

FARGO CITY COMMISSION AGENDA
Monday, June 22, 2026 – 5:00 P.M.

Executive Session at 4:15 p.m.

Roll Call.

PLEASE NOTE: The Board of City Commissioners will convene in the City Commission Chambers at 4:15 p.m. and retire into Executive Session in the Red River Room for the purpose of (1) receiving its attorney's advice regarding and in anticipation of reasonable predictable civil litigation with James and Vicki Ingstad regarding their property located at 1102 32nd Avenue South and to receive its attorney's advice and guidance on the legal risks, strengths and weaknesses of an action of a public entity, which if held in public, would have an adverse fiscal effect on the City and (2) for purposes of discussing negotiation strategy with its attorney or other negotiator regarding a pending annexation proceeding with Fercho Properties, LLP and to receive its attorney advice and guidance on the legal risks, strengths and weaknesses of an action of a public entity, which, to discuss these matters in an open meeting will have a negative fiscal effect on the bargaining and/or litigation position of the city. Thus, an Executive Session for this matter is authorized pursuant to North Dakota Century Code 44-04-19.1 subsections 2, 5 and 9 and North Dakota Century Code § 44-04-19.2, subsection 1.

Regular Meeting at 5:00 P.M.

City Commission meetings are broadcast live on TV Fargo Channel 56 and online at 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 FargoND.gov/CityCommission.

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, June 8, 2026).

CONSENT AGENDA – APPROVE THE FOLLOWING:

1. Letter of Support for Synclaire Events Center to the ND Opportunity Fund Consortium.
2. Certificate of Completion with Great Plains Block 3 Holdings, LLC and Tax Increment Revenue Note of 2026 (Tax Increment District 2021-01 Project).
3. Authorize the Mayor to sign documents that allow property tax exemptions approved by the City Commission to be the community match for the Bank of ND Flex PACE Program.
4. Authorize City Administration to sign letters of support for the ND Opportunity Fund Program.

5. Waive requirement to receive and file an Ordinance one week prior to 1st reading and 1st reading of an Ordinance Amending Section 1-0305A of Article 1-03 of Chapter 1 of the Fargo Municipal Code Relating to Classification of Ordinance Violations.
6. 2nd reading, waive reading and final adoption of an Ordinance Amending Section 21.1-0102 of Article 21.1-01 of Chapter 21.1 of the Fargo Municipal Code Relating to the International Residential Code; 1st reading, 6/8/26.
7. Agreement Concerning Annexation and Standstill Period with Fercho Properties, LLP and APLD FAR-01 LLC.
8. Renewal of the Alcoholic Beverage Licenses and Live Entertainment Licenses until 6/30/27, contingent upon all essential requirements for renewal are met by 6/30/26.
9. Site Authorizations for Games of Chance.
10. Applications for Games of Chance.
11. Developer Agreement with Rising Investments, LLC for Horizon Addition.
12. Amendment No. 3 in the amount of \$50,000.00 (\$25,000.00 City of Fargo's share) for Project No. QN-23-B0.
13. Agreement Regarding Deferral of Special Assessments for Enclave Covey, LLC.
14. Contract and bond for Project No. NR-26-C3.
15. Contract and bond for Project No. NR-26-C4.
16. Contract and bond for Project No. UR-26-A1.
17. Amendment No. 6 in the amount of \$27,892.00 for Improvement District No. BN-25-A0.
18. Memorandum of Offer to Landowner for Easement (Temporary Construction Easement) with Alexander J. Herz and Cassie D. Herz (Improvement District No. BR-26-G1).
19. Create Improvement District No. BR-26-D and adopt Resolution of Necessity (Paving and Utility Rehab/Reconstruction).
20. Receive and file the Amendment to the Limited Franchise Agreement with Cass County Electric Cooperative, Inc., adding the area annexed by the City of Fargo on 4/14/26.
21. Items from FAHR Meeting:
 - a. Receive and file General Fund - Budget to Actual through 5/31/26.
 - b. Acceptance of an anonymous donation of \$1,500.00 and related budget adjustment.
 - c. Request to overfill the 8/3/26 Fire Academy by one firefighter position.
 - d. Downtown Parking Policy/Procedure and rate structure updates as presented.
 - e. Amendment No. 2 to Consulting Agreement with czb, LLC (RFP22159).
22. Reallocation of approximately \$1.5 million in unspent Series 2024G bond proceeds to facility-related projects, as presented.
23. Notice of Grant Award from the ND Department of Emergency Services for FY 2025 State Homeland Security Grant Program and related budget adjustments.

24. Notice of Grant Award from the ND Department of Environmental Quality for Water Pollution - EPA Block (CFDA #66.605).
25. Rural Health Transformation Program Grant Agreement from the ND Department of Health and Human Services and the Rural Health Transformation Project (CFDA #93.798).
26. Resolution approving Plat of Horizon Addition.
27. Resolution approving Plat of Timber Parkway Twelfth Addition.
28. Resolution approving Plat of Grafstrom Second Addition.
29. Resolution approving Plat of Lenthe's Second Addition.
30. Change Order No. 2 in the amount of \$143,000.00 for Project No. WA2502.
31. Contract and bond for Project No. WA2506.
32. Contract and bond for Project No. WA2512.
33. Bill of Sale with Cass Rural Water Users District to transfer the ownership of the Effluent Reuse Facility to the City of Fargo.
34. Bills.

REGULAR AGENDA:

PUBLIC HEARINGS - 5:05 pm:

35. **PUBLIC HEARING – CONTINUED to 7/20/26** – Application for a Class “GH” Alcoholic Beverage License for Divine Taste of Africa Cuisine Catering Services LLC d/b/a Divine Taste of Africa to be located at 855 45th Street South, Suite A1.
36. **PUBLIC HEARING - CONTINUED to 7/20/26** – Application for a Class “FA” Alcoholic Beverage License for La Terraza LLC d/b/a La Terraza Mexican Bar & Grill to be located at 5570 32nd Avenue South.
37. **PUBLIC HEARING** - Application for a Class “W” Alcoholic Beverage License for Polished Nail Spa, Inc. d/b/a Polished Nail Spa to be located at 4265 45th Street South #129; continued from the 5/26/26 Regular Meeting.
38. **PUBLIC HEARING** - Application for a Class “Y” Alcoholic Beverage License for BCKM Enterprises d/b/a North Brewing to be located at 3105 North Broadway #7; continued from the 5/26/26 Regular Meeting.
39. **PUBLIC HEARING** – Application for the transfer of a Class “ABH” Alcoholic Beverage License from SMC Fargo JV, LLC d/b/a Fargo Courtyard to Brandt Hospitality Group, Inc. d/b/a Fargo Courtyard located at 2249 55th Street South.
40. **PUBLIC HEARING** – Hearing on a dangerous building located at 111-113 32nd Avenue North.

PUBLIC HEARING - Lost Creek First Addition (6685 57th Street South and 5120 64th Avenue South); approval recommended by the Planning Commission on 5/5/26; continued from the 5/26/26 Regular Meeting:

- a. Zoning Change from AG, Agricultural to SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay and P/I, Public and Institutional.
 - b. 1st reading of rezoning Ordinance.
 - c. Plat of Lost Creek First Addition.
42. Selection of the First-Ranked Proposal for the Convention Center.
 43. Request for Spirit of Fargo Funds for use at the Resource and Recovery Center.
 44. Recommendation to conclude the Human Rights Commission.
 45. Recommendation for appointments to the following Boards and Commissions:
 - a. Special Assessment Commission.
 - b. Library Board.
 - c. Liquor Control Board.
 - d. Planning Commission.
 46. Applications for Property Tax Exemptions for Improvements Made to Buildings:
 - a. The Polansky Family Joint Revocable Trust (5 years).
 - b. 7 Oak Homes LLC (5 years).
 - c. Austin and Morgan Steichen (5 years).
 47. Liaison Commissioner Assignment Updates.
 48. **PUBLIC COMMENTS (2.5 minutes will be offered for comment with a maximum of 30 minutes total for all public comments. Individuals who would like to address the Commission, whether virtually or in person, must sign-up at [here](#)).**

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 web site at FargoND.gov/CityCommission.

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FARGO POLICE DEPARTMENT

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

NEIGHBORHOOD SERVICES DIVISION

MEMORANDUM

To: Chief Travis Stefanowicz

From: Sergeant Daniel Hulbert *DMH*

Date: 05.28.2026

RE: Alcoholic Beverage License Application, Class "W", Polished Nail Spa

**Application for a class "W" Alcoholic Beverage License from
Polished Nail Spa, Inc. d/b/a Polished Nail Spa, Located at 4265 45th Street South, #129.**

In accordance with Section 25-1505 of the Fargo Municipal Code, I have conducted an investigation into the character, reputation and fitness of the applicant(s) listed on the supplied application.

During this investigation, I examined the applicants' credit reports and public record criminal backgrounds.

The following information was discovered through this investigation:

Huynh, Thomas (Owner)

Criminal History -

A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (<https://chs.state.mn.us>) showed no criminal, alcohol, or traffic violations.

Credit History -

Thomas Huynh's credit history was reviewed. There are no prior bankruptcies, recent past due accounts or debts turned over to collections.

Halstenson, Megan (Owner/Manager)

Criminal History -

A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (https://chs.state.mn.us) showed the following:

2004 – Illegal Consumption of Alcohol, 1st Offense - Wahpeton, ND

Megan did not disclose this violation in her background packet. I spoke with Megan on 5/26/26. Megan said she forgot

Credit History -

Megan Halstenson’s credit history was reviewed. There are no prior bankruptcies, recent past due accounts or debts turned over to collections.

Investigation Notes

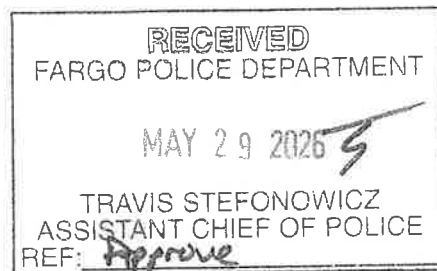
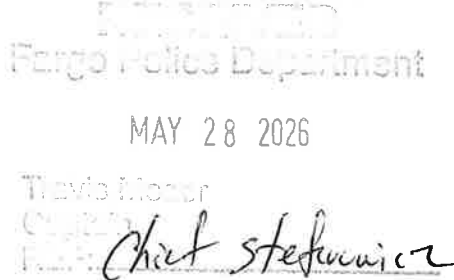
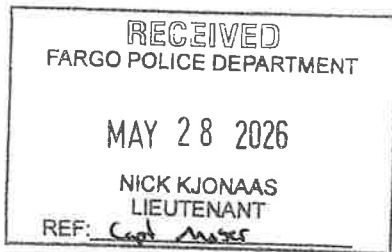
This application is for a class “W” alcoholic beverage license (Authorizes the licensee to sell “on-sale” wine and sparkling wine only) for Polished Nail Spa, Inc. d/b/a Polished Nail Spa.

Business Location

Polished Nail Spa is located at 4265 45th Street South, #129. Other businesses in the area with alcoholic beverage licenses are SouthTown PourHouse and The Bulldog Tap.

Conclusion

This background investigation is being forwarded for your review and recommendation to the City of Fargo Liquor Control Board.



22214

NEW APPLICATION for an Alcoholic Beverage License

Legal Company Name: POLISHED NAIL SPA INC

(Must match State of North Dakota registration name)

DBA Name: Polished Nail Spa

Is the establishment applying for (or has) a food license under the same name? Yes _____ No

Business location address: 4265 45th St. S. #129 FARGO, ND 58104

Mailing address: _____

Business E-mail address: thomas_huynh@hotmail.com

Local Manager E-mail address: meganrene03@hotmail.com zero

Best Contact Phone number: (701) 899-1464

Anticipated Date of Opening: 5/1/26

Please contact the Auditor's Office at 701-241-1301 or 241-8108 to determine the appropriate License Classification Type that would fit your business model.

The following section to be completed by City Staff:

Date Received: _____

Class of License: W4

Investigations Fee Paid (\$250) Yes _____ No _____ Date Paid: _____ Check/CC # 4061

Police Department review completed by: _____ Date: _____

(Attached recommendation report):

_____ Approval Recommendation

_____ Denial Recommendation

Chief of Police

Date

COPY

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FARGO POLICE DEPARTMENT

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

NEIGHBORHOOD SERVICES DIVISION

MEMORANDUM

To: Chief Travis Stefanowicz

From: Sergeant Daniel Hulbert *DH*

Date: 06.09.2026

RE: Alcoholic Beverage License Application, Class "Y", North Brewing

**Application for a class "Y" Alcoholic Beverage License from
BCKM Enterprises d/b/a North Brewing, Located at 3105 North Broadway #7.**

In accordance with Section 25-1505 of the Fargo Municipal Code, I have conducted an investigation into the character, reputation and fitness of the applicant(s) listed on the supplied application.

During this investigation, I examined the applicants' credit reports and public record criminal backgrounds.

The following information was discovered through this investigation:

Corr, Samuel (Owner)

Criminal History -

A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (<https://chs.state.mn.us>) showed the following:

2023 – Seatbelt Violation, ND

2023 – Speeding Violation, ND

Samuel disclosed two other speeding violations from MN, and a Minor from MN, but neither appeared in the background investigation.

Credit History -

Samuel Corr's credit history was reviewed. There are no prior bankruptcies, recent past due accounts or debts turned over to collections.

Kolstad, Kenton (Owner)

- Criminal History -** A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (<https://chs.state.mn.us>) showed the following:
- 2019 – Reckless Driving (Not alcohol related according to ND public records. Original charge is listed as Reckless Driving.)
2024 – Fail to Obey Parking Citation
2025 – Speeding Violation
- Credit History -** Kenton Kolstad’s credit history was reviewed. There are no prior bankruptcies, recent past due accounts or debts turned over to collections.

Mineer, Patrick (Owner)

- Criminal History -** A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (<https://chs.state.mn.us>) showed no criminal, alcohol, or traffic violations.
- Credit History -** Patrick Mineer’s credit history was reviewed. There are no prior bankruptcies, recent past due accounts or debts turned over to collections.

Bosse, Alissa (Owner/Manager)

- Criminal History -** A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (<https://chs.state.mn.us>) showed no criminal, alcohol, or traffic violations.
- Alissa disclosed having speeding violations on her background packet, but none were discovered during the background investigation.
- Credit History -** Alissa Bosse’s credit history was reviewed. There are no prior bankruptcies, recent past due accounts or debts turned over to collections.

Investigation Notes

This application is for a class "Y" alcoholic beverage license (Authorizes the licensee to manufacture, store, sell, transport, and export) for BCKM Enterprises d/b/a North Brewing.

Business Location

North Brewing is located at 3105 North Broadway #7. Other businesses in the area with alcoholic beverage licenses are Royal Liquors and Buffalo Wild Wings 19th Ave.

Conclusion

This background investigation is being forwarded for your review and recommendation to the City of Fargo Liquor Control Board.

RECEIVED
FARGO POLICE DEPARTMENT

JUN 10 2026

NICK KJONAAS
LIEUTENANT
REF: *Capt Moser*

RECEIVED
Fargo Police Department

JUN 18 2026

Travis Moser
Captain
REF: *Approved*

22213

NEW APPLICATION for an Alcoholic Beverage License

Legal Company Name: BCKM Enterprises

(Must match State of North Dakota registration name)

DBA Name: North Brewing

Is the establishment applying for (or has) a food license under the same name? Yes X No _____

Business location address: 3105 N Broadway Dr, #7, Fargo, ND, 58102

Mailing address: 3105 N Broadway, #7, Fargo, ND, 58102

Business E-mail address: hello@northbrew.co

Local Manager E-mail address: sam@northbrew.co

Best Contact Phone number: (701) 491-0574

Anticipated Date of Opening: June 2026

Please contact the Auditor's Office at 701-241-1301 or 241-8108 to determine the appropriate License Classification Type that would fit your business model.

The following section to be completed by City Staff:

Date Received: _____

Class of License: Y-2

Investigations Fee Paid (\$250) X Yes _____ No _____ Date Paid: _____ Check/CC # 2004

Police Department review completed by: _____ Date: _____

(Attached recommendation report):

_____ Approval Recommendation

_____ Denial Recommendation

Chief of Police

Date

COPY

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FARGO POLICE DEPARTMENT

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

NEIGHBORHOOD SERVICES DIVISION

MEMORANDUM

To: Chief Travis Stefonowicz

From: Sergeant Daniel Hulbert DMH

Date: 05.25.2026

RE: Alcoholic Beverage License Application, Class "ABH", Fargo Courtyard

**Application for a class "ABH" Alcoholic Beverage License from
Brandt Hospitality Group, Inc. d/b/a Fargo Courtyard, Located at 2249 55th Street South.**

In accordance with Section 25-1505 of the Fargo Municipal Code, I have conducted an investigation into the character, reputation and fitness of the applicant(s) listed on the supplied application.

During this investigation, I examined the applicants' credit reports and public record criminal backgrounds.

The following information was discovered through this investigation:

Martodam, Steven (Owner/Manager)

Criminal History - A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (<https://chs.state.mn.us>) showed the following:

- 2024: Speeding citation

Credit History - Steven Martodam's credit history was reviewed. There are no prior bankruptcies, recent past due accounts or debts turned over to collections.

Investigation Notes

This application is for a class "ABH" alcoholic beverage license (Authorizes the licensee to sell "on-sale" and "off-sale") for Brandt Hospitality Group, Inc. d/b/a Fargo Courtyard.

Business Location

Fargo Courtyard is located at 2249 55th Street South. Other businesses in the area with alcoholic beverage licenses are Plaza Azteca Mexican Restaurant Veterans, Sickies Garage Burgers & Brews, and the Tavern Grill.

Conclusion

This background investigation is being forwarded for your review and recommendation to the City of Fargo Liquor Control Board.

RECEIVED
FARGO POLICE DEPARTMENT
MAY 28 2026
NICK KJONAAS
LIEUTENANT
REF: Capt Moss

FARGO POLICE DEPARTMENT
MAY 28 2026
Travis Stefanowicz
Chief Stefanowicz

RECEIVED
FARGO POLICE DEPARTMENT
MAY 29 2026
TRAVIS STEFONOWICZ
ASSISTANT CHIEF OF POLICE
REF: Approved

TRANSFER Application for an Alcoholic Beverage License

Legal Company Name: Brandt Hospitality Group, Inc.

(Must match State of North Dakota registration name)

DBA Name: Fargo Courtyard

License Transferred From: SMC Fargo JV, LLC

****Applicant must include letter from current license holder approving transfer of license****

Is the establishment applying for (or has) a food license under the same name? Yes No

Business location address: 2249 55th Street S Fargo, ND 58104

Mailing address: 2640 47th Street South Fargo, ND 58104

Business E-mail address: brian.necastro@brandthg.com

Local Manager E-mail address: emily.nielsen@brandthg.com

Best Contact Phone number: (701) 551 8913

Anticipated Date of Opening: 4/21/2026

Please contact the Auditor's Office at 701-241-1301 or 241-8108 to determine the appropriate License Classification Type that would fit your business model.

The following section to be completed by City Staff:

Date Received: 4-15-26

Class of License: ABH - 13

Investigations Fee Paid (\$250) Yes No

Date Paid: 4/15/26 Check/CC # 14094

Police Department review completed by: _____ Date: _____

(Attached recommendation report):

_____ Approval Recommendation

_____ Denial Recommendation

Chief of Police

Date



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Memorandum

DATE: June 22, 2026
TO: Mayor Mahoney and Board of City Commissioners
FROM: Shawn Ouradnik, Inspections Director
SUBJECT: Dangerous Building Public Hearing for 111-113 32 Ave N, Fargo, ND

The property owner of 111-113 32 Ave N, Fargo, ND, has failed to comply with the order to either obtain a permit to repair or remove the heavily damaged structure at that location within the time allowed for that removal. In accordance with Fargo Municipal Code Article 21-04, a hearing date is scheduled for 5:05 pm Monday, June 22, 2026

Article 21-0406 also allows court action if that is the course the commission chooses to take.

Article 21-0412 allows any person desiring to appeal the order issued by the board of city commissioners to do so in the district court.

The recommendation is to **designate this a dangerous building, direct the City Attorney to prepare findings of fact in this matter, and order its removal on August 21, 2026. Please direct the appropriate staff to secure the removal of this building should the owner fail to do so.**



Property Information and Timeline of Events

Property Information:	Building is currently vacant and is uninhabitable due to condition and no utility service.
Location:	111-113 32 Ave N, Fargo, ND 58102
Owner:	Bobbi Stephenson
Description:	1152 square foot wood framed bi-level duplex structure constructed in 1976

Description of Damage:

- No current water services
- Siding is missing on east side
- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
- This property is currently in foreclosure

TimeLine of Events:

- 03/31/2023: Complaint about vehicles
- 04/12/2023: Complaint about vehicles
- 04/12/2024: Complaint about vehicles
- 10/15/2025: Water terminated structure due to no payment
- 04/29/2026: Property Inspected because of complaints
- 04/29/2026: Structure posted as Dangerous Building, notices sent
- 04/30/2026: Property reposted as Dangerous Building
- 04/30/2026: Compliant bout vehicles
- 05/04/2026: Owner signed "Agreement For Nuisance Abetment and Special Assessment"

- 05/04/2026: Agreement For Nuisance Abatement and Special Assessment document recorded
- 05/06/2026: Interior of property inspected
- 05/06/2026: Power terminated by XCEL
- 05/06/2026: Property secured by Inspections Department
- 05/12/2026: Solid Waste removed garbage cans
- 05/12/2026: Owner and possible buyer access property
- 05/15/2024: Complaints about vehicles
- 05/18/2026: Complaints about junk
- 05/19/2026: Complaints about junk
- 06/08/2026: Junk removed from property in accordance with agreement from owner
- 06/08/2026: Request for public hearing approved at City Commission meeting.
- 06/11/2026: Notice of Dangerous Building Hearing – Order to Show Cause sent to owner and mortgage holder.
- 06/22/2026: Public Hearing held at City Commission meeting.

