

FARGO CITY COMMISSION AGENDA
Monday, February 3, 2025 - 5:00 p.m.

Executive Session at 4:15 p.m.

Roll Call.

PLEASE NOTE: The Board of City Commissioners will convene in the City Commission Chambers at 4:15 p.m. on Monday, February 3, 2025, and retire into Executive Session in the Red River Room for the purpose of attorney consultation regarding threatened litigation pertaining to the Board of City Commissioners approval of the acquisition of a Modular Vehicle Barrier System from Advanced Security Technologies. Discussing this matter in an open meeting will have an adverse fiscal effect on the bargaining and/or litigation position of the City of Fargo. An Executive Session for this matter is authorized pursuant to North Dakota Century Code §44-04-19.1 subsections 2, 5 and 9.

Regular Meeting at 5:00 P.M.

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

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, January 21, 2025).

CONSENT AGENDA – APPROVE THE FOLLOWING:

1. Receive and file an Ordinance Amending Section 8-0305, of Article 8-03, of Chapter 8, of the Fargo Municipal Code, Relating to Current License and Registration Required-Impoundment for Violation and Section 1-0305 of Article 1-03 of Chapter 1, of the Fargo Municipal Code, Relating to the Classification of Ordinance Violations.
2. Receive and file an Ordinance Amending Section 25-1509, of Article 25-15, of Chapter 25, of the Fargo Municipal Code Relating to Restrictions on Sale, Service or Dispensing of Alcoholic Beverages.
3. 1st reading of an Ordinance Enacting Article 3-14 of Chapter 3 of the Fargo Municipal Code Relating to Conference Center and City Lodging Tax.
4. Waive requirement to receive and file an Ordinance one week prior to 1st reading and 1st reading of an Ordinance Amending Section 20-0402(T) and 20-0403(C)(5) of Article 20-04 of Chapter 20, of the Fargo Municipal Code Relating to Use Standards and Accessory Uses.
5. 2nd reading, waive reading and final adoption of an Ordinance Rezoning Certain Parcels of Land Lying in The Pines at the District Seventh Addition to the City of Fargo, Cass County, North Dakota.

6. Direct the City Attorney's Office and appropriate staff to develop a Security Policy.
7. Pledged securities as of 12/31/24.
8. Gaming Site Authorizations:
 - a. WF Events Inc. at Spirits Lounge/Holiday Inn.
 - b. Harwood Area Fire & Rescue Inc. at District 64.
9. Applications for Games of Chance:
 - a. Brandi DesMarais Benefit for a raffle 2/23/25; Public Spirited Resolution.
 - b. BPOE Elks Lodge #260 for a calendar raffle from 3/1/25 to 12/26/25.
 - c. Fargo Elks #260 for a calendar raffle from 5/1/25 to 5/31/25.
 - d. NDSU Asian Student Organization for a raffle on 2/15/25.
 - e. North Dakota Newspaper Association for raffles on 5/8/25 and 5/9/25; Public Spirited Resolution.
 - f. Ronald McDonald House Charities of the Red River Valley for a raffle board on 2/8/25.
 - g. USA Wrestling of North Dakota for a raffle on 7/17/25.
 - h. Vocational Training Center for a raffle on 7/11/25.
10. Bid advertisement for Project No. PR-25-B.
11. Bid advertisement for Project No. SR-25-A.
12. Create Improvement District No. BR-25-B (Paving and Utility Rehab/Reconstruction).
13. Create Improvement District No. PR-25-C (Seal Coat).
14. Memorandum of Offer to Landowner for Permanent Easement (Street and Utility) and Permanent Easement (Utility) with Liberty Square Center, LLC (Improvement District No. PR-24-A1).
15. Items from the FAHR Meeting:
 - a. Receive and file Sales Tax Update.
 - b. Piggyback purchase through the Sourcewell Cooperative Purchasing Agreement with Great Plains Fire Equipment in the amount of \$136,605.00 for 35 sets of structural firefighting turnout gear (PBC25074).
 - c. One-year contract extension with Assistant City Attorney Erik Johnson (EX24070).
16. Resolution adopting the 2025 Cass County Multi-Hazard Mitigation Plan.
17. Lease with ND Department of Health and Human Services.
18. Resolution approving Plat of Hawthorne Elementary Addition.
19. Resolution approving Plat of Prairie Farms Third Addition.
20. Second Addendum to Landfill Use Agreement with the City of Valley City.
21. Submission of the Transit Disadvantaged Business Enterprise (DBE) Program for 2025 to the Federal Transit Administration.

