

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 25, 2021 and Adjourned Regular Meeting, January 29, 2021).

CONSENT AGENDA – APPROVE THE FOLLOWING:

- 1. Amended Findings of Fact and Order of the Board of City Commissioners of the City of Fargo for property located at 717 3rd Avenue North.
- 2. Location transfer of the Alcoholic Beverage License for FMCT d/b/a The Stage at Island Park from 333 4th Street South to 6 Broadway.
- 3. Request to add an additional owner to La Fiesta Mexican and American Grill LLC d/b/a La Fiesta Mexican and American Grill.
- 4. Application for Games of Chance:
 - a. Ashley Erdmann – Ava Cancer Benefit for a raffle on 4/3/21; Public Spirited Resolution.
 - b. Saddle and Sirloin Club for a raffle on 2/13/21.
 - c. Knights of Columbus 6570 for a calendar raffle from 4/1/21 to 4/30/21.
- 5. Limited Warranty Deed with Ryan Fargo LLC.
- 6. Permanent Easement (Storm Sewer) and Easement (Temporary Construction Easement) with the Park District of the City of Fargo in association with Project No. FM-19-A.
- 7. Memorandum of Offer to Landowner for Permanent Easement (Street and Utility) and Easement (Temporary Construction Easement) with The Municipal Airport Authority of the City of Fargo in association with Project No. BN-20-A0.
- 8. Memorandum of Offer to Landowner for purchase of a permanent easement with Kevin L. and Cynthia R. Odegard in association with Project No. FM-19-A.
- 9. Bid awards at the FARGODOME:
 - a. Replacement of the draft beer system.
 - b. Purchase of four Robert Juliat Lancelot 4KW followspots (spotlights).
 - c. Replacement of the headset communication systems for sporting and touring events.
- 10. State Water Commission request for cost reimbursement for the FM Metro Area Flood Risk Management Project for costs totaling \$12,927,737.07.

- Page 12. Fire Department application for the Assistance to Firefighters Grant in the amount of \$709,510.00 with a \$70,951.00 local match for Self-Contained Breathing Apparatus and associated equipment.
12. Notice of Grant Award with the ND Department of Health for Family Planning PHQ-2 and PHQ-9 Screening (CFDA #93.994).
 13. Notice of Grant Award Amendment with the ND Department of Health for COVID-19 Funding for local Public Health Units (CFDA #21.019).
 14. Memorandum of Understanding with the ND Department of Health and Fargo Cass Public Health.
 15. Continuation of the City of Fargo Temporary Employment Policy – Families First Coronavirus Response Act (FFCRA) until 3/31/21 or longer if required under future federal legislation.
 16. Adoption of the 2020 National Electrical Code and direct the City Attorney's Office to update the Fargo Municipal Code to reflect this change.
 17. Request for Proposals for purchase of ballistic body armor for the Red River Valley SWAT Team.
 18. Memorandum of Understanding with the Fargo Park District for fueling services.
 19. Bid award for Metro Transit Garage Lighting Project (AFB20132).
 20. Sole Source Procurement with Electric Pump in the amount of \$56,009.55 plus freight for the purchase of three volutes for Sanitary Lift Station No. 22.
 21. Memorandum of Offer to Landowner for an Easement (Temporary Construction Easement) with Shaun E. Miller in association with Project No. WA1910.
 22. Amendment No. 1 to Task Order No. 33 with AE2S for a fee reduction of \$45,650.00 for Project No. WA2004.
 23. Amendment No. 1 to Task Order No. 2 with Apex Engineering Group for a fee reduction of \$30,335.00 for Project No. WA1862.
 24. Task Order No. 32 with AE2S in the amount of \$281,000.00 for Project No. WA2012.
 25. Sole Source Procurement with JDP Electric, Inc. for small water utility projects in 2021.
 26. Sole Source Procurement with Avista Technologies, Inc. for the purchase of a reverse osmosis system to operate the membrane at the Water Treatment Plant in 2021.
 27. Sole Source Procurement with Suez Treatment Solutions, Inc. for an ozone generator for Project No. WA2055.
 28. Sole Source Procurement with Pacific Consolidated Industries for a vacuum swing adsorption system for Project No. WA2055.
 29. Bills.

