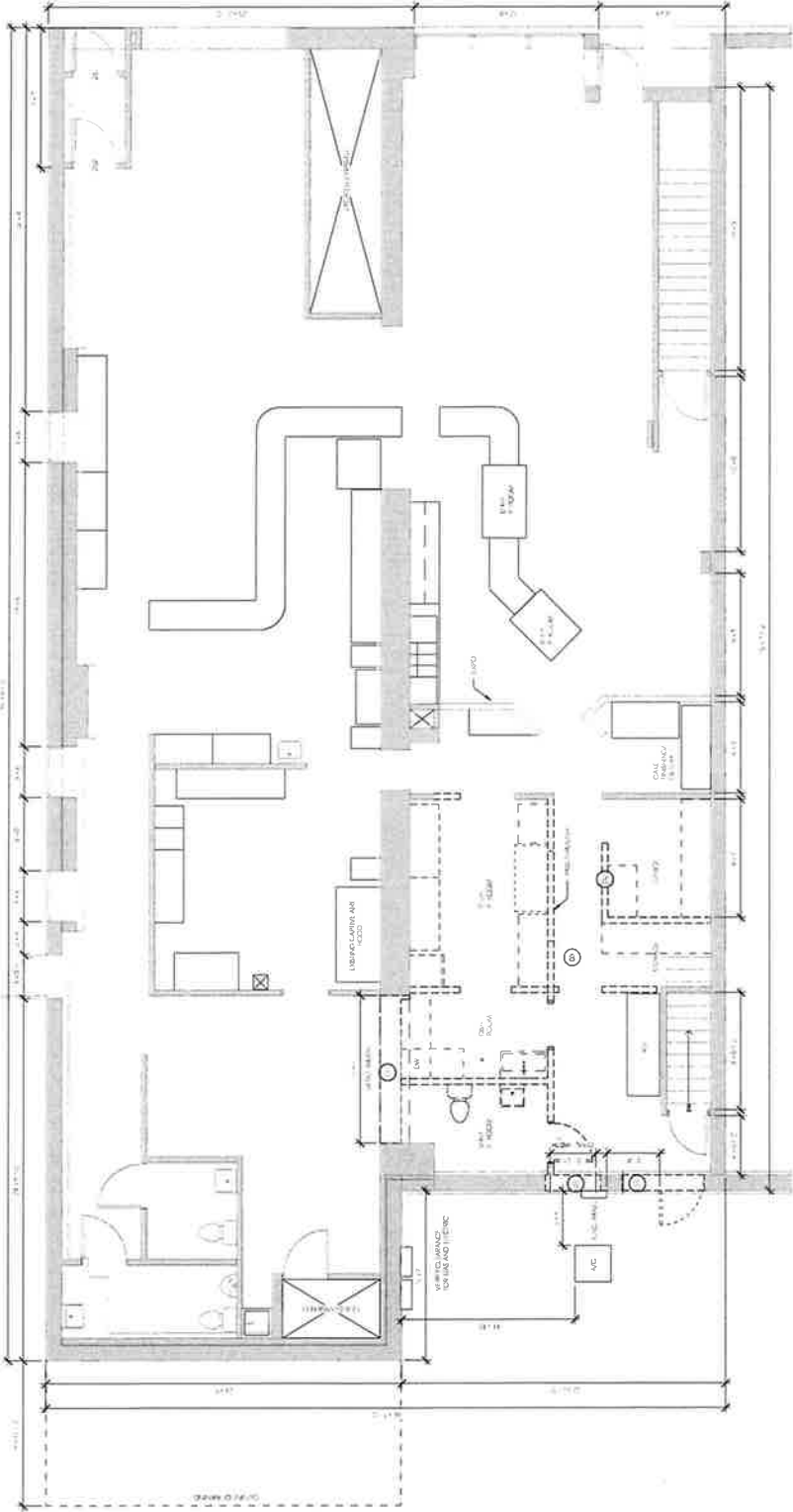
1 BASEMENT - NEW LAYOUT
A.201 11-9 7-02



FLOOR PLAN KEYNOTES	
1	EXISTING
2	DEMOLITION
3	NEW
4	EXISTING
5	DEMOLITION
6	NEW
7	EXISTING
8	DEMOLITION
9	NEW
10	EXISTING
11	DEMOLITION
12	NEW
13	EXISTING
14	DEMOLITION
15	NEW
16	EXISTING
17	DEMOLITION
18	NEW
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31	EXISTING
32	DEMOLITION
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34	EXISTING
35	DEMOLITION
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37	EXISTING
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87	NEW
88	EXISTING
89	DEMOLITION
90	NEW
91	EXISTING
92	DEMOLITION
93	NEW
94	EXISTING
95	DEMOLITION
96	NEW
97	EXISTING
98	DEMOLITION
99	NEW
100	EXISTING

DEMOLITION NOTES:

- 1. EXISTING DEMOLITION WALL AND DOOR OF MAIN ENTRANCE AT 115
- 2. EXISTING DEMOLITION WALL
- 3. EXISTING DEMOLITION WALL
- 4. EXISTING DEMOLITION WALL



1 MAIN LEVEL - EXISTING

NOT FOR CONSTRUCTION

NICHOLE'S FINE PASTRY REMODEL

NICHOLE HENSEN

13 8TH ST S, FARGO, ND 58102

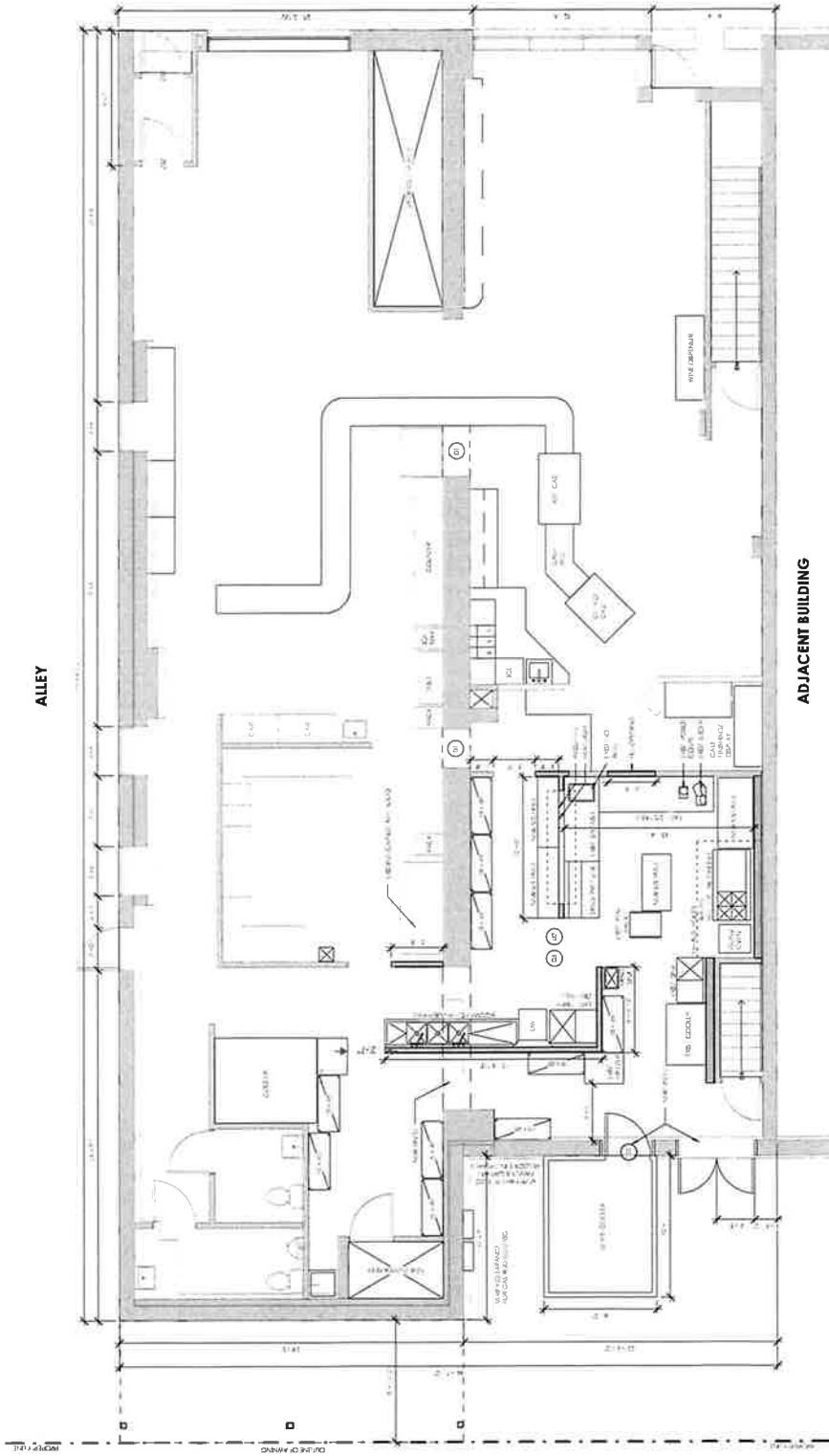
PROJECT PHASE	
PROJECT	PHASE
DATE	PHASE
08.02.24	22003
MAIN LEVEL - EXISTING & DEMO	
A202	



FLOOR PLAN KEYNOTES		
1	VIEW 1 - LOOK N.E. - 1/2" = 1'-0"	
2	VIEW 2 - LOOK S.E. - 1/2" = 1'-0"	
3	VIEW 3 - LOOK S.W. - 1/2" = 1'-0"	
4	VIEW 4 - LOOK W. - 1/2" = 1'-0"	
5	VIEW 5 - LOOK N.W. - 1/2" = 1'-0"	
6	VIEW 6 - LOOK N. - 1/2" = 1'-0"	
7	VIEW 7 - LOOK E. - 1/2" = 1'-0"	
8	VIEW 8 - LOOK S. - 1/2" = 1'-0"	
9	VIEW 9 - LOOK W. - 1/2" = 1'-0"	
10	VIEW 10 - LOOK E. - 1/2" = 1'-0"	
11	VIEW 11 - LOOK S. - 1/2" = 1'-0"	
12	VIEW 12 - LOOK N. - 1/2" = 1'-0"	
13	VIEW 13 - LOOK W. - 1/2" = 1'-0"	
14	VIEW 14 - LOOK E. - 1/2" = 1'-0"	
15	VIEW 15 - LOOK S. - 1/2" = 1'-0"	
16	VIEW 16 - LOOK N. - 1/2" = 1'-0"	
17	VIEW 17 - LOOK W. - 1/2" = 1'-0"	
18	VIEW 18 - LOOK E. - 1/2" = 1'-0"	
19	VIEW 19 - LOOK S. - 1/2" = 1'-0"	
20	VIEW 20 - LOOK N. - 1/2" = 1'-0"	
21	VIEW 21 - LOOK W. - 1/2" = 1'-0"	
22	VIEW 22 - LOOK E. - 1/2" = 1'-0"	
23	VIEW 23 - LOOK S. - 1/2" = 1'-0"	
24	VIEW 24 - LOOK N. - 1/2" = 1'-0"	
25	VIEW 25 - LOOK W. - 1/2" = 1'-0"	
26	VIEW 26 - LOOK E. - 1/2" = 1'-0"	
27	VIEW 27 - LOOK S. - 1/2" = 1'-0"	
28	VIEW 28 - LOOK N. - 1/2" = 1'-0"	
29	VIEW 29 - LOOK W. - 1/2" = 1'-0"	
30	VIEW 30 - LOOK E. - 1/2" = 1'-0"	
31	VIEW 31 - LOOK S. - 1/2" = 1'-0"	
32	VIEW 32 - LOOK N. - 1/2" = 1'-0"	
33	VIEW 33 - LOOK W. - 1/2" = 1'-0"	
34	VIEW 34 - LOOK E. - 1/2" = 1'-0"	
35	VIEW 35 - LOOK S. - 1/2" = 1'-0"	
36	VIEW 36 - LOOK N. - 1/2" = 1'-0"	
37	VIEW 37 - LOOK W. - 1/2" = 1'-0"	
38	VIEW 38 - LOOK E. - 1/2" = 1'-0"	
39	VIEW 39 - LOOK S. - 1/2" = 1'-0"	
40	VIEW 40 - LOOK N. - 1/2" = 1'-0"	
41	VIEW 41 - LOOK W. - 1/2" = 1'-0"	
42	VIEW 42 - LOOK E. - 1/2" = 1'-0"	
43	VIEW 43 - LOOK S. - 1/2" = 1'-0"	
44	VIEW 44 - LOOK N. - 1/2" = 1'-0"	
45	VIEW 45 - LOOK W. - 1/2" = 1'-0"	
46	VIEW 46 - LOOK E. - 1/2" = 1'-0"	
47	VIEW 47 - LOOK S. - 1/2" = 1'-0"	
48	VIEW 48 - LOOK N. - 1/2" = 1'-0"	
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52	VIEW 52 - LOOK N. - 1/2" = 1'-0"	
53	VIEW 53 - LOOK W. - 1/2" = 1'-0"	
54	VIEW 54 - LOOK E. - 1/2" = 1'-0"	
55	VIEW 55 - LOOK S. - 1/2" = 1'-0"	
56	VIEW 56 - LOOK N. - 1/2" = 1'-0"	
57	VIEW 57 - LOOK W. - 1/2" = 1'-0"	
58	VIEW 58 - LOOK E. - 1/2" = 1'-0"	
59	VIEW 59 - LOOK S. - 1/2" = 1'-0"	
60	VIEW 60 - LOOK N. - 1/2" = 1'-0"	
61	VIEW 61 - LOOK W. - 1/2" = 1'-0"	
62	VIEW 62 - LOOK E. - 1/2" = 1'-0"	
63	VIEW 63 - LOOK S. - 1/2" = 1'-0"	
64	VIEW 64 - LOOK N. - 1/2" = 1'-0"	
65	VIEW 65 - LOOK W. - 1/2" = 1'-0"	
66	VIEW 66 - LOOK E. - 1/2" = 1'-0"	
67	VIEW 67 - LOOK S. - 1/2" = 1'-0"	
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70	VIEW 70 - LOOK E. - 1/2" = 1'-0"	
71	VIEW 71 - LOOK S. - 1/2" = 1'-0"	
72	VIEW 72 - LOOK N. - 1/2" = 1'-0"	
73	VIEW 73 - LOOK W. - 1/2" = 1'-0"	
74	VIEW 74 - LOOK E. - 1/2" = 1'-0"	
75	VIEW 75 - LOOK S. - 1/2" = 1'-0"	
76	VIEW 76 - LOOK N. - 1/2" = 1'-0"	
77	VIEW 77 - LOOK W. - 1/2" = 1'-0"	
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79	VIEW 79 - LOOK S. - 1/2" = 1'-0"	
80	VIEW 80 - LOOK N. - 1/2" = 1'-0"	
81	VIEW 81 - LOOK W. - 1/2" = 1'-0"	
82	VIEW 82 - LOOK E. - 1/2" = 1'-0"	
83	VIEW 83 - LOOK S. - 1/2" = 1'-0"	
84	VIEW 84 - LOOK N. - 1/2" = 1'-0"	
85	VIEW 85 - LOOK W. - 1/2" = 1'-0"	
86	VIEW 86 - LOOK E. - 1/2" = 1'-0"	
87	VIEW 87 - LOOK S. - 1/2" = 1'-0"	
88	VIEW 88 - LOOK N. - 1/2" = 1'-0"	
89	VIEW 89 - LOOK W. - 1/2" = 1'-0"	
90	VIEW 90 - LOOK E. - 1/2" = 1'-0"	
91	VIEW 91 - LOOK S. - 1/2" = 1'-0"	
92	VIEW 92 - LOOK N. - 1/2" = 1'-0"	
93	VIEW 93 - LOOK W. - 1/2" = 1'-0"	
94	VIEW 94 - LOOK E. - 1/2" = 1'-0"	
95	VIEW 95 - LOOK S. - 1/2" = 1'-0"	
96	VIEW 96 - LOOK N. - 1/2" = 1'-0"	
97	VIEW 97 - LOOK W. - 1/2" = 1'-0"	
98	VIEW 98 - LOOK E. - 1/2" = 1'-0"	
99	VIEW 99 - LOOK S. - 1/2" = 1'-0"	
100	VIEW 100 - LOOK N. - 1/2" = 1'-0"	

FLOOR PLAN NOTES:

- 1. VIEW 1 - LOOK N.E. - 1/2" = 1'-0"
- 2. VIEW 2 - LOOK S.E. - 1/2" = 1'-0"
- 3. VIEW 3 - LOOK S.W. - 1/2" = 1'-0"
- 4. VIEW 4 - LOOK W. - 1/2" = 1'-0"
- 5. VIEW 5 - LOOK N.W. - 1/2" = 1'-0"
- 6. VIEW 6 - LOOK N. - 1/2" = 1'-0"
- 7. VIEW 7 - LOOK E. - 1/2" = 1'-0"
- 8. VIEW 8 - LOOK S. - 1/2" = 1'-0"
- 9. VIEW 9 - LOOK W. - 1/2" = 1'-0"
- 10. VIEW 10 - LOOK E. - 1/2" = 1'-0"
- 11. VIEW 11 - LOOK S. - 1/2" = 1'-0"
- 12. VIEW 12 - LOOK N. - 1/2" = 1'-0"
- 13. VIEW 13 - LOOK W. - 1/2" = 1'-0"
- 14. VIEW 14 - LOOK E. - 1/2" = 1'-0"
- 15. VIEW 15 - LOOK S. - 1/2" = 1'-0"
- 16. VIEW 16 - LOOK N. - 1/2" = 1'-0"
- 17. VIEW 17 - LOOK W. - 1/2" = 1'-0"
- 18. VIEW 18 - LOOK E. - 1/2" = 1'-0"
- 19. VIEW 19 - LOOK S. - 1/2" = 1'-0"
- 20. VIEW 20 - LOOK N. - 1/2" = 1'-0"
- 21. VIEW 21 - LOOK W. - 1/2" = 1'-0"
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- 23. VIEW 23 - LOOK S. - 1/2" = 1'-0"
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- 25. VIEW 25 - LOOK W. - 1/2" = 1'-0"
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- 28. VIEW 28 - LOOK N. - 1/2" = 1'-0"
- 29. VIEW 29 - LOOK W. - 1/2" = 1'-0"
- 30. VIEW 30 - LOOK E. - 1/2" = 1'-0"
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- 33. VIEW 33 - LOOK W. - 1/2" = 1'-0"
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- 37. VIEW 37 - LOOK W. - 1/2" = 1'-0"
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- 48. VIEW 48 - LOOK N. - 1/2" = 1'-0"
- 49. VIEW 49 - LOOK W. - 1/2" = 1'-0"
- 50. VIEW 50 - LOOK E. - 1/2" = 1'-0"
- 51. VIEW 51 - LOOK S. - 1/2" = 1'-0"
- 52. VIEW 52 - LOOK N. - 1/2" = 1'-0"
- 53. VIEW 53 - LOOK W. - 1/2" = 1'-0"
- 54. VIEW 54 - LOOK E. - 1/2" = 1'-0"
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- 63. VIEW 63 - LOOK S. - 1/2" = 1'-0"
- 64. VIEW 64 - LOOK N. - 1/2" = 1'-0"
- 65. VIEW 65 - LOOK W. - 1/2" = 1'-0"
- 66. VIEW 66 - LOOK E. - 1/2" = 1'-0"
- 67. VIEW 67 - LOOK S. - 1/2" = 1'-0"
- 68. VIEW 68 - LOOK N. - 1/2" = 1'-0"
- 69. VIEW 69 - LOOK W. - 1/2" = 1'-0"
- 70. VIEW 70 - LOOK E. - 1/2" = 1'-0"
- 71. VIEW 71 - LOOK S. - 1/2" = 1'-0"
- 72. VIEW 72 - LOOK N. - 1/2" = 1'-0"
- 73. VIEW 73 - LOOK W. - 1/2" = 1'-0"
- 74. VIEW 74 - LOOK E. - 1/2" = 1'-0"
- 75. VIEW 75 - LOOK S. - 1/2" = 1'-0"
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- 77. VIEW 77 - LOOK W. - 1/2" = 1'-0"
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- 86. VIEW 86 - LOOK E. - 1/2" = 1'-0"
- 87. VIEW 87 - LOOK S. - 1/2" = 1'-0"
- 88. VIEW 88 - LOOK N. - 1/2" = 1'-0"
- 89. VIEW 89 - LOOK W. - 1/2" = 1'-0"
- 90. VIEW 90 - LOOK E. - 1/2" = 1'-0"
- 91. VIEW 91 - LOOK S. - 1/2" = 1'-0"
- 92. VIEW 92 - LOOK N. - 1/2" = 1'-0"
- 93. VIEW 93 - LOOK W. - 1/2" = 1'-0"
- 94. VIEW 94 - LOOK E. - 1/2" = 1'-0"
- 95. VIEW 95 - LOOK S. - 1/2" = 1'-0"
- 96. VIEW 96 - LOOK N. - 1/2" = 1'-0"
- 97. VIEW 97 - LOOK W. - 1/2" = 1'-0"
- 98. VIEW 98 - LOOK E. - 1/2" = 1'-0"
- 99. VIEW 99 - LOOK S. - 1/2" = 1'-0"
- 100. VIEW 100 - LOOK N. - 1/2" = 1'-0"



1. MAIN LEVEL - NEW LAYOUT

NOT FOR CONSTRUCTION

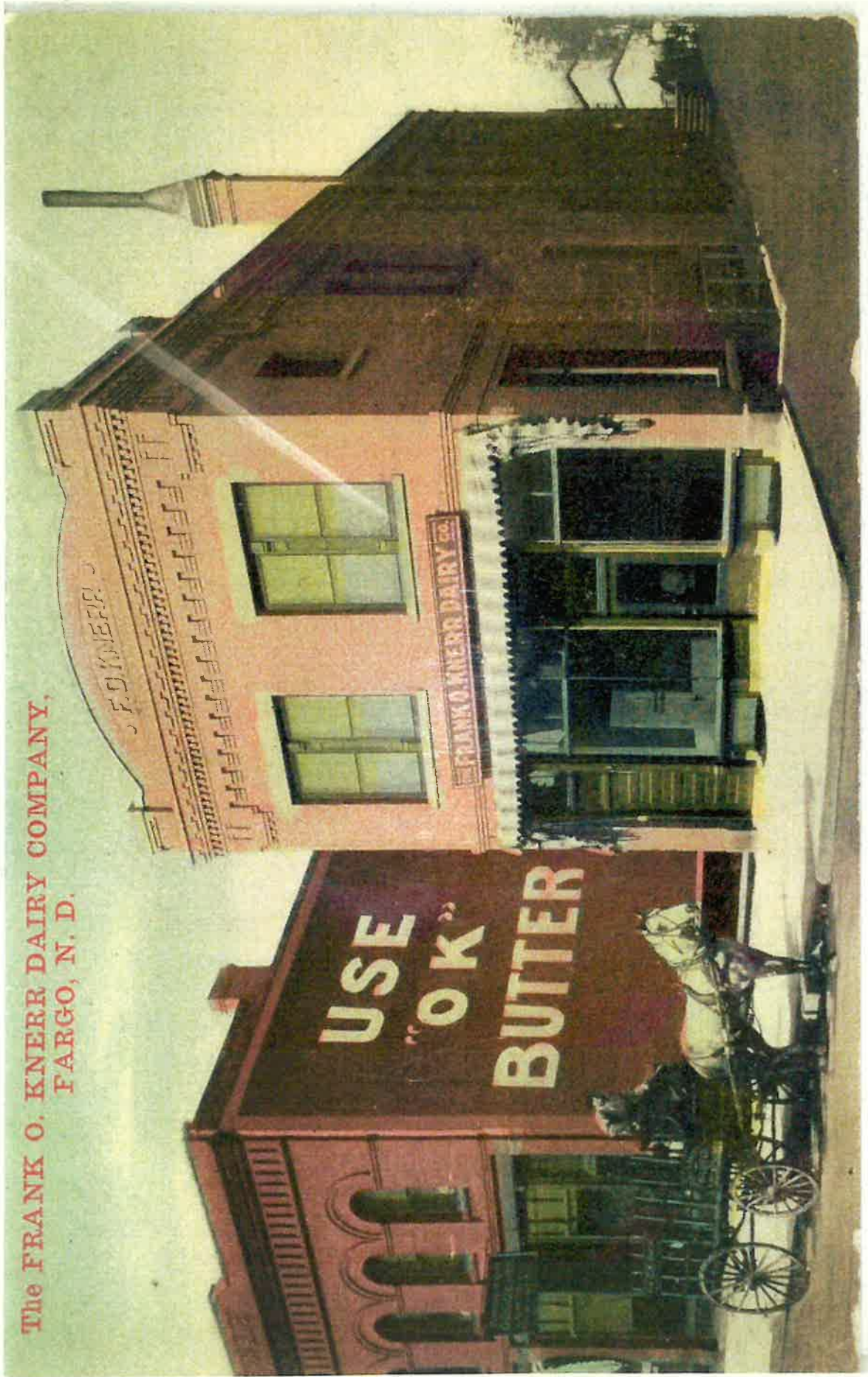
NICHOLE'S FINE PASTRY REMODEL

NICHOLE HENSEN
13 8TH ST S, FARGO, ND 58102

PROJECT NAME	NICHOLE'S FINE PASTRY REMODEL
PROJECT NO.	22000
DATE	08/02/24
MAIN LEVEL - NEW LAYOUT	A203

REVISION	DATE
1	08/02/24

100% LAYOUT LAYOUT
FROM 100% LAYOUT



Nichols

MEMORANDUM

TO: City Commission

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

DATE: December 4, 2024

RE: Renaissance Zone Development Plan Update

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In July 2024, the Renaissance Zone Authority (RZA) and staff kicked off the Renaissance Zone Development Plan (RZDP) update, a requirement set by the State to update the plan and to keep the Zone status. The first plan was approved in 1999 for a 15-year period, with updates required for extensions. This plan update will provide the development framework of the Renaissance Zone for the next 5 years, through 2029.

At the beginning stages of the plan update, the RZA discussed and confirmed the primary strategy to refrain from changes to the plan based on the findings of the 2024 Fargo Growth Plan and the preliminary work of the future LDC and incentive policy review has been completed. The 2024 Fargo Growth Plan recommends a holistic review of economic incentive tools to further define "optimal development". It is anticipated at the conclusion of this work, the RZDP will be updated. Therefore, staff is recommending an extension of the Zone for 5 years.

The most prevalent change to the development plan is the addition of two blocks that previously had not been identified. Through the public outreach, staff learned of several projects in the planning phase, located in areas of Downtown that are seeing transition – northeast and west. The boundary has been updated to include blocks 58 and 59. Other changes include updates to values and datasets.

Along with the work of aligning economic development incentives with "optimal growth" strategies, work will include evaluating and capturing robust data supporting the program. Staff will also work on streamlining the application process and project scoring. This work is intended to begin in early 2025.

Recent action on the plan include:

- October 23 – Renaissance Zone Authority recommendation of approval to City Commission
- November 18 – Cass County Commission approval
- November 26 – Fargo Public School District approval

The Planning Department respectfully requests action be taken on the plan on November 18, however, if the Commission has comments for incorporation into the final plan, please do not hesitate to bring that forward or provide those to the Planning Department.

Recommendation:

Approval of the 2024 Renaissance Zone Development Plan update.



Fargo Renaissance Zone Development Plan

DRAFT

2024 UPDATE



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Introduction

Renaissance Zone Authority Members

Deb Mathern, Chair

Dr. Dean Bresciani

Prakash Mathew

Reid Middaugh

Brian Larson

Dr. Tim Mahoney, Mayor, City of Fargo Commissioner

Dave Piepkorn, City of Fargo Commissioner

Chad Peterson, Cass County Commissioner

Renaissance Zone Development Plan Overview

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

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

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

Downtown Fargo and Renaissance Zone Summary

In 1999 the Renaissance Zone Program was approved by the North Dakota Legislature and signed by the Governor. This program established the framework for certain tax incentives with the goal of enhancing economic growth and investment opportunities in downtown business districts throughout municipalities in North Dakota. The City of Fargo adopted the initial Renaissance Zone Development Plan in 1999 which covered a 15-year period and in 2014 and 2019 updated plans were adopted pursuant to statutory requirements which effectively extended the duration of the Renaissance Zone through 2024. Consistent with N.D.C.C 40-63-01(2) and N.D.C.C 40-63-03 the 2024 Renaissance Zone Development Plan (RZDP) has been prepared and submitted as one of the components required to extend the duration of the program 5 years.

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

1989 Red River Visions Study

1996 Downtown Area Plan

2001 Downtown Framework Plan

2021 Core Neighborhoods Plan

2003 Riverfront Development Master Plan

2007 Downtown Framework Plan

2018 Downtown InFocus Plan

2024 Fargo Growth Plan

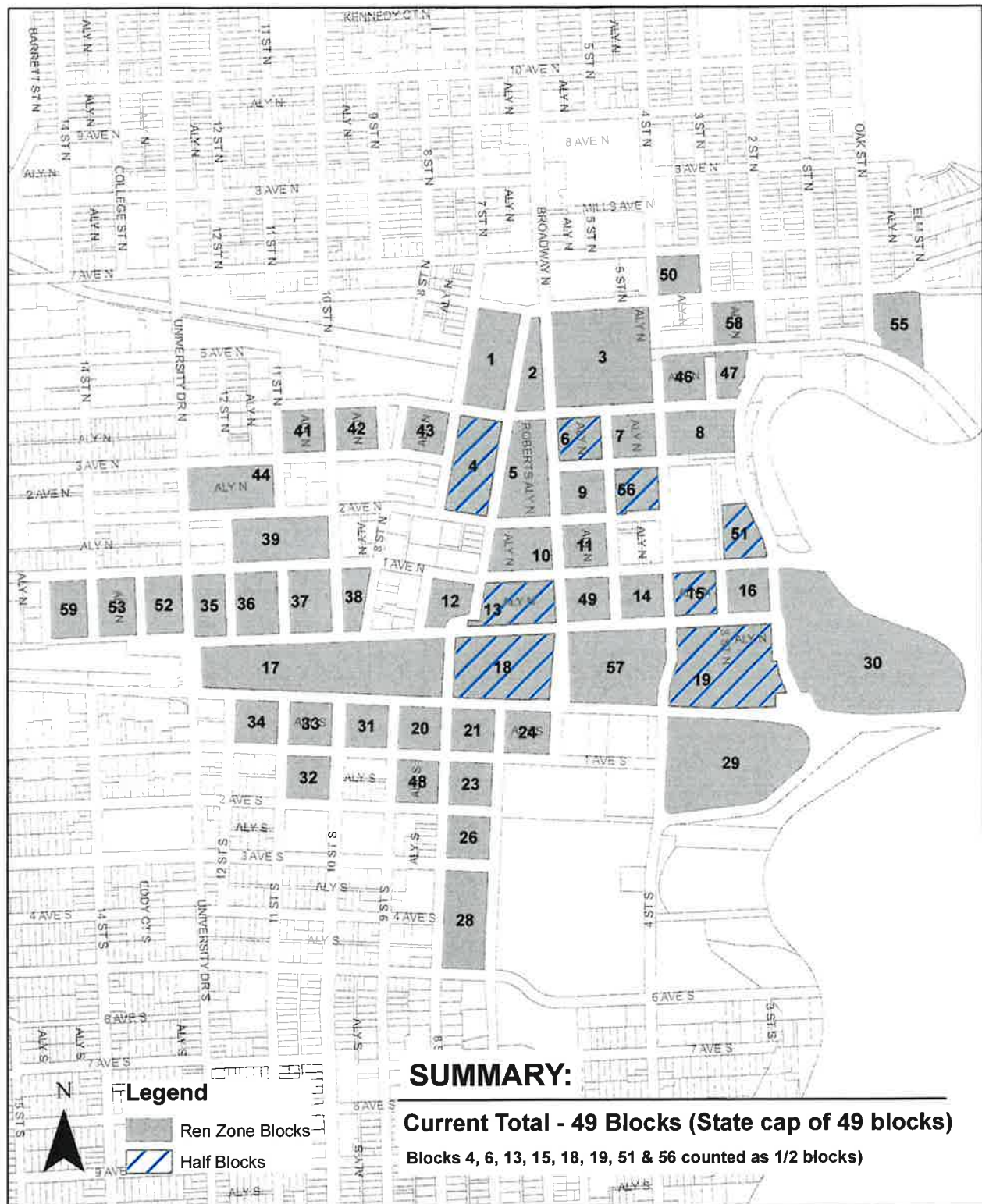
Renaissance Zone

Boundary Overview

Since the Renaissance Zone boundary's original configuration in 1999 the boundary has been modified several times with the most recent change occurring in 2019 to accommodate potential investments. The map on the next page, '2024 Renaissance Zone Boundary', is the current boundary, which includes the addition of blocks 58 and 59, which were previously not identified. Previous boundaries are included in the Appendix C.

Fargo Renaissance Zone Development Plan

Renaissance Zone Boundary



Fargo Renaissance Zone Development Plan

Program Data

Since inception of the program in 1999, there have been 294 completed Renaissance Zone projects in Fargo, which includes new construction, rehabilitation, tenant leases and residential purchases (condos).

Project Type: As shown in the exhibit (right), a large percentage of the Renaissance Zone projects completed to-date have been rehabilitation projects versus new construction. In the future, especially given the degree of priority and importance the city has placed on infill development within the city G02030 Comprehensive Plan and Downtown InFocus Plan; new construction type 'infill' projects should start to become more attractive and promote development opportunities.

RZ Tax Benefits: Ninety-five projects (new construction + rehab) have facilitated significant investment and have contributed to a nearly five-fold increase in the assessed value of properties in boundary. The assessed value in 1999 was approximately \$197,375,000 and today, the boundary's assessed value is approximately \$970,572,910.

Project Type	Total Completed RZ Projects
New Construction	20
Purchase with Improvements	7
Residential Purchase	118
Rehabilitation	75
[Tenant] Lease	74
Total	294

Vision and Goals

Renaissance Zone Plan Vision

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

G02030 Fargo Comprehensive Plan

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

Downtown InFocus Plan

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

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

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

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

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

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

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

Renaissance Zone Plan Goals

Consistent with previous downtown master plans as well as the most current City master planning documents (the G02030 Comprehensive Plan and the Downtown InFocus Plan), the 2024 RZ Plan continues to focus on **renewal**, **investment**, and **redevelopment**. The goals outlined below are the items that the Renaissance Zone Authority envisions are necessary in order to produce a downtown environment that is consistent with the tenets of the *vision* statement and City master plans. Further, the goals shall be utilized as an element of the criteria that submitted RZ applications are reviewed against for compliance.

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

Renaissance Zone Block Development Objectives

Economic Development

- **High Priority Land Uses:** Redevelopment or rehabilitation projects.
 - Primary Sector Business, Industry and Talent-dependent Enterprises;
 - Active Commercial, Specialty Retail and/or Destination Commercial;
 - Mixed-Use Development (combination of housing, commercial and/or retail uses in a horizontal or vertical manner).
- **Targeted Areas:** Redevelopment or rehabilitation projects in targeted areas.
 - Parcels or properties that have been vacant or underutilized for an extended period of time.
 - Projects that increase the productivity of underutilized parcels such as surface parking lots, vacant land and parcels with low building-to-land values ratios.
 - Properties specifically targeted for clearance (see "Block Data Spreadsheet" on page 36).
- **Investment:** Amount of capital investment in a project (see minimum investment thresholds for additional information).

Urban Design—Redevelopment or rehabilitation projects:

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

Program Specifics

Review Criteria

The following criteria shall be used to review RZ applications.

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

Fargo Renaissance Zone Development Plan

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

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

■ **Lease** (tenant lease)

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

Minimum Investment Thresholds

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

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

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

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

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

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

Thresholds:

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

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



Fargo Renaissance Zone Development Plan

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

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

- All Types: Investments must equal \$100.00 per square foot.

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

Individual Project Selection and Review Process

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

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

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

Management of Renaissance Zone

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

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

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

Community Support

Public Hearing: As required under North Dakota RZ Program Guidelines, the City is required to conduct at least one (1) public hearing on the updated RZ Plan. The City of Fargo held a duly noticed public hearing on December 9, 2024.

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



Fargo Renaissance Zone Development Plan

Appendix A

Parcel Data Spreadsheet

Block Number	Property Address	Owner	Year Built	Description	Building Condition
1	408 ROBERTS ST N	JPO RENTALS LLP	2012	Apartment	3
1	418 ROBERTS ST N	BELL BANK		Parking Ramp/Lot	
1	428 ROBERTS ST N	SWANICK INVESTMENTS LLC		Parking Ramp/Lot	
1	435 7 ST N	BURLINGTON NORTHERN SANTA FE		Vacant Land	
1	502 ROBERTS ST N	BNSF		Vacant Land	
1	503 7 ST N	503 7 ST N LLC	1920	Office	4
1	506 ROBERTS ST N	506 ROBERTS ST N LLC	1913	Apartment	4
1	662 6 AVE N	ST MARYS CATHEDRAL OF FARGO		Parking Ramp/Lot	
1	669 4 AVE N	R&R INVESTMENTS LLC	1941	Warehouse	1
1	669 4 AVE N	R&R INVESTMENTS LLC	1971	Warehouse	2
2	400 BROADWAY N	400 RYAN IDAHO LLC	1914	Retail & Apartments	3
2	400 BROADWAY N	400 RYAN IDAHO LLC	1914	Food Service (Full)	3
2	406 BROADWAY N	LH BROADWAY LLC	1920	Retail & Apartments	3
2	412 BROADWAY N	LH BROADWAY LLC	1900	Retail & Apartments	
2	413 ROBERTS ST N	LH BROADWAY LLC		Address Segment	
2	416 BROADWAY N	LH BROADWAY LLC		Address Segment	
2	418 BROADWAY N	LH BROADWAY LLC		Address Segment	3
2	420 BROADWAY N	JMS PROPERTIES LLC	1929	Retail & Apartments	3
2	422 BROADWAY N	SWANICK INVESTMENTS LLC	1895	Retail & Apartments	3
2	426 BROADWAY N	SWANICK INVESTMENT LLC		Parking Ramp/Lot	
2	430 BROADWAY N	BURLINGTON NORTHERN SANTA FE		Utility	
2	500 BROADWAY N	BURLINGTON NORTHERN SANTA FE		Utility	
2	502 BROADWAY N	NORTH 500 BLOCK LLC		Address Segment	4
2	506 BROADWAY N	NORTH 500 BLOCK LLC	1914	Food Service (Full)	
2	508 BROADWAY N	USSATIS, JEROME C & JEAN C	1914	Retail	3
2	516 BROADWAY N	500 BLOCK VENTURES LLC	1926	Retail & Apartments	3
2	522 BROADWAY N	500 BLOCK VENTURES LLC	1926	Retail & Apartments	3
3	400 ELM ST N	BURLINGTON NORTHERN SANTA FE		Utility	
3	401 BROADWAY N	GREAT PLAINS MERCANTILE HOLDINGS LLC	2020	Retail & Apartments	3
3	402 6 AVE N	MBA INVESTMENTS LLC	1926	Retail	3
3	406 4 ST N	AMERICAN FEDERAL BANK		Parking Ramp/Lot	
3	410 5 ST N	CITY OF FARGO	2020	City Of Fargo	3
3	412 5 ST N UNIT 502	GABA, VIJAY & ANU	2022	Single Family - Loft	3
3	412 5 ST N UNIT 504	T&K PROPERTY MANAGEMENT	2022	Single Family - Loft	3
3	412 5 ST N UNIT 506	T&K PROPERTY MANAGEMENT	2022	Single Family - Loft	3
3	412 5 ST N UNIT 508	T&K PROPERTY MANAGEMENT	2022	Single Family - Loft	3

Building Condition:

For Residential Uses:

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

For Commercial and Apartment Uses:

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

Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
3	412 5 ST N UNIT 514	T&K PROPERTY MANAGEMENT	2022	Single Family - Loft	3
3	412 5 ST N UNIT 516	T&K PROPERTY MANAGEMENT	2022	Single Family - Loft	3
3	412 5 ST N UNIT 524	T&K PROPERTY MANAGEMENT	2022	Single Family - Loft	3
3	412 5 ST N UNIT 526	T&K PROPERTY MANAGEMENT	2022	Single Family - Loft	3
3	412 5 ST N UNIT 528	PETERSON, CARRIE	2022	Single Family - Loft	3
3	413 BROADWAY N	5TH FLOOR APARTMENTS LLC	1910	Apartment	3
3	417 5 ST N	DVAW LLC	1972	Warehouse/Service Shop & Office	4
3	420 5 AVE N	BURLINGTON NORTHERN RAILROAD		Utility	
3	425 BROADWAY N	SMITH, THOMAS K & KARI D	1907	Retail	3
3	502 4 ST N	BURLINGTON NORTHERN RAILROAD		Utility	
3	502 5 ST N	STERLING DEV GROUP TWO LLC LEASE BF 47342		Parking Ramp/Lot	
3	505 5 ST N	MBA INVESTMENTS		Vacant Land	
3	505 BROADWAY N UNIT 300	PRESTON, RICHARD S & ARLETTE F	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 301	HAMILTON ENTERPRISES CENTRAL LLC	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 302	HAMILTON ENTERPRISES CENTRAL LLC	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 303	GADBERRY, WAYNE H & CHERIE S	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 305	JON L WANZEK REVOCABLE TRUST	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 306	AHLIN, THOMAS D & JANE A	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 307	AHLIN, THOMAS D & JANE A	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 308	SEVERTSEN, KAREN	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT 309	WILSON, RHONDA L & WILLIAM	1914	Single Family - Loft	5
3	505 BROADWAY N UNIT C1	IRISH PROPERTIES VIII	1910	Office	4
3	508 4 ST N	MBA INVESTMENTS	1922	Single Family	2
3	510 4 ST N	MBA INVESTMENTS LLC	1899	Duplex	1
3	510 5 ST N	CITY OF FARGO	1956	City Of Fargo	3
3	510 6 AVE N	BROADWAY PLAZA LLP	1986	Office	3
3	511 5 ST N	MBA INVESTMENTS LLC	1895	Other	
3	515 5 ST N	MBA INVESTMENTS LLC		Other	
3	516 4 ST N	MBA INVESTMENTS	1923	Duplex	3
3	517 5 ST N	HUYNH, HENRY HUNG-PUOC	1903	Single Family	3
3	519 5 ST N	MBA INVESTMENTS LLC	1903	Single Family	3
3	520 4 ST N	MBA INVESTMENTS LLC	1917	Duplex	3
3	530 6 AVE N	BROADWAY PLAZA LLP	1986	Office	3
4	304 ROBERTS ST N	SALVATION ARMY CORP	1948	Church	3
4	305 7 ST N	DFT ST MARK'S LLC	1960	Parking Ramp/Lot	
4	308 ROBERTS ST N	JM RENTALS #4 LLP	1948	Parking Ramp/Lot	
4	315 7 ST N	DFT ST MARK'S LLC		Parking Ramp/Lot	
4	316 ROBERTS ST N	JM RENTALS #4 LLP		Parking Ramp/Lot	
4	321 7 ST N	DFT ST MARK'S LLC		Parking Ramp/Lot	3

Building Condition:

For Residential Uses:
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 For Commercial and Apartment Uses:
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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
4	324 ROBERTS ST N	JM RENTALS #4 LLP	1929	Apartment	3
4	657 2 AVE N	UNITED STATES OF AMERICA	1969	Federal	3
4	658 4 AVE N	JM RENTALS #4 LLP	1929	Duplex	3
4	670 4 AVE N	DFI ST MARK'S LLC	1912	Theatre	3
5	202 BROADWAY N	VFW CLUB OF FARGO	1940	Bar/Tavern	3
5	204 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	3
5	206 BROADWAY N	OELUCK INC	1905	Retail & Apartments	3
5	206 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	3
5	207 ROBERTS ST N	DFI ROBERTS LLC		Address Segment	3
5	208 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	3
5	210 BROADWAY N	LORETTA LLC	1909	Retail & Offices	4
5	210 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	3
5	212 BROADWAY N	LORETTA LLC		Address Segment	3
5	214 BROADWAY N	HANSON PROPERTIES LLC	1898	Office & Apartments	3
5	214 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	3
5	216 BROADWAY N	HATCH & YOUNG PROPERTIES LLC	1900	Retail & Offices	3
5	217 ROBERTS ST N	CITY OF FARGO	2016	Parking Ramp/Lot	3
5	218 ROBERTS ALY N	DFI ROBERTS LLC		Address Segment	3
5	220 BROADWAY N	HOUSING & REDEVELOPMENT AUTHORITY OF THE CITY OF FARGO	1903	Food Service (Full)	4
5	220 BROADWAY N	HOUSING & REDEVELOPMENT AUTHORITY OF THE CITY OF FARGO	1903	Retail & Apartments	4
5	222 BROADWAY N	BANNER LLC	1949	Retail & Offices	4
5	223 ROBERTS ST N	DFI DILLARD LLC		Address Segment	3
5	226 BROADWAY N	THREE STAR INVESTORS LLC	1955	Retail	3
5	227 ROBERTS ST N	DFI DILLARD LLC		Address Segment	3
5	228 BROADWAY N	SEEFELDT, JEREMY & HEIDI	1900	Retail & Apartments	3
5	230 BROADWAY N	PHYLLIS E EHLEN RLT	1900	Retail & Offices	3
5	230 ROBERTS ALY N	DFI DILLARD LLC		Address Segment	3
5	231 ROBERTS ST N	DFI DILLARD LLC		Address Segment	3
5	235 ROBERTS ST N	DFI DILLARD LLC		Address Segment	3
5	247 ROBERTS ST N	DFI DILLARD LLC	2018	Retail & Apartments	3
5	300 BROADWAY N UNIT 101	DFI 300 BROADWAY LLC	2007	Retail	3
5	300 BROADWAY N UNIT 102	DFI 300 BROADWAY LLC	2007	Retail	3
5	300 BROADWAY N UNIT 103	DFI 300 BROADWAY LLC	2007	Food Service (Quick)	3
5	300 BROADWAY N UNIT 104	DFI 300 BROADWAY LLC	2007	Food Service (Quick)	3
5	300 BROADWAY N UNIT 105	FARGO THEATRE MANAGEMENT CORPORATION (THE)	2007	Theatre	3
5	300 BROADWAY N UNIT 201	CHRISTIANSON, SANDRA V	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 202	RICHARDSON, DENIS C T/O/D	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 203	ORMBRECK, HARLAN & SHARON	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 204	SCHWERT, DONALD P T/O/D	2007	Single Family - Loft	3