22. Contract for Services with Signal of North Dakota (RFP25002).
23. Lease Agreement with the City of Moorhead for use of the Moorhead-owned Fixed Route buses.
24. Bid award in the amount of \$91,174.76 to KLJ, Inc. for Architectural and Engineering Services for the GTC deck overlay (RFP25024).
25. First Amendment to Sewer Agreement with the City of Horace.
26. Contract and bond for Project No. WW2005 (ITB24354).
27. Bills.

REGULAR AGENDA:

28. Recommendation for appointment of individuals, as presented, to create and manage the Request for Proposals process for a Convention Center project.

PUBLIC HEARINGS - 5:15 pm:

29. **PUBLIC HEARING** – Beardsley’s Addition (1142 18th Street North); approval recommended by the Planning Commission on 1/7/25:
 - a. Zoning Change from SR-3, Single-Dwelling Residential to UMU, University Mixed-Use.
 - b. 1st reading of rezoning Ordinance.
30. Recommendation to approve the Federal Aid Transportation Project Applications for Years 2026-2029 - Surface Transportation Block Grant application.
31. Fargo Police Foundation Presentation.
32. Legislative Update.
33. Recommendation for appointment to the Sustainability and Resiliency Committee.
34. Applications for Property Tax Exemptions for Improvements Made to Buildings:
 - a. Roger and Nancy Gress, 3114 10th Street North (5 years).
 - b. Cole Stoll, 1806 23rd Avenue South (5 years).
 - c. JAR Properties, LLC, 2004 1st Avenue South (5 years).
 - d. Melissa Burkland and Grant Syverson, 415 8th Street South (5 years).
 - e. Richard Lindstrom and Betty Wieland, 3671 21st Street South (5 years).
 - f. Thomas and Carolyn Buchholz T/O/D, 3702 15th Street South (5 years).
 - g. Brandon Beliveau and Kaitlyn Schmeets, 5317 20th Street South (5 years).
35. Liaison Commissioner Assignment Updates.
36. **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).**



MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: CHARLEY JOHNSON, PRESIDENT OF VISIT FARGO-MOORHEAD

DATE: FEBRUARY 3, 2025

SUBJECT: RFP SELECTION COMMITTEE FOR THE CONVENTION CENTER

I'm writing to request that the following list of people be appointed to a committee that will create and manage a Request for Proposal (RFP) process for selection of a Convention Center project. Funding for that project, and the use of the RFP process to select it, were approved by Fargo voters in November 2024.

Charley Johnson, President & CEO, Visit Fargo-Moorhead
Mallari Ackerman, Director of Convention Sales, Visit Fargo-Moorhead
Clare Hughes, GM of the Fargo Clubhouse Inn & Suites and Visit FM Board Vice Chair
Joe Raso, President & CEO, Fargo Moorhead Economic Development Corporation
Shannon Full, President & CEO, The Chamber of FMWF
Katlyn Balstad, SE Education Cooperative Meeting Planner
Kent Kolstad, LiveWire
Emma McIntyre, Folkways
Taylor Snelling, Mezzaluna
One City Commissioner, TBD

Assistant City Attorney Erik Johnson and City Administrator Michael Redlinger will participate, along with other City support staff as needed. When approved, this committee will begin a period of weekly meetings to craft the RFP. The work may include a trip to visit one or two existing convention center operations within driving distance.

Our goal will be to submit the RFP to the City Commission for approval by the end of April. Once it is approved it will be distributed to parties interested in entering a partnership with the City to build a convention center and other amenities. When the period for submission ends, the committee will reconvene to review proposals and ultimately bring a recommendation to the City Commission for approval.

RECOMMENDED MOTION: To approve the appointment of the individuals, as presented, to create and manage the Request for Proposals process for a Convention Center project.