Additional Information: This property has been a nuisance dating back to March of 2023. The property ownership has been in dispute because of the owner's incarceration, bank foreclosure, and documents provided by a tenant showing possible rights to manage the property. The tenant was issuing leases, taking money, and taking water service from neighbors during this time. During this time frame the water the home was disconnected and the curb stop had to be filled with sand to keep them from turning it on without otherization. The court issued a Special Execution on January 24,206 directing the Sheriff to proceed with the foreclosure sale of the property. However, the most recent docket entry reflects that the Special Execution was "returned by Sheriff with no action taken" on February 24, 2026. The foreclosure case is also listed as closed. After speaking to the Sherriff's office about this matter they informed us that no sale was set up by the Bank so the property was not sold and went back to the court with no action taking place for this property.



Memorandum

DATE: June 8, 2026
TO: Mayor Mahoney and Board of City Commissioners
FROM: Shawn Ouradnik, Inspections Director
SUBJECT: Dangerous Building Notice and Order at 111-113 32 Ave N Fargo ND

The property owner of 111-113 32 Ave N Fargo ND, Bobbi Stephenson has failed to comply with the order to either obtain a permit to repair or remove the heavily damaged structure at that location within the time allowed for that removal. In accordance with Fargo Municipal Code Article 21-04, it will now be necessary for you to set a date for a hearing of this order at which time the property owner will be able to appear and show cause why the building should not be removed and the costs of that removal assessed against this property.

The recommendation is **to make a motion, in accordance with FMC Article 21-04, to set 5:05 pm Monday, June 22, 2026 as the time and date for the hearing regarding the dangerous building order for the structure at 111-113 32 Ave N Fargo ND.**



Notice of Dangerous Building Hearing – Order to Show Cause

Date: 06/11/2026

Location: 111-113 32 Ave N, Fargo, ND 58102

Property Owner: Bobbi Stephenson

Address of Property Owner: 1102 7TH ST N APT 1, Fargo, ND 58102

**NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS
ET CETERA AND LESSEES OF RECORD:**

Discover Bank 502 W Market St Greenwood, DE 19950

International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102

Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

Inspector: Bill Thompson

Date of Posting: 04/29/2026

Ordinance 21-0405 of the Fargo Municipal Code states:

The board of city commissioners shall:

A. Upon receipt of a report of the building inspector as provided for in § 21-0404, subsection (F) give written notice to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass to appear before it on the date specified in the notice to show cause why the building or structure reported to be a “dangerous building: should not be repaired, vacated, or demolished in accordance with the statement of particulars set forth in the building inspector(s) notice provided for herein in § 21-0404, subsection (E).

B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the “dangerous building.”

A hearing regarding the dangerous building located at Address, Fargo, ND has been scheduled for, Monday, June 22, 2026 at 5:05PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this 06/11/2026.



Notice of Dangerous Building Hearing – Order to Show Cause

Date: 06/10/2026

Location: 111-113 32 Ave N, Fargo, ND 58102

Property Owner: Bobbi Stephenson

Address of Property Owner: 1102 7TH ST N APT 1, Fargo, ND 58102

Inspector: Bill Thompson

Date of Posting: 04/29/2026

Ordinance 21-0405 of the Fargo Municipal Code states:

The board of city commissioners shall:

A. Upon receipt of a report of the building inspector as provided for in § 21-0404, subsection (F) give written notice to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass to appear before it on the date specified in the notice to show cause why the building or structure reported to be a “dangerous building: should not be repaired, vacated, or demolished in accordance with the statement of particulars set forth in the building inspector(s) notice provided for herein in § 21-0404, subsection (E).

B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the “dangerous building.”

A hearing regarding the dangerous building located at Address, Fargo, ND has been scheduled for, Monday, June 22, 2026 at 5:05PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this 06/10/2026.

Shawn Ouradnik
Inspections Director



INSPECTIONS

INSPECTIONS DEPARTMENT

Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102

Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE 19950, International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102, Secretary of Housing and Urban Development 657 2 Ave N Fargo, ND 58102, State of North Dakota 600 East Blvd Ave Bismarck, ND 58503, Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

NAME OF INSPECTOR: Bill Thompson

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 111-113 32 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: Vanradens 2nd Sub division, Lot 15, Block 2 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on 4/29/26 by Bill Thompson, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, 1976 wood framed bi-level duplex structure to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section



109 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish or repair the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 29th day of April, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 6th day of May, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order

issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 29th day of April, 2026

CONDITIONS FOUND STATEMENT

On 4/29/26, Building Inspector Bill Thompson, was present at 111-113 32 Ave N to address a complaint inspection. The following violations were found:

- No current water services
- Siding is missing on east side
- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
- This property is currently in foreclosure

The following action must be taken:

- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.

Bill Thompson
Building Inspector
wthompson@fargond.gov

Shawn Ouradnik
Building Official
souradnik@fargond.gov

Date Signed

AGREEMENT FOR NUISANCE ABATEMENT AND SPECIAL ASSESSMENT

This AGREEMENT is entered into between the **CITY OF FARGO**, a North Dakota municipal corporation, whose address is 225 4th Street North, Fargo, North Dakota, 58102 (“City”), and **Bobbi Jo Stephenson**, whose address is 1102 7 St N Apt 1 Fargo ND, 58102 (“Property Owner”), and who is the record owner of the real property located at 111-113 32 Ave N Fargo, ND 58102 (“Subject Property”).

RECITALS

1. City has determined that conditions existing on Subject Property constitute a nuisance under Fargo Municipal Code and the North Dakota Century Code; and
2. The Fargo Municipal Code authorizes the City to abate nuisances and to assess the costs of abatement against the property upon which the nuisance exists; and
3. Property Owner desires that the City perform the nuisance abatement rather than undertaking the abatement independently.

In consideration of the mutual promises herein, the parties agree as follows:

- A. Property Owner acknowledges and agrees that the condition of Subject Property constitutes a public nuisance under Fargo Mun. Code Art. 13-09 and N.D. Cent. Code Ch. 42-01.
- B. Property Owner hereby authorizes the City, its employees, agents, and contractors to enter upon Subject Property for the purpose of abating the nuisance, including but not limited to debris removal, exterior cleanup, and vegetation removal.
- C. Property Owner acknowledges and agrees that all costs incurred by the City in performing the nuisance abatement will be assessed against the Subject Property as a special assessment pursuant to the Fargo Mun. Code § 13-0910. Property Owner understands and agrees that such assessment constitutes a lien against Subject Property and may be certified to the Cass County Auditor for collection in the same manner as other special assessments.

- D. Property Owner acknowledges that Subject Property is currently subject to a pending foreclosure action (Case No. 09-2024-CV-03883). Property Owner further acknowledges that any special assessment imposed pursuant to this Agreement may survive foreclosure and remain a lien against Subject Property regardless of any transfer of title.
- E. City's obligation under this Agreement is limited to the nuisance conditions identified at the time of abatement. City retains the right to pursue additional enforcement actions should future nuisance conditions arise.
- F. This Agreement has been made and entered into under the laws of the State of North Dakota.
- G. The effective date of this Agreement is the date of final signature by the undersigned entities.

(Signature Pages to Follow)

Dated this 4th day of May, 2026.

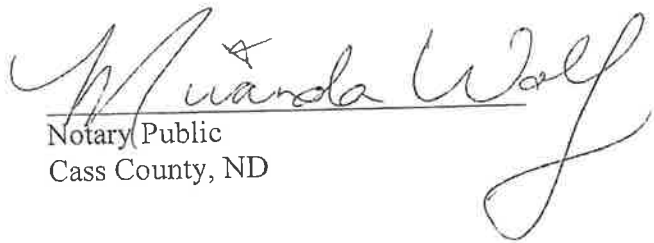
CITY OF FARGO



Shawn Ouradnik
Inspections Director

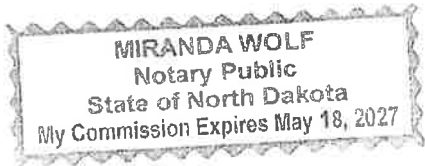
STATE OF NORTH DAKOTA)
) ss.
 COUNTY OF CASS)

On this 4th day of May, 2026, before me, a notary public in and for said county and state, personally appeared Shawn Ouradnik, to me known to be the Inspections Department Director of the city of Fargo, a North Dakota municipal corporation, described in and that executed the within and foregoing instrument, and acknowledged that said municipal corporation executed the same.



 Notary Public
 Cass County, ND

(SEAL)



Dated this 7th day of May, 2026.

PROPERTY OWNER


Bobbi Jo Stephenson

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

On this 4th day of May, 2026, before me, a notary public in and for said county and state, personally appeared Bobbi Jo Stephenson, to me known to be the PROPERTY OWNER, described in and that executed the within and foregoing instrument, and acknowledged that said municipal corporation executed the same.



Miranda Wolf
Notary Public
Cass County, ND

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8300 0070 9014 66

INTERNATIONAL FIDELITY INSURANCE COMPANY
111 RAYMOND BLVD
NEWARK NJ 07105



INSPECTIONS

INSPECTIONS DEPARTMENT

Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102
Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE 19950, International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102, Secretary of Housing and Urban Development 657 2 Ave N Fargo, ND 58102, State of North Dakota 600 East Blvd Ave 58503, Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

NAME OF INSPECTOR: Bill Thompson

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3. That an inspection was made of the building on 4/29/26 by Bill Thompson, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, 1976 wood framed bi-level duplex structure to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section

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6. **That the owner of the building must demolish or repair the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

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11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 29th day of April, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

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Dated this 29th day of April, 2026

CONDITIONS FOUND STATEMENT

On 4/29/26, Building Inspector Bill Thompson, was present at 111-113 32 Ave N to address a complaint inspection. The following violations were found:

- No current water services
- Siding is missing on east side
- Junk is stored under deck and in rear yard
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- This property is currently in foreclosure

The following action must be taken:

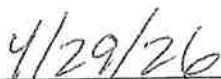
- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson
Building Inspector
wthompson@fargond.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 04/29/2026
 Shipped From:
 Name: CITY OF FARGO
 Address: 225 4TH ST N
 City: FARGO
 State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

- Note to RSS Clerk:
1. Home screen > Mailing/Shipping > More
 2. Select Shipment Confirm
 3. Scan or enter the barcode/label number from PS Form 5630
 4. Confirm the volume count message by selecting Yes or No
 5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
 Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0070 3780 77



Confirmation Services Certification

COMPANY INFORMATION

Company Name
City of Fargo

Mailer Identification (MID)* *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N
Fargo ND 58102

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide for: Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

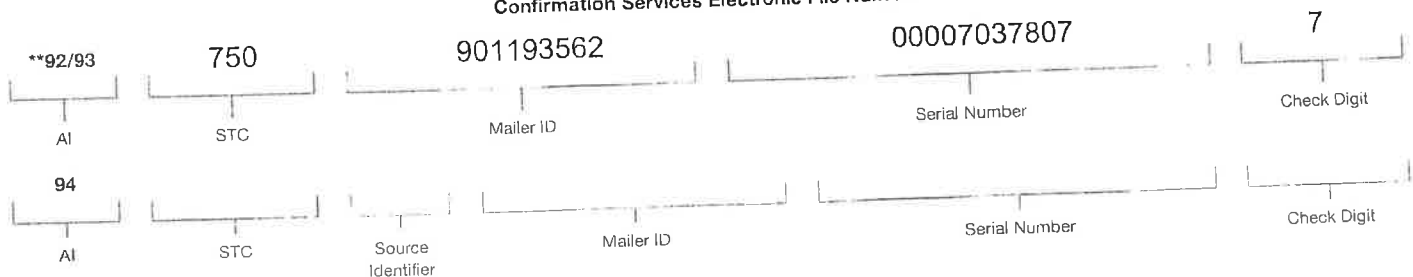
IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000070378077

Confirmation Services Electronic File Number



**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
4. For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8300 0070 9027 77

DISCOVER BANK
502 W MARKET ST
GREENWOOD DE 19950



INSPECTIONS

INSPECTIONS DEPARTMENT
Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102
Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

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MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support
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19950, International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102, Secretary
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Bill Thompson
Building Inspector
wthompson@fargond.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, must match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 04/29/2026

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®*	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0070 3784 73

Firm Mailing Book For Accountable Mail



Name and Address of Sender

CITY OF FARGO
225 4TH ST N
FARGO ND 58102

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1. 9214 8901 9403 8300 0070 9027 77

DISCOVER BANK
502 W MARKET ST
GREENWOOD DE 19950

Addressee (Name, Street, City, State, & ZIP Code ¹⁶)

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
0.74	5.30								2.82			

Total Number of Pieces Listed by Sender
1

Total Number of Pieces Received at Post Office
1

Postmaster, Per (Name of receiving employee)

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Confirmation Services Certification

COMPANY INFORMATION

Company Name
City of Fargo

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N
Fargo ND 58102

Mailer Identification (MID)* MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide* for: *Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

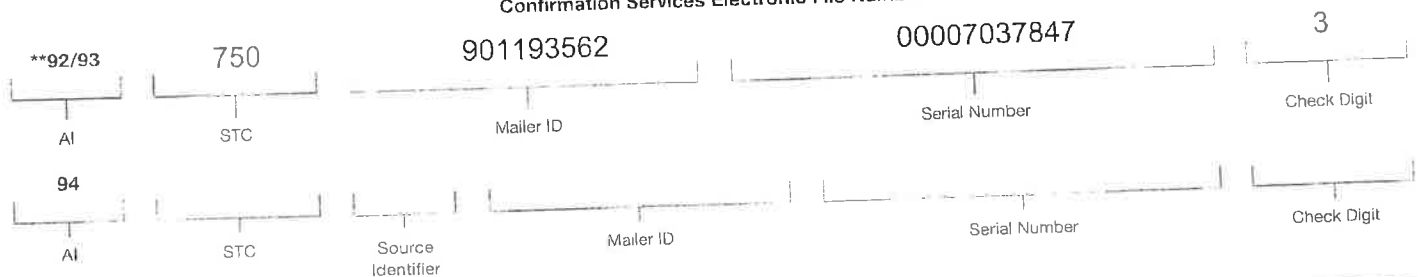
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Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000070378473

Confirmation Services Electronic File Number



**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

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- Human-readable numbers below the barcode.
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Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8370 8701 13

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
657 2ND AVE N
FARGO ND 58102-4727



★ INSPECTIONS

INSPECTIONS DEPARTMENT

Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102
Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support
Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE
19950, International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102, Secretary
of Housing and Urban Development 657 2 Ave N Fargo, ND 58102, State of North Dakota 600 East
Blvd Ave 58503, Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

NAME OF INSPECTOR: Bill Thompson

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 111-113 32 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: Vanradens 2nd Sub division, Lot 15, Block 2 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on 4/29/26 by Bill Thompson, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, 1976 wood framed bi-level duplex structure to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section

109 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish or repair the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 29th day of April, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 6th day of May, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order

issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 29th day of April, 2026

CONDITIONS FOUND STATEMENT

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- Siding is missing on east side
- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
- This property is currently in foreclosure

The following action must be taken:

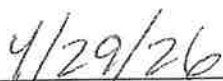
- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson
Building Inspector
wthompson@fargond.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, must match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 04/29/2026
 Shipped From:
 Name: CITY OF FARGO
 Address: 225 4TH ST N
 City: FARGO
 State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®*	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
 Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0070 3713 20



Firm Mailing Book For Accountable Mail

Name and Address of Sender	Check type of mail or service		Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
CITY OF FARGO 225 4TH ST N FARGO ND 58102	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery		5.30								2.82			
USPS Tracking/Article Number 1. 9214 8901 9403 8370 8701 13	Addressee (Name, Street, City, State, & ZIP Code TM) SECRETARY OF HOUSING AND URBAN DEVELOPMENT 657 2ND AVE N FARGO ND 58102-4727		0.74											

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

Total Number of Pieces Listed by Sender 1	Total Number of Pieces Received at Post Office 1	Postmaster, Per (Name of receiving employee)
--------------------------------------------------	---------------------------------------------------------	----------------------------------------------

Complete in Ink

PS Form 3877, January 2017 (Page 1 of 1)
PSN 7530-02-000-9098 JobId: 6787680

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Confirmation Services Certification

COMPANY INFORMATION	
Company Name City of Fargo <small>Mailer Identification (MID)* MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.</small>	Address (Number, street, suite no., city, state, and ZIP Code™) 225 4th St N Fargo ND 58102

ELECTRONIC FILE	
The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, <i>Intelligent Mail Package Barcode (IMpb) Implementation Guide for: Confirmation Services and Electronic Verification System (eVS) Mailers</i> .	
Authorized NCSC Signature	Date Signed

BARCODED LABELS	
The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.	
Authorized NCSC Signature	Date Signed

INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

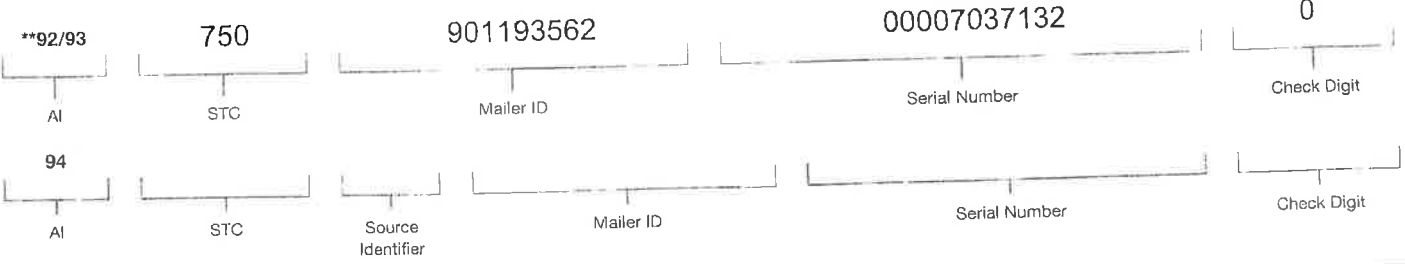
IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000070371320

Confirmation Services Electronic File Number



**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE	
If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:	
1. Horizontal bars above and below the barcode. 2. Human-readable numbers below the barcode. 3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code. 4. For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."	
Date and Time of Verification	Date and Time of Mailing (if different from date of verification)

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8370 8742 65

BOBBI STEPHENSON
1102 7TH ST N
APT 1
FARGO ND 58102-2777



★ INSPECTIONS

INSPECTIONS DEPARTMENT
Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102
Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL
DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson
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NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS
ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support
Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE
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NAME OF INSPECTOR: Bill Thompson

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(Hereinafter referred to as "the building")
3. That an inspection was made of the building on 4/29/26 by Bill Thompson, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, 1976 wood framed bi-level duplex structure to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section

109 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish or repair the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

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12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 6th day of May, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

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CONDITIONS FOUND STATEMENT

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- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
- This property is currently in foreclosure

The following action must be taken:

- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson
Building Inspector
wthompson@fargond.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 04/29/2026
 Shipped From:
 Name: CITY OF FARGO
 Address: 225 4TH ST N
 City: FARGO
 State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®*	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

- Note to RSS Clerk:
1. Home screen > Mailing/Shipping > More
 2. Select Shipment Confirm
 3. Scan or enter the barcode/label number from PS Form 5630
 4. Confirm the volume count message by selecting Yes or No
 5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
 Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0070 3719 79

Firm Mailing Book For Accountable Mail



Name and Address of Sender

CITY OF FARGO
225 4TH ST N
FARGO ND 58102

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1. 9214 8901 9403 8370 8742 65

BOBBI STEPHENSON
1102 7TH ST N
APT 1
FARGO ND 58102-2777

Addressee (Name, Street, City, State, & ZIP Code (**))

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
0.74	5.30								2.82			

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender
1

Total Number of Pieces Received at Post Office

PS Form 3877, January 2017 (Page 1 of 1)

PSN 7530-02-000-9098 JobId: 6787743

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Confirmation Services Certification

COMPANY INFORMATION

Company Name
City of Fargo

Mailer Identification (MID)* *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N
Fargo ND 58102

ELECTRONIC FILE

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Authorized NCSC Signature

Date Signed

BARCODED LABELS

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Date Signed

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92750901193562000070371979

Confirmation Services Electronic File Number

**92/93	750	901193562	00007037197	9
AI	STC	Mailer ID	Serial Number	Check Digit
94				
AI	STC	Source Identifier	Mailer ID	Serial Number
				Check Digit

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Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8370 8747 84

FREEDOM MORTGAGE COMPANY
11988 EXIT 5 PKWY
FISHERS IN 46037-7939



★ INSPECTIONS

INSPECTIONS DEPARTMENT
Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102
Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

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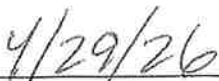
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Building Official
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Date Signed



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 Shipped From:
 Name: CITY OF FARGO
 Address: 225 4TH ST N
 City: FARGO
 State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®*	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
 Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0070 3722 42



Firm Mailing Book For Accountable Mail

Name and Address of Sender

CITY OF FARGO
225 4TH ST N
FARGO ND 58102

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1. 9214 8901 9403 8370 8747 84

FREEDOM MORTGAGE COMPANY
11988 EXIT 5 PKWY
FISHERS IN 46037-7939

Affix Stamp Here

(for additional copies of this receipt).
Postmark with Date of Receipt.