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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
5	300 BROADWAY N UNIT 205	KERBER, BEVERLY D	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 301	MOLBERT, LAURIS N T/O/D	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 303	KOLSTAD, MARK A & SUSAN O	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 304	FELLBAUM, DARYL & SUSAN RT	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 305	MOSES, MARIA C	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 306	LINDSEY, CHANCE	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 401	STARK, CHAD W & JENNIFER A	2007	Single Family - Loft	3
5	300 BROADWAY N UNIT 404	BURGUM, DOUGLAS J	2007	Single Family - Loft	5
5	300 BROADWAY N UNIT 405	GORE, RUFUS W & MOSES, MARIA	2007	Single Family - Loft	4
5	300 BROADWAY N UNIT 406	POOLMAN PROPERTIES LLC	2007	Single Family - Loft	4
5	300 BROADWAY N UNIT P1	FELLBAUM, DARYL & SUSAN RT		Other	3
5	300 BROADWAY N UNIT P2	MOLBERT, LAURIS N TRUST		Other	3
5	300 BROADWAY N UNIT P3	ORNBRECK, HARLAN & SHARON		Other	3
5	300 BROADWAY N UNIT P4	LINDSEY, CHANCE		Parking Ramp/Lot	3
5	300 BROADWAY N UNIT P5	DFI 300 BROADWAY LLC		Parking Ramp/Lot	3
5	300 BROADWAY N UNIT P6	DFI 300 BROADWAY LLC		Parking Ramp/Lot	3
5	300 BROADWAY N UNIT P7	DFI 300 BROADWAY LLC		Office	4
5	303 ROBERTS ST N	HOUSING & REDEVELOPMENT AUTHORITY OF THE CITY OF FARGO	1910	Retail & Apartments	4
5	303 ROBERTS ST N	HOUSING & REDEVELOPMENT AUTHORITY OF THE CITY OF FARGO	1910	Address Segment	
5	305 ROBERTS ST N	HOUSING & REDEVELOPMENT AUTHORITY OF THE CITY OF FARGO	1917	Retail & Apartments	3
5	309 ROBERTS ST N	HAMILTON ENTERPRISES CENTRAL LLC	1917	Retail & Apartments	4
5	309 ROBERTS ST N	HAMILTON ENTERPRISES CENTRAL LLC	1926	Theatre	3
5	314 BROADWAY N	FARGO THEATRE MANAGEMENT CORP	1915	Retail	3
5	317 ROBERTS ST N	FLOORING PROPERTIES II, LLP	1955	Office	4
5	318 BROADWAY N	BELL BANK	1900	Retail & Offices	3
5	322 BROADWAY N	CENTRAL BILLING INC	1990	Parking Ramp/Lot	
5	324 BROADWAY N	CENTRAL BILLING INC	1990	Retail & Apartments	4
5	333 ROBERTS ST N	ROBERTS STREET CHAPEL LLC	1953	Address Segment	
5	615 2 AVE N	DFI ROBERTS LLC		Address Segment	
5	619 2 AVE N	DFI ROBERTS LLC		Address Segment	
5	621 2 AVE N	DFI ROBERTS LLC		Address Segment	
5	623 2 AVE N	DFI ROBERTS LLC		Address Segment	
5	625 2 AVE N	DFI ROBERTS LLC	2017	Retail & Apartments	
5	635 2 AVE N	DFI ROBERTS LLC		Address Segment	
5	655 2 AVE N	DFI ROBERTS LLC		Address Segment	
6	301 BROADWAY N	TLOCK PROPERTIES LLC	1900	Retail & Apartments	3
6	303 BROADWAY N	ALSKAR PROPERTIES LLC	1905	Retail & Apartments	2
6	305 BROADWAY N UNIT 1	MOOSE DIXON LLC	1905	Single Family - Loft	
6	305 BROADWAY N UNIT 2	MOOSE DIXON LLC	1905	Retail, Off. & Apartments	4

Building Condition:

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For Commercial and Apartment Uses:

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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
6	311 BROADWAY N	BROADWAY STREET DEVELOPMENT LLC	1913	Retail	
6	313 BROADWAY N	BROADWAY STREET DEVELOPMENT LLC	1913	Retail	4
6	315 BROADWAY N	BROADWAY STREET DEVELOPMENT LLC	1913	Retail	4
6	317 BROADWAY N	BROADWAY STREET DEVELOPMENT LLC	1913	Retail	4
6	319 BROADWAY N UNIT 101	ENZ, COLIN	1913	Other	
6	319 BROADWAY N UNIT 102	JOHN R CURRIER REVOCABLE LIVING TRUST	1913	Other	
6	319 BROADWAY N UNIT 103	THOMAS L GREEN JR TRUST	1913	Other	
6	319 BROADWAY N UNIT 104	MARK, DOUGLAS M	1913	Other	
6	319 BROADWAY N UNIT 105	DIEDERICH, ERIK B	1913	Other	
6	319 BROADWAY N UNIT 106	VOORHEES, JEAN C	1913	Other	
6	319 BROADWAY N UNIT 107	SZMEREKOVSKY, JOSEPH G	1913	Other	
6	319 BROADWAY N UNIT 108	BROADWAY STREET DEVELOPMENT LLC	1913	Other	4
6	319 BROADWAY N UNIT 109	COLLINS, RORY R & TESSA	1913	Other	
6	319 BROADWAY N UNIT 110	MC MILLIAN, MELISSA T & WILDENBORG, MATTHEW P	1913	Other	
6	319 BROADWAY N UNIT 201	COLLINS, RORY R & TESSA	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 202	DIEDERICH, ANNA BAKKE	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 203	MAURER, PAUL ET AL	1913	Single Family - Loft	3
6	319 BROADWAY N UNIT 204	THOMAS L GREEN JR TRUST	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 205	BURGUM, JOSEPH	1913	Single Family - Loft	4
6	319 BROADWAY N UNIT 206	YAGGIE, MELISSA	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 207	SZMEREKOVSKY, JOSEPH G	1913	Single Family - Loft	4
6	319 BROADWAY N UNIT 301	GIBB, DIANNE	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 302	MC MILLIAN, MELISSA T & WILDENBORG, MATTHEW P	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 303	WILDENBORG, MATTHEW P	1913	Single Family - Loft	4
6	319 BROADWAY N UNIT 304	ENZ, COLIN	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 305	JOHN R CURRIER RLIT	1913	Single Family - Loft	4
6	319 BROADWAY N UNIT 306	VOORHEES, JEAN C	1913	Single Family - Loft	5
6	319 BROADWAY N UNIT 307	MARK, DOUGLAS M	1913	Single Family - Loft	4
6	319 BROADWAY N UNIT 308	JHRINGER, MATTHEW T	1913	Single Family - Loft	5
6	320 5 ST N	McCORMICK PLACE PARTNERSHIP	1919	Office	4
6	325 BROADWAY N	HOUSING & REDEVELOPMENT AUTHORITY OF FARGO	1985	Fargo Housing Authority	3
6	505 3 AVE N	DFI LEGION LLC	1949	Retail	3
6	510 4 AVE N	BRISTOL PLACE PARTNERSHIP LLP	1920	Office & Apartments	4
7	311 5 ST N	SANFORD MEDICAL CENTER FARGO		Address Segment	3
7	313 5 ST N	GACKLE, LLOYD & ELAINE	1961	Retail	3
7	315 5 ST N	SHARK PROPERTIES LLC	1927	Office	3
7	401 3 AVE N	CITY OF FARGO	1964	City Of Fargo	
7	404 4 AVE N	NORTHLAND HOSPITALITY LLC	1916	Office	5
7	415 3 AVE N	SANFORD MEDICAL CENTER FARGO	1977	Office	

Building Condition:

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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
8	200 4 AVE N UNIT 101	SELL, ERIK	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 102	IVERSON, JORDAN J	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 103	BERGMAN, JOHN DAVID	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 104	JOHN, NATHAN & LORI	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 105	ALBERTSON, BRIAN R	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 106	PINS, JOEL J & RIES, NICOLE L	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 107	KRUMEL, THOMAS P JR	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 108	STARZ, PAUL E & TERYL A	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 109	MACZIK, MATTHEW G	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 110	ZIMMERMAN, MATTHEW J	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 111	NELSON, DALE K & KATHY L	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 112	KELLY, MICHAEL J & PROKOP, LORI A	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 201	HAMRE, PERRY & CHERYL	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 203	BOROWICZ, RONALD J & KRANTZ, DOUGLAS	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 204	NUTAKKI, RANGA T/O/D	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 205	MICHELLE LEE HAGEN R/L/T	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 206	OSBORNE, MATTHEW JACK & KIRK, MARIELA	2018	Single Family - Loft	4
8	200 4 AVE N UNIT 207	DEWALD, STEVEN B & MARY T	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 208	CONNELLY, ROCHELLE A	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 209	LOSEE, KURT	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 210	HANSEN, ERIC & KELLY	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 301	OFFUTT, RYAN	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 303	CURUE, TIMOTHY W & KRISTI L	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 304	HYJULLEN, RANDY & CHERYL	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 305	STRAND, RACHEL L	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 306	JOHNSON, DAVID L & BONNIE O T/O/D	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 307	VOORHEES, JEAN C	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 308	HILLSTROM, ROBERT & KARIN	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 309	HOPPERSTAD, ERIK S & LISA M	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 310	ADAMS, DAVID W	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 401	DIEDERICH, KIRSTEN & DONN	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 403	McCORMICK, THOMAS & JUDITH MARY	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 404	ARUSSELL, ROBERT M RLT & SANDA, JANELLE C RLT	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 405	HEGG, BOB J & JACQUELINE M	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 406	SANDGREN, GINA M	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 407	MCCARTHY, SHAWN M & ANGELA M	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 408	RILEY, KEVIN J & KATHLEEN J RLT	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 409	SAND, MICHAEL L & LINDA	2018	Single Family - Loft	3
8	200 4 AVE N UNIT 410	SWEENEY, JAMES P	2018	Single Family - Loft	3
8	309 4 ST N	PONTOPPIDAN LUTHERAN CHURCH	1916	Church	3

Building Condition:

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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
8	321 4 ST N	RUBY RULES LLC	1961	Medical Clinic	5
9	201 BROADWAY N	BLOCK 9 PARTNERS		Recreational	
9	215 BROADWAY N UNIT 1	BLOCK 9 RDO LLC	2020	Office	3
9	215 BROADWAY N UNIT 1501	OFFUT, RYAN D	2019	Single Family - Loft	3
9	215 BROADWAY N UNIT 1502	MAJURZAK, DAVID S & DEBORAH J	2019	Single Family - Loft	3
9	215 BROADWAY N UNIT 1503	ROMMESMO, OLE JR	2019	Single Family - Loft	3
9	215 BROADWAY N UNIT 1601	SUNNY 264 LLC	2019	Single Family - Loft	3
9	215 BROADWAY N UNIT 1602	SPRUCE COURT PARTNERS	2019	Single Family - Loft	3
9	215 BROADWAY N UNIT 1701	SWANSON, LELAND T/O/D	2019	Single Family - Loft	3
9	215 BROADWAY N UNIT 2	BLOCK 9 HOTEL LLC	2020	Hotel/Motel	3
9	215 BROADWAY N UNIT 4	BLOCK 9 RDO LLC	2020	Office	
9	219 BROADWAY N	DFI BLOCK 9 RETAIL LLC		Address Segment	3
9	219 BROADWAY N UNIT 3	DFI BLOCK 9 RETAIL LLC	2020	Retail	
9	221 BROADWAY N	DFI BLOCK 9 RETAIL LLC		Address Segment	
9	224 5 ST N	R D OFFUTT COMPANY	2020	Parking Ramp/Lot	3
9	225 BROADWAY N	BLOCK 9 RDO LLC		Address Segment	
9	226 5 ST N	C/D BLOCK 9 RAMP OWNER LLC	2020	Parking Ramp/Lot	3
9	505 2 AVE N	R D OFFUTT COMPANY	1963	Bank/Savings & Loan	3
10	102 BROADWAY N	IRISH PROPERTIES X LLC	1964	Retail & Offices	3
10	107 ROBERTS ST N	107 PARTNERS LLP	1915	Apartment	4
10	109 ROBERTS ST N UNIT 4	PORTERFIELD LLC	1917	Condominium (Commercial)	3
10	109 ROBERTS ST N UNIT 5	PORTERFIELD LLC	1917	Condominium (Commercial)	3
10	110 BROADWAY N	DFI BLACK BUILDING LLC	1961	Retail & Offices	4
10	111 ROBERTS ST N UNIT 1	YOUNG, THAM J & CHARLOTTE M	1917	Single Family - Loft	5
10	111 ROBERTS ST N UNIT 2	SAMUELSON, USA J	1917	Single Family - Loft	5
10	111 ROBERTS ST N UNIT 3	YOUNG, ANDREW J	1917	Single Family - Loft	5
10	111 ROBERTS ST N UNIT 6	HATCH & YOUNG LLC	1917	Single Family - Loft	3
10	111 ROBERTS ST N UNIT 7	HATCH & YOUNG LLC	1917	Single Family - Loft	3
10	111 ROBERTS ST N UNIT 8	HATCH & YOUNG LLC	1917	Condominium (Commercial)	3
10	112 BROADWAY N	DFI BLACK BUILDING LLC	1930	Retail & Offices	3
10	113 ROBERTS ST N	WINDERS, JOHNSON, & YOUNG LLC	1918	Office & Apartments	3
10	114 BROADWAY N	DFI BLACK BUILDING LLC		Address Segment	
10	118 BROADWAY N	DFI BLACK BUILDING LLC		Address Segment	
10	120 BROADWAY N	WALTON PROPERTIES LLC	1895	Office & Apartments	3
10	122 BROADWAY N	DFI BD LLC	1911	Retail & Offices	4
10	123 ROBERTS ST N	THE GRAVER BUILDING LLP	1916	Office & Apartments	3
10	123 ROBERTS ST N	THE GRAVER BUILDING LLP	1916	Office & Apartments	3
10	128 ROBERTS ALY N	GREAT PLAINS KESLER NORTH HOLDINGS LLC		Address Segment	3
10	132 ROBERTS ALY N	GREAT PLAINS KESLER NORTH HOLDINGS LLC		Address Segment	

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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
10	606 2 AVE N	DFI BD LLC		Address Segment	
10	613 1 AVE N	DFI AZ LLC	1910	Office	4
10	618 2 AVE N	GREAT PLAINS KESLER NORTH HOLDINGS LLC		Address Segment	
10	621 1 AVE N	GREAT PLAINS KESLER SOUTH HOLDINGS LLC	2020	Retail & Apartments	3
10	622 2 AVE N	GREAT PLAINS KESLER NORTH HOLDINGS LLC		Address Segment	
10	624 2 AVE N	GREAT PLAINS KESLER NORTH HOLDINGS LLC	2020	Retail & Apartments	3
10	625-641 1 AVE N	DAKOTAH PIONEER LTD PTSHIP	1915	Retail & Apartments	3
10	625-641 1 AVE N	DAKOTAH PIONEER LTD PTSHIP	1915	Retail & Apartments	3
10	628 2 AVE N	GREAT PLAINS KESLER NORTH HOLDINGS LLC		Address Segment	
11	101 BROADWAY N	SLAINTE HOLDINGS LLP	1900	Hotel/Motel	5
11	105 BROADWAY N	ROOTERS BAR INC	1893	Retail & Apartments	3
11	107 BROADWAY N	ROOTERS BAR INC	1902	Retail & Apartments	3
11	109 BROADWAY N	DFI BA LLC	1903	Retail & Offices	3
11	113 BROADWAY N	DFI BA LLC	1903	Retail & Offices	3
11	115 BROADWAY N	DFI BC LLC	1924	Retail	3
11	117 BROADWAY N	DFI BC LLC	1905	Food Service (Quick)	3
11	117 BROADWAY N UNIT 200	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 201	C/D MACARTHUR, SAMUEL	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 202	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 203	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 204	WETLI, BRYAN & ELIZABETH	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 205	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 206	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 207	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 208	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 209	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 210	PINNACLE PEAK PROPERTIES LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 211	FLOM, ALLEN	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 212	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 300	300 BROADWAY NORTH LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 301	301 BROADWAY NORTH LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 302	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 303	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 304	RINEHART, JESSE J & JOSEPH A	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 305	PULLING, JAN	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 306	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 307	DFI BC LLC	1911	Single Family - Loft	3
11	117 BROADWAY N UNIT 308	DFI BC LLC	1911	Single Family - Loft	3
11	119 BROADWAY N	DFI BC LLC	1911	Retail	3
11	123 BROADWAY N	DFI BE LLC	1895	Retail & Offices	4

Building Condition:

For Residential Uses:

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

For Commercial and Apartment Uses:

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

Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
11	123 BROADWAY N STE 200	DPI BE LLC		Address Segment	
11	123 BROADWAY N STE 201	DPI BE LLC		Address Segment	
11	500 2 AVE N	GATE CITY SAVINGS & LOAN ASSN	1956	Bank/Savings & Loan	4
11	550 2 AVE N	DPI BE LLC		Address Segment	
11	560 2 AVE N	DPI BE LLC		Address Segment	
12	10 ROBERTS ST N	RILEY INC	1927	Office & Apartments	4
12	14 ROBERTS ST N	LOFTS ON ROBERTS LLC	1905	Retail & Apartments	3
12	26 ROBERTS ST N	HEGENES, GARY E	1908	Office & Apartments	3
12	37 7 ST N	WESTWIND PROPERTIES LLP	1910	Apartment	3
12	673 NORTHERN PACIFIC AVE N	RILEY INC	1960	Parking Ramp/Lot	
13	52 BROADWAY N	52 BROADWAY PARTNERS LLP & 56 BROADWAY HOLDINGS LLP	1911	Retail & Offices	3
13	56 BROADWAY N	52 BROADWAY PARTNERS LLP & 56 BROADWAY HOLDINGS LLP		Parking Ramp/Lot	
13	606 1 AVE N	GILL'S INVESTMENT LTD		Address Segment	2
13	608 1 AVE N	GILL'S INVESTMENT LTD		Address Segment	
13	609 NORTHERN PACIFIC AVE N	NOBULL LLC	1896	Retail	3
13	610 1 AVE N	GILL'S INVESTMENT LTD		Address Segment	
13	611 NORTHERN PACIFIC AVE N	BARNICK PARKING LLC		Parking Ramp/Lot	
13	612 1 AVE N	GILL'S INVESTMENT LTD		Address Segment	
13	615 NORTHERN PACIFIC AVE N	BARNICK, JOHN P	1983	Parking Ramp/Lot	
13	619 NORTHERN PACIFIC AVE N	TIADEN PROPERTIES LLC	1910	Retail & Apartments	3
13	621 NORTHERN PACIFIC AVE N	TIADEN PROPERTIES LLC	1910	Retail & Apartments	3
13	623 NORTHERN PACIFIC AVE N	PATRICK FLATS LLC	1910	Retail & Apartments	3
13	627 NORTHERN PACIFIC AVE N STE 201	KNUTSON, MICHAEL	1907	Single Family - Loft	3
13	627 NORTHERN PACIFIC AVE N STE 202	LEE, EUGENE H	1907	Single Family - Loft	3
13	627 NORTHERN PACIFIC AVE N STE 203	ZINK, MICHAEL & MADDOCK, EMMA	1907	Single Family - Loft	3
13	627 NORTHERN PACIFIC AVE N STE 204	KAWLESKI, RACHEL	1907	Single Family - Loft	3
13	627 NORTHERN PACIFIC AVE N STE 205	FARGO WRIGLEY CONDOS LLC	1907	Single Family - Loft	4
13	627 NORTHERN PACIFIC AVE N STE 206	MARCHUS, CONNOR	1907	Single Family - Loft	3
13	627 NORTHERN PACIFIC AVE N STE 207	CARLSON, JODEE	1907	Single Family - Loft	3
13	627 NORTHERN PACIFIC AVE N STE 208	BREIDENBACH, SCOTT A & PAULA M	1907	Single Family - Loft	3
13	627 NORTHERN PACIFIC AVE N STE A	THE LEFTOVER GROUP LLC	1906	Condominium (Commercial)	4
13	627 NORTHERN PACIFIC AVE N STE B	THE LEFTOVER GROUP LLC	1906	Condominium (Commercial)	4
13	627 NORTHERN PACIFIC AVE N STE C	THE LEFTOVER GROUP LLC	1906	Condominium (Commercial)	4
13	627 NORTHERN PACIFIC AVE N STE D	THE LEFTOVER GROUP LLC	1906	Condominium (Commercial)	4
13	627 NORTHERN PACIFIC AVE N STE E1	THE LEFTOVER GROUP LLC	1906	Condominium (Commercial)	4
13	627 NORTHERN PACIFIC AVE N STE E2	THE LEFTOVER GROUP LLC	1906	Condominium (Commercial)	4
13	627 NORTHERN PACIFIC AVE N STE E3	THE LEFTOVER GROUP LLC	1906	Condominium (Commercial)	4
13	627 NORTHERN PACIFIC AVE N STE F	THE LEFTOVER GROUP LLC	1906	Condominium (Commercial)	4
13	627 NORTHERN PACIFIC AVE N UNIT 302	FARGO WRIGLEY CONDOS LLC	1907	Single Family - Loft	3

Building Condition:

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For Commercial and Apartment Uses:

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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
13	627 NORTHERN PACIFIC AVE N UNIT 303	MARINOV, VAL	1907	Single Family - Loft	3
13	627 NORTHERN PACIFIC AVE N UNIT 304	FARGO WRIGLEY CONDOS LLC	1907	Single Family - Loft	3
13	630 1 AVE N	CITYSCAPES PLAZA LLC	2008	Retail, Off. & Apartments	3
13	630 1 AVE N	CITYSCAPES PLAZA LLC	2008	Retail, Off. & Apartments	3
13	631 NORTHERN PACIFIC AVE N STE 210	JASON K FRANCIS RT & ANNAMARIE E FRANCIS RT	1907	Single Family - Loft	3
13	631 NORTHERN PACIFIC AVE N STE 211	HAWTHORNE 631 LLC	1907	Single Family - Loft	3
13	631 NORTHERN PACIFIC AVE N STE G	FARGO WRIGLEY CONDOS LLC	1906	Condominium (Commercial)	3
13	631 NORTHERN PACIFIC AVE N UNIT 209	HAWTHORNE 631 LLC	1906	Single Family - Loft	3
13	633 NORTHERN PACIFIC AVE N	BARNICK, JOHN P	1985	Parking Ramp/Lot	3
13	637 NORTHERN PACIFIC AVE N	CITY OF FARGO	1961	City Of Fargo	4
13	64 BROADWAY N	REEBOC LLC	1893	Bar/Tavern	4
13	66 1/2 BROADWAY N	GILL'S INVESTMENT LTD	-----	Address Segment	
13	66 BROADWAY N	GILL'S INVESTMENT LTD	1893	Retail, Off. & Apartments	
13	68 1/2 BROADWAY N	GILL'S INVESTMENT LTD		Address Segment	
13	68 BROADWAY N	GILL'S INVESTMENT LTD		Address Segment	
13	70 1/2 BROADWAY N	GILL'S INVESTMENT LTD		Address Segment	
13	70 BROADWAY N	GILL'S INVESTMENT LTD		Address Segment	
13	72 BROADWAY N	GILL'S INVESTMENT LTD		Address Segment	
13	74 BROADWAY N	GILL'S INVESTMENT LTD		Address Segment	
14	401 NORTHERN PACIFIC AVE N	BARNICK PARKING LLC (50%)		Parking Ramp/Lot	
14	402 1 AVE N	FORUM PUBLISHING CO	1980	Parking Ramp/Lot	
14	409 NORTHERN PACIFIC AVE N	409 PARKING LLC	1994	Parking Ramp/Lot	
14	411 NORTHERN PACIFIC AVE N	MARLIN CREEK HOLDINGS LLC		Parking Ramp/Lot	3
14	415 NORTHERN PACIFIC AVE N	MARLIN CREEK HOLDINGS LLC	1915	Retail	3
14	417 NORTHERN PACIFIC AVE N	MARLIN CREEK HOLDINGS LLC	1919	Retail & Apartments	
14	419 NORTHERN PACIFIC AVE N	JJ PARKING LLC	1984	Parking Ramp/Lot	
14	423 NORTHERN PACIFIC AVE N	JJ PARKING LLC	1994	Parking Ramp/Lot	
14	63 5 ST N	DFI LOUDON LLC		Parking Ramp/Lot	3
14	64 4 ST N	DFI LOUDON LLC	1916	Retail & Offices	
15	301 NORTHERN PACIFIC AVE N	FAMILY HEALTHCARE CENTER	1919	Medical Clinic	4
15	307 NORTHERN PACIFIC AVE N	FAMILY HEALTHCARE CENTER	1908	Medical Clinic	4
15	308 1 AVE N	DALE R LARSON REV LIVING TRUST AGREEMENT	1926	Retail	3
15	313 NORTHERN PACIFIC AVE N	FAMILY HEALTHCARE CENTER	1914	Office	4
15	317 NORTHERN PACIFIC AVE N	FORUM PUBLISHING CO		Parking Ramp/Lot	
15	319 NORTHERN PACIFIC AVE N	JT PARKING LLC	1953	Parking Ramp/Lot	
15	321 NORTHERN PACIFIC AVE N	JT PARKING LLC		Parking Ramp/Lot	
15	65 4 ST N	DALE R LARSON REV LIVING TRUST AGREEMENT		Parking Ramp/Lot	
15	67 4 ST N	DALE R LARSON REV LIVING TRUST AGREEMENT		Parking Ramp/Lot	
15	69 4 ST N	CITY OF FARGO	1921	City Of Fargo	3

Building Condition:

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For Commercial and Apartment Uses:

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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
16	205 NORTHERN PACIFIC AVE N	FARMERS UNION OIL COMPANY OF MOORHEAD	1946	Convenience Store	3
16	209 NORTHERN PACIFIC AVE N	HIGHROAD PROPERTIES LLC	1910	Office	5
16	211 NORTHERN PACIFIC AVE N	KOMMER, MICHELLE LYNN WORNER	1910	Single Family - Loft	5
16	213 NORTHERN PACIFIC AVE N	BORTNEM FAMILY LTD PTSHIP	1951	Warehouse	3
16	219 NORTHERN PACIFIC AVE N	BORTNEM FAMILY LTD PTSHIP	1905	Retail & Offices	3
16	65 3 ST N	BORTNAM FAMILY LTD PTSHIP		Parking Ramp/Lot	
16	72 2 ST N	BORTNEM FAMILY LTD PTSHIP		Parking Ramp/Lot	
17	10 8 ST N	ARCADIA-W LLC	1913	Office & Apartments	4
17	1001 MAIN AVE	BURLINGTON NORTHERN SANTA FE		Utility	
17	1004 NORTHERN PACIFIC AVE N	BNSF		Parking Ramp/Lot	
17	1009 MAIN AVE	BNSF		Vacant Land	
17	1015 MAIN AVE	LEY, GEORGE C	2002	Strip Center	3
17	1026 NORTHERN PACIFIC AVE N	1026 NP AVENUE LLC	1929	Retail & Apartments	5
17	1100 NORTHERN PACIFIC AVE N	1026 NP AVENUE LLC	1929	Office	5
17	1113 MAIN AVE	KT PROPERTIES LLC		Vacant Land	
17	1120 NORTHERN PACIFIC AVE N	NP WEST LLC	1980	Retail	4
17	1201 MAIN AVE	VOGEL ENTERPRISES LTD	1910	Retail	3
17	4 8 ST N	BURLINGTON NORTHERN RAILROAD		Utility	
17	801 MAIN AVE S UNIT A	BNSF		Utility	
17	806 NORTHERN PACIFIC AVE N	RAIL CROSSING LLC	1925	Office	3
17	808 NORTHERN PACIFIC AVE N	RAIL CROSSING LLC	1925	Manufacturing	3
17	828 NORTHERN PACIFIC AVE N	RAIL CROSSING LLC		Address Segment	0
17	842 NORTHERN PACIFIC AVE N	FABRICATIONS SUPPLY INC	1937	Warehouse/Service Shop & Office	2
17	905 MAIN AVE	BNSF		Utility	
17	RAIL ROAD	RAIL ROAD			
18	10 BROADWAY N	6 BROADWAY LLC		Address Segment	3
18	10 BROADWAY N UNIT A	GLOBAL DEVELOPMENT LLC	1986	Parking Ramp/Lot	3
18	12 BROADWAY N	CPE PROPERTIES LLC	1925	Condominium (Commercial)	4
18	12 BROADWAY N UNIT 201	WOLD, MARILYN K	2004	Single Family - Loft	3
18	12 BROADWAY N UNIT 202	WEINGARTEN, CHARLES P & MARY E	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 203	DEKE PROPERTIES LLC	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 204	GRIMSON, RONALD G	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 205	7H PROPERTIES LLC	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 206	SEKUNDIAK, TODD & LISA	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 301	OFFUTT, CHRISTI	2004	Single Family - Loft	3
18	12 BROADWAY N UNIT 302	WILSON, DANIEL M & PAULA A	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 303	LARSON, KEVIN	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 304	BOWER, JOHN C	1925	Single Family - Loft	5
18	12 BROADWAY N UNIT 305	IRON LAURA & EDWARD	1925	Single Family - Loft	5

Building Condition:

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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
18	12 BROADWAY N UNIT 306	LELAND A SWANSON REV LIVING TRUST	1925	Single Family - Loft	5
18	14 BROADWAY N	GLOBAL DEVELOPMENT LLC	1925	Office	
18	2 BROADWAY N	BURLINGTON NORTHERN RAILROAD		Utility	
18	22 BROADWAY N	GLOBAL DEVELOPMENT LLC	1905	Retail & Offices	3
18	6 BROADWAY N	6 BROADWAY LLC	1899	Retail & Offices	
18	6 BROADWAY N STE 100	6 BROADWAY LLC		Address Segment	
18	6 BROADWAY N STE 200	6 BROADWAY LLC		Address Segment	
18	602 NORTHERN PACIFIC AVE N	GREAT PLAINS NP HOLDINGS LLC		Parking Ramp/Lot	
18	650 NORTHERN PACIFIC AVE N	NDSU DEVELOPMENT FOUNDATION	1909	Educational & NDSU	2
18	650 NORTHERN PACIFIC AVE N	NDSU DEVELOPMENT FOUNDATION		Educational & NDSU	
18	701 MAIN AVE	PARK DISTRICT OF THE CITY OF FARGO		Fargo Park District	
18	701 MAIN AVE	PARK DISTRICT OF THE CITY OF FARGO	1898	Fargo Park District	3
19	10 2 ST N	BURLINGTON NORTHERN SANTA FE		Utility	
19	20 2 ST N	AMERIPRIDE SERVICES INC	1946	Laundry/Dry Cleaner	3
19	206 NORTHERN PACIFIC AVE N	AMERICAN LINEN SUPPLY CO	1972	Laundry/Dry Cleaner	3
19	208 NORTHERN PACIFIC AVE N	AMERICAN LINEN SUPPLY CO	1902	Laundry/Dry Cleaner	3
19	218 NORTHERN PACIFIC AVE N	VOGEL LAW OFFICE BUILDING LLP	1916	Office	3
19	221 MAIN AVE	221 MAIN LLC	1974	Mini-Storage	2
19	223 MAIN AVE	223 MAIN AVE LLC	1912	Warehouse	1
19	300 NORTHERN PACIFIC AVE N UNIT 301	BRUCE D QUICK LT & ROBERTA QUICK LT	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 302	PLADSON, DAREN	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 303	ZIMMERMAN, STEVEN L & KIMBERLY K	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 305	HUMMEL, PETER K	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 306	BURCHILL, THOMAS S & SHELLY L	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 307	BUTLER, FRANCIS J	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 308	DEBRA A DAWSON REVOCABLE LIVING TRUST	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 309	POOLMAN, COLLIN	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 310	RAGUSE, TYAN D & FOSS, AUSTIN J	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT 311	RODENBURG, CLIFTON G & DONNA	2004	Single Family - Loft	3
19	300 NORTHERN PACIFIC AVE N UNIT C1	NETREIT 300 NP LLC	1921	Office	5
19	300 NORTHERN PACIFIC AVE N UNIT C2	RED RIVER VALLEY REGIONAL DISPATCH CENTER	1921	Condominium (Commercial)	5
19	307 MAIN AVE	TA INVESTMENTS LLC	1930	Warehouse/Service Shop & Office	3
19	310 NORTHERN PACIFIC AVE N	FRITZ PROPERTIES LLC	1923	Office	4
19	315 MAIN AVE	TA INVESTMENTS LLC	1917	Warehouse/Service Shop & Office	3
19	320 MACHINERY ROW AVE N	CITY OF FARGO	1910	City Of Fargo	3
19	323 MAIN AVE	RIVER CITY CHURCH		Church	3
19	325 MACHINERY ROW AVE N	FRITZ PROPERTIES LLC		Address Segment	
19	35 4 ST N	TTC LLP	1919	Office	4
19	35 4 ST N	TTC LLP	2008	Warehouse	3

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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
19	50 2 ST N	AMERICAN LINEN SUPPLY CO	1943	Laundry/Dry Cleaner	3
20	1 8 ST S	WATKINS, FRANK LELAND	1900	Retail & Apartments	2
20	11 8 ST S	WATKINS, FRANK LELAND ET AL	1886	Retail & Offices	3
20	13 8 ST S	CONEFLOWER FARMHOUSE LLC	1912	Retail & Apartments	4
20	15 8 ST S	CONEFLOWER FARMHOUSE LLC	1910	Address Segment	3
20	17 8 ST S	18 8 ST SOUTH LLC	1900	Retail & Apartments	3
20	19 1/2 8 ST S	18 8 ST SOUTH LLC		Address Segment	3
20	21 8 ST S	18 8TH STREET SOUTH LLC	1901	Retail & Apartments	3
20	306 MAIN AVE	WATKINS, FRANK LELAND	1900	Retail	3
20	810 MAIN AVE	WATKINS, FRANK LELAND		Parking Ramp/Lot	
20	811 1 AVE S	18 8TH STREET SOUTH LLC		Parking Ramp/Lot	
20	814 MAIN AVE	BLOCK 8 LLC	1962	Food Service (Full)	3
20	818 MAIN AVE	TAS LLC	1927	Office	3
20	824 MAIN AVE	ANGOTTI PROPERTIES LLC	1925	Retail & Offices	3
20	825 1 AVE S	BLOCK 8 LLC	1982	Parking Ramp/Lot	
21	14 8 ST S	ATTICUSBLUE LLC	1898	Retail	4
21	15 7 ST S	KRO RENTALS LLP	1927	Office	4
21	16 8 ST S	16 8TH STREET SOUTH LLC	1912	Retail & Apartments	3
21	18 8 ST S	18 8TH STREET SOUTH LLC	1910	Retail & Apartments	3
21	20 8 ST S	TAPPE COMMERCIAL HOLDINGS LLC	1935	Daycare Facility	3
21	23 7 ST S	KRO RENTALS LLP	1907	Apartment	3
21	700 MAIN AVE	KNB PROPERTIES LLC	1958	Office	3
21	714 MAIN AVE	FANCY LAND LLC	1915	Retail & Apartments	3
21	718 MAIN AVE	BH PROPERTIES LLC	1901	Retail	3
21	716 MAIN AVE STE 100	BH PROPERTIES LLC		Address Segment	
21	716 MAIN AVE STE 200	BH PROPERTIES LLC		Address Segment	
21	718 MAIN AVE	BH PROPERTIES LLC		Parking Ramp/Lot	
21	720 MAIN AVE	720 MAIN LLC	1958	Office	3
23	113 7 ST S	NEUROPSYCHIATRIC RESEARCH INSTITUTE		Parking Ramp/Lot	
23	120 8 ST S	NEUROPSYCHIATRIC INSTITUTE	1970	Medical Clinic	4
23	700 1 AVE S	NEUROPSYCHIATRIC RESEARCH INSTITUTE	1926	Medical Clinic	3
23	709 2 AVE S	NEUROPSYCHIATRIC RESEARCH INSTITUTE	1992	Parking Ramp/Lot	3
23	720 1 AVE S	NEUROPSYCHIATRIC RESEARCH INSTITUTE	1984	Parking Ramp/Lot	3
24	20 7 ST S	BLOCK 6 APARTMENTS LLP	1985	Apartment	3
24	21 BROADWAY S	BLOCK 6 APARTMENTS LLP	1985	Apartment	2
24	602 MAIN AVE	FIRST NATIONAL INVESTMENTS LLC (86.694%) ET AL	1895	Retail & Apartments	3
24	604 MAIN AVE	FIRST NATIONAL INVESTMENTS LLC (86.694%)	1894	Retail & Apartments	3
24	606 MAIN AVE	RHOMBUS HOUSE OF PIZZA LLC	1919	Retail & Apartments	3
24	608 MAIN AVE	608 MAIN AVENUE LLC	1894	Retail & Apartments	3
24	612 MAIN AVE	ST PARTNERSHIP LLP	1890	Retail & Offices	3

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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
24	614 MAIN AVE	MIDWEST PROPERTY PARTNERS LLC	1896	Retail & Offices	3
24	614 MAIN AVE STE 10	MIDWEST PROPERTY PARTNERS LLC		Address Segment	
24	614 MAIN AVE STE 100	MIDWEST PROPERTY PARTNERS LLC		Address Segment	
24	614 MAIN AVE STE 200	MIDWEST PROPERTY PARTNERS LLC		Address Segment	
24	614 MAIN AVE STE 205	MIDWEST PROPERTY PARTNERS LLC		Address Segment	
24	614 MAIN AVE STE 210	MIDWEST PROPERTY PARTNERS LLC		Address Segment	
24	614 MAIN AVE STE 220	MIDWEST PROPERTY PARTNERS LLC		Address Segment	
24	616 MAIN AVE	BLOCK 6 APARTMENTS LLP	1902	Office & Apartments	3
24	620 MAIN AVE	BLOCK 6 APARTMENTS LLP	1902	Retail & Apartments	3
24	7 6 ST S	FIRST NATIONAL INVESTMENTS LLC (86.694%) ETAL		Parking Ramp/Lot	
26	200 8 ST S	PARK RIDGE APARTMENTS LLP	1993	Apartment	3
26	215 7 ST S	JOHN D & CYDNEY J RUNSVOLD LTD PTSHIP	1960	Other	3
26	219 7 ST S	UNION OF SISTERS OF THE PRESENTATION OF THE BLESSED VIRGIN MARY US PROV- INCE	1954	Office	3
26	220 8 ST S UNIT A1	OFFUTT, RONALD D JR	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT A2	ULMER, GEORGE L	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT A3	MARTIN & KIM HALEY JRLT	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT A4	JAMES JOSEPH VAREBERG AND NANCY LEE VAREBERG TRUST	1980	Apartment Style Condo Unit	4
26	220 8 ST S UNIT B1	ENGEBRETSON, ROXANNE	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT B2	THOMAS L RICHMOND REV LIVING TRUST (50%) ETAL	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT B3	BENSON, MICHAEL LYLE TRUST (50%) ETAL	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT B4	GIBB, ROBERT & ELIZABETH M RLT	1980	Apartment Style Condo Unit	4
26	220 8 ST S UNIT C1	DEUTSCH, JOHN & SUSAN	1980	Apartment Style Condo Unit	4
26	220 8 ST S UNIT C2	SWANSTON, WILLIAM MICHAEL III & LINDA	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT C3	DARREN C HUBER REVOCABLE LIVING TRUST	1980	Apartment Style Condo Unit	4
26	220 8 ST S UNIT C4	HRINGER, THOMAS D & REBECCA L	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT D1	BIWER, JOANNE	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT D2	PLATH, TODD	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT D3	REIS, RICHARD A & LYN E T/O/D	1980	Apartment Style Condo Unit	3
26	220 8 ST S UNIT D4	NILLES, ELIZABETH H	1980	Apartment Style Condo Unit	3
28	300 8 ST S	ALBRECHT, JOHN P	1946	Apartment	3
28	301 7 ST S	NOAH, ANDREW L B (32.91%) ETAL	1966	Office	3
28	310 8 ST S	TENNEFOS PROPERTIES LIMITED PARTNERSHIP	1990	Apartment	3
28	315 7 ST S	PARK TERRACE APARTMENTS LLP	1967	Apartment	3
28	325 7 ST S	ENCLAVE OFFICE LLP	1955	Office	3
28	404 8 ST S UNIT 101	WILSON, WARREN W JR & SHARON L	2001	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 102	ARNESON, DELL	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 103	MONGEON, WENDEL P T/O/D	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 104	MICHAEL KEVIN D & HARRIETTE S	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 201	ODEGARD, RITA R & GARY L LE	2002	Apartment Style Condo Unit	3

Building Condition:

For Residential Uses:

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

For Commercial and Apartment Uses:

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

Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
28	404 8 ST S UNIT 202	BRUNSDALE, THOMAS & MARY H	2001	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 203	WEBER, THOMAS K	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 204	GEIGER, JOE ANN	2001	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 301	SIEMENS, HERB J & ANNI	2001	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 302	LARSEN, R DOUGLAS & SALLY A	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 303	KLOSTER, RONALD M & JANICE M LIVING TRUST	2002	Apartment Style Condo Unit	3
28	404 8 ST S UNIT 304	CASPERS, SHARON	2002	Apartment Style Condo Unit	3
28	405 7 ST S	REMODIE2 LLC	1959	Office	3
28	409 7 ST S	FARGO-MOORHEAD AREA FOUNDATION CORPORATION	1967	Office	4
28	415 7 ST S	STERLING PROPERTIES LLP (52.326%)	1985	Apartment	3
28	420-422 8 ST S	PARK TERRACE APARTMENTS LLP	1966	Apartment	3
29	1 2 ST S	CITY OF FARGO		City Of Fargo	
29	100 4 ST S	PROFESSIONAL ASSOCIATES LLC	1969	Office	3
29	101 2 ST S	FARGO HOUSING AUTHORITY		Vacant Land	
29	234 MAIN AVE	EPIC UNITE REAL ESTATE HOLDINGS LLC	2023	Office & Apartments	3
29	300 MAIN AVE UNIT 100	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2021	Parking Ramp/Lot	3
29	300 MAIN AVE UNIT 300	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2021	Apartment	3
29	300 MAIN AVE UNIT 501	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 502	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	3
29	300 MAIN AVE UNIT 503	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 504	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 505	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 506	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 508	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 510	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	3
29	300 MAIN AVE UNIT 511	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 512	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 513	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 515	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 601	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 602	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 603	DAVIS, JANELLE	2023	Single Family - Loft	3
29	300 MAIN AVE UNIT 604	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 605	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 606	RADEBAUGH, ELLIOT D & KAYLIN	2023	Single Family - Loft	0
29	300 MAIN AVE UNIT 608	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 610	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 611	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 612	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	

Building Condition:

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For Commercial and Apartment Uses:

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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
29	300 MAIN AVE UNIT 613	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 615	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 701	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 702	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	3
29	300 MAIN AVE UNIT 703	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	3
29	300 MAIN AVE UNIT 704	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 706	MARTIN, BRIAN & TOMMERDAHL, LISA	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 708	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 709	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	300 MAIN AVE UNIT 710	EPIC GATEWAY EAST REAL ESTATE HOLDINGS LLC	2023	Single Family - Loft	
29	310 MAIN AVE	EPIC GATEWAY NORTH REAL ESTATE HOLDINGS LLC	2020	Retail & Apartments	3
29	330 MAIN AVE	BETTENHAUSEN, STEVEN W & SHARI L	1971	Convenience Store	3
29	44 4 ST S	EPIC GATEWAY LLC	1979	Medical Clinic	3
30	*** Address Not Available***	BURLINGTON NORTHERN RAILROAD		Utility	
30	*** Address Not Available***	CITY OF FARGO		City Of Fargo	3
30	1 2 ST N	CASE PLAZA LLC		Address Segment	3
30	100 NORTHERN PACIFIC AVE N	BURLINGTON NORTHERN SANTA FE		Utility	
30	101 NORTHERN PACIFIC AVE N	CASE PLAZA LLC	1961	Parking Ramp/Lot	
30	106 NORTHERN PACIFIC AVE N	CITY OF FARGO		City Of Fargo	
30	117 NORTHERN PACIFIC AVE N	CASE PLAZA LLC	1908	Office	
30	2 NORTHERN PACIFIC AVE N	CITY OF FARGO		City Of Fargo	5
30	31 NORTHERN PACIFIC AVE N	BURLINGTON NORTHERN SANTA FE		Utility	
30	32 NORTHERN PACIFIC AVE N	CITY OF FARGO		City Of Fargo	3
30	32 NORTHERN PACIFIC AVE N	CITY OF FARGO		City Of Fargo	
30	33 NORTHERN PACIFIC AVE N	CITY OF FARGO		City Of Fargo	3
30	35 2 ST N	CITY OF FARGO		City Of Fargo	3
30	38 NORTHERN PACIFIC AVE N	BURLINGTON NORTHERN INC		Utility	
31	1 9 ST S	BRUNS, JEFFREY G	1926	Service Repair Shop	2
31	15 9 ST S	JOHNSON, CRAIG E & PAMELA J	1923	Office	3
31	18 10 ST S	OSBORNE, JOHN H & KRISTIN E		Parking Ramp/Lot	
31	21 9 ST S	LIGHTHOUSE CHURCH OF FARGO LLC	1914	Church	3
31	9 9 ST S	RRV CAPITAL LLC	1952	Office & Apartments	3
31	910 MAIN AVE	ALBRECHT, JOHN P & JENNIFER	1915	Retail & Offices	3
31	911 1 AVE S	ALBRECHT, PAUL		Parking Ramp/Lot	
31	914 MAIN AVE	ALBRECHT, JOHN P & ARETT, JENNIFER	1914	Retail & Apartments	4
31	914 MAIN AVE	ALBRECHT, JOHN P & ARETT, JENNIFER	1914	Single Family - Loft	4
31	915 1 AVE S	FIRST UNITED METHODIST CHURCH OF FARGO		Religious Other	
31	917 1 AVE S	OSBORNE, JOHN H & KRISTIN E	1900	Conversion	3
31	919 1 AVE S	OSBORNE, JOHN H & KRISTIN E	1900	Conversion	4