**Fargo-Moorhead
Convention & Visitors Bureau**

2001 44th St S
Fargo ND 58103
800 • 235 • 7654
701 • 282 • 3653
{fax} 701 • 282 • 4366

info@fargomoorhead.org
www.fargomoorhead.org

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City of Fargo Staff Report			
Title:	Beardsley's Addition	Date: Update:	1/02/2025 1/30/2025
Location:	1142 18 th Street North	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lot 1, Block 4, Beardsley's Addition		
Owner(s)/Applicant:	Fifth Gear, LLC; Ellis Enterprises, LLC / Andrew Skatvold; Mary Killoran Ellis	Engineer:	None
Entitlements Requested:	Zone Change (from SR-3, Single-Dwelling Residential to UMU, University Mixed Use)		
Status:	City Commission Public Hearing: February 3 rd , 2025		
Existing		Proposed	
Zoning: SR-3, Single-Dwelling Residential		Zoning: UMU, University Mixed Use	
Uses Allowed: allows detached houses, daycare centers up to 12 children, attached houses, duplexes, parks and open space, religious institutions, safety services, schools, and basic utilities		Uses Allowed: allows detached houses, attached houses, duplexes, multi-dwelling structures, group living, colleges, daycare centers up to 13 or more children or adults, office, commercial parking, retail sales and service, vehicle service, limited; certain telecommunications facilities, safety services, and basic utilities.	
Maximum Density: 8.7 dwelling units per acre		Minimum Density: 18 dwelling units per acre	
Proposal:			
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> Zone Change from SR-3, Single-Dwelling Residential to UMU, University Mixed Use. <p>This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> North: (across 12th Avenue North) P/I, Public/Institutional; NDSU East: UMU; vacant; single-dwelling residences recently demolished. South: UMU with single dwelling residences and duplexes West: UMU with single dwelling and multi dwelling residences 			
Area Plans:			
The subject property is designated as "Multi-Family Residential" in the Roosevelt/NDSU neighborhood brief of the Core Neighborhoods Plan and as Urban Neighborhood place type in the Fargo Growth Plan 2024. The proposed UMU zoning is consistent with these land use and place type designations.			
Context:			
<p>Schools: The subject property is located within the Fargo School District, specifically within the Roosevelt/Horace Man Elementary, Ben Franklin Middle and North High schools.</p> <p>Parks: Johnson Soccer Complex (1420 11th Avenue North) is located approximately 0.26 miles southeast of the subject property and provides amenities of playground, ages 2-5; restrooms shelter; soccer field; warming houses; picnic table.</p> <p>Pedestrian / Bicycle: There is an off-road multi-use path along the 12th Avenue frontage of the subject property.</p>			

Neighborhood: The subject property is included in the Roosevelt/NDSU Neighborhood.

MATBUS Route: MATBus Route 32 has stops at 12th Avenue and 17th Street and at 11th Avenue and 18th Street. Each stop is approximately 400 feet from the subject property.

Staff Analysis:

UMU HISTORY: The UMU, University Mixed Use zoning district was created in 2009 by Ordinance No. 4695. Shortly after the ordinance adoption, an area of the Roosevelt/NDSU neighborhood was rezoned to UMU from the then-current zoning designations. At the time of that rezone, individual property owners were offered the chance to opt out of the rezone to UMU. The owner at that time opted out of the zone change, and retained the property's SR-3 zoning. The current property owner is willing to make the change from SR-3 to UMU. The residence on the subject property is a residential rental.

ACCESS

The existing residence takes access from a short driveway on 18th Street South. The garage is accessed from the mid-block alley on the west side of the subject property.

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?

Staff is unaware of any error in the zoning map as it relates to this property. At the time the surrounding neighborhood was zoned UMU (2009), the property owner at the time opted out of the zone change. The property remained zoned SR-3. The current owner is willing to have the property rezoned to UMU.

(Criteria Satisfied)

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

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

(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 no comment or inquiries from the public. 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 purpose of the LDC, the Roosevelt Neighborhood Brief of the Core Neighborhoods Plan, Fargo Growth Plan 2024, and other adopted policies of the City.