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
0.74	5.30								2.82			

Total Number of Pieces Listed by Sender
1

Total Number of Pieces Received at Post Office
1

Postmaster, Per (Name of receiving employee)



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Mailer Identification (MID) *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N
Fargo ND 58102

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide for: Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

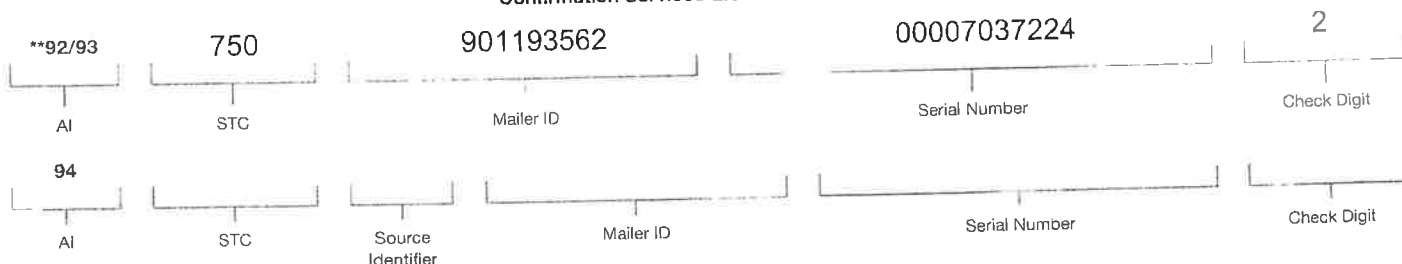
IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000070372242

Confirmation Services Electronic File Number



**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

- Horizontal bars above and below the barcode.
- Human-readable numbers below the barcode.
- Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
- For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8370 8989 33

STATE OF NORTH DAKOTA
600 E BOULEVARD AVE
BISMARCK ND 58505-0601



★ INSPECTIONS

INSPECTIONS DEPARTMENT
Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102
Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL
DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson
ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS
ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support
Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE
19950, International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102, Secretary
of Housing and Urban Development 657 2 Ave N Fargo, ND 58102, State of North Dakota 600 East
Blvd Ave 58503, Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

NAME OF INSPECTOR: Bill Thompson

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 111-113 32 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: Vanradens 2nd Sub division, Lot 15, Block 2 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on 4/29/26 by Bill Thompson, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, 1976 wood framed bi-level duplex structure to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section

109 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish or repair the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 29th day of April, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 6th day of May, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order

issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 29th day of April, 2026

CONDITIONS FOUND STATEMENT

On 4/29/26, Building Inspector Bill Thompson, was present at 111-113 32 Ave N to address a complaint inspection. The following violations were found:

- No current water services
- Siding is missing on east side
- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
- This property is currently in foreclosure

The following action must be taken:

- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson
Building Inspector
wthompson@fargond.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 04/29/2026
 Shipped From:
 Name: CITY OF FARGO
 Address: 225 4TH ST N
 City: FARGO
 State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
 Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0070 3776 12



Firm Mailing Book For Accountable Mail

Name and Address of Sender

CITY OF FARGO
225 4TH ST N
FARGO ND 58102

Check type of mail or service

- Adult Signature Required
 Adult Signature Restricted Delivery
 Certified Mail
 Certified Mail Restricted Delivery
 Collect on Delivery (COD)
 Insured Mail
 Priority Mail
 Priority Mail Express
 Registered Mail
 Return Receipt for Merchandise
 Signature Confirmation
 Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State, & ZIP Code™)

STATE OF NORTH DAKOTA
600 E BOULEVARD AVE
BISMARCK ND 58505-0601

Affix Stamp Here

(for additional copies of this receipt)
Postmark with Date of Receipt.

	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	0.74	5.30								2.82			

Total Number of Pieces Listed by Sender
1

Total Number of Pieces Received at Post Office
1

Postmaster, Per (Name of receiving employee)

Complete in Ink



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Mailer Identification (MID)* *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N
Fargo ND 58102

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide for: Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

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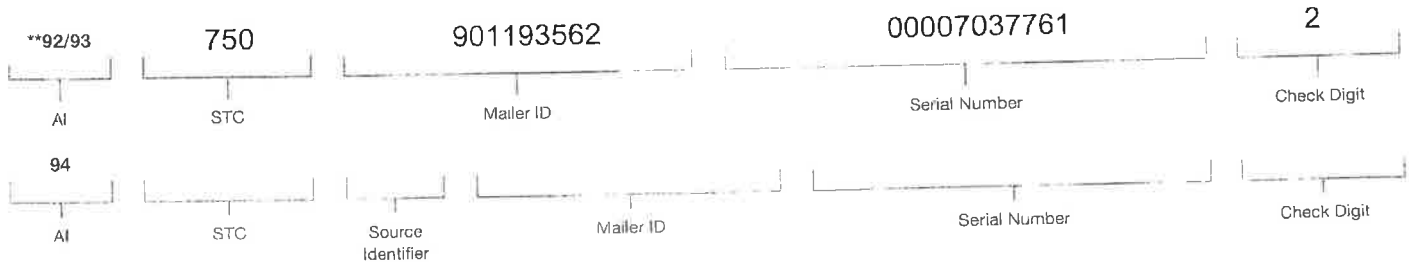
IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000070377612

Confirmation Services Electronic File Number



**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
4. For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8370 9080 52

DEPARTMENT OF HUMAN SERVICES CHILD SUPPORT DIVISION
600 E BOULEVARD AVE
BISMARCK ND 58505-0601



INSPECTIONS

INSPECTIONS DEPARTMENT

Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102
Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support
Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE
19950, International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102, Secretary
of Housing and Urban Development 657 2 Ave N Fargo, ND 58102, State of North Dakota 600 East
Blvd Ave 58503, Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

NAME OF INSPECTOR: Bill Thompson

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 111-113 32 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: Vanradens 2nd Sub division, Lot 15, Block 2 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on 4/29/26 by Bill Thompson, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, 1976 wood framed bi-level duplex structure to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section

109 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish or repair the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 29th day of April, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 6th day of May, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order

issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 29th day of April, 2026

CONDITIONS FOUND STATEMENT

On 4/29/26, Building Inspector Bill Thompson, was present at 111-113 32 Ave N to address a complaint inspection. The following violations were found:

- No current water services
- Siding is missing on east side
- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
- This property is currently in foreclosure

The following action must be taken:

- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson
Building Inspector
wthompson@fargond.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 04/29/2026
 Shipped From:
 Name: CITY OF FARGO
 Address: 225 4TH ST N
 City: FARGO
 State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®*	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
 Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0070 3790 43

Firm Mailing Book For Accountable Mail



Name and Address of Sender

CITY OF FARGO
225 4TH ST N
FARGO ND 58102

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1. 9214 8901 9403 8370 9080 52

Addressee (Name, Street, City, State, & ZIP Code™)
DEPARTMENT OF HUMAN SERVICES CHILD SUPPORT DIVISION
600 E BOULEVARD AVE
BISMARCK ND 58505-0601

Affix Stamp Here
*(for additional copies of this receipt).
Postmark with Date of Receipt.*

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
0.74	5.30								2.82			

Total Number of Pieces Listed by Sender: 1
Total Number of Pieces Received at Post Office: 1

Postmaster, Per (Name of receiving employee)

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Confirmation Services Certification

COMPANY INFORMATION

Company Name City of Fargo	Address (Number, street, suite no., city, state, and ZIP Code™) 225 4th St N Fargo ND 58102
<small>Mailer Identification (MID)* *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.</small>	

ELECTRONIC FILE

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Authorized NCSC Signature	Date Signed
---------------------------	-------------

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature	Date Signed
---------------------------	-------------

INSTRUCTIONS FOR MAILER

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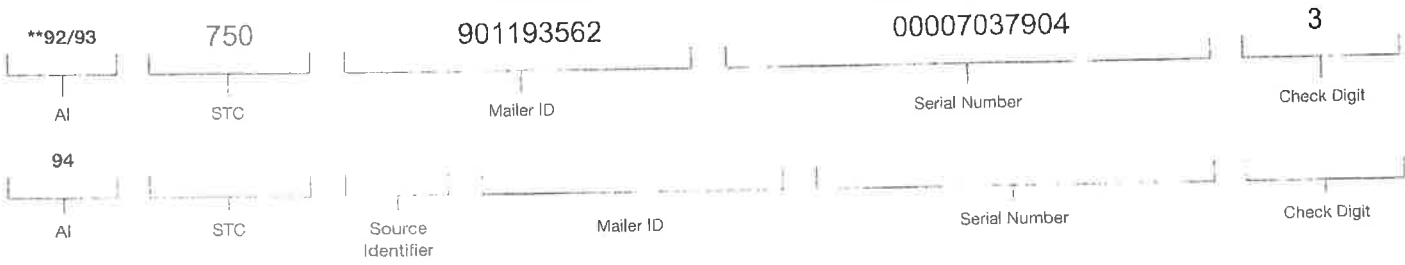
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Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000070379043

Confirmation Services Electronic File Number



**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

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- Human-readable numbers below the barcode.
- Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
- For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification	Date and Time of Mailing (if different from date of verification)
-------------------------------	-------------------------------------------------------------------

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building Hearing – Order to Show Cause
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8300 0028 2190 01

Hanna Tanous, being first duly sworn and being of legal age, deposes and says that on the 11th day of June 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

International Fidelity Insurance Company
111 Raymond Blvd
Newark NJ 07105

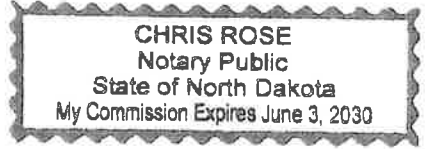
and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.

Hanna Tanous
Hanna Tanous

Subscribed and sworn to before me this 11 day of June 2026.

Chris Rose
Notary Public
Cass County, North Dakota

(SEAL)



AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

**Re: Notice of Dangerous Building Hearing – Order to Show Cause
111-113 32 Ave N, Fargo, ND 58102**

Hanna Tanous, being first duly sworn and being of legal age, deposes and says that on the 11th day of June 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

International Fidelity Insurance Company
111 Raymond Blvd
Newark NJ 07105

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Regular Mail.



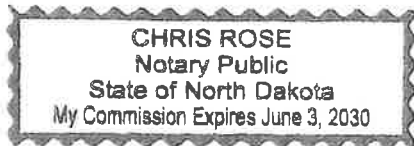
Hanna Tanous

Subscribed and sworn to before me this 11 day of June 2026.



Notary Public
Cass County, North Dakota

(SEAL)





Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 06/11/2026
 Shipped From:
 Name: CITY OF FARGO
 Address: 225 4TH ST N
 City: FARGO
 State: ND ZIP-4® 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International	
Other	4
Total	4

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

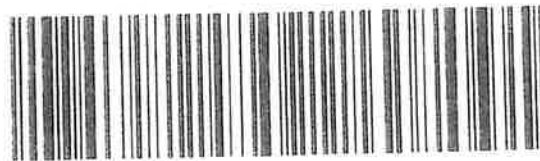
B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. **Select Shipment Confirm**
3. **Scan or enter the barcode/label number** from PS Form 5630
4. **Confirm the volume count message** by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail. Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0071 5804 62



Firm Mailing Book For Accountable Mail

Name and Address of Sender

CITY OF FARGO
225 4TH ST N
FARGO ND 58102

USPS Tracking/Article Number

9214 8901 9403 8328 2186 91

9214 8901 9403 8328 2189 29

9214 8901 9403 8300 0028 2190 01

9214 8901 9403 8300 0028 2191 93

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Addressee (Name, Street, City, State, & ZIP CodeTM)
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

BOBBIE PHINSON
1102 7TH ST N
APT 1

FARGO, ND 58102-2777
FREEDOM MORTGAGE COMPANY
11988 EXIT 5 PKWY
FISHERS IN 48037-7939

INTERNATIONAL FIDELITY INSURANCE COMPANY
111 RAYMOND BLVD
NEWARK NJ 07105

DISCOVER BANK
502 W MARKE 1 ST
GREENWOOD DE 19950

Affix Stamp Here
(for additional copies of this receipt)
Postmark with Date of Receipt.

Postage	(Extra Services) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
0.74	5.30								2.82			
0.74	5.30								2.82			
0.74	5.30								2.82			
0.74	5.30								2.82			

Postmaster, Per (Name of receiving employee)

Total Number of Pieces
4

Total Number of Pieces
4

PS Form 3877, January 2017 (Page 1 of 1)

9505 691Rv59

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

Complete in Ink



Confirmation Services Certification

COMPANY INFORMATION

Company Name
City of Fargo

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N
Fargo ND 58102

Mailer Identification (MID)* MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide for: Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

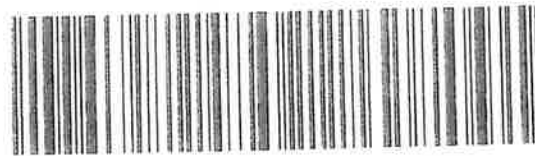
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INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000071580462

Confirmation Services Electronic File Number

**92/93	750	901193562	00007158046	2
AI	SFC	Mailer ID	Serial Number	Check Digit
94				
AI	SFC	Source Identifier	Mailer ID	Serial Number
				Check Digit

**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

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- Horizontal bars above and below the barcode.
- Human-readable numbers below the barcode.
- Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
- For Electronic Verification System (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING #", "USPS TRACKING eVS", "e-VS USPS TRACKING #", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)



INSPECTIONS DEPARTMENT
Fargo City Hall
225 Fourth Street North
Fargo, ND 58102
Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

Notice of Dangerous Building Hearing – Order to Show Cause

Date: 06/11/2026

Location: 111-113 32 Ave N, Fargo, ND 58102

Property Owner: Bobbi Stephenson

Address of Property Owner: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS
ET CETERA AND LESSEES OF RECORD:

Discover Bank 502 W Market St Greenwood, DE 19950

International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102

Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

Inspector: Bill Thompson

Date of Posting: 04/29/2026

Ordinance 21-0405 of the Fargo Municipal Code states:

The board of city commissioners shall:

A. Upon receipt of a report of the building inspector as provided for in § 21-0404, subsection (F) give written notice to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass to appear before it on the date specified in the notice to show cause why the building or structure reported to be a “dangerous building: should not be repaired, vacated, or demolished in accordance with the statement of particulars set forth in the building inspector(s) notice provided for herein in § 21-0404, subsection (E).

B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the “dangerous building.”

A hearing regarding the dangerous building located at Address, Fargo, ND has been scheduled for, Monday, June 22, 2026 at 5:05PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this 06/11/2026.

Shawn Ouradnik
Inspections Director

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL


STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building Hearing – Order to Show Cause
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8300 0028 2191 93

Hanna Tanous, being first duly sworn and being of legal age, deposes and says that on the 11th day of June 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:


Discover Bank
502 W Market St
Greenwood DE 19950

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.



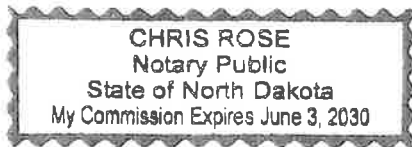
Hanna Tanous

Subscribed and sworn to before me this 11 day of June 2026.



Notary Public
Cass County, North Dakota

(SEAL)



AFFIDAVIT OF SERVICE BY REGULAR MAIL

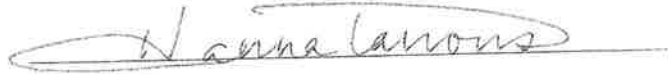
STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

**Re: Notice of Dangerous Building Hearing – Order to Show Cause
111-113 32 Ave N, Fargo, ND 58102**

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Greenwood DE 19950

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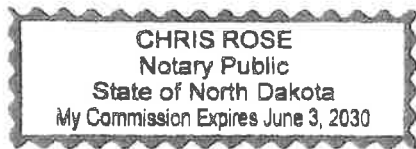
Hanna Tanous

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Notary Public
Cass County, North Dakota

(SEAL)





Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 06/11/2026
 Shipped From:
 Name: CITY OF FARGO
 Address: 225 4TH ST N
 City: FARGO
 State: ND ZIP+4: 58102

Type of Mail	Volume
Priority Mail Express™	
Priority Mail®	
First-Class Package Service®	
Returns	
International™	
Other	4
Total	4

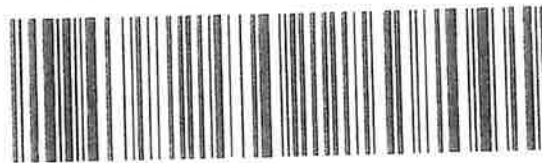
*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

- Note to RSS Clerk:
1. Home screen > Mailing/Shipping > More
 2. Select Shipment Confirm
 3. Scan or enter the barcode/label number from PS Form 5630
 4. Confirm the volume count message by selecting Yes or No
 5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail. Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0071 5804 62



Firm Mailing Book For Accountable Mail

Name and Address of Sender

CITY OF FARGO
225 4TH ST N
FARGO ND 58102

USPS Tracking/Article Number

1 9214 8901 9403 8328 2186 91

2 9214 8901 9403 8328 2189 29

3 9214 8901 9403 8300 0028 2190 01

4 9214 8901 9403 8300 0028 2191 93

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Addressee (Name, Street City, State & ZIP Code)
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

ROBBINS PHEENSON

1102 7TH ST N

FARGO ND 58102-2777

FREEDOM MORTGAGE COMPANY

11988 EXIT 5 PKWY

FISHERS IN 40037-7939

INTERNATIONAL FIDELITY INSURANCE COMPANY

111 RAYMOND BLVD

NEWARK NJ 07102

DISCOVER BANK

502 W MARKE T ST

GREENWOOD DE 19950

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

Postage	Extra Service Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASK Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
0.74	5.30								2.82			
0.74	5.30								2.82			
0.74	5.30								2.82			
0.74	5.30								2.82			

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Received at Post Office

4

Postmark 3877, January 2017 (Page 1 of 1)

Form 3877-000-0000

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

Complete in Ink



Confirmation Services Certification

COMPANY INFORMATION

Company Name
City of Fargo

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N
Fargo ND 58102

Maier Identification (MID)™: MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

ELECTRONIC FILE

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Authorized NCSC Signature

Date Signed

BARCODED LABELS

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Authorized NCSC Signature

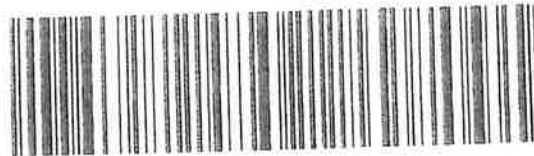
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92750901193562000071580462

Confirmation Services Electronic File Number

92/93	750	901193562	00007158046	2
AI	STC	Maier ID	Serial Number	Check Digit
94				
AI	STC	Source Identifier	Maier ID	Serial Number
				Check Digit

*91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

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- Human-readable numbers below the barcode.
- Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
- For Electronic Verification System (eVS) or e-VS should be included either before or after the service banner text. For example: "eVS USPS TRACKING #", "USPS TRACKING eVS", "e-VS USPS TRACKING #", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)



INSPECTIONS DEPARTMENT
Fargo City Hall
225 Fourth Street North
Fargo, ND 58102
Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

Notice of Dangerous Building Hearing – Order to Show Cause

Date: 06/11/2026

Location: 111-113 32 Ave N, Fargo, ND 58102

Property Owner: Bobbi Stephenson

Address of Property Owner: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS
ET CETERA AND LESSEES OF RECORD:

Discover Bank 502 W Market St Greenwood, DE 19950

International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102

Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

Inspector: Bill Thompson

Date of Posting: 04/29/2026

Ordinance 21-0405 of the Fargo Municipal Code states:

The board of city commissioners shall:


A. Upon receipt of a report of the building inspector as provided for in § 21-0404, subsection (F) give written notice to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass to appear before it on the date specified in the notice to show cause why the building or structure reported to be a "dangerous building: should not be repaired, vacated, or demolished in accordance with the statement of particulars set forth in the building inspector(s) notice provided for herein in § 21-0404, subsection (E).

B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the "dangerous building."

A hearing regarding the dangerous building located at Address, Fargo, ND has been scheduled for, Monday, June 22, 2026 at 5:05PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this 06/11/2026.



Shawn Ouradnik
Inspections Director

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

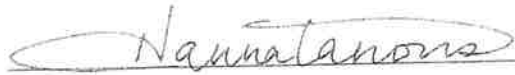
STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building Hearing – Order to Show Cause
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8328 2186 91

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Bobbi Stephenson
1102 7th St N
Apt 1
Fargo ND 58102-2777

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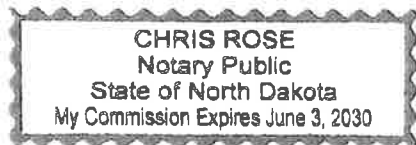
Hanna Tanous

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Notary Public
Cass County, North Dakota

(SEAL)



AFFIDAVIT OF SERVICE BY REGULAR MAIL

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) ss.
COUNTY OF CASS)

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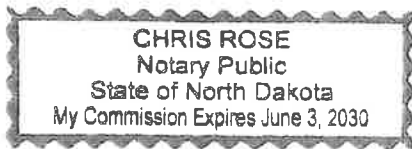
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Notary Public
Cass County, North Dakota

(SEAL)





Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 06/11/2026
 Shipped From:
 Name: CITY OF FARGO
 Address: 225 4TH ST N
 City: FARGO
 State: ND ZIP-4* 58102

Type of Mail	Volume
Priority Mail Express®*	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	4
Total	4

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

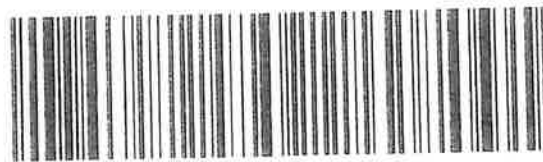
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USPS EMPLOYEE: Please scan upon pickup or receipt of mail. Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0071 5804 62



Firm Mailing Book For Accountable Mail

Name and Address of Sender

CITY OF FARGO
225 4TH ST N
FARGO ND 58102

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Addressee (Name, Street, City, State & ZIP Code™)

- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp Here
(for additional copies of this receipt)
Postmark with Date of Receipt.

