

FARGO CITY COMMISSION AGENDA
Tuesday, February 20, 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, February 5, 2024).

CONSENT AGENDA – APPROVE THE FOLLOWING:

- 1. Application for Abatement or Refund of Taxes #4558 for property located at 113 Woodland Drive North requesting a reduction in value from \$397,200.00 to \$361,200.00; staff is recommending a reduction in value to \$361,200.00 for 2023.
- 2. 1st reading of an Ordinance Amending Section 31-0102 of Article 31-01 of Chapter 31 of the Fargo Municipal Code Relating to the International Property Maintenance Code.
- 3. 2nd reading and final adoption of an Ordinance Annexing a Certain Parcel of Land Lying in the Northwest Quarter of Section 14, Township 140 North, Range 49 West, in Cass County, North Dakota; 1st reading, 2/5/24.
- 4. 2nd reading and final adoption of an Ordinance Rezoning a Certain Parcel of Land Lying in 46th Avenue Industrial Park Addition to the City of Fargo, Cass County, North Dakota; 1st reading, 2/5/24
- 5. Findings, Conclusions and Order of the Board of City Commissioners of the City of Fargo regarding the License Violation of Windbreak Saloon.
- 6. Applications for Games of Chance:
 - a. Safari Club International North Dakota Chapter for a calendar raffle from 3/8/24-3/9/24.
 - b. GiGi's Playhouse for a raffle on 3/22/24.
 - c. North Central Turfgrass Association for a raffle on 2/28/24.
 - d. Oak Grove Post Prom Committee for a raffle on 2/29/24.
 - e. Fargo Elks #260 for a calendar raffle 5/1/24-5/31/24.
 - f. Soaring Eagle Parent Theatre Council for a calendar raffle from 4/11/24-4/14/24.
 - g. Red River Valley Figure Skating Club for a raffle on 3/10/24.
- 7. Negative Final Balancing Change Order No. 7 in the amount of -\$90,562.95 for Project No. FM-19-C1.
- 8. Modifications to On Street Parking on the 3200 Block of North 10th Street.
- 9. Agreement for Consulting Engineering Services with Houston Engineering for Project No. MS-24-A0.

10. Agreement for Consulting Engineering Services with Houston Engineering for Project No. SN-25-B0.
11. Agreement for Consulting Engineering Services with HDR Engineering for Project No. TR-26-A0.
12. Pond Access and Maintenance Easement and Storm Sewer Line Crossing Agreement with Gitty-Up, LLC.
13. Bid advertisement for Project No. TM-24-A (Pavement Markings).
14. Cost Participation, Construction and Maintenance Agreement – LPA Federal Aid Project with the NDDOT for the 32nd Avenue Reconstruction project (Improvement District No. BR-23-G1).
15. Memorandum of Understanding for Easements and Removal of Fixtures with YWCA Cass Clay and Lantern Light, LLC and Permanent Easement (Storm Sewer and Levee), Permanent Easement (Storm Sewer and Utility) and Easement (Temporary Construction Easement) with Lantern Light, LLC (Project No. NR-24-A1).
16. Create Improvement District No. BN-23-E (New Paving and Utility Construction).
17. Create Improvement District No. BN-23-J (New Paving and Utility Construction).
18. Create Improvement District No. PR-24-F (Asphalt Mill and Overlay).
19. Contract and bond for Improvement District No. TN-23-A2.
20. Piggyback purchase through Sourcewell Cooperative Purchasing Agreement with Great Plains Fire Equipment in the amount of \$151,960.00 for forty sets of structural firefighting turnout gear (PBC24123).
21. Authorization of the Fire Department to apply for the Assistance to Firefighters Grant in the amount of \$578,448.00 for updated vehicle exhaust systems, gear washers and station alerting system.
22. Authorization of the Fire Department to apply for the FY2024/2025 Hazardous Materials Emergency Preparedness grant to allow four team members to attend the 2025 International Hazardous Materials Response Teams Conference.
23. Authorization to apply for the FY2021 State Homeland Security Grant Program (SHSP) Round 2 to fund a RRVUASU flight operations vehicle with associated equipment.
24. Authorization to apply for the FY2021 State Homeland Security Grant Program (SHSP) Round 2 to purchase TVs.
25. Benefit Plan Agreement and Group Insurance Policy for Dental Benefits with BCBSND for health and dental insurance coverage for 2024.
26. Cass Clay Threat Assessment Threat Management Team Memorandum of Understanding – Participating Agencies.
27. Agreement for Construction Contract with Gast Construction Company Inc. for the Public Works South Side Fuel Station (ITB24028).

28. Task Order No. 24-1 with Stantec in an amount not to exceed \$212,900.00 for 2024 General Engineering Services at the landfill.
29. Task Order No. 5 with AE2S in an amount not to exceed \$15,000.00 for professional engineering services related to updates to the existing Solid Waste Revenue Adequacy Model.
30. Change Order No. 1 in the amount of \$569,910.72 for Project No. SW 23-04.
31. Public Transportation Agency Safety Plan.
32. Resolution Authorizing Filing of Applications with the Federal Transit Administration.
33. Increase to the Transit Connect Smartcard replacement fee from \$5.00 to \$10.00, effective 4/1/24.
34. Amendment No. 2 to the Contract with Transdev to extend through 12/31/24.
35. Task Order No. 10 with AE2S in the amount of \$121,700.00 for Project No. BN-23-F0.
36. Bills.

REGULAR AGENDA:

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

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

38. **PUBLIC HEARING** – Application filed by Packet Digital, LLC for a property tax exemption for a project to be located at 1300 and 1358 39th Street North, which the applicant will use primarily to design, develop and manufacture battery cells.
39. **PUBLIC HEARING** - Application filed by Wepay Inc, d/b/a Anvil Design and MFG for a property tax exemption for a project to be located at 2222 7th Avenue North, which the application will use for a variety of mechanical engineering services.
40. **PUBLIC HEARING** – Rheault Second Addition (2318, 2322, 2408 and 2420 30th Avenue South); approval recommended by the Planning Commission on 1/2/24:
 - a. Zoning Change from GO, General Office to LC, Limited Commercial and MR-3, Multi-Dwelling Residential.
 - b. 1st reading of rezoning Ordinance.
 - c. Plat of Rheault Second Addition.
41. Presentation of the 25th Street Corridor Study.
42. Presentation of the 2023 Fire Department Annual Report.
43. Recommendation to Adopt the Resolution Approving Airport Facilities Revenue Bond and Pledging Deficiency Tax Levy (Airport Facilities Revenue Bond, Series 2023).

44. Application for Abatement or Refund of Taxes #4555 for property located at 1710 1st Avenue South requesting a reduction in value for 2023 from \$193,500.00 to \$96,600.00.
45. Application for Abatement or Refund of Taxes #4556 for property located at 3723 21st Street South requesting a reduction in value for 2023 from \$371,400.00 to \$331,400.00.
46. Applications for Property Tax Exemptions for Improvements Made to Buildings:
 - a. Justin and Jacqueline Grams, 66 Prairiewood Drive South (5 years).
 - b. Brandon Smith, 218 27th Avenue North (5 years).
 - c. George Sinner and Margaret Sinner, 1806 Rose Creek Drive South (5 years).
 - d. Young Club, LLC, 203 8th Street South (5 years).
 - e. Mark and Susan Sorby, 1442 19th Street South (5 years).
 - f. Nancy Schafer, 4426 Carrie Rose Lane South (5 years).
47. Liaison Commissioner Assignment Updates.

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.

38

NOTICE TO COMPETITORS OF HEARING
ON APPLICATION FOR PROPERTY AND/OR INCOME TAX EXEMPTION

Notice is hereby given that the Board of City Commissioners of the City of Fargo, North Dakota, will meet at 5:15 o'clock p.m. on Tuesday, February 20, 2024, in the City Commission Room, City Hall, Fargo North Dakota, to consider the application from Packet Digital, LLC, for exemption from property and/or income tax of the project which the applicant will use primarily for design, develop, manufacture battery cells to be included batteries for drones and other autonomous systems for Lockheed Martin, Anduril, the Airforce Research Lab's Space Mission Group, Navy, Kraus Aerospace, Nav Air, Nave Sea, Pterodynamics and more. This project will be located at 1300 & 1358 39th Street North.

Any competitor of that applicant may appear and be heard by the Board of City Commissioners at the time and place designated herein.

This notice is given by the above named applicant pursuant to the provisions of North Dakota Century Code Section 40-57.1-03.

City Auditor's Office
(January 24 & 31, 2024)

February 13, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Attached is the application by Packet Digital, LLC. for a 5 year new industry property tax incentive, according to N.D.C.C. Chapter 40-57.1. This application is for the remodel and use of an existing building for an expansion of the existing company. The company manufactures battery and power management systems for drone and space vehicles.

Notices to competitors have been published. The Tax Exempt Review Committee has met to consider this application. No potential competitors appeared at the Tax Exempt Review meeting. This project meets our current policy. The application contains information regarding projected value of the property, the nature of jobs to be created, and a description of the product line. The applicant will pay the full land tax estimated at approximately \$8,900 annually.

The recommendation of the Tax Exempt Review Committee is to approve a 5-year property tax incentive.

SUGGESTED MOTION:

Approval of a 5-year, 100% exemption on improvements for Packet Digital LLC. at 1330 & 1358 39th St N.

Sincerely,



Mike Splonskowski
Tax Exempt Review Committee

Application For Property Tax Incentives For New or Expanding Businesses

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

Project Operator's Application To Fargo
City or County

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

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

This application is a public record

Identification Of Project Operator

1.	Name of project operator of new or expanding business	<u>Packet Digital, LLC</u>	
2.	Address of project	<u>1330 & 1358 39th Street North</u>	
	City	<u>Fargo</u>	County <u>Cass</u>
3.	Mailing address of project operator	<u>3241 University Drive South</u>	
	City	<u>Fargo</u>	State <u>ND</u> Zip <u>58104</u>
4.	Type of ownership of project		
	<input type="checkbox"/> Partnership	<input type="checkbox"/> Subchapter S corporation	<input type="checkbox"/> Individual proprietorship
	<input type="checkbox"/> Corporation	<input type="checkbox"/> Cooperative	<input checked="" type="checkbox"/> Limited liability company
5.	Federal Identification No. or Social Security No.	<u>[REDACTED]</u>	
6.	North Dakota Sales and Use Tax Permit No.	<u>[REDACTED]</u>	
7.	If a corporation, specify the state and date of incorporation	<u>North Dakota</u>	
8.	Name and title of individual to contact	<u>Terri Zimmerman, CEO</u>	
	Mailing address	<u>3241 University Drive South</u>	
	City, State, Zip	<u>Fargo, ND 58104</u>	Phone No. <u>[REDACTED]</u>

Project Operator's Application For Tax Incentives

9.	Indicate the tax incentives applied for and terms. Be specific.		
	<input checked="" type="checkbox"/> Property Tax Exemption	<input type="checkbox"/> Payments In Lieu of Taxes	
	<u>5</u> Number of years	<u> </u> Beginning year	<u> </u> Ending year
	<u>100</u> Percent of exemption	<u> </u> Amount of annual payments (attach schedule if payments will vary)	
10.	Which of the following would better describe the project for which this application is being made:		
	<input checked="" type="checkbox"/> New business project	<input type="checkbox"/> Expansion of a existing business project	

Description of Project Property

11. Legal description of project real property

Lot 5 Block 2 Goldberg 1st and Lot 1 Block A Swanson Industrial Addition

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

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

☒ Yes ☐ No

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

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

If existing facility, when was it constructed? 1971

If new construction, complete the following:

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

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

c. Projected number of construction employees during the project construction _____

14. Approximate date of commencement of this project's operations
- March 23, 2024

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

a. Land..... \$ 602,000b. Existing buildings and structures for which an exemption is claimed..... \$ 3,563,200c. Newly constructed buildings and structures when completed \$ 7,436,800d. Total..... \$ 11,000,000e. Machinery and equipment \$ 11,000,000

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

a. Land (not eligible) b. Eligible existing buildings and structures \$ 178,160c. Newly constructed buildings and structures when completed..... \$ 371,840d. Total taxable valuation of property eligible for exemption (Add lines b and c)..... \$ 550,000e. Enter the consolidated mill rate for the appropriate taxing district 296.60f. Annual amount of the tax exemption (Line d multiplied by line e) \$ 163,130.00

Description of Project Business

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

17. Type of business to be engaged in: ☐ Ag processing ☒ Manufacturing ☐ Retailing
☐ Wholesaling ☐ Warehousing ☐ Services
18. Describe in detail the activities to be engaged in by the project operator, including a description of any products to be manufactured, produced, assembled or stored (attach additional sheets if necessary).
The location will be used for our growing business to design, develop, and manufacture battery cells to be included in batteries for drones and other autonomous systems for Lockheed Martin, Anduril, the Airforce Research Lab's Space Mission Group, Navy, Kraus Aerospace, Nav Air, Nave Sea, Pterodynamics and more.
19. Indicate the type of machinery and equipment that will be installed
Shelving Units, ESD Chairs, Bar Code Readers, Air Compressors, Compressed Air Lines, Packaging Tables, Cell Sorders, Lighting, Electrical, Station Computers, Turbula Machine, Mixer, Roll to Roll Coater, Calendar, Splitter, Puncher/Die-set, Vacuum Dryer, Stacking Machine, Laser Welder, X-Ray Machine, Testing Equipment
20. For the project only, indicate the projected annual revenue, expense, and net income (before tax) from either the new business or the expansion itself for each year of the requested exemption.

	New/Expansion Project only Year 1	New/Expansion Project only Year 2	New/Expansion Project only Year 3	New/Expansion Project only Year 4	New/Expansion Project only Year 5
Year (12 mo. periods)					
Annual revenue	15365633	2587756	6884140	10689677	29338585
Annual expense	16652166	6059186	7727871	10196336	12959118
Net income	-1286533	-3471430	-843731	493341	16379467

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

Current positions & positions added the initial year of project

# Current Positions	New Positions Under \$13.00	New Positions \$13.01-\$15.00	New Positions \$15.01-\$20.00	New Positions \$20.01-\$28.00	New Positions \$28.01-\$35.00	New Positions Over \$35.00
39	0	0	0	1	1	3

Year	(Before project)	Year 1	Year 2	Year 3	Year 4	Year 5
No. of Employees	(1) 33	38	46	58	68	72
	(2) 6	6	8	10	10	10
Estimated payroll	(1) 3016914	3833904	4639914	5824214	7099914	8006204
	(2) 165838	195104	241928	317681	357443	371740

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

Previous Business Activity

22. Is the project operator succeeding someone else in this or a similar business? ☐ Yes ☒ No
23. Has the project operator conducted this business at this or any other location either in or outside of the state?
☒ Yes ☐ No
24. Has the project operator or any officers of the project received any prior property tax incentives? ☒ Yes ☐ No
- If the answer to 22, 23, or 24 is yes, give details including locations, dates, and name of former business (attach additional sheets if necessary).
- Packet Digital - 3241 University Dr. S., Fargo ND 58104 - June 1, 2021
- Packet Digital - 704 38th St N., Fargo ND 58102 - January 2023

Business Competition

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

Property Tax Liability Disclosure Statement

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

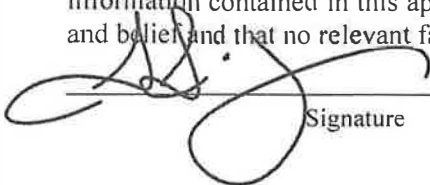
Use Only When Reapplying

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

Notice to Competitors of Hearing

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

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



Signature

Chief Executive Officer

Title

1/16/2024

Date

PRIVACY ACT NOTIFICATION

In compliance with the Privacy Act of 1974, disclosure of a social security number or Federal Employer Identification Number (FEIN) on this form is required under N.D.C.C. §§ 40-57.1-03, 40-57.1-07, and 57-01-15, and will be used for tax reporting, identification, and administration of North Dakota tax laws. Disclosure is mandatory. Failure to provide the social security number or FEIN may delay or prevent the processing of this form.

Certification of Governing Body (To be completed by the Auditor of the City or County)

The municipality shall, after granting any property tax incentives, certify the findings to the State Tax Commissioner and Director of Tax Equalization by submitting a copy of the project operator's application with the attachments. The governing body, on the _____ day of _____, 20____, granted the following:

☐ **Property Tax Exemption**

_____ Number of years

_____ Percent of exemption

☐ **Payments in lieu of taxes**

_____ Beginning year _____ Ending year

_____ Amount of annual payments (Attach schedule if payments will vary)

Auditor

Business Incentive Agreement

1. In fulfillment of the requirements of N.D.C.C. § 54-60.1-03, Grantor and Recipient enter into this Business Incentive Agreement.

Grantor

Name	City of Fargo
Address	200 3rd Street North Fargo, ND 58102

Recipient

Name Terri Zimmerman, CEO - Packet Digital - "TD Companies - 39th St - Series 4"	
Address 3241 University Drive South, Fargo ND, 58104	
Contact Person Terri Zimmerman	E-mail Address Terri.Zimmerman@packetdigital.com
Recipient Parent Company (If applicable) Packet Digital	
Business Type (NAICS Code) 3342,335999, 335911, 423690, 541330,541715	
Location of Recipient Prior to Receiving Incentive (If different) Fargo, ND	

2. Description of project.

<p>Packet Digital is undergoing a major expansion of its manufacturing capabilities. The new facility will be purchased and significantly upgraded to add increased power, heating and cooling, insulation, lighting, exterior improvements, updated office space and lobby, air handling systems and more to prepare for cell manufacturing at the location.</p>

3. Grantor(s) agrees to provide recipient with a business incentive described as follows:

3.a. Is this incentive tax increment financing? ☐ Yes ☐ No

If yes, describe the type of district:

4. The business incentive will be provided on _____.
This date is the benefit date.

5. The public purpose(s) of the business incentive are:

- | | |
|--|--|
| <input type="checkbox"/> Assisting community development | <input type="checkbox"/> Increase tax base |
| <input checked="" type="checkbox"/> Directly create employment opportunities | <input checked="" type="checkbox"/> Indirectly increase employment opportunities |
| <input type="checkbox"/> Job retention | <input type="checkbox"/> Other _____ |

6. Value of Business Incentive: \$ _____

7. Recipient currently employs 39 people, located in Fargo, ND.

8. In return for the business incentive, Recipient shall, within two years create: 13
Number of full-time equivalent jobs

<u>\$40.00</u>	+	<u>\$7.25</u>	=	<u>\$47.25</u>
Average hourly wage		Benefits per hour value		Average hourly compensation

9. The Recipient shall continue operations in the jurisdiction in which the business incentive was issued for five years or more after the benefit date.

10. Recipient shall file a recipient report with the Grantor, as described in N.D.C.C. § 54-60.1-05 annually on or before March 1st of each year for two years, beginning in 2007, following the benefit date or until the goals of paragraph 8 are met, whichever is later.

10.a. Grantor shall mail the recipient a warning letter if no report is received by March 8th. Recipient shall file the progress report within 14 days of the postmarked date of the warning letter.

10.b. If a recipient report is not received within 14 days of the warning letter, Recipient agrees to pay to Grantor a \$100 penalty for each subsequent day until the report is filed. The maximum penalty under this section may not exceed \$1,000.