(Criteria Satisfied)

(continued on next page)

Staff Recommendation:
Suggested Motion: "To accept the findings and recommendations of the Planning Commission and staff and hereby waive the requirement to receive the rezoning Ordinance one week prior to the first reading and place the rezoning Ordinance on for first reading and move to approve the proposed zone change from SR-3, Single-Dwelling Residential to UMU, University Mixed Use for Lot 1, Block 4, Beardsley's Addition , as presented, as the proposal complies with the adopted Fargo Growth Plan 2024, Core Neighborhoods Plan, Section 20-0906.F (1-4), and all other applicable requirements of the LDC."
Planning Commission Recommendation: January 7th, 2025
At the January 7 th , 2025 Planning Commission hearing, that Commission, by a vote of 10-0 with one Commission seat vacant, moved to accept the findings and recommendations of staff and recommended approval to the City Commission of the proposed zone change from SR-3, Single-Dwelling Residential to UMU, University Mixed Use for Lot 1, Block 4, Beardsley's Addition , as presented, as the proposal complies with the adopted Fargo Growth Plan 2024, Core Neighborhoods Plan, Section 20-0906.F (1-4), and all other applicable requirements of the LDC
Attachments:
<ol style="list-style-type: none">1. Location map2. Zoning map

Zoning change from SR-3, Single-Dwelling Residential to UMU, University Mixed Use