Building Condition:

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For Commercial and Apartment Uses:

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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
31	920 MAIN AVE	SHERWIN-WILLIAMS REALTY HOLDINGS INC	1959	Warehouse/Service Shop & Office	3
32	1002 1 AVE S	MCGOVERN, KEITH T & RONDIL	1923	Single Family	5
32	1013 2 AVE S	BOULGER FUNERAL HOME INC	1998	Parking Ramp/Lot	4
32	1019 2 AVE S	BBA LLC	2000	Warehouse	5
32	1023 2 AVE S	BLAKE, TERRY J & DEBORAH A	1891	Conversion	3
32	110 11 ST S	WARD, TYLER	1891	Single Family	3
32	113 10 ST S	BOULGER FUNERAL HOME INC		Parking Ramp/Lot	
32	123 10 ST S	BOULGER FUNERAL HOME INC	1971	Religious Other	
33	1001 1 AVE S	AMWETS JON A GREENLEY POST 7	1979	Fraternal Lodge	3
33	1002 MAIN AVE	HALVORSON, BARRY & THERESA	1981	Office	4
33	1008 MAIN AVE	HALVORSON, BARRY & THERESA		Vacant Land	
33	1010 MAIN AVE	MAIN AVE INVESTMENTS LLC	1946	Warehouse/Service Shop & Office	3
33	1011 1 AVE S	AMWETS JON A GREENLEY POST NO. 7		Fraternal Lodge	
33	1013 1 AVE S	MCMAHON, WILLIAM F II	1890	Single Family	3
33	1014 MAIN AVE	MAIN AVE INVESTMENTS LLC	1960	Warehouse	3
33	1016 MAIN AVE	CYD HALVORSON, BARRY & THERESA	1953	Service Repair Shop	2
33	1019-1021 1 AVE S	SATEREN PROPERTIES LLC	1913	3 Plex	3
33	1023 1 AVE S	1023 FLATS LLC	2017	Apartment	3
33	15 10 ST S	AMWETS JON A GREENLEY POST NO. 7		Vacant Land	
33	6-6 1/2 11 ST S	HARMON REAL ESTATE COMPANY LLC	1914	Conversion	3
34	1101 1 AVE S	LMI LLC	1950	Office & Apartments	3
34	1102 MAIN AVE	TJS LADWIG HOLDINGS LLC	1954	Retail	3
34	1107 1 AVE S	LMI LLC	1958	Warehouse/Service Shop & Office	3
34	1111 1 AVE S	LITON PROPERTIES LLC		Parking Ramp/Lot	3
34	1114 MAIN AVE	1114 MAIN LLC	1946	Retail & Apartments	3
34	1115 1 AVE S	LITON PROPERTIES LLC	1993	Parking Ramp/Lot	2
34	1117 1 AVE S	LITON PROPERTIES LLC	1902	Single Family	
34	1118 MAIN AVE	HUNGRA LLC	1966	Office	3
34	16 12 ST S	LITON PROPERTIES LLC	1966	Retail	
34	9 11 ST S	TJS LADWIG HOLDINGS LLC		Vacant Land	
35	12 12 ST N	MARGARET KERNAN FT	1968	Warehouse/Service Shop & Office	3
35	1200 1 AVE N	HOUSE DIVIDED PROPERTIES	1965	Retail	4
35	1208 1 AVE N	29 UNIVERSITY LLC		Vacant Land	
35	1213 NORTHERN PACIFIC AVE N	IRISH PROPERTIES IV LLC	1950	Office	5
35	17 UNIVERSITY DR N	IRISH PROPERTIES IV LLC		Parking Ramp/Lot	3
35	21 UNIVERSITY DR N	ND ASSOCIATION FOR THE DISABLED INC	1984	Office	4
35	23 UNIVERSITY DR N	29 UNIVERSITY LLC		Address Segment	4
35	26 12 ST N	SEWFF, ROBERT L & CINDY A	1904	Single Family	3
35	29 UNIVERSITY DR N	29 UNIVERSITY LLC	1930	Office	
35	6 12 ST N	IRISH PROPERTIES IV LLC	1905	Bar/Tavern	

Building Condition:

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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
36	11 12 ST N	NORTHERN STATES POWER COMPANY		Utility	
36	1102 1 AVE N	URBAN CROSSING APARTMENTS LLP	2007	Apartment	3
36	1122 1 AVE N	LIFFRIG FAMILY INVESTMENTS	1947	Office	3
37	1001 NORTHERN PACIFIC AVE N	GREAT PLAINS 1001 HOLDINGS LLC	2021	Apartment	3
37	1018 1 AVE N	ILO PROPERTIES LLC	1898	Office	3
37	1020 1 AVE N	DINK ND LLC	2015	Single Family	3
37	1022 1 AVE N	LANDMAN, DANIEL J	1898	Single Family	4
37	1024 1 AVE N	KNUTSON, DOUGLAS R	1898	Single Family	3
37	11 11 ST N	GREAT PLAINS 1001 HOLDINGS LLC		Parking Ramp/Lot	
37	23 11 ST N	BOE, CRYSTAL	1899	Single Family	3
37	25 11 ST N	DINK ND LLC	1905	Single Family	3
37	27 11 ST N	HOUSE LLC	1905	Office	3
38	11 10 ST N	MONGE FAMILY PARTNERSHIP LLP	1980	Service Repair Shop	3
38	11 10 ST N	MONGE FAMILY PARTNERSHIP LLP	1980	Warehouse	3
38	17 10 ST N	ZEIS, BARBARA ANN	1903	Duplex	3
38	24 8 ST N	WAREHOUSE APARTMENTS LLP	1977	Apartment	5
38	27 10 ST N	SENA PROPERTIES LLC	2006	Office	3
38	29 10 ST N	WAREHOUSE APARTMENTS LLP		Parking Ramp/Lot	
38	7 10 ST N	CRAIG HOLDINGS LLC		Parking Ramp/Lot	
38	802 1 AVE N	810 DEVELOPMENT LLP	1938	Office	4
38	810 1 AVE N	810 DEVELOPMENT LLP	2001	Office	4
39	1001 1 AVE N	UNITED SAVINGS CREDIT UNION		Vacant Land	
39	101 10 ST N UNIT 1A	TAG II LLC	1987	Condominium (Commercial)	3
39	101 10 ST N UNIT 1B	TAG II LLC	1987	Condominium (Commercial)	3
39	101 10 ST N UNIT 2A	TAG II LLC	1987	Condominium (Commercial)	3
39	101 10 ST N UNIT 2B	TAG II LLC	1987	Condominium (Commercial)	3
39	101 10 ST N UNIT 2C	TAG II LLC	1987	Condominium (Commercial)	3
39	101 10 ST N UNIT 3A	TAG II LLC	1987	Condominium (Commercial)	3
39	1019 1 AVE N	NODAK INSURANCE COMPANY		Vacant Land	
39	1022 2 AVE N	KUEBLER, RICHARD N T/O/D		Vacant Land	
39	1024 2 AVE N	NODAK MUTUAL INSURANCE COMPANY		Vacant Land	
39	1101 1 AVE N	NODAK MUTUAL INSURANCE CO	1958	Office	4
41	303 11 ST N	300 LIME LLP	2016	Apartment	3
41	304 10 ST N	GRASSROOTS REAL ESTATE LLC	1989	Office & Apartments	3
41	308 10 ST N	WESTSIDE APARTMENTS LLC	1900	Single Family	3
41	308 10 6T N UNIT A	WESTSIDE APARTMENTS LLC	2022	Single Family	3
41	308 10 ST N UNIT B	WESTSIDE APARTMENTS LLC	2022	Single Family	3
41	316 10 ST N	CCE FEDERAL CREDIT UNION	1972	Bank/Savings & Loan	3
41	324 10 ST N	HENRY DEVELOPMENT CORP	1987	Food Service (Quick)	3

Building Condition:

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For Commercial and Apartment Uses:

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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
42	301 10 ST N	CASEY'S RETAIL COMPANY	1985	Convenience Store	3
42	310 9 ST N	ELIM EVANGELICAL LUTHERAN CHURCH	1999	Religious Other	
42	316 9 ST N	SWANSON, LELAND A JR	1999	Parking Ramp/Lot	
42	324 9 ST N	ELIM EVANGELICAL LUTHERAN CHURCH		Religious Other	3
42	325 10 ST N	PLAZA FOUR-TEN LIQUORS INC	1963	Retail	3
42	301 3 AVE N	ELIM EVANGELICAL LUTHERAN CHURCH		Religious Other	
42	911 3 AVE N	FLEX PROPERTIES LLC	1913	Conversion	3
43	300 7 ST N	OSBORNE, JOHN H & KRISTIN E	1914	Conversion	4
43	307 8 ST N	RAMSAY, RONALD L M	1905	Duplex	3
43	308 7 ST N	OSBORNE, JOHN H & KRISTIN E	1890	Conversion	4
43	311 8 ST N	GLEVE, PAUL H III & SCHWARZWALTER, KAY M RT	1906	Single Family	3
43	312 7 ST N	OSBORNE, JOHN H & KRISTIN E	1950	Single Family	4
43	315 8 ST N	BSI RACC LLC	1968	Office	3
43	708 4 AVE N	BEYOND SHELTER INC		City Of Fargo	3
43	713 3 AVE N	OSBORNE, JOHN H & KRISTIN E	1890	Duplex	4
43	715 3 AVE N	RAMSAY, RONALD L M	1905	Single Family	3
43	717 3 AVE N	CASS COUNTY LAND TRUST	1907	Single Family	2
43	719 3 AVE N	RAMSAY, RONALD	1907	Duplex	3
43	720 4 AVE N	BSI RACC LLC	1973	Office	3
43	723 3 AVE N	SCHWARZWALTER, KAY M & GLEVE, PAUL H RT	1907	Single Family	3
44	1101 2 AVE N	HUGLUND, JOSEPH	1887	Retail	3
44	1110 3 AVE N UNIT 101E	BACKEN, DAVID C & BECKY L	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 101W	HANNEMAN, MATTHEW L	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 102E	POINDEXTER, GINNY	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 102W	DAY, BECKY J & RONALD	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 103E	DRUMMOND, SCOTT	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 103W	SCHLOTTFELDT, DAREL	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 104E	MANN, MARY L	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 104W	CHERVENKOFF, STEVEN	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 201E	TARALSON, BRUCE & NANCY	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 201W	CHRISTL, MACKENZIE JAMES	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 202E	RODNEY C RAWLINGS & JANE F RAWLINGS TRUST	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 202W	BLAZEK, MARGARET M LIFE ESTATE	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 203E	GEHRING, JOHN M	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 203W	KNUDSON, JAMES R & CATHERINE J	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 204E	MERGNER, JAMES E	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 204W	DAVIS, TROY E	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 301E	COOK, LINDSAY K	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 301W	BURBECK, VERONA V	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 302E	GROMMESH HOLDINGS LLC	1978	Apartment Style Condo Unit	3

Building Condition:

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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
44	1110 3 AVE N UNIT 302W	NIETELD, KYLE	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 303E	SOERSON, RUSSELL R & CARRIE L	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 303W	LARSON, BARBARA M & DEBORAH J	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 304E	HEISLER, BRENT & JENNIFER	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 304W	PLADSEN, GLENN ET AL	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 401E	FORTHUN, JASON ET AL	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 401W	WOLD, LANDON T & LYNN	1978	Apartment Style Condo Unit	5
44	1110 3 AVE N UNIT 402E	CARTER, ANDY D & TRISHA	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 402W	LEISETH, RENEE E	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 403E	DRUMMOND, CLEO P & NOEL R T/O/D	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 403W	SWANSON, LELAND T/O/D	1978	Apartment Style Condo Unit	5
44	1110 3 AVE N UNIT 404E	OLSON, JAMES E	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 404W	GROMMESH HOLDINGS LLC	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 501E	LARSON, TWYLAH L	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 501W	POK LIVING TRUST	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 502E	JK&W HARMON PROPERTIES LLP	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 503E	OKD LLC	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 503W	PALMER, SHIRLEY M	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 504E	HEMMESCH, DEBORAH E	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 504W	PEDERSEN, KRISTI & SHAUB, MUHAMMAD	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 504E	PAULSON, BREANNA M	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 601E	WATNE, GARY & TAMMI	1978	Apartment Style Condo Unit	5
44	1110 3 AVE N UNIT 601W	LABINE, SHIRLEY T/O/D	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 602E	DYRDHL, LANCE R	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 602W	BERNABUCCI, CONNIE	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 603E	ZINKE, SHEILA JEAN & DAVY MEINHART	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 603W	SYMINGTON, DON R LT	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 604E	FRAASE, MARK R	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 604W	BERNABUCCI, CONNIE	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 701E	CHRISTENSEN, VICKI L T/O/D	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 701W	BERG, ERIK T/O/D	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 702E	SEFAIN, ANDREW ET AL	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 703E	TARALSON, BRUCE & NANCY	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 703W	RHEE, YEONG	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 704E	NYSTROM, WILLIAM J & DELLA M	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 704W	RISKE FAMILY RLIT	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 801E	MORKEN, JIM & CAROL	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 801W	MYERS, DELAND L & SHARON	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 802E	BIGGERSTAFF, WILLIAM KENT	1978	Apartment Style Condo Unit	4

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Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
44	1110 3 AVE N UNIT 802W	MYERS, DELAND & SHARON	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 803E	CLEVELAND, JAMES A & GAYLE T/O/D	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 803W	DRUBLONIS, RAIMANTAS & PETROSIUTE, AGNE	1978	Apartment Style Condo Unit	4
44	1110 3 AVE N UNIT 804E	SALSMAN, KIMM S T/O/D	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 804W	PEARSON PROPERTIES LLC	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 901E	ROTH, JASON & STACY	1978	Apartment Style Condo Unit	5
44	1110 3 AVE N UNIT 901W	STEVE & LISA GIBB FAMILY TRUST	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 902E	OXTON, JOANN T/O/D	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 902W	MINCH, ROGER JAMES	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 903E	JOHNSON, JEFFREY	1978	Apartment Style Condo Unit	5
44	1110 3 AVE N UNIT 903W	MINCH, ROGER J	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 904E	ROTH, JASON	1978	Apartment Style Condo Unit	3
44	1110 3 AVE N UNIT 904W	MINCH, ROGER J	1978	Apartment Style Condo Unit	3
44	1201 2 AVE N	FINES HOLDINGS XIV LLC	1976	Apartment	3
44	210 11 ST N UNIT 101	NAKASATO, YURI R	2024	Single Family - Loft	3
44	210 11 ST N UNIT 102	CLEVEDISON, JOHN G	2024	Single Family - Loft	3
44	210 11 ST N UNIT 103	FREIGHT FLATS CONDOS LLC	2024	Single Family - Loft	3
44	210 11 ST N UNIT 104	FREIGHT FLATS CONDOS LLC	2024	Single Family - Loft	3
44	210 11 ST N UNIT 105	FREIGHT FLATS CONDOS LLC	2024	Single Family - Loft	3
44	210 11 ST N UNIT 201	FREIGHT FLATS CONDOS LLC	2024	Single Family - Loft	3
44	210 11 ST N UNIT 202	FREIGHT FLATS CONDOS LLC	2024	Single Family - Loft	3
44	210 11 ST N UNIT 203	TAIT, JAMIE & AARON	2024	Single Family - Loft	3
44	210 11 ST N UNIT 204	FREIGHT FLATS CONDOS LLC	2024	Single Family - Loft	3
44	210 11 ST N UNIT 205	FREIGHT FLATS CONDOS LLC	2024	Single Family - Loft	3
44	255 UNIVERSITY DR N	ARC OF CASS COUNTY	1984	Retail	3
46	311 4 AVE N	HOUSING & REDEVELOPMENT AUTHORITY ASSN OF FARGO		Fargo Housing Authority	
46	355 4 AVE N	FARGO HOUSING & REDEVELOPMENT AUTHORITY	1916	Apartment	3
46	400 ELM ST N	BURLINGTON NORTHERN SANTA FE	1916	Apartment	4
46	409 4 ST N	FARGO HOUSING & REDEVELOPMENT	1948	Warehouse/Service Shop & Office	3
46	410 3 ST N	GREENE PROPERTY LLC	1937	Fargo School Board	3
46	415 4 ST N	CITY OF FARGO		Fargo Housing Authority	
46	415 BURRELL CT N	FARGO HOUSING & REDEVELOPMENT AUTHORITY		Fargo Housing Authority	
46	421 4 ST N	RAPE AND ABUSE CRISIS CENTER OF FARGO-MOORHEAD		Parking Ramp/Lot	
47	400 ELM ST N	BURLINGTON NORTHERN SANTA FE	2023	Apartment	3
47	419 3 ST N	GREAT PLAINS BLOCK 3 HOLDINGS LLC	1928	Office	4
48	101 8 ST S	KRO RENTALS LLP	1919	Apartment	3
48	102 9 ST S	KRO RENTALS LLP		Vacant Land	
48	106 9 ST S	MONROE, GABRIEL & HARRIS, DEBORA		Parking Ramp/Lot	
48	107 8 ST S	720 MAIN LLC	1895	Duplex	
48	111 8 ST S	KRO RENTALS LLP			

Building Condition:

For Residential Uses:

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

For Commercial and Apartment Uses:

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

Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
48	114 9 ST S	KRO RENTALS LLP	1890	Duplex	3
48	118 9 ST S	KRO RENTALS LLP	1890	Duplex	3
48	122 9 ST S	KRO RENTALS LLP	1890	Conversion	3
48	126 9 ST S	KRO RENTALS LLP	1890	Conversion	3
48	801-807 2 AVE S	JPO RENTALS LLP	1910	Apartment	3
48	811 2 AVE S	JMI RENTALS LLP	1905	Conversion	3
48	814 1 AVE S	KRO RENTALS LLP		Vacant Land	3
48	815 2 AVE S	KRO RENTALS LLP	1890	Duplex	3
49	42 5 ST N	NETREIT FARGO LLC	1981	Parking Ramp/Lot	
49	502 1 AVE N	LINCHIN GROUP LLC	1902	Office	3
49	51 BROADWAY N	NETREIT FARGO LLC	1981	Office	3
49	512 1 AVE N	BLOOMING HOLDINGS LLC	1909	Medical Clinic	3
49	518 1 AVE N	GLOBAL DEVELOPMENT LLC		Address Segment	4
49	520 1 AVE N	GLOBAL DEVELOPMENT LLC	1907	Retail & Apartments	
49	89 BROADWAY N	ROYAL JEWELERS INC	1893	Retail & Offices	3
50	304 7 AVE N	JS2L PARTNERS LLP	1904	Conversion	
50	312 7 AVE N	JS2L PARTNERS LLP	1907	Single Family	
50	601 4 ST N	JS2L PARTNERS LLP		Vacant Land	
50	602 3 ST N	JS2L PARTNERS LLP		Parking Ramp/Lot	3
50	608 3 ST N	JS2L PARTNERS LLP	1890	Conversion	3
50	612 3 ST N	JS2L PARTNERS LLP	1895	Single Family	3
50	616 3 ST N	JS2L PARTNERS LLP	1908	Retail	3
50	617 4 ST N	JS2L PARTNERS LLP		Vacant Land	2
52	10 UNIVERSITY DR N	OMAR, NIDAL	1958	Service Repair Shop	3
52	112 UNIVERSITY DR N	BAK HOLDINGS LLC	1951	Retail	3
52	1307 NORTHERN PACIFIC AVE N	APEX PROPERTY MANAGEMENT LLC	1989	Office	3
52	1313 NORTHERN PACIFIC AVE N	UH PROPERTIES LLC	1989	Office	4
52	1320 1 AVE N	JADE NIELSEN PROPERTIES LLC	1968	Retail & Offices	4
52	20 UNIVERSITY DR N	CLASS B HOLDINGS LLC	1951	Retail	3
52	26 UNIVERSITY DR N	CONANT PROPERTIES LLC	1964	Office	3
52	30 UNIVERSITY DR N	701 COLLECTIVE LLC	1948	Food Service (Full)	3
53	10 13 1/2 ST N	LOCKWOOD, GENE M	1900	Duplex	3
53	12 13 1/2 ST N	ABERLE, DAVID J	1927	Single Family	3
53	1330 1 AVE N	KOLSTAD HOLDINGS LLC		Parking Ramp/Lot	3
53	1340 1 AVE N	KOLSTAD HOLDINGS LLC	1904	Duplex	
53	1342 1 AVE N	SWEENEY, EUGENE S & ROBERT J	1997	Warehouse	3
53	1344 1 AVE N	LOWRANCE, RICHARD	1902	Single Family	3
53	1346 1 AVE N	LOWRANCE, RICHARD MELVIN	1902	Single Family	3
53	15 14 ST N	NOWACKI, STEVEN R	1905	Single Family	3
53	17 14 ST N	GONSOROWSKI, TYSON	1905	Single Family	2

Building Condition:

For Residential Uses:

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

For Commercial and Apartment Uses:

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

Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
53	18 13 1/2 ST N	701 COLLECTIVE LLC	1975	Warehouse/Service Shop & Office	4
53	2 13 1/2 ST N	TJS LADWIG HOLDINGS LLC	1993	Warehouse	4
53	5 14 ST N	J-STREET PROPERTIES LLC	1961	Warehouse/Service Shop & Office	2
55	2 6 AVE N	CITY OF FARGO		City Of Fargo	
55	505 OAK ST N	WILD OAK GROUP LLC	2022	Apartment	3
55	505 OAK ST N	WILD OAK GROUP LLC	2022	Apartment	3
55	515 OAK ST N	LHS INVESTMENTS LLC		Vacant Land	
56	201 5 ST N	201 HOSPITALITY LLC	1984	Hotel/Motel	
56	201 5 ST N	201 HOSPITALITY LLC		Other	3
56	201 5 ST N	BRANDT PROPERTIES CO	1984	Office	4
56	201 5 ST N	LAW OFFICE ASSOCIATES	1984	Office	3
56	201 5 ST N	RS REAL ESTATE LLC	1984	Office	3
56	202 4 ST N	CRAFTWELL HOLDINGS LLC	1984	Retail & Offices	3
56	210 4 ST N	CITY OF FARGO	1984	City Of Fargo	3
56	213 5 ST N	PRAIRIE PUBLIC TELEVISION	1956	Office	3
56	213A 5 ST N	CITY OF FARGO	1956	City Of Fargo	3
56	215 5 ST N	AMERICAN FEDERAL BANK	1964	Bank/Savings & Loan	3
56	222 4 ST N	CITY OF FARGO	1962	City Of Fargo	
56	403 2 AVE N	CRAFTWELL HOLDINGS LLC			
56	411 2 AVE N	CITY OF FARGO	1984	Parking Ramp/Lot	
57	10 4 ST N	BURLINGTON NORTHERN RAILROAD		Utility	
57	13 BROADWAY N	BUCK PROPERTIES II LLP	1993	Parking Ramp/Lot	
57	15 BROADWAY N	BUCK PROPERTIES II LLP	1926	Bank/Savings & Loan	
57	20 4 ST N	CITY OF FARGO		City Of Fargo	
57	23 BROADWAY N	23 BROADWAY LLP	1893	Office & Apartments	5
57	402 NORTHERN PACIFIC AVE	CITY OF FARGO	1983	City Of Fargo	
57	412 NORTHERN PACIFIC DR N	CITY OF FARGO		Address Segment	
57	417 MAIN AVE	LAKE AGASSIZ REGIONAL DEVELOPMENT CORP	1889	Office	3
57	501 MAIN AVE	CITY OF FARGO		City Of Fargo	
57	502 NORTHERN PACIFIC AVE N	CITY OF FARGO	1983	City Of Fargo	
57	508 NORTHERN PACIFIC AVE N	BUCK PROPERTIES II LLP		Parking Ramp/Lot	5
57	512 NORTHERN PACIFIC AVE N	BUCK PROPERTIES II LLP	1950	Parking Ramp/Lot	
58	202 6 AVE N	STERLING PROPERTIES LLLP	1988	Apartment	3
58	208 6 AVE N	STERLING PROPERTIES LLLP	1919	3 Plex	2
58	214 6 AVE N	MBA INVESTMENTS LLC	1904	Duplex	1
58	220 6 AVE N	MBA INVESTMENTS LLC	1893	Apartment	1
58	400 ELM ST N	BURLINGTON NORTHERN SANTA FE		Utility	
58	501 3 ST N	BURLINGTON NORTHERN RAILROAD		Utility	
58	509 3 ST N	SANFORD NORTH		Parking Ramp/Lot	

Building Condition:

For Residential Uses:

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

For Commercial and Apartment Uses:

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

Fargo Renaissance Zone Development Plan

Block Number	Property Address	Owner	Year Built	Description	Building Condition
58	511 S ST N	MERITCARE MEDICAL GROUP		Parking Ramp/Lot	
58	515 S ST N	MERITCARE MEDICAL GROUP		Parking Ramp/Lot	
59	1418 1 AVE N	J-STREET PROPERTIES LLC	2022	Apartment	3
59	19 14 1/2 ST N	J-STREET PROPERTIES LLC		Vacant Land	3
59	4 14 ST N	J-STREET PROPERTIES LLC	1957	Warehouse	3
59	4 14 ST N	J-STREET PROPERTIES LLC	2000	Warehouse	
59	9 14 1/2 ST N	FOXVILLE INC		Vacant Land	

Building Condition:

For Residential Uses:

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

For Commercial and Apartment Uses:

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

Appendix B

Tax Incentive Overview

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

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

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

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

Tax Incentive Guidelines: The tax incentives available to taxpayers under the Renaissance Zone program are administered by the North Dakota Office of State Tax Commissioner. For additional information on the tax incentives visit the following website: <https://www.tax.nd.gov/>

Block Data and Projected Development Strategy

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

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

Fargo Renaissance Zone Development Plan

Block Data Spreadsheet

Block #	Acreage	Block - Land Value	Block - Building Value	Total Value	Total Value per Acre	Existing Buildings/Land Use	Desired Land Use and Primary Development Strategy	1/2 Block	Zoning District	Downtown Infocus Future Land Use	Neighborhood
1	4.67	\$2,314,000	\$12,042,100	\$14,356,100	\$3,074,111	The Marks Apartments, Johnson Building, 506 Roberts St (John Morrell Co. Bldg), Meadowlark Building, Warehouse, Office, surface parking lots	N 1/2 - Redevelopment of (surface parking) commercial or residential S 1/2 - Primarily built-out other than two small surface parking lots and possible rehabilitation, renovation or new construction of the property at 659 4th Ave N		DMU	Residential	Downtown
2	2.00	\$1,335,000	\$9,024,300	\$10,359,300	\$5,179,650	Powers Hotel (400 Broadway), Lowman Block, Hadeland Bldg, Aggie Block, Retail, Commercial	Mixed Use - Ground floor retail/commercial with upper level housing		DMU	Mixed-Use	Downtown
3	8.87	\$5,123,200	\$46,957,500	\$52,080,700	\$5,871,556	Mercantile Bldg, Bison Hotel, Great Northern Bicycle Company, Ford Building, Amtrak, American Federal Bank and new Single Family Detached Homes, Parking Ramp	N 1/4 and NE Corner - Clearance and redevelopment SE Corner - Clearance and Redevelopment, reestablish corner with multiple stories in height and ground level retail/commercial activity on 4th Avenue		DMU; LI	Commercial / Mixed-Use	Downtown
4	4.61	\$2,882,600	\$24,607,900	\$27,490,500	\$5,963,232	St. Marks Lutheran Church, United States Post Office, Salvation Army, Ivers Apartments, surface parking lots	N 1/2 - Redevelopment for Housing (excluding Ivers Apartment Building) S 1/2 - Preservation (Federal Building)	1/2 Block	DMU	Public & Institutional	Downtown
5	4.34	\$3,210,000	\$75,681,400	\$78,891,400	\$18,177,742	Loretta Building, Johnson Block, 300 Broadway, McKone Building (206 Broadway), Fargo Theatre, Roberts Commons, Dillard Building, parking ramp	Mixed Use - Ground floor retail/commercial with upper level housing		DMU	Mixed-Use	Downtown
6	1.93	\$1,469,200	\$17,973,000	\$19,442,200	\$10,073,679	Derecki Building (Fargason), Dixon Block, American Legion, Fargo Housing Authority, commercial, office	W 1/2 - Mixed use, ground floor retail/commercial with upper level residential E 1/2 - Potential redevelopment opportunities; establish SE corner with multiple stories in height with upper level residential	1/2 Block	DMU	Commercial / Mixed-Use	Downtown
7	1.93	\$1,449,000	\$9,474,900	\$10,923,900	\$5,660,052	Sanford Annex (415 3rd Ave N), Fargo Public Health, Western Newspaper Union Bldg	SW corner - Potential clearance and redevelopment, Mixed-Use, reestablish corner with multiple stories in height E 1/2 - Clearance and redevelopment in SE corner - multiple stories with ground level retail/commercial on 3rd Avenue; redevelopment of surface parking Redevelopment of surface level parking lot		DMU	Commercial	Downtown
8	4.16	\$2,142,200	\$28,750,300	\$31,892,500	\$7,566,466	City Center Lofts, Pontoppidan Lutheran Church, surface parking lot			DMU	Public & Institutional	Downtown
9	2.07	\$1,585,200	\$96,409,300	\$97,994,500	\$47,340,338	Block 9 Building, parking ramp, office, hotel	SE corner - Redevelopment or rehabilitation, reestablish corner, multiple stories Preservation and Rehabilitation		DMU	Commercial / Mixed-Use	Downtown
10	2.70	\$1,878,300	\$41,199,800	\$43,078,100	\$15,954,852	Block Building, Kesler Building, Stone Building (Avalon), Pioneer Life Insurance Building, Graver Inn Apartments, Gallery 4			DMU	Mixed-Use	Downtown
11	1.93	\$1,789,000	\$26,212,100	\$28,001,100	\$14,508,342	Hancock Building (109 Broadway), Hotel, Gate City Bank, surface parking lot	Preservation and Rehabilitation; redevelopment of surface parking and specifically the SE corner at the 1st Ave N/5th Street N intersection		DMU	Commercial / Mixed-Use	Downtown
12	1.82	\$1,120,000	\$9,610,800	\$10,730,800	\$5,896,044	Serkland Law Firm, BillMeyer Apartments, The Gardner, surface parking lots	NW Corner - Infill/redevelopment S 1/2 - Clearance and redevelopment		DMU	Mixed-Use	Downtown
13	3.05	\$2,339,300	\$32,619,600	\$34,958,900	\$11,461,934	Cityscape, Syndicate Block, Elliott Hotel Annex (606 1st Ave), Fire Station, commercial, surface parking lots	Redevelopment of surface parking lots Preservation and rehabilitation of historic or contributing structures	1/2 Block	DMU	Mixed-Use	Downtown
14	1.93	\$1,247,000	\$2,753,000	\$4,000,000	\$2,072,539	Loudon Building (64 4th St), surface parking lots	Clearance and redevelopment (excluding Loudon Building) - Mixed-use with ground level retail/commercial with upper level housing		DMU	Mixed-Use	Downtown
15	1.92	\$1,261,700	\$11,792,600	\$13,054,300	\$6,799,115	Pence Automobile Co. Warehouse (301 NP Ave), United Automotive, surface parking lots	Redevelopment of surface parking lots; re-establish SW corner with multiple stories in height and ground level retail/commercial activity on NP and 4th St	1/2 Block	DMU	Commercial	Downtown
16	1.92	\$1,206,000	\$3,629,800	\$4,835,800	\$2,518,646	Petro Serve, National Muffler, Highroad Partners, surface parking lots	N 1/2, SW corner and SE corner - Clearance and redevelopment		DMU	Commercial	Downtown

Assessed valuations based on 2024 Assessor's Data

Fargo Renaissance Zone Development Plan

Block #	Acres	Block - Land Value	Block - Building Value	Total Value	Total Value per Acre	Existing Buildings/Land Use	Desired Land Use and Primary Development Strategy	1/2 Block	Zoning District	Downtown InFocus Future Land Use	Neighborhood
17	13.65	\$3,133,000	\$16,100,100	\$19,233,100	\$1,409,018	Union Storage, Swift & Company Building (10 8th St), BNSF Railway, undeveloped	N $\frac{1}{2}$ - Clearance, redevelopment and preservation - preservation of Union Storage/ Armour Creamery buildings and Union Storage warehouse buildings in NE corner of the block. Remainder of the block identified as clearance or redevelopment. Mixed-use and/or housing with zero or limited setbacks on NP Ave; and commercial or mixed-use on Main Ave with any surface parking located on the rear (preference) or side yard. E $\frac{1}{2}$ - Rehabilitation; S $\frac{1}{2}$ - Redevelopment of surface parking lots		DMU	Mixed-Use	Downtown
18	7.07	\$3,764,000	\$26,929,900	\$30,693,900	\$4,341,429	Renaissance Hall, Old Broadway, Herbst Building, Northern Pacific Railroad Depot, The Avery and parking ramp	N $\frac{1}{2}$ - Redevelopment/infill on properties in NE and NW corners as well as surface parking lots; S $\frac{1}{2}$ - Redevelopment and Rehab to mixed-use (commercial, retail, housing). The SE corner should be a 'gateway' structure and should include ground floor retail and significant interaction with Main Avenue and 2nd St.	1/2 Block	DMU	Mixed-Use	Downtown
19	8.79	\$3,807,000	\$20,349,200	\$24,156,200	\$2,748,146	Minneapolis Moline Building, Advance Rumely Thresher Co. (300 NP Ave), AmeriPride	N $\frac{1}{2}$ - Redevelopment and Rehab to mixed-use (commercial, retail, housing). The SE corner should be a 'gateway' structure and should include ground floor retail and significant interaction with Main Avenue and 2nd St.	1/2 Block	DMU	Mixed-Use	Downtown
20	1.93	\$952,000	\$6,634,800	\$7,586,800	\$3,930,984	Masonic Block, Watkins Block, F.O. Knerr Block (Nichole's), Floyd block (15 8th St S), McHenry Block, 17-19 8th St S) and Webster/Cole Building (21 8th St S), commercial, surface parking lots	Preservation. Opportunities for increased housing on upper floors of existing buildings. Redevelopment of surface parking lots could accommodate ground floor retail commercial on 1st Ave S and housing or office on the remainder.		DMU	Commercial	Downtown
21	1.90	\$1,003,000	\$7,200,900	\$8,203,900	\$4,317,842	O'Keefe O'Brien Lyson (720 Main Ave), The Shields Block (714 Main Ave), Landmark Building (15 7th St S), surface parking lots	Preservation of contributing structures and redevelopment and infill to include: 718 Main Ave, surface parking lots and SW corner. Establish SW corner with mixed-use, multiple stories and ground level retail/commercial on both 7th Street and 1st Ave		DMU	Mixed-Use	Downtown
23	2.07	\$992,000	\$6,092,600	\$7,084,600	\$3,422,512	Sanford Neuropsychiatric Institute, surface parking	Redevelopment and infill of surface parking lots; ground floor retail/commercial on 1st Ave and 8th Street		DMU	Mixed-Use	Downtown
24	2.02	\$1,098,000	\$15,295,600	\$16,393,600	\$8,115,644	Helendreichs Building (620 Main Ave), commercial and retail, apartments	Preservation and Rehabilitation - A number of the structures abutting Main Avenue have utilized the RZ benefits. Retail/Commercial ground level with housing on upper stories		DMU	Mixed-Use	Downtown
26	2.06	\$599,600	\$9,174,800	\$9,774,400	\$4,744,854	Park Ridge Apartments (200 8th St S), Residential Condominiums (220 8th St S), United Way, Runsvold Funeral Home	W $\frac{1}{2}$ - Rehabilitation E $\frac{1}{2}$ - Clearance and re-development, specifically the NE and SE corners - establish corners with mixed-use or housing E $\frac{1}{2}$ - Clearance and redevelopment; mixed use or housing		MR-3; LC; Mixed-Use GC	Mixed-Use	Downtown
28	4.75	\$1,060,600	\$13,431,400	\$14,492,000	\$3,050,947	Park Terrace Apartments (315 7th St S and 420-422 8th St S), Apartments (415 7th St S) - Primarily Residential Apartments and Condominiums			MR-3; GC; Mixed-Use	Mixed-Use	Downtown
29	12.99	\$5,182,400	\$33,625,700	\$38,808,100	\$2,987,537	The Arch, Unite and Gateway mixed use buildings along Main Ave, Fargo Housing Authority bldg, Professional Building (100 4th St S), Cenex (330 Main Ave), surface parking lots	NE corner - Redevelopment with mixed-use and ground level interaction on Main Avenue and 2nd St S $\frac{1}{2}$ - Infill opportunities of surface parking lots and specific focus on establishing a multi-story structure on the corner of 2nd St/4th St		DMU	Residential / Mixed-Use	Downtown
30	17.25	\$1,735,900	\$3,199,800	\$4,935,500	\$286,116	Casa Plaza and previous location of Mid America Steel / Fargo Foundry Steel & Manufacturing	Redevelopment - Mixed-use or housing; establish multi-story structure on the corner of 2nd St/NP Ave. Note that a portion of this acreage is within the 100 year floodplain		DMU	Commercial / Mixed-Use / Parks	Downtown
31	1.93	\$812,000	\$3,902,100	\$4,714,100	\$2,442,539	A-1 Radiator (1 9th St S), Fargo Firehouse No. 2 (916 Main Ave), Religious Institution (23 9th St S), Apartments (917 1st Ave S)	NE and NW Corners - Clearance and Redevelopment S $\frac{1}{2}$ - Clearance and Redevelopment, housing		DMU	Commercial	Downtown
32	1.93	\$536,400	\$3,407,200	\$3,943,600	\$2,043,316	Leaf Cleaners/McGovern SF Residence (1002 1st Ave S), Boulder Funeral Home (123 10th St S)	S $\frac{1}{2}$ - Clearance and Redevelopment, mixed-use or housing		GC; MR-3; Mixed-Use	Mixed-Use	Downtown
33	1.93	\$686,800	\$3,583,000	\$4,269,800	\$2,212,332	Vacant and underutilized commercial acreage on N $\frac{1}{2}$ and lower density residential on S $\frac{1}{2}$	Clearance and Redevelopment - commercial and mixed-use		DMU	Commercial	Downtown

Assessed valuations based on 2024 Assessor's Data

Fargo Renaissance Zone Development Plan

Block #	Acres	Block - Land Value	Block - Building Value	Total Value	Total Value per Acre	Existing Buildings/Land Use	Desired Land Use and Primary Development Strategy	1/2 Block	Zoning District	Downtown InFocus Future Land Use	Neighborhood
34	1.93	\$680,200	\$2,555,610	\$3,235,810	\$1,676,585	Curtis Lock & Key (1102 Main Ave), Duffy's (16 12th St S) - Commercial Properties	N $\frac{1}{2}$ - Clearance and Redevelopment, commercial or mixed-use; S $\frac{1}{2}$ - Redevelopment or Infill, housing or mixed-use	DMU	Commercial	Commercial	Downtown
35	2.15	\$1,142,800	\$7,869,500	\$9,012,300	\$4,191,767	previous Mathison's bldg and Wild Terra (1213 NP Ave), Office & commercial uses	N 2/3 Clearance and Redevelopment - Mixed-use, commercial / retail / office; ground floor commercial or retail and emphasis on interaction with University Dr and 1st Ave N ROW	DMU	Commercial	Commercial	Downtown
36	2.89	\$1,145,000	\$2,670,300	\$3,815,300	\$1,320,173	Urban Crossing Apartments (1102 1st Ave N), vacant	Redevelopment (excluding Urban Crossing Apartments) - Mixed-use, commercial / retail and/or housing	DMU	Mixed-Use	Mixed-Use	Downtown
37	2.75	\$1,299,200	\$19,783,400	\$21,082,600	\$7,666,400	The Landing mixed use bldg, NW Single-Family Residential and surface parking lots	Clearance and redevelopment - Mixed-use or commercial/retail; housing on upper floors or W $\frac{1}{2}$ of the block. Definition of block corners shall be critical on this block	DMU	Mixed-Use	Mixed-Use	Downtown
38	1.60	\$799,600	\$3,893,600	\$4,693,200	\$2,933,250	Jiffy lube, Foss Architecture/Interiors, Warehouse Apartments, surface parking lots	S $\frac{1}{2}$ - Clearance, Infill and redevelopment; emphasis on defining the block corner on NP Ave and 10th St. Mixed-use, commercial or housing Remainder - Preservation and rehabilitation.	DMU	Mixed-Use	Mixed-Use	Downtown
39	4.49	\$2,808,800	\$11,179,800	\$13,988,600	\$3,115,501	ND Farm Bureau / Nodak Mutual, United Savings Credit Union, undeveloped, surface parking	Redevelopment, mixed-use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (primarily 1st Ave and 10th St)	DMU	Commercial / Residential	Commercial / Residential	Downtown
41	1.88	\$856,200	\$14,691,000	\$15,547,200	\$8,269,787	Credit Union, 300 Line apartments, commercial, surface parking lot	E $\frac{1}{2}$ - Clearance and redevelopment; mixed use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (most importantly 10th St)	DMU	Residential	Residential	Downtown
42	1.88	\$910,000	\$1,438,300	\$2,348,300	\$1,249,096	Stop-N-Go/Casey's General Store, Northern and surface parking (Elm/Northern)	W $\frac{1}{2}$ - Clearance and redevelopment; mixed use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (most importantly 10th St)	DMU	Commercial	Commercial	Downtown
43	1.93	\$675,700	\$9,317,500	\$9,993,200	\$5,177,824	Rape & Abuse Crisis Center (720 4th Ave N), Beyond Shelter apartments, and single-family, duplex or apartments on the remainder of the block	E $\frac{1}{2}$ - Infill, mixed-use or housing E $\frac{1}{2}$ - Clearance and redevelopment (except NE corner), preservation of SE corner; mixed use or housing	DMU	Residential	Residential	Downtown
44	3.93	\$1,663,000	\$17,506,500	\$19,169,500	\$4,877,735	Twin Towers Condominiums (1110 3rd Ave N), Freighthouse Plats Apartments, University Dr Manor Apartments (1201 2nd Ave N)	NW - Clearance and redevelopment; mixed-use or housing, SW preservation potential W $\frac{1}{3}$ - Infill, commercial or mixed-use adjacent to University Drive Remainder - Rehabilitation	DMU	Commercial / Residential	Commercial / Residential	Downtown
46	2.12	\$1,124,200	\$4,611,800	\$5,736,000	\$2,705,660	Fargo School District, Fargo Housing Authority (409 4th St N), Automated Maintenance Services (410 3rd St N) - and surface parking lots	N $\frac{1}{2}$ - Preservation / Rehabilitation SW Corner - Rehabilitation SE Corner - Clearance and redevelopment, mixed-use or housing	DMU	Public & Institutional	Public & Institutional	Downtown
47	1.52	\$805,000	\$20,518,000	\$21,323,000	\$14,028,289	Riverhouse apartments		DMU	Residential	Residential	Downtown
48	1.93	\$692,300	\$4,001,500	\$4,693,800	\$2,432,021	Blenheim/Stratford/Mariborough Apartments, Wellington Apartments	NE Corner - Clearance and redevelopment; mixed-use, office or housing SW Corner - Clearance and redevelopment; mixed use or housing	DMU; MR-3	Mixed-Use	Mixed-Use	Downtown
49	2.07	\$1,531,000	\$18,270,400	\$19,801,400	\$9,565,894	Dakota Building (51 Broadway), Royal Jewelers (69 Broadway), Gibb Building (502 1st Ave N), surface parking lots	E $\frac{1}{2}$ - Infill and redevelopment; mixed-use with housing on upper floors W $\frac{1}{2}$ - Preservation and rehabilitation	DMU	Mixed-Use	Mixed-Use	Downtown
50	1.73	\$614,200	\$522,200	\$1,136,400	\$656,879	vacant/demolished	Clearance and redevelopment; mixed-use, office or housing	DMU	Residential	Residential	Downtown/ Horace Mann
51	3.12	\$1,968,000	\$30,050,300	\$32,018,300	\$10,262,276	Surface Parking Lot and Government Office Building	Redevelopment of surface parking lot and Infill, commercial or mixed-use	1/2 Block	DMU	Public & Institutional	Downtown
52	2.46	\$1,134,500	\$1,865,900	\$3,000,400	\$1,219,675	Brew Bird restaurant, Crown Jewelers, Dakota Rollers Auto, commercial and office businesses	Redevelopment and Infill; mixed-use or commercial	DMU	Commercial	Commercial	Downtown