11. Recipient shall pay back the value of the incentive to the Grantor, prorated to reflect any partial fulfillment of the job and compensation goals, if, after two years, the job and compensation goals listed in paragraph 8 are not met.

- 11.a. Paragraph 11 does not apply if the job and compensation goals were not met as a result of an act of God or terrorism.
12. This business incentive agreement shall only be modified or extended by the Grantor pursuant to N.D.C.C. § 54-60.1-04.
13. If the terms of this business incentive agreement are not met, Recipient shall not receive a business incentive from any grantor for five years from the date of failure or until a recipient satisfies the repayment obligation.
14. The Recipient has disclosed, in attachment "A" of this agreement, all additional financial assistance received from state or political subdivision Grantors for this project since inception.
15. By signing this agreement, Recipient verifies that it has not failed to meet the terms of any business incentive agreement in the last five years.

Dated this _____ day of _____, 20____.

Grantor: _____ on behalf of _____

Dated this 12th day of January, 20 24.

Recipient: _____ on behalf of Packet Digital

Terri Zimmerman



March 11, 2021

Brad Thurow
Packet Digital LLC
201 5th St N Ste 1500
Fargo, ND 58103

Dear Brad:

Thank you for your application for primary-sector certification by the North Dakota Department of Commerce, Economic Development & Finance Division. We have reviewed your application and determined that ED&F can certify your company, **Packet Digital LLC**, as primary sector and a new wealth creator in the economy of North Dakota. This certification is valid for **four years** from today's date (expires 3/10/2025).

Most of North Dakota's economic development programs, tools and incentives are targeted toward primary-sector clients. You may be requested to provide a copy of this primary-sector certification letter when you apply for certain economic development incentive and funding programs.

This certification does not guarantee the receipt of any North Dakota business incentive. For example, there are additional qualification criteria for the Seed Capital Investment and Agricultural Business Investment personal income tax credits, and it is critical that investments **NOT** be made prior to the business receiving certification for these two credits. If you are pursuing certification for investment tax credits and need to know the criteria required for qualification, contact Joe Cicha 701-328-7283.

This certification is not the application process for the North Dakota New Jobs Training Program administered by Job Service North Dakota. To apply for the North Dakota New Jobs Training Program, you must contact Job Service North Dakota for the required application forms. Application forms for other programs that require primary sector certification are available from the agency administering the program.

Also, companies and individuals pursuing the investment tax credit incentive are reminded there is a cap on available dollars. Please visit with the ND Office of the Tax Commissioner regarding the remaining balance for investment tax credits. The credits are available on a first-come-first-serve basis until the law-defined cap is met.

North Dakota appreciates your contribution to the citizens and economy of our state. If there is anything further we can do to assist your company, please contact us at 701-328-5300.

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua Teigen", with a stylized flourish at the end.

Joshua Teigen, Director
Economic Development & Finance Division

Exemption Evaluation Calculator				116.6			166.2
Packet Digital				Points			Points
Project Type Code (Ctrl-C to view)		1		38.0		1	38.0
Current Number Of Employees		Year 1	39		Year 3	39	
Hourly Salary Without Benefits		# Jobs			# Jobs		
Under \$13.00							
\$13.01-\$15.00							
\$15.01-\$20.00							
\$20.01-\$28.00		1	Pts. For # Jobs->	2.0	5	Pts. For # Jobs->	40.0
\$28.01-\$35.00		1	Pts. For \$ Jobs->	11.6	5	Pts. For \$ Jobs->	23.2
Over \$35.00		3			15		
TOTAL # OF JOBS CREATED		5			25		
% GI w/ Local Competition (not downtown)				25.0		0%	25.0
Value of Proposed Buildings		\$ 11,000,000		40.0		\$ 11,000,000	40.0
Downtown Location (Y/N)		N		0.0		N	0.0
Startup Firm (Y/N)		N		0.0		N	0.0
Has Const Started or Has Bldg Been Occupied If Existing (Y/N)				0.0		0	0.0
Number of Years (Exemption)		5				5	
Company Safety Experience Rating				0.0		0	0.0
RECOMMENDATION IS TO DENY					APPROVE		
Description		Manufacturing			Manufacturing		
Estimated New Annual Payroll		\$341,120			\$1,705,600		
Estimated Annual Real Estate Tax		\$163,130			\$163,130		
Estimated PV of Exemption		\$706,268			\$706,268		
Payroll / PV of Exemption		0.5			2.4		
Property Value / # of Jobs		\$ 2,200,000			\$ 440,000		
Total Value Of Benefit		\$ 815,650			\$ 815,650		

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NOTICE TO COMPETITORS OF HEARING
ON APPLICATION FOR PROPERTY AND/OR INCOME TAX EXEMPTION

Notice is hereby given that the Board of City Commissioners of the City of Fargo, North Dakota, will meet at 5:15 o'clock p.m. on Tuesday, February 20, 2024, in the City Commission Room, City Hall, Fargo North Dakota, to consider the application from Wepay Inc. DBA Anvil Design and MFG, for exemption from property and/or income tax of the project which the applicant will use primarily for variety of mechanical engineering services, such as in depth design and drafting, product development, prototyping, and designing for lean manufacturing, and fabrication. We have a few different products we will be bringing such as, the Go Glow spray tanning booth, Neurosync Laboratories C infinity chair, EZ Pro smokeless fryer, and multiple electrical products. This project will be located at 2222 7th Avenue North.

Any competitor of that applicant may appear and be heard by the Board of City Commissioners at the time and place designated herein.

This notice is given by the above named applicant pursuant to the provisions of North Dakota Century Code Section 40-57.1-03.

City Auditor's Office
(January 24 & 31, 2024)

February 14, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Attached is the application by Wepay Inc. dba Anvil Design and Mfg. for a 5 year new industry property tax incentive, according to N.D.C.C. Chapter 40-57.1. This application is for a lease of approximately 61% of the existing building at 2222 7th Ave N, for an expansion of the company. The company provides mechanical design, metal fabrication and manufacturing.

Notices to competitors have been published. The Tax Exempt Review Committee has met to consider this application. No potential competitors appeared at the Tax Exempt Review meeting. This project meets our current policy. The application contains information regarding projected value of the property, the nature of jobs to be created, and a description of the product line. The applicant will pay their portion of the full land tax estimated at approximately \$2,300 annually.

The recommendation of the Tax Exempt Review Committee is to approve a 5-year property tax incentive.

SUGGESTED MOTION:

Approval of a 5-year, 100% exemption of the portion of the improvements leased to Wepay Inc. dba Anvil Design and Mfg. at 2222 7th Ave N.

Sincerely,



Mike Splonskowski
Tax Exempt Review Committee

Application For Property Tax Incentives For New or Expanding Businesses

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

Project Operator's Application To _____
City or County

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

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

This application is a public record

Identification Of Project Operator

1.	Name of project operator of new or expanding business <u>Wepay Inc. DBA Anvil Design and MFG</u>
2.	Address of project <u>2222 7th Ave N</u>
	City <u>Fargo</u> County <u>Cass</u>
3.	Mailing address of project operator <u>4453 Main Ave STE G</u>
	City <u>Fargo</u> State <u>ND</u> Zip <u>58103</u>
4.	Type of ownership of project
	<input type="checkbox"/> Partnership <input type="checkbox"/> Subchapter S corporation <input type="checkbox"/> Individual proprietorship <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Cooperative <input type="checkbox"/> Limited liability company
5.	Federal Identification No. or Social Security No. <u> </u>
6.	North Dakota Sales and Use Tax Permit No. <u> </u>
7.	If a corporation, specify the state and date of incorporation <u>12/30/2002</u>
8.	Name and title of individual to contact <u>Soren Nelson</u>
	Mailing address <u>4453 Main Ave STE G</u>
	City, State, Zip <u>Fargo, ND 58103</u> Phone No. <u> </u>

Project Operator's Application For Tax Incentives

9.	Indicate the tax incentives applied for and terms. Be specific.
	<input checked="" type="checkbox"/> Property Tax Exemption <input type="checkbox"/> Payments In Lieu of Taxes
	<u>5</u> Number of years Beginning year <u> </u> Ending year <u> </u> <u>100</u> Percent of exemption Amount of annual payments (attach schedule if payments will vary) <u> </u>
10.	Which of the following would better describe the project for which this application is being made:
	<input type="checkbox"/> New business project <input checked="" type="checkbox"/> Expansion of a existing business project

Description of Project Property

11. Legal description of project real property

~~LOT 1 BLOCK 6 TYLERS ALL OF LTS 1 THRU 5 & N1/2 OF LT 6 & E 40' OF LTS 16 THRU 20 & ALL VAC~~
ALLEY LYING BETWEEN LTS 1 THRU 5, 16 THRU 20 & ALL E 1/2 OF VAC ALLEY LYING ADJ TO N1/2 OF LT 6
& N1/2 OF VAC ALLEY ADJ TO E 40' OF LT 16 & ADJ 1/2 VAC ALLEY & THE W1/2 OF VAC 22ND ST N ADJ, [X]

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

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

☒ Yes ☐ No

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

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

If existing facility, when was it constructed? 1957

If new construction, complete the following:

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

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

We plan to occupy 9,500 sf of the building, not the entire building.

c. Projected number of construction employees during the project construction _____

14. Approximate date of commencement of this project's operations 03/15/202415. Estimated market value of the property used for this project:

a. Land \$ 156,160

b. Existing buildings and structures for which an exemption is claimed \$ 531,798

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

d. Total \$ 687,958

e. Machinery and equipment \$ _____

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

a. Land (not eligible) 

b. Eligible existing buildings and structures \$ 25,590

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

d. Total taxable valuation of property eligible for exemption (Add lines b and c) \$ 26,590

e. Enter the consolidated mill rate for the appropriate taxing district 296.60

f. Annual amount of the tax exemption (Line d multiplied by line e) \$ 7,886.58

Description of Project Business

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

17. Type of business to be engaged in: ☐ Ag processing ☒ Manufacturing ☐ Retailing
☐ Wholesaling ☐ Warehousing ☒ Services
18. Describe in detail the activities to be engaged in by the project operator, including a description of any products to be manufactured, produced, assembled or stored (attach additional sheets if necessary).
We provide a variety of mechanical engineering services, such as in depth design and drafting, product development, prototyping, and designing for lean manufacturing. We also do metal fabrication, product creation, manufacturing, and fabrication. We have a few different products we will be bringing such as, the GoGlow spray tanning booth, Neurosync Laboratories C infinity chair, EZ Pro smokeless fryer, and multiple electrical products.
19. Indicate the type of machinery and equipment that will be installed
Multiple welders, automatic band saw, Haas VF2 with 4th axis mill, Sharp manual mill, Tormac CNC vertical mill. We'd also be purchasing a lathe with live tooling (exact product tbd), tube laser (product tbd).
20. For the project only, indicate the projected annual revenue, expense, and net income (before tax) from either the new business or the expansion itself for each year of the requested exemption.

	New/Expansion Project only Year 1	New/Expansion Project only Year 2	New/Expansion Project only Year 3	New/Expansion Project only Year 4	New/Expansion Project only Year 5
Year (12 mo. periods)					
Annual revenue	<u>1MM</u>	<u>1.2MM</u>	<u>1.44MM</u>	<u>1.728MM</u>	<u>2.1MM</u>
Annual expense	<u>1MM</u>	<u>1.1MM</u>	<u>1.26MM</u>	<u>1.5MM</u>	<u>1.825MM</u>
Net income	<u>0</u>	<u>100K</u>	<u>180K</u>	<u>225K</u>	<u>275K</u>

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

Current positions & positions added the initial year of project

# Current Positions	New Positions Under \$13.00	New Positions \$13.01-\$15.00	New Positions \$15.01-\$20.00	New Positions \$20.01-\$28.00	New Positions \$28.01-\$35.00	New Positions Over \$35.00
7	0	0	1	3	1	0

Year	(Before project)	Year 1	Year 2	Year 3	Year 4	Year 5
No. of Employees	(1) <u>4</u>	<u>9</u>	<u>12</u>	<u>13</u>	<u>16</u>	<u>20</u>
	(2) <u>3</u>	<u>2</u>	<u>2</u>	<u>4</u>	<u>2</u>	<u>2</u>
Estimated payroll	(1) <u>300K</u>	<u>500K</u>	<u>725K</u>	<u>750K</u>	<u>875K</u>	<u>1.1MM</u>
	(2) <u>75K</u>	<u>75K</u>	<u>75K</u>	<u>100K</u>	<u>75K</u>	<u>75K</u>

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

Previous Business Activity

22. Is the project operator succeeding someone else in this or a similar business? ☐ Yes ☒ No
23. Has the project operator conducted this business at this or any other location either in or outside of the state?
☒ Yes ☐ No
24. Has the project operator or any officers of the project received any prior property tax incentives? ☐ Yes ☒ No
- If the answer to 22, 23, or 24 is yes, give details including locations, dates, and name of former business (attach additional sheets if necessary).
-
-

Business Competition

25. Is any similar business being conducted by other operators in the municipality? ☐ Yes ☒ No
- If YES, give name and location of competing business or businesses
-
-

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

Property Tax Liability Disclosure Statement

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

If the answer to 26 or 27 is Yes, list and explain

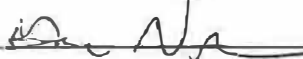
Use Only When Reapplying

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

Notice to Competitors of Hearing

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

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


Signature

President

Title

01/12/2024

Date

Business Incentive Agreement

1. In fulfillment of the requirements of N.D.C.C. § 54-60.1-03, Grantor and Recipient enter into this Business Incentive Agreement.

Grantor

Name
Address

Recipient

Name Wepay Inc DBA Anvil Design and MFG	
Address 4453 Main Ave STE G Fargo, ND 58103	
Contact Person Guy Nelson	E-mail Address guy@anvilequip.net
Recipient Parent Company (If applicable)	
Business Type (NAICS Code)	
Location of Recipient Prior to Receiving Incentive (If different)	

2. Description of project.

Tax exemption for the purchase on a property of a growing small business.

3. Grantor(s) agrees to provide recipient with a business incentive described as follows:

3.a. Is this incentive tax increment financing? ☐ Yes ☐ No
If yes, describe the type of district:

4. The business incentive will be provided on _____.
This date is the benefit date.

5. The public purpose(s) of the business incentive are:

- | | |
|---|---|
| <input type="checkbox"/> Assisting community development | <input type="checkbox"/> Increase tax base |
| <input type="checkbox"/> Directly create employment opportunities | <input type="checkbox"/> Indirectly increase employment opportunities |
| <input type="checkbox"/> Job retention | <input type="checkbox"/> Other _____ |

6. Value of Business Incentive: \$ _____

7. Recipient currently employs 5 people, located in 4453 Main Ave STE G, Fargo, ND 58103

8. In return for the business incentive, Recipient shall, within two years create: 6
Number of full-time equivalent jobs

<u>\$25.00</u>	+	<u>\$2.00</u>	=	<u>\$27.00</u>
Average hourly wage		Benefits per hour value		Average hourly compensation

9. The Recipient shall continue operations in the jurisdiction in which the business incentive was issued for five years or more after the benefit date.

10. Recipient shall file a recipient report with the Grantor, as described in N.D.C.C. § 54-60.1-05 annually on or before March 1st of each year for two years, beginning in 2007, following the benefit date or until the goals of paragraph 8 are met, whichever is later.

10.a. Grantor shall mail the recipient a warning letter if no report is received by March 8th. Recipient shall file the progress report within 14 days of the postmarked date of the warning letter.

10.b. If a recipient report is not received within 14 days of the warning letter, Recipient agrees to pay to Grantor a \$100 penalty for each subsequent day until the report is filed. The maximum penalty under this section may not exceed \$1,000.

11. Recipient shall pay back the value of the incentive to the Grantor, prorated to reflect any partial fulfillment of the job and compensation goals, if, after two years, the job and compensation goals listed in paragraph 8 are not met.

- 11.a. Paragraph 11 does not apply if the job and compensation goals were not met as a result of an act of God or terrorism.
12. This business incentive agreement shall only be modified or extended by the Grantor pursuant to N.D.C.C. § 54-60.1-04.
13. If the terms of this business incentive agreement are not met, Recipient shall not receive a business incentive from any grantor for five years from the date of failure or until a recipient satisfies the repayment obligation.
14. The Recipient has disclosed, in attachment "A" of this agreement, all additional financial assistance received from state or political subdivision Grantors for this project since inception.
15. By signing this agreement, Recipient verifies that it has not failed to meet the terms of any business incentive agreement in the last five years.

Dated this _____ day of _____, 20____.

Grantor: _____ on behalf of _____

Dated this 19th day of January, 20 24.

Recipient:  on behalf of Anvil Design and MFG



August 28, 2023

Soren Nelson
Wepay
4453 Main Ave, Ste G
Fargo, ND 58103

Dear Soren:

Thank you for your application for primary-sector certification by the North Dakota Department of Commerce, Economic Development & Finance Division. We have reviewed your application and determined that ED&F can certify your company, **Wepay**, as primary sector and a new wealth creator in the economy of North Dakota. This certification is valid for **four years** (8/21/2023 to 8/21/2027).

Most of North Dakota's economic development programs, tools and incentives are targeted toward primary-sector clients. You may be requested to provide a copy of this primary-sector certification letter when you apply for certain economic development incentive and funding programs.

This certification does not guarantee the receipt of any North Dakota business incentive. For example, there are additional qualification criteria for the Seed Capital Investment and Agricultural Business Investment personal income tax credits, and it is critical that investments **NOT** be made prior to the business receiving certification for these two credits. If you are pursuing certification for investment tax credits and need to know the criteria required for qualification, contact David Lehman.

This certification is not the application process for the North Dakota New Jobs Training Program administered by Job Service North Dakota. To apply for the North Dakota New Jobs Training Program, you must contact Job Service North Dakota for the required application forms. Application forms for other programs that require primary sector certification are available from the agency administering the program.

Also, companies and individuals pursuing the investment tax credit incentive are reminded there is a cap on available dollars. Please visit with the ND Office of the Tax Commissioner regarding the remaining balance for investment tax credits. The credits are available on a first-come-first-serve basis until the law-defined cap is met.

North Dakota appreciates your contribution to the citizens and economy of our state. If there is anything further we can do to assist your company, please contact us at 701-328-5300.

Sincerely,

A handwritten signature in black ink that reads "Richard Garman". The signature is fluid and cursive, with the first name "Richard" and last name "Garman" clearly legible.