31. Agreement Regarding Special Assessments (Large Tract Single Family Residential Lot) (Wettstein Property) with Gregory H. and Jeri L. Wettstein for Improvement District Nos. BN-17-B and NN-17-A.
32. Bid award for Improvement District No. AN-20-E1.
33. Create Improvement District No. BN-21-F.
34. Contracts and bonds for Improvement District Nos. BR-21-A1 and BR-21-C1.

REGULAR AGENDA:

35. **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).**
36. ***Public Input Opportunity* - PUBLIC HEARING - 5:15 pm:**
 - a. Section 5307 Federal Transportation Administration Grant Preliminary Program of Projects for 2021.
37. COVID-19 Update:
 - a. Fargo Cass Public Health Update.
38. Update from Fargo Cass Public Health and the Fargo Police Department on the escalating drug use, overdoses and deaths in the community.
39. Request for Tax Increment Financing (TIF) for the development of an Industrial Park along Cass County Highway 20.
40. Applications for property tax exemptions for improvements made to buildings:
 - a. Justin and Erica Valenti, 3634 21st Street South (3 year).
 - b. TPO Properties LLC, 2201 University Drive North (3 year).
 - c. Mike Hills, 2601 11th Street South (5 year).
 - d. Beverly Kerber, 1527 16th Street South (5 year).
 - e. Tim and Maria Olson, 513 20th Avenue North (5 year).
41. Recommendations for appointments and reappointments to the following Boards and Commissions:
 - a. City Hall-Auditorium Commission.
 - b. Housing and Redevelopment Authority.
42. Legislative Update.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Commission Office at 701.241.1310. Please contact us 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.

36a

February 8, 2021

Board of City Commissioners
City Hall - 200 N 3rd Street
Fargo, ND 58102

Dear Commissioners:

The Federal Transit Administration has made available to the City of Fargo \$2,602,232 to be used for the transit system. Please note, \$276,053 of the 2021 apportionment is included for meeting one Small Transit Intensive Cities Performance Data indicator. The City of Fargo is required to hold a public hearing prior to submitting and executing an application. The attached Program of Projects was developed by the Transit Division to be submitted and executed with the application for the funds.

The requested motion is to approve the 2021 Program of Projects and submit/execute the grant.

Sincerely,



Julie Bommelman
Transit Director
City of Fargo

Attachment

NOTICE OF PUBLIC HEARING

Page 5

Notice is hereby given that the Fargo City Commission will hold a public hearing on February 8, 2021 at 5:15 pm in the City Commission chambers for the purpose of considering the City's Section 5307 Federal Transportation Administration grant preliminary program of projects for 2021. Unless amended, the proposed POP and projects contained in this advertisement will become the final POP.

People with disabilities who need special accommodations (alternative format, interpreter/signer) should contact Julie Harris in the Transit

Department at 701-241-8140 or by email: jharris@matbus.com.

A Final Program of Projects will be available to the public at the Transit Department, 650 23rd Street N, Fargo, ND 58102.

A. The program is below:

**CITY OF FARGO, NORTH DAKOTA
METROPOLITAN AREA TRANSIT
2021 PROGRAM OF PROJECTS AND BUDGETS**

**URBANIZED AREA: Fargo, ND - Moorhead, MN
DESIGNATED RECIPIENT: City of Fargo, North Dakota
APPLICANT: City of Fargo, North Dakota**

FEDERAL APPORTIONMENT FOR FY2021	\$ 2,602,232
CARRYOVER FUNDS FROM PREVIOUS YEARS	\$0
FY2020 FUNDS AVAILABLE - NOT APPLIED FOR	\$0
TOTAL CARRYOVER FUNDS	\$0
TOTAL FEDERAL FUNDS AVAILABLE	\$2,602,232
TOTAL FEDERAL FUNDS REQUESTED FOR 2021 PROGRAM OF PROJECTS	\$2,602,232

PROGRAM OF PROJECTS DESCRIPTIONS	LOCAL SHARE	FEDERAL SHARE	PROJECT TOTALS
I. CAPITAL PROJECTS			
A. 20%/80% Funding			
1. Maintenance Cost Funded as Capital	209,002	836,010	1,045,012
2. 10% of ADA Costs Funded as Capital	52,045	260,223	312,268
II. PLANNING ASSISTANCE			
A. 20%/80% Funding			
1. Transit Planning	5,000	20,000	25,000
III. OPERATING ASSISTANCE			
A. Maximum Federal Funding			
1. Eligible net operating expenses of the Fargo Transit System for the period of January 1, 2021 through December 31, 2021 (50% Federal Funding Level)	1,472,988	1,472,988.0	2,945,976
2. 1% Security	13,011	13,011	26,022
Section 5307 Program of Project Totals	\$1,752,046	\$2,602,232	\$4,354,278

B. RELOCATION

No persons, families, or businesses will be displaced by this project.