Assessed valuations based on 2024 Assessor's Data

Fargo Renaissance Zone Development Plan

Block #	Acreage	Block - Land Value	Block - Building Value	Total Value	Total Value per Acre	Existing Buildings/Land Use	Desired Land Use and Primary Development Strategy	1/2 Block	Zoning District	Downtown InFocus Future Land Use	Neighborhood
53	2.28	\$608,600	\$2,870,700	\$3,479,300	\$1,526,009	previous Meinecke-Johnson Construction (5 14 ST N), 1 1/2-2 story residences on NW, commercial and surface parking lot	Redevelopment and infill; mixed-use, art center, commercial		DMU; LI	Mixed Use (Industrial/ Commercial (CNP)	Madison
55	3.33	\$1,002,600	\$25,165,000	\$26,167,600	\$7,858,138	Wild Oak apartments and condos, vacant	Redevelopment on NW corner of block, residential		DMU	Residential / Parks	Horace Mann
56	2.01	\$2,334,100	\$35,854,700	\$38,188,800	\$18,999,900	City of Fargo Parking Ramp, Prairie Public Television, American Federal Bank, Skyway, Craftwell, Radisson Hotel, Offices and Commercial Uses	Redevelopment, rehab and infill; mixed-use and commercial	1/2 Block	DMU	Commercial	Downtown
57	7.79	\$4,416,800	\$18,083,400	\$22,500,200	\$2,892,057	City of Fargo, surface parking lots, Regional Small Business Center, Ground Transportation Center, offices and apartments	Redevelopment and infill; mixed-use and commercial		DMU	Mixed Use	Downtown
58	6.27	\$751,500	\$1,451,900	\$2,203,400	\$351,419	Apartments, BNSF, surface parking lots	Redevelopment and infill; mixed use or residential		DMU; MR-3	Residential	Downtown
59	2.46	\$670,900	\$10,386,700	\$11,057,600	\$4,494,959	Street apartments, warehouse	1/2 - redevelopment of mixed use, commercial or residential		DMU	Industrial/ Warehousing (CNP)	Madison

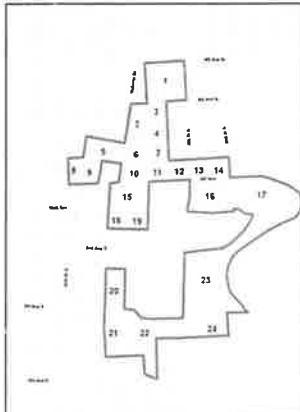
Assessed valuations based on 2024 Assessor's Data

Fargo Renaissance Zone Development Plan

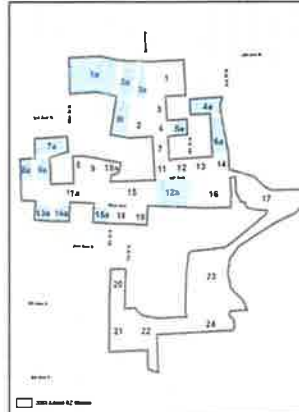
Appendix C

Past Renaissance Zone Boundaries

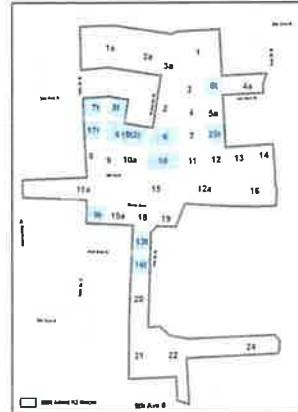
1999 Renaissance Zone Boundary



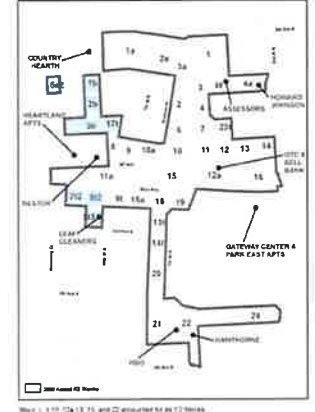
2003 Renaissance Zone Boundary



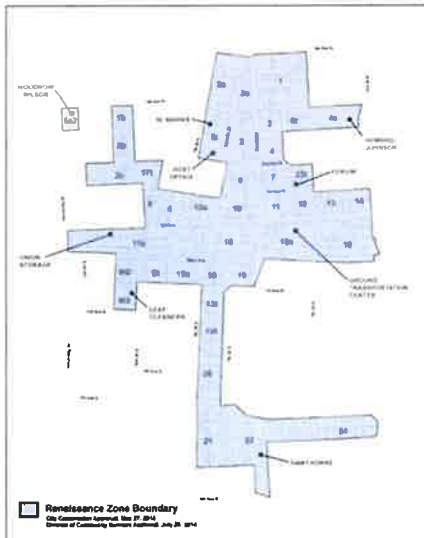
2006 Renaissance Zone Boundary



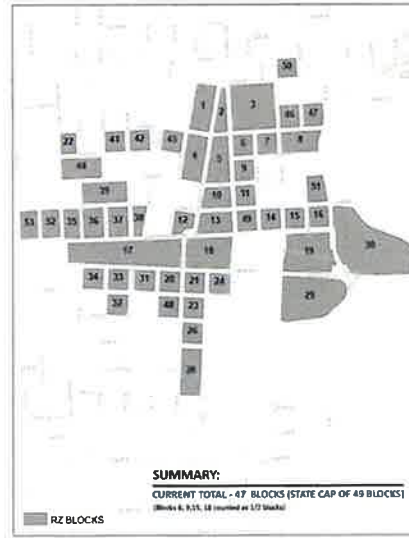
2009 Renaissance Zone Boundary



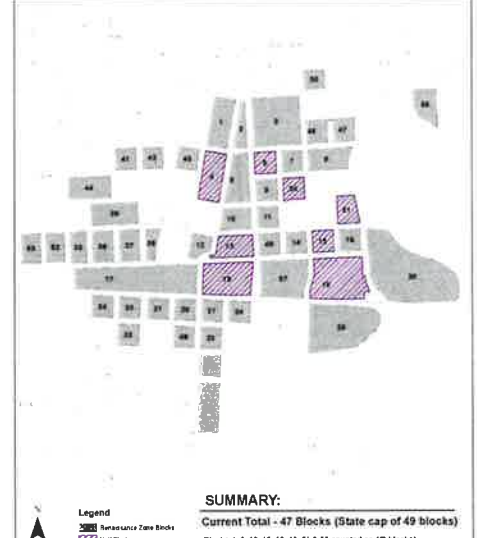
2014 Renaissance Zone Boundary



2017 Renaissance Zone Boundary



2019 Renaissance Zone Boundary



Appendix D

Summary of Legislation of the Renaissance Zone Program

Year	Session	Bill	Summary
1999	56	HB 1492	Original Enabling Legislation
2001	57	SB 2033	The definition of 'rehabilitation' was changed to include residential projects.
		SB 2033	A provision was added to allow a one-time adjustment to zone boundaries after 5 years.
		SB 2033	The amount of the Historic Preservation tax credit was reduced from 50% of the project cost to 25% of the project costs with a capped limit of \$250,000.
		SB 2033	The RZF provisions were changed to allow investments in Renaissance Zones (not limited to RZ projects) and funds could be invested in zone projects throughout the State.
2003	58	HB 1447	The initial legislation authorized a 20 block RZ boundary. This provision allowed an additional block for every 5,000 in population to a maximum size of 35 blocks.
		HB 1457	Adjustments to the zone boundaries may be made more often than the 'five-year, one-time' adjustment that was authorized in the 2001 legislation.
		SB 2259	In addition to investing in zone projects, a RZF may invest in projects in designated zone cities.
		SB 2259	Authorized an additional 2.5 million in tax credits for RZF investments.
2005	59		NO CHANGES
2007	60	HB 1225	The base RZ boundary was increased to 23 blocks.
		HB 1225	A provision was included to allow an exception to the "continuous and contiguous" boundary requirement. Each RZ may designate a 'satellite area' which cannot exceed 3 blocks or ½-mile from the primary boundary.
2009	61	HB 1428	If a block is completed a city may remove the subject block and designate a replacement block.
		HB 1428	The total amount of RZF tax credits was increased by \$2.5M to an aggregate not to exceed \$7.5M.
		SB 2060	The ½-mile requirement for a non-contiguous block (satellite block) was removed.
		SB 2060	Public utilities were added as eligible RZ projects.
2011			NO CHANGES
2013	63	HB 1166	Effective August 1, 2013 a \$500K annual cap was placed on the maximum amount of eligible income that can be exempted by a taxpayer.
			Provided clarification on the expansion of a previously approved zone project.
2015	64		Increased the maximum allowable size of a Renaissance Zone.
			The maximum amount of tax credits allowed to all taxpayers in all tax years for investments made in renaissance fund organizations was increased from \$8.5 million to \$10.5 million.
2017	65	HB 1354	If requested by the chairman of North Dakota's Legislative Management or a standing committee of the North Dakota Legislature, the Tax Commissioner must disclose the amount of any tax deduction or tax credit earned or claimed by a taxpayer.
		SB 2283	Certain state and local tax incentives may not be granted to, or claimed, by a taxpayer unless the taxpayer has satisfied all state and local tax obligations and tax liens of record for taxes owed to North Dakota or a political subdivision. In certain cases, a taxpayer may have to obtain a state or local tax clearance record.
2019			NO CHANGES
2021			NO CHANGES
2023	68	SB 2391	Changes include option to reinstate an expired RZ program, option to increase benefit years (with increase in investment for rehab projects), zone extensions increase up to ten years, additional "island" block, the Renaissance Fund Organization will sunset after remaining credits are claimed, and previous projects may be eligible after thirty years from project completion.

Appendix E

Certified Minutes

Fargo Renaissance Zone Development Plan

Letters of Support

**Board of County
Commissioners**

Tony Grindberg
Chad Peterson
Mary Scherling
Jim Kapitan
Duane Breitling



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

November 19, 2024

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

Mayor Mahoney,

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

Over the last 25 years the Renaissance Zone program and the applicable incentives have been an important catalyst to downtown revitalization, economic development and investment in Fargo's historic downtown core. The tax incentives have been a critical element in attracting investment and the program has also been an integral part of marketing the downtown core to potential investors, developers, businesses, entrepreneurs and residents.

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

The Commission acknowledges that in order for projects to be eligible for an extension of the program and as part of this effort, the City is required to update the RZ Development Plan in addition to securing a letter or resolution of support of the Commission. It is the opinion of the Cass County Commission that the Renaissance Zone has been an important and successful program in Fargo and therefore the County supports the City of Fargo's request to extend the duration of the Renaissance Zone.

The Cass County Commission requests that this letter of support be submitted and filed with the Renaissance Zone Development Plan update and zone extension request.

Respectfully,

Chad M. Peterson
Chairman, Cass County Commission

Fargo Renaissance Zone Development Plan



FARGO BOARD OF EDUCATION
 700 7th Street South
 Fargo, ND 58103
 701.446.1000 • FAX: 701.446.1200
BOARD MEMBERS: 701.446.1005
www.fargo.k12.nd.us

Katie Christensen Mineer, President
Melissa Burkland
Greg Clark
Nyamal Dei
Nikkie Gullickson

Robin Nelson, Vice President
Jason Nelson
Kristin Nelson
Allie Ollenburger

Dr. Rupak Gandhi, Superintendent
AnnMarie Campbell, Executive Assistant

November 26, 2024

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

Mayor Mahoney,

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

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

The Fargo Public School District understands that the City requires approval of an updated RZ Development Plan through resolution of support from major taxing entities affected by the tax incentives. It is the opinion of the Fargo School District that the RZ has been an important and successful program in Fargo and therefore the school district supports the City of Fargo application for continued designation as a RZ.

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

Respectfully,

Katie Christensen-Mineer
 President
 Fargo Public Schools Board of Education

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December 3, 2024

Board of City Commissioners
City Hall – 225 4th St N
Fargo, ND 58102

Dear Commissioners:

In summer 2024, discussions began between North Dakota State University and the City of Fargo Transit Department on elimination of Route 32, which serviced off-campus housing south of the main NDSU campus due to NDSU budget constraints. Route 32 was suspended for the fall 2024 semester. Since the beginning of the semester, there have been requests from NDSU students and staff for some level of service to the area, which has led to the collective decision to provide On-Demand service between 7:30am and 9:30am to provide students access to the main campus and downtown campuses. This On-Demand service functions similarly to an Uber or Lift ridesharing program where passengers download an app and can request to be picked up anywhere in a designated area.

Notices of the proposed changes, informational meetings and public hearings were published in The Forum and provided to passengers by posting notices at the Ground Transportation Center (GTC), posting on the MATBUS website, and social media. An informational meeting or open house was held on December 2, 2024, from 4-5 p.m. at the GTC to gather public comments and input. As of December 3, comments relating to the proposed service changes were received from 3 people. The public hearing notice and comments received are attached.

Proposed Changes:

Changes to NDSU On-Demand: The proposed change add two additional hours of On-Demand service, from 7:30am to 9:30am to provide service to the off-campus housing area south of 12th Ave N in Fargo. With the elimination of Route 32, this additional On-Demand service would provide students in this area access to the main NDSU campus and downtown campuses.

Changes to Route 32: The proposed change would eliminate Route 32.

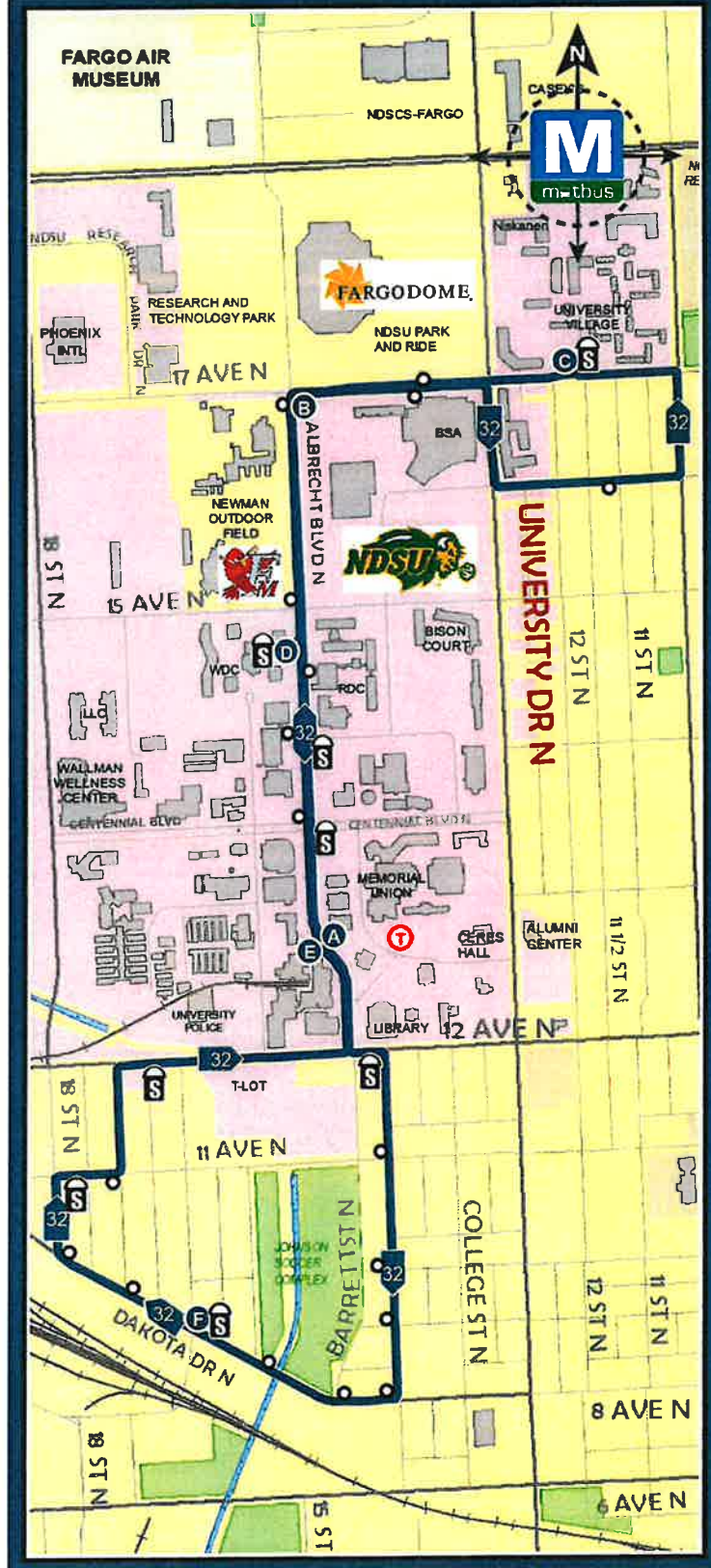
The requested motion is to approve all proposed route changes for the City of Fargo Transit Department effective January 6, 2025.

Thank you,



Cole Swingen
Assistant Transit Director – Operations
City of Fargo

Route 32



MATBUS On-Demand NDSU Service Area



- 7:30am - 9:30am and
6:45pm - 10:15pm



- 6:45pm - 10:15pm

**NOTICE OF PUBLIC HEARING
CITY OF FARGO
PERMANENT ROUTE AND SERVICE CHANGES**

The City of Fargo is seeking to make the cancellation of Route 32 permanent effective Jan 1, 2025 and create an additional NDSU morning On-Demand service beginning January 13, 2025.

Changes to Route 32: The proposed change would eliminate Route 32.

Changes to NDSU On-Demand: Create an NDSU morning On-Demand service from 7:30am-9:30am. This would service the existing NDSU On-Demand service area south of 12th Ave N as well as the NDSU Transit hub and the Minard Hall East bus shelter.

Informational Display: An informational display on the proposed route and service changes, as well as comment cards, will be in the lobby of the Ground Transportation Center from November 26 – December 6. Staff will be at the Ground Transportation Center to answer questions on December 2nd, 2024, from 4:00pm to 5:00pm. Written comments may be turned into the customer care center window and will be considered by staff prior to the final recommendation to the Fargo City Commission.

Public Hearing Dates: Notice is hereby given that public hearings will be held for the purpose of permanent route and service changes:

Fargo City Commission
Monday, December 9, 2024
5:15 p.m.
Fargo City Hall
225 4th Street North
Fargo, ND 58102

At the hearing, interested persons will be afforded an opportunity to be heard with respect to the route reduction. In addition, written comments may be submitted in advance of the public hearing to:

Cole Swingen
Fargo Assistant Transit Director – Operations
502 NP Avenue North
Fargo, ND 58102
(701) 476-5989
For TDD Relay Service call 7-1-1
cswingen@matbus.com

Upon request, accommodations for people with disabilities, language barriers, or other needs to allow participation in meetings will be provided. To arrange assistance, call at least 48 hours before the meeting to give staff adequate time to make arrangements. For the Fargo City Commission call 701-241-1310 or 7-1-1 (TDD/TTY).

December 2, 2024

RE: PERMANENT ROUTE AND SERVICE CHANGES

I have a hard time understanding why time is being wasted on permanent route and service changes to NDSU routes. NDSU is NOT part of MATbus.—it is a campus shuttle service. The ONLY “permanent” routes are the FIXED ROUTES for public transportation purposes.

And just what is this “permanent” status mean? Is it an attempt to somehow legitimize NDSU shuttle service—which should have a lower priority or no priority than the fixed routes that ARE MATbus?

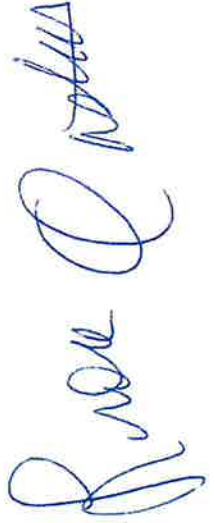
For the last three (3) years the fixed routes have been circumvented in order to have NDSU shuttles—by that I mean lying about there being a “bus driver shortage” which there NEVER was—cutting fixed routes, not running fixed routes sometimes in lieu of running four NDSU shuttles—which Julie and Cole had no right to do. Obviously, Julie and Cole (and the City Commission) can’t understand that Public Transportation (fixed routes) take priority over a shuttle bus system. Moorhead kept all of their buses running as well as Paratransit.

After three years of this, why does the word “permanent” have to be applied to NDSU shuttles? The lesson learned that having enough bus drivers to full staff the fixed routes and NDSU goes in cycles—and eliminating NDSU shuttles is the way to go. The State of North Dakota is supposed to help fund Public Transportation—it is not the requirement of the City of Fargo to run shuttles for the State of North Dakota—NDSU.

There are plenty of local contractors such as Red River Trails, Valley Bus, Andersons, etc. How about NDSU using some buses from the State Motor Pool. Why doesn’t NDSU have to “bid” for services like it is supposed to?

I have been riding the bus since the mid-80’s and by now public transportation should be a “smooth running machine”—which is failing to be. I see too much time, staff and resources being wasted on NDSU—just like this is.

LINDA ONSTAD -- BUS RIDER



COMMENT SHEET

The public hearings on these changes will be held at the Fargo City Commission, Monday, December 9, 2024, Fargo City Hall, 225 4th St. N, Fargo ND, 58102.

Name: Lynn Onstad Phone: — Route #: 310 N
Date: 12-2-24 Email: lono@npsa.com

Comments:

What does this have to do
with MATBUS? NPSA to not a part of
MATBUS - it was separate College
Service?
MATBUS Fares for Fargo - West Fargo
MATBUS Markers for Medical & Church
After all the problems w/ Bus Driver shortage
to have lost 3 years city to MATBUS doing this
service? PRIOR to solving the problem

Return to GTC Dispatcher or Mail to: Cole Swingen, Assistant Transit Director - Operations, 650 23rd St. N, Fargo ND, 58102

pro Route transportation!
Why can't NPSA use Lucas the
contractor?

It's time to eliminate
the NPSA shuttle and to
concentrate on public transit

COMMENT SHEET

The public hearings on these changes will be held at the Fargo City Commission, Monday, December 9, 2024, Fargo City Hall, 225 4th St. N, Fargo ND, 58102.

Name: Sarah Phone: Route #:
Date: 11/22/24 Email:
Comments:

V 1
1st, on elm. RT. 32
2 Fargo Duff
Unnecessary

Return to GTC Dispatcher or Mail to: Cole Swingen, Assistant Transit Director – Operations, 650 23rd St. N, Fargo ND, 58102

COMMENT SHEET

The public hearings on these changes will be held at the Fargo City Commission, Monday, December 9, 2024, Fargo City Hall, 225 4th St. N, Fargo ND, 58102.

Name: Angelito Alun Phone: 651-403-1114 Route #: 17 & 32

Date: 12/11/24 Email: Alun8884@gmail.com

Comments: Validate the changes of

Adding the necessary changes

and do not eliminate Route

32

Return to GTC Dispatcher or Mail to: Cole Swingen, Assistant Transit Director - Operations, 650 23rd St. N, Fargo ND, 58102



ASSESSOR'S OFFICE

Fargo City Hall
225 4th Street North
Fargo, ND 58102
Phone: 701.241.1340 | Fax: 701.241.1339
www.FargoND.gov

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December 4, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Attached are the *Applications for Abatement or Refund of Taxes* as follows:

- #4566 – 6229 Cattail Cove S – Reduce from \$1,083,900 down to \$1,042,600 for 2022
- #4586 – 6229 Cattail Cove S – Reduce from \$1,214,000 down to \$926,000 for 2023
- #4575 – 6229 Cattail Cove S – Reduce from \$1,447,900 down to \$1,042,600 for 2024

The appellant, having received our recommendation of value based on our analysis, has accepted the new value recommendation, and has waived the hearing before the city commission.

During our review and analysis, we found that the appellant was eligible for more relief than they applied for in 2022, but the reapplication date was past. Therefore, the assessor office is recommending a greater reduction for the 2022 value.

We have included information regarding the valuations of each property and a comparison to similar properties for equity and the market. In view of the information available, the analysis for market factors and equalization of comparable properties, we recommend the following:

SUGGESTED MOTION:

Approval of the following Application(s) of Abatement or Refund of Taxes:

- #4566 – 6229 Cattail Cove S – Reduce from \$1,083,900 down to \$826,800 for 2022
- #4586 – 6229 Cattail Cove S – Reduce from \$1,214,000 down to \$926,000 for 2023
- #4575 – 6229 Cattail Cove S – Reduce from \$1,447,900 down to \$1,042,600 for 2024

Sincerely,

Michael Splonskowski

Michael Splonskowski
Fargo City Assessor

Kenai Holdings LLC Residence

Parcel Number: 01-8559-00980-000

6229 Cattail Cove S

Owner: Kenai Holdings LLC

Appeal of Assessment for Year: 2022**Name of Applicant:** Kenai Holdings LLC

2022 True & Full Value	\$1,083,900	\$254 / sf	
Applicants Requested Value(s)	\$1,042,600	\$244 / sf	- 3.8%
Sale Price (11/14/2023)	\$695,100	\$147 / sf	

General Property Information

Property Type	Single Family Dwelling
Year Built	2019
Building Story Height	Two Story
Total Living Area (Above Grade)	4,271 sf
	6 Beds / 5 Baths

Staff Recommendation	\$826,800	\$194 / sf	-\$257,100 - 23.7%
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**Summary**

This property has been estimated since its construction in 2019. During the construction phase, a staff appraiser visited the site and spoke with the builder/owner. At that time, the exterior was mostly complete, and the builder/owner allowed the staff appraiser to take exterior measurements and collect notes. However, the interior was not sufficiently advanced in the construction process to be reviewed. Upon completion, the property owner declined to schedule an appointment for an interior inspection, instead providing information that high-quality materials had been used. Based on this information, the appraiser surmised that the interior would be superior to the exterior and valued the property accordingly.

The appellant purchased this home as a foreclosure and appealed the 2024 true and full value on September 5, 2024. The appellant disputed the significant increase in value over a single year, the construction grade, and the condition. The appellant did not respond in time to attend the local Boards of Equalization. A staff appraiser physically reviewed the property on September 11, 2024, and determined that the construction grade had been overstated since its construction. The grade reflects factors such as the quality of construction materials, workmanship, and home design. During the inspection, the owner provided details about items that had been replaced in the home and ongoing issues with the property.

The subject property's size is much larger than typical for this class of homes. While its size aligns more closely with excellent-grade homes, there were no sales of directly comparable properties in that category. Using excellent-grade homes for sales comparisons would suggest a higher value than is justifiable. Therefore, sales of smaller homes within the same class were used to establish a general range of values. These sales indicate that the assessed value is high. A larger concern, however, is that comparable assessed properties are significantly lower in value, suggesting that the subject property is inequitably valued and requires a reduction.

During the analysis, it was determined that the house was eligible for more relief than stated on the application. This conclusion was based on the cost approach and the equalized value of the subject property. While the applicant requested a reduction of 3.8%, the Assessor's Office is recommending a reduction of 23.7% for 2022.

The following homes are deemed most comparable to the subject:

Information provided above is a summary of the analysis conducted. Full analysis is provided in the Assessment Department's work file.

Kenai Holdings LLC Residence

Parcel Number: 01-8559-00980-000

6229 Cattail Cove S

Owner: Kenai Holdings LLC

Comparable Sales Summary

Address	Map Zone	Year Built	Size	Style	Beds	Baths	Garage Stalls	Sale Date	Sale Price (with SPUN)	\$/SF
7430 15 ST S	Davies	2020	3,318	2 Story	5	5	3 Stall / Att	10/2020	\$792,100	\$239
4784 TALLGRASS CV S	Osgood High	2021	3,425	2 Story	4	3.5	3 Stall / Att	09/2021	\$830,600	\$243
6115 MARIGOLD LOOP S	Osgood High	2016	3,416	2 Story	4	3.5	3 Stall / Att	08/2021	\$788,700	\$231
4771 59 ST S	Osgood High	2018	3,582	2 Story	5	3.5	3 Stall / Att	11/2021	\$847,300	\$237
6298 49 AVE S	Osgood High	2020	3,587	2 Story	4	2.5	3 Stall / Att	06/2021	\$810,800	\$226
Median										\$237
Average										\$235
Subject	Osgood High	2019	4,271	2 Story	6	5	3 Stall / Att	2022 Proposed	\$1,083,900 \$826,800	\$254 \$192

Competing Properties (Assessed Values) Summary

Address	Map Zone	Year Built	Size	Style	Beds	Baths	Garage Stalls	Year	Assessed Value	\$/SF
6139 MARIGOLD LOOP S	Osgood High	2016	3,454	2 Story	7	4	3 Stall / Att	2022	\$755,400	\$219
6115 MARIGOLD LOOP S	Osgood High	2016	3,416	2 Story	4	3.5	3 Stall / Att	2022	\$713,600	\$209
6298 49 AVE S	Osgood High	2020	3,587	2 Story	4	3.5	3 Stall / Att	2022	\$780,400	\$218
6200 CATTAIL CV S	Osgood High	2016	3,663	2 Story	4	3.5	3 Stall / Att	2022	\$747,800	\$204
4771 59 ST S	Osgood High	2018	3,582	2 Story	5	3.5	3 Stall / Att	2022	\$751,400	\$210
4784 TALLGRASS CV S	Osgood High	2021	3,425	2 Story	4	3.5	3 Stall / Att	2022	\$738,900	\$216
Median										\$213
Average										\$213
Subject	Osgood High	2019	4,271	2 Story	6	5	3 Stall / Att	2022 Proposed	\$1,083,900 \$826,800	\$254 \$192

Staff Recommendation: Reduce the true and full value for the 2022 tax year to \$826,800.

Kenai Holdings LLC Residence
Parcel Number: 01-8559-00980-000

6229 Cattail Cove S
Owner: Kenai Holdings LLC

Appeal of Assessment for Year: 2023

Name of Applicant:	Kenai Holdings LLC		
2023 True & Full Value	\$1,214,000	\$284 / sf	
Applicants Requested Value(s)	\$1,042,600	\$244 / sf	- 14.1%
Sale Price (11/14/2023)	\$695,100	\$147 / sf	
General Property Information			
Property Type	Single Family Dwelling		
Year Built	2019		
Building Story Height	Two Story		
Total Living Area (Above Grade)	4,271 sf		
	6 Beds / 5 Baths		
Staff Recommendation	\$926,000	\$217 / sf	-\$288,000 - 23.7%



Summary

This property has been estimated since its construction in 2019. During the construction phase, a staff appraiser visited the site and spoke with the builder/owner. At that time, the exterior was mostly complete, and the builder/owner allowed the staff appraiser to take exterior measurements and collect notes. However, the interior was not sufficiently advanced in the construction process to be reviewed. Upon completion, the property owner declined to schedule an appointment for an interior inspection, instead providing information that high-quality materials had been used. Based on this information, the appraiser surmised that the interior would be superior to the exterior and valued the property accordingly.

The appellant purchased this home as a foreclosure and appealed the 2024 true and full value on September 5, 2024. The appellant disputed the significant increase in value over a single year, the construction grade, and the condition. The appellant did not respond in time to attend the local Boards of Equalization. A staff appraiser physically reviewed the property on September 11, 2024, and determined that the construction grade had been overstated since its construction. The grade reflects factors such as the quality of construction materials, workmanship, and home design. During the inspection, the owner provided details about items that had been replaced in the home and ongoing issues with the property.

The subject property's size is much larger than typical for this class of homes. While its size aligns more closely with excellent-grade homes, there were no sales of directly comparable properties in that category. Using excellent-grade homes for sales comparisons would suggest a higher value than is justifiable. Therefore, sales of smaller homes within the same class were used to establish a general range of values. These sales indicate that the assessed value is high. A larger concern, however, is that comparable assessed properties are significantly lower in value, suggesting that the subject property is inequitably valued and requires a reduction.

The following homes are deemed most comparable to the subject:

Kenai Holdings LLC Residence

Parcel Number: 01-8559-00980-000

6229 Cattail Cove S

Owner: Kenai Holdings LLC

Comparable Sales Summary

Address	Map Zone	Year Built	Size	Style	Beds	Baths	Garage Stalls	Sale Date	Sale Price (with SPUN)	\$/SF
4784 TALLGRASS CV S	Osgood High	2021	3,425	2 Story	4	3.5	3 Stall / Att	09/2021	\$830,600	\$243
6115 MARIGOLD LOOP S	Osgood High	2016	3,416	2 Story	4	3.5	3 Stall / Att	08/2021	\$788,700	\$231
4771 59 ST S	Osgood High	2018	3,582	2 Story	5	3.5	3 Stall / Att	11/2021	\$847,300	\$237
6298 49 AVE S	Osgood High	2020	3,587	2 Story	4	2.5	3 Stall / Att	06/2021	\$810,800	\$226
5485 GRAYLAND DR S	Osgood High	2022	3,848	2 Story	4	3	3 Stall / Att	12/2022	\$995,300	\$259
Median										\$237
Average										\$239
Subject	Osgood High	2019	4,271	2 Story	6	5	3 Stall / Att	2023 Proposed	\$1,214,900 \$926,000	\$284 \$217

Competing Properties (Assessed Values) Summary

Address	Map Zone	Year Built	Size	Style	Beds	Baths	Garage Stalls	Year	Assessed Value	\$/SF
6139 MARIGOLD LOOP S	Osgood High	2016	3,454	2 Story	7	4	3 Stall/Att	2023	\$846,000	\$245
6115 MARIGOLD LOOP S	Osgood High	2016	3,416	2 Story	4	3.5	3 Stall/Att	2023	\$799,200	\$234
6298 49 AVE S	Osgood High	2020	3,587	2 Story	4	2.5	3 Stall/Att	2023	\$879,600	\$245
4851 63 ST S	Osgood High	2022	3,414	2 Story	4	3	3 Stall/Att	2023	\$642,700	\$188
6200 CATTAIL CV S	Osgood High	2016	3,663	2 Story	4	3.5	3 Stall/Att	2023	\$837,500	\$229
4771 59 ST S	Osgood High	2018	3,582	2 Story	5	3.5	3 Stall/Att	2023	\$841,600	\$235
Median										\$234
Average										\$229
Subject	Osgood High	2019	4,271	2 Story	6	5	3 Stall / Att	2023 Proposed	\$1,214,900 \$926,000	\$284 \$217

Staff Recommendation: Reduce the true and full value for the 2023 tax year to \$926,000.

Information provided above is a summary of the analysis conducted. Full analysis is provided in the Assessment Department's work file.

Kenai Holdings LLC Residence
Parcel Number: 01-8559-00980-000

6229 Cattail Cove S
Owner: Kenai Holdings LLC

Appeal of Assessment for Year: 2024

Name of Applicant:	Kenai Holdings LLC			
2023 True & Full Value	\$1,447,900	\$339 / sf		
Applicants Requested Value(s)	\$1,042,600	\$244 / sf	- 28.0%	
Sale Price (11/14/2023)	\$695,100	\$147 / sf		
General Property Information				
Property Type	Single Family Dwelling			
Year Built	2019			
Building Story Height	Two Story			
Total Living Area (Above Grade)	4,271 sf			
	6 Beds / 5 Baths			
Staff Recommendation	\$1,042,600	\$244 / sf	-\$405,300	- 28.0%



Summary

This property has been estimated since its construction in 2019. During the construction phase, a staff appraiser visited the site and spoke with the builder/owner. At that time, the exterior was mostly complete, and the builder/owner allowed the staff appraiser to take exterior measurements and collect notes. However, the interior was not sufficiently advanced in the construction process to be reviewed. Upon completion, the property owner declined to schedule an appointment for an interior inspection, instead providing information that high-quality materials had been used. Based on this information, the appraiser surmised that the interior would be superior to the exterior and valued the property accordingly.

The appellant purchased this home as a foreclosure and appealed the 2024 true and full value on September 5, 2024. The appellant disputed the significant increase in value over a single year, the construction grade, and the condition. The appellant did not respond in time to attend the local Boards of Equalization. A staff appraiser physically reviewed the property on September 11, 2024, and determined that the construction grade had been overstated since its construction. The grade reflects factors such as the quality of construction materials, workmanship, and home design. During the inspection, the owner provided details about items that had been replaced in the home and ongoing issues with the property.

The subject property's size is much larger than typical for this class of homes. While its size aligns more closely with excellent-grade homes, there were no sales of directly comparable properties in that category. Using excellent-grade homes for sales comparisons would suggest a higher value than is justifiable. Therefore, sales of smaller homes within the same class were used to establish a general range of values. These sales indicate that the assessed value is high. A larger concern, however, is that comparable assessed properties are significantly lower in value, suggesting that the subject property is inequitably valued and requires a reduction.

The following homes are deemed most comparable to the subject:

Kenai Holdings LLC Residence

Parcel Number: 01-8559-00980-000

6229 Cattail Cove S

Owner: Kenai Holdings LLC

Comparable Sales Summary

Address	Map Zone	Year Built	Size	Style	Beds	Baths	Garage Stalls	Sale Date	Sale Price (with SPUN)	\$/SF
6230 CATTAIL CV S	Osgood High	2022	3,338	2 Story	4	2.5	3 Stall / Att	01/2023	\$820,100	\$246
4784 TALLGRASS CV S	Osgood High	2021	3,425	2 Story	4	3.5	3 Stall / Att	09/2021	\$830,600	\$243
6115 MARIGOLD LOOP S	Osgood High	2016	3,416	2 Story	4	3.5	3 Stall / Att	08/2021	\$788,700	\$231
4771 59 ST S	Osgood High	2018	3,582	2 Story	5	3.5	3 Stall / Att	11/2021	\$847,300	\$237
4851 63 ST S	Osgood High	2022	3,414	2 Story	4	3	3 Stall / Att	02/2023	\$1,041,700	\$305
6298 49 AVE S	Osgood High	2020	3,587	2 Story	4	2.5	3 Stall / Att	06/2021	\$810,800	\$226
5485 GRAYLAND DR S	Deer Creek	2022	3,848	2 Story	4	3	3 Stall / Att	12/2022	\$995,300	\$259
									Median	\$243
									Average	\$249
Subject	Osgood High	2019	4,271	2 Story	6	5	3 Stall / Att	2024 Proposed	\$1,447,900	\$339
									\$1,042,600	\$284

Competing Properties (Assessed Values) Summary

Address	Map Zone	Year Built	Size	Style	Beds	Baths	Garage Stalls	Year	Assessed Value	\$/SF
1467 75 AVE S	Davies	2016	3,417	2 Story	6	4	4 Stall / Att	2024	\$907,600	\$266
7430 15 ST S	Davies	2020	3,318	2 Story	5	5	3 Stall / Att	2024	\$955,100	\$288
7394 15 ST S	Davies	2016	3,594	2 Story	7	5	3 Stall / Att	2024	\$930,200	\$259
6139 MARIGOLD LOOP S	Osgood High	2016	3,454	2 Story	7	4	3 Stall / Att	2024	\$916,500	\$265
6115 MARIGOLD LOOP S	Osgood High	2016	3,416	2 Story	4	3.5	3 Stall / Att	2024	\$771,700	\$226
4771 59 ST S	Osgood High	2018	3,582	2 Story	5	3.5	3 Stall / Att	2024	\$893,600	\$249
2748 SAMUEL DR S	Maple Valley	2016	3,562	2 Story	6	4.5	3 Stall / Att	2024	\$940,600	\$264
									Median	\$264
									Average	\$260
Subject	Osgood High	2019	4,271	2 Story	6	5	3 Stall / Att	2024 Proposed	\$1,447,900	\$339
									\$1,042,600	\$284

Staff Recommendation: Reduce the true and full value for the 2024 tax year to \$1,042,600.

Information provided above is a summary of the analysis conducted. Full analysis is provided in the Assessment Department's work file.

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota

Assessment District FARGOCounty of CASS

Property I.D. No. _____

Name KENAI HOLDINGSTelephone No. (404) 313-2373Address 6229 CATTAIL COVE S FARGO ND 58104

Legal description of the property involved in this application:

Lot 21 Block 3, Rocking Horse Farms 2nd

Total true and full value of the property described above for the year 2022 is:

Land \$ 145,500
 Improvements \$ 788,400
 Total \$ 933,900
 (1)

Total true and full value of the property described above for the year 2022 should be:

Land \$ 122,300
 Improvements \$ 920,300
 Total \$ 1,042,600
 (2)

The difference of \$ _____ true and full value between (1) and (2) above is due to the following reason(s):

- ☐ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- ☒ 2. Residential or commercial property's true and full value exceeds the market value
- ☐ 3. Error in property description, entering the description, or extending the tax
- ☐ 4. Nonexisting improvement assessed
- ☐ 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- ☐ 6. Duplicate assessment
- ☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- ☐ 8. Error in noting payment of taxes, taxes erroneously paid
- ☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- ☒ 10. Other (explain) foreclosure - we paid due 2022 taxes

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ 644,368 Date of purchase: 11-14-2023
 Terms: Cash ☒ Contract _____ Trade _____ Other (explain) foreclosure
 Was there personal property involved in the purchase price? no Estimated value: \$ _____
 yes/no
2. Has the property been offered for sale on the open market? yes If yes, how long? 11 months
 yes/no
 Asking price: \$ \$995,000 Terms of sale: _____
3. The property was independently appraised: no Purpose of appraisal: _____
 yes/no
 Market value estimate: \$ _____
 Appraisal was made by whom? _____
4. The applicant's estimate of market value of the property involved in this application is \$ 1,000,000
5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that value be reducedRefund of exceded payment of taxes based on incorrect assessed value to owner

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (if other than applicant)

Date

Signature of Applicant

Date

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____

City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached. _____

Dated _____

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

**Application For Abatement
Or Refund Of Taxes**

Name of Applicant _____

County Auditor's File No. **#4566**

Date Application Was Filed
With The County Auditor _____

Date County Auditor Mailed
Application to Township
Clerk or City Auditor _____

(must be within five business days of filing date)

CASS CO AUDITOR

DEC 02 2024 AM 09:30

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota

Assessment District FARGO

County of **CASS**

Property I.D. No. 01-8559-00980-000

Name KENAI HOLDINGS LLC

Telephone No. (404) 313-2373

Address 6229 CATTAIL COVE S FARGO ND 58104

Legal description of the property involved in this application:

LOT 21 BLOCK 3, ROCKING HORSE FARMS 2ND

Total true and full value of the property described above for the year 2023 is:

Land \$ 145,500

Improvements \$ 1,068,500

Total \$ 1,214,000

(1)

Total true and full value of the property described above for the year 2023 should be:

Land	\$ 145.500
------	------------

Improvements \$ 780,500

Total \$ 926,000

2

The difference of \$ 288,000.00 true and full value between (1) and (2) above is due to the following reason(s):

- ☐ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
☒ 2. Residential or commercial property's true and full value exceeds the market value
☐ 3. Error in property description, entering the description, or extending the tax
☐ 4. Nonexisting improvement assessed
☐ 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
☐ 6. Duplicate assessment
☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
☐ 8. Error in noting payment of taxes, taxes erroneously paid
☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
☒ 10. Other (explain) foreclosure - we paid due 2022 taxes

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ 644,368 Date of purchase: 11/14/2023

Terms: Cash ✓ Contract Trade Other (explain)

Was there personal property involved in the purchase price? no Estimated value: \$
yes/no

2. Has the property been offered for sale on the open market? yes If yes, how long? 11 months
yes/no

Asking price: \$ \$995,000 Terms of sale:

3. The property was independently appraised: NO Purpose of appraisal: _____
yes/no

Market value estimate: \$ _____

Appraisal was made by whom?

4. The applicant's estimate of market value of the property involved in this application is \$ _____

5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that value be reduced with refund of exceded payment of taxes based on incorrect assessed value to

owner

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (if other than applicant)

Date _____

Signature of Applicant

Date _____

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____.

Dated this _____ day of _____, _____

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$_____ to \$_____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$_____. The Board accepts \$_____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached.

Dated _____

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest? yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date _____

Application For Abatement Or Refund Of Taxes

Name of Applicant

Kencu Holdings LLC

County Auditor's File No.

4586

Date Application Was Filed With The County Auditor

12/2/24

**Date County Auditor Mailed
Application to Township
Clerk or City Auditor**

12/2/24

Amount to which the business day of 11/11/11 is applied

North Dakota Century Code § 57-23-04

RECEIVED

CASE COALITION

OCT 18 2024 AM 10:28

24775
(2-2016)

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____,

City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.

Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached.

Dated _____,

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

Application For Abatement
Or Refund Of Taxes

Name of Applicant

Kenai Holdings

County Auditor's File No.

4575

Date Application Was Filed
With The County Auditor

10/18/2024

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

10/18/2024

(must be within five business days of filing date)



ASSESSOR'S OFFICE

Fargo City Hall
225 4th Street North
Fargo, ND 58102
Phone: 701.241.1340 | Fax: 701.241.1339
www.FargoND.gov

45

November 27, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Attached are the *Applications for Abatement or Refund of Taxes* as follows:

- #4569 – 4512 33rd St N – Reduce from \$11,643,100 down to \$8,381,450
- #4570 – 4451 37th St N – Reduce from \$9,544,300 down to \$9,179,280
- #4571 – 4108 33rd St N – Reduce from \$4,924,100 down to \$4,713,000
- #4572 – 4409 33rd St N – Reduce from \$3,951,900 down to \$3,279,056
- #4573 – 4455 33rd St N – Reduce from \$1,863,100 down to \$1,565,890
- #4574 – 4357 33rd St N – Reduce from \$1,463,000 down to \$1,269,288

These were submitted by Tari Birkelo for County 20 Storage and Transfer Inc. The applications are for properties located in the industrial park on Cass County Highway 20 and are requesting reductions to the 2023 assessed values as noted above.

We have included information regarding the valuations of each property and a comparison to similar properties for equity and the market. In view of the information available, the analysis for market factors and equalization of comparable properties, we recommend the following:

SUGGESTED MOTIONS:

Denial of the following Application(s) of Abatement or Refund of Taxes:

- #4569 - 4512 33rd St N. and retain the 2023 value.**
- #4570 - 4451 37th St N. and retain the 2023 value.**
- #4571 - 4108 33rd St N. and retain the 2023 value.**
- #4572 - 4409 33rd St N. and retain the 2023 value.**
- #4573 - 4455 33rd St N. and retain the 2023 value.**
- #4574 - 4357 33rd St N. and retain the 2023 value.**

Sincerely,

Michael Splonskowski

Michael Splonskowski
Fargo City Assessor

Sky Logistics Warehouse

Parcel Number: 01-5410-00800-000

4108 33 St N

Owner: County 20 Storage & Transfer Inc

Appeal of Assessment for Year: 2023**Name of Applicant:** Robert Nelson**Assessed Value (2023 Tax Year)** 4,924,100**Applicants Requested Value(s)** 4,713,000**General Property Information**

Property Type	Warehouse
Year Built	2008

Building Area	80,000 sf	61.55 / sf
Gross Building Area	80,000 sf	61.55 / sf

Fargo Assessor Recommendation	4,924,100	0%
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**Summary**

The subject property is a warehouse located north of County Highway 20 and west of Interstate 29. The appellant is requesting a reduction of \$211,000, or 4.3%. The appellant provides current construction costs for a similar building to support the requested reduction in value.