Richard Garman, Director
Economic Development & Finance Division

1600 E Century Avenue, Suite 6 | P.O. Box 2057 | Bismarck, ND 58502

PHONE: 701-328-5300 | TOLL FREE: 1-866-4DAKOTA | ND RELAY TTY: 1-800-366-6888 | VOICE: 1-800-366-6889 |
NDCommerce.com

Exemption Evaluation Calculator				124.0			158.9
Wepay Inc Anvil Design				Points			Points
Project Type Code (Ctrl-C to view)				1	38.0		1 38.0
Current Number Of Employees		Year 1	7		Year 3	7	
Hourly Salary Without Benefits		# Jobs			# Jobs		
Under \$13.00							
\$13.01-\$15.00							
\$15.01-\$20.00		1			2		
\$20.01-\$28.00		3	Pts. For # Jobs->	40.0	6	Pts. For # Jobs->	75.0
\$28.01-\$35.00		1	Pts. For \$ Jobs->	6.0	1	Pts. For \$ Jobs->	5.9
Over \$35.00							
TOTAL # OF JOBS CREATED		5			9		
% GI w/ Local Competition (not downtown)				25.0			25.0
Value of Proposed Buildings				\$ 531,798	15.0	\$ 531,798	15.0
Downtown Location (Y/N)				N	0.0	N	0.0
Startup Firm (Y/N)					0.0	0	0.0
Has Const Started or Has Bldg Been Occupied If Existing (Y/N)					0.0	0	0.0
Number of Years (Exemption)				5		5	
Company Safety Experience Rating					0.0	0	0.0
RECOMMENDATION IS TO				APPROVE		APPROVE	
Description				Manufacturing		Manufacturing	
Estimated New Annual Payroll				\$252,720		\$438,880	
Estimated Annual Real Estate Tax				\$7,887		\$7,887	
Estimated PV of Exemption				\$34,145		\$34,145	
Payroll / PV of Exemption				7.4		12.9	
Property Value / # of Jobs				\$ 106,360		\$ 59,089	
Total Value Of Benefit				\$ 39,433		\$ 39,433	

(40)

City of Fargo Staff Report			
Title:	Rheault Second Addition	Date: Update:	12/26/2023 02/15/2024
Location:	2424, 2408, 2322, and 2318 30 th Avenue South	Staff Contact:	Brad Garcia, Planner Donald Kress, Current Planning Coordinator
Owner(s)/Applicant:	Vision Bank / Alan Carlson	Engineer/Architect:	Neset Land Surveys
Reason for Request:	Zoning Change (GO, General Office to LC, Limited Commercial and MR-3, Multi-Dwelling Residential) and Minor Subdivision (Replat of all of Lots 3 and 4 and part of Lot 5, Block B, of the Replat of Part of Rheault Addition)		
Status:	City Commission Public Hearing: February 20th, 2024		

Existing	Proposed
Land Uses: Undeveloped	Land Use: Commercial and Residential
Zoning: GO, General Office	Zoning: LC, Limited Commercial and MR-3, Multi-Dwelling Residential
Uses Allowed: GO - Allows colleges, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, offices, off premise advertising signs, commercial parking, and certain telecommunications facilities.	Uses Allowed: LC – Allows colleges, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, basic utilities, offices, off premise advertising signs, commercial parking, retail sales and service, self-service storage, vehicle repair, limited vehicle service, and certain telecommunications facilities. MR-3 - Allows detached houses, attached houses, duplexes, multi-dwelling structures, group living, daycare centers up to 12 children or adults, parks and open areas, religious institutions, safety services, schools, basic utilities, and certain telecommunications facilities.
Maximum Building Coverage Allowed: GO allows maximum 65% building coverage.	Maximum Building Coverage Allowed: LC allows maximum 55% building coverage. Maximum Density: MR-3 allows a maximum of 24 units per acre.

Proposal:
The applicant requests two entitlements: 1. Zoning Change (from GO, General Office to LC, Limited Commercial and MR-3, Multi-Dwelling

- Residential); and
 2. **Minor Subdivision** (Replat of all of Lots 3 and 4 and part of Lot 5, Block B, of the Replat of Part of Rheault Addition).

The proposal is to replat the existing four properties into four reconfigured properties with one of the lots being zoned LC, Limited Commercial to match the zoning of the Vision Bank property as the ownership will be the same. The remaining three lots are proposed to be zoned MR-3 for residential use. The property owner is proposing three single-family detached homes at the time of application.

The subject properties are located at 2424, 2408, 2322, and 2318 30th Avenue South and encompass approximately 1.13 acres.

The City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff") reviewed this project, whose comments are included in this report.

Surrounding Land Uses and Zoning Districts:

North: PI, Public/Institutional, with a recreational park;
 East: MR-3, Multi-Dwelling Residential with garden apartments;
 South: MR-3, Multi-Dwelling Residential with garden apartments;
 West: LC, Limited Commercial, with financial services.

Area Plans:

The subject property is not located within the bounds of any Future Land Use Plan and is considered infill development even though the property is currently undeveloped.

Context:

Schools: The subject property is located within the Fargo School District and are served by the Ed Clapp Elementary, Carl Ben Middle and South High schools.

Neighborhood: The subject property is located in the Brunsdale neighborhood.

Parks: The subject property is located within a quarter-mile distance to Rheault Farm (2902 25th Street S) which features a picnic shelter, bunkhouse, playground, brick farmhouse, barn, granary, year round restrooms and a Quonset.

Pedestrian / Bicycle: A shared-use path is located West of the subject property along 25th Street South and is a component of the metro area bikeways system. No dedicated bike facilities are located within a half-mile radius.

Transit: One bus route serves the subject property within a quarter-mile radius. Route 18 serves the area going North and southbound along 25th St S, providing service to GTC, Holiday Station, Bethany Homes, SEHS / Avalon West, Essentia Hospital, Hornbacher's Osgood, Microsoft, and Walmart.

Staff Analysis:

Project Summary

The subject properties were zoned in 2004 from MR-3, Multi-Dwelling Residential to GO, General Office. The original vision of the zone change was to build a bank processing office collocated with the bank branch. These plans never materialized and the properties have remained undeveloped and have remained zoned GO, General Office.

The applicant is proposing to replat the existing four lots into four reconfigured lots in order to accommodate

new development. Lot 1 of the proposed subdivision would be rezoned to LC, Limited Commercial to match the existing zoning of the adjacent Vision Bank (3000 25th ST S). Vision Bank will continue to own the proposed Lot 1, which is still intended to accommodate a potential future expansion. The remaining lots 2-4 are proposed to be rezoned to MR-3, Multi-Dwelling Residential for detached single-family housing. The proposed rezoning to MR-3 would allow up to 19 dwelling units on the residentially zoned properties; however at this time the applicant is proposing three single-family detached homes.

During the initial predevelopment meeting the applicant requested SR-3 zoning for this project. Staff explained a more appropriate zoning is MR-3 for the subject properties based on guidance from adopted plans and policies. Other reasons to support MR-3 in lieu of SR-3 include; 1) Higher density uses (or highest and best use) address staff's findings on studies that are currently in process; such as the Regional Housing Study; and 2) Adjacent properties to the south and east are zoned MR-3 and developed as garden apartments. Lot 2 of the proposed plat will be adjacent to LC, Limited Commercial. Allowing properties that are adjacent to commercial and higher density residential zoned property to be zoned for single-family development would require any future development on those adjacent commercial and higher density residential zoned properties to meet Residential Protection Standards (RPS)

The Residential Protection Standards are intended to protect residential properties and neighborhoods from the adverse impacts sometimes associated with adjacent multi-dwelling development and nonresidential development, whether public or private.

In summary of the predevelopment meeting with the applicant, staff indicated support of MR-3 zoning, but stated any development should be of higher density. Staff further reviewed the LDC, the Growth Plan, and other adopted policies of the City to validate the applicant's proposed development density on the subject properties but determined a higher density should be required to meet the goals and initiatives adopted by the City as described in this report.

Land Development Code – MR-3 Multi-Dwelling Residential Zoning The Land Development Code describes MR-3 zoning as *"primarily intended to accommodate household living in detached houses, attached houses, duplexes and multi-dwelling structures. The district allows up to 24 dwelling units per acre of land. Development within the district will be characterized by one- to five-story buildings with higher building coverage. This district is generally appropriate for sites with access to collector and higher classification streets, particularly when located near arterial streets."*

The subject properties are located close to collector and arterial streets which is consistent with all MR-zoning districts. 25th Street South is classified as an arterial road. Properties zoned as MR- are intended to have higher density and more easily accommodate traffic to these street classifications.

Even though detached houses are allowed by-right within the MR-3 zoning, staff believes developments within the MR-3 zoning districts should have higher densities to better achieve the citywide goals and initiatives. Allowing single-family detached housing by right in in MR-3 was intended to accommodate changes from the previous Land Development Code when ratifying the newly established zoning districts back in 1999.

2007 Growth Plan – Strategies for Growth (Land Use and Zoning)

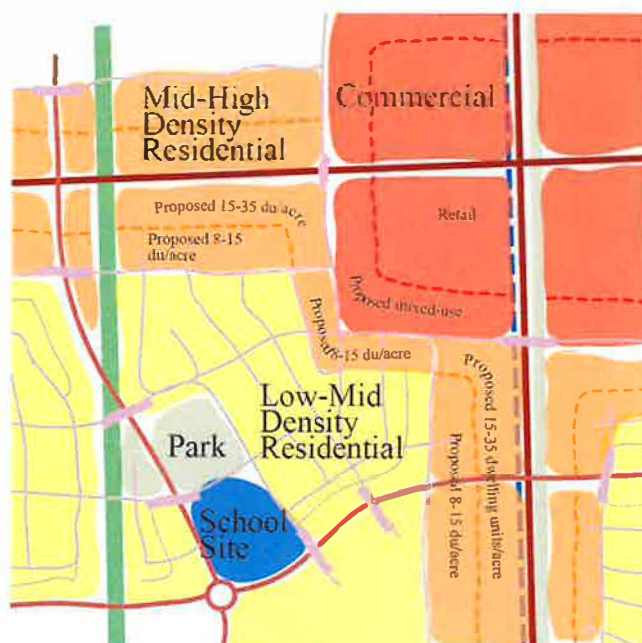
Density Targets for the Fargo Growth Areas

The 2007 Growth plan identifies the average number of people per acre in Fargo was 10 people per developable acre when the study was published. A developable acre is the land that can be developed after all of the streets, utilities, park land, etc. are removed from the total. Planners talk about density in terms of people per acre and in terms of dwelling units per acre. The average density of 10 people per acre in Fargo equates to approximately 6 dwelling units per acre.

As stated in the 2007 Growth Plan, in order to address issues of livability, walkability, quality of life and sustainability it is desirable to raise the overall density in the city. The approach in the growth plan is to set a higher overall density for the growth area of the city and then encourage the planning staff and city officials to look for ways to increase the overall density in the existing city. A recommended increase in density for the growth area in the plan is 12 people per developable acre or approximately 7 dwelling units per acre. The proposed development with this application is 3 single-family homes, amounting to 3.7 dwelling units per acre.

Land Use Transitions

One of the main purposes of a land use plan is to set forth land use patterns that provide smooth transitions between high intensity uses like industries or large retail developments and low density residential areas. The 2007 Growth Plan recommends to establish conditional overlay zoning districts where appropriate, in situations where adequate transitions between land uses cannot be provided through direct land use compatibility or through application of the Land Development Code buffering and setback requirements for those particular needs.



1. SUBJECT PROPERTIES
2. ED CLAP ELEMENTARY
3. FARGO LIBRARY

4. GROCERY STORE
5. ESSENTIA CLINIC
6. SANFORD SOUTH CLINIC

2007 Growth Plan – Land Use Transitions

GO200 Comprehensive Plan - Neighborhoods, Infill and New Development

Recommendation: Ensure development regulations are compatible with infill development.

One of the key initiatives from the GO2030 comprehensive plan is to Develop policies to promote infill and density within areas that are already developed and are protected by a flood resiliency strategy. Key zoning and land use regulations used to achieve this initiative are Mixed-Use Zoning and Increased Density Zoning. Currently staff have relied on the market to request mixed-use or increased density zoning based on the adopted area plans, such as the 2007 Growth Plan and Core Neighborhoods Plan. However, the subject properties are not identified in either plan.

Infill development is the process of developing vacant or under-used parcels within existing urban areas that are already largely developed. Most city neighborhoods have a significant amount of potential for infill and redevelopment on lots which for various reasons have been passed over in the normal course of urbanization or where existing uses are no longer viable due to changes in development trends or disinvestment.

Higher density areas are often more cost-effective to service with infrastructure such as utilities, water supply, and waste management. This efficiency can lead to cost savings for both the municipality and residents.

Core Neighborhoods Plan – Multi-Family Residential

Within the Future Land Use Map, Multi-family Residential (MR-3, Multi-Dwelling Residential) is defined as duplexes, townhouses and apartment buildings, likely to be interspersed alongside single-family structures within this designation to provide a greater range of housing options for households within the community. Even though the subject properties are not covered in the Core Neighborhoods Plan, staff apply Land Use best practices of higher density zoning along collector and arterial roadways to better accommodate such density, as described by the Land Development Code description of the MR- zoning districts and demonstrated in the Core Neighborhoods Plan- Future Land Use Map.

Core Neighborhoods Plan - Incompatible development and uncertainty in transitional areas

One of the key issues identified in the Core Neighborhoods Plan is the development pressures within the city's urban neighborhoods. The boundaries between certain land use or development patterns—between single-family blocks and commercial or mixed-use blocks, for example—are the areas that are transitional and can be challenging for new development when change is proposed from existing conditions. This is especially true if land use demands are changing and leading to proposals to redevelop underutilized land.

Although the Core Neighborhoods Plan is referencing the challenges of incorporating Mixed-Use and Increased Density developments, staff recognizes that the inverse should also be recognized- land suitable for Mixed-Use Zoning and Increased Density Zoning should be preserved for such development typologies as this relieves development pressures as described in the plan.

Fargo Moorhead Regional Housing Needs Analysis and Strategies

The Fargo Moorhead Regional Housing Needs Analysis and Strategies is intended to create a robust regional understanding of housing data. Through common grounding on regional housing issues, participating cities can coordinate on policy and regional strategy. This housing study led to the development of potential short-term and long-term strategies for meeting the housing needs and demands for the region.

Key strategies to increase housing include:

- **Allow for and Reduce Barriers to Soft Density (2-9 Unit structures)** – Continue updating zoning to allow two to nine-unit development in anchor neighborhoods across the F-M Region. “Missing middle housing” refers to the 2-9 unit structures often not seen in single-family neighborhoods townhomes, duplexes, triplexes, etc. These homes tend to be less expensive to build than single-family homes, since units and lot sizes are often smaller, and development cost per unit tends to be lower.
- **Support and Reduce Barriers for Multi-family-** Identify locations to allow more multifamily development. Streamline development review process to reduce barriers for housing development. Revise zoning and approval processes to increase “by-right” multifamily development near major employment hubs.

To support higher densities, staff have used planned unit developments (PUD's) to establish higher densities than would be allowed by the underlying zoning. A continued development model that prioritizes single family, detached housing will produce significantly fewer total units with significant new infrastructure costs.

	SF-Detached Single Family Home Share of all housing: 53%	Townhome Community 2-10 units Share of all housing: 9%	Low-Rise Apartment 10-49 units Share of all housing: 28%	Mid-Rise Apartment 50+ units Share of all housing: 10%
				
No. of units	1 unit	35 units	11 units	100 units
Land Area	0.26 acres	2.6 acres	.5 acre	1.3 acres
Density Calculation	3.8* units per net acre	13.5 units per net acre	22 units per gross acre	76.9 units per gross acre

Fargo Moorhead Regional Housing Needs Analysis and Strategies - Prioritize Transit Oriented Development

Transit Oriented Development (TOD) prioritizes the development of housing in accessible regions, improving access to employment, recreation, retail, etc. This strategy supports concentrated density along high frequency transit corridors by expanding by right multifamily development in transit corridors.

Ensure that development is consistent with the region's growing infrastructure and supports the construction of affordable housing near transit. Allowing increased density of multifamily development will help to reduce development costs and clearly communicate where the F-M Region is interested in supporting new development. Encouraging development of multifamily development near employment centers and transit helps create denser nodes and reduces the need for renters to rely on personal vehicles. Notably, TOD can also decrease the amount of parking a developer supplies, thereby lowering total development costs. This can help make multifamily housing more feasible and environmentally sustainable.

Staff recognizes the challenges of TOD and the availability of public transportation options for residents. However, TOD also includes access to collector and higher classification streets to accommodate more vehicular traffic. Additionally, this strategy highlights higher density development in areas close to basic needs, such as a grocery store. The subject properties are located in close proximity to the First Center South commercial center, which has a grocery store, and a primary bus route along the 25th Street South corridor.

Fargo-Moorhead Metropolitan Council of Government's Bicycle and Pedestrian Plan (2022) - Connectivity

Prioritize infill development in areas that are centrally located and already are or easily can be served by comprehensive active transportation facilities; discourage future low-density, auto-centric development.

Higher density development allows for more efficient use of limited urban land, reducing urban sprawl and promoting compact, well-designed communities. This point is even more prominent given the recent budget

concerns with city operations and capital improvement plans.

Planning Commission Discussion—January 2nd, 2024

Following the close the of the public hearing at the January 2nd, 2024 Planning Commission hearing, the Commission engaged in discussion with staff and the applicant. The discussion included the following topics:

- What do people want? While studies have shown that there is a need for all housing types, the requested development of 3 single-family homes is allowed within the requested zoning district.
- It isn't the Commission's role to dictate what type of development occurs on a property if the proposed use is allowed.
- Typically land use intensity steps down for a neighborhood- Commercial to Multi-family residential and then single-family residential.
- The city should focus on getting families into homes and not apartments.
- The zoning MR-3 is an appropriate zoning district and would easily accommodate multi-family, however historically, the commission does not dictate what type of business or type of development a property owner.
- The current zoning code is out of date and cases typically will have a conditional overlay and/or conditional use permit to bridge gaps within the code.

Public Comment

Planning staff received one comment letter prior to the City Commission hearing. This letter, from the AARP North Dakota, discusses "missing middle" housing. A copy of the letter is attached.

Land Development Code - Staff Analysis

Zoning

Section 20-0906.F(1-4) of the LDC stipulates that the following criteria be met before a zone change can be approved:

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

The proposed change in zoning is not the result of any error in the zoning map as it relates to this property. The applicant is requesting to rezone the property in order to develop single-family homes. The current zoning was zoned commercial for potential expansion of the adjacent bank; however, the bank has determined the land is no longer needed. Given that adjacent properties to the South and East are multi-dwelling residential, staff finds that the requested zoning change is justified by change in conditions since the previous zoning classification was established. However, the conundrum that is being presented by the applicant is the desire to build three detached single-family homes; which originally was requested as a rezone of the subject properties to SR-3. While staff can suggest a rezoning to MR-3, it is not supportive of a single-family development when there is a strong need for more housing, such as the "Missing Middle".

(Criteria Not Satisfied)

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

City staff and other applicable review agencies have reviewed this proposal. Staff finds no deficiencies in the ability to provide all of the necessary services to the site. The subject property is adjacent to existing developed public rights-of-way, which already provides access and public

utilities to serve the property. Staff believes the subject properties are a prime location for higher density development, such as “missing middle” development, in order to address findings in studies currently under way.

(Criteria Satisfied)

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

Staff has no documentation or supporting evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. In accordance with the notification requirements of the Land Development Code, notice was provided to neighboring property owners within 300 feet of the project site. To date, staff has received one comment letter, as noted above, about the application. Staff finds that the proposal will not adversely affect the condition or value of the property in the vicinity.

(Criteria Satisfied)

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

The purpose of the LDC is to implement Fargo’s Comprehensive Plan in a way that will protect the general health, safety, and welfare of the citizens. Staff finds that the proposed zone change is consistent with the Land Development Code, however when considering the proposed density of the subject properties and the context surrounding them, the proposed zone change does not fully meet the Go2030 Comprehensive Plan, and other adopted policies of the City as described in this report.

(Criteria Not Satisfied)

Minor Subdivision

The LDC stipulates that the following criteria is met before a minor plat can be approved

1. Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.