C. ENVIRONMENT

This project will not have a significant environmental impact upon the transit services in the area identified above.

D. COMPREHENSIVE PLANNING

This preliminary program of projects is in conformance with comprehensive land use and transportation planning for the area and is consistent with the locally adopted programming of projects in the annual element of the Transportation Improvement Plan (TIP).

E. ELDERLY AND PERSONS WITH DISABILITIES

This project takes into consideration the special transportation needs of the elderly by providing elderly and paratransit services.

F. CHARTER BUS

The City of Fargo will not provide any charter bus operations without first notifying all private operators in the area who claim to be willing and able to provide such service. If a private operator claims to be willing and able to provide charter services, then the City must review the evidence to determine whether or not the private operator will physically be able to provide the charter service, and if the provider has the required legal authority and necessary safety certifications that are required. If it is found that there is at least one willing and able provider which meets all of the aforementioned legal requirements by law, the City is prohibited from using FTA funded vehicles and equipment for charter service.

G. SCHOOL BUS OPERATIONS

The City of Fargo will not be engaged in school bus operations exclusively for the transportation of students or school personnel.

H. PRIVATE ENTERPRISE

Private enterprise is considered in all potential procurement contracts and subcontracts necessary in the operation of the transit system.

Interested persons or agencies desiring an opportunity to be heard with respect to social, economical, and environmental aspects of the program of projects may be heard at a this public hearing.

A copy of the preliminary program of projects, the current Transportation Development Plan, the current Transportation Improvement Plan, and a draft copy of the proposed grant application is available for public inspection at the City Transit Office, 650 23rd Street N, Fargo, North Dakota.

Julie Bommelman
Transit Director

(Publish Date February 3, 2021)



MEMORANDUM

TO: FARGO CITY COMMISSION

FROM: JIM GILMOUR, STRATEGIC PLANNING DIRECTOR

DATE: FEBRUARY 3, 2021

SUBJECT: REQUEST FOR TAX INCREMENT FINANCING

A handwritten signature in dark ink, appearing to be "J. Gilmour", written over the "FROM" line.

The City of Fargo received a request for Tax Increment Financing (TIF) for the redevelopment of a site northeast of I-29 and Cass County Highway 20. A copy of the request is attached. The developer is Hyde Development.

The 44-acre site is vacant except for two farmsteads. The Amazon site is located to the north, there are industrial properties to the east and west, and airport property is to the south. The property is zoned agricultural but the land use plan is for industrial/commercial development.

The proposed project is to build an industrial park with 643,000 SF of warehouse space with 32' clear height. There would be three buildings constructed over the next three years.

The buildings would be similar to the two buildings in the Butler Business Park located southeast of I-29 and Main Avenue. Hyde Development was the developer for the Butler Business Park, which received TIF assistance.

The developer is requesting \$5,250,000 in TIF assistance for extraordinary costs of site development. The developer is planning to import 5 feet of sand to place under the building slabs to make the buildings suitable for prospective tenants.

The review of this project should look at the potential for primary sector jobs, the need for the importation of sand to counteract clay soils and provide flood protection for this type of construction, the tenant amenities and building designs.

Fargo TIF policy calls for the City Commission to review the request to determine if staff should proceed to work with the developer on a renewal plan, and forward an application to the City financial advisers for review.

RECOMMENDED MOTION: Authorize staff to submit a TIF application to the financial adviser for review, prepare a renewal plan and a development agreement for development of an industrial park along Cass County Highway 20.

Attachments



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

1:9,028

2/3/2021 3:18:41 PM

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

THE CITY OF
Fargo
FAR MORE

January 21, 2021

Jim Gilmour
Director of Strategic Planning
225 4th Street North
Fargo, ND 58102

RE: Request for TIF support for Holmquist site redevelopment

Dear Mr. Gilmour,

I am writing in request of TIF funding for our proposed project on the Holmquist farmland. We have signed a purchase agreement for the ~44-acre southern parcel of the Holmquist site, located next to the future Amazon distribution center.