USPS Tracking/Article Number

1 9214 8901 9403 8328 2186 91

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0.74	5.30								2.82			
0.74	5.30								2.82			
0.74	5.30								2.82			

Postmaster: Per (Name of receiving employee)

Total Number of Pieces Received at Post Office
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Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N
Fargo ND 58102

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Date Signed

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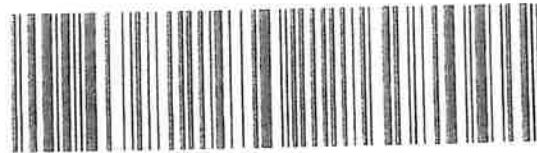
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92750901193562000071580462

Confirmation Services Electronic File Number

**92/93	750	901193562	00007158046	2	
AI	STC	Mailer ID	Serial Number	Check Digit	
94					
AI	STC	Source Identifier	Mailer ID	Serial Number	Check Digit

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- Human-readable numbers below the barcode.
- Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
- For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Application

Date and Time of Mailing (different from date of verification)



INSPECTIONS

INSPECTIONS DEPARTMENT
Fargo City Hall
225 Fourth Street North
Fargo, ND 58102
Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

Notice of Dangerous Building Hearing – Order to Show Cause

Date: 06/11/2026

Location: 111-113 32 Ave N, Fargo, ND 58102

Property Owner: Bobbi Stephenson

Address of Property Owner: 1102 7TH ST N APT 1, Fargo, ND 58102

**NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS
ET CETERA AND LESSEES OF RECORD:**

Discover Bank 502 W Market St Greenwood, DE 19950

International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102

Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

Inspector: Bill Thompson

Date of Posting: 04/29/2026

Ordinance 21-0405 of the Fargo Municipal Code states:

The board of city commissioners shall:

A. Upon receipt of a report of the building inspector as provided for in § 21-0404, subsection (F) give written notice to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass to appear before it on the date specified in the notice to show cause why the building or structure reported to be a “dangerous building: should not be repaired, vacated, or demolished in accordance with the statement of particulars set forth in the building inspector(s) notice provided for herein in § 21-0404, subsection (E).

B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the “dangerous building.”

A hearing regarding the dangerous building located at Address, Fargo, ND has been scheduled for, Monday, June 22, 2026 at 5:05PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this 06/11/2026.

Shawn Ouradnik
Inspections Director

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building Hearing – Order to Show Cause
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8328 2189 29

Hanna Tanous, being first duly sworn and being of legal age, deposes and says that on the 11th day of June 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

Freedom Mortgage Company
11988 Exit 6 Pkwy
Fishers IN 46037-7939

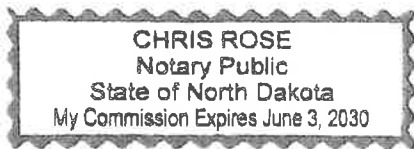
and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.

Hanna Tanous
Hanna Tanous

Subscribed and sworn to before me this 11 day of June 2026.

Chris Rose
Notary Public
Cass County, North Dakota

(SEAL)



AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

**Re: Notice of Dangerous Building Hearing – Order to Show Cause
111-113 32 Ave N, Fargo, ND 58102**

Hanna Tanous, being first duly sworn and being of legal age, deposes and says that on the 11th day of June 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

Freedom Mortgage Company
11988 Exit 6 Pkwy
Fishers IN 46037-7939

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Regular Mail.

Hanna Tanous

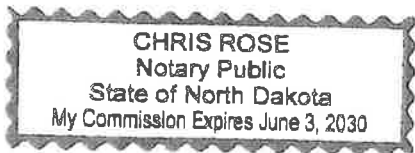
Hanna Tanous

Subscribed and sworn to before me this 11 day of June 2026.

Chris Rose

Notary Public
Cass County, North Dakota

(SEAL)





Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 06/11/2026
 Shipped From:
 Name: CITY OF FARGO
 Address: 225 4TH ST N
 City: FARGO
 State: ND ZIP-4® 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International®	
Other	4
Total	4

*Star® time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail. Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0071 5804 62



Firm Mailing Book For Accountable Mail

Name and Address of Sender: CITY OF FARGO, 225 4TH ST N, FARGO ND 58102

USPS Tracking/Article Number: 9214 8901 9403 8328 2189 91

Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Addressee (Name, Street, City, State & ZIP Code)**
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRU Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
0.74	5.30								2.82			
0.74	5.30								2.82			
0.74	5.30								2.82			
0.74	5.30								2.82			

1 BOBBIS J PLENSON
1102 7TH ST N
APT 1
FARGO ND 58102-2177
FREEDOM MORTGAGE COMPANY
11988 EXH 5 PRWY
FISHERS IN 46037-7939

2
3 INTERNATIONAL FIDELITY INSURANCE COMPANY
111 KAYMOND BLVD
NEWARK NJ 07105

4 DISCOVER BANK
502 W MARKE T ST
GREENWOOD DE 19950

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Received at Post Office: 4

US Form 3877, January 2017 (Page 1 of 1)

4869 0001 0000 0000 0000

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy



Confirmation Services Certification

COMPANY INFORMATION

Company Name
City of Fargo

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N
Fargo ND 58102

Mailer Identification (MID) *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide for Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

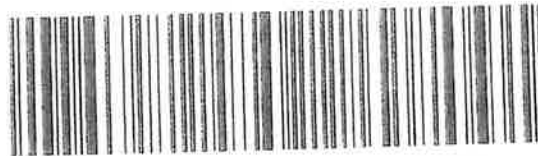
Date Signed

INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000071580462

Confirmation Services Electronic File Number

**92/93	750	901193562	00007158046	2
AI	STC	Mailer ID	Serial Number	Check Digit
94				
AI	STC	Source Identifier	Mailer ID	Serial Number
				Check Digit

**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable. Using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

- Horizontal bars above and below the barcode.
- Human-readable numbers below the barcode
- Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
- For Electronic Verification System (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)



INSPECTIONS

INSPECTIONS DEPARTMENT
Fargo City Hall
225 Fourth Street North
Fargo, ND 58102
Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

Notice of Dangerous Building Hearing – Order to Show Cause

Date: 06/11/2026

Location: 111-113 32 Ave N, Fargo, ND 58102

Property Owner: Bobbi Stephenson

Address of Property Owner: 1102 7TH ST N APT 1, Fargo, ND 58102

**NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS
ET CETERA AND LESSEES OF RECORD:**

Discover Bank 502 W Market St Greenwood, DE 19950

International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102

Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

Inspector: Bill Thompson

Date of Posting: 04/29/2026

Ordinance 21-0405 of the Fargo Municipal Code states:

The board of city commissioners shall:

A. Upon receipt of a report of the building inspector as provided for in § 21-0404, subsection (F) give written notice to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass to appear before it on the date specified in the notice to show cause why the building or structure reported to be a "dangerous building: should not be repaired, vacated, or demolished in accordance with the statement of particulars set forth in the building inspector(s) notice provided for herein in § 21-0404, subsection (E).

B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the "dangerous building."

A hearing regarding the dangerous building located at Address, Fargo, ND has been scheduled for, Monday, June 22, 2026 at 5:05PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this 06/11/2026.

Shawn Ouradnik
Inspections Director



INSPECTIONS

INSPECTIONS DEPARTMENT

Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102

Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support
Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE
19950, International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102, Secretary
of Housing and Urban Development 657 2 Ave N Fargo, ND 58102, State of North Dakota 600 East
Blvd Ave 58503, Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

NAME OF INSPECTOR: Bill Thompson

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 111-113 32 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: Vanradens 2nd Sub division, Lot 15, Block 2 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on 4/29/26 by Bill Thompson, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, 1976 wood framed bi-level duplex structure to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section

109 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish or repair the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 29th day of April, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 6th day of May, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order

issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 29th day of April, 2026

CONDITIONS FOUND STATEMENT

On 4/29/26, Building Inspector Bill Thompson, was present at 111-113 32 Ave N to address a complaint inspection. The following violations were found:

- No current water services
- Siding is missing on east side
- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
- This property is currently in foreclosure

The following action must be taken:

- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson
Building Inspector
wthompson@fargond.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed

AFFIDAVIT OF SERVICE

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Posting of Notice of Dangerous Building
111-113 32 Ave N

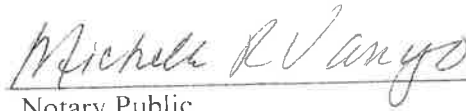
Bill Thompson, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, he posted the attached notice upon the front of the building located at the following address:

111-113 32 Ave N
Fargo, ND 58102

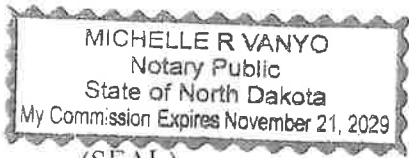


Bill Thompson

Subscribed and sworn to before me this 27 day of April 2026.



Notary Public
Cass County, North Dakota



(SEAL)

AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in envelopes addressed as follows:

State of North Dakota
600 East Blvd Ave
Bismarck, ND 58503

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.

[Handwritten signature of Michelle Lemar]
Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.



[Handwritten signature of Miranda Wolf]
Notary Public
Cass County, North Dakota

(SEAL)

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8370 8989 33

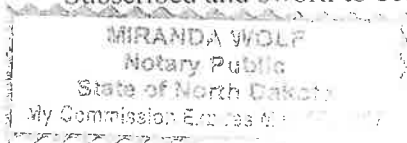
Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

State of North Dakota
600 E Boulevard Ave
Bismarck, ND 58505-0601

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.

Michelle Lemar
Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.



(SEAL)

Miranda Wolf
Notary Public
Cass County, North Dakota

AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in envelopes addressed as follows:

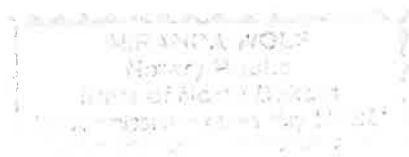
Freedom Mortgage Company
11988 Exit 5 Pkwy
Fishers, IN 46037


and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.



Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.





Notary Public
Cass County, North Dakota

(SEAL)

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8370 8747 84

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

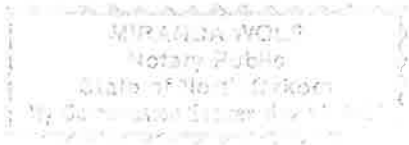
Freedom Mortgage Company
11988 Exit 5 Pkwy
Fishers, IN 46037-7939

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.

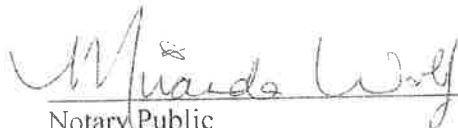


Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.



(SEAL)



Notary Public
Cass County, North Dakota

AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in envelopes addressed as follows:

Bobbi Stephenson
1102 7 St N, Apt 1
Fargo, ND 58102

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.

Michelle Lemar (signature)

Subscribed and sworn to before me this 29th day of April 2026.



Miranda Wolf (signature)
Notary Public
Cass County, North Dakota

(SEAL)

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8370 8742 65

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N. by placing true and correct copies thereof in an envelope addressed as follows:

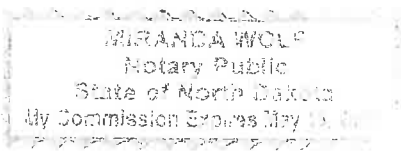
Bobbi Stephenson
1102 7 St N
Apt 1
Fargo, ND 58102-2777

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.

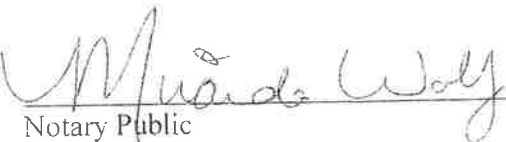


Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.



(SEAL)



Notary Public
Cass County, North Dakota

AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building

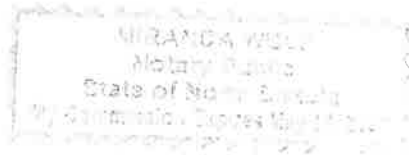
Michelle Lemar, being first duly sworn and being of legal age. deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in envelopes addressed as follows:

Secretary of Housing and Urban Development
657 2 Ave N
Fargo, ND 58102

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.

M. Lemar
Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.



(SEAL)

Miranda Wolf
Notary Public
Cass County, North Dakota

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

**Re: Notice of Dangerous Building
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8370 8701 13**

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

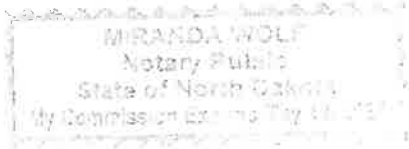
Secretary of Housing and Urban Development
657 2 Ave N
Fargo, ND 58102-4727

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.

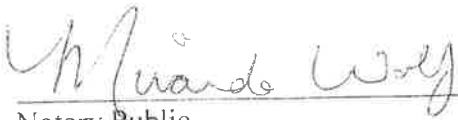


Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.



(SEAL)



Notary Public
Cass County, North Dakota

AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building

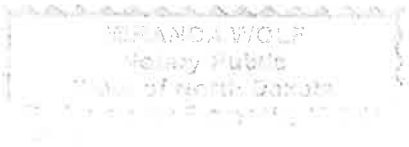
Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in envelopes addressed as follows:

Department of Human Services, Child Support Division
600 East Blvd Ave
Bismarck, ND 58505

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.

Michelle Lemar
Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.



Miranda Wolf
Notary Public
Cass County, North Dakota

(SEAL)

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8370 9080 52

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

Department of Human Services, Child Support Division
600 E Boulevard Ave
Bismarck, ND 58505-0601

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail,

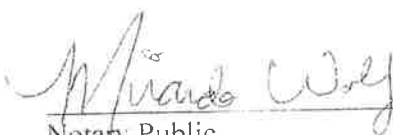


Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.

MIRANDA WOLF
Notary Public
State of North Dakota
My Commission Expires May 13, 2027

(SEAL)



Notary Public
Cass County, North Dakota

AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in envelopes addressed as follows:

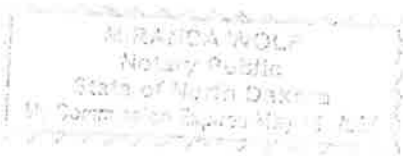
Discover Bank
502 W Market St
Greenwood, DE 19950

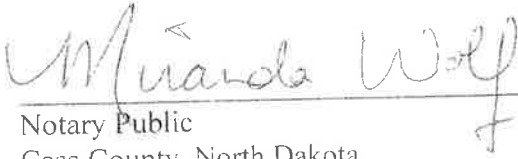
and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.



Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.





Notary Public
Cass County, North Dakota

(SEAL)

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

**Re: Notice of Dangerous Building
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8300 0070 9027 77**

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

Discover Bank
502 W Market St
Greenwood, DE 19950

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.

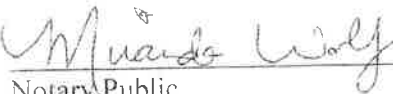


Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.

MIRANDA WOLF
Notary Public
State of North Dakota
My Commission Expires May 19, 2027

(SEAL)



Notary Public
Cass County, North Dakota

AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in envelopes addressed as follows:

International Fidelity Insurance Company
111 Raymond Blvd
Newark, NJ 07102


and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.



Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.

MIRANDA WOLF
Notary Public
State of North Dakota
My Commission Expires May 14, 2027



Notary Public
Cass County, North Dakota

(SEAL)

MIRANDA WOLF
Notary Public
State of North Dakota
My Commission Expires May 14, 2027



**PROOF OF ACCEPTANCE
(ELECTRONIC)**

PRODUCED DATE: 04/30/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8300 0070 9014 66

Our records indicate that this item was accepted by the USPS at:

ORIGIN ACCEPTANCE FARGO,ND 58108 04/29/2026 20:44

ORIGINAL INTENDED RECIPIENT:

INTERNATIONAL FIDELITY INSURANCE COMPANY

111 RAYMOND BLVD

NEWARK NJ 07105



**PROOF OF ACCEPTANCE
(ELECTRONIC)**

PRODUCED DATE: 05/04/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:
9214 8901 9403 8300 0070 9027 77

Our records indicate that this item was accepted by the USPS at:
FORWARDED GREENWOOD,DE 19950 05/04/2026 08:24

ORIGINAL INTENDED RECIPIENT:
DISCOVER BANK
502 W MARKET ST
GREENWOOD DE 19950



**PROOF OF ACCEPTANCE
(ELECTRONIC)**

PRODUCED DATE: 04/30/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8370 8701 13

Our records indicate that this item was accepted by the USPS at:

ORIGIN ACCEPTANCE FARGO,ND 58108 04/29/2026 20:44

ORIGINAL INTENDED RECIPIENT:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

657 2ND AVE N

FARGO ND 58102-4727



**PROOF OF ACCEPTANCE
(ELECTRONIC)**

PRODUCED DATE: 04/30/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:
9214 8901 9403 8370 8742 65

Our records indicate that this item was accepted by the USPS at:
ORIGIN ACCEPTANCE FARGO,ND 58108 04/29/2026 20:44

ORIGINAL INTENDED RECIPIENT:
BOBBI STEPHENSON
1102 7TH ST N APT 1
FARGO ND 58102-2777



**PROOF OF ACCEPTANCE
(ELECTRONIC)**

PRODUCED DATE: 04/30/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:
9214 8901 9403 8370 8747 84

Our records indicate that this item was accepted by the USPS at:
ORIGIN ACCEPTANCE FARGO,ND 58108 04/29/2026 20:44

ORIGINAL INTENDED RECIPIENT:
FREEDOM MORTGAGE COMPANY
11988 EXIT 5 PKWY
FISHERS IN 46037-7939

PROOF OF ACCEPTANCE
(ELECTRONIC)

PRODUCED DATE: 04/30/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8370 8989 33

Our records indicate that this item was accepted by the USPS at:

ORIGIN ACCEPTANCE FARGO,ND 58108 04/29/2026 20:44

ORIGINAL INTENDED RECIPIENT:

STATE OF NORTH DAKOTA
600 E BOULEVARD AVE
BISMARCK ND 58505-0601

**PROOF OF ACCEPTANCE
(ELECTRONIC)**

PRODUCED DATE: 04/30/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8370 9080 52

Our records indicate that this item was accepted by the USPS at:

ORIGIN ACCEPTANCE FARGO,ND 58108 04/29/2026 20:44

ORIGINAL INTENDED RECIPIENT:

DEPARTMENT OF HUMAN SERVICES CHILD SUPPORT DIVISION

600 E BOULEVARD AVE

BISMARCK ND 58505-0601



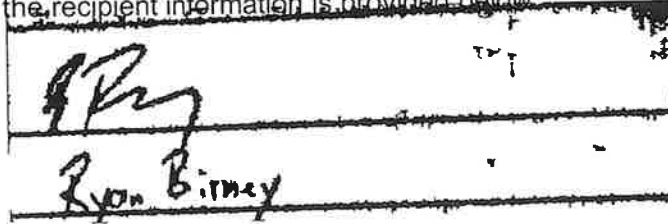
Mailer: City of Fargo

Date Produced: 05/27/2026

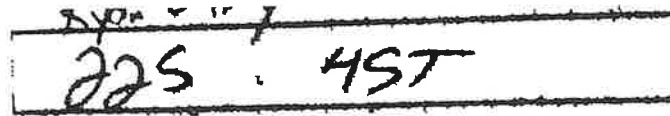
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 8701 13. Our records indicate that this item was delivered on 05/26/2026 at 10:11 a.m. in FARGO, ND 58102. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
657 2ND AVE N
FARGO ND 58102-4727

Customer Reference Number: C6787680.41524480



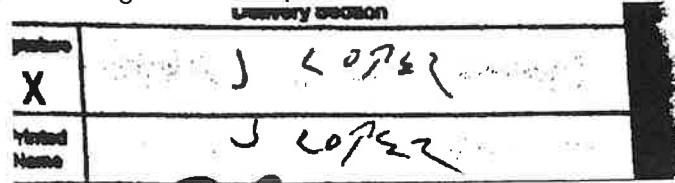
Mailer: City of Fargo

Date Produced: 05/06/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0070 9014 66. Our records indicate that this item was delivered on 05/05/2026 at 12:05 p.m. in NEWARK, NJ 07102. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

INTERNATIONAL FIDELITY INSURANCE COMPANY
111 RAYMOND BLVD
NEWARK NJ 07105

Customer Reference Number: C6788328.41527548



Mailer: City of Fargo

Date Produced: 05/08/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0070 9027 77. Our records indicate that this item was delivered on 05/07/2026 at 09:31 a.m. in SALT LAKE CITY, UT 84130. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<i>[Handwritten Signature]</i>
Printed Name	<i>Vicki Mendon</i> 77851

Address of Recipient :

Delivery Address	<i>Discover</i> 15
------------------	--------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

DISCOVER BANK
502 W MARKET ST
GREENWOOD DE 19950

Customer Reference Number: C6788366.41527755



Mailer: City of Fargo

Date Produced: 05/04/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 8742 65. Our records indicate that this item was delivered on 05/02/2026 at 12:10 p.m. in FARGO, ND 58102. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature X	<i>Bobbi Stephenson</i>
Printed Name	Bobbi Stephenson

Address of Recipient :

Delivery Address	
------------------	--

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

BOBBI STEPHENSON
1102 7TH ST N
APT 1
FARGO ND 58102-2777

Customer Reference Number: C6787743.41524765



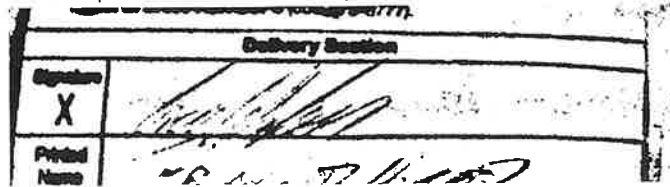
Mailer: City of Fargo

Date Produced: 05/04/2026

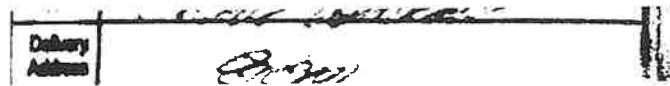
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 8747 84. Our records indicate that this item was delivered on 05/02/2026 at 04:23 p.m. in FISHERS, IN 46038. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

FREEDOM MORTGAGE COMPANY
11988 EXIT 5 PKWY
FISHERS IN 46037-7939

Customer Reference Number: C6787769.41525314



Mailer: City of Fargo

Date Produced: 05/05/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 8989 33. Our records indicate that this item was delivered on 05/04/2026 at 12:39 p.m. in BISMARCK, ND 58501. The scanned image of the recipient information is provided below.