Although the subject properties are not covered in any area plan, the proposed zone changes are consistent with the context of the area and intended uses. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, staff has received one comment letter, as noted above. Staff has reviewed this request and finds that this application complies with standards of Article 20-06 and all applicable requirements of the Land Development Code.

(Criteria Satisfied)

2. Section 20-907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.

While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principals.

(Criteria Satisfied)

NOTE ON RECOMMENDATIONS: The recommendations below summarize the fact that Planning staff made the recommendation to deny the application due to the need to uphold policies and recommendations from the City's master plan findings and recommendations: the regional housing study, the Core Neighborhoods Plan and the GO2030. However at the Planning Commission, between owner testimony and Planning Commission conversation, the dialog rested primarily that any type of housing, especially home-owner occupied housing is a priority as well. In addition, the majority of the Planning Commission indicated that while they don't disagree with the long range planning studies, the implementation needs to be more logical and strategic and that they didn't believe the need to deny the application was related to the recommendations that are coming from the long range plans. Thus, both staff's recommendation and the Planning Commission recommendation are stated below.

Staff Recommendation:

Planning Commission's Suggested Motion: "To accept the findings and recommendations of the Planning Commission and move to approve to the City Commission of the proposed: 1) Zoning Change from GO, General Office to LC, Limited Commercial and MR-3, Multi-Dwelling Residential and 2) Subdivision Plat, Rheault Second Addition, as outlined within the staff report, as the proposal complies with the Go2030 Fargo Comprehensive Plan, adopted Area Plans, the standards of Section 20-0906.F (1-4), Section 20-0907.B-C, and of Article 20-06, and all other applicable requirements of the Land Development Code".

Staff's Suggested Motion: "To accept the findings and recommendations of staff and hereby recommend denial to the City Commission of the proposed: 1) Zoning Change from GO, General Office to LC, Limited Commercial and MR-3, Multi-Dwelling Residential and 2) Subdivision Plat, Rheault Second Addition, as outlined within the staff report, as the proposal does not comply with the Go2030 Fargo Comprehensive Plan, adopted Area Plan, the standards of Section 20-0906.F (1-4), Section 20-0907.B-C, and of Article 20-06, and all other applicable requirements of the Land Development Code".

Planning Commission Recommendation:

At the January 2nd, 2024 Planning Commission meeting, by a vote of 5-3 with one Commissioner absent that the Planning Commission moved to reject the findings and recommendations of staff and to recommend approval to the City Commission of the proposed: 1) Zoning Change from GO, General Office to LC, Limited Commercial and MR-3, Multi-Dwelling Residential and 2) Subdivision Plat, Rheault Second Addition, as outlined within the staff report, as the proposal complies with the Go2030 Fargo Comprehensive Plan, adopted area plans, the standards of Section 20-0906.F (1-4), Section 20-0907.B-C, and of Article 20-06, and all other applicable requirements of the Land Development Code.

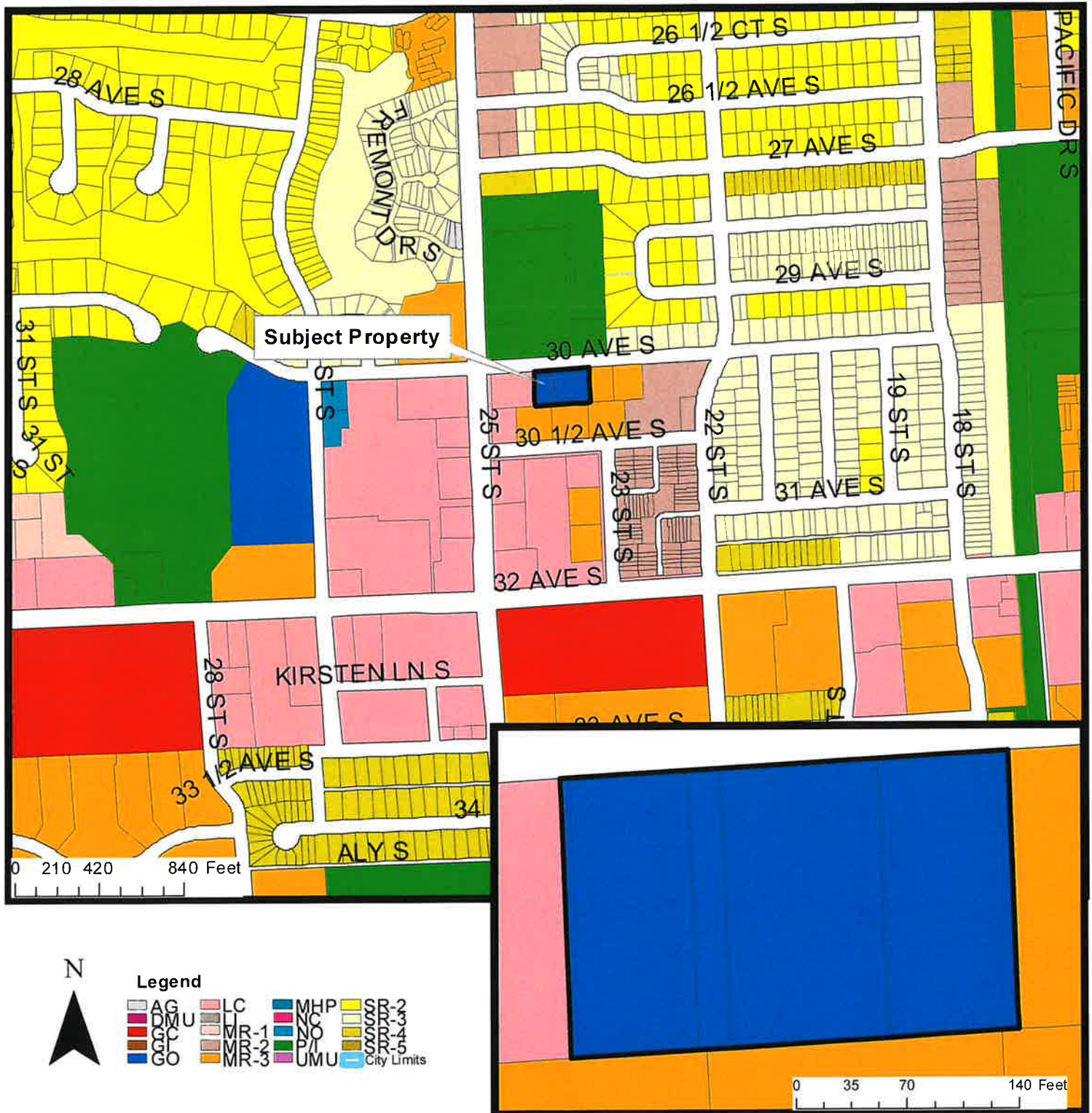
Attachments:

1. Zoning Map
2. Location Map
3. Preliminary Plat
4. Public comment letter

Minor Subdivision; zone change from GO, General Office to LC, Limited Commercial and MR-3, Multi-Dwelling Residential

Rheault Second Addition

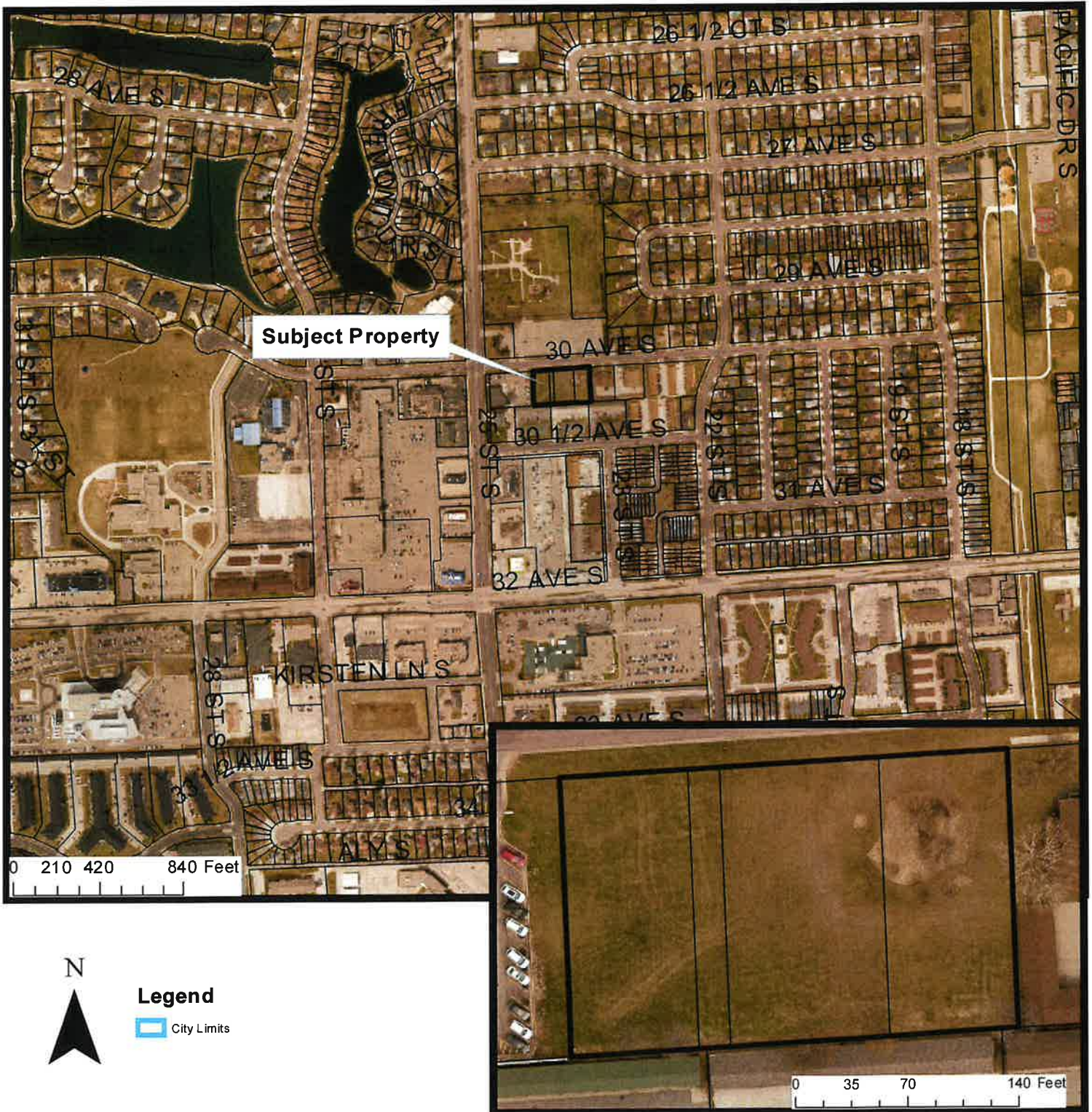
2318, 2322, 2408 & 2420 30th Avenue South



Minor Subdivision; zone change from GO, General Office to LC, Limited Commercial and MR-3, Multi-Dwelling Residential

Rheault Second Addition

2318, 2322, 2408 & 2420 30th Avenue South



RHEAULT SECOND ADDITION
A MINOR SUBDIVISION
A REPLAT OF ALL OF LOT 3, LOT 4, AND PART OF LOT 5, OF BLOCK B, OF THE REPLAT OF PART OF RHEAULT ADDITION
TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA

SURVEYOR'S CERTIFICATE

I, COLA NEESE, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS RHEAULT SECOND ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND FRACTIONS OF A FOOT; THAT ALL CORNERS ARE PROPERLY LOCATED AND MARKED; THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF NORTH DAKOTA, AND THAT THE SURVEYING INSTRUMENTS USED WERE CORRECTLY CALIBRATED DATED THE 27th DAY OF February 2024.

COLA NEESE
REGISTERED LAND SURVEYOR
LS 7513

STATE OF ND
COUNTY OF Cass

ON THIS 27th DAY OF February 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS KNAKAULUS, JR., CITY ENGINEER, OF THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA, WHO acknowledged that they executed same as their free act and deed.

THOMAS KNAKAULUS, JR.
CITY ENGINEER
MY COMMISSION EXPIRES 3/30/26

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS 27th DAY OF February 2024.

TOM KNAKAULUS, JR., CITY ENGINEER

STATE OF ND
COUNTY OF Cass

ON THIS 27th DAY OF February 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS KNAKAULUS, JR., CITY ENGINEER, OF THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA, WHO acknowledged that they executed same as their free act and deed.

THOMAS KNAKAULUS, JR.
CITY ENGINEER
MY COMMISSION EXPIRES 3/30/26

CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS 27th DAY OF February 2024.

TIMOTHY J. MARSHNEY, MAYOR

STEVE SPRAGUE, CITY AUDITOR

STATE OF ND
COUNTY OF Cass

ON THIS 27th DAY OF February 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS KNAKAULUS, JR., CITY ENGINEER, OF THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA, WHO acknowledged that they executed same as their free act and deed.

THOMAS KNAKAULUS, JR.
CITY ENGINEER
MY COMMISSION EXPIRES 3/30/26

APPROVED BY THE CITY OF FARGO PLANNING COMMISSION THIS 27th DAY OF February 2024.

ROCKY SCHMIDT, CHAIR
FARGO PLANNING COMMISSION

STATE OF ND
COUNTY OF Cass

ON THIS 27th DAY OF February 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS KNAKAULUS, JR., CITY ENGINEER, OF THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA, WHO acknowledged that they executed same as their free act and deed.

THOMAS KNAKAULUS, JR.
CITY ENGINEER
MY COMMISSION EXPIRES 3/30/26

FOR RECORDING PURPOSES ONLY

SHEET 1 OF 1





107 W. Main Ave., Suite 125 | Bismarck, ND 58501
866-554-5383 | Fax: 701-255-2242 | TTY: 877-434-7598
aarp.org/nd | ndaarp@aarp.org | twitter: @aarp_nd
facebook.com/aarpnd

February 13, 2024

Fargo City Commission
225 N. 4th Street North
Fargo, ND 58102

Dr. Mahoney and Commission Members,

On behalf of the nearly 84,000 AARP members in North Dakota, and over 17,000 members in Cass County – approximately 11,600 in Fargo, we urge you to prioritize housing that is accessible and affordable as you consider and respond to the recent rezoning recommendation for the Rheault Second Addition made by the Fargo Planning Commission.

Specifically, we're concerned that by granting a permit for three single-family homes in an area of South Fargo that borders multi-family housing and commercial development conflicts with the city's policy to encourage more dense development and more affordable housing.

Surveys by AARP show that most Americans, including older adults, prefer to live in walkable neighborhoods that offer a mix of housing and transportation options that are close to jobs, schools, shopping, entertainment, and green spaces. Missing middle housing can meet those needs. With a growing aging population, construction of a variety of housing options will become more important. Some older adults would like to sell their home and buy something more affordable or accessible in their community, but in most cases, that type of housing does not exist.

Missing Middle homes typically look like and are the size of a single-family dwelling. But inside, the house contains multiple homes. Among the Missing Middle home type's other characteristics and qualities:

- The buildings fit seamlessly into neighborhoods, either because similar housing types already exist in the community or because the homes are designed and constructed to preserve or complement the streetscape's appearance and character.
- The house-sized, multiunit structures can provide a neighborhood or community with a wider range of housing options, at various price points.

- The housing types fit within — and help to generate — walkable, place-based neighborhoods with community amenities that become an extension of people's homes and serve as shared spaces where neighbors can safely get out and about and gather.

AARP has been working across the country with many local and state elected leaders to pursue much-needed changes to remove barriers that prevent the creation of missing middle housing. In recent years, cities like Memphis, Minneapolis, Minnesota, and the states of Nebraska, California, and Oregon have adopted regulations more favorable to missing middle housing. We believe that a neighborhood that includes missing middle housing is well-positioned to respond to the housing supply, affordability, smart land use, income, equity, and empowerment.

We look forward to being a resource to you, the Planning Commission and City Commission as you move forward through this process.

Sincerely,



Josh Askvig
State Director
AARP North Dakota

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

406

ORDINANCE NO. _____

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

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

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on January 2, 2024; and,

WHEREAS, the rezoning changes were approved by the City Commission on February 20, 2024,

NOW, THEREFORE,

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

Section 1. The following described property:

Lot One (1), Block One (1) of Rheault Second Addition to the City of Fargo, Cass County, North Dakota;

is hereby rezoned from "GO", General Office, District to "LC", Limited Commercial, District;

and

Section 2. The following described property:

Lots Two (2) through Four (4), Block One (1) of Rheault Second Addition to the City of Fargo, Cass County, North Dakota;

are hereby rezoned from "GO", General Office, District to "MR-3", Multi-Dwelling Residential, District.

Section 3. The City Auditor is hereby directed to amend the zoning map now on file in his office so as to conform with and carry out the provisions of this ordinance.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. _____

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

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

(SEAL)

Attest:

Steven Sprague, City Auditor

First Reading:
Second Reading:
Final Passage:

(41)

PUBLIC WORKS PROJECTS EVALUATION COMMITTEE

Type: 25th Street Corridor Study – Final ReportLocation: 25th St S, 32nd Ave – 64th Ave

Date of Hearing: 1/16/2024

<u>Routing</u>	<u>Date</u>
City Commission	<u>2/20/2024</u>
PWPEC File	<u>X</u>
Project File	<u>Jeremy Gorden</u>

The Committee reviewed a communication from Transportation Division Engineer, Jeremy Gorden, regarding the 25th Street Corridor Study that began in early 2022.

In partnership with Metro COG, we began a corridor study for 25th Street whose project extents were 32nd Avenue South and 64th Avenue South. KLJ has successfully delivered results of their investigation and analysis.

Presentation provided by Scott Middaugh, KLJ.

On a motion by Brenda Derrig, seconded by Steve Sprague, the committee voted to approve the study and forward to City Commission for final approval.

RECOMMENDED MOTION

Concur with the recommendation of PWPEC and approve the 25th Street Corridor Study.

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

Present	Yes	No	Unanimous
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mark Williams
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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ATTEST:


 Tom Knakmuhs, P.E.
 City Engineer

Memorandum

To: Members of PWPEC
From: Jeremy Gorden, PE, PTOE
Division Engineer - Transportation
Date: January 11, 2024
Re: 25th Street Corridor Study – Final Report

Background:

In partnership with Metro COG, we began a corridor study on 25th Street in early 2022 whose project extents were 32nd Avenue South and 64th Avenue South. We undertook this study for a number of reasons, but most specifically, we know that the pavement will need to be fully reconstructed in the next 8 to 10 years, and we wanted to a Consultant to lay out a few alternatives to look at and to have associated cost estimates on them.

This corridor was first constructed in the early 1990's from 32nd Avenue South to 52nd Avenue South, and in the early 2000's, we constructed it south of 52nd Avenue South to 58th Avenue South, and lastly we finished the segment between 58th and 64th in 2010. This study gave us the opportunity to look at this corridor to identify any improvements that could be made to improve both traffic operations and safety, improve bicycle and pedestrian movements, and forward the goals of our Go2030 Comp Plan. This study served as a mid-term report card would; we got to see what's working well, what could be improved upon, and what should we be looking to do to make improvements to better serve the residents of Fargo.

KLJ work with us, stakeholders adjacent to the corridor, and members of the public, to identify and study issues in the study area. KLJ has successfully delivered the results of their investigation and analysis. The 25th Street Corridor Study includes alternatives that will be forwarded once the project moves forward into design.