TIF support from the City Commission will allow us to build a state-of-the-art industrial park with 643,000 SF of warehouse. The buildings will have a 32' clear height, cross docks, and generous column spacing. The park will be similar in appearance to our Butler Business Park site on I-29 and Main Avenue in Fargo, notable for its high-quality precast panel construction. Butler is 100% leased to several high-credit national tenants. We've also had success at BBP due to our tenant amenities, and we plan to implement similar features at this new site. Tenants will be able to enjoy walking trails, picnic shelters, planned activities (such as on-site lunches), and even an interior amenity space that will contain a fitness center and conference rooms. Across our portfolio, we've found that tenant amenities are a critical component when it comes to attracting top tenants.

These TIF funds are the deciding factor in whether or not this project is able to move forward. We are requesting \$5,250,000 in TIF funding (11% of project costs, see attached Sources and Uses). The TIF funding will help cover the extraordinary costs of site preparation. The most immediate issue facing us is the need to import 5' of sand to place under building slabs and footings to counteract Fargo's clay soil. Our buildings are known for their super-flat floors, which is only possible when built upon a properly graded and compacted soil base. These floors attract industrial users who are then able to utilize high racking, laser-guided lifts, and automated conveyer systems. However, these same users are also very price sensitive. Without the support of TIF funding, we will be forced to incorporate these costs into our rental rates, thus making our rents above-market and too expensive.

We look forward to starting the conversation and hopefully moving forward with another successful project in partnership with the City of Fargo!

Sincerely,



Paul Hyde

CEO, Hyde Development

HYDE DEVELOPMENT

800 LASALLE AVENUE, SUITE 1210 • MINNEAPOLIS, MN 55402

Holmquist Site Development

Sources and Uses - Development of 643,000 sf Business Park

Uses

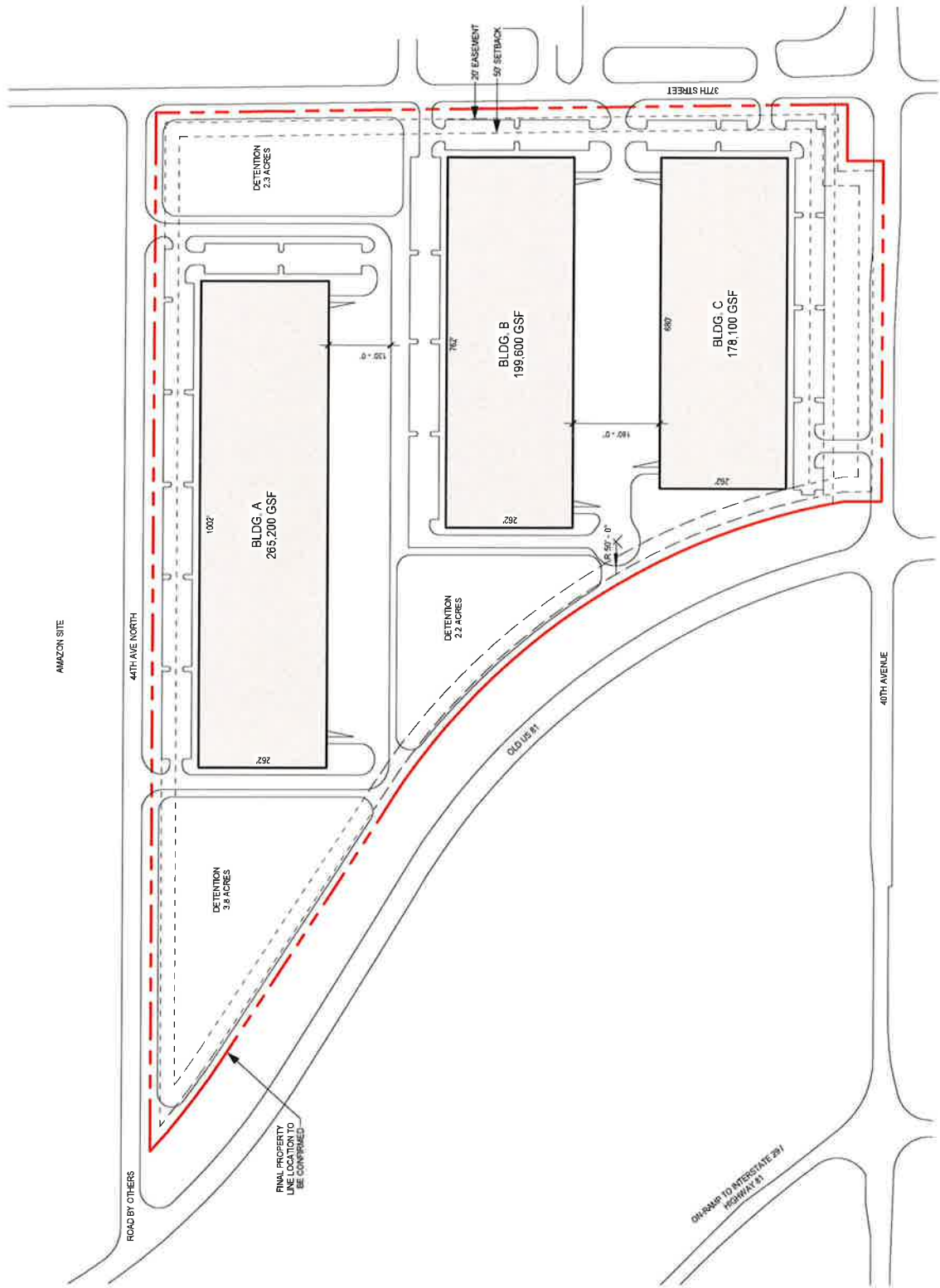
Land	\$ 4,772,059
Construction	\$ 35,038,050
Infrastructure	\$ 5,461,003
Soil Correction	\$ 1,100,000
Soft Costs	\$ 6,922,991
Total	\$ 53,294,103

