

FARGO CITY COMMISSION AGENDA
Wednesday, January 8, 2025 - 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, December 23, 2024).

CONSENT AGENDA – APPROVE THE FOLLOWING:

- 1. Letter of Support for Small Wonders Preschool & Child Care Center.
- 2. 2nd reading, waive reading and final adoption of an Ordinance Rezoning a Certain Parcel of Land Lying in Hal Addition to the City of Fargo, Cass County, North Dakota; 1st reading, 12/23/24.
- 3. 2nd reading, waive reading and final adoption of an Ordinance Rezoning Certain Parcels of Land Lying in Eagle Valley Fifth Addition to the City of Fargo, Cass County, North Dakota; 1st reading, 12/23/24.
- 4. 2nd reading, waive reading and final adoption of an Ordinance Amending Section 8-0602, of Article 8-06, of Chapter 8, of the Fargo Municipal Code, Relating to Starting, Stopping, or Turning Movements and Required Signals; 1st reading, 12/23/24.
- 5. Second Amendment to the Findings of Fact, Conclusions and Order regarding 909 4th Street North.
- 6. Amend Fargo Municipal Code sections 20-0403(C)(5)(e) and 20-0402(T)(3) to comply with the North Dakota Supreme Court decision.
- 7. Applications for Games of Chance:
 - a. F5 Project for a raffle on 1/27/25.
 - b. Fargo Air Museum for bingo on 1/23/25.
 - c. St. John Paul II Catholic Schools for a raffle on 1/31/25.
- 8. Concur with the findings of staff and the Liquor Control Board and apply the administrative penalty of a \$500.00 fine for a first failure to the liquor license violations identified at Buffalo Wild Wings-42nd Street South.
- 9. Concur with the findings of staff and the Liquor Control Board and apply the administrative penalty of a \$500.00 fine for a first failure to the liquor license violations identified at Rick's Bar.

10. Concur with the findings of staff and the Liquor Control Board and apply the administrative penalty of a \$500.00 fine for a first failure to the liquor license violations identified at Old Broadway.
11. Concur with the findings of staff and the Liquor Control Board and apply the administrative penalty of a \$500.00 fine for a first failure to the liquor license violations identified at Rhombus Guys.
12. Concur with the findings of staff and the Liquor Control Board and apply the administrative penalty of a \$750.00 fine for a second failure to the liquor license violations identified at VFW.
13. Memorandum of Offer to Landowner for Permanent Easement (Sidewalk) with Christopher Sanger (Improvement District No. BR-25-B1).
14. Memorandum of Offer to Landowner for Permanent Easement (Sidewalk) with Michele Sanger (Improvement District No. BR-25-B1).
15. Memorandum of Offer to Landowner for Permanent Easement (Sidewalk) with Jonathan B. and Marie T. Offutt (Improvement District No. BR-25-B1).
16. Memorandum of Offer to Landowner for Permanent Easement (Sidewalk) with Brian D. and Rochelle S. Durgin (Improvement District No. BR-25-B1).
17. Memorandum of Offer to Landowner for Permanent Easement (Sidewalk) with Gregory C. and Renee E. Danz (Improvement District No. BR-25-B1).
18. Memorandum of Offer to Landowner for Permanent Easement (Sidewalk) with Tiffaney Marie Persson (Improvement District No. BR-25-B1).
19. Change Order No. 4 in the amount of \$19,309.41 for Improvement District No. BR-24-B1.
20. Create Improvement District No. BR-25-F.
21. Negative Final Balancing Change Order No. 1 in the amount of -\$89,350.42 for Project No. PR-24-F2.
22. Bid advertisement for Project No. TN-24-A.
23. Bid advertisement for Project No. SN-25-A.
24. Master Service Agreements for Electrical Services, as presented (RFP25017).
25. Items from the FAHR Meeting:
 - a. Receive and file Sales Tax update.
 - b. 2024 to 2025 Capital Fund budget rollover request from the Fire Department.
 - c. Piggyback purchase through the State of ND contract with AVI Systems, Inc. for the broadcast display replacement project (PBC24052).
26. Contract with Bee Seen Gear for Fire Department Service Uniforms (RFP25003).
27. Purchase of Service Agreement with Cass Human Service Zone.

28. Notice of Grant Award Amendment for Ryan White Part B Program (CFDA #93.917).
29. Health Savings Account Administrative Services Agreement with WEX.
30. Resolution approving Plat of Estes Addition.
31. Mass Transit Agreement with the City of West Fargo for 2025.
32. Bills.

REGULAR AGENDA:

33. Recommendation for the alignment of the River Drive Shared Use Path.

PUBLIC HEARINGS - 5:15 pm:

34. **PUBLIC HEARING** – Renaissance Zone Rehabilitation Project for MBA Properties, LLC (Project 368-F) for the rehabilitation of a commercial property, including historic preservation tax credits at 701 Main Avenue.
35. **PUBLIC HEARING** – The District of Fargo Fifth Addition (3788 55th Avenue South); approval recommended by the Planning Commission on 12/3/24:
 - a. Zoning Change to repeal and reestablish a C-O, Conditional Overlay.
 - b. 1st reading of rezoning Ordinance.
36. Discuss 2025 Request for Qualifications (RFQ) Process for the Fargo Civic Center.
37. Recommendation for appointment to the Liquor Control Board.
38. Applications for Property Tax Exemptions for Improvements Made to Buildings:
 - a. Thomas and Skylar Bailey, 1506 28 ½ Avenue South (5 years).
 - b. Melody Merrill, 60 6 Avenue North (5 years).
 - c. Jeanna Beyer, 910 35 Avenue South (5 years).
 - d. Mark and Kristi Erickson, 1452 5 Street South (5 years).
 - e. Christine Rose, 1261 Broadway North South (5 years).
 - f. Andrew and Hailey Stein, 3119 46 Avenue South (5 years).
 - g. Wade and Cheryl Iverson, 2620 Parkview Drive South (5 years).
 - h. Michael Toomey, 3302 1 Street North (5 years).
 - i. Paul and Marlys Bohrer, 2828 Parkview Drive South (5 years).
 - j. Heather Neal, 3014 18 Street South (5 years).
 - k. Megan Spencer and Chris Ingenansen, 2825 37 ½ Avenue South (5years).
 - l. Jared and Abigail Hineman, 101 Meadowlark Lane North (5 years).
 - m. Bradley Berg and Lorie Beauchamp, 2724 38 Avenue South (5 years).
 - n. Hannah Briard, 2515 2 Street North (5 years).
 - o. Britta Holland, 1513 11 Street South (5 years).
 - p. Michael and Kimberly Gruchalla, 2849 Lilac Lane North (5 years).
 - q. Kyle and Taylor Wieler, 105 26 Avenue North (5 years).
 - r. Shelly Schwandt, 1237 4 Street North (5 years).
39. Liaison Commissioner Assignment Updates.
40. **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).

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.

January 8, 2025

33

Honorable Board of
City Commissioners
225 4th Street N
Fargo, ND 58102

Re: City Project No. SN-25-B0
Proposed Alignment Approval
Shared Use Path - 15th Avenue North to Woodcrest Drive

Honorable Mayor and Commissioners,

Attached you will find a Report of Action from PWPEC and a recommendation to approve the proposed alignment for the Red River Shared Use Path from 15th Avenue North to Woodcrest Drive. The Engineering team held a public input meeting and received public feedback in person and online, and have worked to revise the original alignment further away from private property as much as feasible.

Recommended Motion:

Approve the proposed alignment of the Red River Shared Use Path from 15th Avenue North to Woodcrest Drive.

Sincerely,



Jeremy Gorden, PE, PTOE
Division Engineer - Transportation

Attachment

PUBLIC WORKS PROJECTS EVALUATION COMMITTEE

Type: Alignment Approval – Shared Use Path

Location: River Drive, 15th Ave N – Woodcrest Dr

Date of Hearing: 12/30/2024

<u>Routing</u>	<u>Date</u>
City Commission	<u>1/8/2025</u>
PWPEC File	<u>X</u>
Project File	<u>Eric Hodgson</u>

The Committee reviewed a communication from Civil Engineer, Eric Hodgson, regarding the alignment of the River Drive Shared Use Path.

After additional public input, staff reviewed and revised the alignment to better address their concerns. Portions of the path were moved further from property lines and lowered in elevation while balancing the design criteria, engineering practices, and minimizing costs and impacts.

Staff is seeking approval of the proposed alignment.

On a motion by Tim Mahoney, seconded by Nicole Crutchfield, the Committee voted to recommend approval of the proposed alignment.

RECOMMENDED MOTION

Concur with the recommendations of PWPEC and approve the proposed alignment of the River Drive Shared Use Path.

PROJECT FINANCING INFORMATION:

Recommended source of funding for project: Federal, Fargo Parks, and Prairie Dog Funds

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

COMMITTEE

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

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

C: Kristi Olson


 Tom Knakmuhs, P.E.
 City Engineer

Memorandum

To: Members of PWPEC
From: Eric Hodgson, Civil Engineer II
Date: December 30, 2024
Re: City Project No. SN-25-B0: Proposed Alignment Approval
River Drive Shared Use Path (15th Avenue N. to Woodcrest Dr.)

Background:

The City of Fargo in cooperation with Fargo Parks, the VA Hospital, NDDOT, and FHWA are proposing a 10' wide concrete shared use path that runs along the Red River from 15th Avenue North to Woodcrest Drive, and a connection to Elm Street on the south side of the VA Hospital. This path has been reviewed in at least 3 separate Metro COG studies, the most recent studies dating from 2019 to 2023. These studies include the Fargo-Moorhead Metro Bikeways Gap Analysis, the Fargo-Moorhead Metropolitan Bicycle and Pedestrian Plan, and the Red River Greenway Plan. Each one of these studies had extensive public input opportunities, and have identified a need and desire for this path.

While working through the design process, the City of Fargo solicited for additional public input. We utilized both an in-person open house and online format for those that wished to participate. Apart from those comments in support of the project, we also received some comments that expressed concerns with aspects of the project. Those comments can be summed up as concerns regarding the proximity of the path to their properties, obstruction of views, and potential safety risks. Taking this input, we reviewed and revised the alignment to better address these concerns. We moved portions of the path further from property lines and lowered it in elevation while balancing the design criteria, engineering practices, and minimizing costs and impacts.

We are advancing the proposed alignment through PWPEC, and ultimately City Commission, so that the public may have a chance to speak on the project if they wish to do so.

There are no Special Assessments associated with this project. Project construction is being paid with Federal, Fargo Parks, and Prairie Dog Funds.

Recommended Motion:

Approve the proposed alignment, or postpone the approval of an alignment and have Engineering bring back the recommendation in 2 weeks if Commission does not want to make an approval at this time.

EBH/kb

Attachments:

- Layout of Proposed Alignment.
- Public Input Comments received from the City of Fargo's open house and online participation.

SHARED USE PATH DESIGN DATA			
Traffic	Average Daily		
Current N/A	Pass: N/A	Trucks: N/A	Total: N/A
Forecast N/A	Pass: N/A	Trucks: N/A	Total: N/A
Clear Zone Distance: 2 FT	Design Speed: 20 MPH		
Minimum Sight Dist. for Stopping: N/A	Bridges: N/A		
Sight Dist. for No Passing Zone: N/A			
Pavement Design Life: N/A			

NORTH DAKOTA DEPARTMENT OF TRANSPORTATION

TMA-CRP-8-984(182)

SN-25-B0
CASS COUNTY

RED RIVER TRAIL
ALONG THE RED RIVER FROM 15TH AVE N TO WOODCREST DR N
GRADING AND SHARED USE PATH

STATE	ND	PROJECT NO	TMA-CRP-8-984(182)	PCN	24298	SECTION NO	1	SHEET NO	1
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GOVERNING SPECIFICATIONS

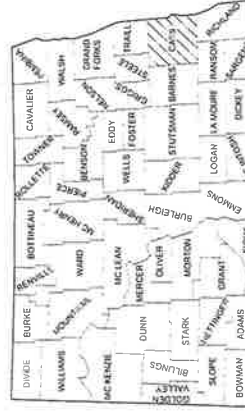
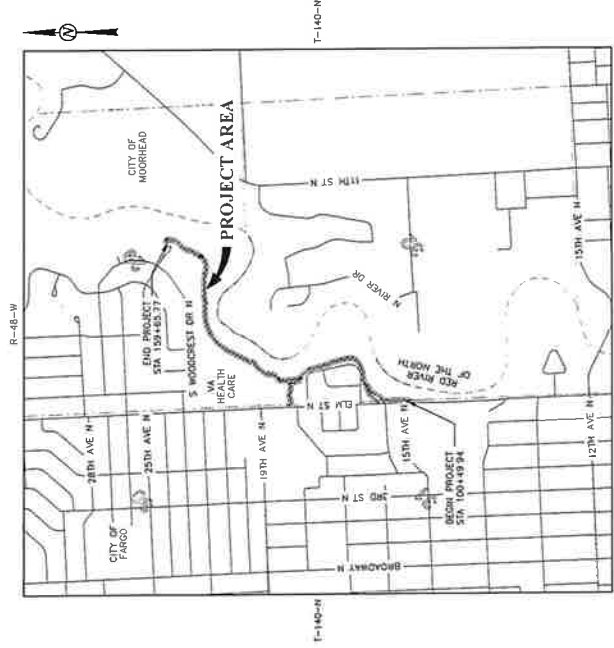
Standard Specifications
Supplemental Specifications

Date Published and Adopted by
the North Dakota Department of
Transportation

7/1/2024

NONE

PROJECT NUMBER \ DESCRIPTION
TMA-CRP-8-984(182)
NET MILES 1,120
GROSS MILES 1,120



STATE COUNTY MAP

DESIGNERS



Proj. No. 6059-0217
Houston
Engineering Inc.
Ph: 701.237.5065

I hereby certify that the attached plans
were prepared by me or under my direct
supervision and that I am a duly
registered professional engineer under the
laws of the state of ND.

APPROVED DATE

HOUSTON ENGINEERING INC

APPROVED DATE

FARGO
CITY ENGINEER

PRELIMINARY

STATE	PROJECT NO.	SECTION NO.	SHEET NO.
ND	TMA-CRT-8-984(182)	4	1



- LEGEND:
- 6" AGGREGATE SURFACE COURSE CL 13
 - 6" COMMERCIAL GRADE HOT MIX ASPHALT (ON 6" AGGREGATE BASE COURSE CL 5)
 - 500MM CONCRETE SN (ON 2" AGGREGATE BASE COURSE CL 5)
 - 7" DRIVEWAY CONCRETE (ON 2" AGGREGATE BASE COURSE CL 5)

Fargo
FOR HOUSTON

Proj. No. 6059-0217
Houston Engineering Inc.
PH: 701.237.5065

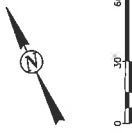
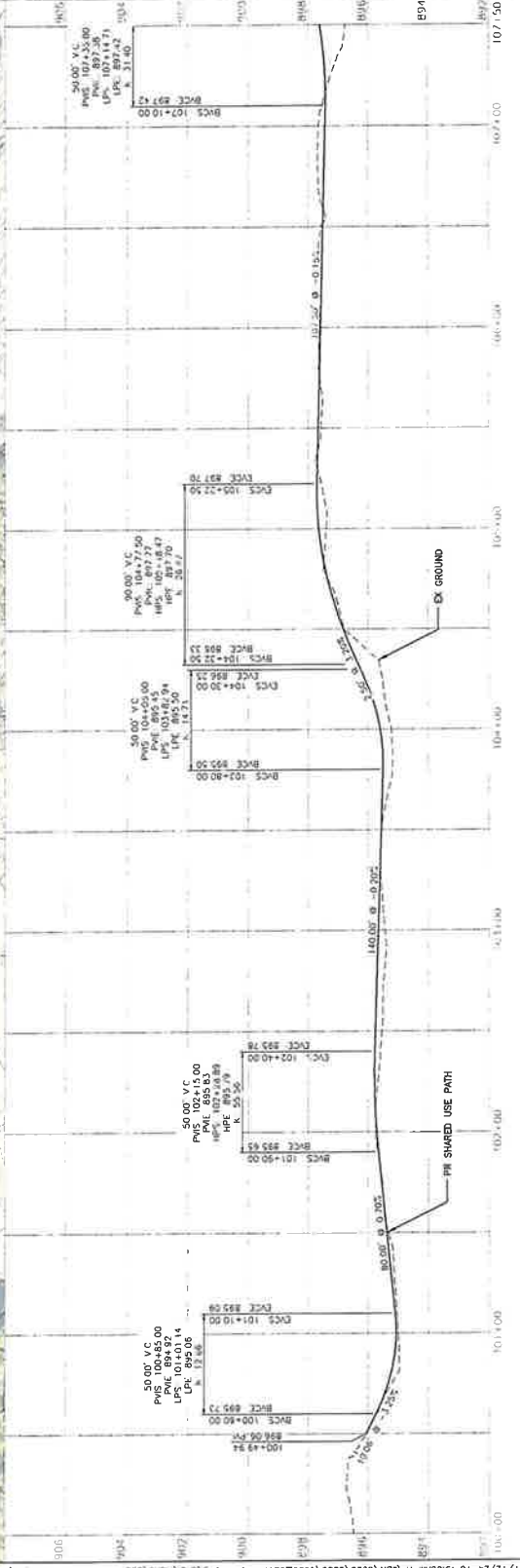
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THE 1985 MEAN SEA LEVEL DATUM
(UNLESS NOTED OTHERWISE)

PRELIMINARY

Scope of Work

Red River Trail

STATE	PROJECT NO	SECTION NO	SHEET NO
ND	TMA-CRP-9-984(182)	60	1



LEGEND:

SEWALK CONCRETE SIN



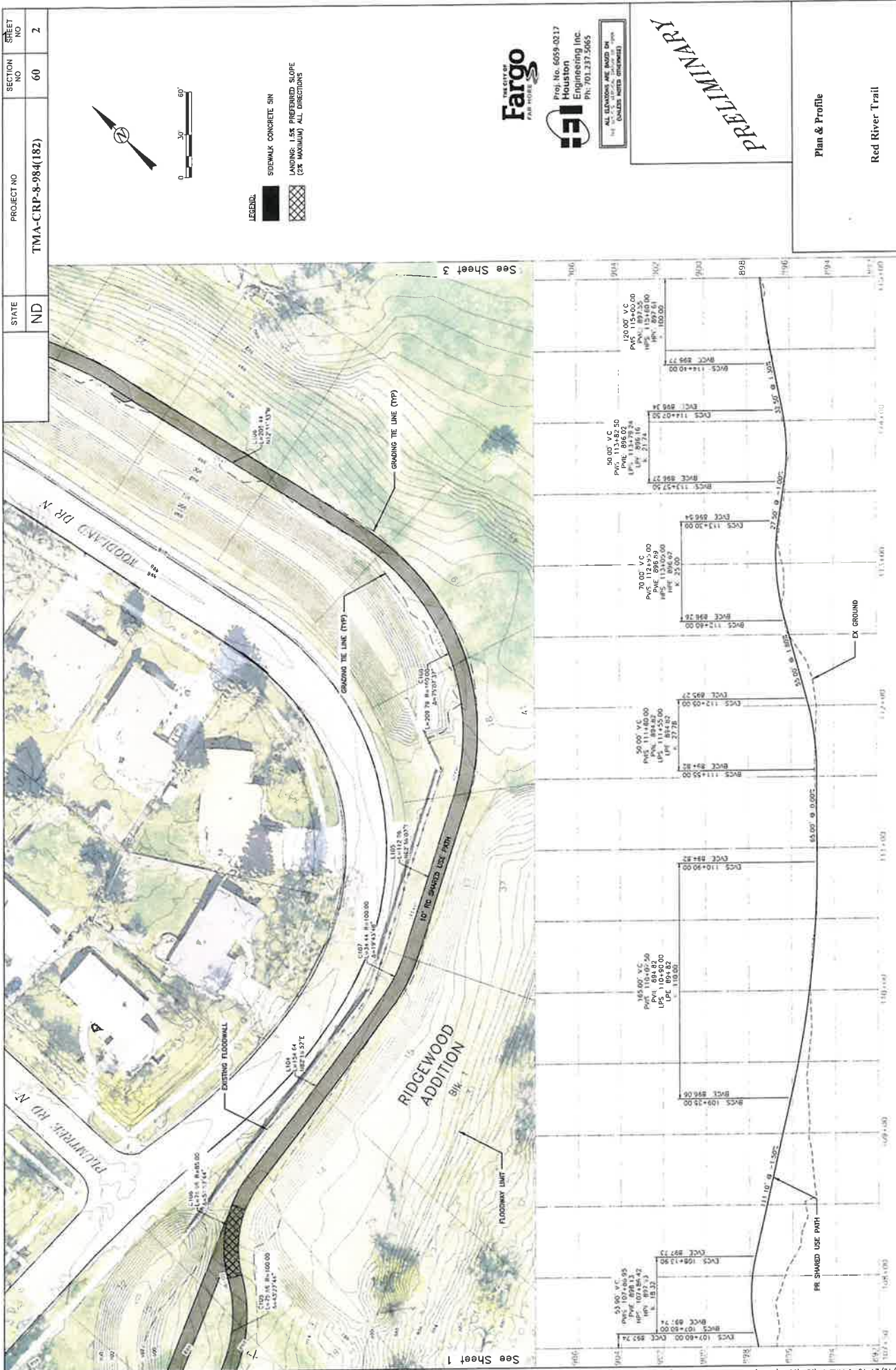
Proj. No. 6059-0217
Houston
Engineering Inc.
Ph: 701.237.5065

ALL ELEVATIONS ARE BASED ON
NAD 83 (UNLESS NOTED OTHERWISE)

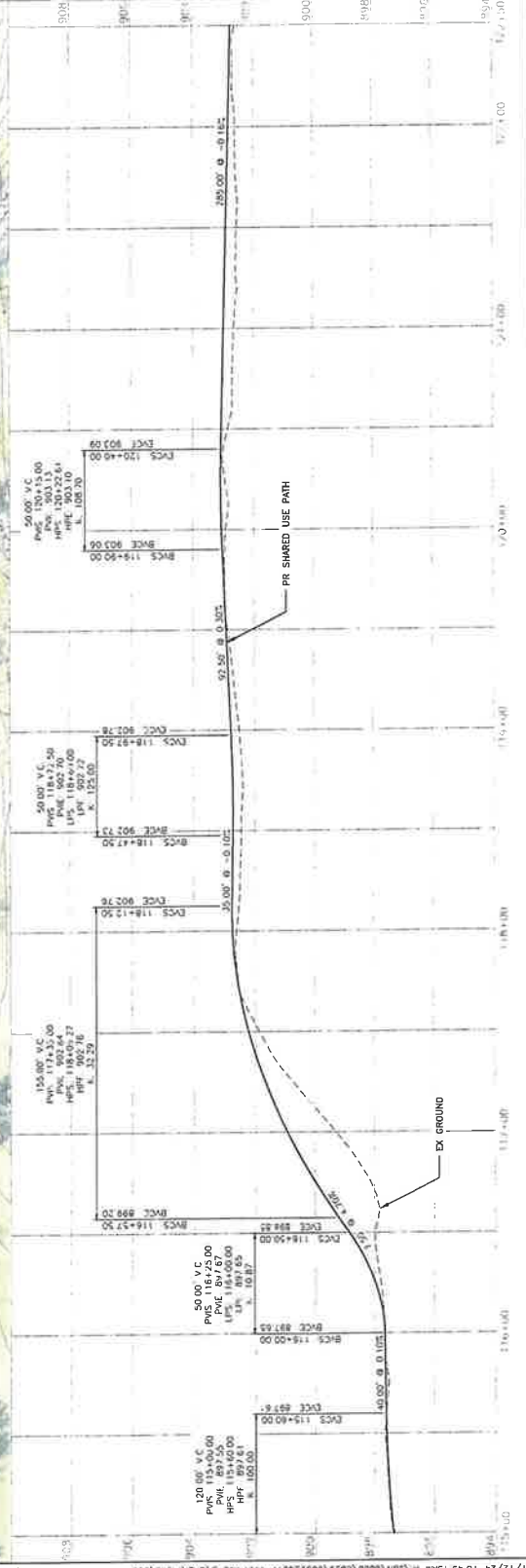
PRELIMINARY

Plan & Profile

Red River Trail



PROJECT NO	SECTION NO	SHEET NO
TMA-CRP-8-984(182)	60	3



LEGEND:

- SEWER/CONCRETE IN
- 7" DRIVEWAY CONCRETE
- LANDING: 1.5% PREFERRED SLOPE (2% MAXIMUM) ALL DIRECTIONS

THE CITY OF
Fargo
N.D.