Scott Middaugh, the project manager from KLJ, will give a short presentation on the efforts to develop the plan as well as the results for their analysis.

I have attached the Executive Summary for your review.

Recommended Motion:

Approve study and forward to City Commission for final approval.

JMH/klb
Attachment

EXECUTIVE SUMMARY

METROCOG
FM REGIONAL TRANSPORTATION PLANNING ORGANIZATION

THE CITY OF
Fargo
FAR MORE



EXECUTIVE SUMMARY

25th Street Corridor Study, Fargo - ND

September 2023

Introduction

The 25th Street corridor is an important minor arterial roadway in Fargo's gridded street network. 25th Street, within the project corridor, was originally constructed between the late 1980's and 1990's and was one of the first arterial road corridors in south Fargo. Since that time, Fargo has grown around the corridor. On a daily basis, the corridor serves between 5,000 to 15,000 vehicles between 32nd Avenue S and 64th Avenue S and is a key arterial running parallel to I-29. While major intersections at 32nd Avenue, 40th Avenue, and 52nd Avenue are signalized and all intersections have at least four-lane approaches, traffic volumes drop off dramatically at the mid-block points as traffic flows are prioritized to and from I-29. Because of existing travel trends interfacing the 25th Street S corridor with I-29, the corridor should be investigated for possible cross section improvements between these major intersections, with the intent of facilitating safer and smoother traffic flows, improved multimodal crossing opportunities, and increasing safety for vehicular turning movements onto and off of the corridor in future conditions.

Study Area and Background

Study Area

The 25th Street Study area is a three-mile corridor between 32nd Avenue S and 64th Avenue S in Fargo, ND (**Figure 1**). It runs parallel to I-29 on the west and S University Drive on the east. Key intersections were identified based on existing daily traffic volumes. Intersections that were identified for analysis are listed below.

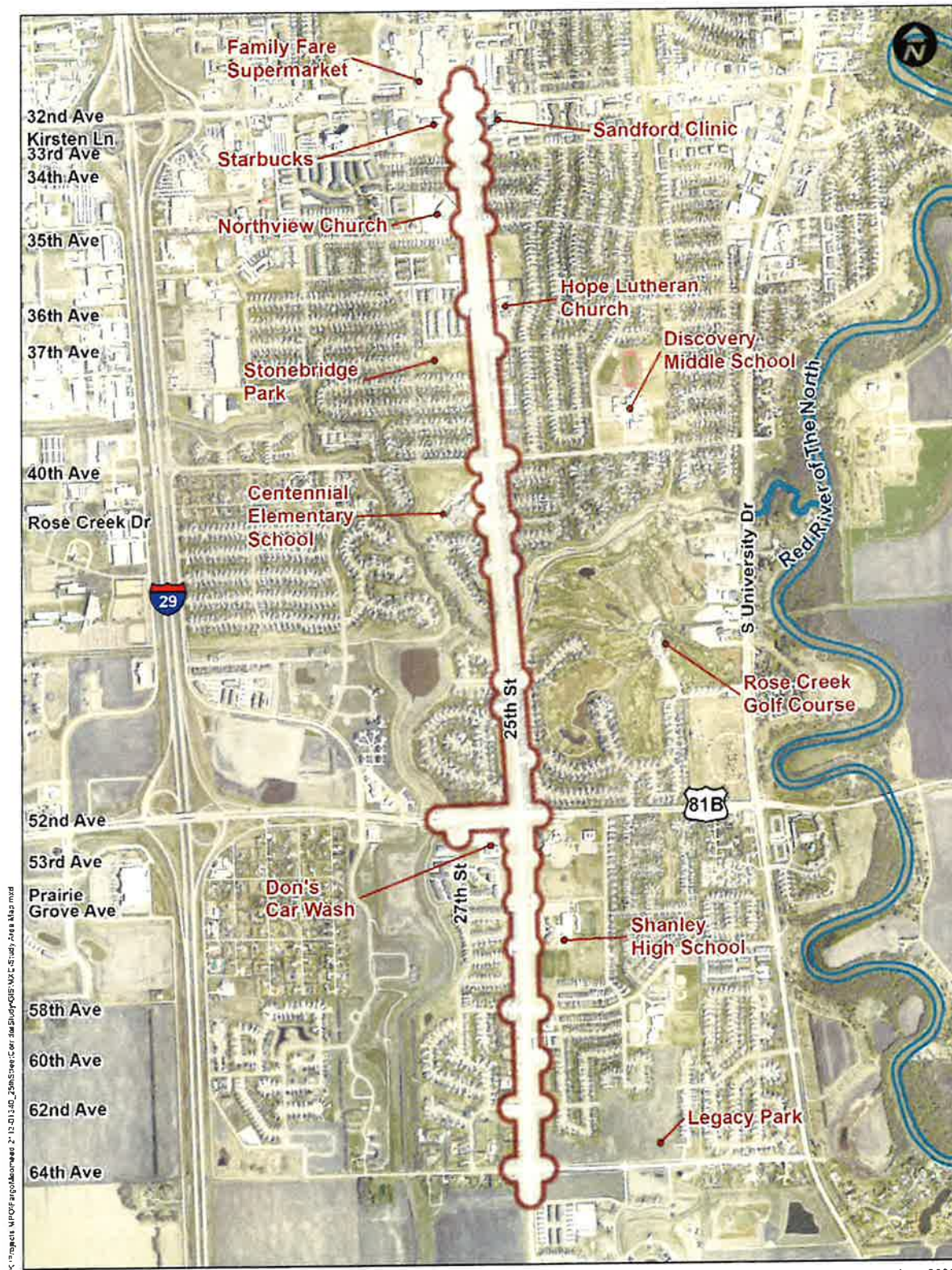
» 32 nd Avenue S	» Centennial Elementary School	» Shanley Highschool/
» Kirsten Lane	Access	Eaglebrooke Apartment
» 33 rd Avenue S	» Rose Creek Dr	Access
» 35 th Avenue S	» 52 nd Avenue S	» 58 th Avenue S
» 36 th Avenue S	» 53 rd Avenue S	» 64 th Avenue S
» 37 th Avenue S	» Prairie Grove Avenue S	» 52 nd Avenue and 27 th Street S
» 40 th Avenue S		intersection

Previous Studies

There have been several previous planning efforts and studies completed in Fargo along the study segment. These documents provide important background information to support the development of this planning study.

- » 25th Street and 64th Avenue S corridor Studies – 2008
- » 25th Street Corridor Study – 2009
- » Fargo Go2030 – 2012
- » Fargo Transportation Plan (Multimodal Assessment) – 2021

Figure 1 – Corridor Study Area



Existing Conditions Summary

Within the 25th Street study area, there are a variety of existing conditions that will guide and constrain the corridor's improvements and the alternatives which can be considered. Below is a summary of these conditions:

Roadway Characteristics

- » 25th Street S corridor is generally residential, with both single-family and multi-family residential areas. The north end of the corridor has commercial developments as well. More sparse commercial land use shows up between 52nd Ave and 64th Ave.
- » Along the entire 25th Street S Corridor, current ROW varies between 100 feet and 160 feet in width.
- » The entire section of 25th Street S has a posted speed limit of 35 mph.
- » Along the study corridor, there are 28 public access points and 11 private access points.
- » Between 32nd Ave S and 52nd Ave S, a multi-use path exists along the west side of the corridor and a sidewalk exists along the east side of the corridor.
- » South of 52nd Avenue, a multi-use path exists on both sides of 25th Street S, providing access to public and institutional land uses as well as the regional trail network.
- » There are several crossing points to traverse across 25th Street to get to the many parks, schools, and churches located in this area.
- » There are currently no transit routes that travel along the 25th Street S corridor. Route 18 of MATBUS crosses 25th Street S at 32nd Avenue S from north.

Safety

- » There were 244 crashes reported in the study area during the five-year analysis period between 2017 and 2021.
- » There were no traffic fatalities reported during the analysis period.
- » The only two serious injury crashes were reported in 2020 and 2021. Both the serious injury crashes were experienced at the intersection of 25th Street S with 32nd Avenue S.
- » There were two crashes involving bicyclist and one crash involving pedestrian reported during the analysis period. All these crashes were experienced at the intersection of 25th Street S with 32nd Avenue S.
- » The following intersections experienced crash rates greater than the critical rates for similar type of intersections:
 - 📍 32nd Avenue S / 25th Street
 - 📍 52nd Avenue S (US 81B) / 25th Street
 - 📍 58th Avenue S / 25th Street
 - 📍 64th Avenue S / 25th Street
 - 📍 27th Street / 52nd Avenue S (US 81B)

Traffic Volumes

- » The 25th Street S corridor carries between 8,000 vehicles daily in the south to 15,150 vehicles daily in the north.
- » There is a defined shift at 52nd Avenue S, where approximately 5,000 vehicles per day shifts to/from 25th Street (South of 52nd Avenue S) to 52nd Avenue S.
- » The AM peak hour along the corridor occurs from 7:30 to 8:30AM, while the PM peak occurs from 4:45 PM to 5:45 PM.
- » Traffic is generally higher along NB direction from AM to PM peak between 32nd Avenue and 52nd Avenue.

Capacity Analysis

- » Based on this planning-level capacity approach, the 25th Street S corridor operates between the LOS B or LOS D range, depending on the segment.
- » The following intersections experience operational deficiencies during the peak hours:
 - 📍 Kirsten Lane and 25th Street S

- » 53rd Avenue S / Saint Anne Church and 25th Street S
- » Prairie Grove Avenue / Shanley High School (North) and 25th Street S
- » Eaglebrook Apartments / Shanley High School (South) and 25th Street S
- » 27th Street S and 52nd Avenue S (US 81B)
- » Queuing issues are experienced at the intersection of 25th Street S with 32nd Avenue S and Kirsten Lane during the peak hours.
- » At 40th Avenue S, EB and WB queues along 40th Avenue S extend beyond the adjacent left-turn lanes between 10 and 15 percent of the AM peak hour.
- » EB and WB queues along 40th Avenue S extend beyond the adjacent left-turn lanes between 10 and 20 percent of the peak hours.
- » Average travel times through the three-mile study corridor are approximately seven minutes and 45-seconds, plus or minus about 10 seconds. The average travel speeds equate to approximately 24- to 25-mph.

Future Conditions Summary

Traffic Forecasts

- » New interstate access to I-29 at 64th Avenue S and/or 76th Avenue S is expected to have influence on 25th Street corridor travel patterns, particularly south of 52nd Avenue S.
- » Historic ADT volume growth along the 25th Street corridor has varied, depending on the location.
- » The 25th Street corridor segment north of 52nd Avenue S has been relatively stable or even declining.
- » South of 52nd Avenue S, several development opportunities remain, and the corresponding trends can be seen in the higher historical growth rates.
- » Cross-street growth has also been relatively stable, except for 52nd Avenue S west of 25th Street.
- » The forecasted growth along 25th Street based on the latest Fargo-Moorhead Regional Travel Demand Model is much higher than the historical trends.
- » The SRC agreed upon using a 0.25% annual growth rate for segments north of 52nd Avenue S, and a 1% annual growth rate for segments south of 52nd Avenue S.
- » Year 2045 ADT volumes (before any new interchange access) are expected to range from 8,800 to 16,850 vehicles per day.
- » Year 2045 ADT volumes (with new I-29 access at 64th Avenue S and 76th Avenue S) along the corridor are expected to range from 8,800 to 16,100 vehicles per day.

Planning Level Capacity

- » The majority of the 25th Street S corridor is expected to operate between the LOS B or LOS D range under year 2045 conditions.
- » The segment of 25th Street between 60th Avenue S and 52nd Avenue S is expected to operate near LOS D under year 2045 base conditions. The segment capacity is expected to improve if new I-29 access is provided, however, will continue to operate at LOS D.

Intersection Capacity

- » Most of the study intersections will continue to operate at an overall intersection delay and LOS with no intersection operating worse than LOS D during the 2045 peak hours.
- » The following Side Street Stop intersections are expected to operate with unacceptable approach delay and LOS during the 2045 peak hours:
 - Kirsten Lane
 - 53rd Avenue S to southern Shanley High School driveway
 - 62nd Avenue S (AM Peak only)
 - 52nd Avenue S and 27th Street S intersection

Queuing

The following queuing issues were identified in the 2045 AM Peak:

- » 32nd Avenue S (for about five percent or 3-5 minutes of the hour)
- » Kirsten Lane (for about five percent of the hour or 3-5 minutes of the hour)
- » Left turn storage lanes at 40th Avenue S approaches (for about 10-25-percent of the hour or 5-15 minutes of the hour)
- » Southbound approach of 40th Avenue S and 25th Street S intersection (for about five percent or 3-5 minutes of the hour) in the PM peak
- » 27th street approach to 52nd Avenue S (significant delay and queuing)

Corridor Travel Times

- » Average travel times under year 2045 conditions through the 3-mile study corridor are expected to increase by approximately 10 to 30 seconds, depending on the future condition/direction.
- » The average travel speeds equate to approximately 23- to 25-mph, which are relatively like or slightly slower as compared to existing conditions. These are attributed to volumes, roadway conditions, environmental conditions, delays, etc.

Public & Stakeholder Input (Phase 1)

The 25th Street Corridor Study public and stakeholder involvement plan was designed to share information with interested parties and to collect input to guide project decision-making. The goals included engaging stakeholders in meaningful and accessible ways and soliciting early and continuous input from stakeholders.

The first phase of engagement was intended to gather input on priorities and concerns regarding the corridor, from stakeholders and members of the public all throughout the study area. This phase included several elements including stakeholder sessions, social media marketing, and virtual engagement through an interactive map and online survey.

Three key themes were identified during this public input phase:

Key theme #1: Safety

About forty percent of comments were submitted within the “Traffic Safety” category. Many comments were made about left turns on the corridor being a safety issue, and the need for improving certain intersections and turning ability on the corridor.

Key theme #2: Traffic/Congestion

Around twenty two percent of the comments submitted were in the “Traffic/Congestion” category. Issues that were brought up include traffic backups occurring from access to local businesses and organizations. Additionally, left turns were also frequently called out as a concern.

Key theme #3: Bike/Ped

There were about fifteen percent of comments made in the bike/pedestrian category. These included concerns over pedestrian crossings and overall comments on bike lanes and facilities throughout the corridor.

Alternatives Analysis Summary

Alternatives Analysis Study Area

The corridor was divided into six study areas based on existing roadway geometry, land use, traffic demand, etc.:

- » Study Area 1 – 25th Street S from 32nd Avenue S to 35th Avenue S
- » Study Area 2 – 25th Street S from 35th Avenue S to 40th Avenue S
- » Study Area 3 – 25th Street S from 40th Avenue S to 52nd Avenue S
- » Study Area 4 – 25th Street S from 52nd Avenue S to Prairie Grove Avenue S
- » Study Area 5 – 25th Street S from Prairie Grove Avenue S to 64th Avenue S
- » Study Area 6 – Intersection of 27th Street S and 52nd Avenue

Figure 2 shows the 25th Street S corridor study area and segment differentiation.

The study team, made up of technical experts from Metro COG, the City of Fargo Engineering, City of Fargo Planning, and KJL brainstormed alternatives that could be applicable for the context of the study corridor with the potential to mitigate identified deficiencies. The corridor had an abundance of strategies with no clear best fit, requiring a multi-tiered analysis strategy to differentiate alternatives. Given the varying roadway, travel demand, and development characteristics present within the study area, alternatives were developed for specific intersections and segments to best serve roadway needs in those specific locations.

- » Improvements like cross-section revisions, access management, and intersection improvements were identified for the study areas. The typical sections of cross section alternatives analyzed for the various study areas are shown **Figure 3**.

Figure 2 – Alternatives Analysis Study Area



Figure 3 – Typical Sections of Cross Section Alternatives



Development of Alternatives

Study Area 1 – 25th Street S from 32nd Avenue S to 35th avenue S

The following alternatives were discussed and carried forward for further evaluation:

- » Five-lane cross-section with no cross-section improvements made north of Kirsten Lane.
- » Consolidation of the commercial driveway approaches on the north side of Kirsten Lane.
- » Left turn lanes on 25th Street S approaches along the Study Area.

Study Area 2 – 25th Street S from 35th Avenue S to 40th avenue S

The following alternatives were discussed and carried forward for further evaluation:

- » Three-Lane Cross-Section.
 - Right trap on the southbound approach of the intersection, and a shared through/right-turn lane on the northbound approach of the intersection at 35th Avenue S.
- » Five-Lane Cross-Section.
- » Four-Lane Cross-Section
 - Two Northbound, Single Southbound, and a TWLTL
 - Two Southbound, Single Northbound, and a TWLTL
- » Access modifications for the Gethsemane Cathedral and Hope Lutheran Church.
- » Pedestrian refuge Island on the south side of 37th Avenue S/25th Street S intersection.

Study Area 3 – 25th Street S from 40th Avenue S to 52nd avenue S

The following alternatives were discussed and carried forward for further evaluation:

- » Three-Lane Cross-Section including a roundabout alternative at the intersection of 25th Street S and Rose Creek Drive.
- » Five-Lane Cross-Section.
- » Four-Lane Cross-Section
 - Two Northbound, Single Southbound, and a TWLTL
 - Two Southbound, Single Northbound, and a TWLTL

Study Area 4 – 25th Street S from 52nd Avenue S to Prairie Grove avenue S

The following alternatives were discussed and carried forward for further evaluation:

- » Three-Lane Cross-Section.
- » Five-Lane Cross-Section.

Study Area 5 – 25th Street S from Prairie Grove Avenue S to 64th avenue S

The following alternatives were discussed and carried forward for further evaluation:

- » A push button actuated flashing beacons at major pedestrian movements at the 64th Ave and 58th Ave roundabouts with 25th Street S.
- » Connecting sidewalk at 58th and 64th on the west side of 25th Street to the existing frontage road.

Study Area 6 – 27th Street S/52nd Avenue S Intersection

The following alternatives were discussed and carried forward for further evaluation:

- » Restricted Crossing U-Turn (RCUT).
- » Traffic Signal.

Evaluation of Alternatives

Study Area 1 – 25th Street S from 32nd Avenue S to 35th avenue S

- » Under five-lane section and three-lane section alternative, the intersections in this study area experiences traffic operational results like No-Build conditions.

Study Area 2 – 25th Street S from 35th Avenue S to 40th avenue S

- » All cross-section alternatives have similar operational benefits. However, the five-lane alternative is expected to experience higher arterial speeds compared to the other cross-section alternatives.
- » While the five-lane alternative had better operations than the other cross-section alternatives, the delay experienced by vehicles was only nominally better.
- » The analysis for the alternatives indicates that the five-lane and four-lane alternative have similar operational results to that of the three-lane cross-section alternatives. However, the wider cross section would likely make vehicle and pedestrian crossings more dangerous.

Study Area 3 – 25th Street S from 40th Avenue S to 52nd avenue S

- » All cross-section alternatives have similar operational benefits. However, the five-lane alternative is expected to experience higher arterial speeds compared to the other cross-section alternatives.
- » While the five-lane alternative had better operations than the other cross-section alternatives, the delay experienced by vehicles was only nominally better.
- » The analysis for the alternatives indicates that the five-lane and four-lane alternative have similar operational results to that of the three-lane cross-section alternatives. However, the wider cross section would likely make vehicle and pedestrian crossings more dangerous.

Rose Creek Dr.