Beardsley's Addition

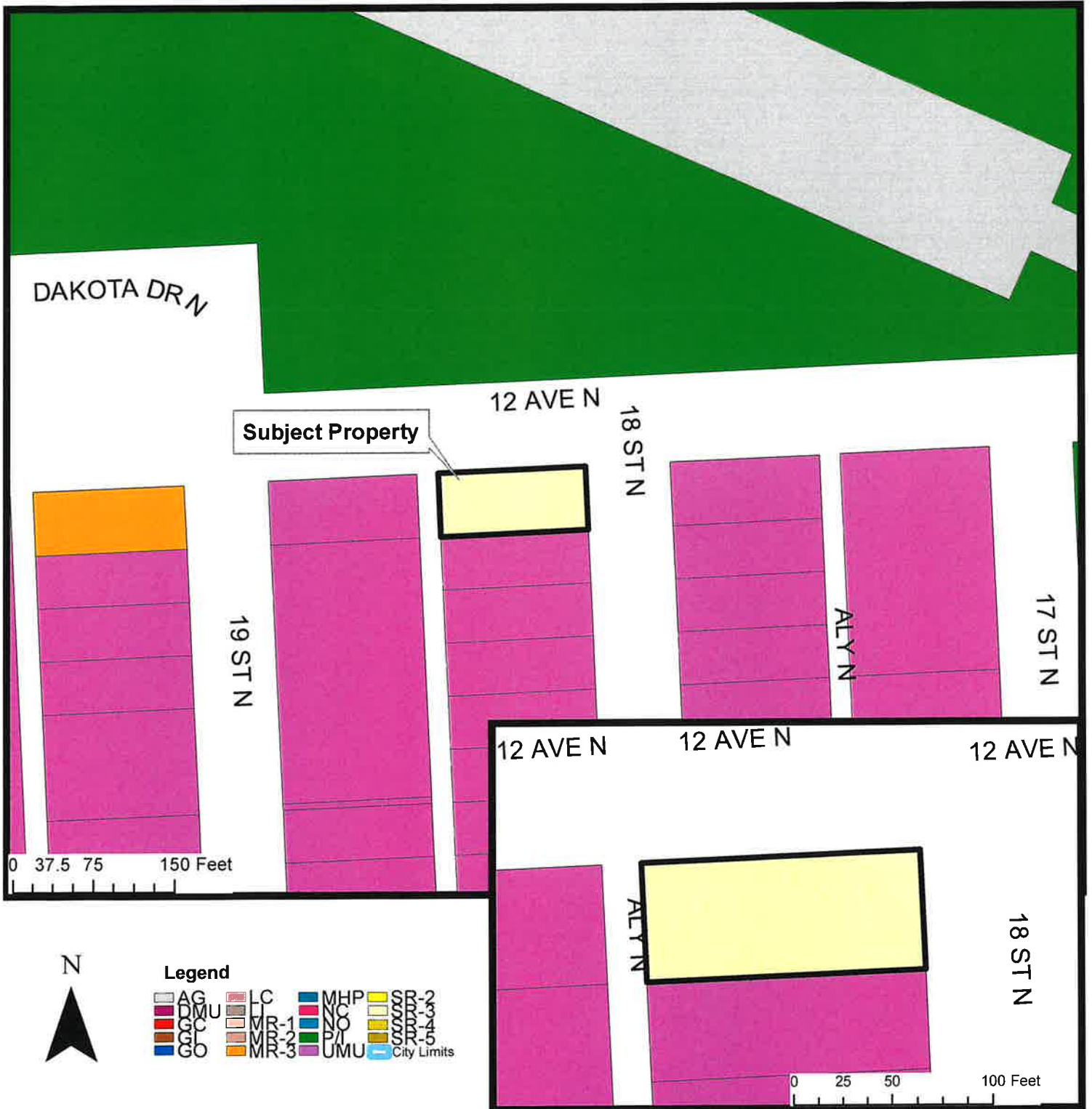
1142 18th Street North



Zoning change from SR-3, Single-Dwelling Residential to UMU, University Mixed Use

Beardsley's Addition

1142 18th Street North



OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

2916

ORDINANCE NO. _____

1 AN ORDINANCE REZONING A CERTAIN PARCEL
2 OF LAND LYING IN BEARDSLEY'S ADDITION
3 TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

4 WHEREAS, the Fargo Planning Commission and the Board of City Commissioners of the
5 City of Fargo have held hearings pursuant to published notice to consider the rezoning of certain
6 parcels of land lying in Beardsley's Addition to the City of Fargo, Cass County, North Dakota; and,

7 WHEREAS, the Fargo Planning Commission recommended approval of the rezoning
8 request on January 7, 2025; and,

9 WHEREAS, the rezoning changes were approved by the City Commission on February 3,
10 2025,

11 NOW, THEREFORE,

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

13 Section 1. The following described property:

14 Lot One (1), Block Four (4) of Beardsley's Addition to the City of Fargo, Cass
15 County, North Dakota;

16 is hereby rezoned from "SR-3", Single-Dwelling Residential, District to "UMU", University
17 Mixed-Use, District.

18 Section 2. The City Auditor is hereby directed to amend the zoning map now on file in his
19 office so as to conform with and carry out the provisions of this ordinance.
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OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. _____

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

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Timothy J. Mahoney, M.D., Mayor

(SEAL)

Attest:

Steve Sprague, City Auditor

First Reading:
Second Reading:
Final Passage:

30

PUBLIC WORKS PROJECTS EVALUATION COMMITTEE

Type: 2026 to 2029 Federal Aid Transportation Application – Surface Transportation Block Grant (STBG)

Location: Citywide

Date of Hearing: 1/27/2025

<u>Routing</u>	<u>Date</u>
City Commission	2/3/2025
PWPEC File	X
Project File	Jeremy Gorden

The Committee reviewed a communication from Transportation Division Engineer, Jeremy Gorden, regarding a change in funds available for the Surface Transportation Block Grant Program (STBG).

The City of West Fargo had previously been awarded \$6.3M in STBG for a project on 13th Avenue South in the year 2027. They have realized that the project scope has grown in size and that they need additional Federal Funds to move the project forward. They proposed the idea of releasing that funding in 2027 for additional funding in 2029. Our recommendation is as follows:

Surface Transportation Block Grant Program (STBG)

DELAY UNTIL 2030 - 17th Ave S – 25th St to 38th St
LEAVE AS IS - 52nd Ave S at 27th St S

Full reconstruction
Safety improvement by adding RCUT intersection control
Full reconstruction

ADD FOR YEAR 2027 – 1st Ave N – 10th St to Univ Dr

On a motion by Nicole Crutchfield, seconded by Ben Dow, the Committee voted to recommend approval of the STBG grant application for 1st Avenue North for year 2027 funding and delay the 17th Avenue South application until 2030.

RECOMMENDED MOTION

Concur with the recommendations of PWPEC and approve the STBG grant application for 1st Avenue North for year 2027 funding and delay the 17th Avenue South application until 2030.