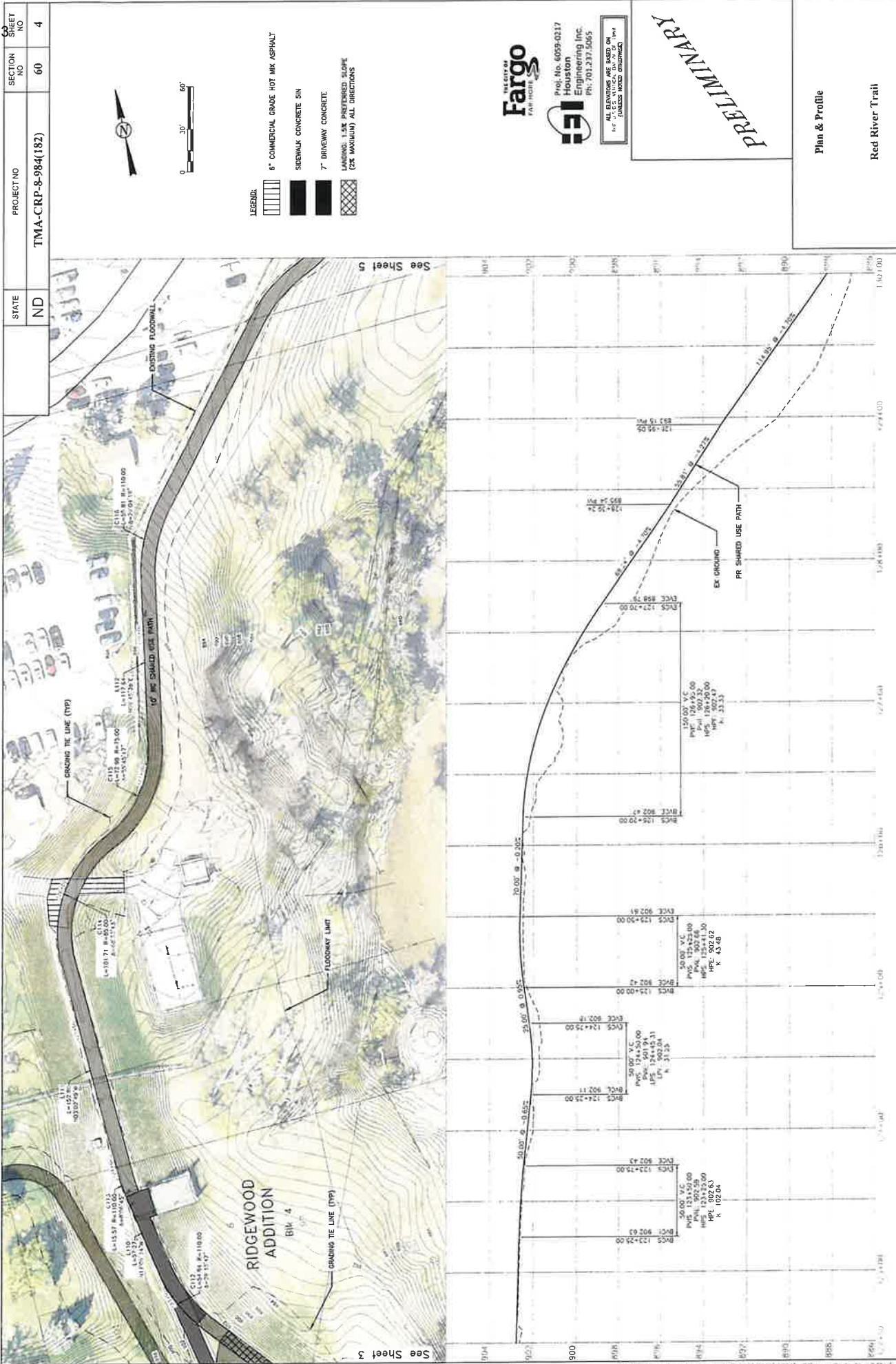
Proj. No. 6059-0217
Houston Engineering Inc.
137th Ave S, 5100 N
Fargo, ND 58103
PH: 701.237.5065

ALL ELEVATIONS ARE BASED ON
THE N.T.S. 1988 M.D. 1988 OF THE
(UNLESS NOTED OTHERWISE)

PRELIMINARY

Plan & Profile

Red River Trail



Fargo
FARM HOUSING

Proj. No. 6059-0217
Houston
Engineering Inc.
PH: 701.237.5065

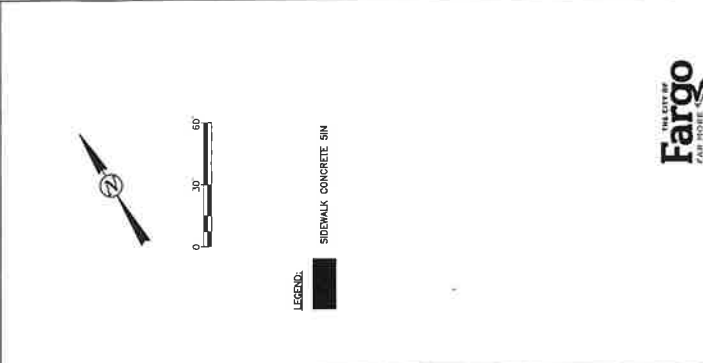
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1116' (UNLESS NOTED OTHERWISE)

PRELIMINARY

Plan & Profile

Red River Trail

STATE	PROJECT NO	SECTION NO	SHEET NO
ND	TMA-CRP-8-984(182)	60	5



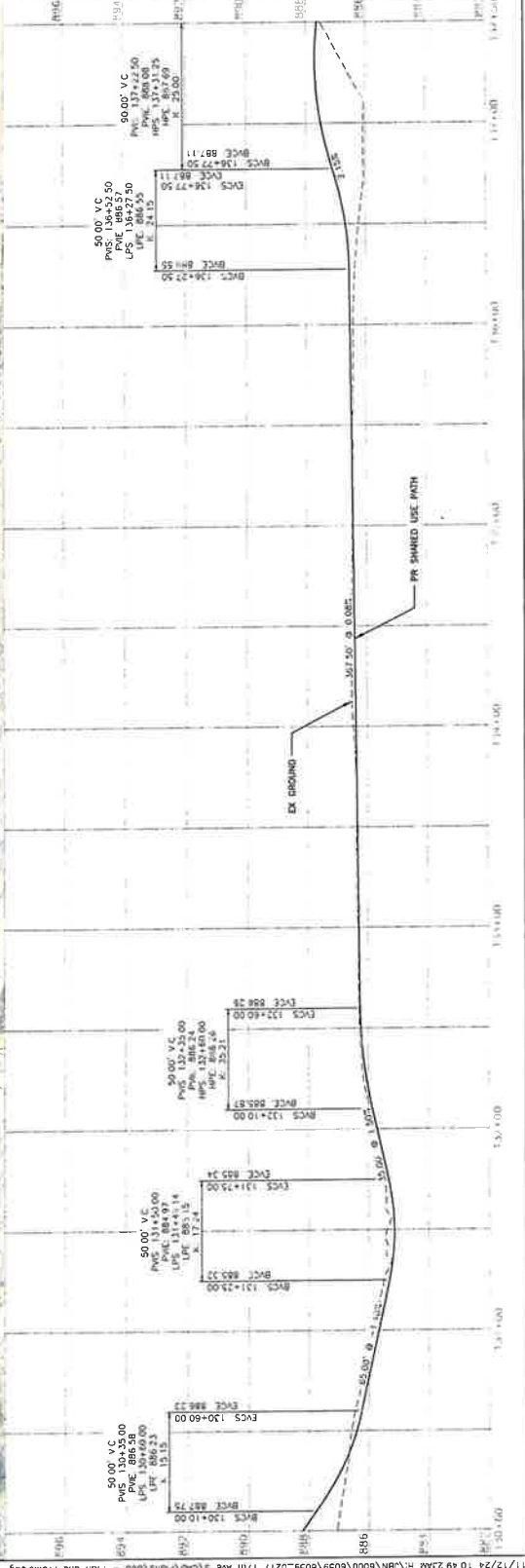
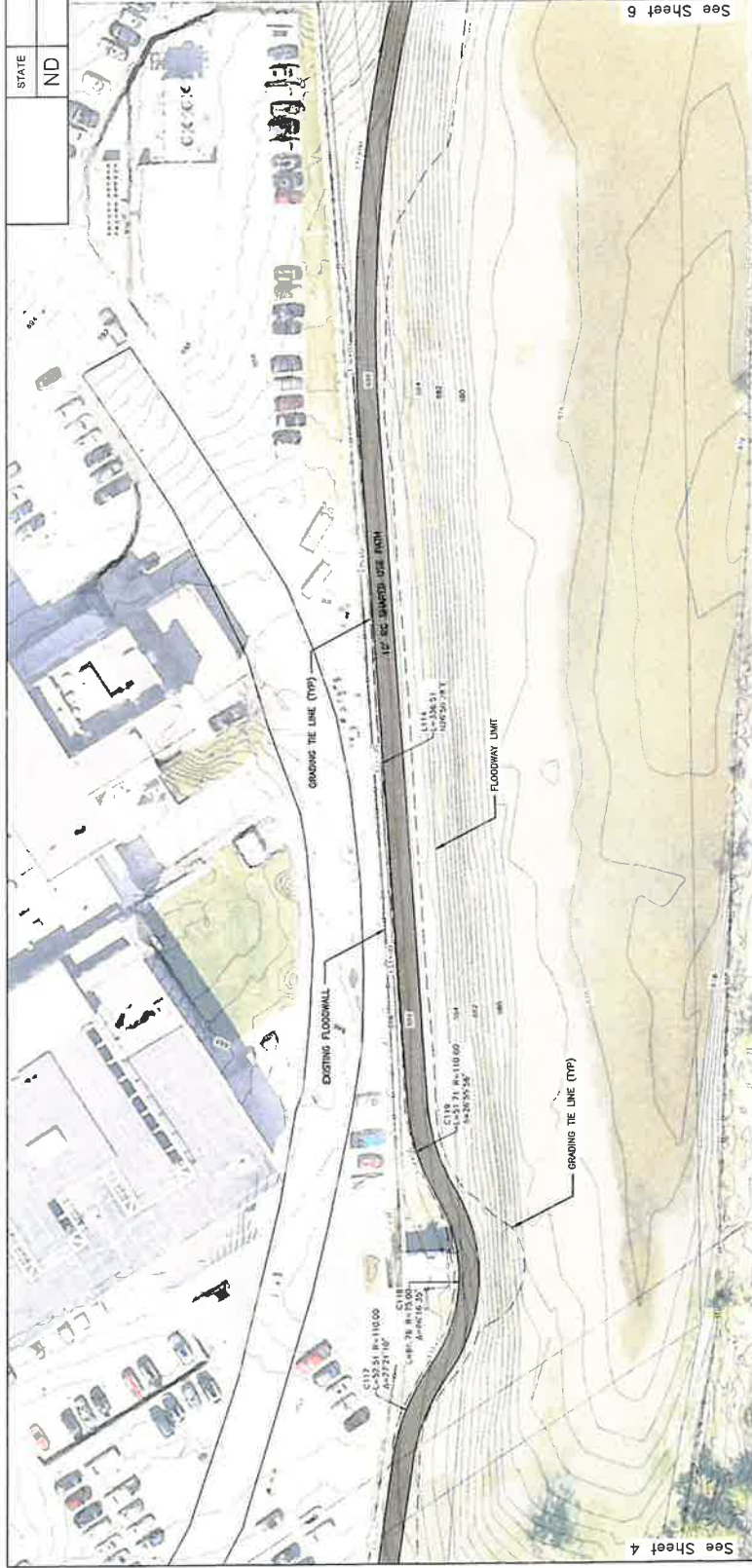
Proj. No. 6059-0217
Houston
Engineering Inc.
PH: 701.237.5065

ALL DIMENSIONS ARE BASED ON
THE 1/2" = 1' SCALE UNLESS NOTED OTHERWISE

PRELIMINARY

Plan & Profile

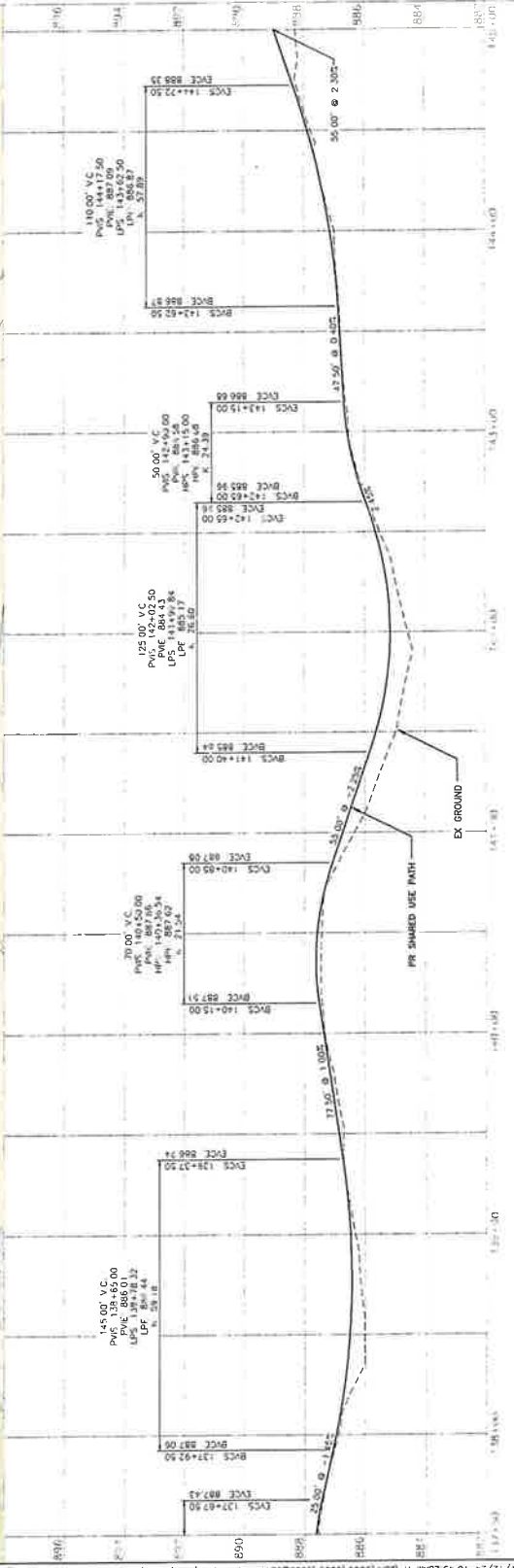
Red River Trail



STATE	PROJECT NO	SECTION NO	SHEET NO
ND	TMA-CRP-3-984(182)	60	6



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Fargo
FARGO NORTH

H
Houston
Engineering Inc.
Ph: 701.337.5065

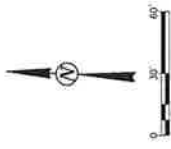
ALL ELEVATIONS ARE BASED ON
NAD 83 (ELEVATIONS NOTED OTHERWISE)

PRELIMINARY

Plan & Profile

Red River Trail

STATE	PROJECT NO	SECTION NO	SHEET NO
ND	TMA-CRP-8-984(182)	60	7



- LEGEND:
- 8" AGGREGATE SURFACE COURSE CL 13
 - SEWALK CONCRETE SIN



Proj. No. 6059-0217
Houston
Engineering Inc.
PH: 701.237.5065

ALL DIMENSIONS ARE BASED ON
1" = 40.0' UNLESS OTHERWISE NOTED
(CHECK NOTES OTHERWISE)

PRELIMINARY

Plan & Profile

Red River Trail

STATE	PROJECT NO	SECTION NO	SHEET NO
ND	TMA-CRP-8-984(182)	60	8



LEGEND:



6" AGGREGATE SURFACE COURSE CL 13

SIDEWALK CONCRETE 5IN



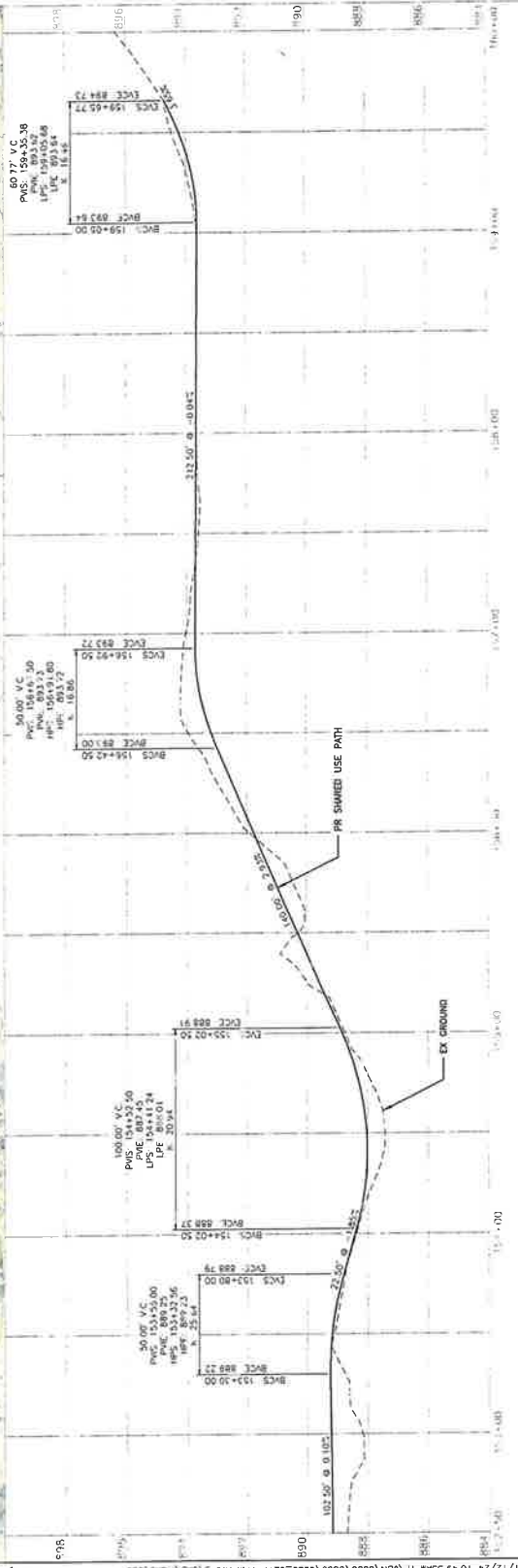
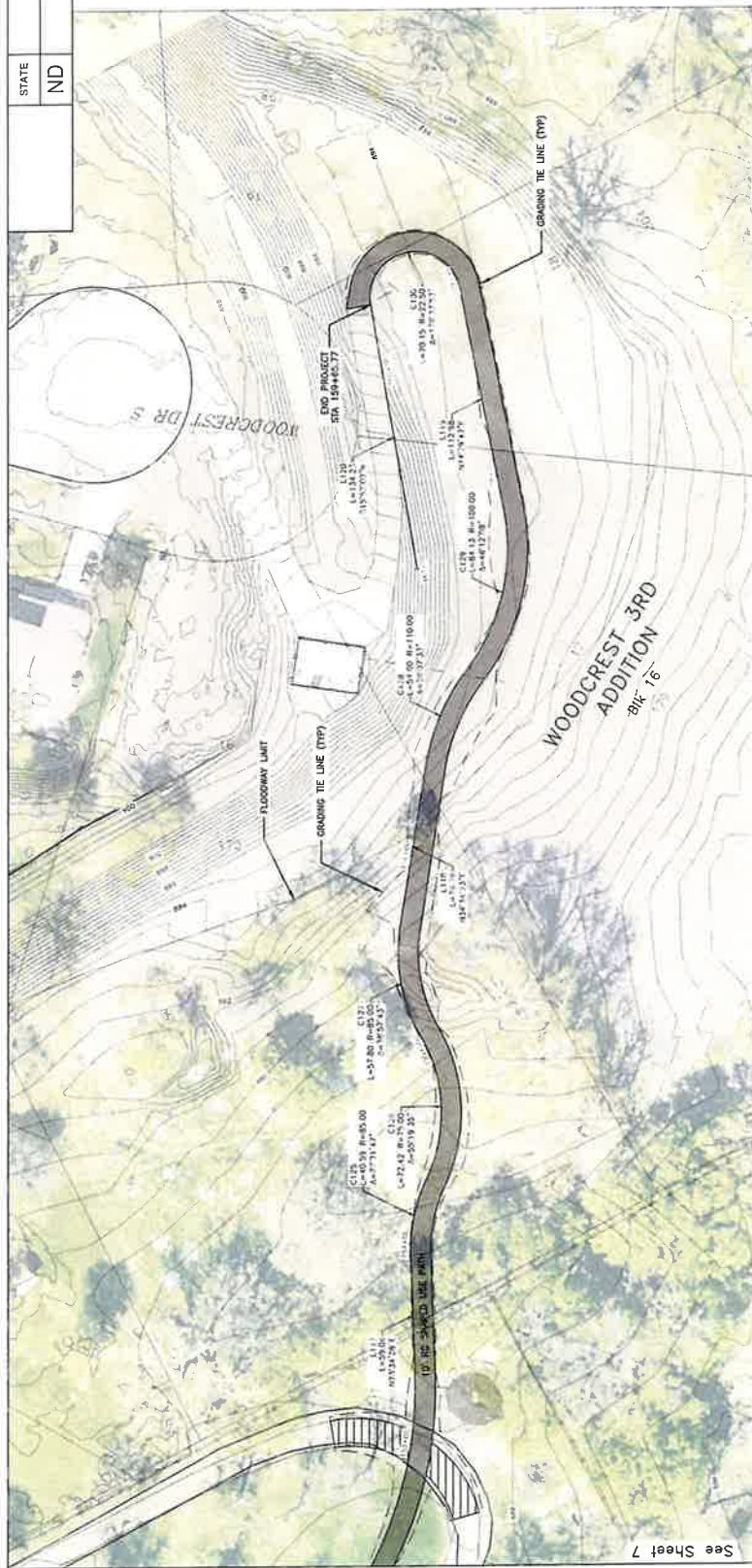
Proj. No. 6059-0217
Houston
Engineering Inc.
Ph: 701.237.5065