- The single-lane roundabout at Rose Creek Drive operates slightly better than the signal from a LOS perspective and results in less peak hour queuing than the signal.
- The roundabout at Rose Creek Drive will likely help slow vehicle speeds near the school.
- The roundabout at Rose Creek Drive will result in less severe crashes if they were to occur but may not necessarily reduce the number of crashes.
- Based on the public input 35% of the participants preferred roundabouts while 65% preferred traffic signals at the Rose Creek Drive intersection. The roundabout alternative experienced better operational results compared to the existing signal. However, the delay experienced by vehicles was only nominally better.

Study Area 4 – 25th Street S from 52nd Avenue S to Prairie Grove avenue S

- » Both the three-lane and five-lane alternatives have similar operational benefits. However, the five-lane alternative is expected to experience higher arterial speeds compared to the three-lane alternative.
- » While the five-lane alternative had better operations than the three-lane, the delay experienced by vehicles was only nominally better.
- » The analysis for the alternatives indicates that the five-lane alternative has similar operational results to that of the three-lane alternative. However, the wider cross section would likely make vehicle and pedestrian crossings more dangerous.

Study Area 5 – 25th Street S from Prairie Grove avenue S to 64th Avenue S

- » The side street approaches of the intersection of 25th Street S with Prairie Grove Avenue are expected to operate with unacceptable delay and LOS if no improvements are made. However, the volumes are generally low at the side street approaches.
- » The side street approaches of the intersection of 25th Street S with Eaglebrook Apartments/Shanley Highschool south access are expected to operate with unacceptable delay and LOS if no improvements are made. However, the volumes are generally low at the side street approaches.

- » All other intersections and their approaches are expected to operate with acceptable delay and LOS in the 2045.
- » Majority of the crashes at the roundabouts at 58th Avenue S and 64th Avenue S involved inexperienced/younger drivers that use the intersections. The roundabouts are expected to see a decrease in crash rate over time as drivers become more familiar with the intersection control.

Study Area 6 – 27th Street S/52nd Avenue S Intersection

- » Both the RCUT and Traffic Signal alternatives are a viable option and expected to improve the intersection operations to acceptable conditions.
- » The RCUT has superior safety and maintenance advantage over a Traffic Signal.

Public & Stakeholder Input (Phase 2)

The second phase of public involvement for the 25th Street Corridor Study consisted of a review of alternatives for different segments of the corridor. Visual displays were developed to show cross-section and overhead (plan view) options for the corridor. Two primary methods were used to gather feedback from stakeholders and the public on preferred options: 1) In-person public meeting with voting matrix and 2) online survey.

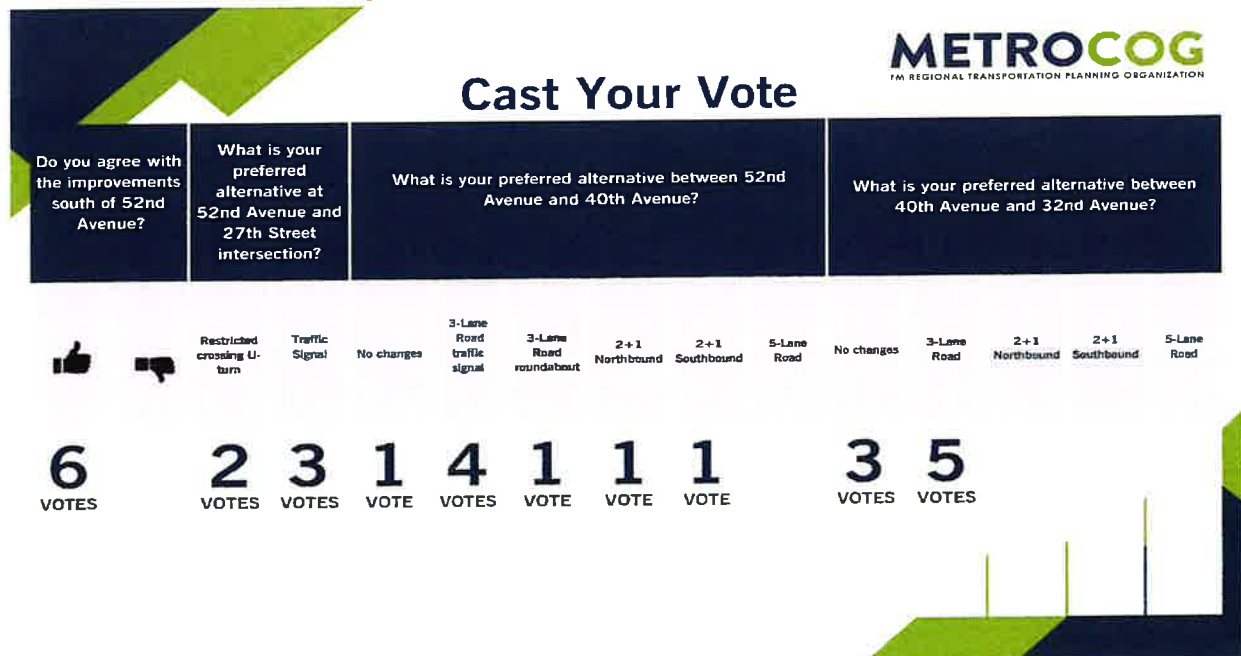
Overall, 17 people attended the in-person public meeting, and another 55 people taking the online survey.

Public and Stakeholder Public Meeting:

One meeting was held for both the public and stakeholders to provide input on corridor alternatives. The meeting was held on Thursday, August 3 from 6:30-8:30 p.m. at Centennial Elementary School. The meeting was open house style with no formal presentation. Approximately 17 people attended the meeting.

- » People attending the public meeting were able to vote on their preferred alternatives for different segments of the corridor. The results from the in person meeting are shown in **Figure 4**.

Figure 4 – In-Person Meeting Preferred Alternative Votes



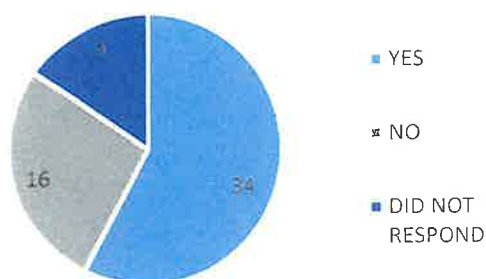
Online Survey:

An online survey was utilized and accessible from the Story Maps site. The survey was open July 26- August 21 and collected 59 responses.

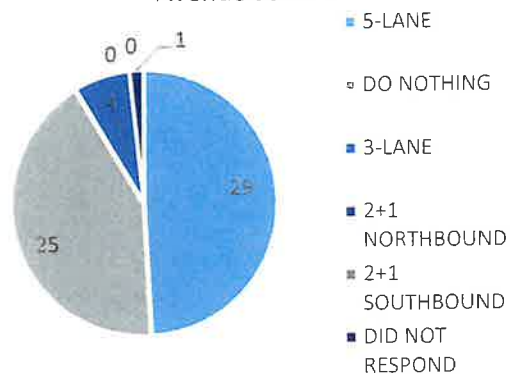
The online survey questions and responses are listed below:

Question 1

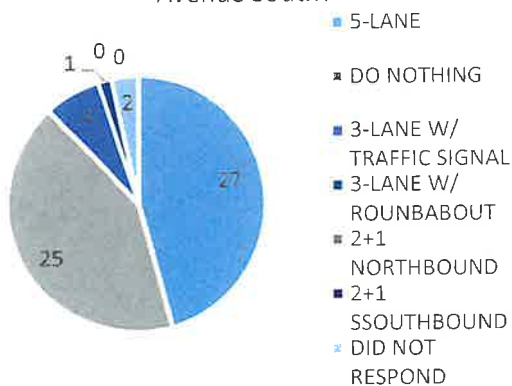
Do you agree with the proposed improvements between 64th Avenue South and 52nd Avenue South?

**Question 3**

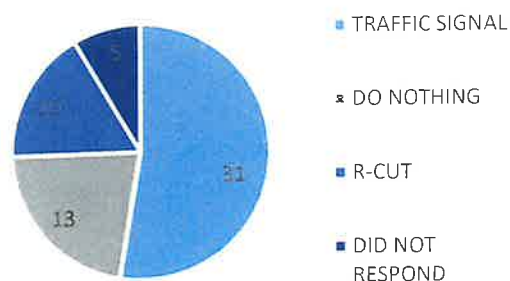
Which alternative do you prefer between 40th Avenue South and 32nd Avenue South?

**Question 2**

Which alternative do you prefer between 52nd Avenue South and 40th Avenue South?

**Question 4**

Which alternative do you prefer at the intersection of 27th Street South and 52nd Avenue South?

**Question 5**

Please provide any additional feedback you have regarding the proposed improvements.

- » 22 participants provided additional feedback.
- » 37 participants skipped the question.

Cost Estimate Summary

A preliminary planning level cost estimate for the alternatives were developed and is shown in **Table 1**. This estimate includes construction cost for removal, grading, pavement, drainage, and other appurtenant work. A 30% contingency was assumed in the estimate. The cost does not include any potential right-of-way (ROW) costs. The costs reported are in 2023 dollars and does not account for inflation/industry changes in pricing.

Table 1 – Preliminary Planning Level Cost Estimates

64th Ave to 52nd Ave		
Pedestrian Signing, Right Turn Lane, Shared Use Path Connection	\$	300,000
52nd Ave to 40th Ave		
3 Lane	\$	19,540,000
3 Lane w/Roundabout at Rose Creek Dr	\$	20,120,000
2+1 Northbound	\$	21,420,000
2+1 Southbound	\$	21,460,000
5 Lane	\$	24,100,000
40th Ave to 32nd Ave		
3 Lane	\$	14,650,000
2+1 Northbound	\$	15,770,000
2+1 Southbound	\$	15,690,000
5 Lane	\$	17,350,000
27th St Intersection		
Restricted Crossing U-Turn (RCUT)	\$	1,110,000.00
Signal	\$	540,000.00

Summary of Alternatives

A summary of alternatives comparisons for Traffic Operations, Environmental Impacts, Pedestrian Mobility/Improvements, and Cost is provided in Table 2.

Table 2 – Summary of Alternatives Comparison

64th to 52nd			27th St/52nd Ave Intersection				52nd to 40th				40th to 32nd				
No-Build	Pedestrian Improvements	No-Build	R-CUT	Traffic Signal	No-Build	8-Lane	8-Lane w/ Roundabout	2x1 NB	2x1 SB	5-Lane	No-Build	2-Lane	2x1 NB	2x1 SB	5-Lane
Traffic Operations (Intersection Delay)	—	—	⊙⊙⊙⊙	⊙	⊙⊙⊙⊙	⊙⊙⊙⊙	⊙⊙⊙⊙	⊙⊙⊙⊙	⊙⊙⊙⊙	⊙⊙⊙	⊙⊙	⊙⊙⊙⊙	⊙⊙⊙⊙	⊙⊙⊙	⊙⊙
Environmental Impacts (Existing Tree Impacts)	—	—	▼▼	▼	—	▼	▼▼	▼	▼	▼▼▼▼	—	▼	▼	▼	▼▼▼▼
Pedestrian Mobility Improvements	—	▲▲	—	▲▲	—	▲▲▲	▲▲▲	▲	▲	▲▲▲	—	▲	▲	▲	▲▲▲
Cost	—	\$	\$\$\$	\$\$	—	\$\$	\$\$\$	\$\$\$	\$\$\$\$	\$\$\$\$\$	—	\$\$	\$\$\$\$	\$\$\$	\$\$\$\$\$

⊙⊙⊙⊙
= Least Intersection Delay
⊙⊙⊙
= Most Intersection Delay

—
▼▼
▼▼▼
= No Change
= Least Existing Tree Removals
= Most Existing Tree Removals

—
▲
▲▲
▲▲▲
= No Change
= Least Pedestrian Improvements
= Most Pedestrian Improvements

—
\$
\$\$\$\$
= No Change
= Lowest Improvement Costs
= Highest Improvement Costs



Fire Department

637 NP Avenue

Fargo, ND 58102

Phone: 701.241.1540 | Fax: 701.241.8125

www.FargoND.gov

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MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: FIRE CHIEF STEVE DIRKSEN

DATE: FEBRUARY 20, 2024

SUBJECT: 2023 FIRE DEPARTMENT ANNUAL REPORT

The Fire Chief will provide a slideshow summary of the 2023 Fire Department Annual Report to the Commission. The annual report will be released following the City Commission meeting on the Fargo Fire Department's website.

RECOMMENDED MOTION: To receive and file the 2023 Fire Department's Annual Report.



**MUNICIPAL AIRPORT AUTHORITY
OF THE
CITY OF FARGO**

(43)

MEMORANDUM

TO: Fargo City Commission
FROM: Shawn A. Dobberstein, A.A.E., Executive Director
DATE: October 23, 2023
SUBJECT: Resolution for Airport Facilities Revenue Bond, Series 2023

The Municipal Airport Authority of the City of Fargo, North Dakota has been approved to receive a \$40 million loan from the Bank of North Dakota's Infrastructure Revolving Loan Fund (the "BND Loan"). The loan will fund a portion of the passenger terminal expansion and renovation project and possibly a parking structure and elevated walkway.

The BND Loan will mature thirty (30) years after the initiation date and shall bear an interest rate of two percent (2.00%). The BND Loan shall be a limited obligation of the Municipal Airport Authority and shall be payable solely from the net revenues of the Municipal Airport Authority, as provided by the resolution and does not constitute a general obligation of the Municipal Airport Authority or the City of Fargo within the meaning of any constitutional or statutory limitation. The Municipal Airport Authority has reviewed all its revenues and finances and has determined that it has sufficient net revenues to make the annual debt service requirements for the BND loan through its maturity.

In order to receive the BND loan and the favorable interest rate the BND Loan document require the Airport Authority to request that the City of Fargo authorize the levy taxes pursuant to N.D.C.C. Section 2-06-14 sufficient to pay debt service on the bond, subject to applicable levy limitations in the event there would ever be a shortfall in Airport Net Revenues. In essence, this is a backstop to the net revenues of the Airport and the Municipal Airport Authority does not anticipate a need in the year to use the levy backstop. Pursuant to N.D.C.C. Section 2-06-10(9) the City of Fargo will need to enact a resolution covenanting to levy a general tax upon all taxable property in the City of Fargo for the payment of any deficiency in the Municipal Airport Authority funds to pay debt service on the bond. The City of Fargo may levy a general tax upon all taxable property in the City of Fargo for the payment of any deficiency that is likely to occur within one year in Municipal Airport Authority funds to pay debt service on the bond. The taxes levied by the City of Fargo for debt service on the bond are not subject to any limitation or rate or amount applicable to other City of Fargo taxes. Provided, the Municipal Airport Authority agrees to provide for any deficiency in the debt service requirements for the bond from available funds, prior to notifying the City of Fargo of the need for a deficiency tax levy.



Recommended Motion

Approve the Resolution for the Airport Facilities Revenue Bond, Series 2023 as provided by the Bank of North Dakota's Infrastructure Revolving Loan Fund, to levy a general tax upon all taxable property in the City of Fargo in the event of a deficiency to pay the debt service on the bond.

**RESOLUTION APPROVING AIRPORT FACILITIES REVENUE BOND
AND PLEDGING DEFICIENCY TAX LEVY**

BE IT RESOLVED by the Board of City Commissioners (the "Board") of the City of Fargo, North Dakota (the "City"), as follows:

RECITALS:

A. The Municipal Airport Authority of the City of Fargo, North Dakota (the "Airport Authority") was established by the City on April 8, 1969, and is operating as a municipal airport authority pursuant to North Dakota Century Code ("N.D.C.C.") Chapter 2-06.

B. The Airport Authority has proposed construction of the Hector International Airport passenger terminal expansion and renovation project (the "Terminal Project"), including construction of a parking structure and elevated walkway (the "Parking Project"; together with the Terminal Project, the "Project").

C. The Airport Authority plans to issue its Airport Facilities Revenue Bond, Series 2023 (the "Bond") in the amount of not to exceed \$40,000,000 to provide partial financing for the Project. The Bond will be sold to the Bank of North Dakota pursuant to the Infrastructure Revolving Loan Fund, N.D.C.C. Section 6-09-49. The preliminary amortization schedule for the Bond has been presented to the City.

D. Revenue bonds must be approved by the respective municipality and must have the commitment of the municipality for the payment of any deficiency in airport authority funds to pay debt service on the revenue bonds.

E. The Airport Authority agrees to provide for any deficiency in the debt service requirements for the Bond from available funds, including a Bond debt service reserve fund, prior to notifying the City of the need for a deficiency tax levy.

NOW, THEREFORE, the Board resolves as follows:

1. The City approves the issuance of the Bond in the principal amount not to exceed \$40,000,000 for purposes of financing the Project, subject to the execution, prior to issuance of the Bond, of a Fee and Reimbursement Agreement in substantially the form presented to the Commissioners prior to the date hereof. The City will not be considered an "obligated person" within the meaning of SEC Rule 15c2-12 with respect to the issuance of any debt of the Airport Authority, including the Bond.

2. Pursuant to N.D.C.C. Section 2-06-14 the City agrees that if the Airport Authority finds the certified amount of property tax is necessary for the annual Bond debt payment the City shall levy not less than the amount certified by the Airport Authority subject to applicable levy limitations.

3. Pursuant to N.D.C.C. Section 2-06-10(9) the City covenants to levy a general tax upon all taxable property in the City for the payment of any deficiency in Airport Authority

funds to pay debt service on the Bond. The City may levy a general tax upon all taxable property in the City for the payment of any deficiency that is likely to occur within one year in Airport Authority funds to pay debt service on the Bond. The taxes levied by the City for debt service on the Bond are not subject to any limitation of rate or amount applicable to other City taxes. The covenant to levy a tax for any deficiencies shall be binding on the City for as long as the Bond remains outstanding. The Airport Authority agrees to provide for any deficiency in the debt service requirements for the Bond from available funds, including a Bond debt service reserve fund, prior to notifying the City of the need for a deficiency tax levy.

Dated: December 26, 2023.

CITY OF FARGO, NORTH DAKOTA

Attest:

Mayor

City Auditor

The governing body of the City acted on the foregoing resolution at a properly noticed meeting held in Fargo, North Dakota, on December 26, 2023, with the motion for adoption made by _____ and seconded by _____, and the roll call vote on the motion was as follows:

"Aye" _____

"Nay" _____

Absent _____

Abstain _____

FEE, AND REIMBURSEMENT AGREEMENT

February [], 2024

Municipal Airport Authority of the City of Fargo
P.O. Box 2845
Fargo, North Dakota 58102

Re: Airport Authority Debt Approved Pursuant to NDCC 2-06-10(9)

Ladies and Gentlemen:

In connection with one or more issuances of indebtedness (the "Indebtedness") by the Municipal Airport Authority of the City of Fargo (the "Authority"), subject to prior specific approval by resolution of the City of Fargo (the "City"), the Authority, by countersigning this letter where indicated below, agrees to pay to the City the following:

(a) any amounts levied by the City pursuant to NDCC Section 2-06-10(9) with respect to the Indebtedness, or provided by the City from other legally available funds at the election of the City, within five (5) years of the date of any such payment by the City, plus any additional actual costs incurred by the City . Provided, that in the event the Authority provides payments/reimbursements pursuant to this section, the City and the Authority shall comply with 49 U.S.C. §§ 47107(b) and 47133 as amended from time to time; and

(b) upon request therefor, any reasonable costs incurred by the City as a result of the City's compliance with an audit, inquiry or questionnaire, random or otherwise, by the Internal Revenue Service or any other governmental entity with respect to Indebtedness; and

(c) upon request therefor, any expense, claims, or damages, or liabilities in connection with the Indebtedness, including any reasonable legal or other expenses incurred by the City in relation thereto, as well as all other costs and expenses including, without limitation, reasonable attorneys' fees paid or incurred by the City in connection with the discussion, negotiation, preparation, approval, execution, and delivery or modification of the Indebtedness and the documents and instruments related thereto.