Staff routinely studies the relationship between permitted construction costs and market value. We find that the market value of industrial buildings often exceeds construction costs, which explains the uptick in new industrial construction, particularly in 2023. The appellant's cost analysis excludes critical components tied to market value, such as site improvements and entrepreneurial incentive. These omissions result in an incomplete representation of the property's true and full value.

To support the 2023 true and full value, staff utilized all three appraisal approaches. The indicated values center around \$6,700,000, or \$83.75 per square foot. Staff also examined competing properties for assessment equity (fairness). We analyzed the 2023 true and full value of warehouses built between 1993 and 2023 that measure larger than 20,000 square feet. We found 21 such properties. The subject property is assessed lower than roughly 90% of its competitors on both units of comparison.

Comparable Sales Summary

Address	Buyer	Seller	Property Type	Size (SF)	Year Built	Sale Date	Sale Price (Contract)	Sale Price (Adjusted)	\$/SF (Adj)
3949 37 AVE S	3949 INDUSTRIAL LLC	LARKIN PROPERTIES	Warehouse	48,750	1999	Apr-23	4,765,000	4,594,500	94
3600 39 ST S	MACO 3552 LEASING	LARKIN PROPERTIES	Warehouse	65,200	2017	Nov-23	8,311,100	6,033,500	93
1425 47 ST N	HAMILTON	M&R NORTH DAKOTA	Warehouse	61,919	2005	Sep-23	7,600,000	4,344,500	70
1405 43 ST N	KELMAR PROPERTY 8	DMI BUILDING LLC	Warehouse	43,920	1995	Aug-21	3,100,000	3,632,500	83
Subject			Warehouse	80,000	2008	2023 Value		4,924,100	62

Competing Properties (Assessed Values) Summary

	Total Value	\$/SF Total	\$/SF Improvement
90 th Percentile	13,043,300	126	115
75 th Percentile	9,544,300	100	90
Median	5,947,400	78	72
25 th Percentile	4,239,300	67	62
10 th Percentile	1,751,290	60	54
2023 True & Full	4,924,100	62	54

Recommended Action: Retain the value of \$4,924,100 for the 2023 tax year.

Information provided above is a summary of the analysis conducted. Full analysis is provided in the Assessment Department's work file.

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____, _____
City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached. _____

Dated _____

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

**Application For Abatement
Or Refund Of Taxes**

Name of Applicant

County 20 Storage +
Transfer Inc.

County Auditor's File No.

4571

Date Application Was Filed
With The County Auditor

10/16/2024

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

10/17/2024

(must be within five business days of filing date)

County 20 Storage & Transfer Inc

Supplement to Application For Abatement or Refund of Taxes

10. Other (explain) –

Property Address: 4108 33 St N, Fargo, ND 58102

Parcel: 01-5410-00800-000

The property owner is presently constructing two 196,000 square foot warehouses, identical in construction to the above listed property. These warehouses are at 46th Avenue N, just a few blocks from the above-listed property. The actual 2024 construction costs of the new buildings are less than the estimated market value of the County's appraisal. The Property Owner is agreeing to use the County's estimated land value.

Mills:	296.6
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	4108
Building Sq footage	80,000
	01-5410-00800-
Parcel	000
Land Value	577,000
Building Value	4,347,100
Total Value	4,924,100
Taxable Value	246,205
Tax for year	73,024
Specials	13,637
Drains	1,298
Discount	3,651

2024 & 2025 Build Costs - 46th Avenue	\$ 51.70
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Building only - Replacement Cost	\$ 4,136,000
Land Value - Per City of Fargo	577,000

Total Replacement + Land	<u>\$ 4,713,000</u>
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Difference	\$ 211,100
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City's rate of Total Value / Taxable Value	0.05
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Taxable computed by Taxpayer	235,650
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Tax Rate City, based upon Taxable Value	0.296598363
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Calculated Tax	69,893
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Calculated Tax - Tax for Year - City	\$ (3,131)
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Combined Difference

Replacement + Land / Sq. Feet	\$ 58.91
-------------------------------	----------

2023

Land	577,000
Building	4,347,100
Total	4,924,100

Current Less 2023	(211,100)
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Construction Plan

Owner's Name: County 20 Storage & Transfer

Property at 3601.48th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

	196000	sq feet	Assessed Information
Land Value	\$ 490,000.00		
Underground	\$ 490,000.00		Dakota Underground- Including watermain, sanitary sewer, storm sewer
Valor Contracting	\$ 8,374,811.01		per contract with change orders through 5/23
Fire Protection	\$ 442,934.00		Nova Fire Protection- Install wet pipe sprinkler system
Electrical	\$ 300,000.00		K&D Electric
Plumbing	\$ 50,785.00		Prime Plumbing
HVAC	\$ 388,962.00		MidStates In Floor Heat
Earthwork- completed	\$ 530,000.00		Incl additional aggregate and equipment to move it
County 20's General Contractor	\$ 78,000.00		Payroll to Sky Logistics
County 20's temp hire	\$ 40,000.00		Payroll to Labor Masters and Sky Logistics
Landscaping	\$ 60,000.00		Trees (Haugens) and temp labor
overhead garage doors	\$ 65,489.00		Twin City Garage Door
warehouse docking	\$ 174,488.70		Atbon Equipment Corp
builders risk insurance	\$ 11,200.00		Hanover Insur Company
Engineering	\$ 12,444.19		Lowry Engineering
testing	\$ 25,000.00		Terracon- ground testing
permit	\$ 28,080.00		City of Fargo
Utilities	\$ 20,000.00		electricity and water
Misc	\$ 120,000.00		miscellaneous

\$ 11,682,194.90 TOTAL PROJECT
 minus land, landscaping, earthwork, underground,
 Engineering, Testing
 196,000 \$ 10,054,750.71 \$ 51.30

Property at 3601.48th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

	196000	sq feet	Assessed Information
Land Value	\$ 490,000.00		
Underground	\$ 490,000.00		Dakota Underground- Including watermain, sanitary sewer, storm sewer
Valor Contracting	\$ 8,330,125.00		per contract with change orders through 5/23
Fire Protection	\$ 442,934.00		Nova Fire Protection- Install wet pipe sprinkler system
Electrical	\$ 300,000.00		K&D Electric
Plumbing	\$ 50,785.00		Prime Plumbing
HVAC	\$ 388,962.00		MidStates In Floor Heat
Earthwork- completed	\$ 530,000.00		Incl additional aggregate and equipment to move it
County 20's General Contractor	\$ 78,000.00		Payroll to Sky Logistics
County 20's temp hire	\$ 40,000.00		Payroll to Labor Masters and Sky Logistics
Landscaping	\$ 60,000.00		Trees (Haugens) and temp labor
overhead garage doors	\$ 65,489.00		Twin City Garage Door
warehouse docking	\$ 174,488.70		Atbon Equipment Corp
builders risk insurance	\$ 11,200.00		Hanover Insur Company
Engineering	\$ 12,444.19		Lowry Engineering
testing	\$ 25,000.00		Terracon- ground testing
permit	\$ 28,080.00		City of Fargo
Utilities	\$ 20,000.00		electricity and water
Misc	\$ 120,000.00		miscellaneous

\$ 11,897,508.89 TOTAL PROJECT
 minus land, landscaping, earthwork, underground,
 Engineering, Testing
 196,000 \$ 10,210,064.70 \$ 52.09

Sky Logistics Warehouse

Parcel Number: 01-5410-01201-000

4512 33 St N

Owner: Robert Nelson

Appeal of Assessment for Year: 2023**Name of Applicant:** Robert Nelson**Assessed Value (2023 Tax Year)** 11,643,100**Applicants Requested Value(s)** 8,381,450**General Property Information**

Property Type	Warehouse
Year Built	2017

Building Area	148,500 sf	78.40 / sf
Gross Building Area	148,500 sf	78.40 / sf

Fargo Assessor Recommendation	11,643,100	0%
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**Summary**

The subject property is a warehouse located north of County Highway 20 and west of Interstate 29. The appellant is requesting a reduction of \$3,261,650, or 28%. The appellant provides current construction costs for a similar building to support the requested reduction in value.

Staff routinely studies the relationship between permitted construction costs and market value. We find that the market value of industrial buildings often exceeds construction costs, which explains the uptick in new industrial construction, particularly in 2023. The appellant's cost analysis excludes critical components tied to market value, such as site improvements and entrepreneurial incentive. These omissions result in an incomplete representation of the property's true and full value.

To support the 2023 true and full value, staff utilized all three appraisal approaches. The indicated values center around \$13,600,000, or \$91.58 per square foot. Staff also examined competing properties for assessment equity (fairness). We analyzed the 2023 true and full value of warehouses built between 2003 and 2023, measuring larger than 20,000 square feet. We found 15 such properties. The subject is assessed below the median value on both units of comparison.

Comparable Sales Summary

Address	Buyer	Seller	Property Type	Size (SF)	Year Built	Sale Date	Sale Price (Contract)	Sale Price (Adjusted)	\$/SF (Adj)
3949 37 AVE S	3949 INDUSTRIAL LLC	LARKIN PROPERTIES	Warehouse	48,750	1999	Apr-23	4,765,000	4,456,300	91
3600 39 ST S	MACO 3552 LEASING	LARKIN PROPERTIES	Warehouse	65,200	2017	Nov-23	8,311,100	6,252,200	96
1425 47 ST N	HAMILTON	M&R NORTH DAKOTA	Warehouse	61,919	2005	Sep-23	7,600,000	4,243,100	69
1405 43 ST N	KELMAR PROPERTY 8	DMI BUILDING LLC	Warehouse	43,920	1995	Aug-21	3,100,000	3,522,600	80
Subject			Warehouse	148,500	2017	2023 Value		11,643,100	78

Competing Properties (Assessed Values) Summary

	Total Value	\$/SF Total	\$/SF Improvement
90 th Percentile	14,164,280	127	116
75 th Percentile	11,353,950	112	93
Median	8,543,700	91	75
25 th Percentile	5,689,170	70	63
10 th Percentile	4,725,896	63	57
2023 True & Full	11,643,100	78	74

Recommended Action: Retain the value of \$11,643,100 for the 2023 tax year.

Information provided above is a summary of the analysis conducted. Full analysis is provided in the Assessment Department's work file.

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

RECEIVED

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota

Assessment District City of FargoCounty of CassProperty I.D. No. 01-5410-01201-000Name Robert L NelsonTelephone No. (701) 365-4609Address 4512 33 St N, Fargo, ND 58102

Legal description of the property involved in this application:

Lot: 6 Block: 2 RLN BUSINESS PARK 1ST LT 6 & 7 BLK 2 **1-14-19 REQUESTED COMBINE FRM
01-5410-01200-000 & 01300-000 FOR 2019

Total true and full value of the property described above for the year 2023 is:

Land \$ 704,000
Improvements \$ 10,939,100
Total \$ 11,643,100
(1)

Total true and full value of the property described above for the year 2023 should be:

Land \$ 704,000
Improvements \$ 7,677,450
Total \$ 8,381,450
(2)

The difference of \$ _____ true and full value between (1) and (2) above is due to the following reason(s):

- ☐ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- ☒ 2. Residential or commercial property's true and full value exceeds the market value
- ☐ 3. Error in property description, entering the description, or extending the tax
- ☐ 4. Nonexisting improvement assessed
- ☐ 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- ☐ 6. Duplicate assessment
- ☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- ☐ 8. Error in noting payment of taxes, taxes erroneously paid
- ☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- ☒ 10. Other (explain) See attached statement

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ _____ Date of purchase: _____
Terms: Cash _____ Contract _____ Trade _____ Other (explain) _____
Was there personal property involved in the purchase price? _____ Estimated value: \$ _____
yes/no
2. Has the property been offered for sale on the open market? no If yes, how long? _____
yes/no
- Asking price: \$ _____ Terms of sale: _____
3. The property was independently appraised: no Purpose of appraisal: _____
yes/no
Market value estimate: \$ _____
Appraisal was made by whom? _____
4. The applicant's estimate of market value of the property involved in this application is \$ 8,381,450
5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that The County take into consideration that Owner is presently constructing two 196k sq ft
buildings a few blocks from this address, and our actual costs of the buildings are greatly less than
the assessed values of the County's comparisons or estimated appraised values.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Hunt D. Bohman CPA
Signature of Preparer (if other than applicant) CVA

Date

Signature of Applicant

Date

10.14.24Tariq Akula10/14/2024

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____,

City Auditor or Township Clerk**Action by the Board of County Commissioners**

Application was _____ by action of _____ County Board of Commissioners.

Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached.

Dated _____,

County Auditor_____
Chairperson**Certification of County Auditor**

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor_____
Date

Application For Abatement
Or Refund Of Taxes

Name of Applicant

Robert L Nelson

County Auditor's File No.

4569

Date Application Was Filed
With The County Auditor

10/16/2024

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

10/17/2024

(must be within five business days of filing date)

County 20 Storage & Transfer Inc

Supplement to Application For Abatement or Refund of Taxes

10. Other (explain) –

Property Address: 4512 33 St N, Fargo, ND 58102

Parcel: 01-5410-01201-000

The property owner is presently constructing two 196,000 square foot warehouses, identical in construction to the above listed property. These warehouses are at 46th Avenue N, just a few blocks from the above-listed property. The actual 2024 construction costs of the new buildings are less than the estimated market value of the County's appraisal. The Property Owner is agreeing to use the County's estimated land value.

Mills:	296.6
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	4512
Building Sq footage	148,500
	01-5410-01201-000
Parcel	
Land Value	704,000
Building Value	10,939,100
Total Value	11,643,100
Taxable Value	582,155
Tax for year	172,667
Specials	17,606
Drains	2,877
Discount	8,633

2024 & 2025 Build Costs - 46th Avenue \$ 51.70

Building only - Replacement Cost \$ 7,677,450
Land Value - Per City of Fargo 704,000

Total Replacement + Land \$ 8,381,450

Difference \$ 3,261,650

City's rate of Total Value / Taxable Value 0.05

Taxable computed by Taxpayer 419,073

Tax Rate City, based upon Taxable Value 0.296599703

Calculated Tax 124,297

Calculated Tax - Tax for Year - City \$ (48,370)

Combined Difference

Replacement + Land / Sq. Feet \$ 56.44

2023

Land	704,000
Building	10,939,100
Total	11,643,100
Current Less 2023	(3,261,650)

Construction Plan

Owner's Name: County 20 Storage & Transfer

Property at 3401 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

Land Value	\$	490,000.00	Assessed Information
Underground	\$	490,000.00	Dakota Underground- including watermain, sanitary sewer, storm sewer
Valor Contracting	\$	8,374,811.01	per contract with change orders through 5/23
Fire Protection	\$	442,934.00	Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$	300,000.00	K&D Electric
Plumbing	\$	50,785.00	Prime Plumbing
HVAC	\$	366,962.00	MidStates in Floor Heat
Earthwork- completed	\$	530,000.00	Incl additional aggregate and equipment to move it
County 20's General Contractor	\$	78,000.00	Payroll to Sky Logistics
County 20's temp hire	\$	40,000.00	Payroll to Labor Masters and Sky Logistics
Landscaping	\$	60,000.00	Trees (Haugens) and temp labor
overhead garage doors	\$	65,489.00	Twin City Garage Door
warehouse docking	\$	174,485.70	Arbon Equipment Corp
builders risk insurance	\$	11,200.00	Hanover Insur Company
Engineering	\$	12,444.19	Lowry Engineering
testing	\$	25,000.00	Terracon- ground testing
permit	\$	28,080.00	City of Fargo
Utilities	\$	20,000.00	electricity and water
Misc	\$	120,000.00	miscellaneous

\$ 11,682,194.90	TOTAL PROJECT
\$ 1,627,444.19	minus land, landscaping, earthwork, underground, Engineering, Testing
196,000	\$ 10,054,750.71
	\$ 51.30

Property at 3601 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

Land Value	\$	490,000.00	Assessed Information
Underground	\$	490,000.00	Dakota Underground- including watermain, sanitary sewer, storm sewer
Valor Contracting	\$	8,330,125.00	per contract with change orders through 5/23
Fire Protection	\$	442,934.00	Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$	300,000.00	K&D Electric
Plumbing	\$	50,785.00	Prime Plumbing
HVAC	\$	366,962.00	MidStates in Floor Heat
Earthwork- completed	\$	530,000.00	Incl additional aggregate and equipment to move it
County 20's General Contractor	\$	78,000.00	Payroll to Sky Logistics
County 20's temp hire	\$	40,000.00	Payroll to Labor Masters and Sky Logistics
Landscaping	\$	60,000.00	Trees (Haugens) and temp labor
overhead garage doors	\$	65,489.00	Twin City Garage Door
warehouse docking	\$	174,485.70	Arbon Equipment Corp
builders risk insurance	\$	11,200.00	Hanover Insur Company
Engineering	\$	12,444.19	Lowry Engineering
testing	\$	25,000.00	Terracon- ground testing
permit	\$	28,080.00	City of Fargo
Utilities	\$	20,000.00	electricity and water
Misc	\$	120,000.00	miscellaneous

\$ 11,837,508.89	TOTAL PROJECT
\$ 1,627,444.19	minus land, landscaping, earthwork, underground, Engineering, Testing
196,000	\$ 10,210,064.70
	\$ 52.09

Precision Equipment Manufacturing

Parcel Number: 01-7780-00101-000

4409 33 St N

Owner: County 20 Storage & Transfer Inc

Appeal of Assessment for Year: 2023**Name of Applicant:** Robert Nelson**Assessed Value (2023 Tax Year)** 3,951,900**Applicants Requested Value(s)** 3,279,056**General Property Information**

Property Type	Manufacturing
Year Built	2013

Building Area	54,120 sf	73.02 / sf
Gross Building Area	56,772 sf	69.61 / sf

Fargo Assessor Recommendation	3,951,900	0%
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**Summary**

The subject property is a trailer manufacturing facility located north of County Highway 20 and west of Interstate 29. The appellant is requesting a reduction of \$672,844, or 17%. The appellant provides current construction costs for a warehouse building to support the requested reduction in value.

Staff routinely studies the relationship between permitted construction costs and market value. We find that the market value of industrial buildings often exceeds construction costs, which explains the uptick in new industrial construction, particularly in 2023. The appellant's cost analysis excludes critical components tied to market value, such as site improvements and entrepreneurial incentive. These omissions result in an incomplete representation of the property's true and full value.

To support the 2023 true and full value, staff utilized all three appraisal approaches. The indicated values center around \$5,052,000, or \$93.90 per square foot. Staff also examined competing properties for assessment equity (fairness). We analyzed the 2023 true and full value of manufacturing facilities built between 2003 and 2023 that measure larger than 20,000 square feet. We found 21 such properties. The subject's assessed value is at or below the 10th percentile of all competing properties on both units of comparison.

Comparable Sales Summary

Address	Buyer	Seller	Property Type	Size (SF)	Year Built	Sale Date	Sale Price (Contract)	Sale Price (Adjusted)	\$/SF (Adj)
3600 39 ST S	MACO 3552 LEASING	LARKIN PROPERTIES	Warehouse	65,200	2017	Nov-23	8,311,100	7,043,300	108
3949 37 AVE S	3949 INDUSTRIAL LLC	LARKIN PROPERTIES	Warehouse	48,750	1999	Apr-23	4,765,000	4,973,400	102
4245 12 AVE N	BLACK HYDRAU LLC	FHC PROPERTIES LLC	Manufacturing	29,400	1994	May-23	2,049,700	1,937,300	66
1405 43 ST N	KELMAR PROPERTY 8	DMI BUILDING LLC	Manufacturing	43,920	1995	Aug-21	3,100,000	3,920,900	89
Subject			Manufacturing	54,120	2013	2023 Value		3,951,900	73

Competing Properties (Assessed Values) Summary

	Total Value	\$/SF Total	\$/SF Improvement
90 th Percentile	19,371,100	193	169
75 th Percentile	13,654,800	114	101
Median	6,086,700	104	87
25 th Percentile	2,844,400	95	77
10 th Percentile	2,381,790	77	64
2023 True & Full	3,951,900	73	64

Recommended Action: Retain the value of \$3,951,900 for the 2023 tax year.

Information provided above is a summary of the analysis conducted. Full analysis is provided in the Assessment Department's work file.

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

RECEIVED

CASS CD ALDITER

~~OCT 16~~ 2024 AM 10:33

State of North Dakota

Assessment District City of Fargo

County of Cass

Property I.D. No. 01-7780-00101-000

Name COUNTY 20 STORAGE & TRANSFER INC

Telephone No. (701) 365-4609

Address 4409 33 St N, Fargo, ND 58102

Legal description of the property involved in this application:

Lot: 1 Block: 1 RLN BUSINESS PARK 2ND ADDN LTS 1, 2 & 3 BLK 1 **7-18-13 COMB FRM
01-7780-00100- 000, 00200-000 & 00300-000 PER OWNER REQUEST #2013 -059

Total true and full value of the property described above for the year 2023 is:

Land	\$ 481,000
Improvements	\$ 3,470,900
Total	\$ 3,951,900

Total true and full value of the property described above for the year 2023 should be:

Land	\$ 2,798,056
Improvements	\$ 481,000
Total	\$ 3,279,056

The difference of \$ 672,844.00 true and full value between (1) and (2) above is due to the following reason(s):

- ☒ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27,2
☐ 2. Residential or commercial property's true and full value exceeds the market value
☐ 3. Error in property description, entering the description, or extending the tax
☐ 4. Nonexisting improvement assessed
☐ 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
☐ 6. Duplicate assessment
☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
☐ 8. Error in noting payment of taxes, taxes erroneously paid
☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08,1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08,8). Attach a copy of the application.
☒ 10. Other (explain) See attached statement

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ _____ Date of purchase: _____
Terms: Cash _____ Contract _____ Trade _____ Other (explain) _____
Was there personal property involved in the purchase price? _____ Estimated value: \$ _____
yes/no

2. Has the property been offered for sale on the open market? no. If yes, how long? yes/no

Asking price: \$ _____ Terms of sale: _____

[illegible]

Market value estimate: \$ _____

Appraisal was made by whom? _____

4. The applicant's estimate of market value of the property involved in this application is \$ 3,279,056

5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that The County take into consideration that Owner is presently constructing two 196k sq ft

buildings a few blocks from this address, and our actual costs of the buildings are greatly less than

the accessed values of the County's comparisons or estimated appraised values.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (if other than applicant) Hunt D. Bodman CPA, CVA 10-14-24 Date 10-14-24 Signature of Applicant Jane Bodman

Date _____

Signature of Applicant

Date _____

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____,

City Auditor or Township Clerk

Action by the Board of County CommissionersApplication was _____ by action of _____ County Board of Commissioners.
Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached.

Dated _____,

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

Application For Abatement
Or Refund Of Taxes

Name of Applicant
County 20 Storage
Transfer 1 Ac.
County Auditor's File No. 4572

Date Application Was Filed
With The County Auditor
10/11/2024

Date County Auditor Mailed
Application to Township
Clerk or City Auditor
10/17/2024
(must be within five business days of filing date)

County 20 Storage & Transfer Inc

Supplement to Application For Abatement or Refund of Taxes

10. Other (explain) –

Property Address: 4409 33 St N, Fargo, ND 58102

Parcel: 01-7780-00101-000

The property owner is presently constructing two 196,000 square foot warehouses, identical in construction to the above listed property. These warehouses are at 46th Avenue N, just a few blocks from the above-listed property. The actual 2024 construction costs of the new buildings are less than the estimated market value of the County's appraisal. The Property Owner is agreeing to use the County's estimated land value.

Mills:	296.6
--------	-------

	4409
Building Sq footage	54,121
	01-7780-00101-000
Parcel	
Land Value	481,000
Building Value	3,470,900
Total Value	3,951,900
Taxable Value	197,595
Tax for year	58,607
Specials	12,700
Drains	1,279
Discount	2,930
2024 & 2025 Build Costs - 46th Avenue	\$ 51.70
Building only - Replacement Cost	\$ 2,798,056
Land Value - Per City of Fargo	481,000
Total Replacement + Land	<u>\$ 3,279,056</u>
Difference	\$ 672,844
City's rate of Total Value / Taxable Value	0.05
Taxable computed by Taxpayer	163,953
Tax Rate City, based upon Taxable Value	0.296600116
Calculated Tax	48,628
Calculated Tax - Tax for Year - City	\$ (9,978)
Combined Difference	
Replacement + Land / Sq. Feet	\$ 60.59

2023

Land	481,000
Building	3,470,900
Total	3,951,900
Current Less 2023	(672,844)

Construction Plan

Owner's Name: County 20 Storage & Transfer

Property at 3401 46th Ave N, Fargo, ND 58102 Contractor: County 20 Storage & Transfer

Land Value	196000	sq feet	Assessed Information
Underground	\$ 490,000.00		Dakota Underground- including watermain, sanitary sewer, storm sewer
Valor Contracting	\$ 8,274,911.01		per contract with change orders through 5/23
Fire Protection	\$ 442,934.00		Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$ 300,000.00		K&D Electric
Plumbing	\$ 50,785.00		Prime Plumbing
HVAC	\$ 388,982.00		MidStates In Floor Heat
Earthwork- completed	\$ 530,000.00		Incl additional aggregate and equipment to move it
County 20's General Contractor	\$ 78,000.00		Payroll to Sky Logistics
County 20's temp hire	\$ 40,000.00		Payroll to Labor Masters and Sky Logistics
Landscaping	\$ 60,000.00		Trees (Haugens) and temp labor
overhead garage doors	\$ 65,488.00		Twin City Garage Door
warehouse docking	\$ 174,488.70		Arbon Equipment Corp
builders risk insurance	\$ 11,200.00		Hanover Insur Company
Engineering	\$ 12,444.19		Lowry Engineering
testing	\$ 25,000.00		Terracon- ground testing
permit	\$ 28,080.00		City of Fargo
Utilities	\$ 20,000.00		electricity and water
Misc	\$ 120,000.00		Miscellaneous

\$ 11,682,194.90	TOTAL PROJECT
\$ 1,627,444.19	minus land, landscaping, earthwork, underground, Engineering, Testing
196,000	\$ 10,054,750.71
	\$ 51.30

Property at 3601 46th Ave N, Fargo, ND 58102 Contractor: County 20 Storage & Transfer

Land Value	196000	sq feet	Assessed Information
Underground	\$ 490,000.00		Dakota Underground- including watermain, sanitary sewer, storm sewer
Valor Contracting	\$ 8,530,325.00		per contract with change orders through 5/23
Fire Protection	\$ 442,934.00		Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$ 300,000.00		K&D Electric
Plumbing	\$ 50,785.00		Prime Plumbing
HVAC	\$ 388,982.00		MidStates In Floor Heat
Earthwork- completed	\$ 530,000.00		Incl additional aggregate and equipment to move it
County 20's General Contractor	\$ 78,000.00		Payroll to Sky Logistics
County 20's temp hire	\$ 40,000.00		Payroll to Labor Masters and Sky Logistics
Landscaping	\$ 60,000.00		Trees (Haugens) and temp labor
overhead garage doors	\$ 65,488.00		Twin City Garage Door
warehouse docking	\$ 174,488.70		Arbon Equipment Corp
builders risk insurance	\$ 11,200.00		Hanover Insur Company
Engineering	\$ 12,444.19		Lowry Engineering
testing	\$ 25,000.00		Terracon- ground testing
permit	\$ 28,080.00		City of Fargo
Utilities	\$ 20,000.00		electricity and water
Misc	\$ 120,000.00		Miscellaneous

\$ 11,837,508.89	TOTAL PROJECT
\$ 1,627,444.19	minus land, landscaping, earthwork, underground, Engineering, Testing
196,000	\$ 10,210,064.70
	\$ 52.09

Sky Logistics Shops

Parcel Number: 01-7780-00501-000

4455 & 4517 33 ST N

Owner: County 20 Storage & Transfer Inc

Appeal of Assessment for Year: 2023**Name of Applicant:** Robert Nelson**Assessed Value (2023 Tax Year)** 1,863,100**Applicants Requested Value(s)** 1,269,288**General Property Information**

Property Type	Light Industrial	
Year Built	2014, 2015	
Building Area (4455)	10,500 sf	92.62 / sf
Building Area (4517)	11,200 sf	79.52 / sf
Total	21,700 sf	85.86 / sf

Fargo Assessor Recommendation 1,863,100 0%**Summary**

The subject property consists of two light industrial buildings and is located north of County Highway 20 and west of Interstate 29. The appellant is requesting a reduction of \$193,712, or 13%. The appellant provides current construction costs for a large warehouse to support the requested reduction in value.

Staff routinely studies the relationship between permitted construction costs and market value. We find that the market value of industrial buildings often exceeds construction costs, which explains the uptick in new industrial construction, particularly in 2023. The appellant's cost analysis excludes critical components tied to market value, such as site improvements and entrepreneurial incentive. These omissions result in an incomplete representation of the property's true and full value.

To support the 2023 true and full value, staff utilized all three appraisal approaches. The indicated values center around \$2,445,000, or \$112.67 per square foot. Staff also examined competing properties for assessment equity (fairness). We analyzed the 2023 true and full value of all industrial properties built between 2000 and 2023 that measure between 5,000 and 20,000 square feet. We found 79 such properties, excluding shop condominiums. The subject's assessed value is below the median value on both units of comparison.

Comparable Sales Summary

Address	Buyer	Seller	Size (SF)	Year Built	Sale Date	Sale Price (Contract)	Sale Price (Adjusted)	\$/SF (Adj)
1850 SHEYENNE LOOP N	STREAM'S EDGE	SWANSON PROPERTIES	9,600	2019	Nov-21	1,158,000	1,133,900	118
1330 55 ST N	MC CONTRACTING LLC	RHINO CONTRACTING	10,200	2018	Dec-21	1,150,000	1,091,700	107
2131 GREAT NORTHERN DR	ROCK SOLID HOLDINGS	HEBRON COMPANIES	6,600	2012	Feb-22	775,000	731,500	111
310 39 ST N	MDP PROPERTIES LLC	FRANKLIN D CHARON	7,700	2002	Jun-23	783,000	924,500	120
Subject			21,700	2014	2023 Value		1,863,100	86

Competing Properties (Assessed Values) Summary

	Total Value	\$/SF Total	\$/SF Improvement
90 th Percentile	1,836,060	162	114
75 th Percentile	1,258,350	112	84
Median	919,520	91	70
25 th Percentile	704,760	79	58
10 th Percentile	501,768	64	43
2023 True & Full	1,863,100	86	63

Recommended Action: Retain the value of \$1,863,100 for the 2023 tax year.

Information provided above is a summary of the analysis conducted. Full analysis is provided in the Assessment Department's work file.

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

RECEIVED

State of North Dakota

Assessment District City of FargoCounty of CassProperty I.D. No. 01-7780-00501-000**CASS CO AUDITOR**Name COUNTY 20 STORAGE & TRANSFER INCTelephone No. (701) 365-4609**OCT 16 2024 AM 10:32**Address 4455 33 St N, Fargo, ND 58102

Legal description of the property involved in this application:

Lot: 7 Block: 1 RLN BUSINESS PARK 2ND ADDN LTS 7 & 8 BLK 1 & PT OF ACCESS LT 13 LYING ELY OF A LN DE SC AS FOLL: COMM AT THE SW COR OF LT 7 BLK 1; THN N 00DG54'09" W ON A REC BRG ALG THE W LN OF SD LT 7 FOR A DIST OF 223' TO THE NW COR OF SD LT 7, THE PT OF BEG OF THE LN TO BE DESC: THN CONT N 00DG5 4'00" W ON THE NLY EXTENS OF SD W LN

Total true and full value of the property described above for the year 2023 is:

Land \$ 444,000
 Improvements \$ 1,419,100
 Total \$ 1,863,100
 (1)

Total true and full value of the property described above for the year 2023 should be:

Land \$ 444,000
 Improvements \$ 1,121,890
 Total \$ 1,565,890
 (2)

The difference of \$ 297,210.00 true and full value between (1) and (2) above is due to the following reason(s):

- ☐ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- ☒ 2. Residential or commercial property's true and full value exceeds the market value
- ☐ 3. Error in property description, entering the description, or extending the tax
- ☐ 4. Nonexisting improvement assessed
- ☐ 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- ☐ 6. Duplicate assessment
- ☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- ☐ 8. Error in noting payment of taxes, taxes erroneously paid
- ☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- ☒ 10. Other (explain) See attached statement

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ _____ Date of purchase: _____
 Terms: Cash _____ Contract _____ Trade _____ Other (explain) _____
 Was there personal property involved in the purchase price? _____ Estimated value: \$ _____
 yes/no
2. Has the property been offered for sale on the open market? no If yes, how long? _____
 yes/no
 Asking price: \$ _____ Terms of sale: _____
3. The property was independently appraised: no Purpose of appraisal: _____
 yes/no
 Market value estimate: \$ _____
- Appraisal was made by whom? _____
4. The applicant's estimate of market value of the property involved in this application is \$ 1,565,890
5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that The County take into consideration that Owner is presently constructing two 196k sq ft buildings a few blocks from this address, and our actual costs of the buildings are greatly less than the assessed values of the County's comparisons or estimated appraised values.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12,1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Justin D. Balaban CPA, CVA 10.14.24 JAM Dinkilo 10/14/2024
 Signature of Preparer (if other than applicant) Date Signature of Applicant Date

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____,

City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached. _____

Dated _____

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

Application For Abatement
Or Refund Of Taxes

Name of Applicant Country 20 Storage +
Transfer Inc.
County Auditor's File No. 4573

Date Application Was Filed
With The County Auditor 10/16/2024

Date County Auditor Mailed
Application to Township
Clerk or City Auditor 10/17/2024
(must be within five business days of filing date)

County 20 Storage & Transfer Inc

Supplement to Application For Abatement or Refund of Taxes

10. Other (explain) –

Property Address: 4455 33 St N, Fargo, ND 58102

Parcel: 01-7780-00501-000

The property owner is presently constructing two 196,000 square foot warehouses, identical in construction to the above listed property. These warehouses are at 46th Avenue N, just a few blocks from the above-listed property. The actual 2024 construction costs of the new buildings are less than the estimated market value of the County's appraisal. The Property Owner is agreeing to use the County's estimated land value.

Mills:	296.6
--------	-------

	4455 (includes 4517)
Building Sq footage	21,700
Parcel	01-7780-00501- 000
Land Value	444,000
Building Value	1,419,100
Total Value	1,863,100
Taxable Value	93,155
Tax for year	27,630
Specials	10,465
Drains	669
Discount	1,381

2024 & 2025 Build Costs - 46th Avenue	\$ 51.70
Building only - Replacement Cost	\$ 1,121,890
Land Value - Per City of Fargo	444,000
Total Replacement + Land	<u>\$ 1,565,890</u>
Difference	\$ 297,210
City's rate of Total Value / Taxable Value	0.05
Taxable computed by Taxpayer	78,295
Tax Rate City, based upon Taxable Value	0.296600182
Calculated Tax	23,222
Calculated Tax - Tax for Year - City	\$ (4,408)
Combined Difference	
Replacement + Land / Sq. Feet	\$ 72.16

2023

Land	444,000
Building	1,419,100
Total	1,863,100
Current Less 2023	(297,210)

Construction Plan

Owner's Name: County 20 Storage & Transfer

Property at 3401 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

196000 sq feet

Land Value	\$	490,000.00	Assessed Information
Underground	\$	490,000.00	Dakota Underground- including watermain, sanitary sewer, storm sewer
Valor Contracting	\$	8,374,811.01	per contract with change orders through 5/23
Fire Protection	\$	442,834.00	Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$	300,000.00	K&D Electric
Plumbing	\$	50,785.00	Prime Plumbing
HVAC	\$	388,962.00	MidStates In Floor Heat
Earthwork- completed	\$	530,000.00	Incl additional aggregate and equipment to move it
County 20's General Contractor	\$	79,000.00	Payroll to Sky Logistics
County 20's temp hire	\$	40,000.00	Payroll to Labor Masters and Sky Logistics
Landscaping	\$	60,000.00	Trees (Haugens) and temp labor
overhead garage doors	\$	65,489.00	Twin City Garage Door
warehouse docking	\$	174,489.70	Arbon Equipment Corp
builders risk insurance	\$	11,200.00	Hanover Insur Company
Engineering	\$	12,444.19	Lowry Engineering
testing	\$	25,000.00	Terracon- ground testing
permit	\$	28,000.00	City of Fargo
Utilities	\$	20,000.00	electricity and water
Misc	\$	120,000.00	Miscellaneous

\$ 11,682,194.90 TOTAL PROJECT
minus land, landscaping, earthwork, underground,
Engineering, Testing

196,000 \$ 10,054,750.71 \$ 51.30

Property at 3601 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

196000 sq feet

Land Value	\$	490,000.00	Assessed Information
Underground	\$	490,000.00	Dakota Underground- including watermain, sanitary sewer, storm sewer
Valor Contracting	\$	8,330,125.00	per contract with change orders through 5/23
Fire Protection	\$	442,834.00	Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$	300,000.00	K&D Electric
Plumbing	\$	50,785.00	Prime Plumbing
HVAC	\$	388,962.00	MidStates In Floor Heat
Earthwork- completed	\$	530,000.00	Incl additional aggregate and equipment to move it
County 20's General Contractor	\$	79,000.00	Payroll to Sky Logistics
County 20's temp hire	\$	40,000.00	Payroll to Labor Masters and Sky Logistics
Landscaping	\$	60,000.00	Trees (Haugens) and temp labor
overhead garage doors	\$	55,489.00	Twin City Garage Door
warehouse docking	\$	174,489.70	Arbon Equipment Corp
builders risk insurance	\$	11,200.00	Hanover Insur Company
Engineering	\$	12,444.19	Lowry Engineering
testing	\$	25,000.00	Terracon- ground testing
permit	\$	28,000.00	City of Fargo
Utilities	\$	20,000.00	electricity and water
Misc	\$	120,000.00	Miscellaneous

\$ 11,837,508.89 TOTAL PROJECT
minus land, landscaping, earthwork, underground,
Engineering, Testing

196,000 \$ 10,210,064.70 \$ 52.09

Royal Logistics Shop

Parcel Number: 01-7780-00901-000

4357 33 ST N

Owner: County 20 Storage & Transfer Inc

Appeal of Assessment for Year: 2023**Name of Applicant:** Robert Nelson**Assessed Value (2023 Tax Year)** 1,463,000**Applicants Requested Value(s)** 1,269,288**General Property Information**

Property Type Service Repair Shop
Year Built 2011

Building Area 17,375 sf 84.20 / sf
Gross Building Area 17,855 sf 81.94 / sf

Fargo Assessor Recommendation 1,463,000 0%**Summary**

The subject property is a semi-tractor repair shop and office located north of County Highway 20 and west of Interstate 29. The appellant is requesting a reduction of \$193,712, or 13%. The appellant provides current construction costs for a large warehouse to support the requested reduction in value.

Staff routinely studies the relationship between permitted construction costs and market value. We find that the market value of industrial buildings often exceeds construction costs, which explains the uptick in new industrial construction, particularly in 2023. The appellant's cost analysis excludes critical components tied to market value, such as site improvements and entrepreneurial incentive. These omissions result in an incomplete representation of the property's true and full value.

To support the 2023 true and full value, staff utilized all three appraisal approaches. The indicated values center around \$2,035,000 or \$117.12 per square foot. Staff also examined competing properties for assessment equity (fairness). We analyzed the 2023 true and full value of all industrial properties built between 2001 and 2022 that measure between 8,000 and 35,000 square feet. We found 148 such properties, excluding shop condominiums. The subject's assessed value is below the 25th percentile on both units of comparison.

Comparable Sales Summary

Address	Buyer	Seller	Property Type	Size (SF)	Year Built	Sale Date	Sale Price (Contract)	Sale Price (Adjusted)	\$/SF (Adj)
5002 19 AVE N	PRECISION CONCRETE	LANDIS BROTHERS	Shop	10,020	2018	Jun-22	1,325,000	1,414,700	141
1330 55 ST N	MC CONTRACTING LLC	RHINO CONTRACTING	Warehouse	10,200	2018	Dec-21	1,150,000	1,055,200	103
5932 53 AVE S	JAECO INVESTMENTS	29 INVESTMENTS LLC	Shop	21,000	1998	Nov-21	1,550,000	1,634,400	78
2727 1 AVE N	MAGNOTTO, LYNNE M	GOODYEAR BUILDING	Shop	18,400	1987	Oct-21	2,100,000	2,862,600	156
Subject			Shop	17,375	2011	2023 Value		1,463,000	84

Competing Properties (Assessed Values) Summary

	Total Value	\$/SF Total	\$/SF Improvement
90 th Percentile	3,121,020	165	125
75 th Percentile	1,921,420	122	99
Median	1,240,110	101	82
25 th Percentile	968,223	85	68
10 th Percentile	800,044	72	52
2023 True & Full	1,463,000	84	63

Recommended Action: Retain the value of \$1,463,000 for the 2023 tax year.

Information provided above is a summary of the analysis conducted. Full analysis is provided in the Assessment Department's work file.

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____,

City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.

Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached.

Dated _____,

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

Application For Abatement
Or Refund Of Taxes

Name of Applicant

County 20 Storage & Transfer Inc. 4574

County Auditor's File No.

Date Application Was Filed
With The County Auditor

10/16/2024

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

10/17/2024

(must be within five business days of filing date)

County 20 Storage & Transfer Inc

Supplement to Application For Abatement or Refund of Taxes

10. Other (explain) –

Property Address: 4357 33 St N, Fargo, ND 58102

Parcel: 01-7780-00901-000

The property owner is presently constructing two 196,000 square foot warehouses, identical in construction to the above listed property. These warehouses are at 46th Avenue N, just a few blocks from the above-listed property. The actual 2024 construction costs of the new buildings are less than the estimated market value of the County's appraisal. The Property Owner is agreeing to use the County's estimated land value.

Mills:	296.6
--------	-------

	4357
Building Sq footage	17,375
	01-7780-00901-000
Parcel	
Land Value	371,000
Building Value	1,092,000
Total Value	1,463,000
Taxable Value	73,150
Tax for year	21,696
Specials	7,401
Drains	509
Discount	1,085
2024 & 2025 Build Costs - 46th Avenue	\$ 51.70
Building only - Replacement Cost	\$ 898,288
Land Value - Per City of Fargo	371,000
Total Replacement + Land	<u>\$ 1,269,288</u>
Difference	\$ 193,713
City's rate of Total Value / Taxable Value	0.05
Taxable computed by Taxpayer	63,464
Tax Rate City, based upon Taxable Value	0.29660014
Calculated Tax	18,824
Calculated Tax - Tax for Year - City	\$ (2,873)
Combined Difference	
Replacement + Land / Sq. Feet	\$ 73.05

2023

Land	371,000
Building	1,092,000
Total	1,463,000
Current Less 2023	(193,713)

Construction Plan

Owner's Name: County 20 Storage & Transfer

Property at 3401 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

	196000	\$/sq foot	Assessed Information
Land Value	\$	490,000.00	
Underground	\$	490,000.00	Dakota Undergound- including watermain, sanitary sewer, storm sewer
Valor Contracting	\$	8,374,611.01	per contract with change orders through 5/23
Fire Protection	\$	442,934.00	Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$	300,000.00	K&D Electric
Plumbing	\$	50,785.00	Prime Plumbing
HVAC	\$	386,992.00	MidStates In Floor Heat
Earthwork- completed	\$	530,000.00	Incl additional aggregate and equipment to move it
County 20's General Contractor	\$	78,000.00	Payroll to Sky Logistics
County 20's temp hire	\$	40,000.00	Payroll to Labor Masters and Sky Logistics
Landscaping	\$	60,000.00	Trees (Haugens) and temp labor
overhead garage doors	\$	65,488.00	Twin City Garage Door
warehouse docking	\$	174,488.70	Arbon Equipment Corp
builders risk insurance	\$	11,200.00	Hanover Insur Company
Engineering	\$	12,444.19	Lowry Engineering
testing	\$	25,000.00	Terracon- ground testing
permit	\$	28,080.00	City of Fargo
Utilities	\$	20,000.00	electricity and water
Misc	\$	120,000.00	Miscellaneous

\$	11,682,194.90	TOTAL PROJECT
		minus land, landscaping, earthwork, underground,
		Engineering, Testing
\$	1,627,444.19	
196,000	\$ 10,054,750.71	\$
		51.30

Property at 3901 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

	196000	\$/sq foot	Assessed Information
Land Value	\$	490,000.00	
Underground	\$	490,000.00	Dakota Undergound- including watermain, sanitary sewer, storm sewer
Valor Contracting	\$	8,330,125.00	per contract with change orders through 5/23
Fire Protection	\$	442,934.00	Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$	300,000.00	K&D Electric
Plumbing	\$	50,785.00	Prime Plumbing
HVAC	\$	386,992.00	MidStates In Floor Heat
Earthwork- completed	\$	530,000.00	Incl additional aggregate and equipment to move it
County 20's General Contractor	\$	78,000.00	Payroll to Sky Logistics
County 20's temp hire	\$	40,000.00	Payroll to Labor Masters and Sky Logistics
Landscaping	\$	60,000.00	Trees (Haugens) and temp labor
overhead garage doors	\$	65,488.00	Twin City Garage Door
warehouse docking	\$	174,488.70	Arbon Equipment Corp
builders risk insurance	\$	11,200.00	Hanover Insur Company
Engineering	\$	12,444.19	Lowry Engineering
testing	\$	25,000.00	Terracon- ground testing
permit	\$	28,080.00	City of Fargo
Utilities	\$	20,000.00	electricity and water
Misc	\$	120,000.00	Miscellaneous

\$	11,837,508.89	TOTAL PROJECT
		minus land, landscaping, earthwork, underground,
\$	1,627,444.19	Engineering, Testing
196,000	\$ 10,210,064.70	\$
		52.09

Sky Logistics Warehouse

Parcel Number: 01-8485-00100-000

4551 37 St N

Owner: County 20 Storage & Transfer Inc

Appeal of Assessment for Year: 2023**Name of Applicant:** Robert Nelson**Assessed Value (2023 Tax Year)** 9,544,300**Applicants Requested Value(s)** 9,179,280**General Property Information**

Property Type	Warehouse
Year Built	2016

Building Area	158,400 sf	60.25 / sf
Gross Building Area	158,400 sf	60.25 / sf

Fargo Assessor Recommendation	9,544,300	0%
--------------------------------------	-----------	----

**Summary**

The subject property is a warehouse located north of County Highway 20 and west of Interstate 29. The appellant is requesting a reduction of \$365,020, or 3.8%. The appellant provides current construction costs for a similar building to support the requested reduction in value.