ALL DRAWINGS ARE BASED ON
THE DATA SUPPLIED BY THE CLIENT
(UNLESS NOTED OTHERWISE)

PRELIMINARY

Plan & Profile

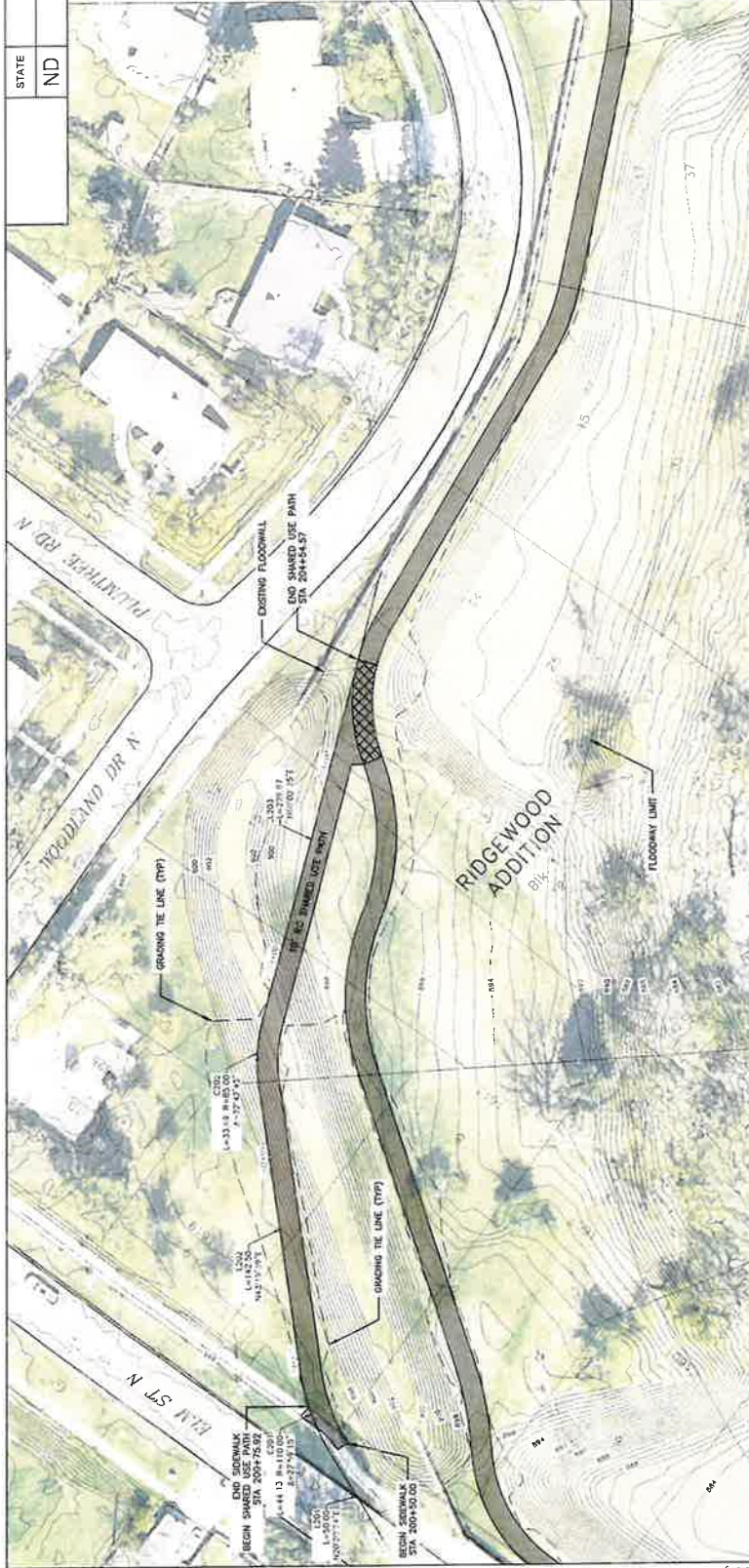
Red River Trail



See Sheet 7

11/12/24 10:45:54M H:\B\N\6059\6059\6059\0217 17th Ave S\CA\Plan\8-1050 - Plan and Profile.dwg

STATE	PROJECT NO	SECTION NO	SHEET NO
ND	TMA-CRP-8-984(182)	60	9



LEGEND:

- SEWALK CONCRETE SIN
- LANDING: 1.5% PREFERRED SLOPE (2% MAXIMUM) ALL DIRECTIONS



Proj. No. 6059-0217
 Houston
 Engineering Inc.
 PH: 701.337.5065

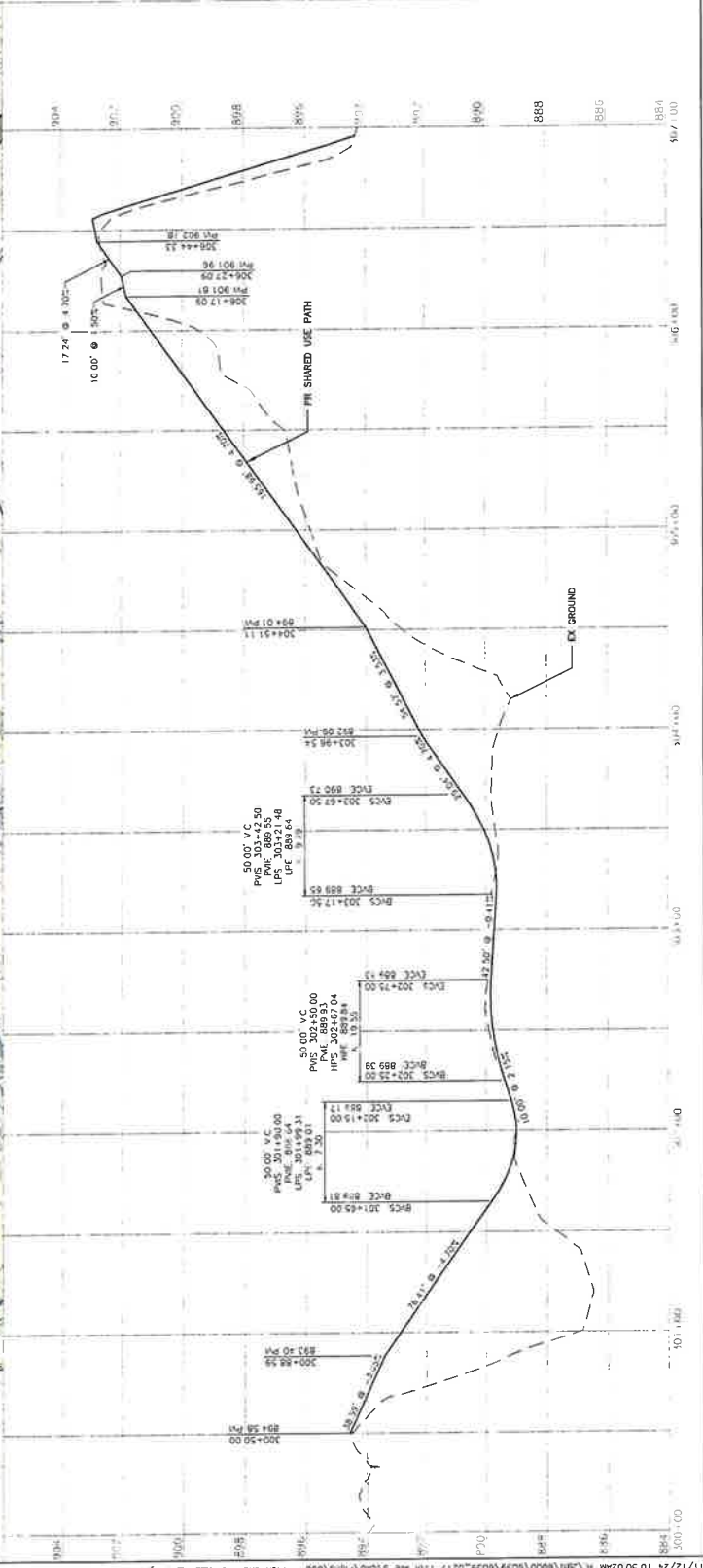
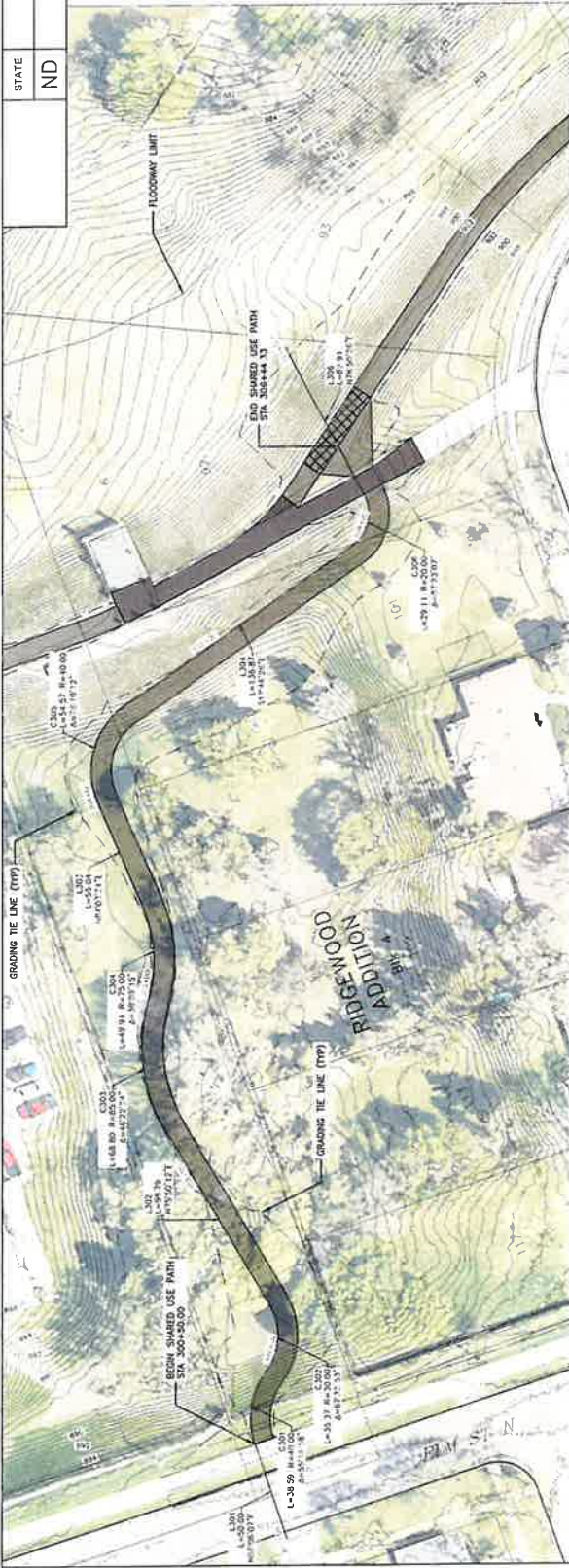
ALL SPACING USE BASED ON
 10' A.S. VERTICAL CURVE OR 10' MAX
 (UNLESS NOTED OTHERWISE)

PRELIMINARY

Plan & Profile

Red River Trail

STATE	PROJECT NO	SECTION NO	SHEET NO
ND	TMA-CRP-8-984(182)	60	10



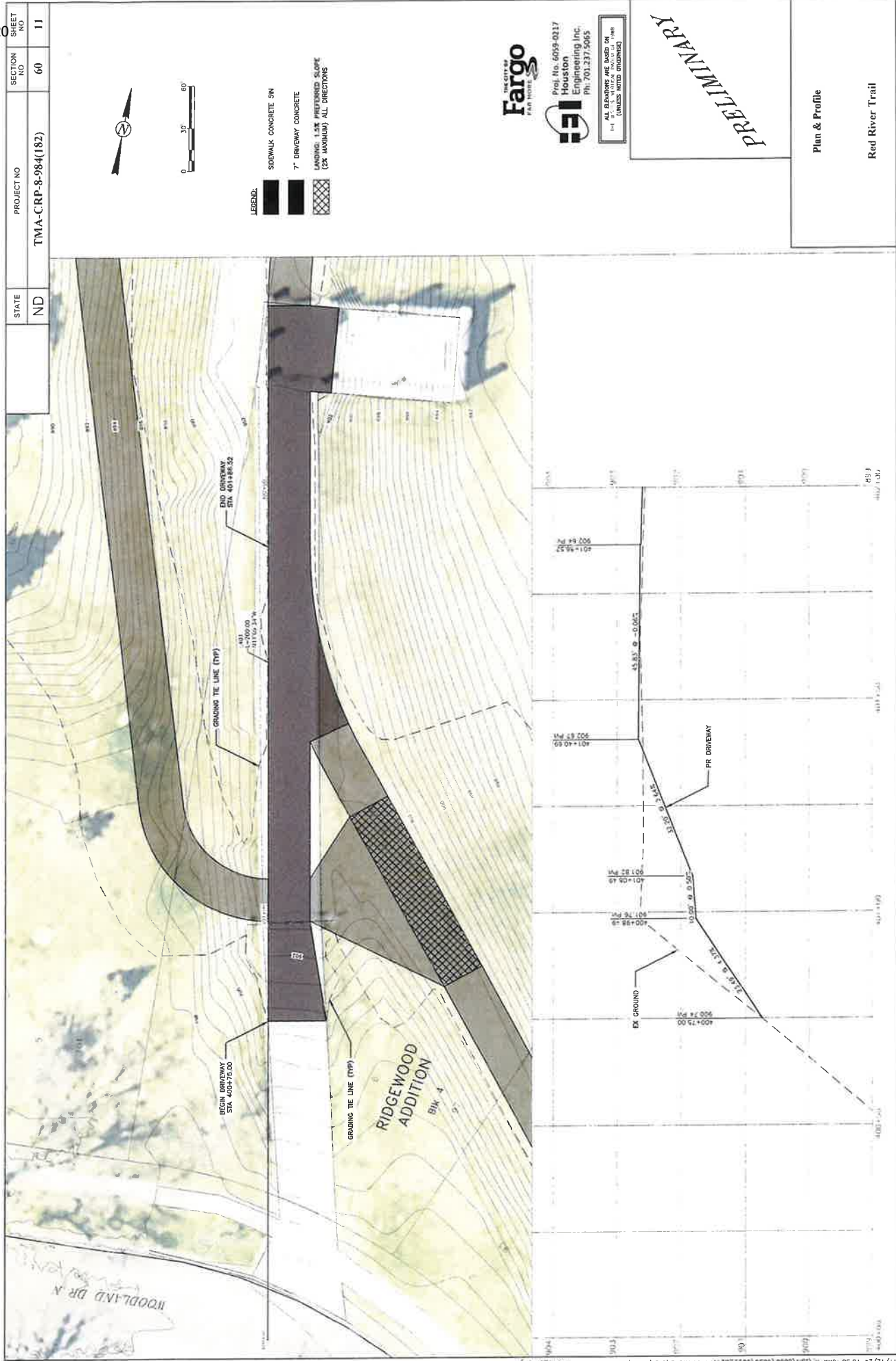
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THE CITY OF
Fargo
ND
581
Prior No. 6059-0217
Houston
Engineering Inc.
PH: 701.237.5065

ALL DRAWINGS ARE UNLESS OTHERWISE NOTED
UNLESS NOTED OTHERWISE

PRELIMINARY

Plan & Profile
Red River Trail



Fargo
FARGO NORTH DAKOTA
Professional Engineer
Houston
Engineering Inc.
Ph: 701.237.5065
ALL ELEVATIONS ARE BASED ON
NAD 83 (UNLESS NOTED OTHERWISE)

PRELIMINARY

Plan & Profile

Red River Trail

TMA-CRP-8-984(182) PCN 24298 Public Input Meeting Comments
Meeting Date: October 22, 2024; 5:00 to 7:00 PM; Fargo City Hall
Comments Due: November 8, 2024

Date Received	Format Received	Name	Comment
10/18/2024	Email	Zac Echola	<p>I'm Zac Echola, Resident of Fargo at 1111 6th Street S.</p> <p>I am excited to see a multipath behind the VA. As a cyclist, the sharrow on Elm are fine but auto traffic has a tendency to speed through the neighborhood especially at busy times of the day in the area.</p> <p>Good morning,</p> <p>Due to a work conflict, I will not be able to attend the public input meeting regarding the shared-use path from 15th Avenue North/Elm Street to Woodcrest Drive. However, I would like to share my enthusiastic support of this project. I am a math teacher and cross country and track coach and North High, and one of our biggest issues on the team is finding adequate paths that do not conflict with fast-moving traffic on the north side of town; Elm, 2nd Street, 4th Street, Broadway, 10th Street, and University are all quite busy, and I have a heightened sense of anxiety for our kids' safety throughout each run.</p> <p>A shared-use path would not only provide a low car traffic route for pedestrians, but I also believe that when you make such a path, it encourages people of all abilities to get out and explore. Physical activity is good for physical health, but the benefits spread to enhanced mental and spiritual health, as well.</p> <p>I imagine you will receive feedback about this project not being necessary or that its funds should be spent on something "more important," but once a path of this nature is built, the maintenance costs are quite low; it truly is a safe, long-term investment.</p> <p>Thank you for allowing the opportunity for public feedback on this matter, and I can't wait to jump on this new path next year!</p>
10/19/2024	Email	Keith Lehman	<p>Keith,</p> <p>Eric and Adam,</p> <p>I encourage you to reschedule the Open House/Public Input Meeting for the Red River Shared Use Path/Woodcrest; that is currently scheduled for Oct 22. You need to allow more time for residents to receive the letter and adjust their career and family schedules as needed in order to attend.</p> <p>The letter we received was mailed on Oct 17 and did not arrive until Saturday. Elsewhere in the Woodcrest neighborhood, some residents had not received a letter at all—fortunately enough of us are opposed to this project that neighbors were more than willing to make copies for those who were unaware this project was even proposed. Keep in mind that we're close to 90 days now on a 60-day project during which our mailboxes have been moved quite far from our homes—mailing a letter to this neighborhood on a Thursday and expecting attendance at an event the following Tuesday is not feasible.</p> <p>There may be some Woodcrest residents that are unable to attend this week's meeting due to the lack of advanced notice, but it is not the last you will hear from us on this proposal.</p>
10/21/2024	Email	Jessie Johnson	<p>Jessie Johnson</p> <p>Hi Adam,</p> <p>I am not able to attend the public input meeting this evening. Regarding the construction of the new shared path in North Fargo behind the VA hospital,</p> <p>As a regular user of the river trail system, I find it fantastic to see this section of the trail completed. The Red River trail corridor is one of the most unique and special assets of the Fargo-Moorhead area.</p> <p>I hope that the city continues to invest in the greenway.</p>
10/22/2024	Email	Joe Burgum	<p>- Joe</p>