PROJECT FINANCING INFORMATION:

Recommended source of funding for project: _____

	Yes	No
Developer meets City policy for payment of delinquent specials	<u> </u>	<u> </u>
Agreement for payment of specials required of developer	<u> </u>	<u> </u>
Letter of Credit required (per policy approved 5-28-13)	<u> </u>	<u> </u>

COMMITTEE

	Present	Yes	No	Unanimous
				<u> </u>
Tim Mahoney, Mayor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Nicole Crutchfield, Director of Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Steve Dirksen, Fire Chief	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ryan Erickson
Brenda Derrig, Assistant City Administrator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Michael Redlinger
Ben Dow, Director of Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Steve Sprague, City Auditor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Tom Knakmuhs, City Engineer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Susan Thompson, Finance Director	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

ATTEST:



 Tom Knakmuhs, P.E.
 City Engineer

Memorandum

To: Members of PWPEC

From: Jeremy Gorden, PE, PTOE
Division Engineer - Transportation

Date: November 26, 2024

Re: Amended Recommendations for Federal Aid Transportation Project Applications Years 2026 to 2029 – STBG Only

Background:

In November I brought this item to PWPEC and City Commission for review and approval. Since that time, a unique opportunity presented itself to us. This only applies the Surface Transportation Block Grant (STBG) program. The City of West Fargo had previously been awarded \$6.3M in STBG for a project on 13th Avenue South in the year 2027. They have realized that the project scope has grown in size that they need additional federal funds to move the project forward. They proposed the idea of releasing that funding in 2027 for additional funding in year 2029. Staff is comfortable with West Fargo getting allocated the \$10.5M in year 2029 in STBG, and us adding an additional stretch on 1st Avenue North between 10th Street and University Drive in year 2027 to roughly \$6.3M.

Our recommendation is as follows: Delay the 17th Avenue project until 2030, leave 52nd Avenue South as is, and add the 1st Avenue North project from 10th Street to University for year 2027.

Surface Transportation Block Grant Program (STBG)

DELAY UNTIL 2030 - 17th Ave S – 25th St to 38th St
LEAVE AS IS - 52nd Ave S at 27th St S

Full reconstruction
Safety improvement by adding RCUT
intersection control
Full reconstruction

ADD FOR YEAR 2027 – 1st Ave N – 10th St to University Dr

Recommended Motion:

To approve MetroCOG STBG grant application for 1st Avenue North whose project extents are 10th Street to University for year 2027 funding and delaying the 17th Avenue South application until 2030.

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FARGO POLICE DEPARTMENT

A SAFE AND UNIFIED COMMUNITY BUILT ON TRUST, ACCOUNTABILITY AND INCLUSION

OFFICE OF THE CHIEF

MEMORANDUM

To: City Commissioners
From: Chief David B. Zibolski *DZ*
Date: January 30, 2025
RE: Fargo Police Foundation Presentation

COPY

Dear City Commissioners,

With Mayor Mahoney's approval, the newly minted Fargo Police Foundation would like to briefly present on their mission and operations before the Fargo City Commission on Monday, February 3, 2025.

The mission of the Fargo Police Foundation is to foster a stronger, safer, and more connected community by supporting the Fargo Police Department in its mission. This mission is driven by three core pillars:

1. **Staff Wellness:** Enhancing opportunities for physical, mental, and emotional health of our law enforcement professionals, ensuring a resilient and supportive police force.
2. **Community Engagement:** Building trust and positive relationships between law enforcement and the community.
3. **Expansion of Supportive Resources:** Providing the Fargo Police Department with the tools, technology, and training necessary to address the evolving challenges of modern policing.

Sincerely,

David B. Zibolski
Chief of Police



MEMORANDUM

33

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIMOTHY J. MAHONEY

DATE: FEBRUARY 3, 2025

SUBJECT: APPOINTMENT TO THE SUSTAINABILITY AND RESILIENCY COMMITTEE

At the January 5th meeting of the Fargo Youth Initiative (FYI) the group voted for Setiya Hamidi to serve as the FYI representative on the Sustainability and Resiliency Committee and I am, therefore, recommending her appointment.

Your favorable consideration of this recommendation is greatly appreciated.

RECOMMENDED MOTION: Approve the appointment of Setiya Hamidi as the Fargo Youth Initiative representative on the Sustainability and Resiliency Committee.



December 24, 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 3114 10 St N submitted by Roger and Nancy Gress. 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 \$1,432 with the City of Fargo's share being \$243.