Staff routinely studies the relationship between permitted construction costs and market value. We find that the market value of industrial buildings often exceeds construction costs, which explains the uptick in new industrial construction, particularly in 2023. The appellant's cost analysis excludes critical components tied to market value, such as site improvements and entrepreneurial incentive. These omissions result in an incomplete representation of the property's true and full value.

To support the 2023 true and full value, staff utilized all three appraisal approaches. The indicated values center around \$14,291,000, or \$90.22 per square foot. Staff also examined competing properties for assessment equity (fairness). We analyzed the 2023 true and full value of warehouses built between 2003 and 2023 that measure larger than 20,000 square feet. We found 15 such properties. The subject's assessed value is lower than all competing properties on both units of comparison.

Comparable Sales Summary

Address	Buyer	Seller	Property Type	Size (SF)	Year Built	Sale Date	Sale Price (Contract)	Sale Price (Adjusted)	\$/SF (Adj)
3949 37 AVE S	3949 INDUSTRIAL LLC	LARKIN PROPERTIES	Warehouse	48,750	1999	Apr-23	4,765,000	4,606,100	94
3600 39 ST S	MACO 3552 LEASING	LARKIN PROPERTIES	Warehouse	65,200	2017	Nov-23	8,311,100	6,325,200	97
1425 47 ST N	HAMILTON	M&R NORTH DAKOTA	Warehouse	61,919	2005	Sep-23	7,600,000	4,393,700	71
1405 43 ST N	KELMAR PROPERTY 8	DMI BUILDING LLC	Warehouse	43,920	1995	Aug-21	3,100,000	3,690,000	84
Subject			Warehouse	158,400	2016	2023 Value		9,544,300	60

Competing Properties (Assessed Values) Summary

	Total Value	\$/SF Total	\$/SF Improvement
90 th Percentile	14,164,280	127	116
75 th Percentile	11,353,950	112	93
Median	8,543,700	91	75
25 th Percentile	5,689,170	70	63
10 th Percentile	4,725,896	63	57
2023 True & Full	9,544,300	60	54

Recommended Action: Retain the value of \$9,544,300 for the 2023 tax year.

Information provided above is a summary of the analysis conducted. Full analysis is provided in the Assessment Department's work file.

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

RECEIVED

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

CASS CO AUDITOR

State of North Dakota

Assessment District City of Fargo

OCT 16 2024 4:10:36

County of CassProperty I.D. No. 01-8485-00100-000Name COUNTY 20 STORAGE & TRANSFER INCTelephone No. (701) 365-4609Address 4451 37th St N, Fargo, ND 58102

Legal description of the property involved in this application:

Lot: 1 Block: 1 AMPC 2ND LT 1 BLK 1 **12-19-12 ANNEXED TO FARGO FRM 60-0200-00010-000
FOR 2013

Total true and full value of the property described
above for the year 2023 is:

Land \$ 990,000
Improvements \$ 8,554,300
Total \$ 9,544,300
(1)

Total true and full value of the property described
above for the year 2023 should be:

Land \$ 990,000
Improvements \$ 8,189,280
Total \$ 9,179,280
(2)

The difference of \$ 365,020.00 true and full value between (1) and (2) above is due to the following reason(s):

- ☐ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- ☒ 2. Residential or commercial property's true and full value exceeds the market value
- ☐ 3. Error in property description, entering the description, or extending the tax
- ☐ 4. Nonexisting improvement assessed
- ☐ 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- ☐ 6. Duplicate assessment
- ☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- ☐ 8. Error in noting payment of taxes, taxes erroneously paid
- ☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- ☒ 10. Other (explain) See attached statement

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ _____ Date of purchase: _____
Terms: Cash _____ Contract _____ Trade _____ Other (explain) _____
Was there personal property involved in the purchase price? _____ Estimated value: \$ _____
yes/no
2. Has the property been offered for sale on the open market? no If yes, how long? _____
yes/no
- Asking price: \$ _____ Terms of sale: _____
3. The property was independently appraised: no Purpose of appraisal: _____
yes/no
- Market value estimate: \$ _____
- Appraisal was made by whom? _____
4. The applicant's estimate of market value of the property involved in this application is \$ 9,179,280
5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that The County take into consideration that Owner is presently constructing two 196k sq ft
buildings a few blocks from this address, and our actual costs of the buildings are greatly less than
the assessed values of the County's comparisons or estimated appraised values.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Kurt D. Bollman, CPA 10-14-24 Tamara 10/14/24
Signature of Preparer (if other than applicant) C/A Date Signature of Applicant Date

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____,

City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached. _____

Dated _____,

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

Application For Abatement
Or Refund Of Taxes

Name of Applicant

County 20 Storage &
Transfer Inc.

County Auditor's File No.

4570

Date Application Was Filed
With The County Auditor

10/16/2024

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

10/17/2024

(must be within five business days of filing date)

County 20 Storage & Transfer Inc

Supplement to Application For Abatement or Refund of Taxes

10. Other (explain) –

Property Address: 4451 37th St N, Fargo, ND 58102

Parcel: 01-8485-00100-000

The property owner is presently constructing two 196,000 square foot warehouses, identical in construction to the above listed property. These warehouses are at 46th Avenue N, just a few blocks from the above-listed property. The actual 2024 construction costs of the new buildings are less than the estimated market value of the County's appraisal. The Property Owner is agreeing to use the County's estimated land value.

Mills:	296.6
--------	-------

	4451 (aka 4551)
Building Sq footage	158,400
	01-8485-00100-000
Parcel	
Land Value	990,000
Building Value	8,554,300
Total Value	9,544,300
Taxable Value	477,215
Tax for year	141,542
Specials	15,540
Drains	2,484
Discount	7,077
2024 & 2025 Build Costs - 46th Avenue	\$ 51.70
Building only - Replacement Cost	\$ 8,189,280
Land Value - Per City of Fargo	990,000
Total Replacement + Land	<u>\$ 9,179,280</u>
Difference	\$ 365,020
City's rate of Total Value / Taxable Value	0.0500000
Taxable computed by Taxpayer	458,964
Tax Rate City, based upon Taxable Value	0.296600065
Calculated Tax	136,129
Calculated Tax - Tax for Year - City	\$ (5,413)
Combined Difference	
Replacement + Land / Sq. Feet	\$ 57.95

2023

Land	990,000
Building	8,554,300
Total	9,544,300
Current Less 2023	(365,020)

Construction Plan

Owner's Name: County 20 Storage & Transfer

Property at 3601 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

Land Value	\$	490,000.00	Assessed information
Underground	\$	490,000.00	Dakota Undergrounds- including watermain, sanitary sewer, storm sewer
Valor Contracting	\$	8,374,811.01	per contract with change orders through 5/23
Fire Protection	\$	442,934.00	Nova Fire Protection- install wet pipe sprinkler system
Electrical	\$	300,000.00	K&D Electric
Plumbing	\$	50,785.00	Prime Plumbing
HVAC	\$	388,962.00	MidStates In Floor Heat
Earthwork- completed	\$	530,000.00	Incl additional aggregate and equipment to move it
County 20's General Contractor	\$	79,000.00	Payroll to Sky Logistics
County 20's temp hire	\$	40,000.00	Payroll to Labor Masters and Sky Logistics
Landscaping	\$	60,000.00	Trees (Haugens) and temp labor
overhead garage doors	\$	65,488.00	Twin City Garage Door
warehouse docking	\$	174,488.70	Arbon Equipment Corp
builders risk insurance	\$	11,200.00	Hanover Insur Company
Engineering	\$	12,444.19	Lowry Engineering
testing	\$	25,000.00	Terracon- ground testing
permit	\$	28,080.00	City of Fargo
Utilities	\$	20,000.00	electricity and water
Misc	\$	120,000.00	miscellaneous

\$ 11,682,194.90 TOTAL PROJECT
 minus land, landscaping, earthwork, underground,
 Engineering, Testing
 198,000 \$ 10,054,750.71 \$ 51.30

Property at 3601 46th Ave N, Fargo, ND 58102

Contractor: County 20 Storage & Transfer

Land Value	\$	490,000.00	Assessed information
Underground	\$	490,000.00	Dakota Undergrounds- including watermain, sanitary sewer, storm sewer
Valor Contracting	\$	8,330,125.00	per contract with change orders through 5/23
Fire Protection	\$	442,934.00	Nova Fire Protection- install wet pipe sprinkler system
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Misc	\$	120,000.00	Miscellaneous

\$ 11,837,508.89 TOTAL PROJECT
 minus land, landscaping, earthwork, underground,
 Engineering, Testing
 198,000 \$ 10,210,064.70 \$ 52.09



46

ASSESSOR'S OFFICE
Fargo City Hall
225 4th Street North
Fargo, ND 58102
Phone: 701.241.1340 | Fax: 701.241.1339
www.FargoND.gov

December 3, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Attached are the *Applications for Abatement or Refund of Taxes* as follows:

- #4584 – 406 Broadway – Reduce from \$1,190,700 down to \$900,000 for 2024
- #4585 – 412 Broadway – Reduce from \$737,600 down to \$600,000 for 2024

These were submitted by Blake Carlson for LF Broadway LLC. The applications are for commercial buildings and are requesting reductions in the assessed values as noted above.

We have included information regarding the valuations of each property and a comparison to similar properties for equity and the market. In view of the information available, the analysis for market factors and equalization of comparable properties, we recommend the following:

SUGGESTED MOTIONS:

Recommend denial of Abatement #4584 – 406 Broadway and retain the 2024 value.

Recommend approval of Abatement #4585 – 412 Broadway and reduce the 2024 value to \$621,000.

Sincerely,

Michael Splonskowski

Michael Splonskowski
Fargo City Assessor

Lowman Building

Parcel Number: 01-0450-00360-000

406-410 Broadway N

Owner: LH Broadway LLC

Appeal of Assessment for Year: 2024

Name of Applicant:	Blake Carlson		
2024 True & Full Value	1,190,700		
Applicants Requested Value(s)	900,000		
General Property Information			
Property Type	Retail & Apartments		
Year Built	1920		
Size (SF)	15,264 sf	78.01 / sf	
Apartment Units	12		
Last Sold (2/23/24)	1,512,200		
** with 412 Broadway			
Fargo Assessor Recommendation	1,190,700	0%	

**Summary**

The subject property is a mixed use building located in downtown Fargo. The applicant is requesting a reduction in value of 290,700 or 24.4%. The appellant provides a recent sale as support for the requested reduction in value. The property sold in February 2024 with the adjacent parcel for \$1,512,200 or \$69.79/sf.

The appellant originally worked with city staff on an informal basis. Staff reviewed the property and reduced the 2025 true and full value. The 2025 value is uncertified and subject to change at any time. The appellant then filed abatement applications for the 2024 tax year based on this reduced value. The escalated appeal was subsequently reviewed by office management. Upon review, management determined the reduction for 2024 cannot be supported based on the information provided herein.

Staff provides comparable sales and assessed values of competing properties as support for this conclusion. The property data is chosen based on location, property use, and age. The sales indicate the subject property value is in line with the overall market; while the competing property set shows the subject at the bottom of the range of assessed values.

Comparable Sales Summary

Parcel Number	Address	Year Built	Size (SF)	Sale Date	Sale Price Adjusted	Improvement \$/SF	Total \$ / SF
01-0450-00325-000	420 Broadway N	1929	14,052	08/05/24	1,403,000	85.04	99.84
01-2381-00110-000	623 NP Ave N	1910	10,000	04/26/22	1,128,500	104.05	112.85
01-2460-00180-000	309 Roberts St N	1917	20,800	04/13/23	3,134,700	146.72	150.71
01-0450-00370-000	400 Broadway N	1914	34,498	08/11/23	2,135,100	56.59	61.89
Subjects	406 Broadway	1920	15,264		1,512,200	64.38	78.01

Competing Properties (Assessed Values) Summary

Parcel Number	Address	Year Built	Size (SF)	T&F Value (2024)	Improvement \$/SF	Total \$ / SF
01-0450-00380-000	522 Broadway N	1926	6,544	714,400	94.96	109.17
01-0450-00310-000	422 Broadway N	1895	7,839	973,400	109.38	124.17
01-0450-00390-000	516 Broadway N	1926	12,168	1,294,700	101.06	106.40
01-0450-00325-000	420 Broadway N	1929	14,052	1,156,000	67.46	82.27
Subject	406 Broadway N	1920	15,264	1,190,700	64.38	78.01

Recommended Action: Retain the value of \$1,190,700 for the 2024 tax year.

Information provided above is a summary of the analysis conducted. Further analysis is provided from the City of Fargo Assessment Dept.

Hadeland Building

Parcel Number: 01-0450-00351-000

412-418 Broadway N

Owner: LH Broadway LLC

Appeal of Assessment for Year: 2024

Name of Applicant:	Blake Carlson		
2024 True & Full Value	737,600		
Applicants Requested Value(s)	600,000		
General Property Information			
Property Type	Retail & Apartments		
Year Built	1900		
Size (SF)	6,404 sf	115.18 / sf	
Apartment Units	3		
Last Sold (2/23/24)	1,512,200	69.79 / sf	
<i>** with 412 Broadway</i>			
Fargo Assessor Recommendation	621,000	-15.8%	

**Summary**

The subject property is a mixed use building located in downtown Fargo. The applicant is requesting a reduction in value of 137,600 or 18.7%. The appellant provides a recent sale as support for the requested reduction in value. The property sold in February 2024 with the adjacent parcel for \$1,512,200 or \$69.79/sf. The appellant originally worked with city staff on an informal basis. Staff reviewed the property and reduced the 2025 true and full value. The appellant then filed abatement applications for the 2024 tax year based on this reduced value.

Staff found a mix of physical condition in this property. The front facing commercial spaces exhibit typical fit-up in average condition; while the commercial spaces on the alley exhibit fair condition with deferred maintenance. The apartment units are dated, but present in average condition for their age. Staff felt it was appropriate to increase the depreciation applied to the subject and reduce the value for 2024. Staff also considered equalization with the adjacent parcel, which shares the same ownership.

Comparable Sales Summary

Parcel Number	Address	Year Built	Size (SF)	Sale Date	Sale Price Adjusted	Improvement \$/SF	Total \$ / SF
01-0450-00325-000	420 Broadway N	1929	14,052	08/05/24	1,403,000	85.04	99.84
01-2381-00110-000	623 NP Ave N	1910	10,000	04/26/22	1,128,500	104.05	112.85
01-2460-00180-000	309 Roberts St N	1917	20,800	04/13/23	3,134,700	146.72	150.71
01-0450-00370-000	400 Broadway N	1914	34,498	08/11/23	2,135,100	56.59	61.89
Subject	406 Broadway	1920	6,404	2024 Value	737,600	91.76	115.18
				Proposed Value	621,000	73.55	96.97

Competing Properties (Assessed Values) Summary

Parcel Number	Address	Year Built	Size (SF)	T&F Value (2024)	Improvement \$/SF	Total \$ / SF
01-0450-00380-000	522 Broadway N	1926	6,544	714,400	94.96	109.17
01-0450-00310-000	422 Broadway N	1895	7,839	973,400	109.38	124.17
01-0450-00390-000	516 Broadway N	1926	12,168	1,294,700	101.06	106.40
01-0450-00325-000	420 Broadway N	1929	14,052	1,156,000	67.46	82.27
Subject	406 Broadway N	1920	6,404	2024 Value	737,600	91.76
				Proposed Value	621,000	73.55

Recommended Action: Reduce the value to \$621,000 for the 2024 Tax Year.

Information provided above is a summary of the analysis conducted. Further analysis is provided from the City of Fargo Assessment Dept.

Memorandum

To: Fargo City Commission

From: LH Broadway LLC

Date: 4 December 2024

Subject: Property Tax Abatement; 406 & 412 Broadway N.

We are requesting a 2024 property tax abatement for our properties located at 406 & 412 Broadway N, Fargo ND. These properties were purchased together as an arms-length transaction on February 23, 2024 in the amount of \$1,487,500.

After a discussion and inspection with a representative from the City of Fargo Assessor's Office, the 2025 valuation was reduced to more closely reflect the recent market value purchase price. Total Combined assessment value was reduced from \$1,928,300 (2024) to \$1,597,000 for 2025. We are requesting that the 2024 tax value also be reduced to this 2025 amount (or lower) to better reflect our market-value purchase price.

In response to our 2024 abatement request, the Assessor's office has offered to reduce the total value to \$1,811,700 ($1,190,700 + 621,000$) WHEREAS their (initial) 2025 re-valuation totals \$1,597,000 ($976,000 + 621,000$). Earlier this week, the Assessor's office has stated that they now plan to amend their 2025 valuation of 406 Broadway to remain at the 2024 value of \$1,190,700.

We feel that our 2024 fair-market purchase is the best indicator of the current market value of the properties. In our opinion, this lower market value can be attributed to several factors including higher interest rates, high apartment vacancy rate in the downtown area, as well as supply/demand market adjustments in the downtown area.

When reviewing comparable sales/values, the most similar property to note is located directly south of ours; 400 Broadway. According to the data we reviewed, 400 Broadway was sold and is valued at a dollar per square foot price *LOWER* than our \$/sf purchase price.

Please note that while both our buildings have been well-maintained, the apartment units have not been significantly updated in the last 30-40 years. 406 Broadway is not sprinklered and does not have an elevator. Since purchasing these properties, we have had to lower our apartment rates to attract tenants and we still have multiple vacancies.

If the City commission is in agreement with our position, we respectfully ask that you approve a 2024 tax abatement of these properties to match (or be lower) than the 2025 assessment total of \$1,597,000 ($\$976,000$ for 406 Broadway and $\$621,000$ for 412 Broadway OR some other combination of values divided between these two properties).

Thank you for your consideration in this matter. Please let me know if you have additional questions.

Sincerely,
LH Broadway, LLC
C/O Blake Carlson

Parcel No ⓘ 01-0450-00360-000	Year Built ⓘ 1920	Lot Width (Front) ⓘ 50
Segment Number 1	Story Height (residential only) ⓘ N/A	Lot Width (Back) ⓘ 50
Address ⓘ 406 BROADWAY N	Main Floor Sq. Ft. (residential only) ⓘ	Lot Depth (Side 1) ⓘ 175
Ownership Information ⓘ LH BROADWAY LLC	Total Building Sq. Ft. ⓘ 15,264	Lot Depth (Side 2) ⓘ 192.25
School District ⓘ 1 - Fargo	Number of Apartment Units ⓘ 0	Lot Area ⓘ 11,869 sq. ft. (0.272 acres)
Land Use Commercial		Special Assessment Front Footage ⓘ 130.39
Property Type Retail & Apartments		Special Assessment Square Footage ⓘ 11,869
Taxes Payable Cass County Property Taxes (This link will direct you to the Cass County website where property tax information is available.).		

[View Legal Description](#)

See also:

- [Fargo GIS Map](#) for interactive mapping and parcel information.
- [FEMA Floodplain Map](#)

Note: Links will open in a separate window

Valuations			
2024 Appraised Value (Current Certified)		2025 Proposed Appraised Value (subject to change)	
	Land	Improvements	Total
Full Appraised Value ⓘ	\$208,000	\$982,700	\$1,190,700
Net Taxable Appraised Value ⓘ	\$208,000	\$982,700	\$1,190,700

	Land	Improvements	Total
Full Appraised Value ⓘ	\$208,000	\$768,000	\$976,000
Net Taxable Appraised Value ⓘ	\$208,000	\$768,000	\$976,000

Parcel No ⓘ 01-0450-00351-000	Year Built ⓘ 1900	Lot Width (Front) ⓘ 25
Segment Number 1	Story Height (residential only) ⓘ N/A	Lot Width (Back) ⓘ 25
Address ⓘ 412 BROADWAY N	Main Floor Sq. Ft. (residential only) ⓘ	Lot Depth (Side 1) ⓘ 164
Ownership Information ⓘ LH BROADWAY LLC	Total Building Sq. Ft. ⓘ 6,404	Lot Depth (Side 2) ⓘ 170
School District ⓘ 1 - Fargo	Number of Apartment Units ⓘ 0	Lot Area ⓘ 8,574 sq. ft. (0.197 acres)
Land Use Commercial		Special Assessment Front Footage ⓘ 101.03
Property Type Retail & Apartments		Special Assessment Square Footage ⓘ 8,574
Taxes Payable Cass County Property Taxes (This link will direct you to the Cass County website where property tax information is available.).		
View Legal Description		

ee also:

- [Fargo GIS Map](#) for interactive mapping and parcel information.
- [FEMA Floodplain Map](#)

ote: Links will open in a separate window

Valuations			
2024 Appraised Value (Current Certified)		2025 Proposed Appraised Value (subject to change)	
	Land	Improvements	Total
Full Appraised Value ⓘ	\$150,000	\$587,600	\$737,600
Net Taxable Appraised Value ⓘ	\$150,000	\$587,600	\$737,600

	Land	Improvements	Total
Full Appraised Value ⓘ	\$150,000	\$471,000	\$621,000
Net Taxable Appraised Value ⓘ	\$150,000	\$471,000	\$621,000

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

RECEIVED
CASS CO AUDITOR

NOV 03 2024 PM 03:00

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota Assessment District _____
 County of Cass Property I.D. No. 01-0450-00360-000
 Name LH Broadway, LLC. Contact: Blake Carlson Telephone No. (701) 212-5278
 Address 406 Broadway North

Legal description of the property involved in this application:

Lot: 0 Block: E CHAPIN JOHNSON & BARRETT'S PT OF BLK E DESC AS FOLL: BEG 520' S OF NE COR OF BLK E; THN W TO ROBERTS ST, THN S 50' E TO E LN OF BLK E, THN N 50' TO BEG.

Total true and full value of the property described above for the year 2024 is:

Land \$ 208,000
 Improvements \$ 982,700
 Total \$ 1,190,700
 (1)

Total true and full value of the property described above for the year 2024 should be:

Land \$ 180,000
 Improvements \$ 720,000
 Total \$ 900,000
 (2)

The difference of \$ 290,700.00 true and full value between (1) and (2) above is due to the following reason(s):

- ☐ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
☒ 2. Residential or commercial property's true and full value exceeds the market value
☐ 3. Error in property description, entering the description, or extending the tax
☐ 4. Nonexisting improvement assessed
☐ 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
☐ 6. Duplicate assessment
☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
☐ 8. Error in noting payment of taxes, taxes erroneously paid
☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
☐ 10. Other (explain) _____

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ 1,487,500 ** Date of purchase: 2/23/24
 Terms: Cash ☒ Contract _____ Trade _____ Other (explain) _____
 Was there personal property involved in the purchase price? yes Estimated value: \$ 10,000
 yes/no
 2. Has the property been offered for sale on the open market? yes If yes, how long? +/- 1 year
 yes/no
 Asking price: \$ \$2,000,000 Terms of sale: Standard Arms Length Sale
 3. The property was independently appraised: N/A Purpose of appraisal: _____
 yes/no
 Market value estimate: \$ _____
 Appraisal was made by whom? _____
 4. The applicant's estimate of market value of the property involved in this application is \$ 900,000
 5. The estimated agricultural productive value of this property is excessive because of the following condition(s): N/A

Applicant asks that ** Building was purchased in a combined sale with building next door (412 Broadway / 01-0450-00351-000). Combined purchase price (minus personal property) was 1,477,500. Fargo has reassessed for 2025 value. I am requesting an adjustment be made for 2024 tax value.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (if other than applicant)

Date

Signature of Applicant

Date

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____,

City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.

Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached.

Dated _____

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

Application For Abatement
Or Refund Of Taxes

Name of Applicant

LA Broadway LLC

County Auditor's File No.

4584

Date Application Was Filed
With The County Auditor

11/8/2024

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

11/12/2024

(must be within five business days of filing date)

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____, _____

City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.

Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached.

Dated _____

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

Application For Abatement
Or Refund Of Taxes

Name of Applicant

LH Broadway LLC

County Auditor's File No.

4585

Date Application Was Filed
With The County Auditor

11/8/2024

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

11/12/2024

(must be within five business days of filing date)



December 4, 2024

Honorable Board of City Commissioners
City of Fargo
Fargo, North Dakota

RE: Approval Request for 2025 Capital Improvement Plan (CIP), 2026 Core Neighborhood and Prairie Dog Projects, and Update to the Infrastructure Funding Policy

Honorable Commissioners,

At the Finance Committee meeting on November 25, 2024, I presented the proposed 2025 Capital Improvement Plan (CIP), 2026 Core Neighborhood reconstruction projects, 2026 Prairie Dog projects, and a recommended update to the Infrastructure Funding Policy. Details of the 2025 CIP, including project costs and funding sources, are provided in the attached spreadsheet. Below is a summary of the 2026 Core Neighborhood reconstruction projects, 2026 Prairie Dog projects, and the recommended update to the Infrastructure Funding Policy. Approval of the 2026 Core Neighborhood and Prairie Dog projects will allow us to initiate project design and communicate with the impacted property owners a year in advance of the construction occurring.

2026 Core Neighborhood Reconstruction Projects:

- BR-26-A1: Evergreen Rd N from 28 Ave N to 29 Ave N; Longfellow Rd N from 28 Ave N to 29 Ave N; 29 Ave N from Elm St N to Longfellow Rd N
- BR-26-B1: Willow Rd N from South Woodcrest Dr N to Lilac Ln; South Woodcrest Dr N from Evergreen Rd N to Lilac Ln N
- BR-26-C1: 11 Ave S from 8 St S to 5 St S; 12 Ave S from 7 St S to 5 St S; 7 St S from 11 Ave S to 13 Ave S; 6 St S from 11 Ave S to 13 Ave S

2026 Prairie Dog Projects:

- BR-26-E1: 4 St N from 7 Ave N to 9 Ave N; 3 St N from 7 Ave N to 9 Ave N; 8 Ave N from 4 St N to alley between 3 St & 2 St
- BR-26-F1: NP Ave from Broadway to 4 St N; 4 St N from Main Ave to 1 Ave N

Infrastructure Funding Policy:

The current Infrastructure Funding Policy includes a provision that all caps shall increase by 2% annually. As we have discussed, the average annual rate of construction inflation from 2008 to 2022 was 7.19%. Maintaining a 2% annual cap increase while inflation exceeds 7% poses ongoing challenges to the sustainability of the CIP funding model.

To address this, I recommend revising the policy to state: "All caps shall be increased by 5% annually." The proposed 2025 CIP was developed based on the existing policy. Therefore, I recommend that, if approved, this change become effective with the 2026 CIP.

Recommended Motion:

Approve the 2025 CIP, the 2026 Core Neighborhood Reconstruction and Prairie Dog projects, and the updated language to the Infrastructure Funding Policy.

Sincerely,

A handwritten signature in blue ink, appearing to read "T-Kee".

Tom Knakmuhs
City Engineer

REPORT OF ACTION

PUBLIC WORKS PROJECTS EVALUATION COMMITTEE

Type: 2025 CIP & 2026 Core
Neighborhood/Prairie Dog Projects

Location: Citywide

Date of Hearing: 12/2/2024

<u>Routing</u>	<u>Date</u>
City Commission	<u>12/9/2024</u>
PWPEC File	<u>X</u>
Project Files	<u>Tom Knakmuhs</u>

The Committee reviewed the accompanying correspondence from City Engineer, Tom Knakmuhs, regarding the 2025 Capital Improvement Plan (CIP), as well as the 2026 Core Neighborhood Reconstruction Projects and Prairie Dog Projects.

Engineering is seeking approval of the 2025 CIP and the 2026 Core Neighborhood Reconstruction and Prairie Dog projects as shown to allow them to begin project design.

On a motion by Tim Mahoney, seconded by Ben Dow, the Committee voted to recommend approval of the 2025 CIP and 2026 Core Neighborhood Reconstruction Projects and Prairie Dog Projects as shown.

RECOMMENDED MOTION

Concur with the recommendations of PWPEC and approve the 2025 CIP and 2026 Core Neighborhood Reconstruction Projects and Prairie Dog Projects.

PROJECT FINANCING INFORMATION:

Recommended source of funding for project: Various

Developer meets City policy for payment of delinquent specials
Agreement for payment of specials required of developer
Letter of Credit required (per policy approved 5-28-13)

Yes	No
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>

COMMITTEE

Tim Mahoney, Mayor
Nicole Crutchfield, Director of Planning
Steve Dirksen, Fire Chief
Brenda Derrig, Assistant City Administrator
Ben Dow, Director of Operations
Steve Sprague, City Auditor
Tom Knakmuhs, City Engineer
Susan Thompson, Finance Director

Present	Yes	No	Unanimous
<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>
<u>✓</u>	<u>✓</u>	<u>✓</u>	
<u>✓</u>	<u>✓</u>	<u>✓</u>	
<u>✓</u>	<u>✓</u>	<u>✓</u>	
<u>✓</u>	<u>✓</u>	<u>✓</u>	
<u>✓</u>	<u>✓</u>	<u>✓</u>	
<u>✓</u>	<u>✓</u>	<u>✓</u>	
<u>✓</u>	<u>✓</u>	<u>✓</u>	

ATTEST:


Tom Knakmuhs, P.E.
City Engineer



Memorandum

To: PWPEC

From: Tom Knakmuhs, City Engineer

Date: 11/29/2024

Re: Approval Request for 2025 CIP and 2026 Core Neighborhood and Prairie Dog Projects

Attached are the proposed 2025 Capital Improvement Plan (CIP) funding spreadsheet and the presentation shared at the Finance Committee meeting on November 25, 2024. The Engineering Department is seeking PWPEC's approval for the 2025 CIP, as well as for the following 2026 Core Neighborhood Reconstruction Projects and Prairie Dog Projects. Approval of these projects will allow us to begin project design work this winter.

Core Neighborhood Reconstruction Projects:

- BR-26-A1: Evergreen Rd N from 28 Ave N to 29 Ave N; Longfellow Rd N from 28 Ave N to 29 Ave N; 29 Ave N from Elm St N to Longfellow Rd N
- BR-26-B1: Willow Rd N from South Woodcrest Dr N to Lilac Ln; South Woodcrest Dr N from Evergreen Rd N to Lilac Ln N
- BR-26-C1: 11 Ave S from 8 St S to 5 St S; 12 Ave S from 7 St S to 5 St S; 7 St S from 11 Ave S to 13 Ave S; 6 St S from 11 Ave S to 13 Ave S

Prairie Dog Projects:

- BR-26-E1: 4 St N from 7 Ave N to 9 Ave N; 3 St N from 7 Ave N to 9 Ave N; 8 Ave N from 4 St N to alley between 3 St & 2 St
- BR-26-F1: NP Ave from Broadway to 4 St N; 4 St N from Main Ave to 1 Ave N

Recommended Motion:

Approve the 2025 CIP and the 2026 Core Neighborhood Reconstruction and Prairie Dog projects.

Attachments:

2025 CIP Spreadsheet

CIP Presentation from Finance Committee

[illegible]



Presentation Summary

- What does the Engineering CIP include?
- Network Size and Condition
 - Pavement
 - Underground Utilities
- Project Selection Process
- Proposed 2025 – 2028 Projects
- Summary of the Proposed 2025 CIP
 - Funding for 2025 CIP
- Next Steps

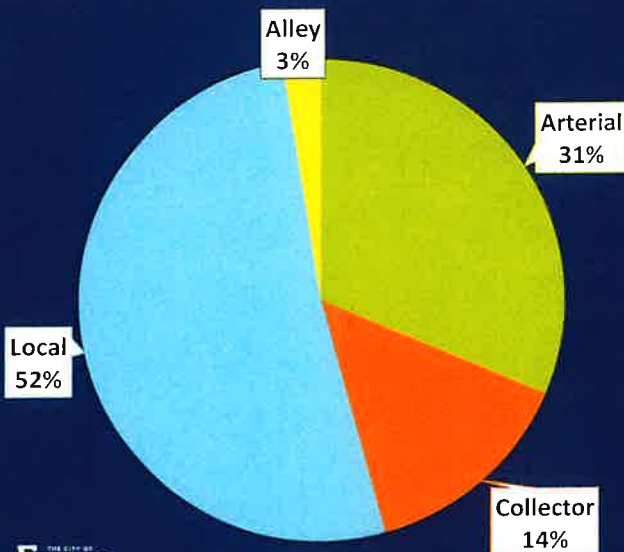
WHAT DOES THE ENGINEERING CIP INCLUDE?

- Preservation, rehabilitation, replacement, and new installation of city owned infrastructure within the public right of way
 - Water mains, gate valves, fire hydrants, and services
 - Sewer mains, manholes, and services
 - Storm sewer mains, manholes, inlets, ponds, and lift stations
 - Street lights, traffic signals, pavement markings, traffic signs, and fiber optic (city communications)
 - Asphalt pavement, concrete pavement, bridges, underpass retaining walls, box culverts, sidewalks/shared use paths
 - Levees/Floodwalls



3

FARGO'S PAVEMENT NETWORK



Classification	SY of Pavement	% of Network
Arterial	3,124,147	31.1%
Collector	1,441,826	14.4%
Local	5,211,331	52.0%
Alley	248,272	2.5%
Total	10,025,577	100%

Equivalent to nearly
1,600 football fields!



4

FARGO'S INFRASTRUCTURE ASSETS

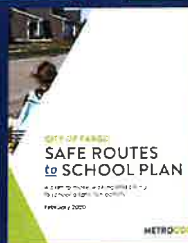
- Sanitary Sewer
 - Mains: 426 miles
 - Manholes: 8,400
 - Lift Stations: 71
- Water
 - Mains: 533 miles
 - Valves: 6,700
- Storm Sewer
 - Mains: 524 miles
 - Inlets: 13,766
 - Lift Stations: 87
 - City Ponds: 59
- Traffic/Street Lights
 - Street Lights: 15,400
 - Traffic Signals: 165
 - Traffic Signs: 20,100



5

PROJECT SELECTION

- Collaboration between many city departments
 - Planning, Public Works, Water Treatment, Water Reclamation, and Engineering
- Taking into consideration:



- Other items:
 - Pavement condition
 - Underground utility condition
 - Severity/risk of failure
 - Public safety



6

PROJECT PARTNERS



THE CITY OF
Fargo
FAR MORE


7

PROJECT CATEGORIES WITHIN CIP

- Locally Funded and Programmed Projects
- Federal Aid Projects
- Prairie Dog Projects
- Flood Control Projects
- New Development Projects
- Alley Paving Projects



PROJECT CATEGORIES WITHIN CIP

- 
- Locally Funded and Programmed Projects
 - City determines project locations and are funded locally
 - Federal Aid Projects
 - Prairie Dog Projects
 - Flood Control Projects
 - New Development Projects
 - Alley Paving Projects

PROJECT CATEGORIES WITHIN CIP

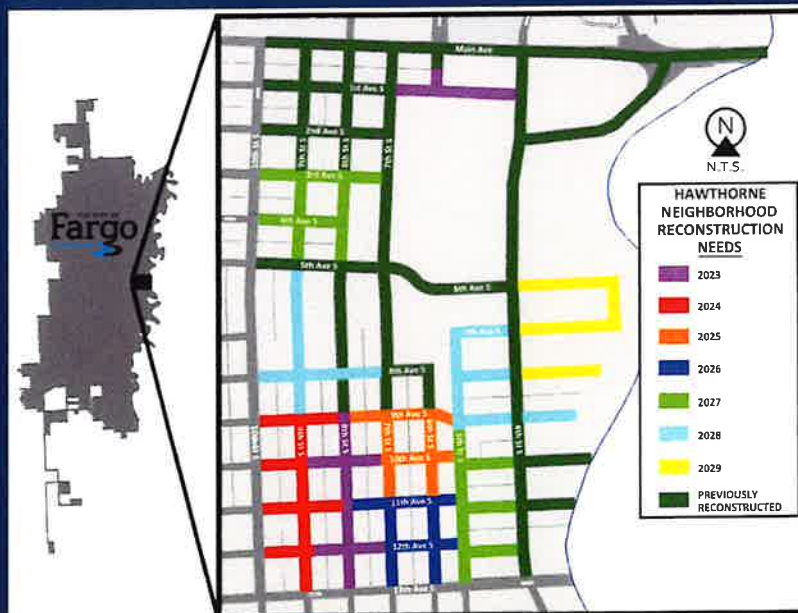
- 
- Locally Funded and Programmed Projects
 - Core Neighborhood – Street Reconstruction and Utility Replacement
 - Pavement Preservation
 - Storm Sewer Utility
 - Traffic/Streetlight Utility
 - Safety/Pavement Marking
 - Sidewalk Improvements
 - Miscellaneous
 - Federal Aid Projects
 - Prairie Dog Projects
 - Flood Control Projects
 - New Development Projects
 - Alley Paving Projects

LOCALLY FUNDED - CORE NEIGHBORHOOD PROJECTS

Year	Location
2025	9 St N - 7 to 10 Ave N; 8 Ave N - 10 St N to 9 St N; 9 Ave N - 10 St N to 8 St N; 10 Ave N - 10 St N to 9 St N
	9 Ave S from 8 St S to 5 St S; 10 Ave S from 7 St S to 5 St S; 7 St S from 11 Ave S to 9 Ave S; 6 St S from 11 Ave S to 9 Ave S
	Lilac Ln N from South Woodcrest Dr N to North Woodcrest Dr N
2026	Evergreen Rd N from 28 Ave N to 29 Ave N; Longfellow Rd N from 28 Ave N to 29 Ave N; 29 Ave N from Elm St N to Longfellow Rd N
	Willow Rd N from South Woodcrest Dr N to Lilac Ln; South Woodcrest Dr N from Evergreen Rd N to Lilac Ln N
	11 Ave S from 8 St S to 5 St S; 12 Ave S from 7 St S to 5 St S; 7 St S from 11 Ave S to 13 Ave S; 6 St S from 11 Ave S to 13 Ave S
2027	North Woodcrest Dr N from Evergreen Rd N to Lilac Ln N; Maple St N from 28 Ave N to Meadowlark Ln N; Meadowlark Ln N from Maple St N to Lilac Ln N
	5 St S from 9 Ave S to 13 Ave S; 10 Ave S & 11 Ave S & 12 Ave S from 5 St S to 4 St S
	11 Ave N from 1 St N to Elm St N; 1 St N, Oak St N, and Elm St N from 11 Ave N to 12 Ave N
2028	28 Ave N from Elm St N to cul-de-sac east of Maple St N; Evergreen Rd N from 28 Ave N to Meadowlark Ln N
	5 St S from 9 Ave S to 7 Ave S; 7 Ave S & 8 Ave S from 5 St S to 4 St S; 9 Ave S from 5 St S to Cul-de-sac east of 4 St S
	9 St S from 5 Ave S to 9 Ave S; 8 Ave S from 10 St S to 7 St S

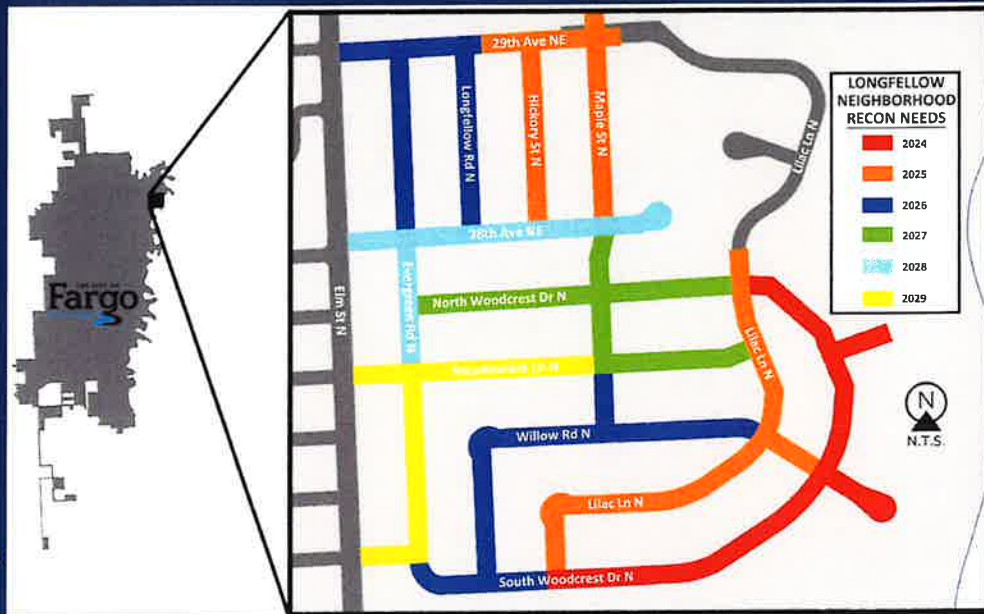
11

CORE NEIGHBORHOODS – HAWTHORNE



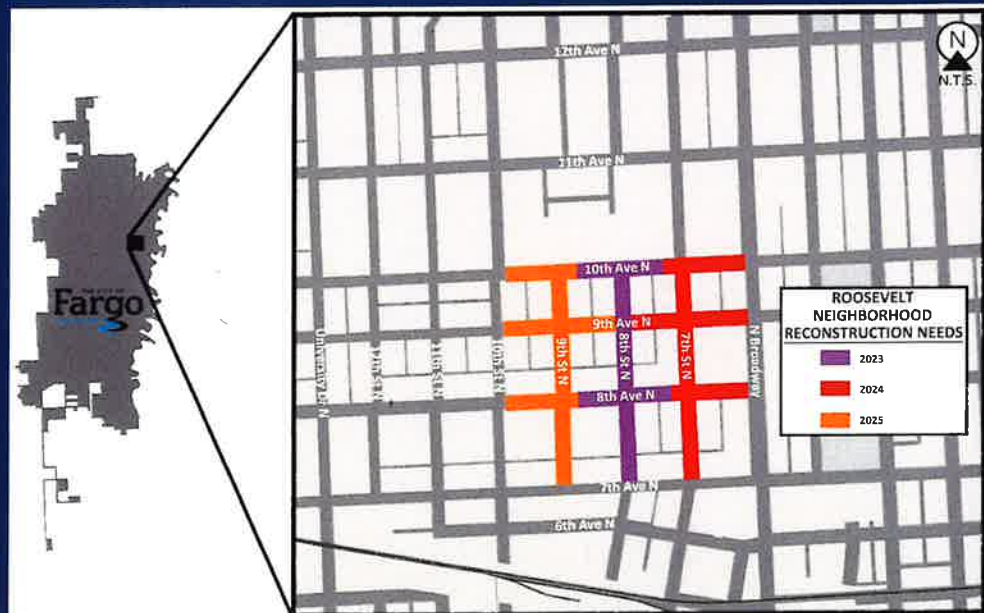
12

CORE NEIGHBORHOODS – LONGFELLOW



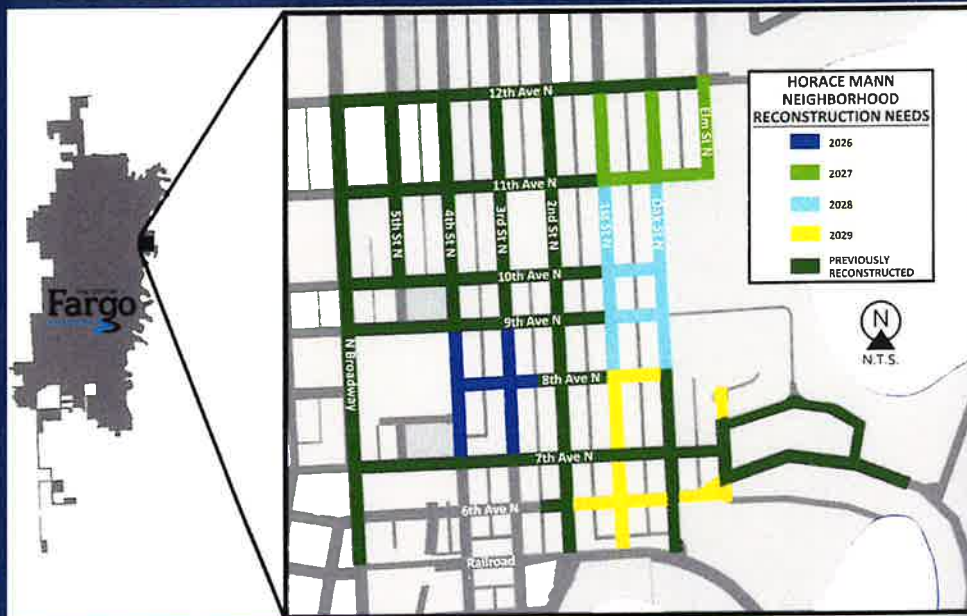
13

CORE NEIGHBORHOODS – ROOSEVELT



14

CORE NEIGHBORHOODS – HORACE MANN

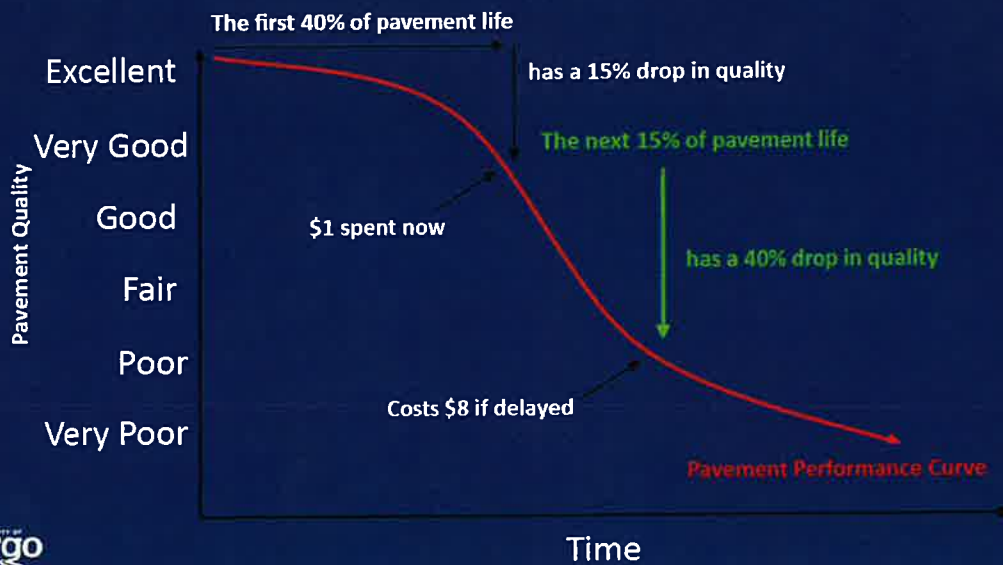


15

PAVEMENT PRESERVATION PROJECTS

- Pavement preservation
 - Proactive approach implementing a series of low-cost, preventative maintenance treatments
 - Aimed at preserving the investment of our roadway network, extending the pavement life, and meeting our citizens' needs
- No pavement will last forever, but with timely applications of these projects we can extend the pavement life resulting in cost savings

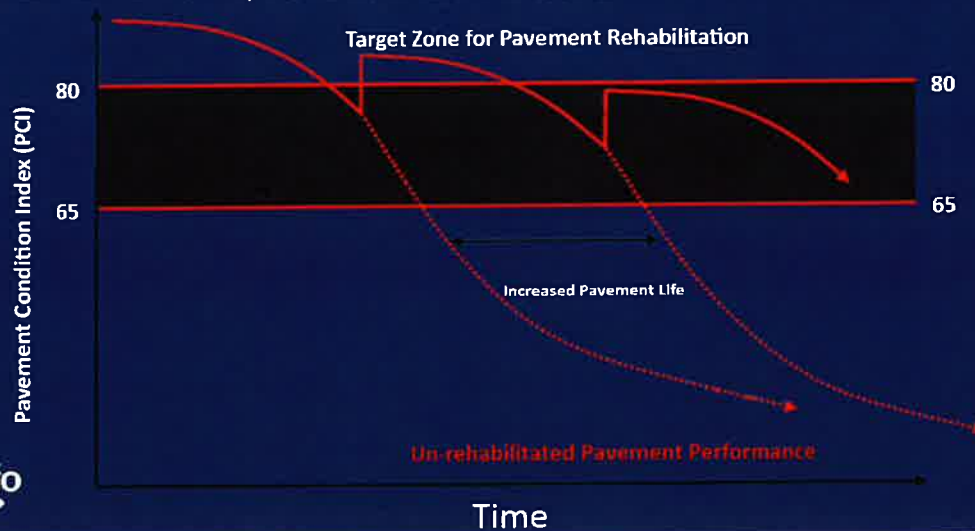
WHY IS PAVEMENT PRESERVATION IMPORTANT?