10/22/2024	Email	Janna Westerholm	<p>Adam,</p> <p>I am a resident on Woodcrest Drive. Our neighborhood has been overcome with dangerous homeless individuals. There have been attempted house break-ins, camping in our yards, people passed out in our boulevards, drugs and used needles found nearby and even men walking through our yards with visible rifles on their shoulders while our kids are playing outside.</p> <p>The city of Fargo has done nothing to address these issues. We do not feel safe.</p> <p>A "Pathway for Burns" is not going to help this issue. There is absolutely no need for a pathway along the river that leads right into the neighborhood. I oppose this project and hope you take deep consideration for the families that live here.</p> <p>The incidents that have happened so far have luckily not resulted in anyone getting hurt. Don't be the one responsible for changing that.</p> <p>A Pathway for Burns will encourage more and more homeless activity, leading to more crime.</p> <p>If you didn't know this homeless problem existed on Woodcrest before, now you do. Now you know. So please take this request seriously.</p> <p>Janna Westerholm</p>
10/22/2024	In Person Comment Card	Tracy Walvatne (representing HMANA/Strong Towns)	Looks like an excellent extension of the current bike path circuit. I'm not a bicyclist, but I'm a dog walker and I love routes without cars and driveways. Thank you for your continued work here!
10/22/2024	In Person Comment Card	Mike Graalum (representing Dakota Resource Council)	<p>Tremendous plan. This will be great addition to the ciitestrail network and improve accessibility to a great and under used portion of public land. Hopefully this can be extended all the way to 32nd North, and eventually via bridge to MB Johnson.</p> <p>Please build this project, and allow as much of the adjacent land to return to native as possible</p> <p>We already gave up our and our trees with the dike and this project feels like another violation of privacy.</p>
10/22/2024	In Person Comment Card	Jan Nelson	<p>I love the idea of a bike path, but again we already gave up a lot with the dike.</p> <p>I want my privacy!</p>
10/22/2024	In Person Comment Card	Paul Gleye	Excellent. This project will enhance the recreational opportunities along the river - an important but neglected amenity for Fargo. It is well separated from the residential lots and allows people to enjoy this natural area along the river.
10/22/2024	Online Comment Form	Robert Arman	Please check with Fargo PD to make sure they are able to enforce city ordinance that prohibits any camping. I'm not sure if there is a distance requirement from concrete or buildings that allows enforcement. I would hate to pull a path in place that lies the hands of law enforcement due to poor placement of the path. Lt. Moser has been working with special services downtown and he may be able to provide clarification.
10/22/2024	Online Comment Form	Jake Kruse	<p>Who approved the location???? We didn't have any say on where the path location is. Why stop at the current north location to outlet into and onto the street? Not very convenient to bike up a nice path along the river to outlet into a residential neighborhood. Are there any lighting or street-lights to be considered into the path or plan? What part of the construction is going to impact me? We have been told before that the construction will not affect my house but it does affect the traffic, congestion, and parking in and around the area. We have had to accommodate the flood wall construction last year and now this entire summer the road in front of our house has been under construction and now next summer there will be more construction again in our backyard. The city forced us to place a 40 foot earth levee through my backyard and now going to place a bike path along the river. Better idea would have been to place a 60 foot wall along the bike path and left my yard alone. Doesn't make allot of sense. Seems like the city does whatever they want whenever they want with no input or approval from the people that live in the city.</p>

10/22/2024	Email	Lucas Paper	<p>Dear Adam Ruud and the City of Fargo Team,</p> <p>I am writing to express my enthusiastic support for the proposed shared-use path along the Red River in north Fargo. As a downtown resident, I frequently use the existing river trails for running and walks with my nieces. These trails are a critical part of our outdoor activities, offering a peaceful and safe environment to stay active while enjoying Fargo's natural beauty.</p> <p>The extension of this path will provide even more opportunities for community members to connect with nature and each other. Whether running, biking, or walking, this path will serve as a valuable resource for all ages. My nieces and I are always excited to explore new sections of the trail, and this project will enhance our experiences and encourage more people to get outdoors.</p> <p>Thank you for your dedication to improving Fargo's infrastructure and promoting healthy, active lifestyles. I fully support the construction of the shared-use path and look forward to its completion.</p> <p>Best regards, Lucas Paper Downtown Fargo Resident</p> <p>Cheers! - Lucas</p>
10/23/2024	Email	Jackson Hurst	<p>Name - Jackson Hurst</p> <p>Address - 4216 Cornell Crossing, Kennesaw, Georgia 30144</p> <p>Comment - I approve and support NDDOT's Red River shared-use path in Fargo Project. The aspect that I love about NDDOT's Red River shared-use path in Fargo Project is that a shared use path will be built alongside the Red River from 15th Avenue North to Woodcrest Drive South which will improve safety.</p> <p>Good Morning,</p> <p>I was not able to make the meeting on October 22nd, regarding the 15th Avenue North Shared Use Path project.</p> <p>This project is not "needed" for the following reasons:</p> <ol style="list-style-type: none"> 1. Safety Concern: <ol style="list-style-type: none"> a. The bike path behind the earthen levee/flood wall may increase the amount of questionable homeless people and illegal aliens that currently ride bicycles on Elm Street and Woodland Drive North, etc. b. Your project does not address the safety concern for homeowners that live directly across the earthen levee/flood wall. Before the city passed the new Homeless Ordinance in Fargo, I had to call Police/Fire Department 4 times this summer, to address a homeless camp across from where I live. 2. Increased Taxes: <ol style="list-style-type: none"> a. How much will the Park District increase my Property Tax Bill? b. How long will the Park District increase my Property Tax Bill? c. How much will you take from City Sales Taxes? d. How long will you take money from the City Sales Tax coffers? e. What is Prairie Dog? <p>Regards, Eric Nystrom</p>
10/25/2024	Email	Eric Nystrom	<p>I am excited to have a shared use path in north Fargo! I like to walk/hike and bike the north side. I currently use the bike paths along the river all the way past County 20 to the soccer field. Also south to Trefoll Park-Mickelson Field to Oak Grove park - sometimes to Moorhead to the downtown Fargo area and beyond along the river.</p> <p>We also like the new path from the "new" dog park area on 32nd Ave N thru house development and behind the trailer court to 36th Ave N. Thanks for this.</p> <p>Please have garbage containers.</p>
10/25/2024	Mail	Wanda Peterson	I will be using this path for both walking and biking. North Fargo needs more biking trails and this will allow north Fargo to connect to south Fargo parks by bike. Looks like a great project.
10/25/2024	Mail	John Peterson	
10/28/2024	Mail	Carol Sawicki	Are there any plans to extend the path north of Woodcrest Dr?

11/2/2024	Online Comment Form	Barbara and Mark McCourt	<p>As owners of the property closest to the lift station we request that the path not climb the dike until well past the lift station such that the view coming over the dike from the path looks down S. Woodcrest Dr. This will ensure that the privacy of our backyard and that of our neighbors will be preserved. This may already be in the plan but it is hard to tell as the map on the project website is from before the dike was built in our area. In addition, we request that the path be kept as far as possible from the dike to lessen both the visual and noise impact on the privacy of all of the neighbors.</p> <p>Finally, it would be really helpful if we could arrange an on site meeting at some point to walk the proposed path.</p> <p>Thank you,</p> <p>Barb and Mark McCourt Houston Engineering</p>
11/5/2024	Comment Form Dropoff	Martha Berryhill	<p>I have walked the area proposed for a shared use path several times. It is a delightful and scenic area. Paved connections to existing trails will make it easier and safer for this 76-year-old (as well as others) to access this pristine area.</p> <p>I acknowledge the fears of residents who will be "close" to the trail, but better for users to be on a designated path than randomly walking through yards.</p> <p>Houston Engineering seems to have taken due diligence in locating the path on the best route for stability, flood protection, access, safety, etc. A slight shift to pacify neighbors without compromising safety and stability would be ideal, but not a requirement for my support.</p> <p>Thank you for the open house and soliciting neighborhood input. Well done!</p> <p>Hello Adam and Eric, I'm sending an email with our feedback and concerns around the Red River Shared Use Path - 15th Ave N project. I also sent this in on the Comment Form section on the City of Fargo - FargoStreets - Projects website.</p>
11/6/2024	Email	Jason & Megan Doly	<p>First off, I want to thank you and the City of Fargo Engineering Department for hosting the project Open House on October 22nd. It was good to learn more about the overall project and provide some feedback at that time.</p> <p>My wife, Megan, and I purchased our house on South Woodcrest Drive North in August of 2022. We wanted a house in an established neighborhood within Fargo, one with large trees and great neighbors. When we first toured the house (when it was for sale), we walked into the kitchen and saw the amazing view out of the wall of picture windows in the back of the house. We knew we had to get this house. The windows show a great view of a bend in Red River and all the wildlife that comes along with being near a river. With all the flooding in Fargo over the past 20+ years, so many houses have been removed or moved away from the river. I might be a little biased, but I feel that we have one of the best views in Fargo. We enjoy and take advantage of the view and of our outdoor space every day.</p>
11/6/2024	Email	Jason & Megan Doly	<p>**Continued**</p> <p>I'm going to list our feedback/concerns about the Red River Shared Use Path:</p> <ul style="list-style-type: none"> -Loss of privacy - When we saw the initial drawing of the path it looked like it was running exactly parallel to the edge of our backyard, within 10-20 feet. This is concerning to us as we feel like this path will invite the public right into our backyard, even though we have a chain link fence at the end of our yard. We would not enjoy having people standing and staring into our windows, I don't think anyone would like that near their house. -Safety - This path project would now connect the path at 15th Ave N that then runs all the way to downtown Fargo. We are concerned that this makes a path for the homeless population to be able to come and set up tents/shelters in the many open spaces and wooded areas that this path would be running through. We aren't sure how this path and these areas would be effectively monitored by the Fargo Police Department. -Cleanliness - For the most part we feel that people who would use this shared use path would keep it clean and maintained, but there are always the people who don't care and will throw trash and other things in and around the area along the path. -Change in wildlife - We currently have deer, woodchucks, rabbits, raccoons and eagles in and around the river area. We enjoy having a little piece of the outdoors while still being in the city. It would be a shame if this path caused the wildlife to go elsewhere, especially with the Federal funding coming from a program that is focused on bettering the environment. -Other environmental feedback: It doesn't make sense to me that a Federally funded program focused on the environment would call for digging up a beautiful greenspace with equipment/machinery that runs on diesel fuel and replacing part of the greenspace with a bunch of concrete. <p>It doesn't make sense to me that a Federally funded program focused on the environment would call for digging up a beautiful greenspace with equipment/machinery that runs on diesel fuel and replacing part of the greenspace with a bunch of concrete.</p> <p>We don't feel that this path is a great addition to our neighborhood, but we are open to compromise if the project continues moving forward. We would like to see the path moved away from the edge of our backyard. The path could be halfway between the river and edge of the road that the VA Hospital has back in that area currently. I had heard that flooding of the path would be a concern, but we all know that the path that runs parallel to Elm Street next to El Zagal floods and is closed every year, sometimes multiple times during the spring and fall seasons.</p> <p>Please let me know if you need any further details or have any questions for me or my wife, Megan.</p> <p>Thank you for listening to our feedback.</p> <p>Jason Doly</p>

11/19/2024	Email / Comment Card	Phyllis and Douglas Benson	<p>Comment Card</p> <p>Shared Use 10' Cement Path from 15th Ave N to Woodcrest Dr N (by the new lift station) close to the Red River in Fargo, ND</p> <p>VA Property – Changes that will be required</p> <p>VA Security – Currently patrol their property to keep non-VA people from entering this area, patrolled at least 3 times in a 24 hr day. Currently the VA does not have a new plan to control any path users, letting dogs run loose off the path, scooters and motorcycles, etc.</p> <p>Woodcrest Residents Security – the VA chainlink fence is owned by the VA, no gates allowed, gives adjacent property owners the security that no one is out beyond our VA fence, especially after dark. During the day only VA employees, some patients, and VA contractor/construction workers are in this area. Yes all of these people who currently drive or walk back in this area on the current paved VA 12' road do look a lot like our house and lot as they drive or walk by, especially after they have already driven or walked by once before and looked at the river on their first pass through. The general public walkers will also look at the river but they will also be gawking at our backyards too. We have not had crime on our street until the new Lift Station was built with many different contractors and more subcontractor workers than could be counted, maybe just coincidence but our next door neighbor's pickup truck was stolen during the night two years ago as they slept inside their home during the heaviest trucking week of the project. So yes we are nervous about losing our safe, quiet neighborhood as this path will open up this area that most people don't know exists to total strangers. Yes, there will be local neighborhood residents using this path too, many club runners & bikers, and who knows who walks/rides the existing river paths between Woodcrest to downtown to south of downtown.</p> <p>If this shared use path is built and open to the general public, which is different than most residential neighborhoods where mostly the users are neighbors from that neighborhood and only have access to seeing your front side street yard.</p> <p>**Continued**</p> <p>Residential Back Yard Privacy.</p> <p>oWe do not want to have the general public given permission to walk or ride bike this close to our private back yard. We do not feel we should have to alter our backyard for privacy & invest in high cost landscaping to provide privacy for ourselves and ruin our view of this property to provide this to the general public (not just our own street and neighborhood but anyone who wants to walk from anywhere else along the Red River to this new "shared use path" including vagrant individuals.</p> <p>oWe feel this new shared use 10' cement path will lower our property values due to the proposed proximity of this path to the VA fence, also to our hot tub on our deck, to the 12' sliding glass doors in our living room, and windows in two bedrooms which all face this proposed path.</p> <p>oWhen we purchased our home, the purchase price reflected this lot and backyard view & privacy which has existed since our home was built in 1970. We purchased this home from the second owner in 2012 for this lot as the home needed a lot of updating. We invested many dollars to remodel and improve our home after our purchase. This VA property has been off limits to the general public at least since homes were built on the river side of Woodcrest setting a precedent that this property would be kept private and not open to anyone and everyone!</p> <p>Project Information Letter informing Residents of this Project has been too rushed.</p> <p>•City of Fargo Letter received on Saturday afternoon 10/19/2024 by five (5) of the eight (8) residents that live on the south side of Woodcrest that we talked to over the last two weeks. The other three households had no idea this project was being discussed.</p> <p>•Three days later the City of Fargo Public open house meeting was held on 10/22/2024 with an understandably small attendance. At that time we did not have a driveable street and parked about 2 blocks away from our homes.</p> <p>•Two weeks later, today, 11/19/2024 is the closing of emailing Public Comments. I just talked to a neighbor two doors down and they had no idea about this project.</p> <p>•What is the rush, this Comment period of time should be extended, especially with the residents concerned about the finishing of our street project during this time. Everyone should have the chance to at least know about this project proposal.</p> <p>Concerns regarding new vehicle grade shared use concrete path/road:</p> <p>VA Hospital Security Plan to ensure safety No definitive answers are available from any of the parties collaborating on this project. City of Fargo staff, Fargo VA Hospital staff, nor Houston Engineering staff. This detailed plan should be reviewed and determined prior to any go-ahead in any further construction process. VA Hospital national staff should be aware of the situation, and desire to have a detailed plan and rules in place. What public restrictions will be enforced? What boating laws will be enforced? What dog leash rules will be enforced?</p> <p>Pedestrian "Rest Stations" should not be allowed within clear direct view of affected homes on S Woodcrest Drive. Any so-called "rest stations" should be eliminated fully within areas in direct line of sight between the affected homes and the river corridor, and minimize the negative affects a new path will produce.</p> <p>New trees proposed to be planted near the new path should be eliminated — any new trees planned should be eliminated fully within areas in direct line of sight between the affected homes and the river corridor, and minimize the negative affects a new path will produce. And minimize any reduction in clear line of sight view of the river corridor for the impacted homes.</p> <p>Setback of new path from affected properties should be maximized - to the maximum distance allowable by law, regulation, and exception rules available. The new path needs to be moved as far as possible from S Woodcrest Drive resident's private backyards, that currently enjoy a great amount of privacy.</p> <p>8 foot wide path versus 10 foot wide path. To minimize impact of river corridor, and lower the cost of the project with less concrete and lower dirtwork costs, the option of 8 foot width of the path should be considered.</p> <p>MORE PUBLIC OUTREACH communication to affected residents needed, and extension of public comment period. There are a number of persons on S Woodcrest that are just learning of the new path, even within a day of the final public input period. More opportunity for public input should be allowed. Input period should be extended to Nov 27th</p>
11/19/2024	Email / Comment Card	Phyllis and Douglas Benson	
11/19/2024	Email / Comment Card	Phyllis and Douglas Benson	
11/19/2024	Email	Darren Benson	



PLANNING & DEVELOPMENT

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(34)

MEMORANDUM

TO: City Commission

FROM: Nicole Crutchfield, Planning Director *me for NE*

DATE: December 27, 2024

RE: Renaissance Zone Application for MBN Properties, LLC (367-F) for a project located at 701 Main Avenue

The City received a Renaissance Zone (RZ) application from MBN Properties, LLC to rehabilitate a commercial building at 701 Main Avenue. Pursuant to the application, the intent of the project is to rehabilitate the interior of the building to more efficient office space. Attached is a copy of the staff report, application and corresponding materials.

The application indicates the intent to apply for historic preservation tax credits in conjunction with this Renaissance Zone application. The applicant is currently in the process of this.

As indicated in the attached documentation, the project meets all state and local requirements for approval and is consistent with goals and objectives as established in the Fargo Renaissance Zone Development Plan. The application indicates an investment of approximately \$850,000, which is approximately \$69 per square foot and exceeds the minimum investment threshold as set forth in the plan. These figures do not include potential exterior work indicated on the application.

The RZA recommended approval unanimously on December 18, 2024.

Recommended Action: Approve the Renaissance Zone application for MBN Properties, LLC and grant property tax exemptions, State income tax exemptions, and historic preservation and tax credits, as allowed by the ND Renaissance Zone law contingent upon completion of the project and verification of costs.



**Staff Report
Renaissance Zone Application for
MBN Properties, LLC (368-F)
701 Main Avenue**

Project Evaluation:

The City of Fargo received a Renaissance Zone application from MBN Properties, LLC for a commercial rehabilitation project at 701 Main Avenue. Pursuant to the application, the intent of the project is to renovate the existing building into a more efficient office space. This includes demo, framing, insulation, plumbing, HVAC, electrical, drywall, paint, flooring, updating finishes, and security controls. The applicant does not plan to make any changes to the exterior of the building, other than landscape improvements. Exterior renovations include retaining wall and paver removal (to be replaced with concrete), parking lot resurfacing, and updated landscaping. The building is two stories in height and approximately 12,387 square feet. The exterior work is not included in the investment total.

In discussions with the applicant, improvements outlined in alternate 2 are not included with this application. The fountain currently needs major repairs, including leak repairs and pump replacement. The applicant is looking into repair costs as well as the costs outlined in alternate 2. Alternate 2 includes removing the existing fountain and plaza area to expand the west parking lot from 24 parking spaces to 38 parking spaces.

The historic Northern Pacific Railway Depot, built in 1898, was previously occupied by The Fargo Parks District, using the commercial space for office and civic use. The Parks District relocated in 2024 to the newly constructed Fargo Sports Complex. MBN Properties plans to continue to use the commercial space for office use. The building is on the National Register (1975).

Note that the application indicates the intent to apply for Renaissance Zone Historic Preservation Tax Credits in conjunction with this Renaissance Zone application. Historic Preservation Tax Credits approval is also received through a separate process in coordination with the State Historical Society, which the applicant has begun. The recommendation includes the acknowledgement of the Renaissance Zone Historic Preservation Tax Credits.

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

1. **Renaissance Zone Plan Goals:** Use consistent with the RZ Plan (as per Visions and Goals): As noted in the 2019 Renaissance Zone Development Plan. *(portions of responses are from applicant)*
 - a. *Grow as a Neighborhood:* Invest in housing to increase the population living Downtown and maintain Downtown's diversity.
MBN Engineering intends to be a long-term lease client. They are an engineering firm that has been based in downtown Fargo since 2007. The applicant states that "as professional engineers and technicians will continue to bring business to downtown Fargo with options to live downtown and support other businesses and services".
 - b. *Prosper as a Business Center:* Increase the number and types of jobs Downtown.
MBN Engineering has been a growing engineering firm since they started in 2007. They provide civil, mechanical, electrical, and transmission engineering services for the community. They intend to continue to grow and bring talented professionals to the area, increasing the number of fulltime employees.

- c. *Thrive as a Destination:* Create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop of the community's social life.
The applicant states "The historic value of the Depot will be maintained by MBN Properties and continue to be an attraction to the public for future generations. Since the building is on the Historic register, the exterior of the building will maintain its original character. There will also be site improvements to address the deteriorated brick pavers and retaining walls that will be replaced with decorative concrete walls, new sidewalks, and improved landscaping to match the current hardscape and style."
- d. *Be a model for Inclusive Growth and Development:* Protect Downtown's diversity and evolve as a model for equitable growth and development.
The project does not address diversity in housing, public amenities, or needs for specific populations, such as those experiencing homelessness, however, replacing the un-level pavers with concrete will make the site more accessible. See application for more information.
- e. *Complete our Streets:* Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.
The application notes that they anticipate the site to function as it did prior, and that the general public will continue to use the adjacent street corridors (Broadway, Main Avenue, and 8th Street) to visit this site and other downtown attractions.
- f. *Park Smart:* Manage parking resources to meet the needs of drivers, while also making room for new development and activity.
The site has two surface parking lots. The west lot, along 8th street provides 24 parking spaces and the east lot along Broadway provides 45 parking spaces. MBN proposes to use 40 spaces in the east lot for staff. They intend to lease the remaining unused parking spaces to the general public. Four MATBUS routes travel along NP Avenue North and three routes travel along 10th street South, both within two blocks of the subject property. The Ground Transportation Center, which ten routes stop along, is also less than two blocks away from the property.
- g. *Play with purpose:* Develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater).
The property currently includes a fountain and plaza space. The fountain is currently in need of repairs and the future of the fountain is unknown. The applicant is exploring costs associated with repairs vs. removal.

(13/20 points)

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

According to the application, the structure is 12,387 square feet:

The application estimates a total capital investment of \$850,000. This equates to roughly a \$69 / square foot investment on the commercial space.

(10/10 points)

- 3. **High Priority Land Use:** The new construction or proposed improvements are representative of "High Priority Land Uses" as defined by this RZ Plan (page 9).

a. **Primary Sector Business:**

Staff is not aware that the proposed business is considered primary sector business.

b. **Active Commercial, Specialty Retail or Destination Commercial:**

Staff is not aware that the proposed business is considered active commercial, specialty retail, or destination commercial.

c. **Mixed Use Development:**

The project is not mixed use.