Signature of Recipient :

no	Jade Gopho
id	Jade Gopho

Address of Recipient :

no	Jade Gopho
no	600 E BLVD

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

STATE OF NORTH DAKOTA
600 E BOULEVARD AVE
BISMARCK ND 58505-0601

Customer Reference Number: C6788285.41527388



Mailer: City of Fargo

Date Produced: 05/05/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 9080 52. Our records indicate that this item was delivered on 05/04/2026 at 12:38 p.m. in BISMARCK, ND 58501. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery
Handwritten signature: *Lauren E. ...*

Address of Recipient :

Handwritten address: *600 E Boulevard Ave*

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

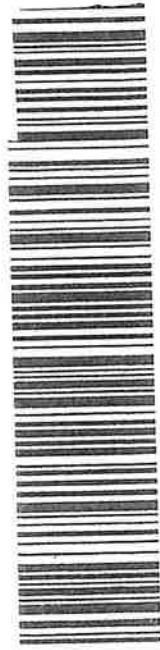
This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

DEPARTMENT OF HUMAN SERVICES CHILD SUPPORT DIVISION
600 E BOULEVARD AVE
BISMARCK ND 58505-0601

Customer Reference Number: C6788422.41528431

CERTIFIED MAIL

USPS CERTIFIED MAIL



9214 8901 9403 8370 8701 13

SECRETARY OF HOUS
657 2ND AVE N
FARGO ND 58102-4727

(Handwritten signature)

RETURN TO SENDER
UNLESS OTHERWISE
INDICATED

9214 8901 9403 8370 8701 13

City of Fargo
225 4th St N
Fargo ND 58102

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8370 8701 13

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
657 2ND AVE N
FARGO ND 58102-4727



INSPECTIONS

INSPECTIONS DEPARTMENT
Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102
Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support
Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE
19950, International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102, Secretary
of Housing and Urban Development 657 2 Ave N Fargo, ND 58102, State of North Dakota 600 East
Blvd Ave 58503, Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

NAME OF INSPECTOR: Bill Thompson

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 111-113 32 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: Vanradens 2nd Sub division, Lot 15, Block 2 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on 4/29/26 by Bill Thompson, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, 1976 wood framed bi-level duplex structure to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section

109 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish or repair the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 29th day of April, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 6th day of May, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order

issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 29th day of April, 2026

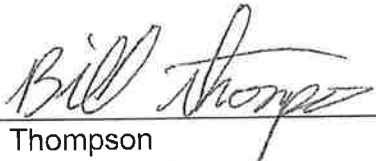
CONDITIONS FOUND STATEMENT

On 4/29/26, Building Inspector Bill Thompson, was present at 111-113 32 Ave N to address a complaint inspection. The following violations were found:

- No current water services
- Siding is missing on east side
- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
- This property is currently in foreclosure

The following action must be taken:

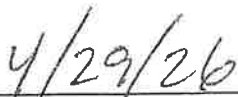
- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



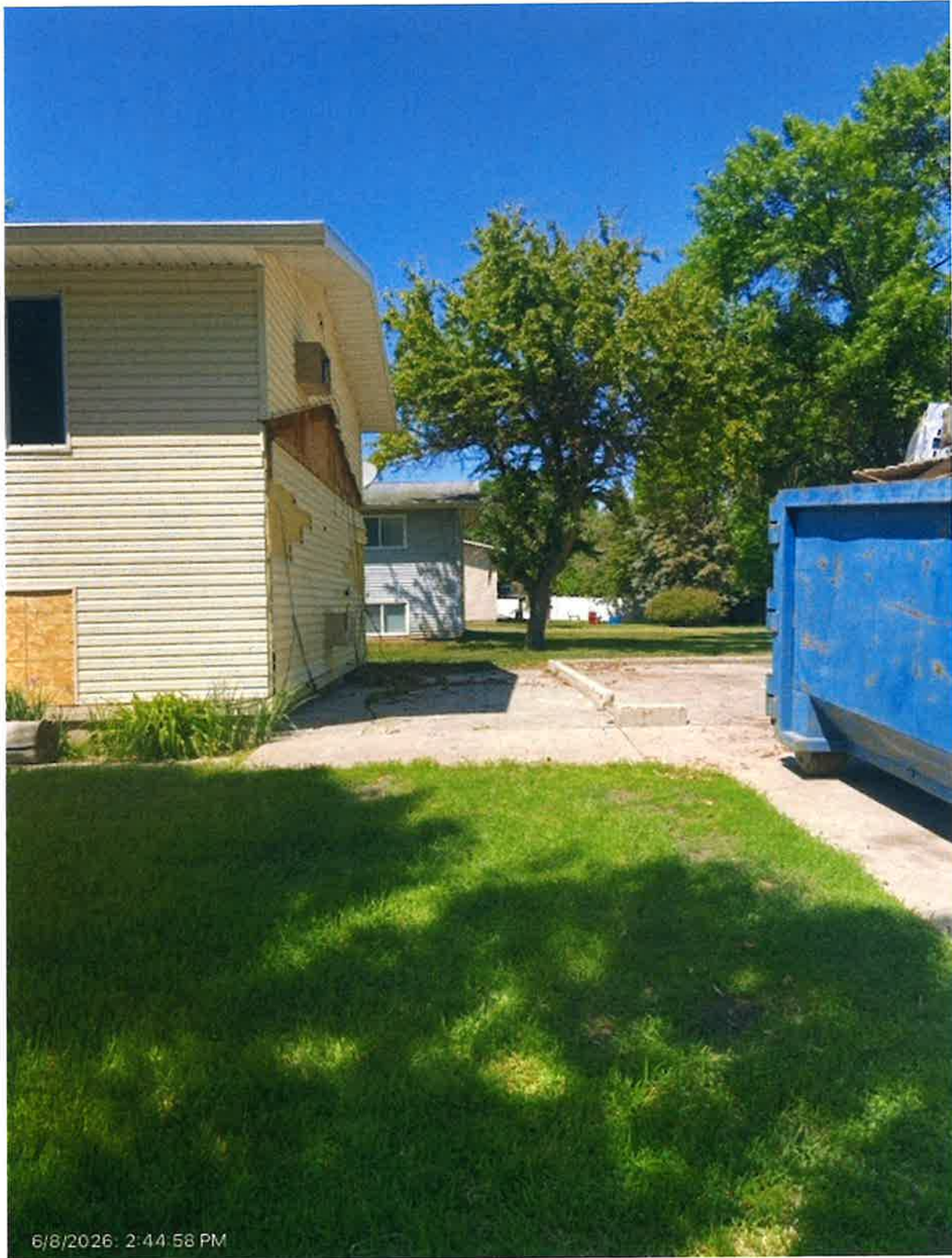
Bill Thompson
Building Inspector
wthompson@fargond.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov

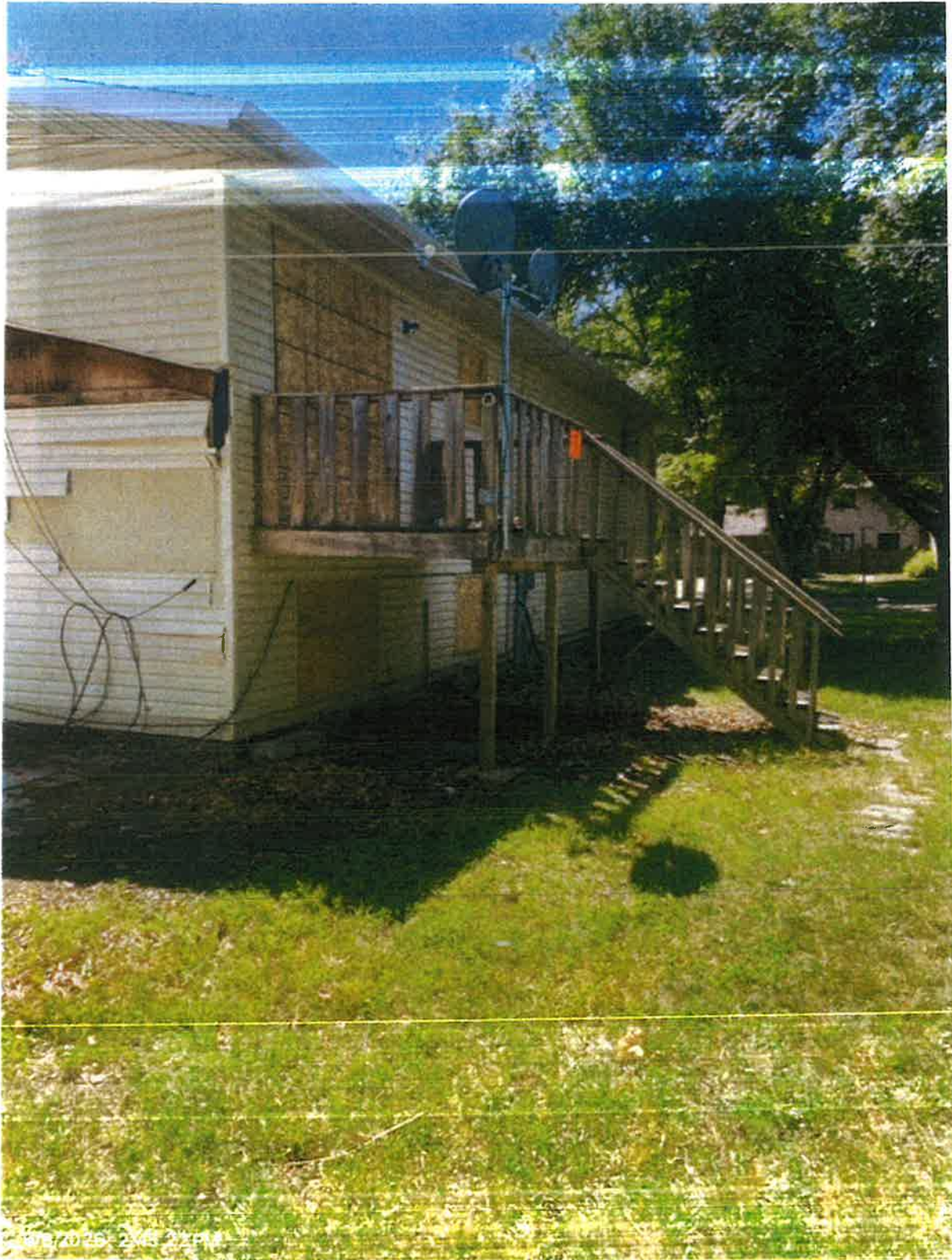


Date Signed









09/20/20 2:05 2x118





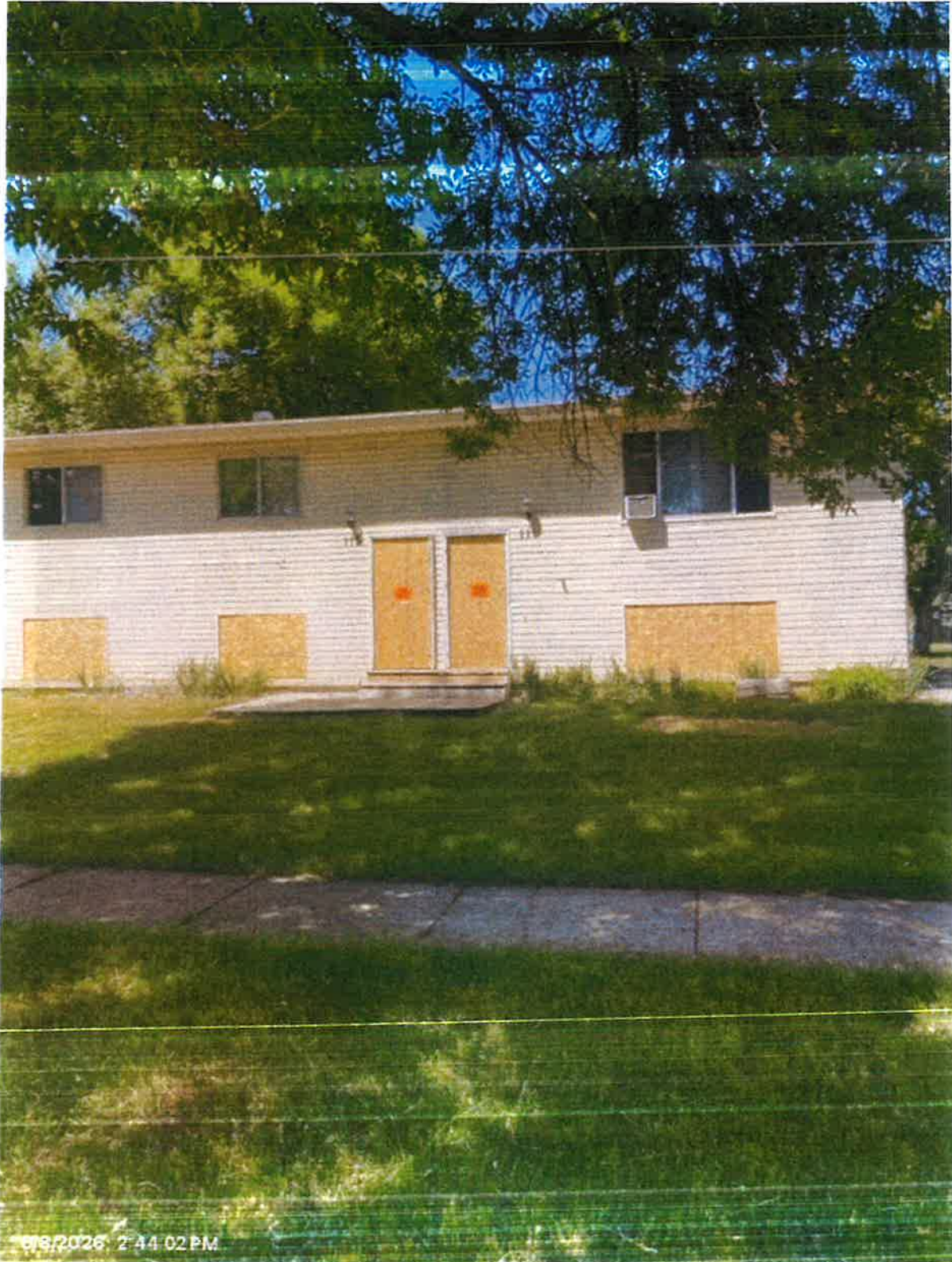








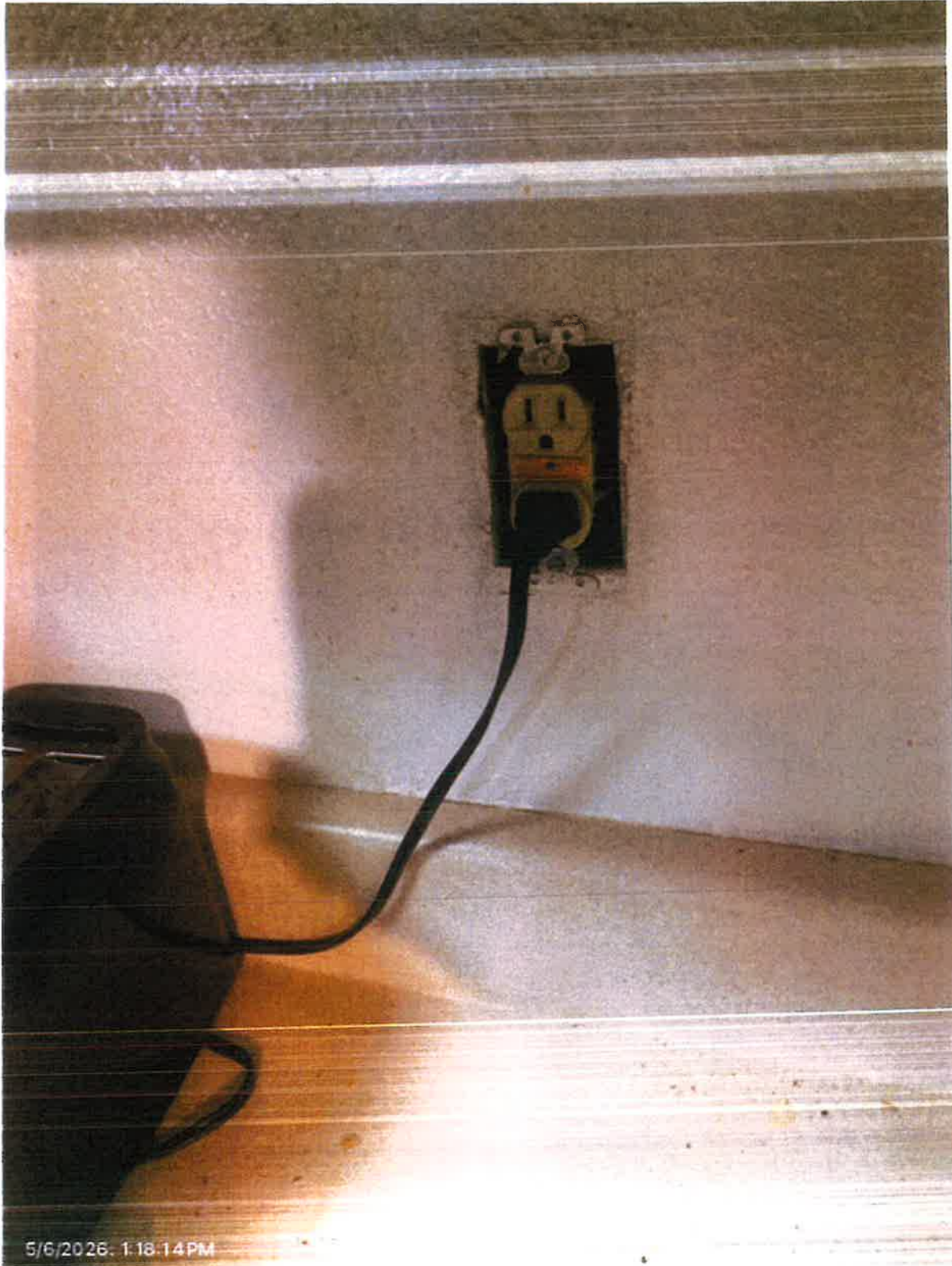




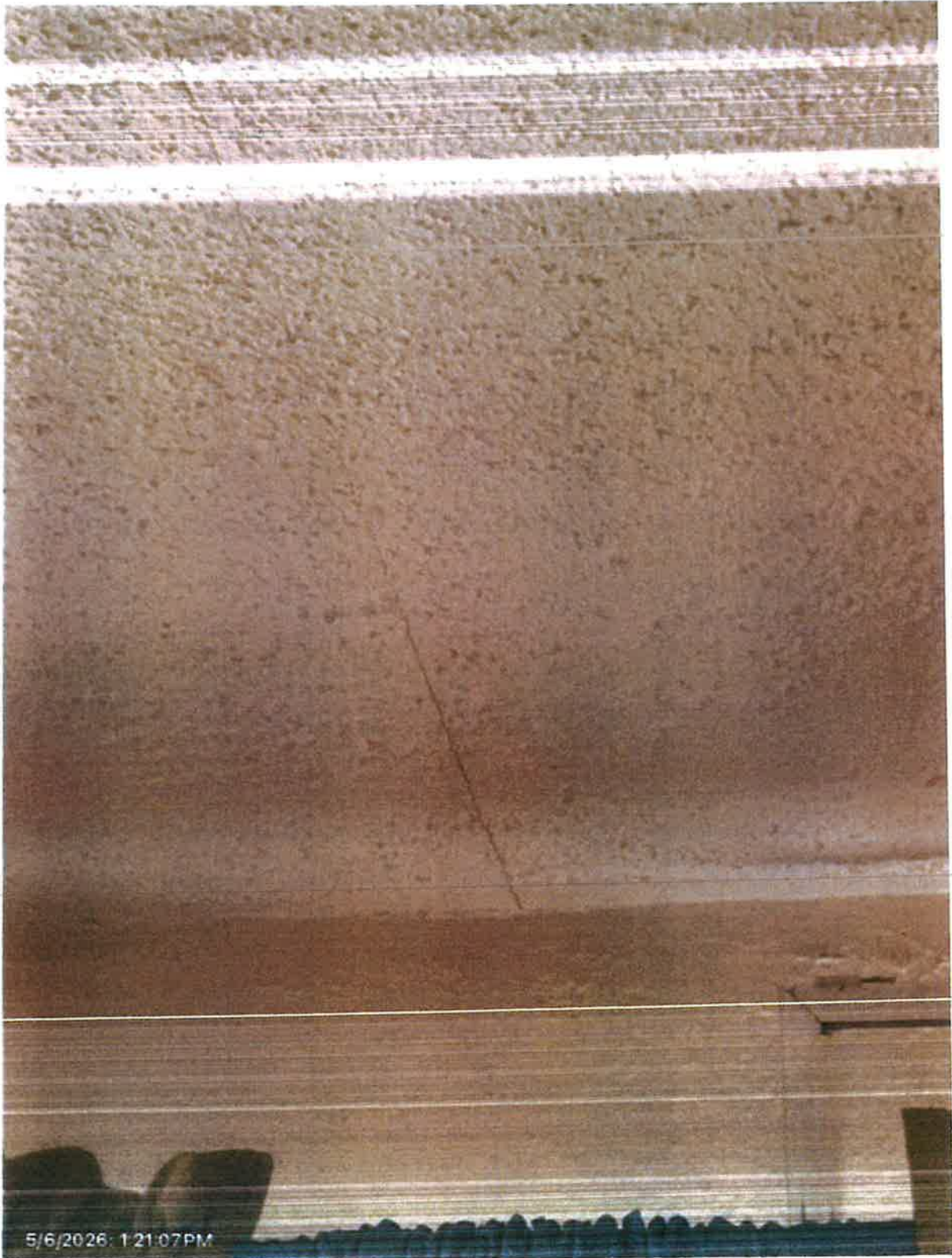




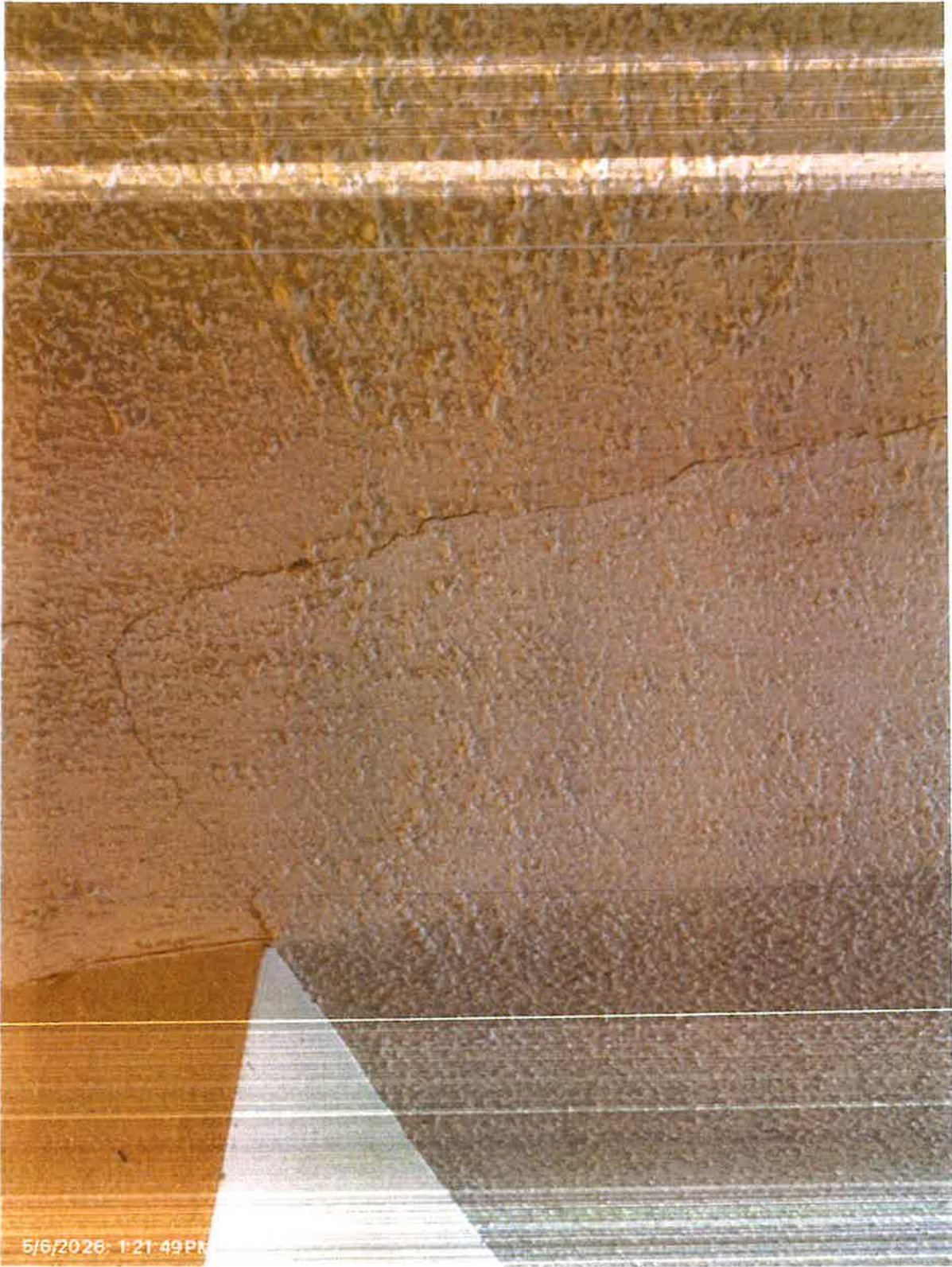












5/6/2026 1:21:49 PM





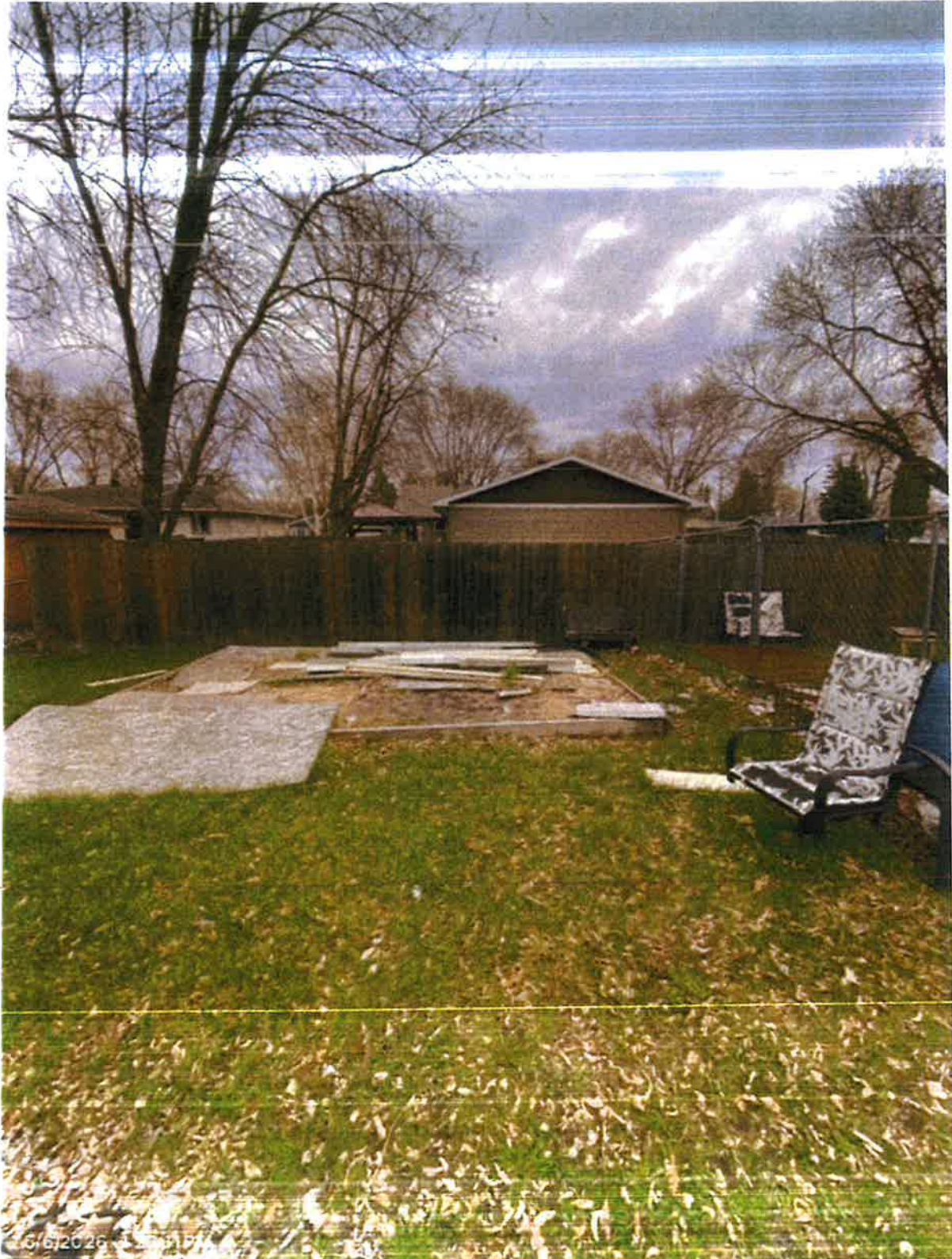










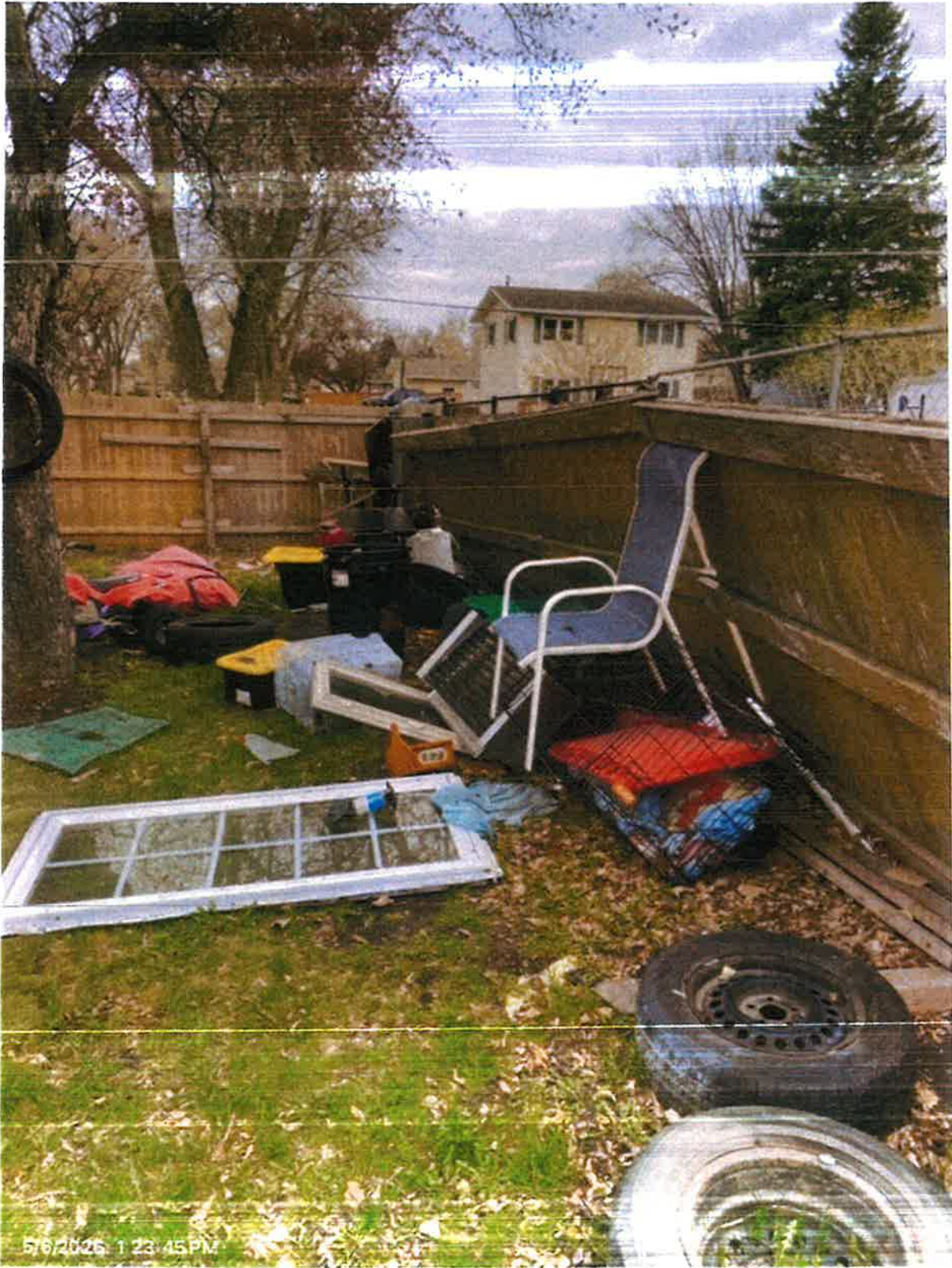


6/6/2026 1:51:57





















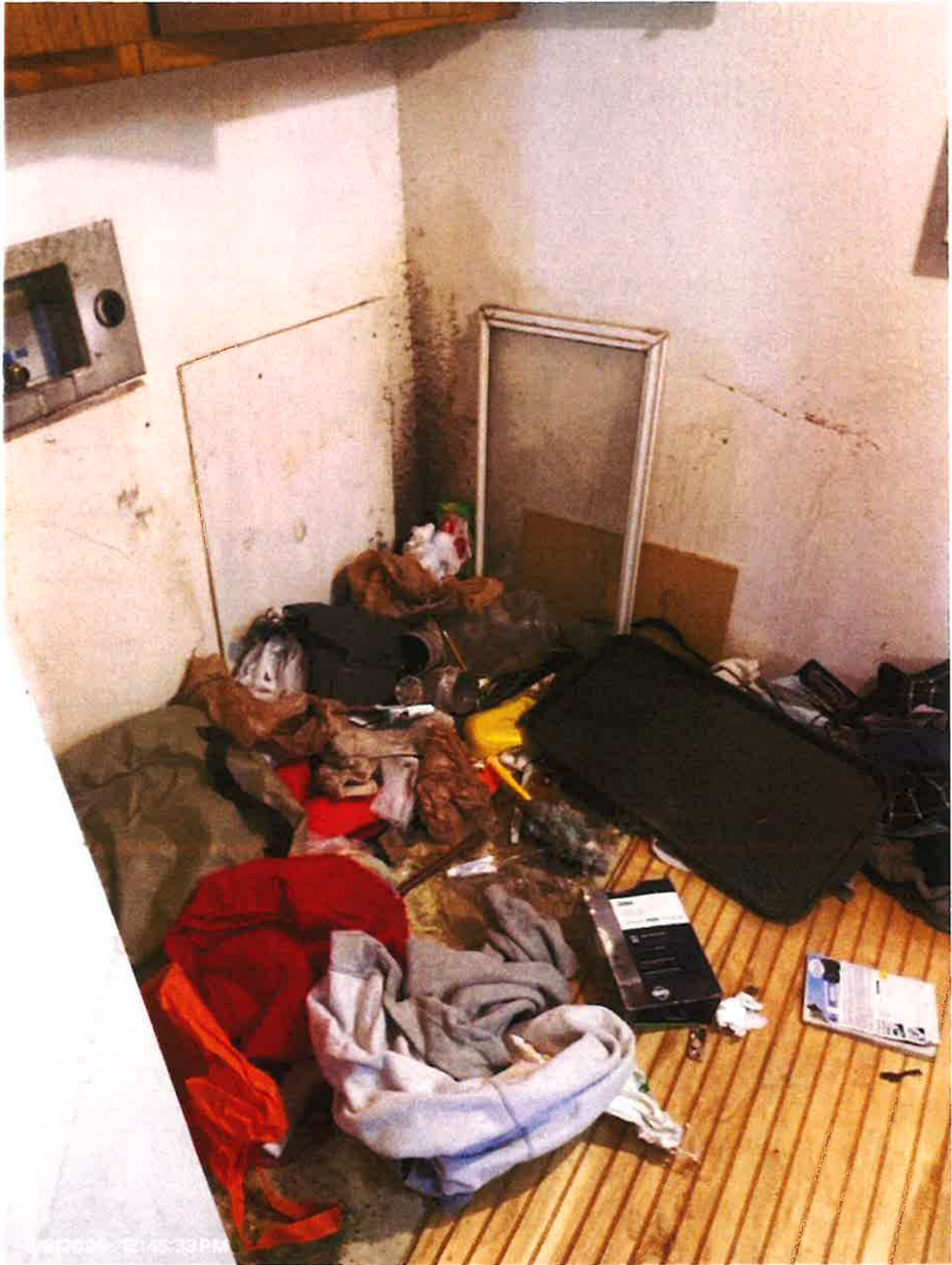




