Uses

Dev. Equity	\$ 14,223,134	
Construction Loan	\$ 33,820,969	
TIF	\$ 5,250,000	11%
Total	\$ 53,294,103	

PROJECT INFORMATION

Total Site Area	43.6 Acres
Total Building Area	642,900 GSF
Total F.A.R.	0.34
Detention Area	8.3 Acres
Building A	265,200 GSF
Building B	199,600 GSF
Building C	178,100 GSF



Hyde - Fargo Industrial
Fargo, ND

Concept Site Plan
11/10/20





This is a conceptual design. All dimensions and materials are approximate and subject to change. The design is for informational purposes only and does not constitute an offer of any financial product. Please consult with your broker for more information.



CONCRETE BRIDGE
HIGHPOINT
AUGUSTA, GA - OPEN 9.01.17.00

WARE, MAI, COMB

03.31.2025

Page 3



40a

February 1, 2021

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 3634 21 St S as submitted by Justin & Erica Valenti. 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 the years 2021, 2022 & 2023.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$110 with the City of Fargo's share being \$20.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mike Splonskowski".

Mike Splonskowski
City Assessor

bsb
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	Justin & Erica Valenti	Phone No.	701.388.7891
2. Address of Property	3634 21 St S		
City	FARGO	State	ND Zip Code 58104
3. Legal description of the property for which the exemption is being claimed.	Lt 14 Blk 4 Prairie Crossing		
4. Parcel Number	01-2323-00510-000	Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Central Business District <input type="checkbox"/>	
5. Mailing Address of Property Owner	same		
City		State	Zip Code

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).	Basement finish		
7. Building Permit No.	20050316	8. Year Built	1995
9. Date of Commencement of making the improvement			
10. Estimated market value of property before improvement	\$	274,500	
11. Cost of making the improvement (all labor, material and overhead)	\$	33,611	
12. Estimated market value of property after improvement	\$		

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	Erica Valenti Date 2/1/2021

Assessor's Determination

14. The local assessor finds that the improvements in this application has <input checked="" type="checkbox"/> has not <input type="checkbox"/> met the qualifications for exemption for the following reason(s):
Assessor's Signature <i>Mike Spaulding</i> Date 2-3-2021

Action of Governing Body

15. Action taken on this application by local governing board of the county or city: Denied <input type="checkbox"/> Approved <input type="checkbox"/>
Approval subject to the following conditions:
Chairman of Governing Body Date

Submit Via Email

CITY OF
Fargo
ASSESSMENT DEPARTMENT

406

February 1, 2021

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 2201 University Dr N as submitted by TPO 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 the years 2021, 2022 & 2023.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$815 with the City of Fargo's share being \$140.