(4/20 points)

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

a. **Parcels that have been vacant or underutilized for an extended period of time:**

The building was built in 1898. No changes in the commercial business are anticipated.

b. **Parcels specifically targeted for clearance:**

The RZ Plan identifies Block 18 for:

South half of the block for redevelopment of surface parking lots.

(6/10 points)

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

The historic Northern Pacific Railway Depot, built in 1898 was previously occupied by The Fargo Parks District, using the commercial space for office use. The project includes internal updates, including framing, insulation, plumbing, HVAC, electrical, drywall, paint, flooring, updating finishes, and security controls. The applicant does not plan to make any changes to the exterior of the building, other than landscape improvements. Exterior renovations include retaining wall and paver removal (to be replaced with concrete), parking lot resurfacing, and updated landscaping. The application notes potential changes to the fountain, depending on cost. The project is located within the DMU, Downtown-Mixed Use zoning district and will have to meet required the design standards.

(6/10 points)

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

As proposed, the redevelopment project and improvement costs exceed both the 50% (true and full value of the building) and \$40 per square foot requirement for commercial rehabilitation. The application represents a total estimated capital investment of \$850,000 with a current building valuation of \$954,600, which exceeds 50%. The capital investment is approximately \$69 per square foot, which exceeds the \$40 per square foot.

(10/10 points)

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

The project does not involve the movement or relocation of a business from another community.

(10/10 points)

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

Renaissance Zone projects are anticipated to be conscience of four-sided design however this project will be a rehabilitation of an existing building. The building was built in 1898 and no changes to the exterior are proposed as part of the project.

(6/10 points)

Summary:

This application received a score of 65 on a 100-point scale. The proposed project surpasses the local capital improvement requirement of \$40 per square foot requirement for commercial rehabilitation. The amount invested in the project exceeds state and local guidelines.

Staff is recommending approval to the Fargo City Commission and believes this project is a benefit to the downtown community and will positively contribute to the health of surrounding neighborhood and nearby businesses.

Suggested motion:

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

Criteria:		Staff Rating	Possible Points
1	Use consistent with the plan (as per Vision and Goals)	13	20
2	Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in the RZ Plan?	10	10
3	The new construction or proposed improvements are representative of "High Priority Land Uses" as defined in the RZ Plan: <ul style="list-style-type: none"> • Primary sector business, industry and talent-dependent Enterprises • Active Commercial, Specialty Retail and/or Destination Commercial • Mixed use development (combination of housing, commercial, and/or retail uses in a horizontal or vertical fashion) 	4	20
4	The investment is located in a 'Target Area' as defined by the RZ Plan: <ul style="list-style-type: none"> • Parcels that have been vacant or underutilized for an extended period of time • Parcels specifically targeted for clearance 	6	10
5	Is the project representative of strong urban design principles?	6	10
6	Consideration and analysis as to the total actual investment in the project: <ul style="list-style-type: none"> • Consideration can be given for the level of capital investment in a project. (i.e., additional consideration can be given for higher levels of investment) 	10	10
7	Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community: <ul style="list-style-type: none"> • Commercial tenants that are re-locating within the Downtown Area (as defined by the 1996 Downtown Area Plan) are not eligible for tax incentives without special approval from the Zone Authority • Commercial tenants that are relocating from a North Dakota community (other than Fargo) to the Fargo Renaissance Zone are not eligible for tax incentives without special approval from the Zone Authority. 	10	10
8	Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?	6	10
Total Rating (100 possible points)		65	100



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

701 Main Ave

1:4,514

12/12/2024 12:18 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



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www.FargoND.gov

APPLICATION FOR RENAISSANCE ZONE PROJECT

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

Application submitted for (check all that apply):

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

Property Owner Information	Contact Person Information (if different than owner)
Name (printed): MBN Properties, LLC	Name (printed):
Name (printed): Anthony Eukel	Address:
Address: 503 7th Street North; Suite 200	
Fargo, ND 58102	

Parcel Information
Address: 701 Main Avenue
Unit Number:
Renaissance Zone Block Number: 18
Legal Description (attach separate sheet if more space is needed): See the exhibit following the application
See the exhibit following the application
Parcel Number: 01-3500-04862-000 & 01-2170-00412-000

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

Project Information	
Total Project Cost: (Qualified Capital Improvements) \$850,000 Building Remodel / \$200,000 - Exterior Site Improvements	
Current Use of Property: Commercial Office	
Anticipated Use Upon Completion: Commercial Office	
Expected Date of Purchase: 12/20/2024	Expected Date of Occupancy: 09/2025
Estimated Property Tax Benefit: (Over five year exemption period) \$110,000	Estimated State Income Tax Benefit: (Over five year exemption period) \$20,000
Current Employees: (Full-time equivalent) 31	Anticipated Employees: (Full-time equivalent) 36

Scope of Work

The historic Northern Pacific Railway Depot was built in 1898 and designed by Cass Gilbert. The building was most recently occupied by the Fargo Park District up until 2024 when they relocated to the Fargo Sports Complex. The building was used and set up as office space within the central two-story portion with the east open area recently remodeled into open office space. The West single story was the former Park Board Room. The scope of work for remodel will be to renovate all areas into a more efficient office layout while maintaining the original character. Additional work will include demo, framing, insulation, plumbing, HVAC, electrical, drywall, paint, flooring, updated finishes throughout and security controls. Although not part of the building, the exterior brick retaining walls and paver sidewalks will be removed and replaced with new concrete sidewalk, decorative/colored concrete retaining walls using the existing frost footings, and updated landscaping.

Additional Project Information

New Construction/Rehabilitation/Purchase with Improvements Only

Current Building Value: (Taxable Improvement Value) \$954,600	Estimated Building Value Upon Completion: (Taxable Improvement Value) \$1,500,000
Building Area Upon Completion (SF): 12,387	Number of Stories Upon Completion: 2

Commercial Lease Only

Lease Area Upon Completion (SF):			
Type of Business:			
<input type="checkbox"/> New business moving to the Renaissance Zone	<input type="checkbox"/> Expanding Business moving to the Renaissance Zone	<input type="checkbox"/> Existing Business Expanding within the Renaissance Zone	<input type="checkbox"/> Continuation of a lease moving from one Renaissance Zone Project to another Renaissance Zone Project

Residential Purchase Only

Will this be your primary place of Residency?:

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

Owner (Signature): <u></u>	Date: <u>11/22/2024</u>
Joint Owner (Signature): _____	Date: _____
Representative (Signature): _____	Date: _____

THE FOLLOWING CHECKLIST MUST BE COMPLETED AND SUBMITTED WITH THE APPLICATION FORM:

		Submitted	N/A
Renaissance Zone Project	Current photos of property, relevant to project scope and proposed renderings of the proposed project	<input checked="" type="checkbox"/>	
	Certificate of Good Standing from the Office of the State Tax Commissioner	<input checked="" type="checkbox"/>	
	Business Incentive Agreement from the Department of Commerce for all non-residential projects	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	For residential purchases provide proof of ownership and closing date	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Goals and objectives as outlined in the 2015 Fargo Renaissance Zone Development Plan (Attachment A)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

APPLICATION DEADLINES:

The Renaissance Zone Authority regularly meets on the Fourth Wednesday of each month at 8:00 am in the in the City Commission Chambers at 225 4th Street North, Fargo, ND 58102. For consideration during a monthly meeting:

- **Renaissance Zone** applications are due by 4:30 pm on the **last weekday of each month**.

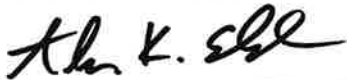
REQUIREMENTS, POLICIES, AND GUIDELINES:

The Renaissance Zone is administered according to the following written documents, each of which are available on the City of Fargo's website.

- **Renaissance Zone Designation**
 - o City of Fargo Renaissance Zone Development Plan
 - o North Dakota Renaissance Zone Program Guidelines

CERTIFICATION:

Applicant certifies that, to the best of his/her knowledge and belief, the information contained in the application and attached hereto is true and correct. Applicant also certifies that he/she understands all written requirements, policies, and guidelines of the Fargo Renaissance Zone Authority, the City of Fargo, and/or the State of North Dakota governing the use of the procedure or program being applied for:



(Applicant's Signature)

Anthony K. Eukel

(Printed Name)

11/22/2024

(Date)

If the property owner(s) and applicant are different, the property owner certifies that he/she has full knowledge of this application and consents to its submission:

(Applicant's Signature)

(Printed Name)

(Date)

(Applicant's Signature)

(Printed Name)

(Date)

Goals of the Fargo Renaissance Zone Plan

Is the proposed use of the project consistent with the RZ Plan? As noted in the Renaissance Zone Development Plan the desired land use will contribute to a number of goals:

1. *Grow as a Neighborhood.* How will this project invest in housing to increase the population living Downtown and maintain Downtown's diversity?

The long-term lease client will be an engineering firm that has been based in downtown Fargo since 2007, our professional engineers and technicians will continue to bring business to downtown Fargo with options to live downtown and support other businesses and services.

2. *Prosper as a Business Center.* How will this project increase the number and type of jobs Downtown (or accessible from Downtown)?

MBN Engineering will be a long-term lease client for the Depot and will maintain the office space for their use. MBN Engineering has been a growing engineering firm since inception in 2007, providing civil, mechanical, electrical and transmission engineering services for the community and beyond. This office will continue to bring talented professionals to the area and keep them in Fargo and the surrounding communities.

3. *Thrive as a Destination.* How will this project create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop to the community's social life?

The historic value of the Depot will be maintained by MBN Properties, LLC and continue to be an attraction to the public for future generations. Since the building is on the Historic Register, the exterior of the building will maintain its original character. There will also be site improvements to address the deteriorated brick pavers and retaining walls that will be replaced with decorative concrete walls, new sidewalks and improved landscaping to match the current hardscapes and style.

4. *Be a Model for Inclusive Growth and Development.* How will this project protect Downtown's diversity and evolve as a model for equitable growth and development?

This project will continue to bring talent driven professionals to downtown Fargo. The Depot space will allow MBN Engineering to grow into this space and provide additional opportunities to bring in experienced and college graduating engineers to the Fargo area. Replacement of all pavers with concrete will bring the site up to code for accessibility.

5. *Complete our Streets.* How will this project make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car?

The Depot property is surrounded by Main Avenue to the south, Broadway to the east and 8th Street to the west, which have all been recently improved. This project will update the exterior brick retaining walls and private sidewalks around the building with new decorative concrete walls, new concrete sidewalks and improved landscaping that will match the character of the Historic Depot Building as well as the recently developed street scapes. With the historic value of the Depot, we anticipate that the general public will continue to use the adjacent street corridors to visit this site and the other downtown attractions.

6. *Park Smart.* How will this project manage parking resources to meet the needs of drivers, while also making room for new development and activity?

The site currently has two active surface parking lots. The west parking lot along 8th street provides 22 parking spaces with the east parking lot providing 45 stalls, totaling 67 parking stalls for the site. MBN Engineering will use 40 of these stalls in the east parking lot for staff and visitor parking with the remaining 27 parking stalls being leased out to the general public.

7. *Play with Purpose.* Will this project develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater)?

The exterior space around the depot building will undertake major improvements. We will be removing the old brick retaining walls and replacing them with cast-in-place concrete walls that will utilize a form liner and colored concrete to match the exterior cast stone on the building. We will be removing all the heaved paver stones and installing new concrete pavement that will bring the site into accessibility compliance. With these noted improvements we will be reducing the overall amount of impervious (and stormwater runoff) on the site and dedicating more landscaped areas that will incorporate a diversity of plant material.

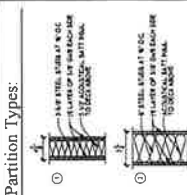
That portion of The Burlington Northern and Santa Fe Railway Company (formerly Northern Pacific Railway Company) Station Ground property at Fargo, North Dakota, situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Township 139 North, Range 48 West of the 5th P. M., Cass County, North Dakota, described as follows, to-wit:

Commencing at the northwest corner of Block 7, **ORIGINAL TOWNSITE** of Fargo, North Dakota, according to the plat on file in the Register of Deeds office of said County; thence North 02° 29' 00" East, assumed bearing along the East line of 8th Street, a distance of 75.50 feet to the North lien of Main Avenue; thence South 87° 37' 00" East, 124.96 feet along the North line of said Main Avenue to the True Point of Beginning of the tract to be described; thence North 02° 33' 03" East, 74.50 feet; thence South 87° 37' 00" East, 555.21 feet to the West line of 6th Street; thence South 02° 29' 00" West, 74.50 feet to the North line of said Main Avenue; thence North 87° 37' 00" West, 555.29 feet along the North line of Main Avenue to the **True Point of Beginning. Also;**

All of Lot 2 and the West 75.03 feet of Lots 3 and 4, Block 34 **ROBERT'S 2ND ADDITION** to the City of Fargo, according to the plat on file in the Register of Deeds office, Cass County, North Dakota, lying northerly of the North right of way line of The Burlington



- General Notes:**
1. CONTRACTOR SHALL VERIFY ALL EXISTING COMPONENTS BEFORE REMOVAL.
 2. CONTRACTOR SHALL VERIFY ALL EXISTING COMPONENTS BEFORE REMOVAL.
 3. CONTRACTOR SHALL VERIFY ALL EXISTING COMPONENTS BEFORE REMOVAL.
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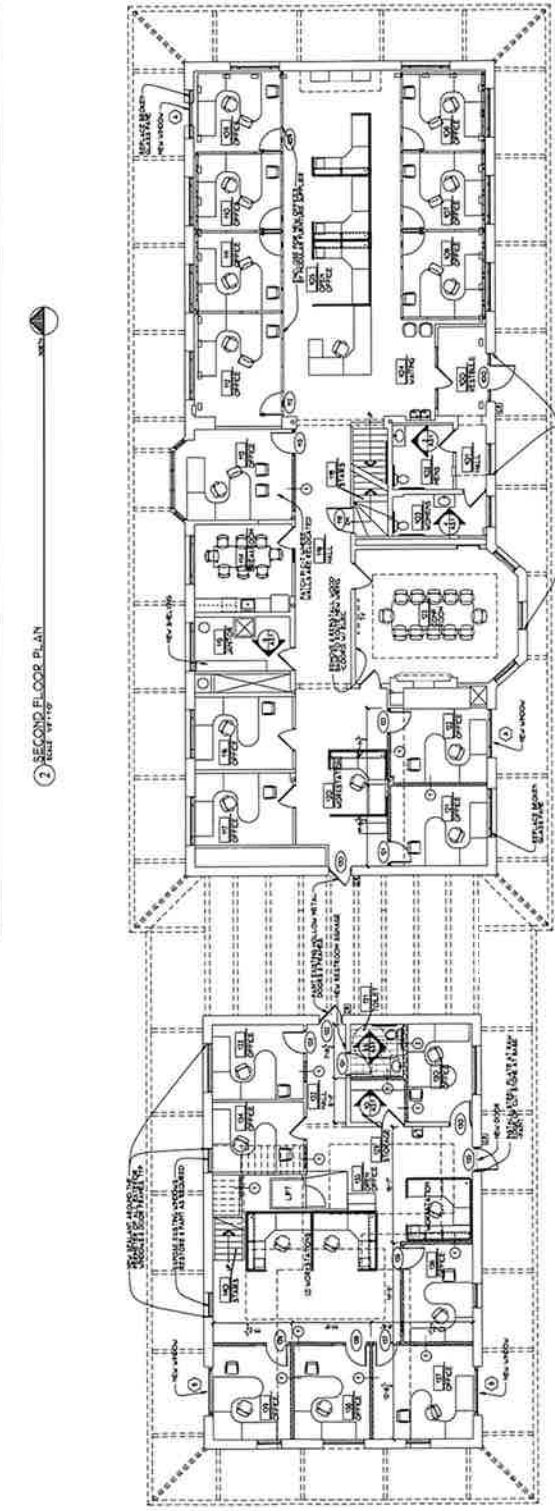
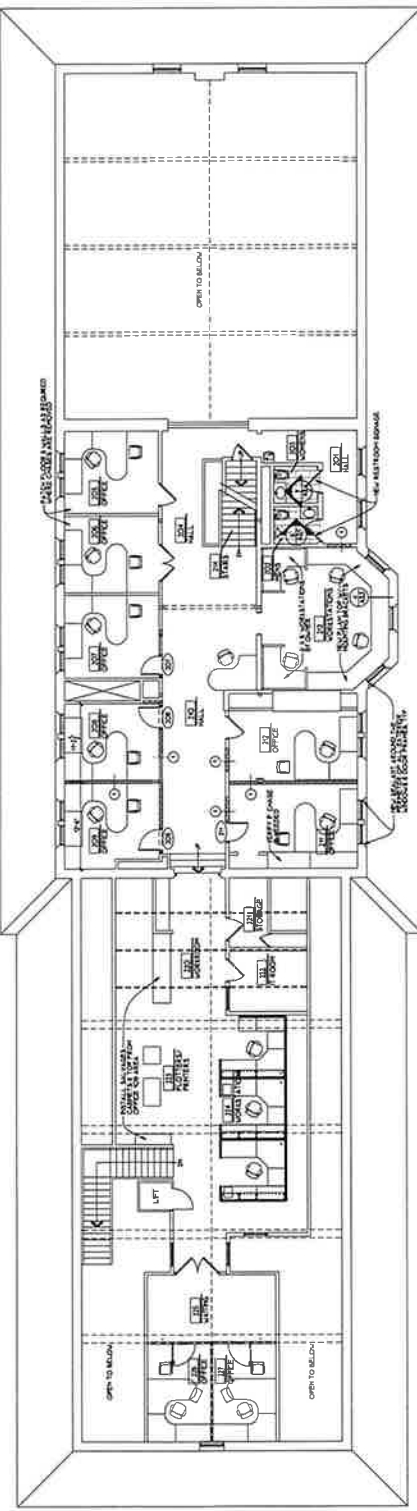
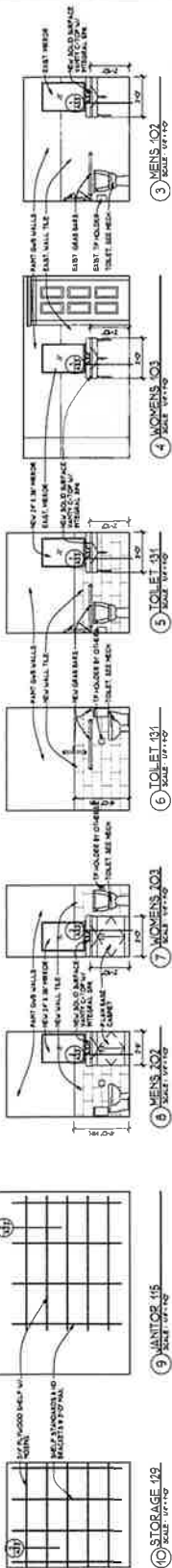
REVISION	DATE	DESCRIPTION

MBN PROPERTIES, LLC
DEPOT REMODELING

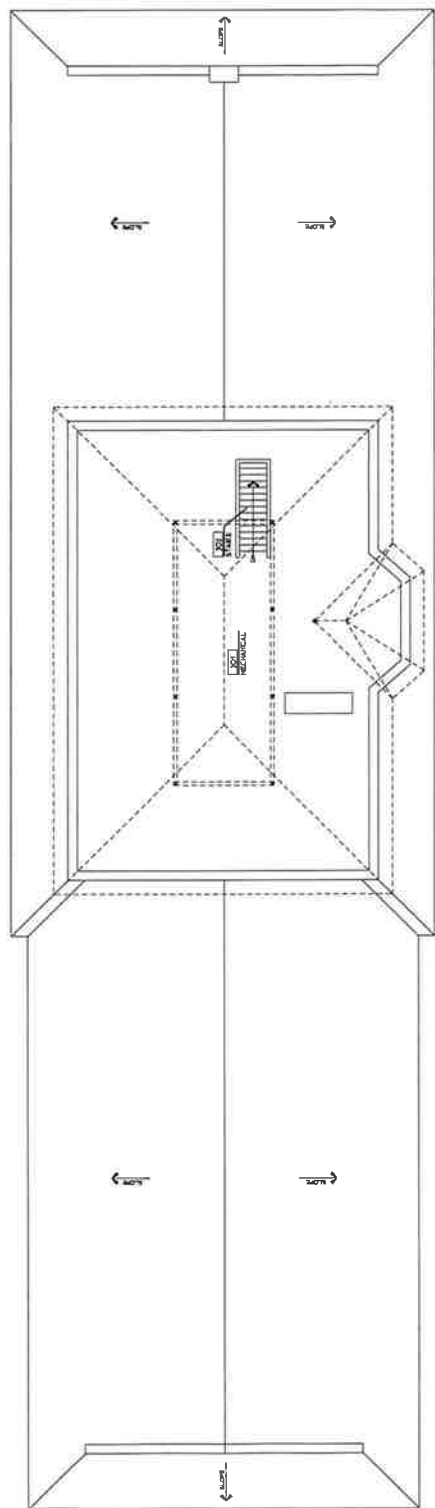
701 MAIN AVENUE
FARGO, NORTH DAKOTA

DATE: 11.21.23
JOB # 23081

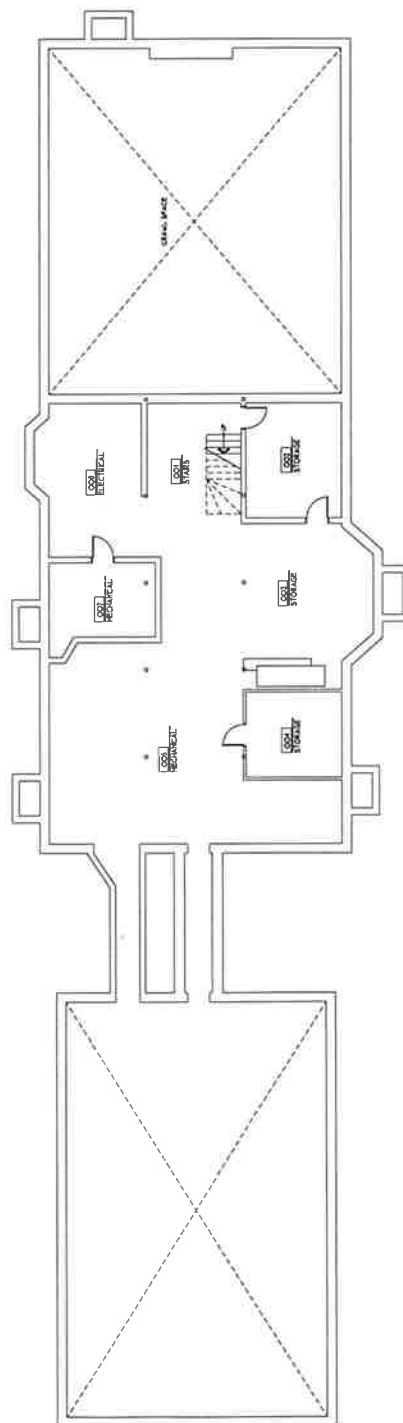
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FIRST & SECOND FLOOR PLANS