Sincerely,

A handwritten signature in blue 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 2970 Sunwood Add, Block 1, Lengthy Lot Desc

2. Address of Property 3114 10 St N

3. Parcel Number 01-2970-00047-010

4. Name of Property Owner Roger and Nancy Gress Phone No. _____

5. Mailing Address of Property Owner 3114 10 St N, Fargo, ND 58102

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). remodeled the kitchen, renovated 3 bathrooms (did ^{plus} shower replacement in ^{of the} 2 bathrooms)

7. Building permit No. 2408-0057 8. Year built (residential property) 1991

9. Date of commencement of making the improvements Sept 9 - Nov 9, 2024

10. Estimated market value of property before the improvements \$ 401,700

11. Cost of making the improvement (all labor, material and overhead) \$ \$142,946.30

12. Estimated market value of property after the improvements \$ 544,646.30

Applicant's Certification And Signature

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

Applicant [Signature] Date 17 DEC 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 [Signature] Date 1-9-2025

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 _____



3A/b

January 9, 2025

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 23 Ave S as submitted by Cole Stoll. 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 \$113 with the City of Fargo's share being \$19.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Spionkowski".

Mike Spionkowski
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 PT OF 11, DESC AS FOLL: BEG AT NE COR OF 11, THEN S 36 DEG 27 MIN 40 SEC E ALG
- 2. Address of Property 1806 23 AVE S FARGO, ND. 58103
- 3. Parcel Number 01-3750-00210-000
- 4. Name of Property Owner STOLL, COLE L Phone No. _____
- 5. Mailing Address of Property Owner 1806 23 AVE S FARGO, ND. 58103

Description Of Improvements For Exemption

- 6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). New Siding
- 7. Building permit No. 24060438
- 8. Year built (residential property) 1982
- 9. Date of commencement of making the improvements 7/2/24
- 10. Estimated market value of property before the improvements \$ 184,100
- 11. Cost of making the improvement (all labor, material and overhead) \$ 5,100
- 12. Estimated market value of property after the improvements \$ 192,500

Applicant's Certification And Signature

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

Applicant [Signature] Date 12/18/2024

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization [Signature] Date 1-9-2025

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 _____



January 9, 2025

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 2004 1 Ave S as submitted by JAR Properties, 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 \$3,489 with the City of Fargo's share being \$593.

Sincerely,

A handwritten signature in blue 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 L 1-3, B 10
Egbot, O'Neil & Haggarts

2. Address of Property 2004 1st Ave S., Fargo ND 58103

3. Parcel Number 01-0740-00731-000

4. Name of Property Owner JAR Properties LLC Phone No. _____

5. Mailing Address of Property Owner PO Box 7035, Fargo ND 58106

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). Permit No. 24010429
Fit up for new offices and storage above. Adding in offices and restrooms

7. Building permit No. 24010429 8. Year built (residential property) 1977

9. Date of commencement of making the improvements 01/29/2024

10. Estimated market value of property before the improvements S 374,000.00

11. Cost of making the improvement (all labor, material and overhead) S 392,490.00

12. Estimated market value of property after the improvements S 634,000 JRH
12/17/24

Applicant's Certification And Signature

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

Applicant Patty Grits Date 12-12-24

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 Wills Spauldell Date 1-9-2025

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 _____



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January 9, 2025

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 415 8 St S as submitted by Melissa Burkland and Grant Syverson. 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 \$2,415 with the City of Fargo's share being \$411.

Sincerely,

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

Mike Splonskowski
City Assessor

nlb
attachment

**Application For Property Tax Exemption For Improvements
To Commercial And Residential Buildings**
North Dakota Century Code ch. 57-02.2
(File with the local city or township assessor)

Property Identification

1. Name of Property Owner Melissa Burkland & Grant Syverson Phone No. _____

2. Address of Property 415 8th St. S.
City FARGO State ND Zip Code 58103

3. Legal description of the property for which the exemption is being claimed. Remodel and finishing of basement

4. Parcel Number 01-2140-00160-000 Residential Commercial Central Business District

5. Mailing Address of Property Owner 415 8th St. S.
City Fargo State ND Zip Code 58103

Description Of Improvements For Exemption

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary). Complete Renovation of basement. New concrete floor poured, new flooring, new framing, location of bedroom, bathroom, wet bar, living area. Reconfigure HVAC & electrical, add electrical box