Sincerely,



Mike Splonskowski
City Assessor

bsb
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 Tim Dehike TRP Properties LLC Phone No. 701-200-1589

2. Address of Property 2201 N University Dr.

City FARGO State ND Zip Code 58102

3. Legal description of the property for which the exemption is being claimed. Lot 7 Block 3 AIRPORT 1ST LOT 7 BLK 3

4. Parcel Number 01-0010-00180-000 Residential ☐ Commercial ☒ Central Business District ☐

5. Mailing Address of Property Owner 912 35th Ave W

City West Fargo State ND Zip Code 58078

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). Re-paint steel siding and exterior brick, replace lighting, and interior walls, flooring, etc.

7. Building Permit No. 1908-0812 8. Year Built 1973

2012-0236-REN

9. Date of Commencement of making the improvement Jan 2020 - Jan 2021

10. Estimated market value of property before improvement \$ 323,000

11. Cost of making the improvement (all labor, material and overhead) \$ 62,000

12. Estimated market value of property after improvement \$ 385,000

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 1/28/21

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 2-3-2021

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 _____

CITY OF
Fargo
ASSESSMENT DEPARTMENT

406

January 26, 2021

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 2601 11 St S as submitted by Mike Hills. 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 the years 2021, 2022, 2023, 2024 & 2025.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$1,275 with the City of Fargo's share being \$215.

Sincerely,



Mike Splonskowski
City Assessor

bsb
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 <u>Mike Hills</u>	Phone No. <u>651.261.0146</u>
2. Address of Property <u>2601 11 St S</u>	
City <u>FARGO</u>	State <u>ND</u> Zip Code <u>58103</u>
3. Legal description of the property for which the exemption is being claimed. <u>Pt Lt 72 Southwood</u>	
4. Parcel Number <u>01-2860-00730-000</u> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Central Business District <input type="checkbox"/>	
5. Mailing Address of Property Owner <u>same</u>	
City _____	State _____ Zip Code _____

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). <u>Install egress window; replace existing flooring, remove non-load bearing walls in kitchen/living room, revamp staircase, install fireplace, install kitchen cabinets</u>	
7. Building Permit No. <u>20062260; 20070705; 20120516</u>	8. Year Built <u>1973</u>
9. Date of Commencement of making the improvement <u>12/1/2020</u>	
10. Estimated market value of property before improvement	\$ <u>216,400</u>
11. Cost of making the improvement (all labor, material and overhead)	\$ <u>97,000</u>
12. Estimated market value of property after improvement	\$ _____

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 <u>Michael Hills</u>	Date <u>1/25/21</u>

Assessor's Determination

14. The local assessor finds that the improvements in this application has <input checked="" type="checkbox"/> has not <input type="checkbox"/> met the qualifications for exemption for the following reason(s): _____	
Assessor's Signature <u>Mike Schmuck</u>	Date <u>1-26-2021</u>

Action of Governing Body

15. Action taken on this application by local governing board of the county or city: Denied <input type="checkbox"/> Approved <input type="checkbox"/>	
Approval subject to the following conditions: _____	
Chairman of Governing Body _____ Date _____	

Submit Via Email

CITY OF
Fargo
ASSESSMENT DEPARTMENT

40d

January 21, 2021

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 1527 16 St S as submitted by Beverly Kerber. 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 the years 2021, 2022, 2023, 2024 & 2025.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$150 with the City of Fargo's share being \$25.

Sincerely,



Mike Spionskowski
City Assessor

bsb
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 21, Towne Squire
2. Address of Property 1527 16 St S
3. Parcel Number 01-3230-00210-000
4. Name of Property Owner Beverly Kerber Phone No. 235-2787
5. Mailing Address of Property Owner Same 300 Broadway 205, 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). Refinish wood flooring, Kitchen - cabinets/counter tops
New Appliances refinished flooring in kitchen, remodel bath, paint, electrical updated,
7. Building permit No. 20100384 8. Year built (residential property) 1968
9. Date of commencement of making the improvements 10/19/2020
10. Estimated market value of property before the improvements \$ 134,300.00
11. Cost of making the improvement (all labor, material and overhead) \$ 52,231
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 Beverly KerberDate 1/21/21**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

Will J. [Signature]

Date

1-25-2021**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 _____

CITY OF
Fargo
ASSESSMENT DEPARTMENT

402

January 25, 2021

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 513 20 Ave N as submitted by Tim & Maria Olson. 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 the years 2021, 2022, 2023, 2024 & 2025.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$170 with the City of Fargo's share being \$30.