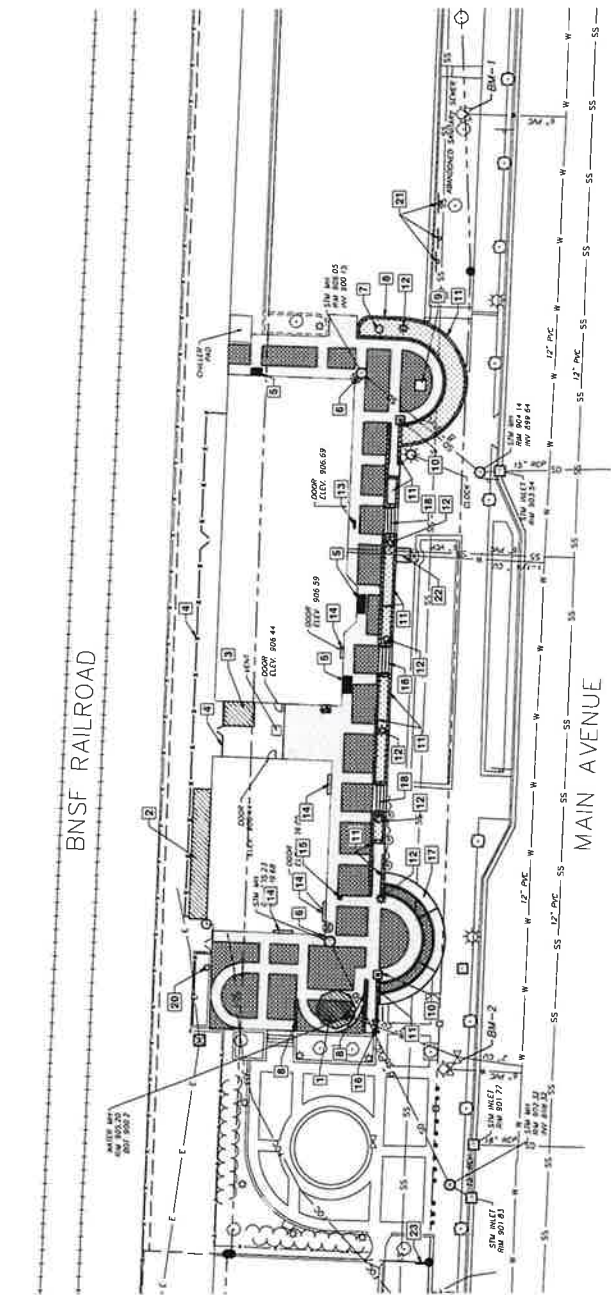
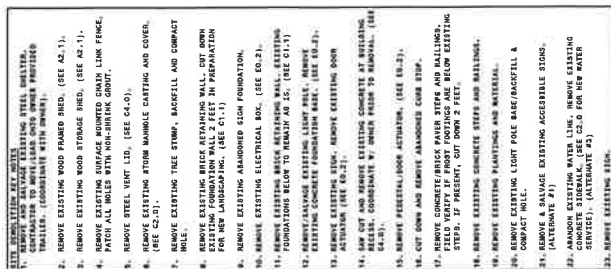
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2 ATTIC FLOOR PLAN
SCALE 1/4" = 1'-0"



① BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

BASEMENT & ATTIC FLOOR PLANS (FOR REFERENCE ONLY)



PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF FARGO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
2. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND UTILITIES AT LEAST 10 BUSINESS DAYS PRIOR TO THE START OF WORK. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-783-0553.
3. CONTRACTOR SHALL PROTECT ALL PROPERTY, PINE, PROPERTY PINE, AND ADJACENT PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTY. CONTRACTOR SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. IF THE LABOR BARGAINING AGREEMENT OR THE PLANS REQUIREMENTS ARE IN CONFLICT, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE LABOR BARGAINING AGREEMENT. A NOTICE OF INTENT TO OBTAIN A FORM WATER POLLUTION PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE ENVIRONMENTAL QUALITY REVIEW (7) HAVE PAPER TO CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
6. CONTRACTORS SHALL ACQUIRE AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
7. ALL WORK SHALL BE FOR DEMOLITION SHALL BE FULL DEPTH LAW AND SHALL BE REMOVED TO ADEQUATELY PROTECT THE CITY OF FARGO FROM POLLUTION TO NEIGHBORS.
8. CONTRACTOR SHALL COMPLY WITH THE CITY OF FARGO STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.

SYMBOL LEGEND:

- UTILITY SYMBOLS**

(Symbol)	EXISTING PROPERTY LINE
(Symbol)	EXISTING EASEMENT LINE
(Symbol)	EXISTING STORM SEWER LINE
(Symbol)	EXISTING WATER MAIN
(Symbol)	EXISTING SANITARY SEWER LINE
(Symbol)	EXISTING ELECTRICAL LINE
(Symbol)	EXISTING FIBER OPTIC LINE
(Symbol)	EXISTING TRUNK TRIGGER LINE
(Symbol)	EXISTING RAILROAD LINE
(Symbol)	EXISTING FENCE LINE
(Symbol)	EXISTING TREE LINE
(Symbol)	EXISTING STREAM CHANNEL
(Symbol)	EXISTING ROAD JUNCT.
(Symbol)	EXISTING BRIDGE TUNNEL
(Symbol)	EXISTING HYDRAULIC STRUCTURE
(Symbol)	EXISTING GATE VALVE/CURB STOP
(Symbol)	EXISTING LIGHT POLE
(Symbol)	EXISTING WATER HAND HOLE
(Symbol)	EXISTING WATER MANHOLE
(Symbol)	EXISTING BORN BRUSH
(Symbol)	EXISTING COMMUNICATION TOWER
(Symbol)	EXISTING TELEPHONE MANHOLE
(Symbol)	EXISTING CABLE TV MANHOLE
(Symbol)	EXISTING ELECTRICAL TRANSFORMER

Scale: SCALE: 1" = 20 FEET

Graphic scale bar showing distances from 0 to 40 feet.

North Arrow: A compass rose indicating North (N), South (S), East (E), and West (W).

SCALE: 1 INCH = 20 FEET

БЕЛЛАКА:

- | | |
|-------|--|
| BM-21 | SOUTHEAST FLANGE BUILT BY WYBAST LOCATED ON THE NORTH SIDE OF MAIN AVENUE, +/-330' WEST OF THE INTERSECTION OF MAIN AVENUE AND BROADWAY, CITY OF FARGO BARDENROAD. ELEVATION = 808.80 (NAVD83) |
| BM-22 | SOUTHEAST FLANGE BUILT BY WYBAST LOCATED ON THE NORTH SIDE OF MAIN AVENUE, +/-330' WEST OF THE INTERSECTION OF MAIN AVENUE AND BROADWAY, CITY OF FARGO BARDENROAD. ELEVATION = 808.80 (NAVD83) |

DEMOLITION PLAN - ALTERNATE #2



































































PLAN NOTES:

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BENCHMARKS:

- ITEM 1:**
 SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE
 NORTH SIDE OF MAIN AVENUE, 1'-230" WEST OF THE
 INTERSECTION OF MAIN AVENUE AND BROADWAY, CITY OF
 FARGO, NORTH DAKOTA
 ELEVATION = 504.80 [INCHES]
- ITEM 2:**
 SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE
 NORTH SIDE OF MAIN AVENUE, 1'-573" WEST OF THE
 INTERSECTION OF MAIN AVENUE AND BROADWAY, CITY OF
 FARGO, NORTH DAKOTA
 ELEVATION = 504.80 [INCHES]

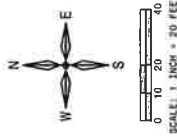
SYMBOL LEGEND:

- | | | | |
|---|------------------------------|---|------------------------|
|  | EXISTING PROPERTY LINE |  | EXISTING EASEMENT LINE |
|  | EXISTING STORM SEWER LINE |  | EXISTING EASEMENT LINE |
|  | EXISTING WATERMAIN LINE |  | EXISTING EASEMENT LINE |
|  | EXISTING SANITARY SEWER LINE |  | EXISTING EASEMENT LINE |
|  | EXISTING ELECTRICAL LINE |  | EXISTING EASEMENT LINE |
|  | EXISTING FIBER OPTIC LINE |  | EXISTING EASEMENT LINE |
|  | EXISTING TRUNK TANKER LINE |  | EXISTING EASEMENT LINE |
|  | EXISTING HAZARDOUS LINE |  | EXISTING EASEMENT LINE |
|  | EXISTING FENCE LINE |  | EXISTING EASEMENT LINE |
|  | EXISTING TREE LINE |  | EXISTING EASEMENT LINE |
|  | EXISTING STORM DRAINAGE |  | EXISTING EASEMENT LINE |
|  | EXISTING STORM TUNNEL |  | EXISTING EASEMENT LINE |
|  | EXISTING STORM TUNNEL |  | EXISTING EASEMENT LINE |
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|  | EXISTING STORM TUNNEL |  | EXISTING EASEMENT LINE |


































WEST PARKING LOT - ALTERNATE #2

- [illegible]

PAVING PLAN - ALTERNATE



SYMBOL LEGEND:

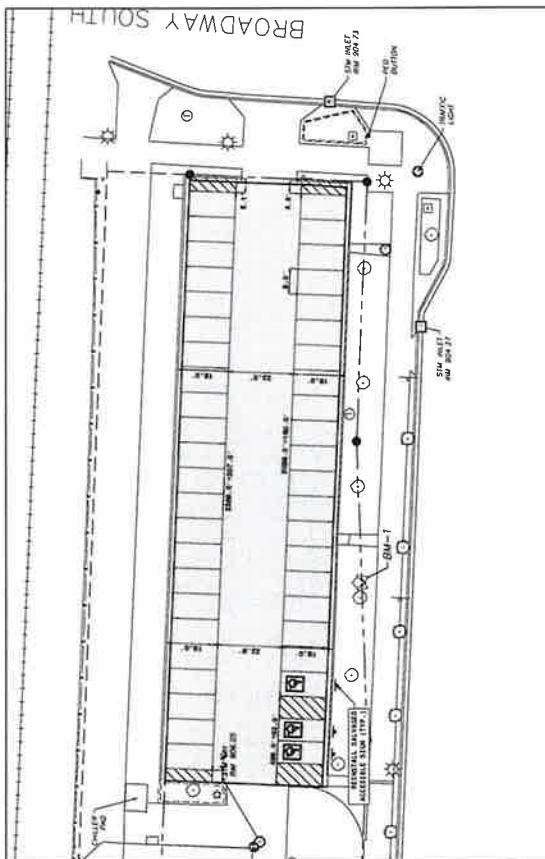
- | | |
|---|---|
|  | EXISTING PROPERTY LINE |
|  | EXISTING EASEMENT LINE |
|  | EXISTING TAILOR TRACKS LINE |
|  | EXISTING BARRELL LINE |
|  | EXISTING FENCE LINE |
|  | EXISTING RIBBON HANGAR |
|  | EXISTING ROUND INLET |
|  | EXISTING SQUARE INLET |
|  | EXISTING HYDRAULIC HANGAR |
|  | EXISTING GATE VALVE |
|  | EXISTING LIGHT POLE |
|  | EXISTING WATER MAIN HOLE |
|  | EXISTING WATER HANGAR |
|  | EXISTING SUMP SPOT |
|  | EXISTING CURB STOP |
|  | EXISTING COMMUNICATIONS TANK |
|  | EXISTING TELEPHONE HANGAR |
|  | EXISTING ELECTRICAL FEEDER |
|  | EXISTING ELECTRICAL TRANSFORMER |
|  | EXISTING FLAG POLE |
|  | EXISTING BRILLIANT POST |
|  | EXISTING GAS METER |
|  | EXISTING TRAFFIC LIGHT |
|  | EXISTING CLOSURE |
|  | EXISTING VEET |
|  | EXISTING FLOOD WARNING |
|  | EXISTING EXISTING TIE |
|  | NEW CURB INLET |
|  | NEW 4" REINFORCED CONCRETE ELEVATED |
|  | NEW 4" REPAIRED PAVEMENT (1950'S) |
|  | NEW CONCRETE CURB AND GUTTER (1950'S) |
|  | WELL AND ORIENTAL 27" REPAIRED PAVEMENT |
|  | NEW ORIENTAL POLE (1950'S ELECTRICAL) |

PLAN NOTES:

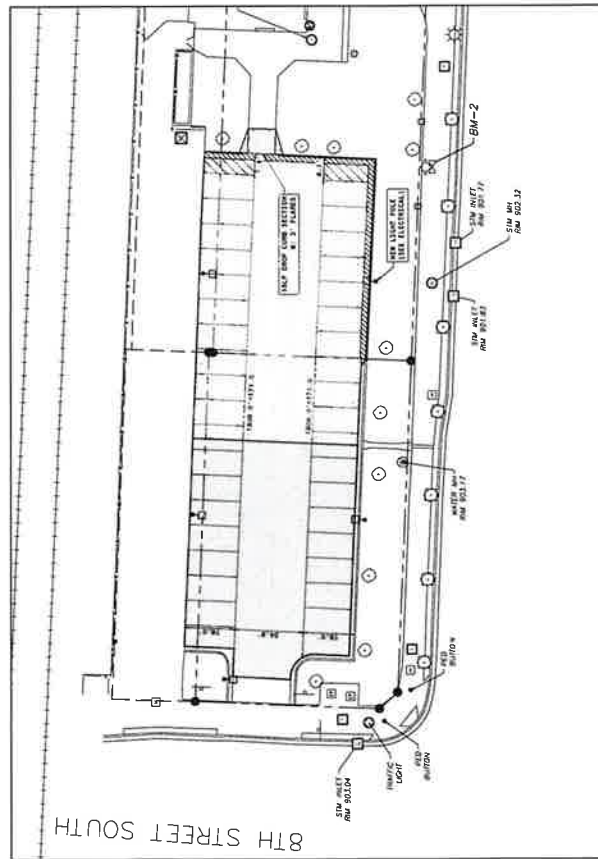
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BENCHMARKS:

- | | |
|-------|--|
| SE-71 | SOUTHEAST FLANGE NOS. OF HYDRAUNT LOCATED ON THE NORTH SIDE OF MAIN AVENUE, 1/2500 WEST OF THE WEST END OF MAIN AVENUE AND BRADSHAW, CITY OF FARGO SARDINIAHOLDS.
ELEVATION = 905.80 (NAVD83) |
| SE-72 | SOUTHEAST FLANGE NOS. OF HYDRAUNT LOCATED ON THE NORTH SIDE OF MAIN AVENUE, 1/2500 WEST OF THE WEST END OF MAIN AVENUE AND BRADSHAW, CITY OF FARGO SARDINIAHOLDS.
ELEVATION = 905.80 (NAVD83) |



EAST PARKING LOT - ALTERNATE #1



WEST PARKING LOT - ALTERNATE #2



35

City of Fargo Staff Report			
Title:	The District of Fargo Fifth Addition	Date:	11/26/2024
		Update:	01/02/2025
Location:	3788 55 th Avenue South	Staff Contact:	Luke Morman, Planner
Legal Description:	Lot 1, Block 1, The District of Fargo Fifth Addition		
Owner(s)/Applicant:	Nathan Skaff (RRCOM LL) / Nick Qualley (Scenic Sign)	Engineer:	N/A
Entitlements Requested:	Zone Change (to repeal and reestablish a C-O, Conditional Overlay on Lot 1, Block 1, The District of Fargo Fifth Addition)		
Status:	City Commission Public Hearing: January 8, 2025		

Existing	Proposed
Land Use: Office and retail	Land Use: Unchanged
Zoning: LC, Limited Commercial, with a C-O, Conditional Overlay	Zoning: LC, Limited Commercial, with a revised C-O, Conditional Overlay
Uses Allowed: Allows colleges, community service, daycare centers of unlimited size, health care facilities, parks and open areas, 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 telecommunication facilities.	Uses Allowed: No change proposed (<i>Proposed change to C-O modifies prohibited sign types, not uses</i>)
Conditional Overlay (C-O) No. 5320 regulates signs, restricts land uses, and provides design standards.	
Maximum Lot Coverage Allowed: 55%	Maximum Lot Coverage Allowed: Unchanged

Proposal:
<p>The applicant is seeking approval of a zone change located at 3788 55th Avenue South. The request is to repeal and reestablish a C-O, Conditional Overlay on Lot 1, Block 1, The District of Fargo Fifth Addition. The proposed Conditional Overlay will revise the list of prohibited signage.</p> <p>On July 18th, 2024, the applicant applied for a sign permit to build a monument sign with an “electronic messaging center” (EMC) on the northwest corner of the subject property. During the permit review, staff found that the proposed EMC portion of the monument sign is not allowed by the C-O, Conditional Overlay because “animated sign” is listed under the Prohibited Signage section. The applicant then revised their proposal to exclude the EMC from their sign to add it at a later date if they are able to change the C-O, which allowed them to receive their permit on July 23rd, 2024. The sign is currently existing, meeting all the applicable requirements of the Sign Code; however, it is built to allow for the EMC to be added onto its existing structure. Removing “Animated Sign” from the prohibited signage listed in the C-O will let the Land Development Code’s Sign Code (Article 20-13) regulate the electronic messaging center.</p> <p>The original C-O (Ordinance 4634) for The District of Fargo Addition in 2007 had several design standards at the request of the developer, which exceeds today’s standard C-O regulations. The existing C-O (Ordinance 5320) had some of those standards carried through with the most recent plat and rezone of the subject property. The LDC’s Sign Code was repealed and reestablished in 2010 (with subsequent text amendments).</p> <p>Additionally, staff has included an amendment related to prohibited uses to reflect a Land Development Code text amendment since the latest C-O ordinance.</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.

Surrounding Land Uses and Zoning Districts:

- North: Across 55 Ave S is LC, Limited Commercial with a C-O, Conditional Overlay, with vacant land and retail sales and service;
- East: MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, with multi-dwelling structures;
- South: MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, with multi-dwelling structures;
- West: Across 38 St S is LC, Limited Commercial with vacant land and MR-3, Multi-Dwelling Residential with multi-dwelling structures.

Area Plans:

Fargo's Growth Plan 2024 was adopted on August 19th, 2024. This project is consistent with the place type designations for this property.

Context:

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

Neighborhood: The subject property is located within The District Neighborhood.

Parks: The Pines Park and the Fargo Parks Sports Center are within approximately half a mile of the subject property. Pines Park amenities include a basketball court, playground, shelter, & trails. Fargo Parks Sports Center amenities include a basketball court, football field, meeting rooms, pickleball court, and walking tracks.

Pedestrian / Bicycle: There are ten-foot-wide paths along 52nd Avenue South, eight-foot-wide paths along 53rd Avenue South, eight-foot-wide paths on the west side of 42nd Street South, ten-foot-wide paths along portions of 38th Street South, and shared-use paths within The Pines Park that connect to the metro area trail system.

Bus Route: The subject property is within a quarter mile of route 18, which runs along 53th Ave S, 38th St S, 52nd Ave S, and 42nd St S. This route has a bus stop located at the Walmart at 3757 55 Ave S which is within a quarter mile of the subject property.

Staff Analysis:

Zoning

Section 20-906.F (1-4) of the LDC stipulates the following criteria be met before a zone change can be approved:

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

Staff is unaware of any error in the zoning map as it relates to this property. The original C-O (Ordinance 4634) for The District of Fargo Addition in 2007 contained signage regulations that have carried through to the existing C-O, and the LDC's Sign Code was repealed and re-enacted in 2010 (with subsequent text amendments). The applicant is requesting to rezone the subject property in order to repeal and reestablish the C-O to allow for an electronic messaging center, letting the Sign Code (Article 20-13) regulate the signage.

(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 provides access and public utilities to serve the subject 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 inquiries related to the application with no noted concern.

(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. The new electronic messaging center will comply with the LDC's sign code. Staff finds that the proposed zone change is consistent with the purpose of the LDC, 2024 Growth Plan, and other adopted policies of the City.

(Criteria Satisfied)

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of the Planning Commission and staff and hereby waive the requirement to receive the rezoning Ordinance one week prior to the first reading and place the rezoning Ordinance on for first reading and move to approve the proposed Zoning Change to repeal and reestablish a C-O, Conditional Overlay on Lot 1, Block 1, **The District of Fargo Fifth Addition** as outlined within the staff report, as the proposal complies with the 2024 Growth Plan, standards of Section 20-906.F, and all other applicable requirements of the Land Development Code."

Planning Commission Recommendation: December 3, 2024

At the December 3rd, 2024 Planning Commission hearing, by a vote of 8-2 with one Commission seat vacant, that Commission moved to accept the findings and recommendations of staff and recommended approval to the City Commission the proposed Zoning Change to repeal and reestablish a C-O, Conditional Overlay on Lot 1, Block 1, **The District of Fargo Fifth Addition** as outlined within the staff report, as the proposal complies with the 2024 Growth Plan, standards of Section 20-906.F, and all other applicable requirements of the Land Development Code."