7. Building Permit No. 2311-0619-REN 8. Year Built 1898

9. Date of Commencement of making the improvement November 2023

10. Estimated market value of property before improvement \$ 251,900

11. Cost of making the improvement (all labor, material and overhead) \$ 180,000

12. Estimated market value of property after improvement \$ 600,000

Applicant's Certification and Signature

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.
Applicant's Signature [Signature] Date 12/18/2024

Assessor's Determination

14. The local assessor finds that the improvements in this application has has not met the qualifications for exemption for the following reason(s):
Assessor's Signature [Signature] Date 1-9-2025

Action of Governing Body

15. Action taken on this application by local governing board of the county or city: Denied Approved
Approval subject to the following conditions: _____
Chairman of Governing Body _____ Date _____



A handwritten signature or set of initials, "EAE", enclosed in a hand-drawn circle.

January 9, 2025

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 3671 21 St S as submitted by Richard Lindstrom and Betty Wieland. 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 \$98 with the City of Fargo's share being \$17.

Sincerely,

A handwritten signature in blue 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 11, Block 5 REPLAT, Prairie Crossing

2. Address of Property **3671 21 ST S FARGO, ND. 58104**

3. Parcel Number **01-2323-00632-000**

4. Name of Property Owner **WIELAND, BETTY A & LINDSTROM, RICHA** Phone No. _____

5. Mailing Address of Property Owner **3671 21 ST S FARGO, ND. 58104**

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). **OLD DECK REMOVED. NEW SUNROOM ADDED**

7. Building permit No. **24080109**

8. Year built (residential property) **1994**

9. Date of commencement of making the improvements **SEPT. 2024**

10. Estimated market value of property before the improvements \$ **340,000**

11. Cost of making the improvement (all labor, material and overhead) \$ **38,172**

12. Estimated market value of property after the improvements \$ **370,000**

Applicant's Certification And Signature

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

Applicant **Armand A. Justo** Date **1/3/25**

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization **[Signature]** Date **1-9-2025**

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 _____



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January 9, 2025

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 3702 15 St S as submitted by Thomas and Carolyn Buchholz T/O/D. 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 \$208 with the City of Fargo's share being \$35.

Sincerely,

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

Mike Splonskowski
City Assessor

nlb
attachment

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

N.D.C.C. ch. 57-02-2

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

Property Identification

1. Legal Description of the property for which exemption is claimed _____
Lot 1, Block 14, Ruby Dell Schnell

2. Address of Property 3702 15 ST S FARGO, ND. 58104

3. Parcel Number 01-2705-02560-000

4. Name of Property Owner BUCHHOLZ, THOMAS M & CAROYLNA T/O Phone No. _____

5. Mailing Address of Property Owner 3702 15 ST S FARGO, ND. 58104

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). _____
New Siding

7. Building permit No. 24100706 8. Year built (residential property) 1984

9. Date of commencement of making the improvements 11-8-2024

10. Estimated market value of property before the improvements \$ 325K

11. Cost of making the improvement (all labor, material and overhead) \$ 74K

12. Estimated market value of property after the improvements \$ 375K

Applicant's Certification And Signature

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

Applicant [Signature] Date 1-3-2025

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization [Signature] Date 1-9-2025

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 _____



A handwritten signature or set of initials, possibly "ZAG", enclosed within a hand-drawn circle.

January 9, 2025

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 5317 20 St S as submitted by Brandon Beliveau and Kaitlyn Schmeets. 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 \$141 with the City of Fargo's share being \$24.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Spionskowski".

Mike Spionskowski
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 8 Block 4 Greenfields 1st

2. Address of Property 5317 20 St S

3. Parcel Number 01-1060-00890-000

4. Name of Property Owner Brandon Beliveau & Kaitlyn Schmeets Phone No. _____

5. Mailing Address of Property Owner 5317 20 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). Install new siding

7. Building permit No. 24090691 8. Year built (residential property) 1989

9. Date of commencement of making the improvements _____


10. Estimated market value of property before the improvements \$ 217,400.00

11. Cost of making the improvement (all labor, material and overhead) \$ 21,000

12. Estimated market value of property after the improvements \$ _____


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 1-3-25

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization  Date 1-9-2025

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 _____