Sincerely,



Mike Splonskowski
City Assessor

bsb
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 Tim + Maria Olsen Phone No. 701-388-1854 (Maria)

2. Address of Property 513 20th Ave N

City FARGO State ND Zip Code 58102

3. Legal description of the property for which the exemption is being claimed. Lot 33 Block 2 Halland Newman 1st Addition

4. Parcel Number 01-1100-00070-000 Residential ☒ Commercial ☐ Central Business District ☐

5. Mailing Address of Property Owner 513 20th Ave N

City Fargo State ND Zip Code 58102

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). Install full bathroom in basement

7. Building Permit No. 2010-0941-REN 8. Year Built 1951

9. Date of Commencement of making the improvement 10/27/2020

10. Estimated market value of property before improvement \$ 146,300

11. Cost of making the improvement (all labor, material and overhead) \$ 13,000

12. Estimated market value of property after improvement \$ _____

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 Jan 20, 2021

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 1-26-2021

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 _____

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIMOTHY J. MAHONEY

DATE: FEBRUARY 8, 2021

SUBJECT: APPOINTMENT TO THE CITY HALL-AUDITORIUM COMMISSION

The term of Tom Thompson on the City Hall-Auditorium Commission expired on January 1, 2021. Mr. Thompson is willing to continue his service and I am recommending that he be reappointed.


Your favorable consideration of this recommendation will be greatly appreciated.

RECOMMENDED MOTION: Approve the reappointment of Tom Thompson to the City Hall-Auditorium Commission for a three-year term ending January 1, 2024.



MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIMOTHY J. MAHONEY 

DATE: FEBRUARY 8, 2021

SUBJECT: APPOINTMENT TO THE HOUSING AND REDEVELOPMENT AUTHORITY

Karen Moore, who serves on the Housing and Redevelopment Authority, has resigned her position. Her term would have expired September 30, 2023.

I am recommending the appointment of Cody Schuler to fill the vacancy created by the resignation of Ms. Moore. Mr. Schuler's appointment to the Board will expire on September 30, 2023. Mr. Schuler's web application is attached for your reference.

Your favorable consideration of this recommendation will be greatly appreciated.

RECOMMENDED MOTION: To approve the appointment of Cody Schuler to fill the unexpired term of Karen Moore on the Housing and Redevelopment Authority for a term ending September 30, 2023.

From: noreply@cityoffargo.com
Sent: Tuesday, January 26, 2021 3:29 PM
To: Commissions Applications
Subject: New Form Submission: Getting involved in government
Attachments: Cody J Schuler Resume 2020 copy.pdf

Name:
[Cody]
Mailing Address:
[Schuler]

City:
[Fargo]
State:
[North Dakota]

Zip:
[58103]
Work Phone:
[701-936-7171]

Home Phone:
[7012122866]

E-mail:
[cody@fmhomeless.org]

Which boards or commissions would you like to be considered for?
[Housing & Redevelopment Authority]

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

[Affordable housing is an important part of preventing and ending homelessness in our community. Fargo HRA contributes to this goal and would likely benefit from having a board member with system level homeless services on the board. Personally and professionally, I have an interest in having the a strong HRA in our community and am able to offer my time, skills, and knowledge to advance its mission.]

How many hours per month could you volunteer as a panel member?
[10, or as needed.]

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

[While I have not served on any city boards or commissions, I have had extensive interaction with the four city governments in the FM area via the roles since 2015, first as coordinator for homeless coordinated entry and then as executive director of the FM Coalition to End Homelessness.]

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

[I have served as a board member for the ND Coalition for Homeless People and ND Homeless Continuum of Care. While on the NDCHP board I was the paid legislative coordinator for the 2017 session. Through my role as cross boarder coordinated entry staff, I served on several MN housing committees representing the FM area. I have completed the OrgCode Leadership Academy in Ending Homelessness (levels 1 and 2) and hold a certificate in nonprofit management from Duke University. In addition to presenting to regional conferences in West Virginia and Iowa-Nebraska, I have attended and presented at two regional housing authority conferences.]

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