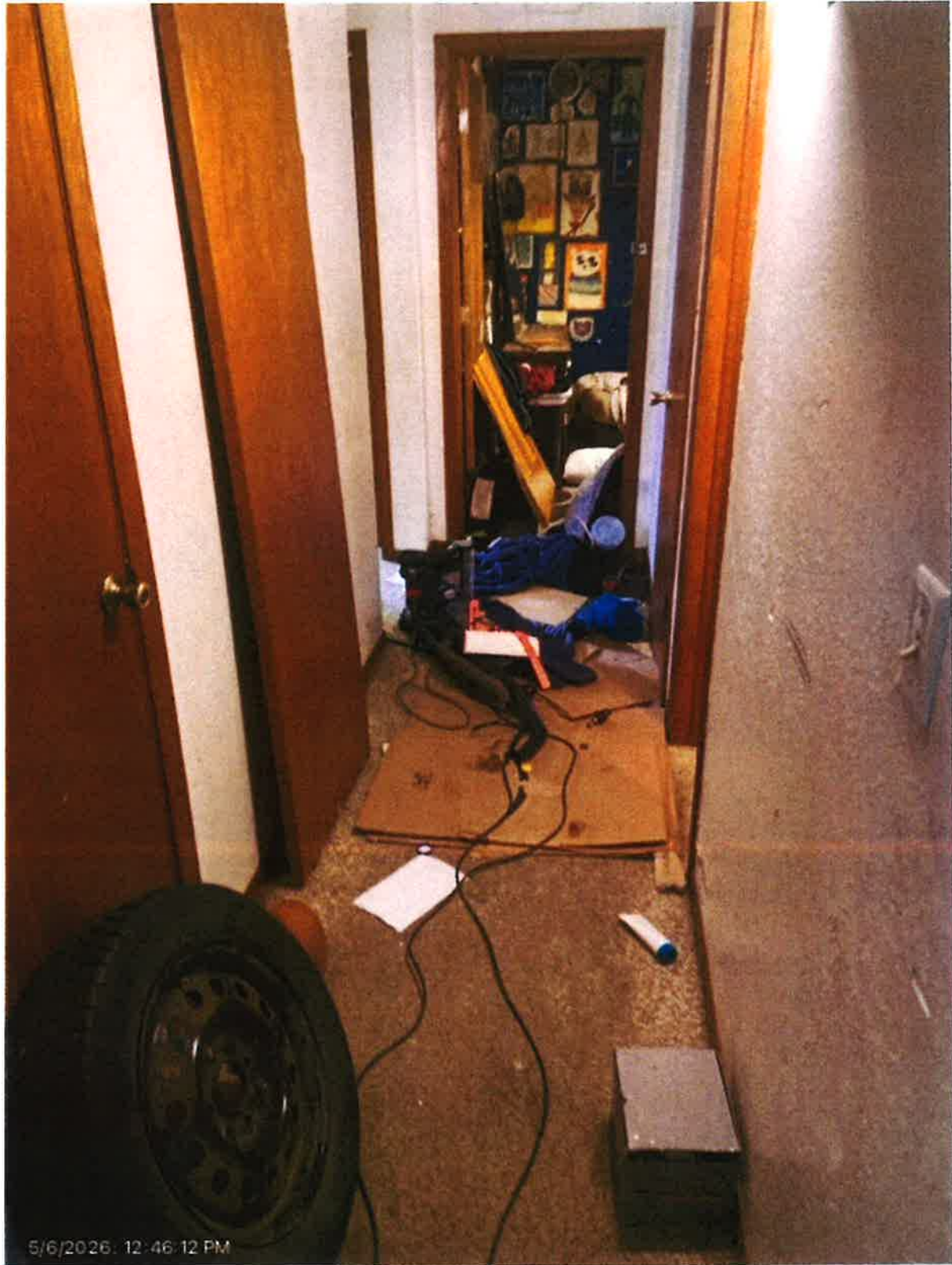




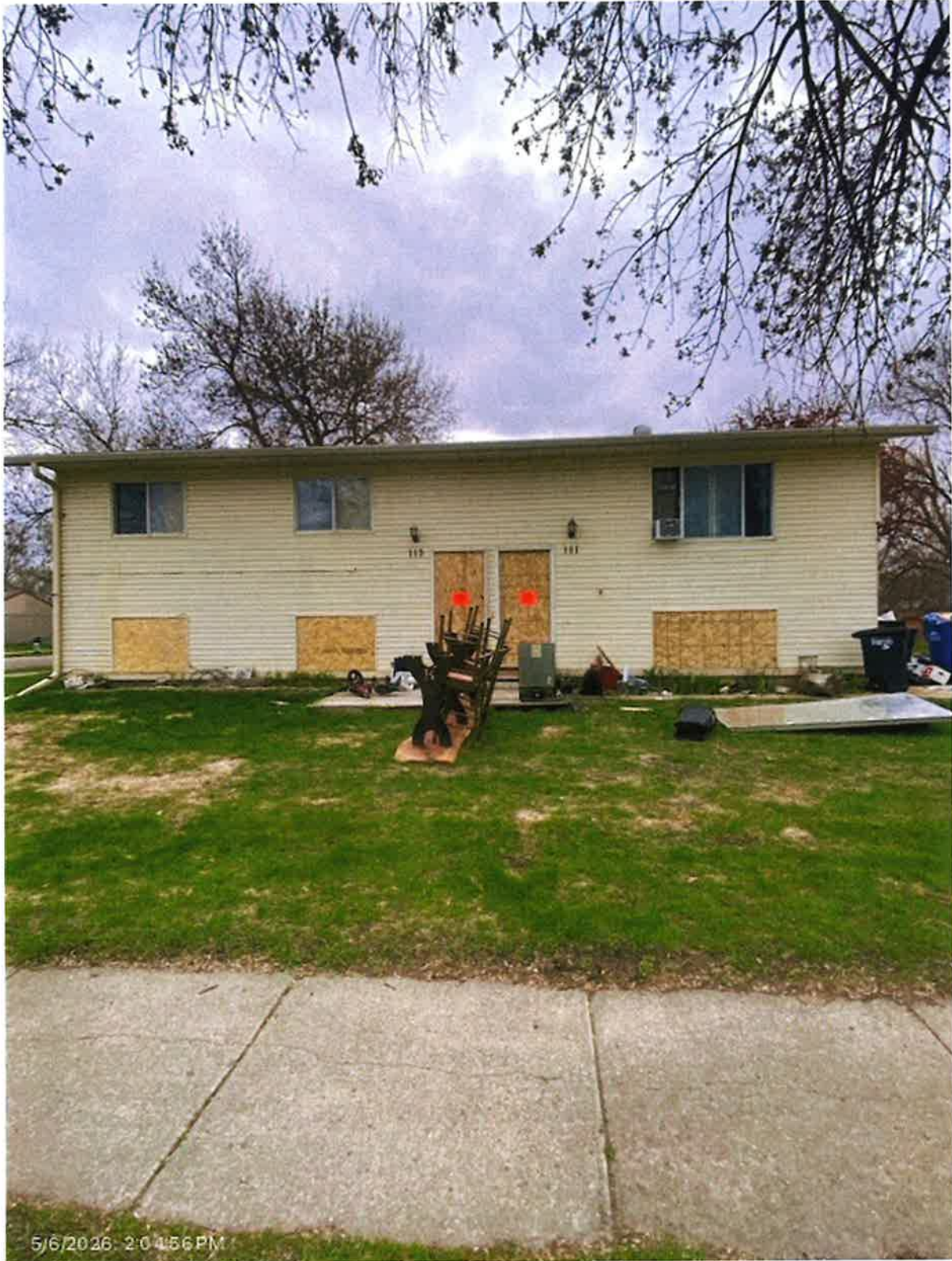






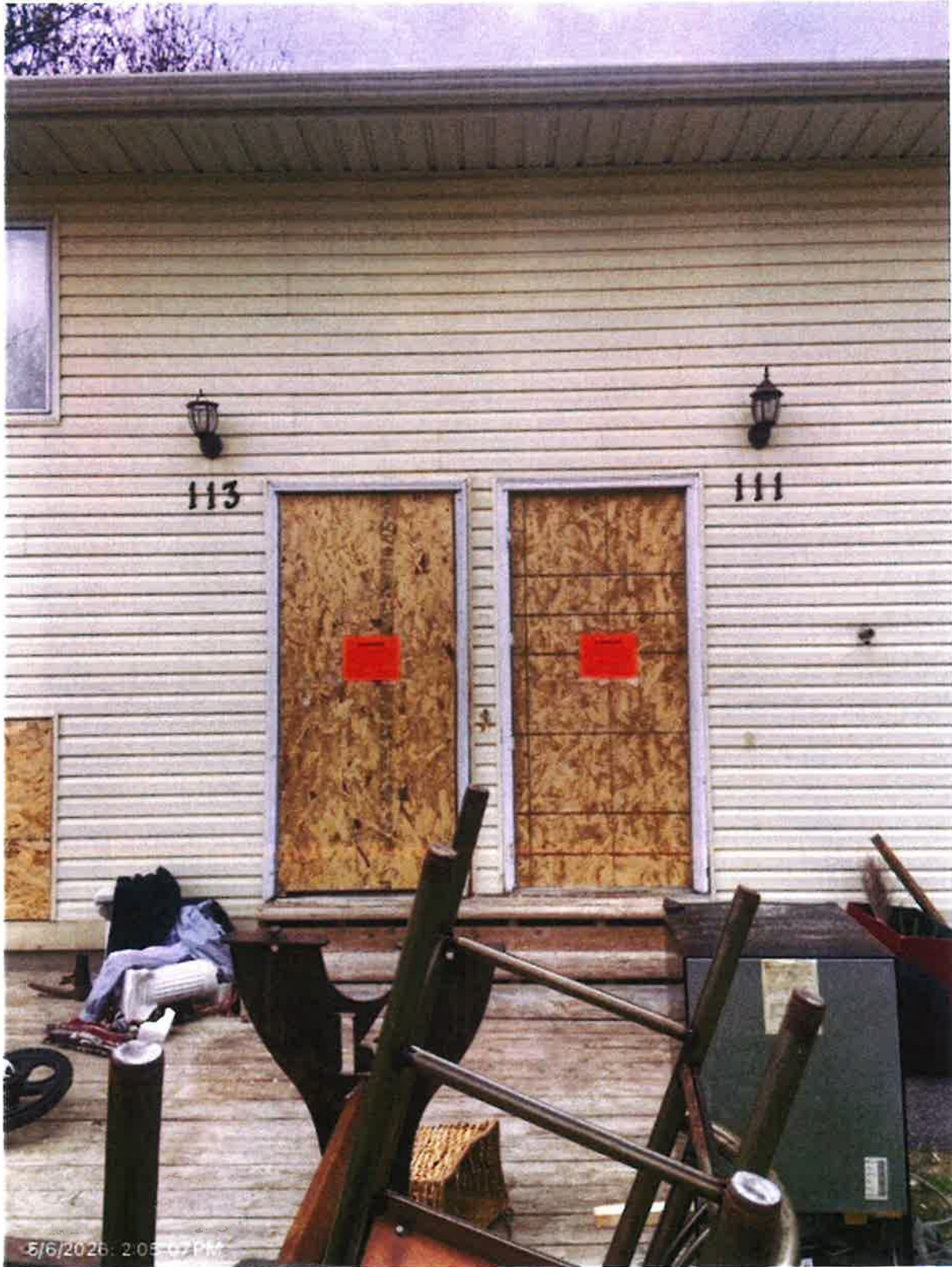


5/6/2026: 12:46:12 PM



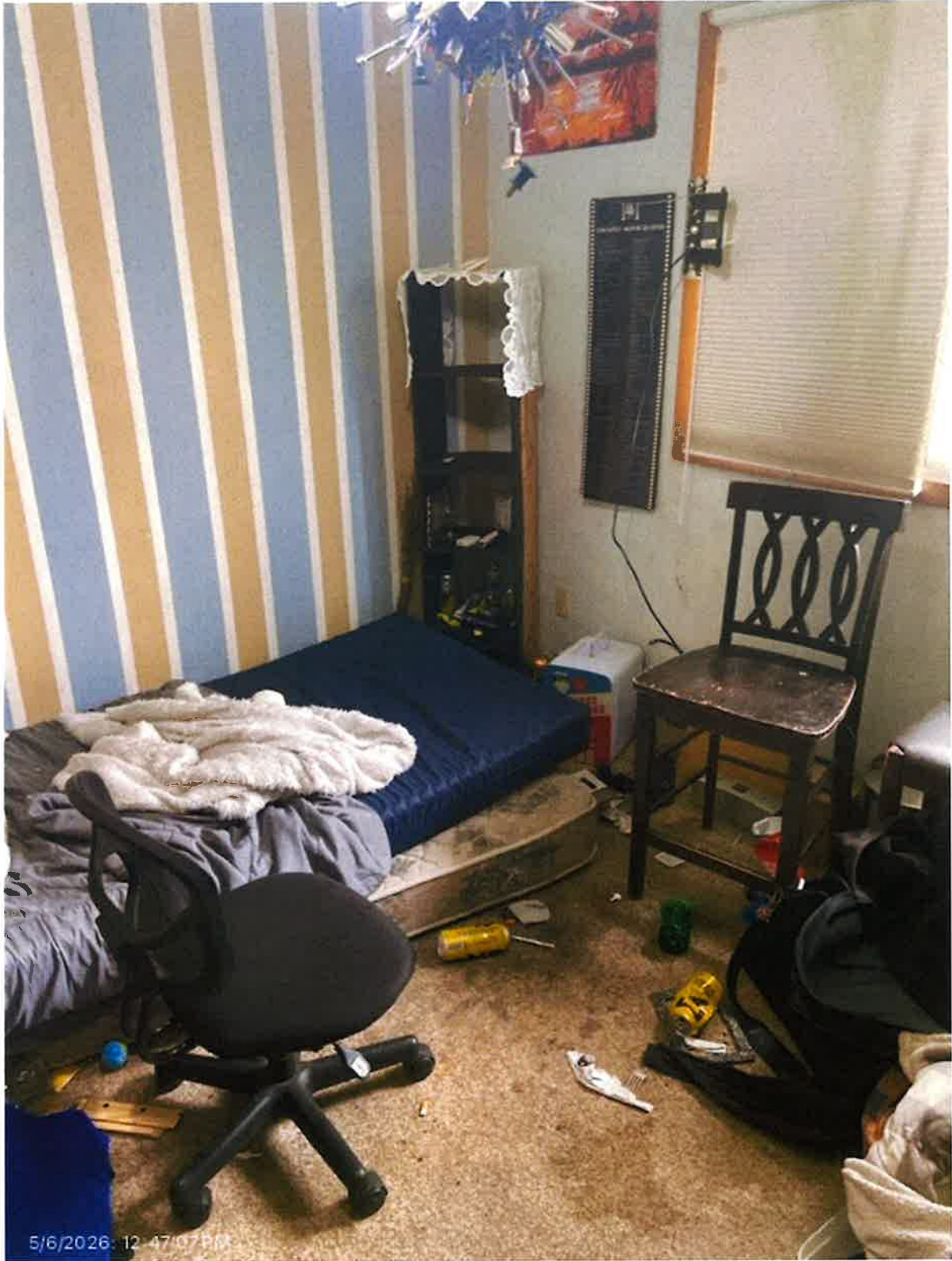


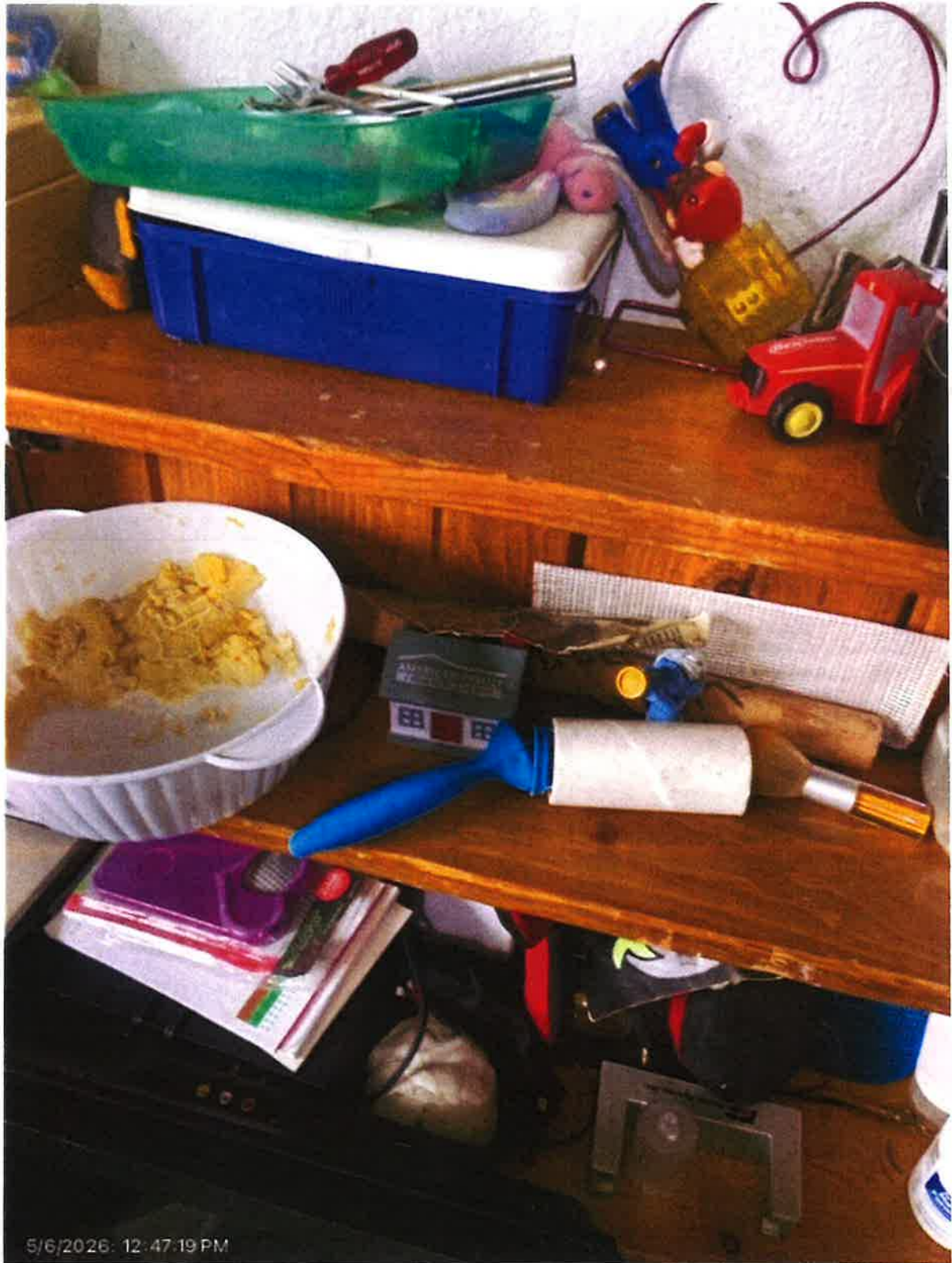




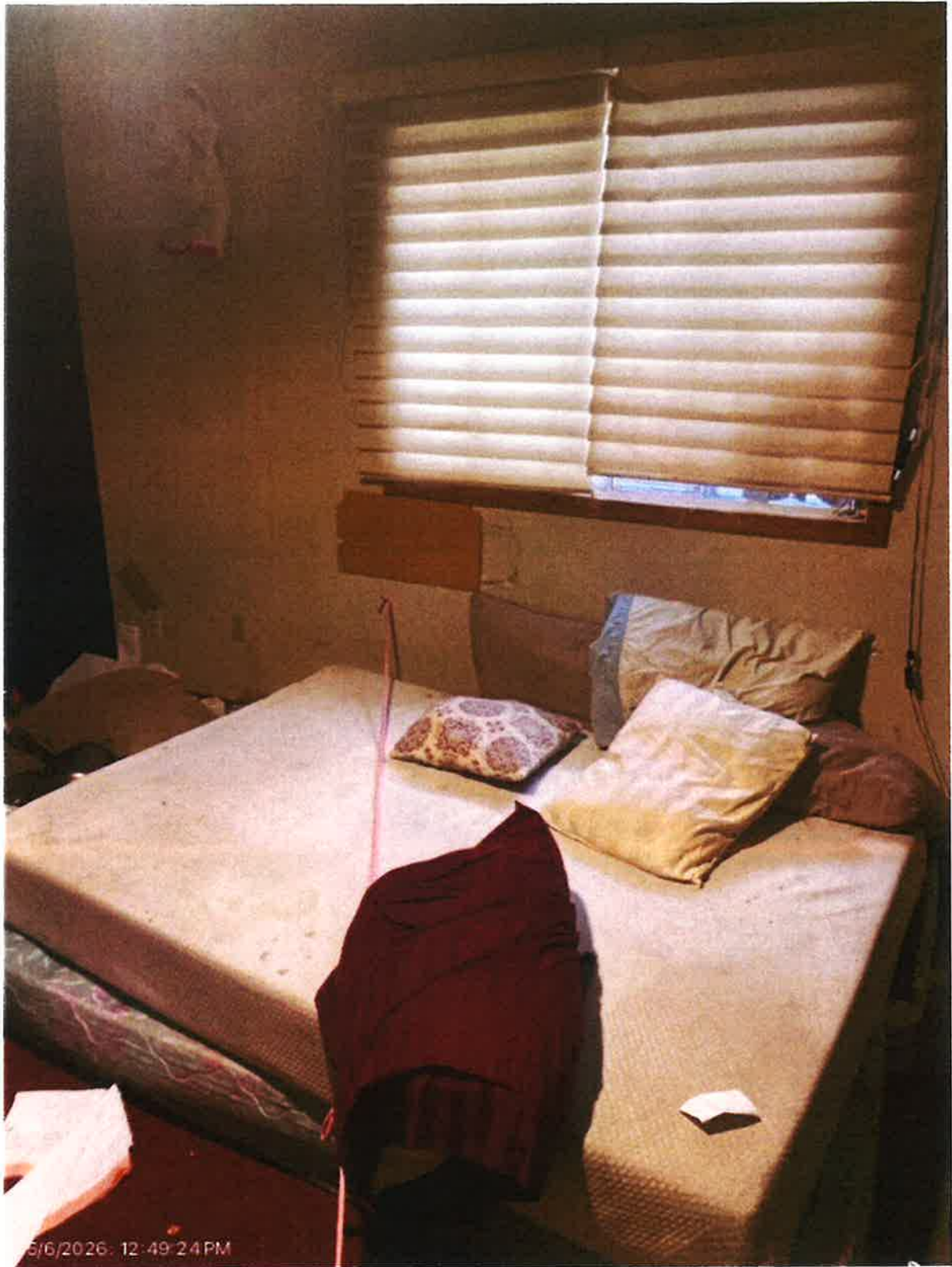


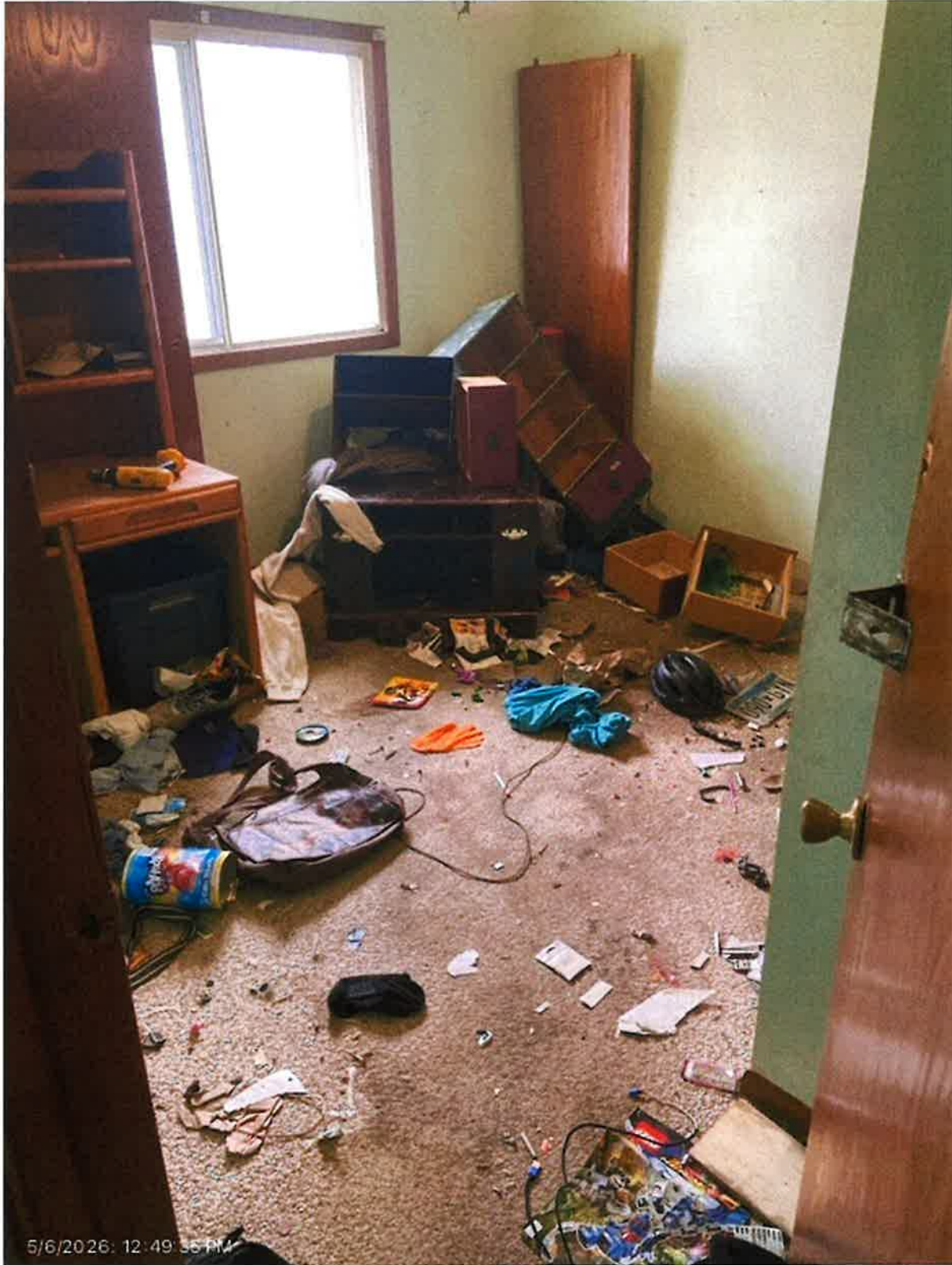




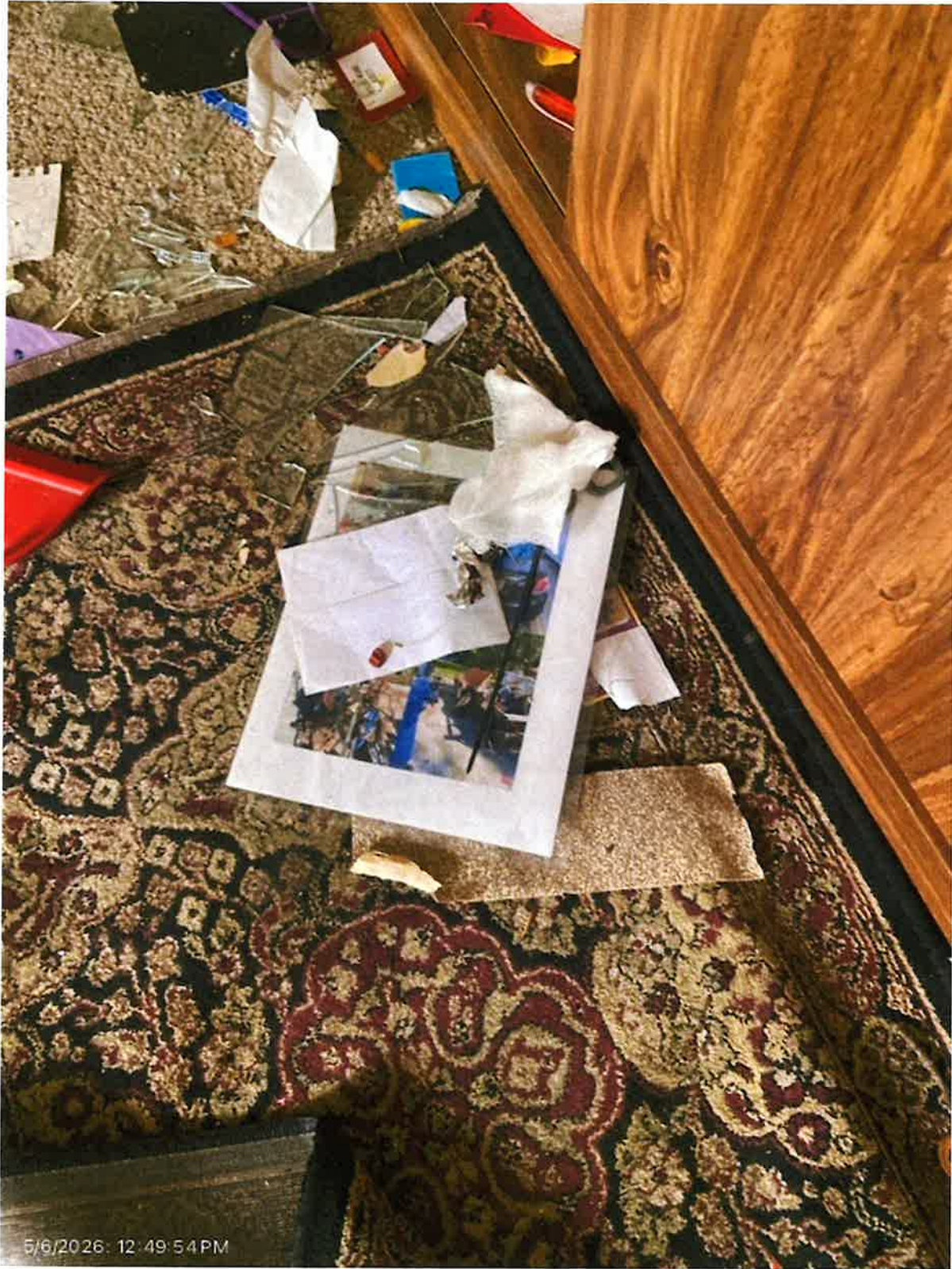






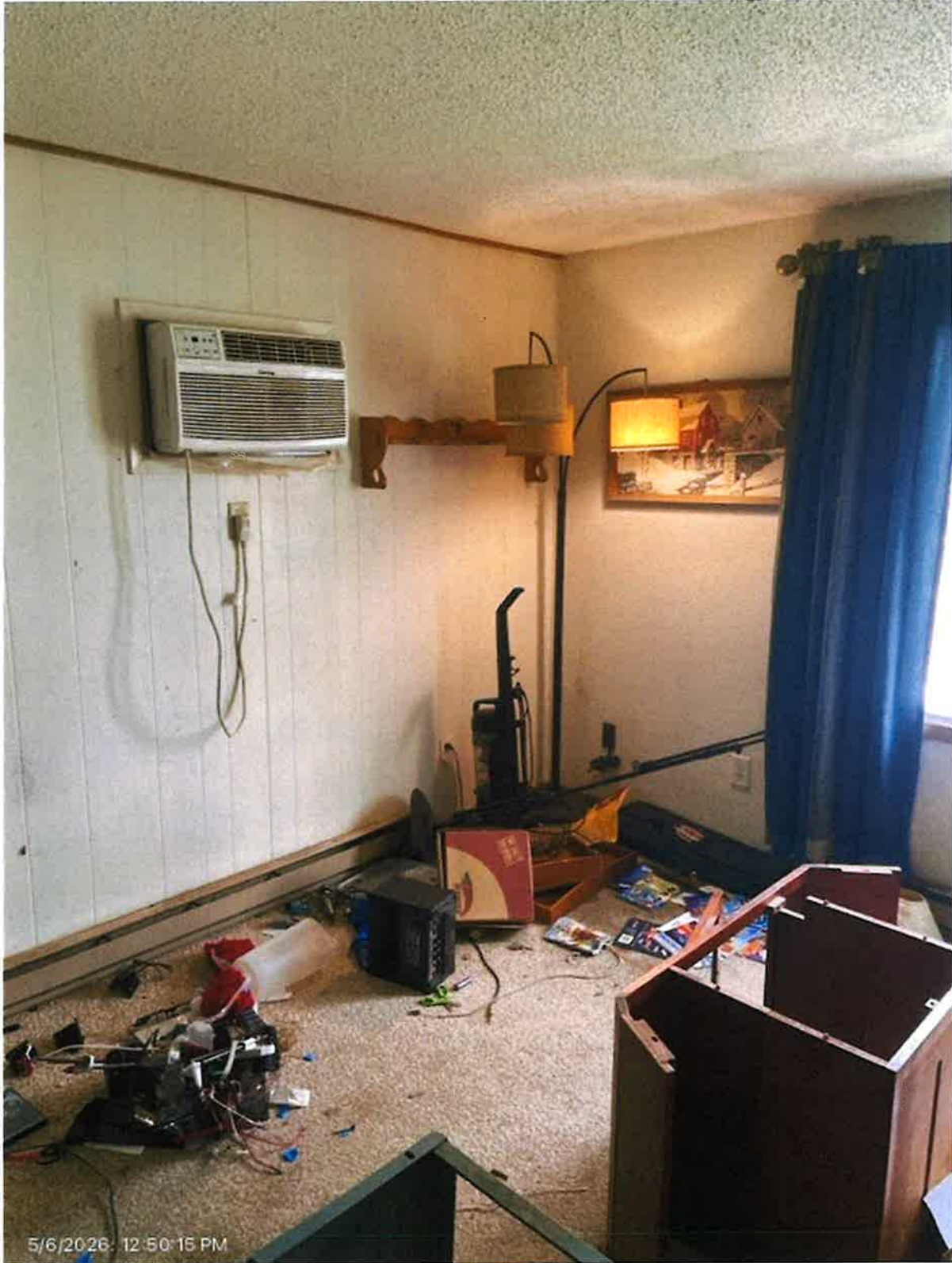






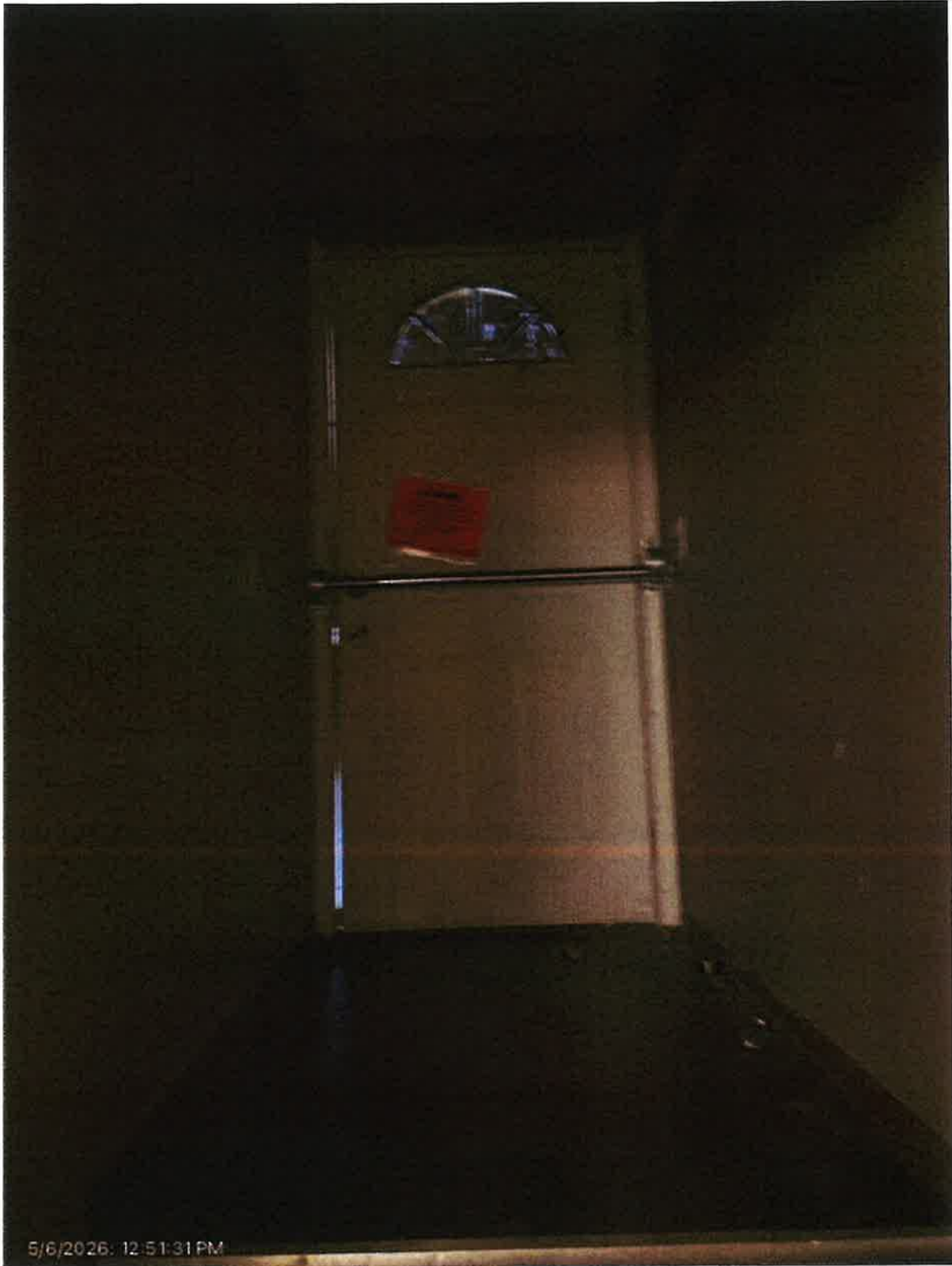