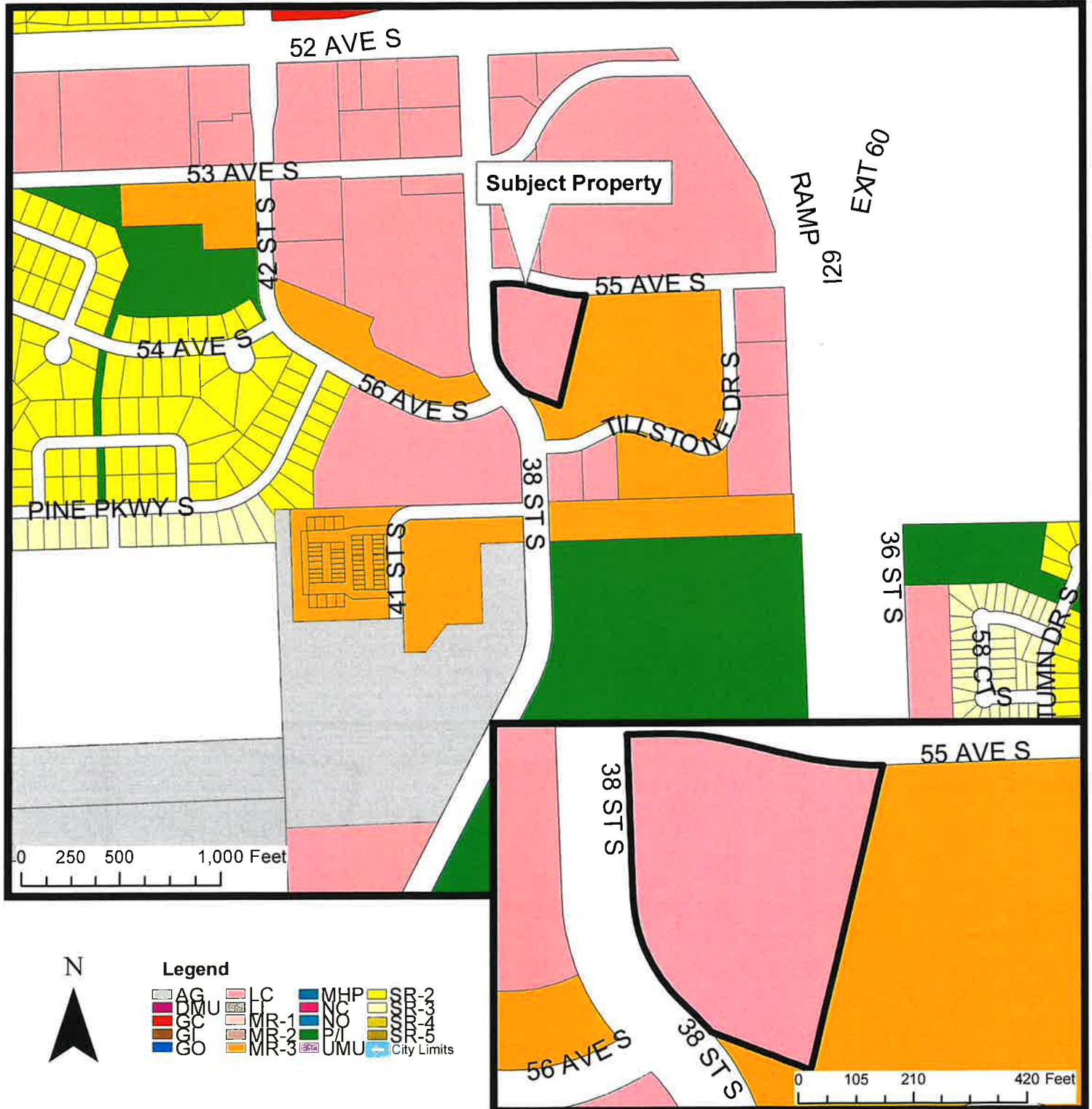
Attachments:

1. Zoning Map
2. Location Map
3. C-O, Conditional Overlay Draft
4. Applicant's Narrative

Zone change from LC, Limited Commercial with a C-O, Conditional Overlay to LC with a Revised Conditional Overlay

The District of Fargo Fifth Addition

3788 55th Avenue South



Zone change from LC, Limited Commercial with a C-O, Conditional Overlay to LC with a Revised Conditional Overlay

The District of Fargo Fifth Addition

3788 55th Avenue South



Conditional Overlay Items
The District of Fargo Fifth Addition
3788 55th Avenue South

A. Commercial Developments.

1. Building Form and Style.

- 1.1 All building elevations/facades greater than 200 feet in length, measured horizontally from vertical edge to vertical edge, shall incorporate wall plane projections or recesses. Each projection and/or recess shall have a depth of at least two (2) feet, and the cumulative total horizontal width of all projections and/or recesses within a façade shall equate to at least an accumulated total of twenty (20) percent of the overall horizontal length of the façade. No uninterrupted length of any façade shall exceed 200 horizontal feet.
- 1.2 Ground floor facades that are within 150 feet of the right of way, measured from the exterior wall, shall have arcades, display windows, entry areas, awnings, spandrel glass, ground level landscaping, or other such features along no less than fifty (50) percent of its horizontal length.
- 1.3 Principal Materials. Unless otherwise deemed acceptable by the Zoning Administrator, all exterior walls shall be constructed or clad with natural stone, synthetic stone, brick, stucco, integrally- colored and textured concrete masonry units or systems, exterior insulation finishing systems (EIFS), fiber cement, architectural metal panels, curtain walls, rainscreen systems or glass. All materials shall be commercial grade, durable, and have a multigenerational life span.
- 1.4 Accent Materials. In conjunction with the principal materials listed above in Section 1.3., finished wood and vinyl accent materials may also be used to construct or clad exterior walls. Accent materials shall be applied to no greater than twenty (20) percent of each building facade.
- 1.5 Loading/unloading areas, building service entrances, loading docks, overhead doors, and ground level HVAC units within 150 feet of public right-of-way shall be visually screened from adjacent public right-of-way by structures and/or landscaping. All structures used for visual screening shall be constructed or clad with the same materials used for the primary building
- 1.6 Dumpsters, refuse containers, and outdoor storage areas shall be located at the side or rear of buildings and shall be visually screened from adjacent public right-of-way, when located within 150 feet of public right-of-way, by permanent walls. The permanent walls shall be constructed or clad with the same materials used for the primary building. Dumpsters and refuse containers shall contain permanent walls on at least three (3) sides with the service opening not directly facing any public right-of-way or residentially zoned property. The fourth side shall incorporate a metal gate to visually screen the dumpsters or refuse containers.
- 1.7 Service, loading, and utility areas visible from residential areas shall be screened with a wall, berm, trellising, or combination.

2. Site Design.

- 2.1 A minimum of five (5) percent of the internal surface area of the parking lot shall be landscaped through the use of planter islands and peninsulas.
- 2.2 Separate vehicular and pedestrian circulation systems shall be provided. Adjacent properties may share pedestrian circulation systems that connect to public sidewalks

with Zoning Administrator approval. An on- site system of pedestrian walkways shall be provided between building entrances and the following:

- 2.2.1 Parking lots or parking structures;
- 2.2.2 Any public sidewalk or multi-use path along the perimeter of the lot;
- 2.2.3 Entrances of other buildings on the site;
- 2.2.4 Any public sidewalk system along the perimeter streets adjacent to the development; and
- 2.2.5 Adjacent pedestrian origins and destinations – including but not limited to transit stops, residential development, office buildings, and retail shopping buildings – where deemed practical and appropriate by the Zoning Administrator.

3 Prohibited Uses. The following uses are prohibited:

- 3.1 Detention facilities;
- 3.2 Self-service storage;
- 3.3 Vehicle repair;
- 3.4 Vehicle service, limited;
- 3.5 Industrial uses; and
- 3.6 Adult entertainment centers Adult establishments.

4 Prohibited Signage. The following signs are prohibited:

- ~~4.1 Animated Sign: a sign having an intermittent or continuing variation in the illumination or physical position of any part of the device, except variations required for displaying time or temperature information.~~
- 4.2 Fence Sign: a sign affixed in any way to or painted on a fence.
- 4.3 Off Premises Sign: a sign which directs attention to a business, profession, product, service, activity or entertainment not conducted, sold or offered on the premises upon which the sign is located. One pylon sign to be shared with all three (3) businesses is allowed for proximity next to the interstate with a height limit of sixty (60) feet.
- 4.4 Pennant: a flag tapering to a point usually strung together by line or rope.
- 4.5 Portable Sign: any sign designed to be moved easily and is not permanently affixed to the ground, structure or building.
- 4.6 Roof Sign: a sign erected above the highest point of a flat roof or mounted on a gable pitched or hipped roof.
- 4.7 Vehicular Sign: a sign or business identification affixed to any vehicle, including, but not limited to automobiles, trucks, tractors, trailers, wagons, carts, manufactured homes, and similar vehicles and their accessories.
- 4.8 Window Sign: a sign painted or applied directly on a window or affixed to the outside or inside of a window.

B. Residential Developments.

1. Building Form and Style.

- 1.1 Principal Materials. Unless otherwise deemed acceptable by the Zoning Administrator, all exterior walls shall be constructed or clad with natural stone, synthetic stone, brick, stucco, integrally-colored and textured concrete masonry units or systems, exterior insulation finishing systems (EIFS), fiber cement, curtain walls, rainscreen systems or glass. All materials shall be commercial grade, durable, and have a multi-generational life span. Metal panel, finished wood and vinyl shall be allowed on residential structures but should not exceed 75% of the building elevation.
- 1.2 Dumpsters, refuse containers, and outdoor storage areas shall be located at the side or rear of buildings and shall be visually screened from adjacent public right-of-way, when

located within 150 feet of public right-of-way, by permanent walls. The permanent walls shall be constructed or clad with the same materials used for the primary building. Dumpsters and refuse containers shall contain permanent walls on at least three (3) sides with the service opening not directly facing any public right-of-way or residentially zoned property. The fourth side shall incorporate a metal gate to visually screen the dumpsters or refuse containers.

2. Site Design.

- 2.1 A minimum of five (5) percent of the internal surface area of the parking lot shall be landscaped through the use of planter islands and peninsulas.
- 2.2 Separate vehicular and pedestrian circulation systems shall be provided. Adjacent properties may share pedestrian circulation systems that connect to public sidewalks with Zoning Administrator approval. An on- site system of pedestrian walkways shall be provided between building entrances and the following:
 - 2.2.1 Parking lots;
 - 2.2.2 Any public sidewalk or multi-use path along the perimeter of the lot;
 - 2.2.3 Entrances of other buildings of the site;
 - 2.2.4 Any public sidewalk system along the perimeter streets adjacent to the development;
 - 2.2.5 Adjacent pedestrian origins and destinations – including, but not limited to transit stops, residential development, office buildings, and retail shopping buildings – where deemed practical and appropriate by the Zoning Administrator; and
 - 2.2.6 Upon approval of the Zoning Administrator, adjacent properties may share pedestrian circulation systems that connect to public sidewalks.

3. Prohibited Signage. The following signs are prohibited:

- ~~3.1 Animated Sign: a sign having an intermittent or continuing variation in the illumination or physical position of any part of the device, except variations required for displaying time or temperature information.~~
- 3.2 Fence Sign: a sign affixed in any way to or painted on a fence.
- 3.3 Off-Premises Sign: a sign which directs attention to a business, profession, product, service, activity or entertainment not conducted, sold or offered on the premises upon which the sign is located. One pylon sign to be shared with all three (3) businesses is allowed for proximity next to the interstate with a height limit of sixty (60) feet.
- 3.4 Pennant: a flag tapering to a point usually strung together by line or rope.
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- 3.6 Roof Sign: a sign erected above the highest point of a flat roof or mounted on a gable pitched or hipped roof.
- 3.7 Vehicular Sign: a sign or business identification affixed to any vehicle, including, but not limited to automobiles, trucks, tractors, trailers, wagons, carts, manufactured homes, and similar vehicles and their accessories.
- 3.8 Window Sign: a sign painted or applied directly on a window or affixed to the outside or inside of a window.

TILLSTONE DEVELOPMENT

APPLICATION TO REESTABLISH CONDITIONAL OVERLAY.

Block 1, Lot 1, The District of Fargo 5th Addition.

3788 55TH Ave S, Fargo, ND, 58104

Nathan Skaff of (RRCOMM LLC) and myself Nick Qualley with (Scenic Sign) are applying to reestablish the conditional overlay of the Tillstone Development located on Block 1, Lot 1, The District of Fargo 5th Addition. 3788 55th Ave S, Fargo, ND, 58104.

There are ordinances in place regarding signage for this Development that are outside the City of Fargo's usual signage guidelines and limits the best chance of success for the local business's located within this development.

ORDINANCE NO. 5320

Page 4. - Section 4. Prohibited Signage.

Section 4.1 – Animated Sign: A sign having an intermittent or continuing variation in the illumination or physical position of any part of the device, except variations required for displaying time or temperatures information.

(Verbiage repeated on Page 6.)

ORDINANCE NO. 5320

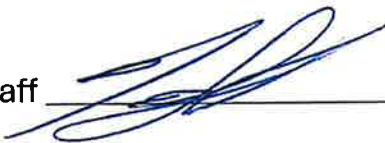
Page 6. - Section 3. Prohibited Signage.

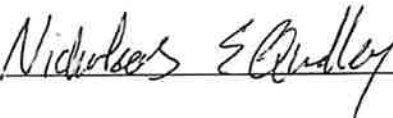
Section 3.1 – Animated Sign: A sign having an intermittent or continuing variation in the illumination or physical position of any part of the device, except variations required for displaying time or temperatures information.

The prohibited signs referenced above restricts the installation and use of a Digital Display, also referred to as an Electronic Message Center, or EMC for short, within this development. EMCs are widely used in the Fargo area to help our local businesses promote their presence, products, and services. This form of on-premise advertisement helps drive the success of the businesses within our community.

The Monument Sign initially proposed for this development (Exhibit A) had an EMC and was denied a sign permit due to the ordinances written into the conditional overlay. The Sign was then resubmitted for permitting without the EMC (Exhibit B) and was approved. This sign is currently in production and is set to be installed at the end of October. However, the sign has an engineered preplanned substructure to add an EMC in the future if the reestablishment of the conditional overlay is to be approved. (Exhibit C)

We are looking to have the conditional overlay revised to allow the installation and use of a Digital Display/EMC onto the Shops at Tillstone Monument as shown on Exhibit A.

(RRCOMM LLC) Nathan Skaff  Date 10/3/24

(SCENIC SIGN) Nick Qualley  Date 10-2-24

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OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND
LYING IN THE DISTRICT OF FARGO FIFTH 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 proposed rezoning of certain parcels of land lying in The District of Fargo Fifth Addition to the City of Fargo, Cass County, North Dakota; and,

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on December 3, 2024; and,

WHEREAS, the rezoning changes were approved by the City Commission on January 8, 2025,

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 The District of Fargo Fifth Addition to the City of Fargo, Cass County, North Dakota,

that is currently zoned "LC", Limited Commercial, District, with an existing "C-O", Conditional Use Overlay, District, as established by Fargo Municipal Ordinance No. 4634, will hereby retain the base zoning of "LC", Limited Commercial, District, and repeal said "C-O", Conditional Use Overlay, District, and re-establish the "C-O", Conditional Use Overlay, District as follows:

A. Commercial Developments.

1. Building Form and Style.

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- 1.1 All building elevations/facades greater than 200 feet in length, measured horizontally from vertical edge to vertical edge, shall incorporate wall plane projections or recesses. Each projection and/or recess shall have a depth of at least two (2) feet, and the cumulative total horizontal width of all projections and/or recesses within a façade shall equate to at least an accumulated total of twenty (20) percent of the overall horizontal length of the façade. No uninterrupted length of any façade shall exceed 200 horizontal feet.
- 1.2 Ground floor facades that are within 150 feet of the right of way, measured from the exterior wall, shall have arcades, display windows, entry areas, awnings, spandrel glass, ground level landscaping, or other such features along no less than fifty (50) percent of its horizontal length.
- 1.3 Principal Materials. Unless otherwise deemed acceptable by the Zoning Administrator, all exterior walls shall be constructed or clad with natural stone, synthetic stone, brick, stucco, integrally- colored and textured concrete masonry units or systems, exterior insulation finishing systems (EIFS), fiber cement, architectural metal panels, curtain walls, rainscreen systems or glass. All materials shall be commercial grade, durable, and have a multigenerational life span.
- 1.4 Accent Materials. In conjunction with the principal materials listed above in Section 1.3., finished wood and vinyl accent materials may also be used to construct or clad exterior walls. Accent materials shall be applied to no greater than twenty (20) percent of each building façade.
- 1.5 Loading/unloading areas, building service entrances, loading docks, overhead doors, and ground level HVAC units within 150 feet of public right-of-way shall be visually screened from adjacent public right-of-way by structures and/or landscaping. All structures used for visual screening shall be constructed or clad with the same materials used for the primary building.
- 1.6 Dumpsters, refuse containers, and outdoor storage areas shall be located at the side or rear of buildings and shall be visually screened from adjacent public right-of-way, when located within 150 feet of public right-of-way, by permanent walls. The permanent walls shall be constructed or clad with the same materials used for

OFFICE OF THE CITY ATTORNEY
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ORDINANCE NO. _____

the primary building. Dumpsters and refuse containers shall contain permanent walls on at least three (3) sides with the service opening not directly facing any public right-of-way or residentially zoned property. The fourth side shall incorporate a metal gate to visually screen the dumpsters or refuse containers.

- 1.7 Service, loading, and utility areas visible from residential areas shall be screened with a wall, berm, trellising, or combination.

2. Site Design.

- 2.1 A minimum of five (5) percent of the internal surface area of the parking lot shall be landscaped through the use of planter islands and peninsulas.

- 2.2 Separate vehicular and pedestrian circulation systems shall be provided. Adjacent properties may share pedestrian circulation systems that connect to public sidewalks with Zoning Administrator approval. An on-site system of pedestrian walkways shall be provided between building entrances and the following:

2.2.1 Parking lots or parking structures;

2.2.2 Any public sidewalk or multi-use path along the perimeter of the lot;

2.2.3 Entrances of other buildings on the site;

2.2.4 Any public sidewalk system along the perimeter streets adjacent to the development; and

2.2.5 Adjacent pedestrian origins and destinations – including but not limited to transit stops, residential development, office buildings, and retail shopping buildings – where deemed practical and appropriate by the Zoning Administrator.

3 Prohibited Uses. The following uses are prohibited:

3.1 Detention facilities;

3.2 Self-service storage;

3.3 Vehicle repair;

3.4 Vehicle service, limited;

3.5 Industrial uses; and

3.6 Adult establishments.

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FARGO, NORTH DAKOTA

ORDINANCE NO. _____

4 Prohibited Signage. The following signs are prohibited:

- 4.1 Fence Sign: a sign affixed in any way to or painted on a fence.
- 4.2 Off Premises Sign: a sign which directs attention to a business, profession, product, service, activity or entertainment not conducted, sold or offered on the premises upon which the sign is located. One pylon sign to be shared with all three (3) businesses is allowed for proximity next to the interstate with a height limit of sixty (60) feet.
- 4.3 Pennant: a flag tapering to a point usually strung together by line or rope.
- 4.4 Portable Sign: any sign designed to be moved easily and is not permanently affixed to the ground, structure or building.
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- 4.7 Window Sign: a sign painted or applied directly on a window or affixed to the outside or inside of a window.

B. Residential Developments.

1. Building Form and Style.

- 1.1 Principal Materials. Unless otherwise deemed acceptable by the Zoning Administrator, all exterior walls shall be constructed or clad with natural stone, synthetic stone, brick, stucco, integrally-colored and textured concrete masonry units or systems, exterior insulation finishing systems (EIFS), fiber cement, curtain walls, rainscreen systems or glass. All materials shall be commercial grade, durable, and have a multi-generational life span. Metal panel, finished

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wood and vinyl shall be allowed on residential structures but should not exceed 75% of the building elevation.

- 1.2 Dumpsters, refuse containers, and outdoor storage areas shall be located at the side or rear of buildings and shall be visually screened from adjacent public right-of-way, when located within 150 feet of public right-of-way, by permanent walls. The permanent walls shall be constructed or clad with the same materials used for the primary building. Dumpsters and refuse containers shall contain permanent walls on at least three (3) sides with the service opening not directly facing any public right-of-way or residentially zoned property. The fourth side shall incorporate a metal gate to visually screen the dumpsters or refuse containers.

2. Site Design.

- 2.1 A minimum of five (5) percent of the internal surface area of the parking lot shall be landscaped through the use of planter islands and peninsulas.
- 2.2 Separate vehicular and pedestrian circulation systems shall be provided. Adjacent properties may share pedestrian circulation systems that connect to public sidewalks with Zoning Administrator approval. An on-site system of pedestrian walkways shall be provided between building entrances and the following:
- 2.2.1 Parking lots;
 - 2.2.2 Any public sidewalk or multi-use path along the perimeter of the lot;
 - 2.2.3 Entrances of other buildings of the site;
 - 2.2.4 Any public sidewalk system along the perimeter streets adjacent to the development;
 - 2.2.5 Adjacent pedestrian origins and destinations – including, but not limited to transit stops, residential development, office buildings, and retail shopping buildings – where deemed practical and appropriate by the Zoning Administrator; and
 - 2.2.6 Upon approval of the Zoning Administrator, adjacent properties may share pedestrian circulation systems that connect to public sidewalks.

3. Prohibited Signage. The following signs are prohibited:

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- 3.1 Fence Sign: a sign affixed in any way to or painted on a fence.
- 3.2 Off-Premises Sign: a sign which directs attention to a business, profession, product, service, activity or entertainment not conducted, sold or offered on the premises upon which the sign is located. One pylon sign to be shared with all three (3) businesses is allowed for proximity next to the interstate with a height limit of sixty (60) feet.
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- 3.7 Window Sign: a sign painted or applied directly on a window or affixed to the outside or inside of a window.