17

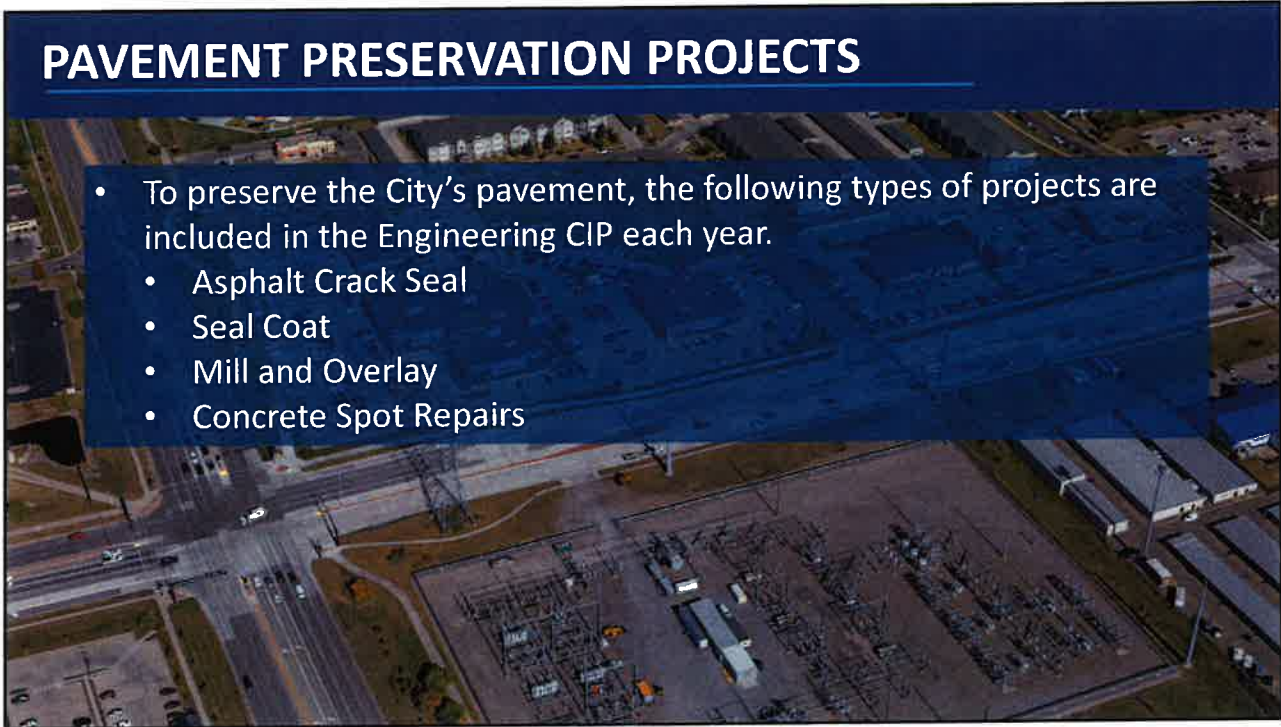
WHY IS PAVEMENT PRESERVATION IMPORTANT?

- Pavement life can be extended through the application of timely rehabilitation activities



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PAVEMENT PRESERVATION PROJECTS

- 
- To preserve the City's pavement, the following types of projects are included in the Engineering CIP each year.
 - Asphalt Crack Seal
 - Seal Coat
 - Mill and Overlay
 - Concrete Spot Repairs

INFRASTRUCTURE MAINTENANCE PROJECTS

- The following projects are also completed annually to maintain and preserve the City's infrastructure:
 - Storm Sewer Utility
 - Storm sewer repairs – lining, outfalls, inlet/manhole
 - Storm sewer lift stations – rehab and replacements
 - Traffic/Streetlight Utility
 - Street light and traffic signal rehab and replacements
 - Pavement Marking
 - Pavement marking replacement and improvements
 - Sidewalk Improvements
 - New installation and rehab/replacement
 - Miscellaneous
 - Water and sewer rehab/replacement


SAFETY IMPROVEMENT PROJECTS

- In addition to federal funds being used for some safety improvements, local funding is also used for the following types of projects:
 - Safe Routes to School improvements
 - Negative left turn offset improvements
 - Signal improvements
 - Lighting improvements
 - Signage and striping improvements



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PROJECT CATEGORIES WITHIN CIP

- 
- Locally Funded and Programmed Projects
 - Federal Aid Projects
 - City has some say in project locations and partially funded locally
 - Prairie Dog Projects
 - Flood Control Projects
 - New Development Projects
 - Alley Paving Projects


PROJECT CATEGORIES WITHIN CIP

- Locally Funded and Programmed Projects
- **Federal Aid Projects**
 - Arterial Reconstruction
 - Pavement Rehabilitation
 - Shared Use Paths
 - Bridge
 - Safety Improvements
- Prairie Dog Projects
- Flood Control Projects
- New Development Projects
- Alley Paving Projects

FEDERAL AID PROJECTS - ARTERIAL RECONSTRUCTION


Year	Location
2025	32 nd Ave S from 22 nd St S to 15 th St S
2026	Main Ave from 25 th St to University Drive (2 year project) 32 nd Ave S from 15 th St S to the Red River
2027	17 th Ave S from 25 th St S to University Drive (2026 Funds)
2028	1 st Ave N from 10 th St N to 3 rd St N

FEDERAL AID PROJECTS - PAVEMENT REHABILITATION




Year	Location
2028	Main Ave from 45 th St to 25 th St

FEDERAL AID PROJECTS - SHARED USE PATHS



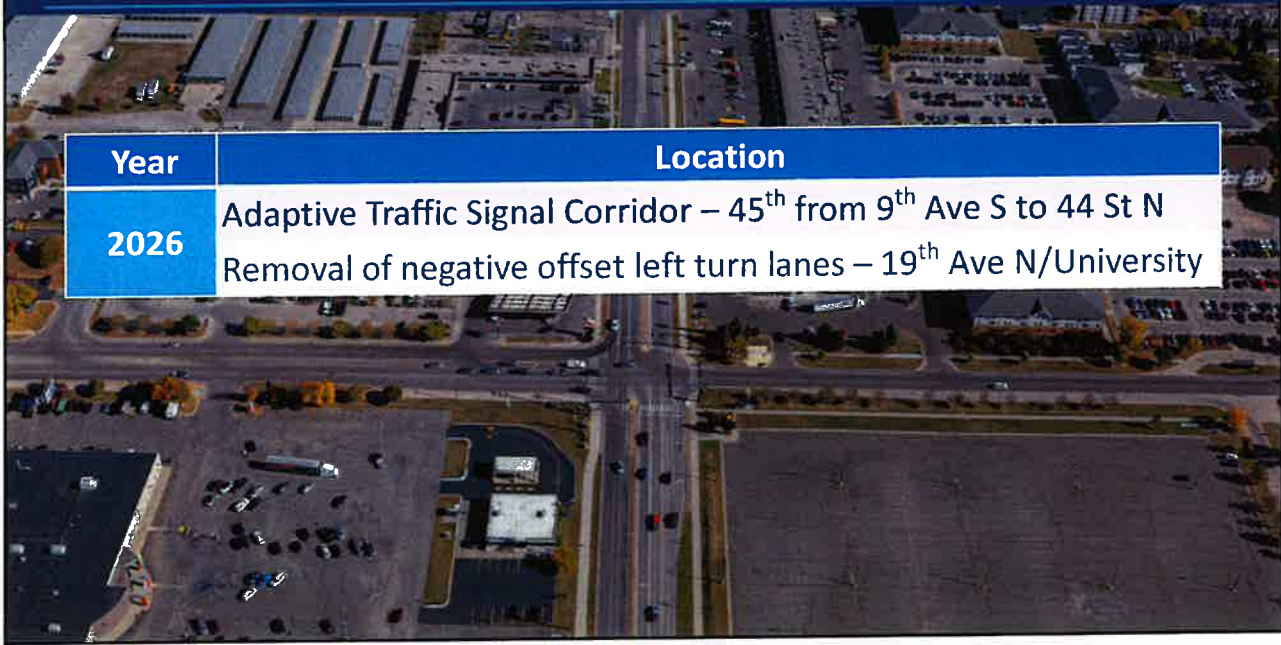
Year	Location
	River Drive from 35 Ave S to 40 Ave S (Part of 2024 CIP)
2025	Along the Red River from 15 Ave N to Park Lane N (behind VA) Drain 27 Crossing, west of 25 th St S
2027	South side of Water Reclamation Facility

FEDERAL AID PROJECTS - BRIDGE

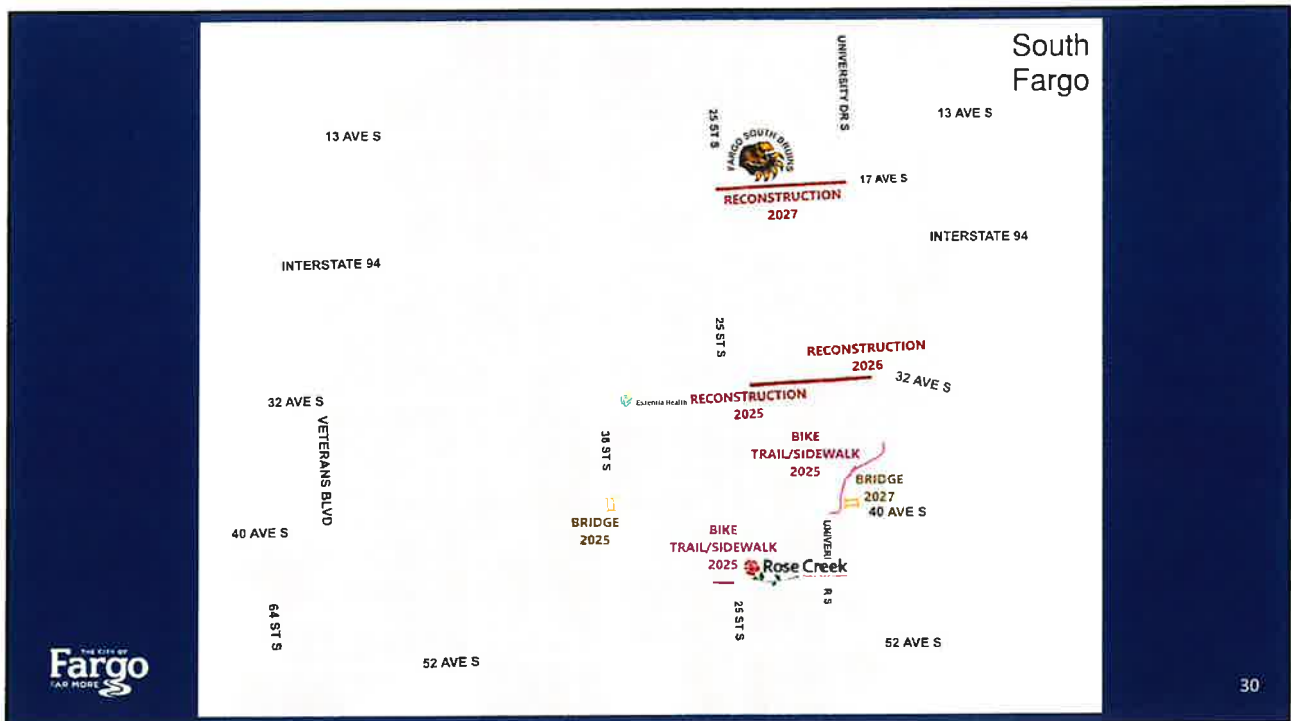
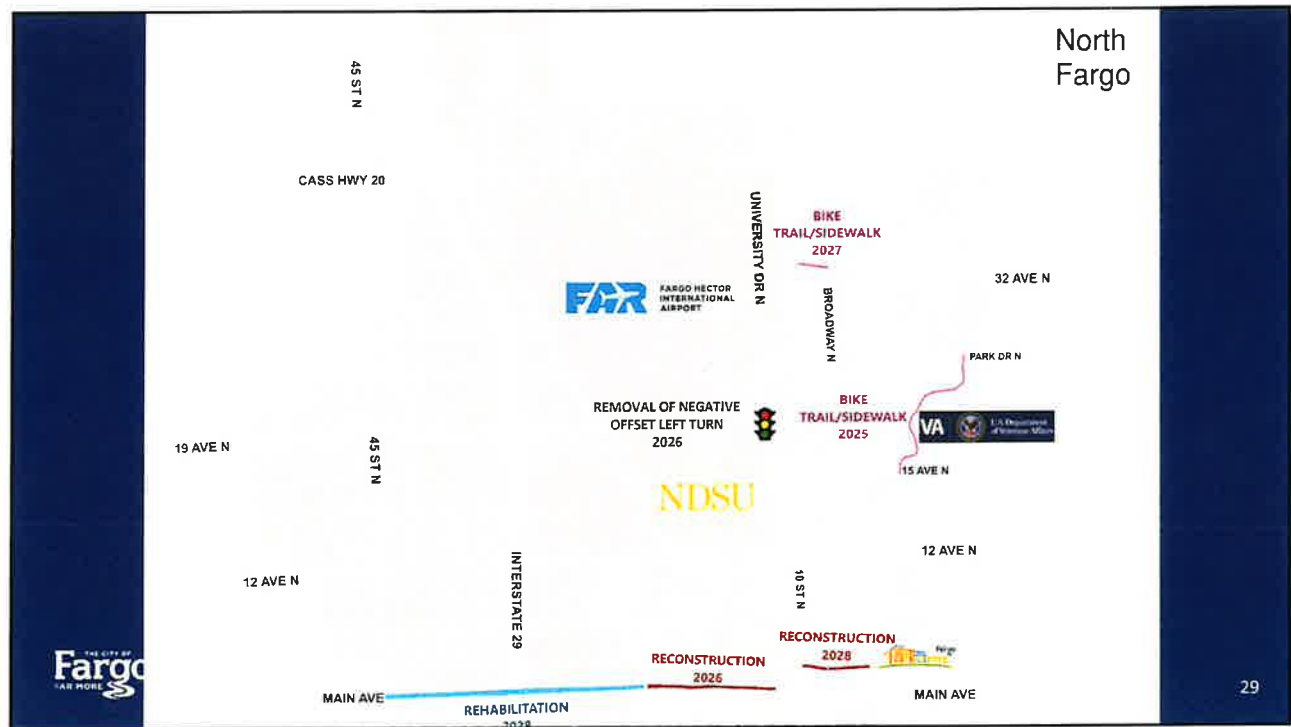


Year	Location
2025	Bridge Deck Rehab – 36 th St S (crossing Drain 27)
2027	Bike/Pedestrian Bridge – Over Red River at 40 th Ave S (Bluestem)

FEDERAL AID PROJECTS - SAFETY IMPROVEMENTS



Year	Location
2026	Adaptive Traffic Signal Corridor – 45 th from 9 th Ave S to 44 St N Removal of negative offset left turn lanes – 19 th Ave N/University



PROJECT CATEGORIES WITHIN CIP

- Locally Funded and Programmed Projects
- Federal Aid Projects
- **Prairie Dog Projects**
 - City determines project locations and are possible only with Prairie Dog Funds
- Flood Control Projects
- New Development Projects
- Alley Paving Projects

PRAIRIE DOG FUNDS



Funds

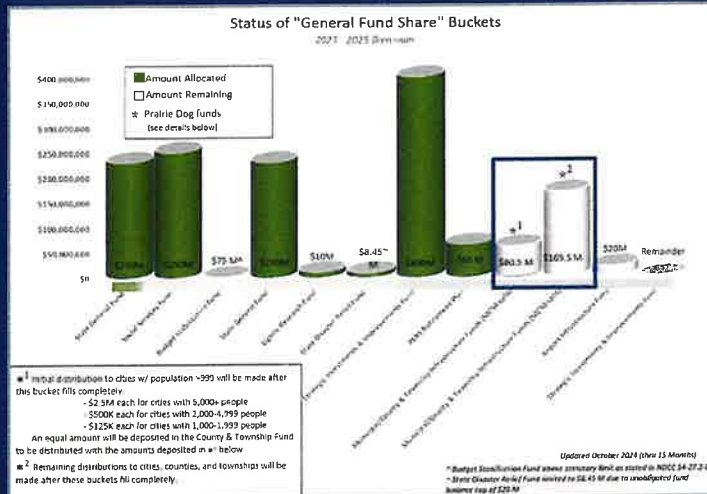
- Allocated by the state and come from oil production
- May not be used for debt repayment
- May not be used for routine maintenance and repair projects



Essential Infrastructure Projects

- Capital construction projects to construct new infrastructure or to replace existing
 - Water treatment plants
 - Wastewater treatment plants
 - Sewer lines and water lines, including lift stations and pumping systems
 - Water storage systems, including dams, water tanks, and water towers
 - Storm water infrastructure, including curb and gutter construction
 - Road and bridge infrastructure, including paved and unpaved roads and bridges
 - Airport infrastructure
 - Electricity transmission infrastructure
 - Natural gas transmission infrastructure
 - Communications infrastructure, excluding fiber optic infrastructure

PRAIRIE DOG FUNDS



- First bucket is likely to fill this month (November)
 - \$2.5M
- Second bucket is likely to fill in January
 - Approx. \$21.5M
- Plan to use 2023-2025 Biennium funds in 2025 & 2026 CIPs

PROJECT CATEGORIES WITHIN CIP

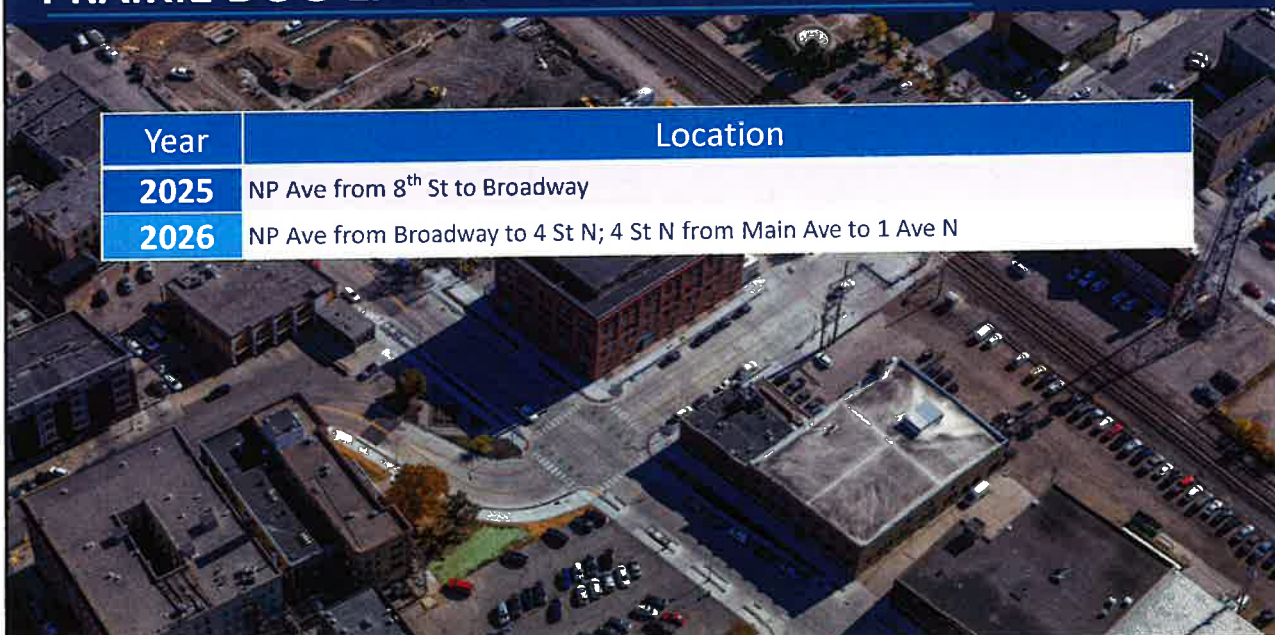
- Locally Funded and Programmed Projects
- Federal Aid Projects
- **Prairie Dog Projects**
 - Additional Core Neighborhood Projects
 - Additional Downtown Reconstruction Projects
 - Additional Pavement Preservation Projects
 - Programmed projects to use Prairie Dog in lieu of Sales Tax
- Flood Control Projects
- New Development Projects
- Alley Paving Projects

PRAIRIE DOG EXTRA - CORE NEIGHBORHOODS

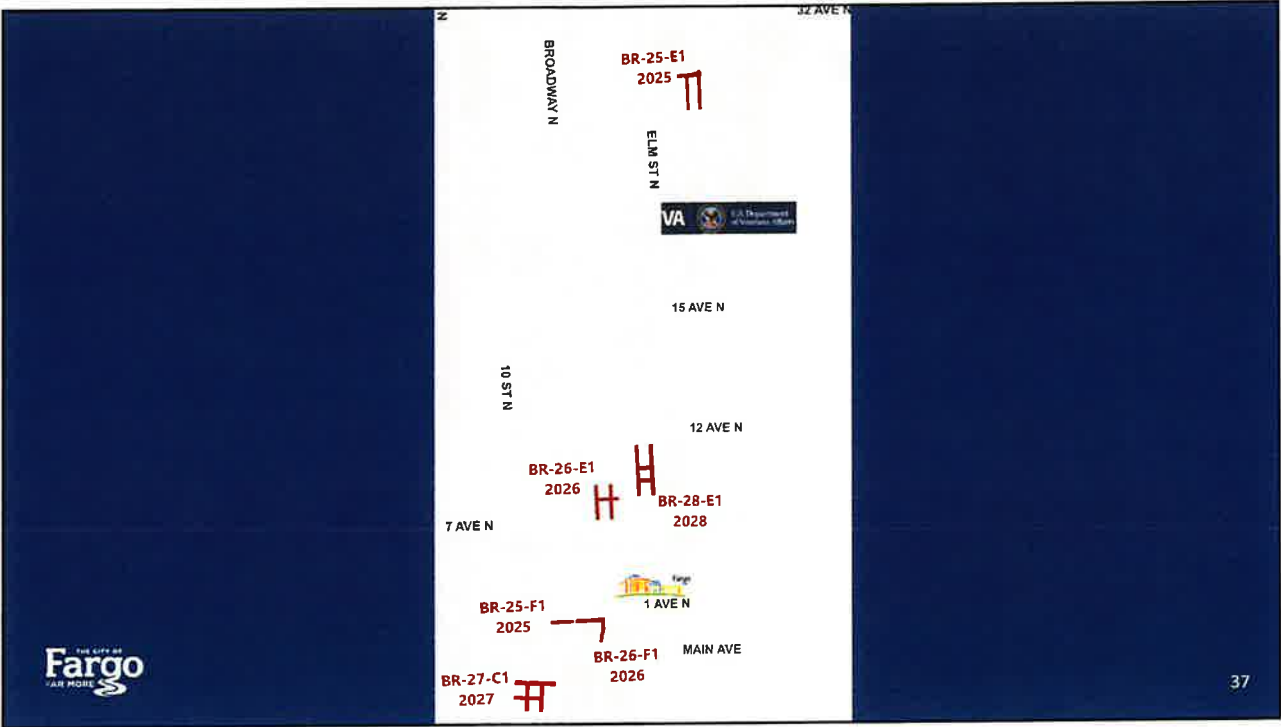


Year	Location
2025	Hickory St N from 28 Ave N to 29 Ave N; Maples St N from 28 Ave N to 29 Ave N; 29 Ave N from Longfellow Rd N to Maple St N
2026	4 St N from 7 Ave N to 9 Ave N; 3 St N from 7 Ave N to 9 Ave N; 8 Ave N from 4 St N to alley between 3 St & 2 St
2027	3 Ave S from 10 St to 7 St; 4 Ave S from 10 St to 8 St; 8 St S & 9 St S from 3 Ave S to 5 Ave S
2028	Oak St N and 1 St N from 8 Ave N to 11 Ave N; 9 Ave N and 10 Ave N from 1 St N to Oak St N

PRAIRIE DOG EXTRA – DOWNTOWN RECONS



Year	Location
2025	NP Ave from 8 th St to Broadway
2026	NP Ave from Broadway to 4 St N; 4 St N from Main Ave to 1 Ave N



PRAIRIE DOG EXTRA - PAVEMENT PRESERVATION

Year	Location
2025	Concrete Pavement Rehabilitation – Arterial Corridor
2027	Concrete Pavement Rehabilitation – Arterial Corridor Mill and Overlay or Pavement Replacement Only Project

PRAIRIE DOG IN LIEU OF SALES TAX

Year	Location
2025	Shared Use Path - Drain 27 Trail Connection
	Shared Use Path - Along Red River from 15 Ave N to Park Lane North
	Arterial Reconstruction - 32 Ave S from 22 St S to 15 St S
	Bridge Maintenance - 36th St S over Drain 27
2026	32 nd Ave S – 15 th St S to 600' east of University Dr
2027	Bike/Pedestrian Bridge – Over Red River at 40th Ave S (Bluestem)
	Shared Use Path - South side of Water Reclamation Facility
	17 th Ave S from 25 th St S to University Dr S
2028	1 st Ave N from 10 th St N to 3 rd St N

PROJECT CATEGORIES WITHIN CIP

- Locally Funded and Programmed Projects
- Federal Aid Projects
- Prairie Dog Projects
- Flood Control Projects
 - City oversees in-town projects (project locations determined as part of overall FM Diversion project) and funded by Diversion Authority
- New Development Projects
- Alley Paving Projects

FLOOD CONTROL PROJECTS

Year	Location
2025	STS LS #40 Reconstruction (Project #NR-25-C)
	STS LS #41 & #42 Reconstruction (Project #NR-25-D)
	Harwood Drive Levee Construction (Project #FM-15-F)
	Belmont Phase 3 Levee and Floodwall Construction (Project #FM-15-J)
2026	STS LS #58 Reconstruction (Project #NR-26-B)
	STS LS #67 & #68 Reconstruction
2027	STS LS #66 Reconstruction

PROJECT CATEGORIES WITHIN CIP

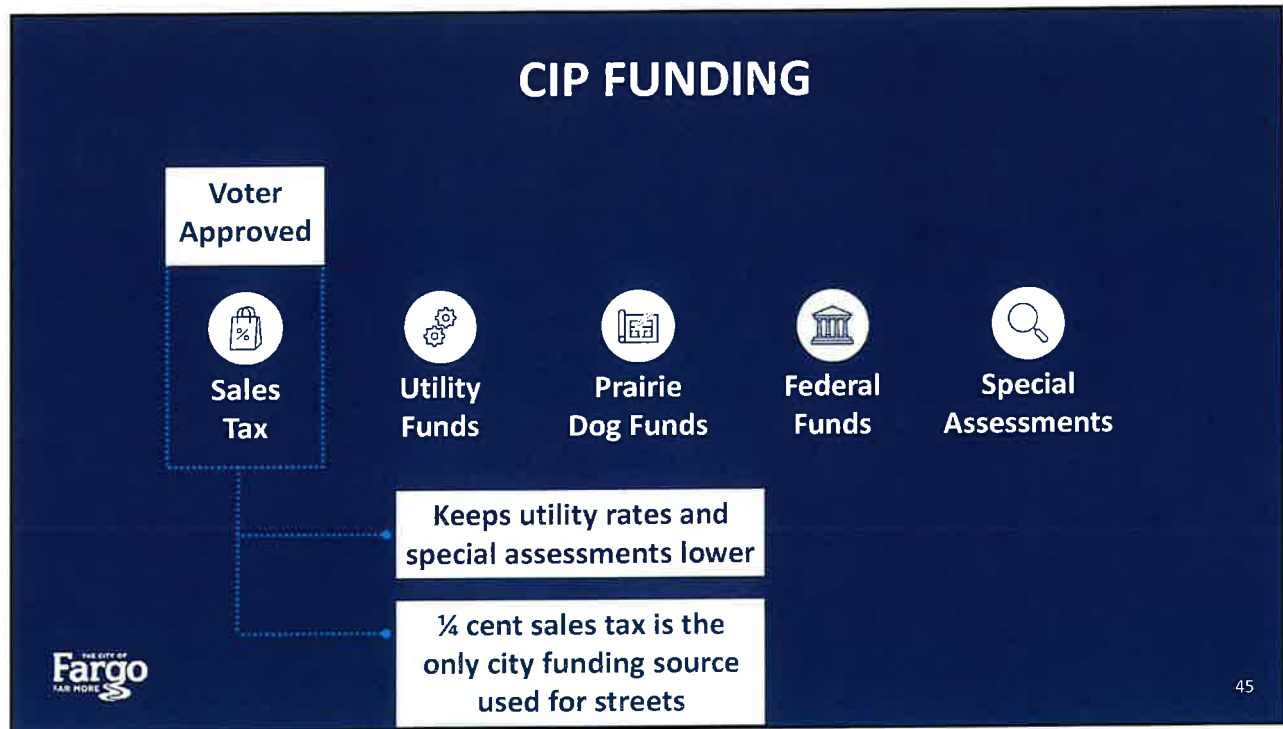
- Locally Funded and Programmed Projects
- Federal Aid Projects
- Prairie Dog "Extra" Projects
- Flood Control Projects
- **New Development Projects**
 - Developer requested and are typically 100% special assessed
 - No requests at this time
 - As requests come in, projects will be added to the CIP
- Alley Paving Projects

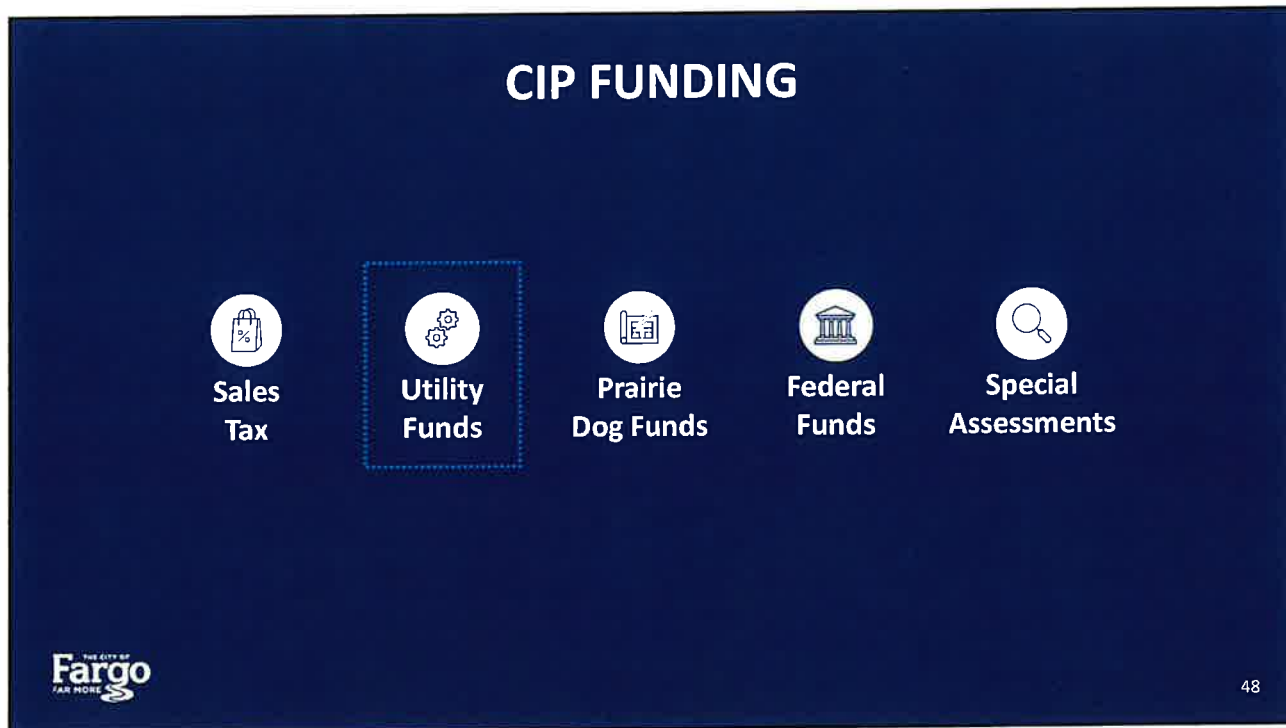
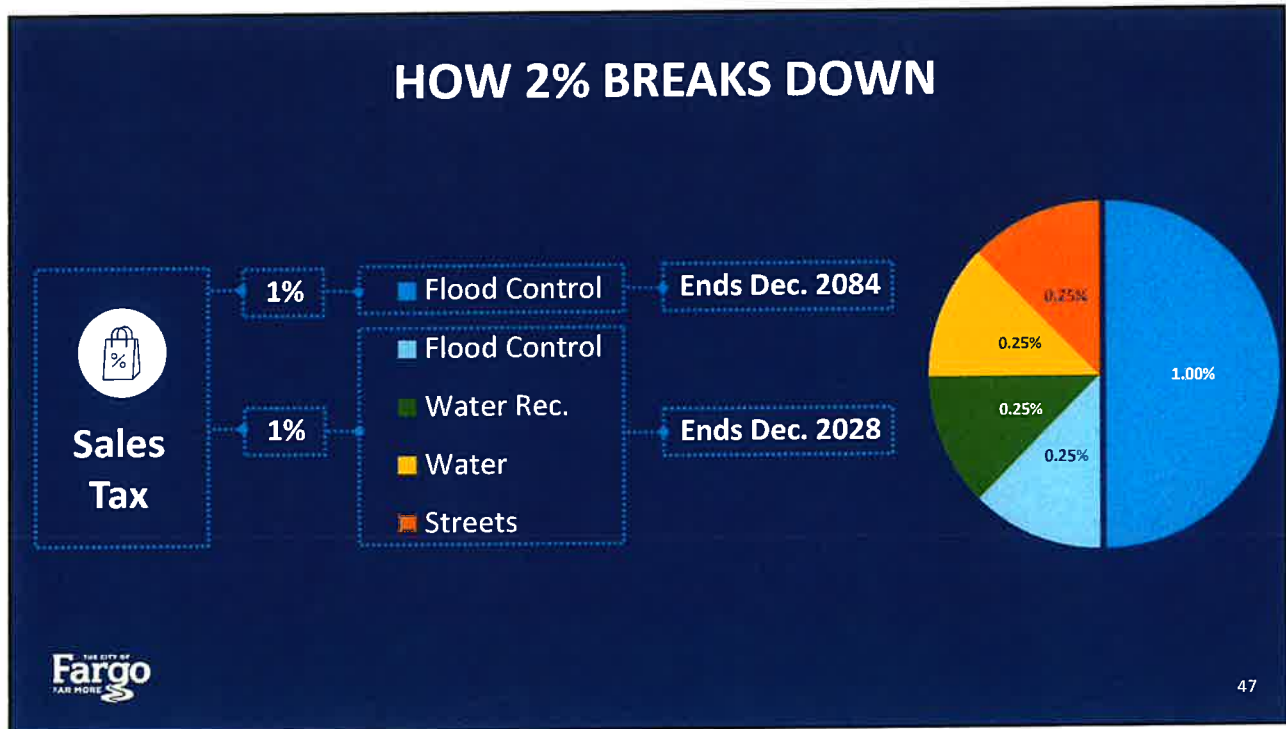
PROJECT CATEGORIES WITHIN CIP

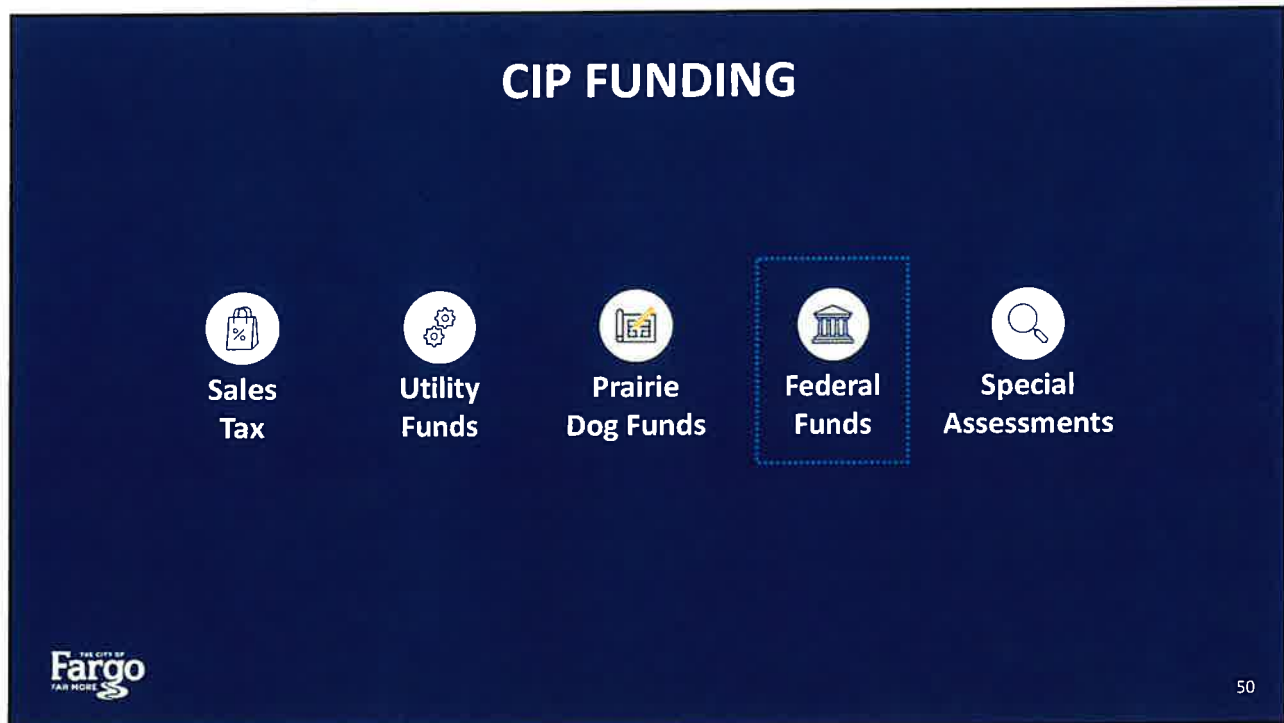
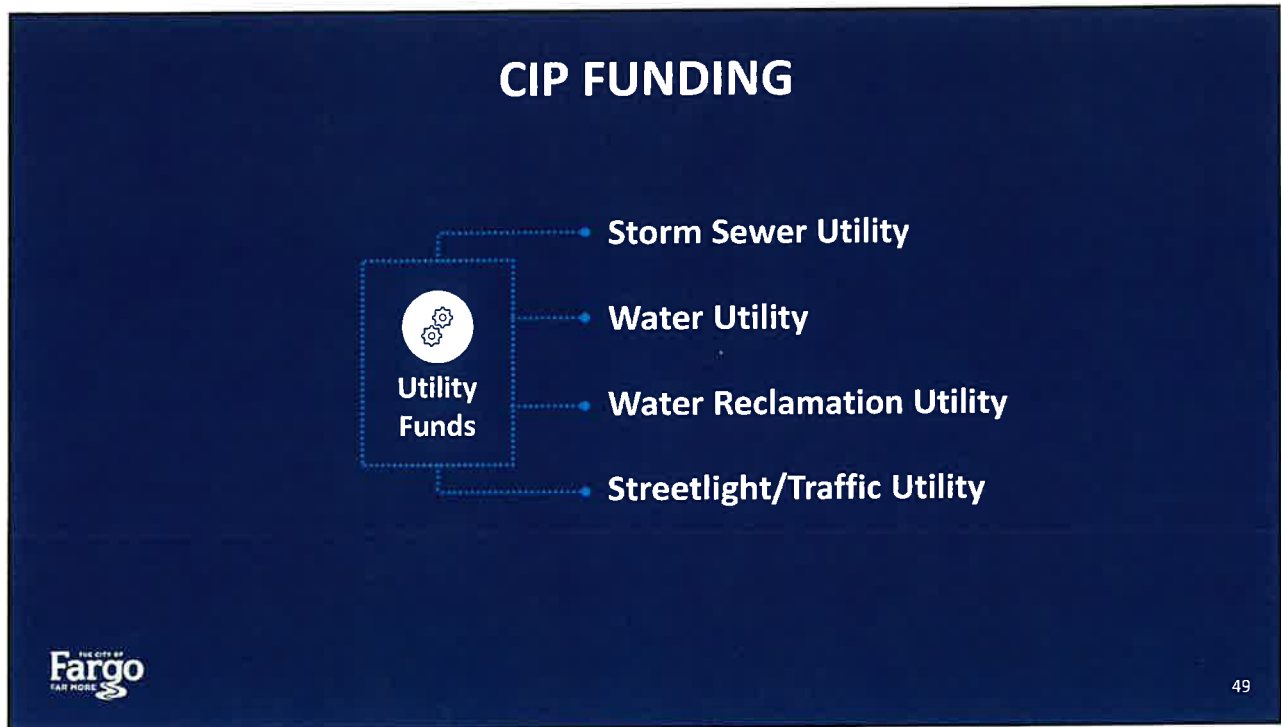
- Locally Funded and Programmed Projects
- Federal Aid Projects
- Prairie Dog "Extra" Projects
- Flood Control Projects
- New Development Projects
- **Alley Paving Projects**
 - Property owner requested and are 100% special assessed
 - No requests at this time
 - As requests come in, projects will be added to the CIP