(d) provided that the payment obligations set forth in this Fee, and Reimbursement Agreement shall be junior to and subordinate to any and all debt

service for the Indebtedness, or any other bonds previously issued by the Authority or bonds to be issued by the Authority.

Each such amount shall be nonrefundable and deemed fully earned when paid.

Further, nothing herein shall be interpreted to be a limitation on the commitment of the City Commission to levy a tax or to levy taxes as provided in the RESOLUTION APPROVING AIRPORT FACILITIES REVENUE BOND AND PLEDGING DEFICIENCY TAX LEVY approved by the City Commission at its regular meeting of November 27, 2023.

This Fee, and Reimbursement Agreement may be executed in any number of counterparts, all of which taken together shall constitute one and the same document, and each of which shall for all purposes be deemed to be an original. This Fee, and Reimbursement Agreement may be amended, terminated or otherwise modified only by written instrument executed by the City and the Authority.

Very truly yours,

CITY OF FARGO, NORTH DAKOTA

By _____

By _____

Acknowledged and agreed
as of [_____].

MUNICIPAL AIRPORT AUTHORITY OF THE CITY OF FARGO

By _____

Name _____

Title _____

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February 14, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Attached is the Application for Abatement or Refund of Taxes #4555. The application is for a residence located at 1710 1 Ave S. The application requests the following:

#4555 – for 2023, a reduction from \$193,500 to \$96,600

We have provided information regarding the valuation of this property and the reasons for a value adjustment. With the information provided by the owner and our staff appraiser's review, and based on the current conditions and issues of the property, we created new approaches to value and we feel a reduction is reasonable.

SUGGESTED MOTION:

Approve a reduction of the property value at 1710 1st Ave S in the following manner:
#4555 – reduce the 2023 certified value to \$96,600

Sincerely,



Michael Splonskowski
Fargo City Assessor

Appeal of Assessment for Year: 2023

Name of Applicant: Jamie Swenson

Assessed Value(s) 2023 193,500

Applicants Requested Value(s) 2023 96,600 -49.92%

General Property Information

Property Type	Residential
Year Built	1898
Building Area (Total Above Grade)	1636 sf 90.36 / sf
Land Area	9034 sf 3.37 / sf

Last Sale: 04/13/2004

50,400

**Summary**

Per City of Fargo Inspections Department, home was slated to be demolished. The owner took out a building permit to repair. The owner appealed the value on December 06, 2023, citing condition issues with the rental house. Upon review of the property, the appraiser found home to be uninhabitable and in the beginning stages of being remodeled.

The cost approach was used to revalue this house and adjustments were made, accounting for all the changes in the deferred maintenance and repairs that would be necessary. The owner is seeking a reduction in value for the 2023 certified value.

Based on the information presented by the owner and the information of our onsite review of the property, we agree that the condition of the house was likely present in 2023 and has a negative effect on the value, and that a reduction is warranted.

Recommended Action(s):

Reduce the value to \$96,600 for the 2023 tax year

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. 01-0060-00130-000

Name Swenson, Jamie S

Telephone No. (320) 491-3657

Address 1710 A Ave S, Fargo, ND

Legal description of the property involved in this application:

Lot pt of 3 & 4 Block 4 Amesons

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

Land	\$ <u>30,400</u>
Improvements	\$ <u>163,100</u>
Total	\$ <u>193,500</u>

(1)

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

Land	\$ <u>30,400</u>
Improvements	\$ <u>64,600</u>
Total	\$ <u>95,000</u>

(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) _____

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: \$ 50,000 Date of purchase: 1/5/2004
 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: _____ 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 _____

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.

Jamie S Swenson
 Signature of Preparer (if other than applicant)

1/5/2024
 Date

Jamie S Swenson
 Signature of Applicant

1/5/2024
 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

Jamie S Swenson

County Auditor's File No.

4555

Date Application Was Filed
With The County Auditor

1/5/2023

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

1/8/2023

(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)

February 14, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Attached is the Application for Abatement or Refund of Taxes #4556. The application is for a residence located at 3723 21 St S. The application requests the following:

#4556 – for 2023, a reduction from \$371,400 to \$331,400

We have provided information regarding the valuation of this property and rationale for any value adjustment. With the information provided by the owner and our staff appraiser's review, and based on the current market conditions and specifics of the property, we feel that the value is supported and equalized.

SUGGESTED MOTION:

Retain the true and full value for the 2023 tax year of \$371,400.

Sincerely,



Michael Splonskowski
Fargo City Assessor

Osborne Residence

Parcel Number: 01-2323-02042-000

3723 21 St S

Owner: Dawn Osborne

Appeal of Assessment for Year: 2023

Name of Applicant: Dawn Osborne

2023 True & Full Value 371,400 \$293 / sf

Applicants Requested Value(s) 331,400 \$262 / sf - 12%

General Property Information

Property Type Single Family Dwelling
 Year Built 1995
 Building Story Height Bi-Level
 Total Living Area (Above Grade) 1,266 sf
 4 Beds / 3 Baths

Staff Recommendation 371,400 No Value Change

**Summary**

Appellant appealed the 2023 true and full value on November 27, 2023 and a staff appraiser physically reviewed the property on November 30, 2023. The appellant is concerned about the large increase in a single year, and feels that the home is similar to the neighboring homes.

Upon review, we found that the house is a good grade house. Grade has to do with the quality of the construction materials, workmanship, and design of the home. Many of the neighboring houses and comparable properties presented by the appellant are average grade. For more accuracy in valuation and to ensure equalization, we strive to compare apples-to-apples. So, if we have enough sales, we will compare good grade homes together and not include higher or lower grades in the appraisal.

The following sales are considered the most comparable to the subject from 2022. The sales range from \$283/SF to \$325/SF, with a median of \$292.70/SF. This puts the subject property at the median of the sales prices. The competing assessed properties range from \$273/sf to \$299/SF, with a median of \$288/SF, putting the subject within the range of competing properties, and about 2% higher than the median.

Given this data, we feel that the value is well supported and equalized, and recommend no change for the 2023 assessment.

Comparable Sales Summary

Address	Map Zone	Year Built	Size	Style	Beds	Baths	Garage Stalls	Sale Date	Sale Price (with SPUN)	Price \$/SF
3807 21 ST S	Southpointe	1995	1227	Bi-Level	4	3	3 Stall / Att	04-Jan-22	\$365,500	\$298
4286 WOODHAVEN ST S	Woodhaven	2001	1186	Bi-Level	4	3	3 Stall / Att	16-May-22	\$386,000	\$325
4336 WOODHAVEN ST S	Woodhaven	2002	1195	Bi-Level	4	3	3 Stall / Att	14-Feb-22	\$364,900	\$305
4148 WOODHAVEN ST S	Woodhaven	2002	1306	Bi-Level	4	3	3 Stall / Att	18-Jan-22	\$375,500	\$288
2301 35 AVE S	Southpointe	1989	1232	Bi-Level	4	2	2 Stall / Att	09-Dec-22	\$354,000	\$287
3402 22 ST S	Southpointe	1988	1192	Bi-Level	5	2	2 Stall / Att	04-Mar-22	\$337,800	\$283
Subject	Southpointe	1995	1266	Bi-Level	4	3	3 Stall/Att	Proposed	\$371,400	\$293

Competing Properties (Assessed Values) Summary

Address	Map Zone	Year Built	Size	Style	Beds	Baths	Garage Stalls	Tax Year	Assessed Value	Price \$/SF
3816 22 ST S	Southpointe	1996	1220	Bi-Level	4	3	3 Stall/Att	2023	\$332,600	\$273
2008 36 1/2 CT S	Southpointe	1994	1138	Bi-Level	4	2	3 Stall/Att	2023	\$314,600	\$276
3715 20 ST S	Southpointe	1995	1276	Bi-Level	4	3	3 Stall/Att	2023	\$362,200	\$284
3822 21 ST S	Southpointe	1994	1244	Bi-Level	4	3	3 Stall/Att	2023	\$357,900	\$288
3663 21 ST S	Southpointe	1994	1309	Bi-Level	5	3	3 Stall/Att	2023	\$376,800	\$288
3725 20 ST S	Southpointe	1995	1246	Bi-Level	3	3	3 Stall/Att	2023	\$362,900	\$291
3807 21 ST S	Southpointe	1995	1227	Bi-Level	4	3	3 Stall/Att	2023	\$361,800	\$295
3667 21 ST S	Southpointe	1996	1148	Bi-Level	4	2	3 Stall/Att	2023	\$343,600	\$299
Subject Before	Southpointe	1995	1266	Bi-Level	4	3	3 Stall/Att	2023	\$371,400	\$293
Subject After								Proposed	\$371,400	\$293

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

Osborne Residence

Parcel Number: 01-2323-02042-000

3723 21 St S

Owner: Dawn Osborne

Staff Recommendation: Retain the true and full value for the 2023 tax year of \$371,400

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

City of Fargo

County of

Cass

Property I.D. No.

01-2323-02042-000

Name

Dawn M Osborne

Telephone No.

701-361-5330

Address

3723 21st St S Fargo, ND 58104

Legal description of the property involved in this application:

Prairie Crossing, 12 replat, lot 6, parcel # 01-2323-02042-0

Total true and full value of the property described above for the year ~~2022~~ 2023 is

Land \$ 78,800
 Improvements \$ 292,600
 Total \$ 371,400
 (1)

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

Land \$ 78,800
 Improvements \$ 252,600
 Total \$ 331,400
 (2)

The difference of \$ 40,000 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: \$ 195,100 Date of purchase: 2004
 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? 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? I shouldn't have to pay for an appraisal to be treated fairly
 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 Adjust value and refund appropriate taxes for 2023. 1yr.
 34% increase cannot be justified! No improvements made to home
 in the last 14 years. Comparables attached w/notes.

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

Dawn Osborne

12-31-23

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

Dawn M Osborne

County Auditor's File No.

4556

Date Application Was Filed
With The County Auditor

1/10/2024

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

1/11/2024

(must be within five business days of filing date)

Parcel Information Report

Parcel Number: 01-2323-02042-000

General Information

Segment Id: 1
 Owner 1: OSBORNE, DAWN MICHELLE
 Owner 2:
 Property Address: 3723 21 ST S
 Mailing Address: 3723 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 6

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 36 or higher.

Structure may be affected by an approximate flood stage of 38 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1

Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$292,600.00	\$371,400.00

Building Information

Year Built: 1995
 Total Building SqFt: 1266
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

Lot Size

Front Width: 81.00
 Back Width:
 Depth Side 1: 138.00
 Depth Side 2:
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 11217.28

231.12 / sq ft

DISCLAIMER: The City of Fargo provides property information to the public "as is" without warranty of any kind, expressed or implied. Assessed values are subject to change by the City of Fargo. In no event will the City of Fargo be liable to anyone for damages arising from the use of the property data. You assume responsibility for the selection of data to achieve your intended results, and for the installation and use of the results obtained from the property data.

Assessment records are for the sole purpose of identifying the land being taxed. In some cases to attain efficiency, Assessment Department legal descriptions may be shortened yet will retain sufficient information to identify the land. Since tax statements and records are not deeds and may contain abbreviated descriptions, they should not be used as a basis for a survey or a legal document and should not be used by surveyors or others as the primary source of a property description.

General Information

Segment Id: 1
 Owner 1: GILMAN, DREW K & KYOMI
 Owner 2:
 Property Address: 3803 21 ST S
 Mailing Address: 3803 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 7

*next door, close to
same floorplan*

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 36 or higher.

Structure may be affected by an approximate flood stage of 38 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$219,800.00	\$298,600.00

Building Information

Year Built:	1995	No. of Apartment Units:	
Total Building SqFt:	1164	Residential Story Height:	4 (Bi-Level)

Lot Size

188.83/sq ft

Front Width:	81.29	Land Use:	R (Residential)
Back Width:	81.29	Property Type:	1 (Single Family)
Depth Side 1:	138.00		
Depth Side 2:	138.00	Square Footage:	11217.36

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Assessment records are for the sole purpose of identifying the land being taxed. In some cases to attain efficiency, Assessment Department legal descriptions may be shortened yet will retain sufficient information to identify the land. Since tax statements and records are not deeds and may contain abbreviated descriptions, they should not be used as a basis for a survey or a legal document and should not be used by surveyors or others as the primary source of a property description.

Parcel Information Report

Parcel Number: 01-2323-01460-000

General Information

Segment Id: 1
 Owner 1: JACKSON, REGGIE D & JOAN E
 Owner 2:
 Property Address: 1910 37 AVE S
 Mailing Address: 1910 37 AVE S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 10
 Lot: 7

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.

Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$75,100.00	\$221,900.00	\$297,000.00

Building Information

Year Built:	1993	No. of Apartment Units:	
Total Building SqFt:	1148	Residential Story Height:	4 (Bi-Level)

193.29/sqft

Lot Size

Front Width:	75.00	Land Use:	R (Residential)
Back Width:		Property Type:	1 (Single Family)
Depth Side 1:	141.00		
Depth Side 2:		Square Footage:	10537.52

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Assessment records are for the sole purpose of identifying the land being taxed. In some cases to attain efficiency, Assessment Department legal descriptions may be shortened yet will retain sufficient information to identify the land. Since tax statements and records are not deeds and may contain abbreviated descriptions, they should not be used as a basis for a survey or a legal document and should not be used by surveyors or others as the primary source of a property description.

Parcel Information Report

Parcel Number: 01-2323-01910-000

General Information

Segment Id: 1
 Owner 1: SIEH, GEORGE A & MAYATU M
 Owner 2:
 Property Address: 3806 21 ST S
 Mailing Address: 3806 21 ST S FARGO, ND 58104-6852
 Addition Name: Prairie Crossing
 Block: 11
 Lot: 19

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.

Structure may be affected by an approximate flood stage of 38 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$73,200.00	\$208,500.00	\$281,700.00

Building Information

Year Built:	1995	No. of Apartment Units:	
Total Building SqFt:	1070	Residential Story Height:	4 (Bi-Level)

Lot Size

Front Width:	74.00	Land Use:	R (Residential)
Back Width:		Property Type:	1 (Single Family)
Depth Side 1:	138.00		
Depth Side 2:		Square Footage:	10211.34

194.85/sqft

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Assessment records are for the sole purpose of identifying the land being taxed. In some cases to attain efficiency, Assessment Department legal descriptions may be shortened yet will retain sufficient information to identify the land. Since tax statements and records are not deeds and may contain abbreviated descriptions, they should not be used as a basis for a survey or a legal document and should not be used by surveyors or others as the primary source of a property description.

Parcel Information Report

Parcel Number: 01-2323-02162-000

General Information

Segment Id: 1
 Owner 1: BULLINGER, DARIN G & DITTBERNER, JODI L
 Owner 2:
 Property Address: 3804 22 ST S
 Mailing Address: 3804 22 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 18

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 36 or higher.

Structure may be affected by an approximate flood stage of 38 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$220,400.00	\$299,200.00

Building Information

Year Built:	1996	No. of Apartment Units:	
Total Building SqFt:	1148	Residential Story Height:	4 (Bi-Level)

Lot Size

Front Width:	81.29	Land Use:	R (Residential)
Back Width:	81.29	Property Type:	1 (Single Family)
Depth Side 1:	138.00		
Depth Side 2:	138.00	Square Footage:	11217.28

191.98/sqft

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Assessment records are for the sole purpose of identifying the land being taxed. In some cases to attain efficiency, Assessment Department legal descriptions may be shortened yet will retain sufficient information to identify the land. Since tax statements and records are not deeds and may contain abbreviated descriptions, they should not be used as a basis for a survey or a legal document and should not be used by surveyors or others as the primary source of a property description.

Parcel Information Report

Parcel Number: 01-2323-01970-000

General Information

Segment Id: 1
 Owner 1: LENO, ALAN L & MARESA ANNE
 Owner 2:
 Property Address: 3706 21 ST S
 Mailing Address: 3706 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 11
 Lot: 25

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.
 Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$73,200.00	\$227,600.00	\$300,800.00

Building Information

Year Built:	1995	No. of Apartment Units:	
Total Building SqFt:	1164	Residential Story Height:	4 (Bi-Level)

\$195.53/sqft

Lot Size

Front Width:	74.00	Land Use:	R (Residential)
Back Width:		Property Type:	1 (Single Family)
Depth Side 1:	138.00		
Depth Side 2:		Square Footage:	10211.47

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Assessment records are for the sole purpose of identifying the land being taxed. In some cases to attain efficiency, Assessment Department legal descriptions may be shortened yet will retain sufficient information to identify the land. Since tax statements and records are not deeds and may contain abbreviated descriptions, they should not be used as a basis for a survey or a legal document and should not be used by surveyors or others as the primary source of a property description.

General Information

Segment Id: 1
 Owner 1: POPPE, ELRICK N
 Owner 2:
 Property Address: 3810 21 ST S
 Mailing Address: 3810 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 11
 Lot: 18
 Additional Description:

*Same floorplan,
 with addition it is a
 larger house
 than mine, same finishes
 still improvements
 valued less than
 mine*

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.

Structure may be affected by an approximate flood stage of 38 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$73,200.00	\$268,600.00	\$341,800.00

Building Information

Year Built:	1994	No. of Apartment Units:	
Total Building SqFt:	1362	Residential Story Height:	4 (Bi-Level)

Lot Size

Front Width:	74.00	Land Use:	R (Residential)
Back Width:	74.00	Property Type:	1 (Single Family)
Depth Side 1:	138.00		
Depth Side 2:	138.00	Square Footage:	10211.40

197.21/sq ft

DISCLAIMER: The City of Fargo provides property information to the public "as is" without warranty of any kind, expressed or implied. Assessed values are subject to change by the City of Fargo. In no event will the City of Fargo be liable to anyone for damages arising from the use of the property data. You assume responsibility for the selection of data to achieve your intended results, and for the installation and use of the results obtained from the property data.

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Parcel Information Report

Parcel Number: 01-2323-02172-000

General Information

Segment Id: 1
 Owner 1: STIENING, LOGAN J & BACHMANN, BROOKE L
 Owner 2:
 Property Address: 3724 22 ST S
 Mailing Address: 3724 22 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 19

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 36 or higher.

Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: Centennial Eagles

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$223,400.00	\$302,200.00

Building Information

Year Built:	1998	No. of Apartment Units:	
Total Building SqFt:	1112	Residential Story Height:	4 (Bi-Level)

Lot Size

Front Width:	81.00	Land Use:	R (Residential)
Back Width:		Property Type:	1 (Single Family)
Depth Side 1:	138.00		
Depth Side 2:		Square Footage:	11217.27

200.90/sq ft

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Parcel Information Report

Parcel Number: 01-2323-02132-000

General Information

Segment Id: 1
 Owner 1: PAUL, SCOTT E & MELISSA A
 Owner 2:
 Property Address: 3816 22 ST S
 Mailing Address: 3816 22 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 15

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.

Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$253,800.00	\$332,600.00

Building Information

Year Built:	1996	No. of Apartment Units:	
Total Building SqFt:	1220	Residential Story Height:	4 (Bi-Level)

Lot Size

Front Width:	81.00	Land Use:	R (Residential)
Back Width:		Property Type:	1 (Single Family)
Depth Side 1:	138.00		
Depth Side 2:		Square Footage:	11217.33

208.03/sq ft

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Parcel Information Report

Parcel Number: 01-2323-02022-000

General Information

Segment Id: 1
 Owner 1: ENGLISH, PATRICK T & IRENE F
 Owner 2:
 Property Address: 3715 21 ST S
 Mailing Address: 3715 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 4

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 38 or higher.

Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$259,500.00	\$338,300.00

Building Information

Year Built:	1996	No. of Apartment Units:	
Total Building SqFt:	1238	Residential Story Height:	4 (Bi-Level)

Lot Size

Front Width:	81.00	Land Use:	R (Residential)
Back Width:		Property Type:	1 (Single Family)
Depth Side 1:	138.00		
Depth Side 2:		Square Footage:	11217.29

209.61 / sq ft

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Parcel Information Report

Parcel Number: 01-2323-02152-000

General Information

Segment Id: 1
 Owner 1: KREIN, MARK & OVERBECK, CRYSTAL
 Owner 2:
 Property Address: 3808 22 ST S
 Mailing Address: 3808 22 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 17

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.

Structure may be affected by an approximate flood stage of 38 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: Centennial Eagles

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$267,300.00	\$346,100.00

Building Information

Year Built:	1996	No. of Apartment Units:	
Total Building SqFt:	1260	Residential Story Height:	4 (Bi-Level)

Lot Size

Front Width:	81.00	Land Use:	R (Residential)
Back Width:		Property Type:	1 (Single Family)
Depth Side 1:	138.00		
Depth Side 2:		Square Footage:	11217.24

212.14/sq ft

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Parcel Information Report

Parcel Number: 01-2323-01020-000

General Information

Segment Id: 1
 Owner 1: CARRIER, THOMAS J & FLUTO, LUANN A
 Owner 2:
 Property Address: 2005 37 AVE S
 Mailing Address: 2005 37 AVE S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 7
 Lot: 8

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 38 or higher.

Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$76,500.00	\$265,700.00	\$342,200.00

Building Information

Year Built:	1995	No. of Apartment Units:	
Total Building SqFt:	1246	Residential Story Height:	4 (Bi-Level) <i>\$713.24/sq ft</i>

Lot Size

Front Width:	80.00	Land Use:	R (Residential)
Back Width:		Property Type:	1 (Single Family)
Depth Side 1:	135.00		
Depth Side 2:		Square Footage:	10800.02

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Parcel Information Report

Parcel Number: 01-2323-02082-000

General Information

Segment Id: 1
 Owner 1: OPDAHL, KEVIN W & SHEILA A
 Owner 2:
 Property Address: 3815 21 ST S
 Mailing Address: 3815 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 10

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.

Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Central~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$259,400.00	\$338,200.00

Building Information

Year Built:	1994	No. of Apartment Units:	
Total Building SqFt:	1216	Residential Story Height:	4 (Bi-Level)

Lot Size

Front Width:	81.00	Land Use:	R (Residential)
Back Width:		Property Type:	1 (Single Family)
Depth Side 1:	138.00		
Depth Side 2:		Square Footage:	11217.28

213.32/sq ft

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Parcel Information Report

Parcel Number: 01-2323-02092-000

General Information

Segment Id: 1
 Owner 1: KORBEL, JENA
 Owner 2:
 Property Address: 3819 21 ST S
 Mailing Address: 3819 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 11

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.

Structure may be affected by an approximate flood stage of 38 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: Centennial Eagles

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$257,600.00	\$336,400.00

Building Information

Year Built:	1995	No. of Apartment Units:	
Total Building SqFt:	1206	Residential Story Height:	4 (Bi-Level)

Lot Size

Front Width:	81.00	Land Use:	R (Residential)
Back Width:		Property Type:	1 (Single Family)
Depth Side 1:	138.00		
Depth Side 2:		Square Footage:	11217.30

213.59 / sq ft

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Parcel Information Report

Parcel Number: 01-2323-01940-000

General Information

Segment Id: 1
 Owner 1: CANNING, CHARLES & CHRISTINE
 Owner 2:
 Property Address: 3718 21 ST S
 Mailing Address: 3718 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 11
 Lot: 22
 Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 37 or higher.
 Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$73,200.00	\$263,400.00	\$336,600.00

Building Information

Year Built:	1995	No. of Apartment Units:	
Total Building SqFt:	1232	Residential Story Height:	4 (Bi-Level) <i>213.79/sqft</i>

Lot Size

Front Width:	74.00	Land Use:	R (Residential)
Back Width:	74.00	Property Type:	1 (Single Family)
Depth Side 1:	138.00		
Depth Side 2:	138.00	Square Footage:	10211.35

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Parcel Information Report

Parcel Number: 01-2323-02142-000

General Information

Segment Id: 1
 Owner 1: QUAM, WILLIAM P & CHERI A
 Owner 2:
 Property Address: 3812 22 ST S
 Mailing Address: 3812 22 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 16

Additional Description:

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 38 or higher.

Structure may be affected by an approximate flood stage of 39 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$265,000.00	\$343,800.00

Building Information

Year Built: 1996
 Total Building SqFt: 1232
 No. of Apartment Units:
 Residential Story Height: 4 (Bi-Level)

Lot Size

Front Width: 81.00
 Back Width:
 Depth Side 1: 138.00
 Depth Side 2:
 Land Use: R (Residential)
 Property Type: 1 (Single Family)
 Square Footage: 11217.23

215.09/sqft

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Parcel Information Report

Parcel Number: 01-2323-02062-000

General Information

Segment Id: 1
 Owner 1: ELLEFSON, MELVIN J & DALONNA R
 Owner 2:
 Property Address: 3807 21 ST S
 Mailing Address: 3807 21 ST S FARGO, ND 58104-
 Addition Name: Prairie Crossing
 Block: 12 REPLAT
 Lot: 8
 Additional Description:

*Not comparable w/
 improvements prior to
 sale in 2022:
 new furnace, a/c
 flooring, roof, finished
 heated garage, 2 decks
 1 shed, fence.
 - Mine does not have those*

Estimated Flood Stage Levels For River Flooding:

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Property may be affected by an approximate flood stage of 37 or higher.

Structure may be affected by an approximate flood stage of 38 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: ~~Centennial~~ *Eagles*

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$78,800.00	\$283,000.00	\$361,800.00

Building Information

Year Built:	1995	No. of Apartment Units:	
Total Building SqFt:	1227	Residential Story Height:	4 (Bi-Level)

Lot Size

Front Width:	81.00	Land Use:	R (Residential)
Back Width:		Property Type:	1 (Single Family)
Depth Side 1:	138.00		
Depth Side 2:		Square Footage:	11217.32

230.64/sq ft

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Prepared by local realtor 1-4-24

I'm looking up the properties in your neighborhood.

36th St to University and 32nd Ave to 40th Ave

Single family homes- bi-levels and split levels only

In the last 12 months, price range of closed homes at \$159,000- \$510,000

32 properties have closed of those homes:

11 properties closed between \$510,000 & \$372,000- they were larger finished SF and larger lots than your home

11 properties closed between \$350,000 & \$300,000

9 properties closed between \$299,000 & \$250,000

1 property closed at \$159,000

The county should have a list of addresses and all the data of 2023 closures in your area.

Provided by City Assessor

Not comparable.
vast # of improvements
made B4 sale

NAME: asRpt60100

DATE: 12/11/2023 3:04 PM

ENTITY: City of Fargo

USER: TLash

Comparable Parcels From Sales Database

Ryland

JV Hough

Morlock Construction

Ryland

Not comparable locations

Centennial School

Property Address:	Subject 3723 21 ST S	Comp 1 2924 37 AVE S	Comp 2 2301 35 AVE S	Comp 3 3807 21 ST S
Parcel Number:	01-2323-02042-000	01-2922-00450-000	01-2830-01460-000	01-2323-02062-000
Sale Price:		392,300	354,000	365,500
Property Type:	Single Family	Single Family	Single Family	Single Family
Story Height:	Bi-Level	Bi-Level	Bi-Level	Bi-Level
Homo Area:	Good Low	Good Low	Good Low	Good Low
Year Built:	1995	1993	1989	1995
Grade:	Good	Good	Good	Good
Total Area:	1266	1262	1232	1227
Condition:	Average	Average	Average	Average
Basement Area:	Full	Full	Full	Full
# Stalls:	Three (or Two w/	Three (or Two w/	Two	Three (or Two w/
# Baths:	3 or 3½	3 or 3½	1 3/4 or 2	3 or 3½
Basement Finish:	Full	Full	Full	Full
Land Value:	78,800	72,000	72,000	78,800
# Fireplaces:	Fireplace	Fireplace	Fireplace	Fireplace
Air Conditioning:	Central	Central	Central	Central
Built Ins:	Average	Average	Average	Average
Deck:	Combination	Deck	Combination	Deck
Extras:	None	None	None	Shed
Sale Date:		07/27/2023	12/09/2022	01/04/2022
		6,500	12,900	46,900

Recap

Sale Price:	392,300	354,000	365,500
Net Sum of Adj:	16,300	42,900	46,900
Adjusted Sale Price:	408,600	396,900	412,400
Absolute Sum of Adj:	16,300	42,900	46,900
Number of Adj:	3	6	1
Pct of Adj:	4%	12%	13%
Weight Factor:	60.90	20.30	18.80
Price Per Sq Ft:	311	287	298

Current Value 371,400 293 / Sq Ft

Indicated Market Value as of 12/11/2023 is 406,900 - 321 / Sq Ft

Land	78,800
Improvement	328,100
Total	406,900

See notes
on parcel report
2023
(attached)

Assessor confirmed no improvements made to my home for the last 14 years, claimed ignorance to the improvements made to comp #3 on these sheets and different school dist. elementary school affecting values and I do not know of the improvements to her comps 1+2. I have first hand knowledge of the comp. improvements before sales of #3 on this page + the other page because they are neighbors. No improvements done to my home in 14 years.

see →

NAME: asRpt60100
 DATE: 12/11/2023 2:58 PM
 ENTITY: City of Fargo
 USER: TLash

Ryland

Comparable Parcels From Sales Database

2023 Market Support

Same as #3 on previous page.

Not comparable location
 JV Hough

Not comp. improvements
 Ryland

Not comp. Improvements made prior to sale in 2023.
 J & L Construction

	Subject	Comp 1	Comp 2	Comp 3
Property Address:	3723 21 ST S	2924 37 AVE S	3807 21 ST S	3724 22 ST S
Parcel Number:	01-2323-02042-000	01-2922-00450-000	01-2323-02062-000	01-2323-02172-000
Sale Price:		392,300	365,500	356,100
Property Type:	Single Family	Single Family	Single Family	Single Family
Story Height:	Bi-Level	Bi-Level	Bi-Level	Bi-Level
Homo Area:	Good Low	Good Low	Good Low	Good Low
Year Built:	1995	1993	1995	1998
Grade:	Good	Good	Good	Average
Total Area:	1266	1262	1227	1112
Condition:	Average	Average	Average	Average
Basement Area:	Full	Full	Full	Full
# Stalls:	Three (or Two w/	Three (or Two w/	Three (or Two w/	Three (or Two w/
# Baths:	3 or 3½	3 or 3½	3 or 3½	3 or 3½
Basement Finish:	Full	Full	Full	Full
Land Value:	78,800	72,000	78,800	78,800
# Fireplaces:	Fireplace	Fireplace	Fireplace	Fireplace
Air Conditioning:	Central	Central	Central	Central
Built Ins:	Average	Average	Average	Average
Deck:	Combination	Deck	Deck	Combination
Extras:	None	None	Shed	None
Sale Date:		07/27/2023	01/04/2022	10/27/2023
		6,500	46,900	2,300

Recap

<i>Total</i> Sale Price:	392,300	365,500	356,100
Net Sum of Adj:	16,300	46,900	79,500
Adjusted Sale Price:	408,600	412,400	435,600
Absolute Sum of Adj:	16,300	46,900	79,500
Number of Adj:	3	1	4
Pct of Adj:	4%	13%	22%
Weight Factor:	67.10	20.70	12.20
Price Per Sq Ft:	311	298	320

Current Value 371,400 293 / Sq Ft

Indicated Market Value as of 12/11/2023 is 412,700 - 325 / Sq Ft

Land	78,800
Improvement	333,900
Total	412,700

not accurate see parcel report 2023 (attached)
 \$302,300



A handwritten signature in black ink, enclosed within a hand-drawn oval. The signature appears to be "Hwa".

February 5, 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 66 Prairiewood Dr S as submitted by Justin and Jacqueline Grams. 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 \$202 with the City of Fargo's share being \$34.

Sincerely,

A handwritten signature in black ink, appearing to be "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 14 Block 15 Prairiewood
2. Address of Property 66 Prairiewood Dr S
3. Parcel Number 01-2330-01890-000
4. Name of Property Owner Justin & Jacqueline Grams Phone No. 701-540-2075
5. Mailing Address of Property Owner 66 Prairiewood Dr S

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 finish
7. Building permit No. 22040963 8. Year built (residential property) 1979
9. Date of commencement of making the improvements 1-22-24
10. Estimated market value of property before the improvements \$ 345,300
11. Cost of making the improvement (all labor, material and overhead) \$ 20,000
12. Estimated market value of property after the improvements \$ 365,300

Applicant's Certification And Signature

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

Applicant

Date

1-22-24**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

2-9-2024**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



February 5, 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 218 27 Ave N as submitted by Brandon Smith. 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 \$549 with the City of Fargo's share being \$93.

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)

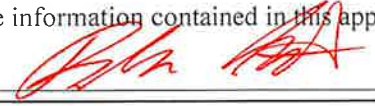
Property Identification

1. Legal description of the property for which exemption is claimed _____ <u>Lot 12 Block 5 of Oral A Holm addition</u>	
2. Address of Property <u>218 27th Ave. N</u>	
3. Parcel Number <u>01-1380-00700-000</u>	
4. Name of Property Owner <u>Brandon Smith</u>	Phone No. <u>701/205-5273</u>
5. Mailing Address of Property Owner <u>Same</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>Finish Basement + Add Full Bath</u>	
7. Building permit No. <u>23030551</u>	8. Year built (residential property) <u>1957</u>
9. Date of commencement of making the improvements <u>4/4/23</u>	
10. Estimated market value of property before the improvements	\$ <u>212,200</u>
11. Cost of making the improvement (all labor, material and overhead)	\$ <u>50,000</u>
12. Estimated market value of property after the improvements	\$ <u>242,600</u>

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.	
<input checked="" type="checkbox"/> Applicant <u></u>	Date <u>1/18/2024</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></u>	Date <u>2-9-2024</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 _____



February 5, 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 1806 Rose Creek Dr S as submitted by George Sinner and Margaret Sinner. 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 \$239 with the City of Fargo's share being \$41.

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 2 Block 1 Rose Creek 1st
2. Address of Property 1806 Rose Creek Dr S
3. Parcel Number 01-2482-00020-000
4. Name of Property Owner George Sinner & Margaret Sinner Joint LT Phone No.
5. Mailing Address of Property Owner 1806 Rose Creek Dr S

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. 23110204 8. Year built (residential property) 1990
9. Date of commencement of making the improvements 11/8/2023
10. Estimated market value of property before the improvements \$ 409,100
11. Cost of making the improvement (all labor, material and overhead) \$ 44,826.37
12. Estimated market value of property after the improvements \$ 453,926.37

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.
Applicant George D. Sinner Date Jan. 19, 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 J. Goulet Date 2-9-2024

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



February 5, 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 203 8 St S as submitted by Young Club, LLC. 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 \$2,066 with the City of Fargo's share being \$351.

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)

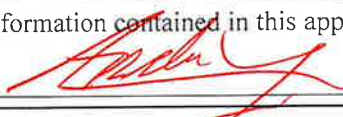
Property Identification

1. Legal description of the property for which exemption is claimed <u>Lot South 35' of North 100</u>	
<u>FT of 1, 2, 3, Block 24</u>	
2. Address of Property <u>203 8th St. S.</u>	
3. Parcel Number <u>01-2240-02740-000</u>	
4. Name of Property Owner <u>Young Club LLC</u>	Phone No. <u>701 426-9782</u>
5. Mailing Address of Property Owner <u>Same</u>	

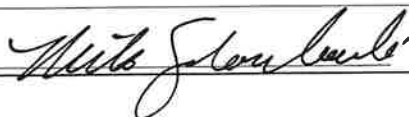
Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). <u>Convert Office Building back to Single Family Dwelling. Update bracing in basement, Kitchen, & 1.5 baths</u>	
7. Building permit No. <u>23020110</u>	8. Year built (residential property) <u>1898</u>
9. Date of commencement of making the improvements <u>2/8/23</u>	
10. Estimated market value of property before the improvements	\$ 130,000 <u>139,500</u>
11. Cost of making the improvement (all labor, material and overhead)	\$ <u>246,000</u>
12. Estimated market value of property after the improvements	\$ <u>291,800</u>

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.	
Applicant <u></u>	Date <u>1/25/24</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></u>	Date <u>2-9-2024</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 _____



February 5, 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 1442 19 St S as submitted by Mark and Susan Sorby. 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 \$513 with the City of Fargo's share being \$87.

Sincerely,

A handwritten signature in black ink, which appears 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 22 Block 3 Sally Hilleboe
2. Address of Property 1442 19 St S
3. Parcel Number 01-1240-00730-000
4. Name of Property Owner Mark & Susan Sorby Phone No. 701-730-5633
5. Mailing Address of Property Owner 1442 19 St S

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). Addition
7. Building permit No. 22080369 8. Year built (residential property) 1968
9. Date of commencement of making the improvements 4/22/2023
10. Estimated market value of property before the improvements \$ 225,400
11. Cost of making the improvement (all labor, material and overhead) \$ 92,490.71
12. Estimated market value of property after the improvements \$ 317,890.71

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.
- Applicant Mark Sorby Date 1-30-2024

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 Heidi J. Langhals Date 2-9-2024

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 _____



February 5, 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 4426 Carrie Rose Ln S as submitted by Nancy Schafer. 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 \$313 with the City of Fargo's share being \$53.

Sincerely,

A handwritten signature in cursive script, 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 5 Block 1 Summit Chase
2. Address of Property 4426 Carrie Rose Ln S
3. Parcel Number 01-2940-00050-000
4. Name of Property Owner Nancy Schafer RLT Phone No. 701-319-6262
5. Mailing Address of Property Owner 4426 Carrie Rose Ln S

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). Install new siding
7. Building permit No. 23060371 8. Year built (residential property) 1990
9. Date of commencement of making the improvements 06/22/2023
10. Estimated market value of property before the improvements \$ 437,600.⁰⁰
11. Cost of making the improvement (all labor, material and overhead) \$ 67,000.⁰⁰
12. Estimated market value of property after the improvements \$ 504,600.⁰⁰

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.
Applicant Nancy Schafer Date 01/09/2024

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 John J. Gaudin Date 2-9-2024

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 _____