Section 2. The City Auditor is hereby directed to amend the zoning map now on file in his office so as to conform with and carry out the provisions of this ordinance.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. _____

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

Timothy J. Mahoney, M.D., Mayor

(SEAL)

Attest:

Steve Sprague, City Auditor

First Reading:
Second Reading:
Final Passage:

36

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIM MAHONEY

DATE: JANUARY 8, 2025

**SUBJECT: DISCUSS A 2025 REQUEST FOR QUALIFICATIONS (RFQ) PROCESS
FOR THE FARGO CIVIC CENTER**

The Fargo Civic Center presents an opportunity for reinvigoration in 2025 as an event and community space. To solicit ideas and interest from members of the public and outside organizations, I propose that the City Commission authorize City staff to develop a Request for Qualifications (RFQ) process for the curation, promotion, and management of events at the Civic Center. Due to a variety of reasons, the Civic Center has been utilized in a limited capacity over the past several years. I believe an opportunity is now present to think differently about activating this important downtown space.

With the support of the City Commission, I propose City staff develop an RFQ to invite fresh thinking on the following topics:

- Event promotion and management
- A new staffing plan/model that utilizes an outside vendor
- Food and beverage services/management
- A long-term operating agreement that encourages the promotion of new events that will increase the vitality and visibility of the Fargo Civic Center to the greater metropolitan community

To assist staff in developing a comprehensive RFQ, I request Commissioners provide individual perspectives and ideas you believe should be included in a proposed RFQ. City staff will compile this feedback and draft an RFQ for the City Commission's consideration and approval at a future meeting in January or early February 2025.

SUGGESTED MOTION: I move to direct City staff to draft a Request for Qualifications (RFQ) for the Fargo Civic Center to be approved by the City Commission in January/February 2025.

37

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIMOTHY J. MAHONEY

DATE: JANUARY 8, 2025

SUBJECT: APPOINTMENT TO THE LIQUOR CONTROL BOARD

John Stibbe, who serves on the Liquor Control Board, has moved outside of Fargo, which makes him ineligible to continue his service on the Board. His term would have expired on July 1, 2025.

Mark Doyle has submitted an application indicating an interest in serving on the Board and I am recommending his appointment. I have attached a copy of his application for your information.

Your favorable consideration of this recommendation is greatly appreciated.

RECOMMENDED MOTION: To approve the appointment of Mark Doyle to the Liquor Control Board to fill the unexpired term of John Stibbe for a term ending July 1, 2025.

mmappt24lcb

Kember Anderson

From: noreply@cityoffargo.com
Sent: Thursday, December 26, 2024 12:12 PM
To: Commissions Applications
Subject: New Form Submission: Getting involved in government

Name:

[Mark Doyle]

Mailing Address:

[REDACTED] street

City:

[Fargo]

State:

[North Dakota]

Zip:

[58102]

Work Phone:

[BLANK]

Home Phone:

[REDACTED]

E-mail:

[REDACTED]

For which boards or commissions would you like to be considered?

[Liquor Control Board]

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

[I bring 43 years of experience as a bar owner which may add a different perspective to certain issues.]

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

[What ever is needed.]

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

[No experience]

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

[43 years of bar and offsale experience]

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



38a

December 9, 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 1506 28 ½ Ave S submitted by Thomas and Skylar Bailey. 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 \$234 with the City of Fargo's share being \$40.

Sincerely,

A handwritten signature in blue ink that reads "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
attachment

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

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

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

Property Identification

1. Legal Description of the property for which exemption is claimed Lot E 60 FT OF 9, Block B, The Meadows
2. Address of Property 1605 28 1/2 AVE S FARGO, ND. 58103
3. Parcel Number 01-1910-00282-000
4. Name of Property Owner BAILEY, THOMAS L & SKYLAR J Phone No. _____
5. Mailing Address of Property Owner 1605 28 1/2 AVE S FARGO, ND. 58103

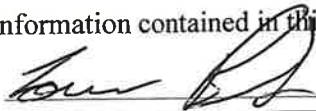
Description Of Improvements For Exemption

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. 24060390 8. Year built (residential property) 1985
9. Date of commencement of making the improvements 6/12/24
10. Estimated market value of property before the improvements \$ 352,600
11. Cost of making the improvement (all labor, material and overhead) \$ 40,000
12. Estimated market value of property after the improvements \$ 370,100

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

12/6/2024

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization



Date

12-16-2024

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



386

November 27, 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 60 6 Ave N submitted by Melody Merrill. 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 \$80 with the City of Fargo's share being \$14.

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 1540 Keeney and Devitts 2nd Block 29
Lot W 90 ft of 6 and 7
2. Address of Property 60 6 Ave N
3. Parcel Number 01-1540-01950
4. Name of Property Owner Melody Merrill Phone No. _____
5. Mailing Address of Property Owner 60 6 Ave 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). New bathroom was built in basement, new electrical panel installed in basement
7. Building permit No. 2402-0408 8. Year built (residential property) 1902
9. Date of commencement of making the improvements 2/15/2024
10. Estimated market value of property before the improvements \$ 180,000
11. Cost of making the improvement (all labor, material and overhead) \$ 21,389
12. Estimated market value of property after the improvements \$ 185,000

Applicant's Certification And Signature

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

Applicant Melody Robbins (Merrill) Date 11-20-2024

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 12-16-2024

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 _____



38c

November 27, 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 910 35 Ave S submitted by Jeanna Beyer. 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 \$13 with the City of Fargo's share being \$2.

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: 23 Block: 4 Lemke Lot 23 BLK 4
2. Address of Property 910 35th Ave S
3. Parcel Number 01-1710-00570-000
4. Name of Property Owner Jeanna Beyer Phone No.
5. Mailing Address of Property Owner 910 35th Ave S. Fargo, ND 58104

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). opened up walls, added patio door, electric on main, new kitchen cabinets
 7. Building permit No.
 8. Year built (residential property) 1973
 9. Date of commencement of making the improvements Sept. 2024
 10. Estimated market value of property before the improvements \$ 336,200
 11. Cost of making the improvement (all labor, material and overhead) \$ 1000.00 (In my permit application)
 12. Estimated market value of property after the improvements \$ 337,200
- For you to Decide?

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.
Applicant Jeanna Beyer Date 10/15/24

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization Mike J. [Signature] Date 12-16-2024

Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved ☐ Denied ☐
Approval is subject to the following conditions:

Exemption is allowed for years 20 , 20 , 20 , 20 , 20 .
Chairperson Date



38 d

November 27, 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 1452 5 St S submitted by Mark and Kristi Erickson. 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 \$651 with the City of Fargo's share being \$111.

Sincerely,

A handwritten signature in blue ink that reads "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
attachment

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

N.D.C.C. ch. 57-02.2

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

Property Identification

1. Legal description of the property for which exemption is claimed Lot 100 & N 5 FT of 101 Belmont Park
2. Address of Property 1452 5th Street South, Fargo, ND 58103
3. Parcel Number 01-0120-00940-000
4. Name of Property Owner Mark and Kristi Erickson Phone No. _____
5. Mailing Address of Property Owner 1452 5th Street South, 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). Gutted inside, added insulation, remodeled kitchen & bathroom, new windows, added 1/2 bath, new wiring, new plumbing
7. Building permit No. 2406-0733 8. Year built (residential property) 1920
9. Date of commencement of making the improvements 08/15/2021
10. Estimated market value of property before the improvements \$ ~~200,000~~ 210,700
11. Cost of making the improvement (all labor, material and overhead) \$ 100,000.00
12. Estimated market value of property after the improvements \$ ~~250,000~~ 259,500

Applicant's Certification And Signature

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

Applicant Mark Erickson Date 3/22/2023

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization Walter J. Gabel Date 12-16-2024

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 _____



38e

November 27, 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 1261 Broadway N submitted by Christine Rose. 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 \$367 with the City of Fargo's share being \$62.

Sincerely,

A handwritten signature in blue ink that reads "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
attachment

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

N.D.C.C. ch. 57-02.2

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

Property Identification

1. Legal description of the property for which exemption is claimed 1370 James Holes
Block 3, Lot N 1/2 of W 1/2 of 1
2. Address of Property 1261 Broadway N
3. Parcel Number 01-1370-00210-000
4. Name of Property Owner Christine Rose Phone No. _____
5. Mailing Address of Property Owner 1261 Broadway N ,Fargo, ND 58102

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). remove and replace interior finishes of existing family room and second floor bathroom
7. Building permit No. 2410-0035,2405-0824 8. Year built (residential property) 1941
9. Date of commencement of making the improvements 05/01/2024
10. Estimated market value of property before the improvements \$ 355,100
11. Cost of making the improvement (all labor, material and overhead) \$ 60,000.00
12. Estimated market value of property after the improvements \$ 382,600

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.
Applicant Chris Rose Date 11.19.24

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 Theresa L. Lunde Date 12-16-2024

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 _____



38f

November 27, 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 3119 46 Ave S submitted by Andrew and Hailey Stein. 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 \$228 with the City of Fargo's share being \$39.

Sincerely,

A handwritten signature in blue ink that reads "Mike Splonskowski".

Mike Splonskowski
City Assessor

nlb
attachment

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

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

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

Property Identification

1. Legal Description of the property for which exemption is claimed Lot 19, Block 4, Timberline
2. Address of Property 3119 46 AVE S FARGO, ND. 58104
3. Parcel Number 01-3210-00930-000
4. Name of Property Owner STEIN, ANDREW J & HAILEY A Phone No. _____
5. Mailing Address of Property Owner 3119 46 AVE S FARGO, ND. 58104

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). Removed half walls, installed cabinets in dining room New countertops in kitchen
7. Building permit No. 24050726 8. Year built (residential property) 1998
9. Date of commencement of making the improvements May 2024
10. Estimated market value of property before the improvements \$ 525,900
11. Cost of making the improvement (all labor, material and overhead) \$ 40,000
12. Estimated market value of property after the improvements \$ 615,900

Applicant's Certification And Signature

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

Applicant A. S. Date 11-26-2024

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 12-16-2024

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 _____



389

November 27, 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 2620 Parkview Dr S submitted by Wade and Cheryl Iverson. 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 \$92 with the City of Fargo's share being \$16.

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 3, Block 1, Parkview South 5th
2. Address of Property 2620 PARKVIEW DR S FARGO, ND. 58103
3. Parcel Number 01-2297-00030-000
4. Name of Property Owner IVERSON, WADE V & CHERYL A Phone No. 5
5. Mailing Address of Property Owner 2620 PARKVIEW DR S FARGO, ND. 58103

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). Finished an area into a bedroom with 2 closets and egress window
7. Building permit No. 24010180 8. Year built (residential property) 1996
9. Date of commencement of making the improvements Jan 2024
10. Estimated market value of property before the improvements \$ 400,000
11. Cost of making the improvement (all labor, material and overhead) \$ 20,000
Wade provided the majority of the labor
12. Estimated market value of property after the improvements \$ 420,000 ? I do not know what a basement bedroom contributes to value.

Applicant's Certification And Signature

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

Applicant

Wade Iverson

Date

11/18/24

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization

Mike Grunshel

Date

12-16-2024

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



38h

November 27, 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 3302 1 St N submitted by Michael Toomey. 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 \$279 with the City of Fargo's share being \$47.

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)

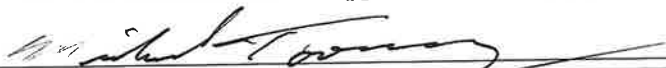
Property Identification

1. Legal description of the property for which exemption is claimed 3560 Van Radens 2nd Block 2 Lot 22
2. Address of Property 3302 1 St N
3. Parcel Number 01-3560-00310-000
4. Name of Property Owner Michael Toomey Phone No. _____
5. Mailing Address of Property Owner 3302 1 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). Two egress windows, new lights + ceiling in basement, new sheetrock on basement walls
7. Building permit No. 2401-0392 8. Year built (residential property) 1973
9. Date of commencement of making the improvements 5/15/2024
10. Estimated market value of property before the improvements \$ 233,800
11. Cost of making the improvement (all labor, material and overhead) \$ 20,900
12. Estimated market value of property after the improvements \$ 254,700

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.
Applicant  Date 11/22/2024

Assessor's Determination And Signature

14. The assessor/county director of tax equalization finds that the improvements described in this application do ☒ do not ☐ meet the qualifications for exemption for the following reason(s): _____
Assessor/Director of Tax Equalization  Date 12-16-2024

Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved ☐ Denied ☐
Approval is subject to the following conditions: _____
Exemption is allowed for years 20____, 20____, 20____, 20____, 20____.
Chairperson _____ Date _____



38:

November 27, 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 2828 Parkview Dr S submitted by Paul and Marlys Bohrer. 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 \$218 with the City of Fargo's share being \$37.

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 5 Block 4 Parkview South 4th
2. Address of Property 2828 Parkview Dr S
3. Parcel Number 01-2296-00290-000
4. Name of Property Owner Paul & Marlys Bohrer Phone No. 1
5. Mailing Address of Property Owner 2828 Parkview 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 architectural shingles
7. Building permit No. n/a 8. Year built (residential property) 1996
9. Date of commencement of making the improvements _____
10. Estimated market value of property before the improvements \$ 357,900.00
11. Cost of making the improvement (all labor, material and overhead) \$ 14,355.62
12. Estimated market value of property after the improvements \$ 374,255.62

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.
- Applicant Paul H Bohrer Date 11/18/24

Assessor's Determination And Signature

14. The assessor/county director of tax equalization finds that the improvements described in this application do ☒ do not ☐ meet the qualifications for exemption for the following reason(s): _____
- Assessor/Director of Tax Equalization [Signature] Date 12-16-2024

Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved ☐ Denied ☐
- Approval is subject to the following conditions: _____
- Exemption is allowed for years 20____, 20____, 20____, 20____, 20____.
- Chairperson _____ Date _____



38

November 27, 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 3014 18 St S submitted by Heather Neal. 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 \$131 with the City of Fargo's share being \$22.

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 N 42.5 FT OF 4, Block 3, Rheault
2. Address of Property 3014 18 ST S FARGO, ND. 58103
3. Parcel Number 01-2350-00240-000
4. Name of Property Owner NEAL, HEATHER D Phone No
5. Mailing Address of Property Owner 3014 18 ST S FARGO, ND. 58103

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). New Siding
7. Building permit No. 24050225
8. Year built (residential property) 1979
9. Date of commencement of making the improvements 5/10/24
10. Estimated market value of property before the improvements \$ 198,400
11. Cost of making the improvement (all labor, material and overhead) \$ 21,042.92
12. Estimated market value of property after the improvements \$ 208,200

Applicant's Certification And Signature

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

Applicant

Heather D Neal

Date

10/6/2024

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization

Mike J. [Signature]

Date

12-16-2024

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



38K

November 27, 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 2825 37 ½ Ave S submitted by Megan Spencer and Chris Ingenansen. 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 \$415 with the City of Fargo's share being \$71.

Sincerely,

A handwritten signature in blue ink that reads "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 29, Block 2, Stonebridge Farms 2nd
2. Address of Property 2825 37 1/2 AVE S FARGO, ND. 58104
3. Parcel Number 01-2922-00670-000
4. Name of Property Owner SPENCER, MEGAN L & INGENANSEN, CHRI Phone No. _____
5. Mailing Address of Property Owner 2825 37 1/2 AVE S FARGO, ND. 58104

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). Remodel of Kitchen and dining room as updated
this was original to structure, no longer functional in terms of flow/family.
7. Building permit No. 24070753
8. Year built (residential property) 1992
9. Date of commencement of making the improvements 8/2/2024
10. Estimated market value of property before the improvements \$ 350,000
11. Cost of making the improvement (all labor, material and overhead) \$ 84,780
12. Estimated market value of property after the improvements \$ 434,780 (not formal)

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.
Applicant [Signature] Date 10/24/2024

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 12-16-2024

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 _____



382

November 27, 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 101 Meadowlark Ln N submitted by Jared and Abigail Hineman. 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 \$107 with the City of Fargo's share being \$18.

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 4080 Woodcrest Park Block 20, Lot 7
2. Address of Property 101 Meadowlark Ln N
3. Parcel Number 01-4080-00310-000
4. Name of Property Owner Jared and Abigail Hineman Phone No. _____
5. Mailing Address of Property Owner 101 Meadowlark Ln 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). We removed a bathroom and built a storage closet.
7. Building permit No. 2401-0374 8. Year built (residential property) 1979
9. Date of commencement of making the improvements 3/15/24
10. Estimated market value of property before the improvements \$ 485,400
11. Cost of making the improvement (all labor, material and overhead) \$ 20,000
12. Estimated market value of property after the improvements \$ 505,000

Applicant's Certification And Signature

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

Applicant



Date

11/12/24

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



Date

12-16-2024

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



38m

November 27, 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 2724 38 Ave S submitted by Bradley Berg and Lorie Beauchamp. 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 \$230 with the City of Fargo's share being \$39.

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 10 Block 4 Stonebridge Farms
2. Address of Property 2724 38 Ave S
3. Parcel Number 01-2920-00660-000
4. Name of Property Owner Bradley Berg & Lorrie Beauchamp-Berg Phone No. _____
5. Mailing Address of Property Owner 2724 38 Ave 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). Updated vinyl siding
7. Building permit No. 24070069 8. Year built (residential property) 1991
9. Date of commencement of making the improvements Oct 14, 2024
10. Estimated market value of property before the improvements \$ 376,200.00
11. Cost of making the improvement (all labor, material and overhead) \$ 33,848
12. Estimated market value of property after the improvements \$ 410,048

Applicant's Certification And Signature

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

Applicant

Bradley & Lorrie Beauchamp-Berg

Date

11-10-2024

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

Phil J. [Signature]

Date

12-16-2024

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 _____



38n

December 16, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:


Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 2515 2 St N submitted by Hannah Briard. 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 \$345 with the City of Fargo's share being \$57.

Sincerely,


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 2120 North Park
Block 5 Lot 13
2. Address of Property 2515 2 St N
3. Parcel Number 01-2120-01060-000
4. Name of Property Owner Hannah Briard Phone No. _____
5. Mailing Address of Property Owner 2515 2 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). Finished unfinished basement. Added 2 bedrooms, Living area, Full bathroom and moved laundry area downstairs.
7. Building permit No. 2406-0800 8. Year built (residential property) 1960
9. Date of commencement of making the improvements July 15th 2024
10. Estimated market value of property before the improvements \$ 218,800.00
11. Cost of making the improvement (all labor, material and overhead) \$ 68,725.68
12. Estimated market value of property after the improvements \$ 287,525.68

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 12-6-24

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 12-17-2024

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 _____



380

December 16, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1513 11 St S submitted by Britta Holland. 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 \$238 with the City of Fargo's share being \$40.

Sincerely,

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

Mike Splonskowski
City Assessor

nlb
attachment

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

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

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

Property Identification

1. Legal Description of the property for which exemption is claimed Lot 23, Block 3, Bulands Subd, Huntington
2. Address of Property 1513 11 ST S FARGO, ND. 58103
3. Parcel Number 01-0280-00640-000
4. Name of Property Owner HOLLAND, BRITTA RAE Phone No. _____
5. Mailing Address of Property Owner 1513 11 ST S FARGO, ND. 58103

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). Basement Finish
7. Building permit No. 24040446
8. Year built (residential property) 1951
9. Date of commencement of making the improvements 5/15/24
10. Estimated market value of property before the improvements \$ 227,600
11. Cost of making the improvement (all labor, material and overhead) \$ 15,000
12. Estimated market value of property after the improvements \$ 245,300

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.
Applicant BRITTA HOLLAND Date 10/25/2024

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 12-17-2024

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 _____



38p

December 16, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 2849 Lilac Ln N submitted by Michael and Kimberly Gruchalla. 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 \$242 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 2115 North Oaks
Block 1 Lot 10
2. Address of Property 2849 Lilac Ln N
3. Parcel Number 01-2115-00100-000
4. Name of Property Owner Michael and Kimberly Gruchalla Phone No. _____
5. Mailing Address of Property Owner 2849 Lilac Ln 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). Remodel Master Bedroom/Bedroom, Closet.
New Shower/toilet/Vanity/Tub. New Flooring, Fix/Built ins, New Windows and Trim.
7. Building permit No. 23120529 8. Year built (residential property) 1989
9. Date of commencement of making the improvements 11/1/24
10. Estimated market value of property before the improvements \$ 780,000
11. Cost of making the improvement (all labor, material and overhead) \$ 40,000
12. Estimated market value of property after the improvements \$ 820,000

Applicant's Certification And Signature

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

Applicant

Date 12-13-24

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 12-17-2024

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 _____



ASSESSMENT DEPARTMENT

389

December 16, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 105 26 Ave N submitted by Kyle and Taylor Wieler. 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 \$134 with the City of Fargo's share being \$23.

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 North Park Lot 9 Block 6
2. Address of Property 105 26th Ave N
3. Parcel Number 01-2120-01260-000
4. Name of Property Owner Kyle Wieler Phone No. _____
5. Mailing Address of Property Owner 105 26th Ave N

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). See attached.
7. Building permit No. 2408-0794
8. Year built (residential property) 1961
9. Date of commencement of making the improvements 08/13/2024
10. Estimated market value of property before the improvements \$ 255,000.00
11. Cost of making the improvement (all labor, material and overhead) \$ 10,000.00
12. Estimated market value of property after the improvements \$ 265,000.00

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.
Applicant Kyle Wieler Date 12/13/2024

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 12-17-2024

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 _____

Permit #2408-0326-SHD

Work included installation of a 12'x14' storage shed.

Permit #2408-0794-REN

Work consisted of main level bathroom remodel, including tub and surround, drywall, flooring, vanity, exhaust fan, new hardware, electrical, and plumbing.

Permit #2408-0832-ELE

Work included adding electrical outlet in main level bathroom and rewiring exhaust fan.

Permit #2408-0834-PLM

Work included replacing main level bathroom tub, toilet, and installing double vanity. Both water supply and waste were updated.

Permit #2408-0833-MEC

Work included addition of exhaust fan in main level bathroom.



38r

December 16, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1237 4 St N submitted by Shelly Schwandt. 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 \$2,147 with the City of Fargo's share being \$365.

Sincerely,

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

Mike Splonskowski
City Assessor

nlb
attachment