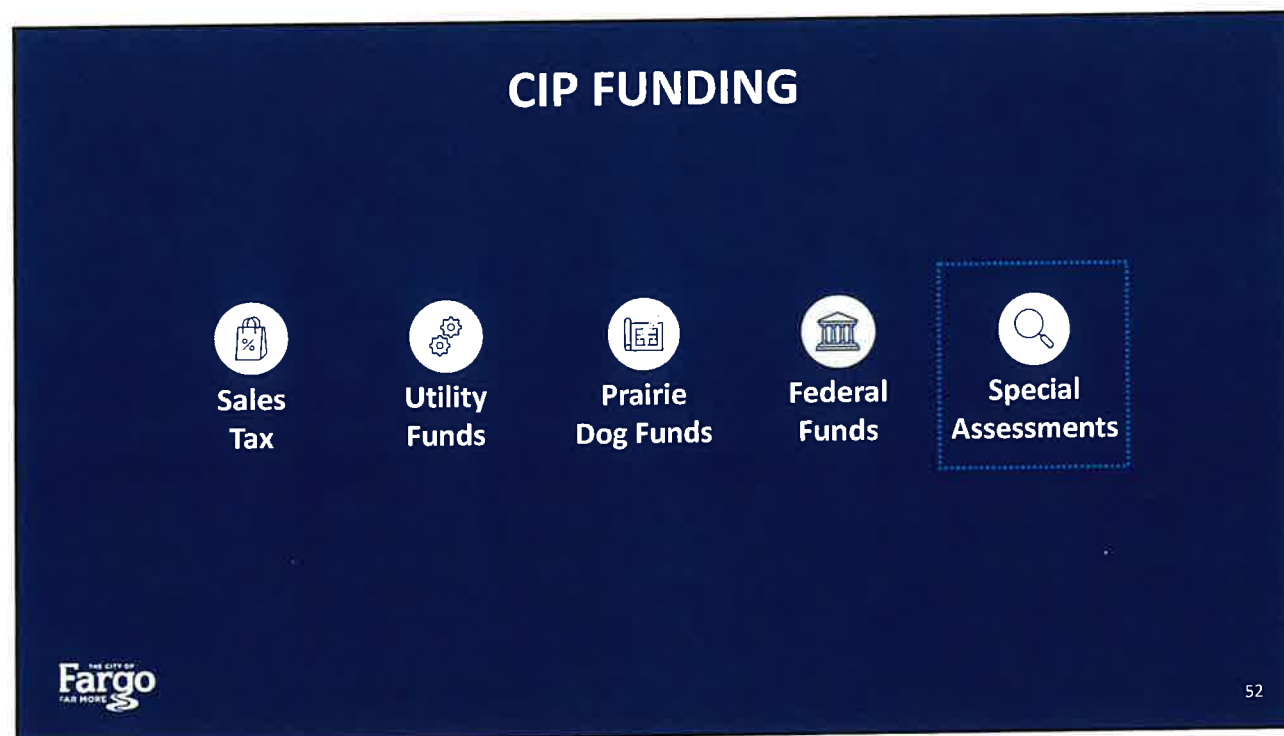
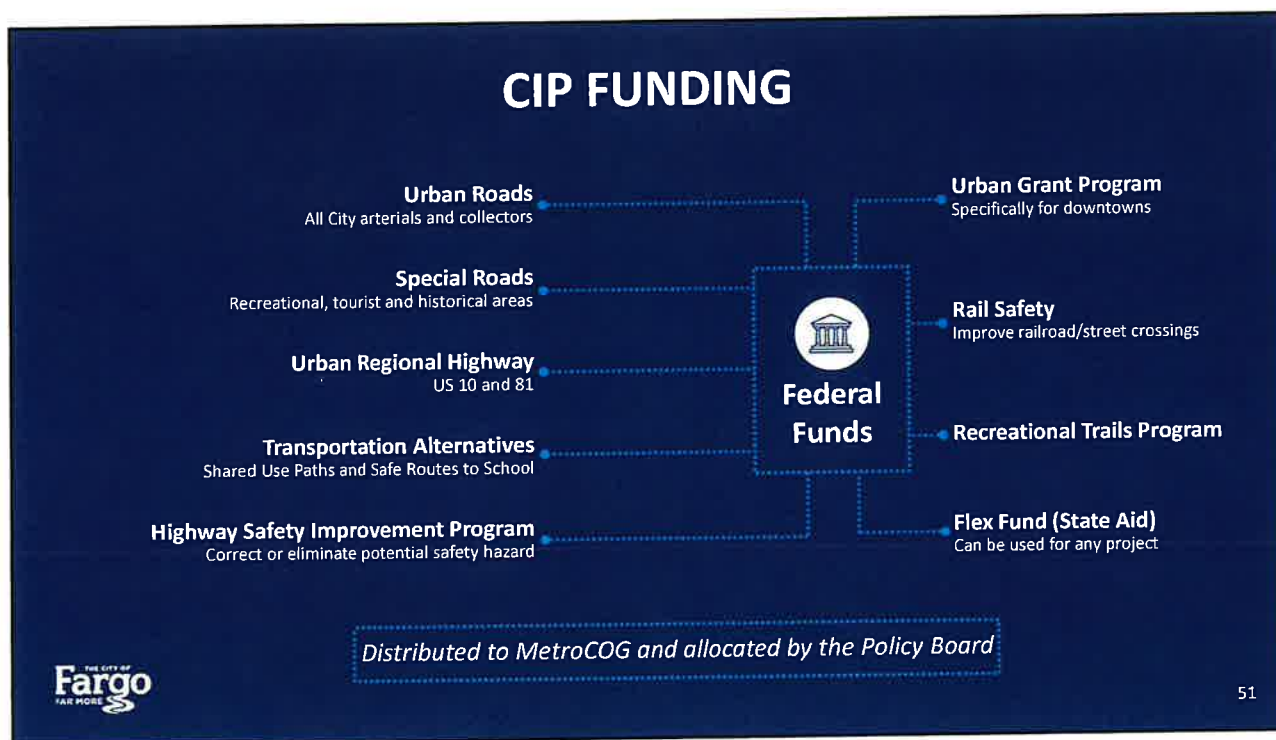
SUMMARY OF COSTS

Cost by Category	2024 CIP	2025 CIP	2026 CIP	2027 CIP	2028 CIP	2025-2028 Average
Core Neighborhood	\$ 10,245,892	\$ 13,718,240	\$ 17,356,151	\$ 21,299,242	\$ 18,585,029	\$ 17,739,665
Pavement Preservation	\$ 6,989,733	\$ 9,768,150	\$ 11,137,298	\$ 11,251,901	\$ 11,221,036	\$ 10,844,596
Storm Sewer Utility	\$ 3,845,395	\$ 3,791,993	\$ 3,528,000	\$ 3,906,000	\$ 4,032,000	\$ 3,814,498
Traffic and Streetlight	\$ 1,310,400	\$ 1,355,279	\$ 756,000	\$ 756,000	\$ 756,000	\$ 905,820
Safety Improvements	\$ 1,342,413	\$ 3,343,360	\$ 2,016,000	\$ 2,110,500	\$ 2,268,000	\$ 2,434,465
Sidewalk	\$ 1,530,135	\$ 1,512,000	\$ 1,701,000	\$ 1,890,000	\$ 2,016,000	\$ 1,779,750
Miscellaneous	\$ 3,210,901	\$ 723,900	\$ 1,398,000	\$ 1,398,000	\$ 1,429,500	\$ 1,237,350
Federal Aid	\$ 1,954,572	\$ 25,666,996	\$ 54,198,812	\$ 28,518,922	\$ 57,878,715	\$ 41,565,861
Prairie Dog Projects	\$ 28,984,423	\$ 17,907,777	\$ 15,368,763	\$ 13,575,515	\$ 8,572,877	\$ 13,856,233
Flood Control	\$ 19,661,454	\$ 21,004,000	\$ 12,202,000	\$ 4,912,000	\$ 0	\$ 9,529,500
Total CIP:	\$ 79,075,318	\$ 98,791,694	\$ 119,662,023	\$ 89,618,079	\$ 106,759,156	\$ 103,707,738










CIP FUNDING


Governed by ND Century Code
Chapter 40-22 and Chapter 40-23

ND Supreme Court Ruling on September 17, 2024
Requires Special Assessment Commission to determine benefit in dollars independent of, and without regard to, the cost of the improvement district

Ruling added step in process
But does not impact the City's ability to special assess (as long as benefit exceeds cost)



Special Assessments



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CIP FUNDING


Infrastructure Funding Policy
Determines how costs are allocated
Adopted by City Commission

Paving rehab (mill and overlay)
50% special assessed & 50% City funded

Most other items are "capped"
Water, sewer and pavement replacement



Special Assessments



2025 Locally Funded Street Recon and Utility Replacement Projects
Approximately 15.4% Special Assessed

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WHAT ARE SPECIAL ASSESSMENT CAPS?

The way in which the City of Fargo limits the maximum amount a property owner will pay for an improvement

Provides for a predictable special assessment amount for property owners

Ensures all property owners are treated equitably



INFRASTRUCTURE FUNDING POLICY PROPOSED REVISION

Caps

Infrastructure Funding Policy includes annual increase of 2% annually to caps

Proposing to change this annual increase to 5% annually

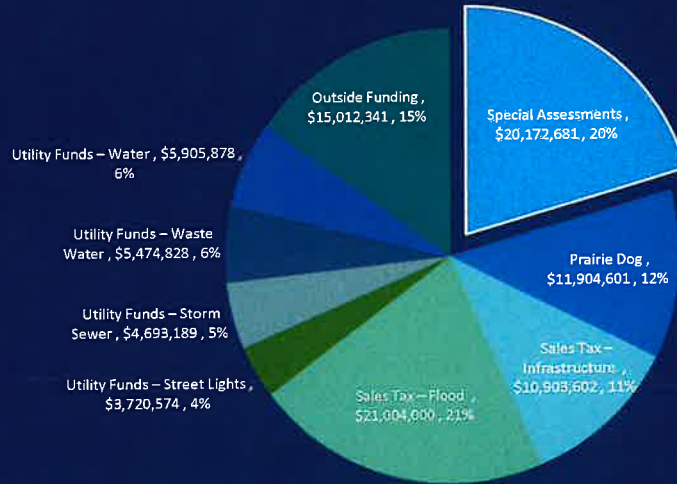
Average annual rate of inflation from 2008 to 2022 was 7.19%

For 2025, special assessments are estimated to pay approximately 15.4% of local street recon projects

- *With 2% increase, estimated to be about 15.1% in 2026*
- *With 5% increase, estimated to be about 15.5% in 2026*

*2025 CIP was based on existing policy
(this change would not impact any projects until 2026 CIP)*

2025 CIP FUNDING SUMMARY – \$ BY FUND



57

STREETS SALES TAX HISTORY AND PROJECTED



58

WHAT COMES NEXT?

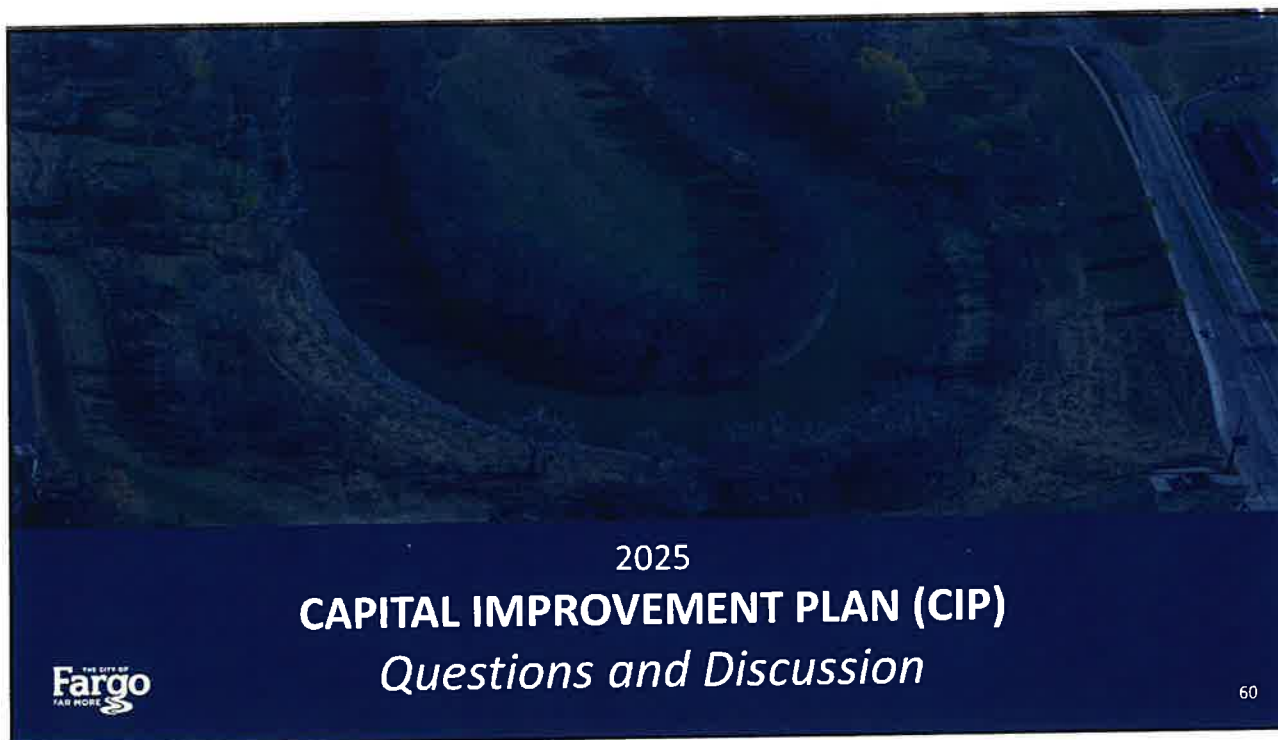


Approvals Required for 2025 CIP

- Seek PWPEC approval on **December 2, 2024**
- Seek Commission approval on **December 9, 2024**
 - Provide opportunities to meet with Commissioners
 - Answer questions or make clarifications/changes before we seek approval



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2025

CAPITAL IMPROVEMENT PLAN (CIP)

Questions and Discussion



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Memorandum

To: Board of City Commissioners
From: Doug Durgin, Special Assessments Coordinator
Date: December 4, 2024
Re: Special Assessment Deferral Request for Enclave Properties

On October 8, 2024, Joe Schneider, Director of Development with Enclave, contacted the special assessment department to request a deferral agreement for three platted and undeveloped parcels. These parcels are located within the Laverne's Addition. They have requested a 3-year interest-bearing deferral for all three parcels.

Their deferral request pertains to all Special Assessments on each parcel, including all projects with an uncertified balance and the upcoming special assessment for Improvement District BN-23-E.

This request was presented to the Public Works Projects Evaluation Committee (PWPEC) on October 21, 2024. After review, the committee voted to deny the deferral.

Subsequently, the request was presented to the Finance Committee on November 25, 2024.

Recommended Motion:

Support the findings of PWPEC and deny the request.

DRD

Attachments:

- Enclave Request
- Map
- PWPEC Agenda and ROA

C: Tom Knakmuhs, City Engineer

Doug Durgin

From: Joe Schneider <joe@enclavecompanies.com>
Sent: Tuesday, October 8, 2024 12:17 PM
To: Doug Durgin
Cc: Austin Morris; Brevin Lancaster
Subject: Special Assessment Deferral Request - Parcel #'s 01-8873-00100-000 , 01-8873-00200-000 , 01-8856-00100-000
Attachments: SA Deferral Framework.pdf

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

Doug,

Thanks for this info. With this we are requesting 3 year deferrals on the following parcels:

1. Parcel # **01-8873-00100-000** (AKA – Variant 5)
 - a. Current Accessed Projects Complete & Work -In Progress
 - i. BN-22-C
 - ii. BN-23-E
2. Parcel # **01-8873-00200-000** (AKA – Variant 6)
 - a. Current Accessed Projects Complete & Work -In Progress
 - i. BN-22-C
 - ii. BN-23-E
3. Parcel # **01-8856-00100-000** (AKA – Variant 7)
 - a. Current Accessed Projects Complete & Work -In Progress
 - i. BN-20-M
 - ii. BN-22-C
 - iii. BN-23-E

I understand that there are still items to be approved on this new process. We will want clarity on how specific accessible projects get added a property that has already been approved for a 3-year deferral period. Basically, want to ensure that anything that comes online during an approved 3 year deferral period on a specific property is covered and we don't have to do a specific request.

Please confirm receipt of this request and timing of approval for these requests. I assume that we will get a formal notification of approval for our records?

Thanks,

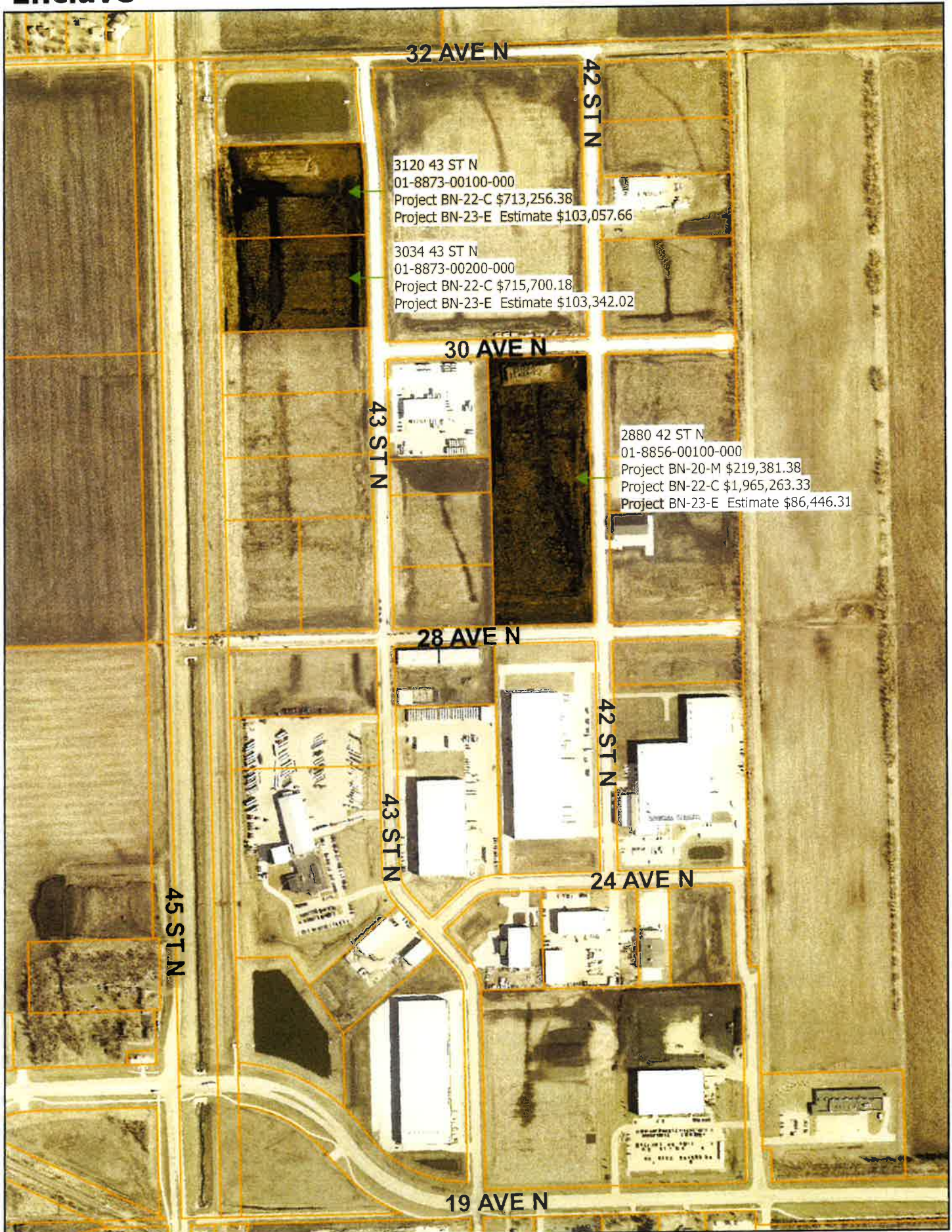
Joe Schneider

Director of Development

300 23rd Ave E, Suite 300, West Fargo, ND 58078

D. 701.997.2562 **O.** 701.478.4300

W. enclavecompanies.com



Memorandum

To: Members of PWPEC
From: Doug Durgin, Special Assessments Coordinator
Date: October 15, 2024
Re: Deferral Request for Enclave Properties

Background:

On October 8, 2024, Joe Schneider, Director of Development with Enclave, contacted the special assessment department to request a deferral agreement for three platted and undeveloped parcels. These parcels are located within Laverne's Second addition. They have requested a 3-year interest-bearing deferral for all three parcels.

Their deferral request pertains to all Special Assessments on each parcel, including all projects with an uncertified balance and the upcoming special assessment for Improvement District BN-23-E.

Recommended Motion:

Special Assessments recommends approval of this request and will support the facts and findings of PWPEC.

DRD

Attachments:

- Map
- Enclave Request

C: Tom Knakmuhs, City Engineer

PUBLIC WORKS PROJECTS EVALUATION COMMITTEE

Improvement District No.: BN-23-E1

Type: Deferral Request

Location: Laverne's Second Addition

Date of Hearing: 10/7/2024

<u>Routing</u>	<u>Date</u>
City Commission	
PWPEC File	<u>X</u>
Project File	<u>Doug Durgin</u>

The Committee reviewed a communication from Special Assessments Coordinator, Doug Durgin, regarding Enclave's request for a deferral agreement for three platted and undeveloped parcels located within Laverne's Second Addition.

Enclave has requested a 3-year interest-bearing deferral for all three parcels. The deferral request pertains to all Special Assessments on each parcel, including projects with an uncertified balance and the upcoming Special Assessment from Improvement District BN-23-E1.

On a motion by Steve Sprague, seconded by Steve Dirksen, the Committee voted to deny the deferral request by Enclave.

RECOMMENDED MOTION

No Commission action required.

PROJECT FINANCING INFORMATION:

Recommended source of funding for project: N/A

Developer meets City policy for payment of delinquent specials
 Agreement for payment of specials required of developer
 Letter of Credit required (per policy approved 5-28-13)

Yes	No
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>

COMMITTEE

Tim Mahoney, Mayor
 Nicole Crutchfield, Director of Planning
 Steve Dirksen, Fire Chief
 Brenda Derrig, Assistant City Administrator
 Ben Dow, Director of Operations
 Steve Sprague, City Auditor
 Tom Knakmuhs, City Engineer
 Susan Thompson, Finance Director

<u>Present</u>	<u>Yes</u>	<u>No</u>	<u>Unanimous</u>
			<u>✓</u>
<u>✓</u>	<u>✓</u>	<u>✓</u>	
<u>✓</u>	<u>✓</u>	<u>✓</u>	
<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>Michael Redlinger</u>
<u>✓</u>	<u>✓</u>	<u>✓</u>	
<u>✓</u>	<u>✓</u>	<u>✓</u>	
<u>✓</u>	<u>✓</u>	<u>✓</u>	

ATTEST:

T. Knakmuhs
 Tom Knakmuhs, P.E.
 City Engineer

C: Kristi Olson



Michelle Turnberg, City Commissioner
Fargo City Hall
225 4th Street North
Fargo, ND 58102-4817
Phone: 701.831.5915 | Fax: 701.476.4136
Email: MTurnberg@FargoND.gov
www.FargoND.gov

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TO: BOARD OF CITY COMMISSIONERS

FROM: CITY COMMISSIONER MICHELLE TURNBERG

DATE: DECEMBER 9, 2024

SUBJECT: OPERATION SAFE FARGO: A PLAN TO ADDRESS HOMELESSNESS

Operation Safe Fargo: A Plan to Address Homelessness and Promote Public Safety

Objectives

To ensure the safety and well-being of all residents and individuals experiencing homelessness in Fargo, this plan establishes immediate measures for emergency shelter, enhanced public safety and long-term solutions to address homelessness and related challenges in the community.

Key Provisions

1. Camping Restrictions on City Property

- Unauthorized camping on city-owned property will no longer be permitted.
- Existing campsites will be removed and any newly established campsites will be dismantled promptly.

2. Transportation Assistance

- Individuals displaced by the camping restrictions will be offered transportation assistance, including a bus ticket to their hometown or another city of their choice.

3. Emergency Shelter at the Fargo Civic Center

- The Fargo Civic Center will be repurposed as an emergency shelter to provide immediate relief during the winter months.
- Key operational guidelines include:
 - **Substance-Free Environment:** Drugs, alcohol and individuals under the influence will not be permitted.
 - **Safety Screening:** Fargo Police Department (FPD) will conduct ID checks to screen for outstanding warrants and prevent entry of Level 1 sex offenders.
 - **Adequate Accommodations:** The shelter will feature cots to allow individuals to rest comfortably.

- **Pet-Friendly Policy:** Individuals with animals may bring their pets, provided the animals are leashed or crated at all times. Crates will be provided if necessary.
 - **24/7 Security:** Trained security personnel will be onsite around the clock to ensure safety.
 - **Operational Timeline:** The Civic Center will remain open as an emergency shelter until May 1st, unless extended.
4. **Reallocation of Existing Resources**
 - Funds currently allocated to the winter warming program at Cass County Public Health will be redirected to support the Civic Center shelter.
 5. **Transition of Downtown Engagement Center Services**
 - After May 1st, services offered by the Downtown Engagement Center (DEC) will transition to Cass County Public Health.
 6. **Repurposing of DEC Property**
 - The DEC building will either be sold or repurposed as a Fargo Police Department substation.
 - Proceeds from the sale will be used to offset expenses incurred by the emergency shelter, with remaining funds deposited into the general fund.

Call to Action

This plan emphasizes the need for expanded mental health and addiction recovery services in Fargo. As winter sets in, we must act decisively to protect vulnerable individuals from the harsh conditions while creating time to assess and improve housing strategies.


Though not a perfect solution, **Operation Safe Fargo** prioritizes immediate safety and lays the groundwork for more sustainable interventions to address homelessness in our community.

RECOMMENDED MOTION: To approve Operation Safe Fargo.

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MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIMOTHY J. MAHONEY 

DATE: DECEMBER 9, 2024

SUBJECT: CIVIL SERVICE COMMISSION APPOINTMENT

A vacancy has existed on the Civic Service Commission since Paul Grindeland's partial term ended on December 31, 2023.

Kelsey Roseth has submitted an application indicating interest in serving on the Board and I recommending her appointment. I have attached a copy of her application for your information.

Your favorable consideration of this recommendation is greatly appreciated.

RECOMMENDED MOTION: To approve the appointment of Kelsey Roseth to the Civil Service Commission for a term ending June 30, 2026.

mmappt24csc-2

Kember Anderson

From: noreply@cityoffargo.com
Sent: Tuesday, July 23, 2024 11:18 AM
To: Commissions Applications
Subject: New Form Submission: Getting involved in government
Attachments: Kelsey Roseth Professional Resume, Full, 2024.pdf

Name:

[Kelsey Roseth]

Mailing Address:

[REDACTED]

City:

[Fargo]

State:

[North Dakota]

Zip:

[58104]

Work Phone:

[BLANK]

Home Phone:

[REDACTED]

E-mail:

[REDACTED]

Which boards or commissions would you like to be considered for?

[Arts & Culture Commission, Board of Appeals, Civil Service Commission, Community Development Committee, Economic Development Incentives Committee, Historic Preservation Commission, Human Rights Commission, Library Board, Metro Area Transit Coordinating Board, Police Advisory, Sustainability and Resiliency Committee]

Briefly state why you would like to be on this panel:

[I'm seeking to re-engage with, and invest in, the community upon my return to the area. I grew up here, graduated from Fargo South and MSUM, and served the community as a KVRr and WDAY-TV news anchor/reporter at the start of my career. While I left for 10 years to live in the Twin Ports (Duluth-Superior), I've returned to be near family and friends. I am so pleased with the progress Fargo has pursued over the years, and would appreciate the opportunity to serve my community through volunteerism. I've reviewed all boards and commissions and identified the areas of most interest.]

How many hours per month could you volunteer as a panel member?

[I can participate in about 10 to 20 hours per month. I own my own business and am flexible with my schedule.]

Please list any past experience you have with city government here or in other cities:

[I haven't participated in city government historically. That said, I've attended more than 100 meetings of various city government boards and commissions as part of my role as a news anchor/reporter at the start of my career. I started my business with limited knowledge of business operations (I studied broadcast journalism and mass communications), yet I taught myself how to run one successfully. As a fast learner, I am confident I can understand my potential volunteer role and thrive.]

Please describe any professional experience you have related to the responsibilities of the panel you are interested in:

[I am a disabled woman who founded Kero Creative, a full-service marketing and advertising agency with presence in Fargo-Moorhead, Duluth-Superior and Minneapolis-St. Paul. In 2017, I started the business as a freelancer for the flexibility to take care of my health. I have managed up to six employees and partnered with 17 contractors. The company is now a million-dollar business which has served 120+ clients (healthcare, finance, technology, B2B, B2C, etc.). I have also served as the corporate communications specialist on the leadership of Compudyne, an IT company, as well as a news anchor/reporter at WDAY-TV and reporter at FOX. Importantly, I've served as a board member on the Outdoor Writers Association of America and Lake Superior Writers.]

We will retain your application for three years and consider you for the board you have indicated interest in when a vacancy arises.



51a

October 16, 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 1638 West Gateway Circle S submitted by Bruce and Judith Seibel. 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 \$235 with the City of Fargo's share being \$40.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
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 4, Block 12, Westgate Village
2. Address of Property 1638 WEST GATEWAY CIR S FARGO, ND. 58103
3. Parcel Number 01-4000-01910-000
4. Name of Property Owner SEIBEL, BRUCE A & JUDITH Phone No.
5. Mailing Address of Property Owner 1638 WEST GATEWAY CIR S FARGO, ND. 58103

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). New Siding

7. Building permit No. 24071399 8. Year built (residential property) 1976
9. Date of commencement of making the improvements 7/30/24
10. Estimated market value of property before the improvements \$ 394,000
11. Cost of making the improvement (all labor, material and overhead) \$ 22,200
12. Estimated market value of property after the improvements \$ 411,600

Applicant's Certification And Signature

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

Applicant Bruce A. Seibel Judith R. Seibel

Date 10-8-24

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 Walt J. [Signature]

Date 11-26-2024

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



516

October 16, 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 611 Southwood Drive S submitted by Brian and Annette Inglsrud. 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 \$227 with the City of Fargo's share being \$39.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Splonskowski".

Mike Splonskowski
City Assessor

nib
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 46, Block , Southwood
2. Address of Property 611 SOUTHWOOD DR S FARGO, ND. 58103
3. Parcel Number 01-2860-00460-000
4. Name of Property Owner INGULSRUD, BRIAN F & ANNETTE M Phone No. _____
5. Mailing Address of Property Owner 611 SOUTHWOOD DR S FARGO, ND. 58103

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). New Siding
7. Building permit No. 24050658
8. Year built (residential property) 1961
9. Date of commencement of making the improvements 5/30/24
10. Estimated market value of property before the improvements \$ 421,800
11. Cost of making the improvement (all labor, material and overhead) \$ 17,000
12. Estimated market value of property after the improvements \$ 438,800

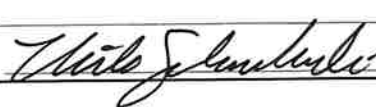
Applicant's Certification And Signature

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

Applicant Date 10/8/24

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 Date 11-26-2024

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 _____



514

October 16, 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 2725 26 Ave S submitted by Robert and Kari Hatfield. 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 \$264 with the City of Fargo's share being \$45.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
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 3, Block 1, Westlake 5th
2. Address of Property 2725 26 AVE S FARGO, ND. 58103
3. Parcel Number 01-4009-00060-000
4. Name of Property Owner HATFIELD, ROBERT & KARI Phone No.
5. Mailing Address of Property Owner 2725 26 AVE S FARGO, ND. 58103

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). New Metal Siding
7. Building permit No. 24060840
8. Year built (residential property) 1989
9. Date of commencement of making the improvements
10. Estimated market value of property before the improvements \$ 435,700
11. Cost of making the improvement (all labor, material and overhead) \$ 50,725
12. Estimated market value of property after the improvements \$ 455,500

Applicant's Certification And Signature

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

Applicant

Kari Hatfield

Date

10/7/24

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization

Wade J. Gendron

Date

11-26-2024

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



51d

October 16, 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 2608 38 Ave S submitted by Michael and Laura Fischer. 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 \$319 with the City of Fargo's share being \$54.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
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 4, Block 4, Stonebridge Farms
2. Address of Property 2608 38 AVE S FARGO, ND. 58104
3. Parcel Number 01-2920-00600-000
4. Name of Property Owner FISCHER, MICHAEL G & LAURA A Phone No. _____
5. Mailing Address of Property Owner 2608 38 AVE 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). New Siding
7. Building permit No. 24090545 8. Year built (residential property) 1991
9. Date of commencement of making the improvements 9/28/2024
10. Estimated market value of property before the improvements \$ 475,000.00 470,500.00
11. Cost of making the improvement (all labor, material and overhead) \$ 80,000.00
12. Estimated market value of property after the improvements \$ 470,500.00

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.
- Applicant Laura Fischer Date 10/7/2024

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 Michelle Lane Kubi Date 11-26-2024

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 _____



51e

October 16, 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 5504 15 St S submitted by Brian Milne. 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 \$424 with the City of Fargo's share being \$72.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
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 10, Block 2, Shorewood
2. Address of Property 5504 15 ST S FARGO, ND. 58104
3. Parcel Number 01-5080-00420-000
4. Name of Property Owner MILNE, BRIAN Phone No. _____
5. Mailing Address of Property Owner 5504 15 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). This project replaced 3 windows and remodeled the kitchen/dining room (see attached)
7. Building permit No. 23110264
8. Year built (residential property) 1998
9. Date of commencement of making the improvements November 2023
10. Estimated market value of property before the improvements \$ 350,000
11. Cost of making the improvement (all labor, material and overhead) \$ 140,700
12. Estimated market value of property after the improvements \$ 385,000

Applicant's Certification And Signature

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

Applicant Date 10/3/24

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization Date 11-26-2024

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 _____



514

October 16, 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 1306 18 St S submitted by Michelle Cooper. 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 \$121 with the City of Fargo's share being \$21.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
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 , Block S 45 FT OF N 125 FT OF 2, Sally Hilleboe
2. Address of Property 1306 18 ST S FARGO, ND. 58103
3. Parcel Number 01-1240-00320-000
4. Name of Property Owner COOPER, MICHELLE D Phone No.
5. Mailing Address of Property Owner 1306 18 ST S FARGO, ND. 58103

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).
New Siding on house + garage
7. Building permit No. 24070857
8. Year built (residential property) 1920
9. Date of commencement of making the improvements 7/30/24
10. Estimated market value of property before the improvements \$ 194,600
11. Cost of making the improvement (all labor, material and overhead) \$ 36,32,000⁰⁰
12. Estimated market value of property after the improvements \$ 203,700

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.
Applicant Michelle Cooper Date 11 Oct 2024

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. Luchini Date 11-26-2024

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 _____



5/19

October 18, 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 2014 East Rose Creek Pkwy S submitted by Hugh Veit and Margaret Fitzgerald. 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 \$104 with the City of Fargo's share being \$18.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
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 29, Block 1, Rose Creek 6th
2. Address of Property 2014 EAST ROSE CREEK PKWY S FARGO, ND. 58104
3. Parcel Number 01-2486-00290-000
4. Name of Property Owner VEIT, HUGH D & FITZGERALD, MARGARET Phone No. _____
5. Mailing Address of Property Owner 2014 EAST ROSE CREEK PKWY S FARGO, ND. 58104

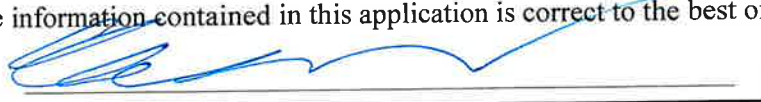
Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). Remodel Downstairs Bathroom
7. Building permit No. 24020241
8. Year built (residential property) 1998
9. Date of commencement of making the improvements April 2024
10. Estimated market value of property before the improvements \$ 470,000.00
11. Cost of making the improvement (all labor, material and overhead) \$ 50,000.00
12. Estimated market value of property after the improvements \$ 520,000.00

Applicant's Certification And Signature

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

Applicant



Date

10/15/24

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



Date

11-26-2024

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 _____



5/12

October 23, 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 1613 37 ½ Ave S submitted by Rick and Karen Johnson. 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 \$422 with the City of Fargo's share being \$72.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
attachment



51i

October 23, 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 1613 37 ½ Ave S submitted by Rick and Karen Johnson. 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 \$79 with the City of Fargo's share being \$13.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
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 <u>Lot 12 Block 8 Ruby Dell Schnell</u>
2.	Address of Property <u>1613 37 1/2 Ave S</u>
3.	Parcel Number <u>01-2705-01410-000</u>
4.	Name of Property Owner <u>Rick & Karen Johnson T/O/D</u> Phone No. _____
5.	Mailing Address of Property Owner <u>1613 37 1/2 Ave S</u>

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). <u>Updated architectural shingles</u>
7.	Building permit No. _____
8.	Year built (residential property) <u>1985</u>
9.	Date of commencement of making the improvements <u>6-30-23</u>
10.	Estimated market value of property before the improvements \$ <u>257,400.00</u>
11.	Cost of making the improvement (all labor, material and overhead) \$ <u>13000.00</u>
12.	Estimated market value of property after the improvements \$ <u>270,400.00</u>

Applicant's Certification And Signature

<input checked="" type="checkbox"/> I certify that the information contained in this application is correct to the best of my knowledge.	
Applicant <u>Karen Johnson</u>	Date <u>10-17-24</u>

Assessor's Determination And Signature

14.	The assessor/county director of tax equalization finds that the improvements described in this application do <input checked="" type="checkbox"/> do not <input type="checkbox"/> meet the qualifications for exemption for the following reason(s): _____
	Assessor/Director of Tax Equalization <u>Hester J. Lambert</u> Date <u>11-26-2024</u>

Action Of Governing Body

15.	Action taken on this application by the governing board of the county or city:	Approved <input type="checkbox"/>	Denied <input type="checkbox"/>
	Approval is subject to the following conditions: _____		
	Exemption is allowed for years 20____, 20____, 20____, 20____, 20____.		
	Chairperson _____	Date _____	



51j

October 31, 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 3233 42 Ave S submitted by Brian and Stacy Roney. 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 \$614 with the City of Fargo's share being \$104.

Sincerely,

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

Mike Splonskowski
City Assessor

nlb
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 7, Block 1, Fox Run
2. Address of Property 3233 42 AVE S FARGO, ND. 58104
3. Parcel Number 01-0900-00100-000
4. Name of Property Owner RONEY, BRIAN PAUL & STACY JEAN Phone No. 3
5. Mailing Address of Property Owner 3233 42 AVE 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). Roof, Siding, windows & doors
7. Building permit No. 24040792
8. Year built (residential property) 1996
9. Date of commencement of making the improvements 8/15/2024
10. Estimated market value of property before the improvements \$ 534,600
11. Cost of making the improvement (all labor, material and overhead) \$ 144,358.⁰⁰
12. Estimated market value of property after the improvements \$ 580,600


Applicant's Certification And Signature

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

Applicant Date 10/21/2024

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 Date 11-26-2024

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 _____



51K

October 31, 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 1810 11 Ave S submitted by Tina Williams. 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 \$108 with the City of Fargo's share being \$18.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
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 3, Block 10, Hilleboe Terrace
2. Address of Property 1810 11 AVE S FARGO, ND. 58103
3. Parcel Number 01-1270-02190-000
4. Name of Property Owner WILLIAMS, TINA Phone No. _____
5. Mailing Address of Property Owner 1810 11 AVE S FARGO, ND. 58103

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). New Siding
7. Building permit No. 24071022 8. Year built (residential property) 1951
9. Date of commencement of making the improvements 8/10/24
10. Estimated market value of property before the improvements \$ 176,800
11. Cost of making the improvement (all labor, material and overhead) \$ 8,200
12. Estimated market value of property after the improvements \$ 184,900

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.
- Applicant [Signature] Date 10-29-24

Assessor's Determination And Signature

14. The assessor/county director of tax equalization finds that the improvements described in this application do do not meet the qualifications for exemption for the following reason(s): _____
- Assessor/Director of Tax Equalization [Signature] Date 11-26-2024

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 _____



512

November 13, 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 1001 4 Ave N submitted by New Covenant Properties LLP. 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 \$2,745 with the City of Fargo's share being \$467.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
attachment

**Application For Property Tax Exemption For Improvements
To Commercial And Residential Buildings**
North Dakota Century Code ch. 57-02.2
(File with the local city or township assessor)

Property Identification

1. Name of Property Owner	New Covenant Properties, LLP		Phone No.	
2. Address of Property	1001 4th Ave N			
City	FARGO	State	ND	Zip Code 58102
3. Legal description of the property for which the exemption is being claimed.	Lot 10 Block 30 Roberts 2nd Lots 10,11,12 Blk 30 Less E 7.5' Lot 9 Block 30 Roberts 2nd Pt Lot 9 Block 30			
4. Parcel Number	01-2382-03280-000 01-2382-03281-000	Residential <input type="checkbox"/>	Commercial <input checked="" type="checkbox"/>	Central Business District <input type="checkbox"/>
5. Mailing Address of Property Owner	815 E Main Ave			
City	Bismarck	State	ND	Zip Code 58501

Description Of Improvements For Exemption

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary).	Attached	
7. Building Permit No.	2404-0450-REN	8. Year Built 1956
9. Date of Commencement of making the improvement	April 15th, 2024	
10. Estimated market value of property before improvement	\$	527,300
11. Cost of making the improvement (all labor, material and overhead)	\$	482,000
12. Estimated market value of property after improvement	\$	1,050,000

Applicant's Certification and Signature

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.	
Applicant's Signature	Date 11-5-24

Assessor's Determination

14. The local assessor finds that the improvements in this application has <input checked="" type="checkbox"/> has not <input type="checkbox"/> met the qualifications for exemption for the following reason(s):	
Assessor's Signature	Date 11-26-2024

Action of Governing Body

15. Action taken on this application by local governing board of the county or city: Denied <input type="checkbox"/> Approved <input type="checkbox"/>	
Approval subject to the following conditions:	
Chairman of Governing Body _____ Date _____	

-Attachment

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

New Covenant Properties, LLP

(6) Complete interior remodel. Cutting in new overhead door and four additional windows on west elevation. Cutting existing windows on south elevation lower and cutting in another entry door. Cutting in 1 additional window on east side. Removing the loading dock on the back of the building. We are adding small accent on the front but other than that will be painting the existing block building.



5/m

November 13, 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 3304 18 St S submitted by Lauren Erdahl. 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 \$233 with the City of Fargo's share being \$40.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
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 S 18 FT OF 1 & N 8 FT OF 2, Block 3, South Pointe 2nd
2. Address of Property 3304 18 ST S FARGO, ND. 58104
3. Parcel Number 01-2831-00412-000
4. Name of Property Owner ERDAHL, LAUREN Phone No. _____
5. Mailing Address of Property Owner 3304 18 ST S FARGO, ND. 58104

Description Of Improvements For Exemption

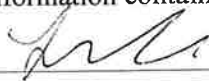
6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). Total Kitchen remodel (New cabinets, countertops, appliances) New flooring thruout upper level and entryway. New trim boards thruout upper level and entryway. New and add'l lighting in Kitchen/Living Room. New outlet + light switch covers. New railings. Paint. Lower level was NOT changed! New closet + bedroom doors in upper level.
7. Building permit No. 24040244 8. Year built (residential property) 1992 ?
9. Date of commencement of making the improvements May 2024
10. Estimated market value of property before the improvements \$ Bought for 189K in 2022 \$185,700
11. Cost of making the improvement (all labor, material and overhead) \$ approx 50K all in \$50,000
12. Estimated market value of property after the improvements \$ unknown \$235,700

Replaced fire alarm

Applicant's Certification And Signature

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

Applicant *



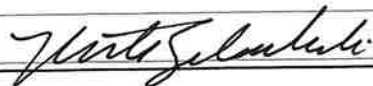
Date

11/1/24

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization



Date

11/26/2024

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 _____



5/n

November 13, 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 1703 East Rose Creek Pkwy S submitted by Seth and Caroline Maliske. 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 \$497 with the City of Fargo's share being \$84.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
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 1, Block 3, Rose Creek 6th
2. Address of Property 1703 EAST ROSE CREEK PKWY S FARGO, ND. 58104
3. Parcel Number 01-2486-00380-000
4. Name of Property Owner MALISKE, SETH M & CAROLINE M Phone No. _____
5. Mailing Address of Property Owner 1703 EAST ROSE CREEK PKWY 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).
Basement renovation - updated bathroom, new carpet throughout, new doors, new paint, removed old fireplace
7. Building permit No. 24070773 8. Year built (residential property) 1997
9. Date of commencement of making the improvements July 8, 2024
10. Estimated market value of property before the improvements \$ 750,000
11. Cost of making the improvement (all labor, material and overhead) \$ 65,000
12. Estimated market value of property after the improvements \$ 800,000

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.
- Applicant  Date 11/6/2024

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  Date 11-26-2024

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 _____



5/0

November 13, 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 2813 10 St N submitted by Joanne Kaeding. 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 \$67 with the City of Fargo's share being \$11.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
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 4181 Laurence Yunker 1st Block 3
Lot 42
2. Address of Property 2813 10 St N
3. Parcel Number 01-4181-00680-000
4. Name of Property Owner Joanne Kaeding Phone No. _____
5. Mailing Address of Property Owner 2813 10 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). Remove bathtub and enclosure
Replaced with walk-in Shower
7. Building permit No. 2408-0792 8. Year built (residential property) 1959
9. Date of commencement of making the improvements 9/18/2024
10. Estimated market value of property before the improvements \$ 249,200
11. Cost of making the improvement (all labor, material and overhead) \$ 13,700.00
12. Estimated market value of property after the improvements \$ 262,900

Applicant's Certification And Signature

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

Applicant

Joanne Kaeding

Date

11/7/24**Assessor's Determination And Signature**

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

Assessor/Director of Tax Equalization

[Signature]

Date

11-26-2024**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 _____



November 13, 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 1433 12 St N submitted by Durward and Karon Garrett. 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 \$247 with the City of Fargo's share being \$42.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
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 2220 Ohmers
Lot 9 Coulter Subd 61-64
2. Address of Property 1433 12 St N
3. Parcel Number 01-2220-04090-000
4. Name of Property Owner Durward and Karon Garrett Phone No. _____
5. Mailing Address of Property Owner 1433 12 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). added 20'x12' sunroom to East side of house.
7. Building permit No. 2310-0445 8. Year built (residential property) 1952
9. Date of commencement of making the improvements Aug 15, 2024
10. Estimated market value of property before the improvements \$ 168,600
11. Cost of making the improvement (all labor, material and overhead) \$ 65,000
12. Estimated market value of property after the improvements \$ 233,600

Applicant's Certification And Signature

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

Applicant Durward Garrett Date 11-11-24

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 White J. [Signature] Date 11-26-2024

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 _____