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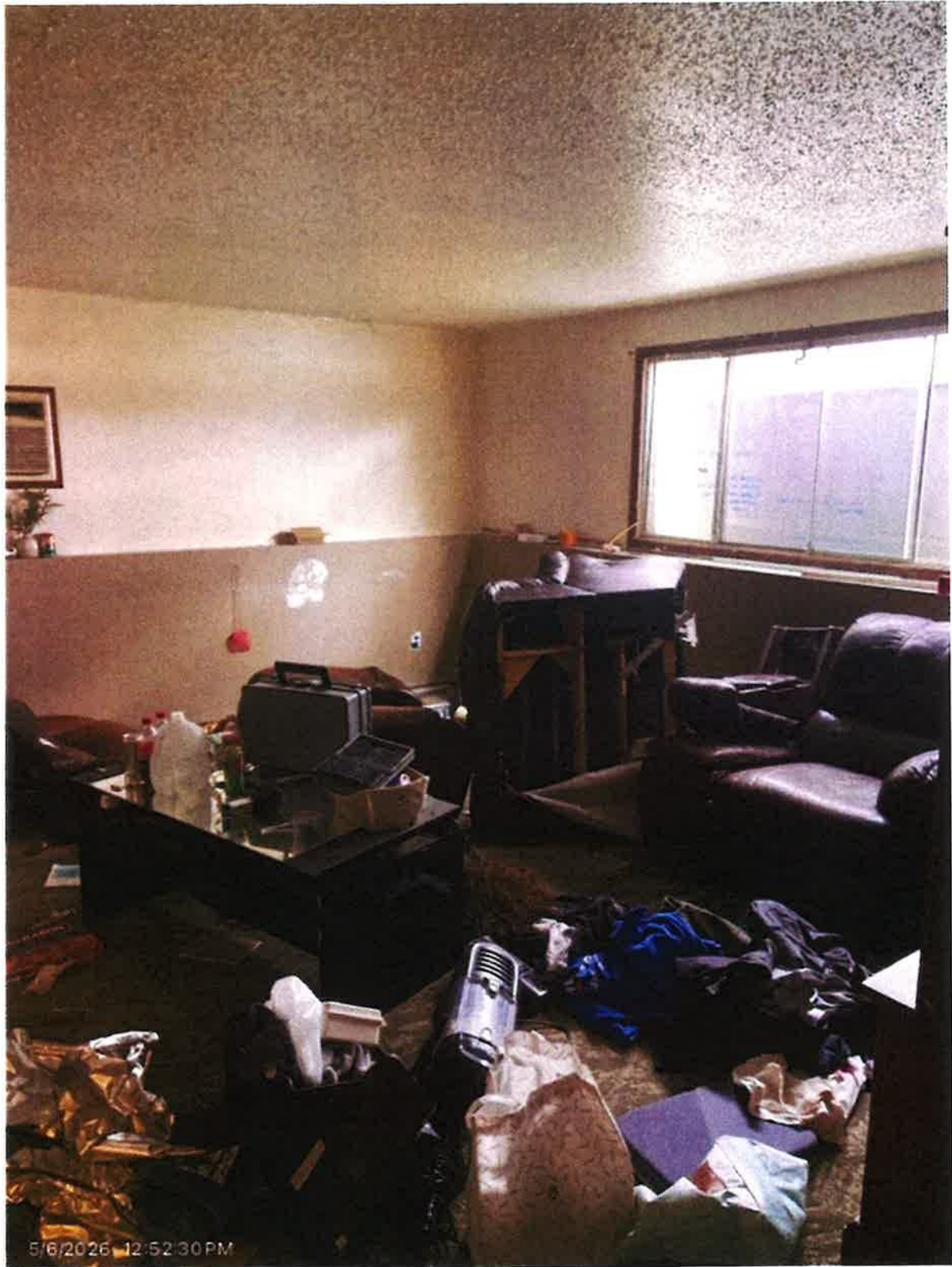


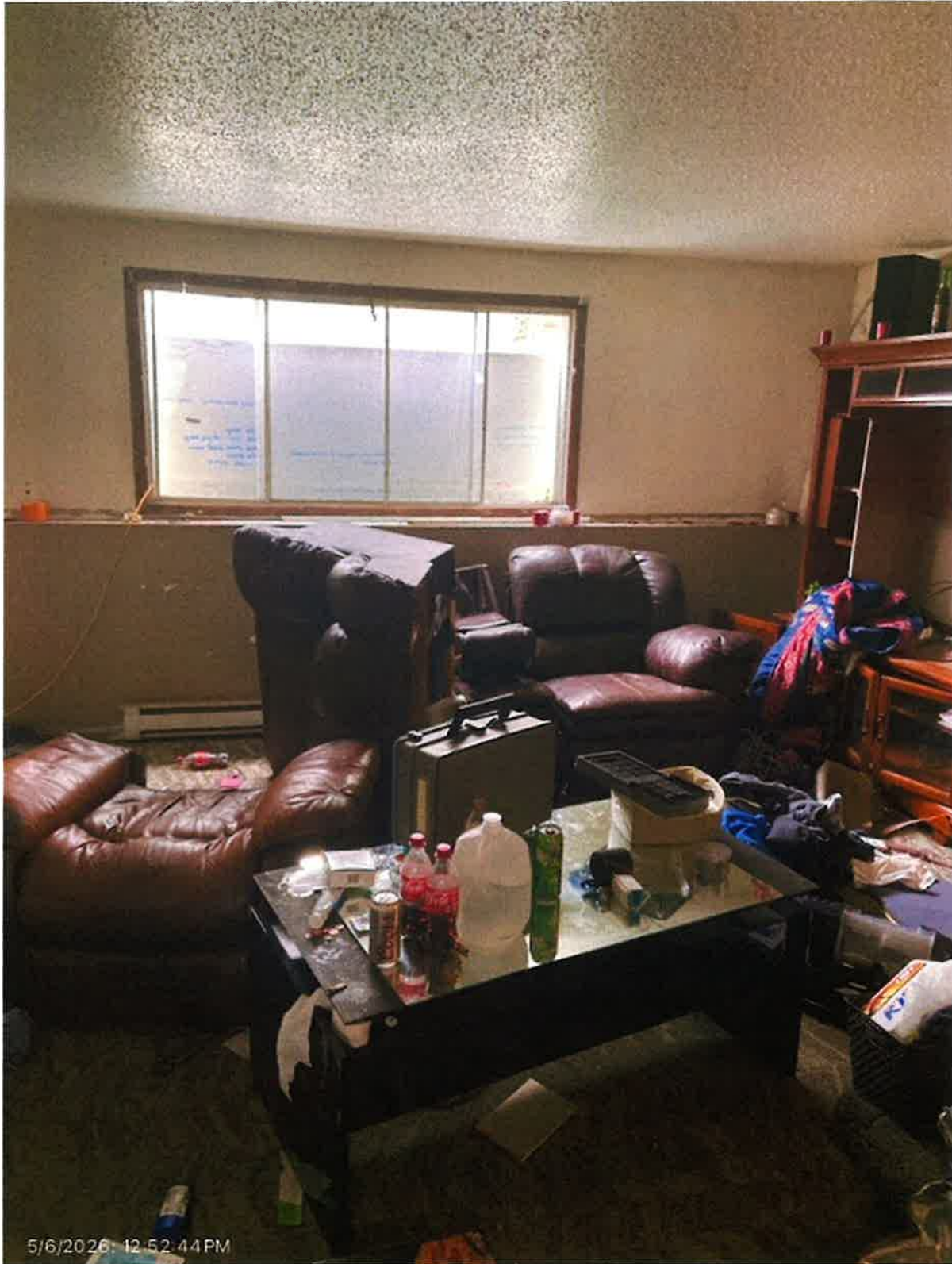




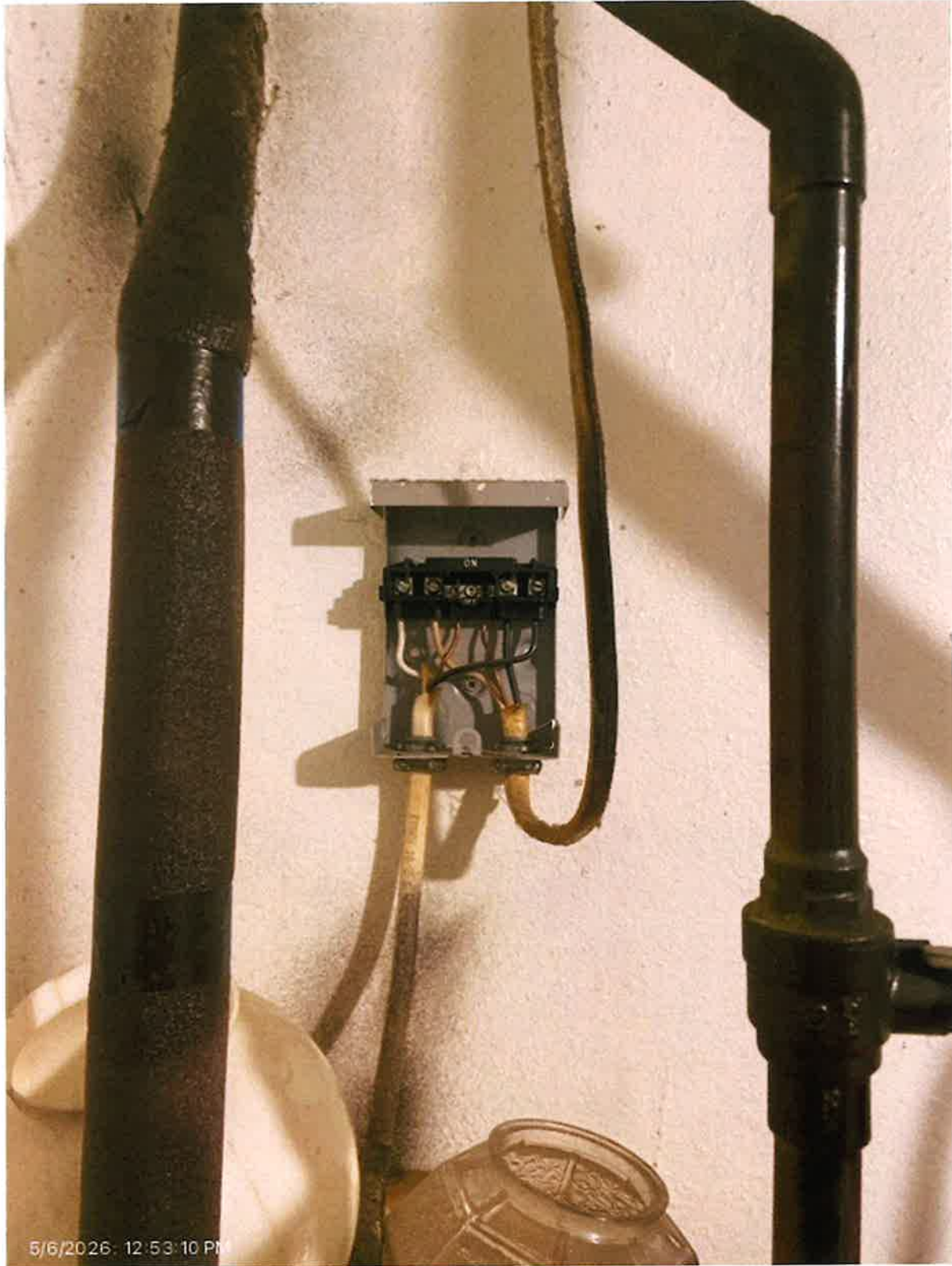




































NO SIDE EFFECT!
NO HEADACHE!

288K

NEW & IMPROVED
MAGNUM
XXL

FAST ACTING
LONG LASTING

- ♥ Prostate Improvement
- ♥ Increases **TIME** of INTERCOURSE
- ♥ Increases **SIZE** and **HARDNESS**
- ♥ Increases **STAMINA** and **SEX DRIVE**

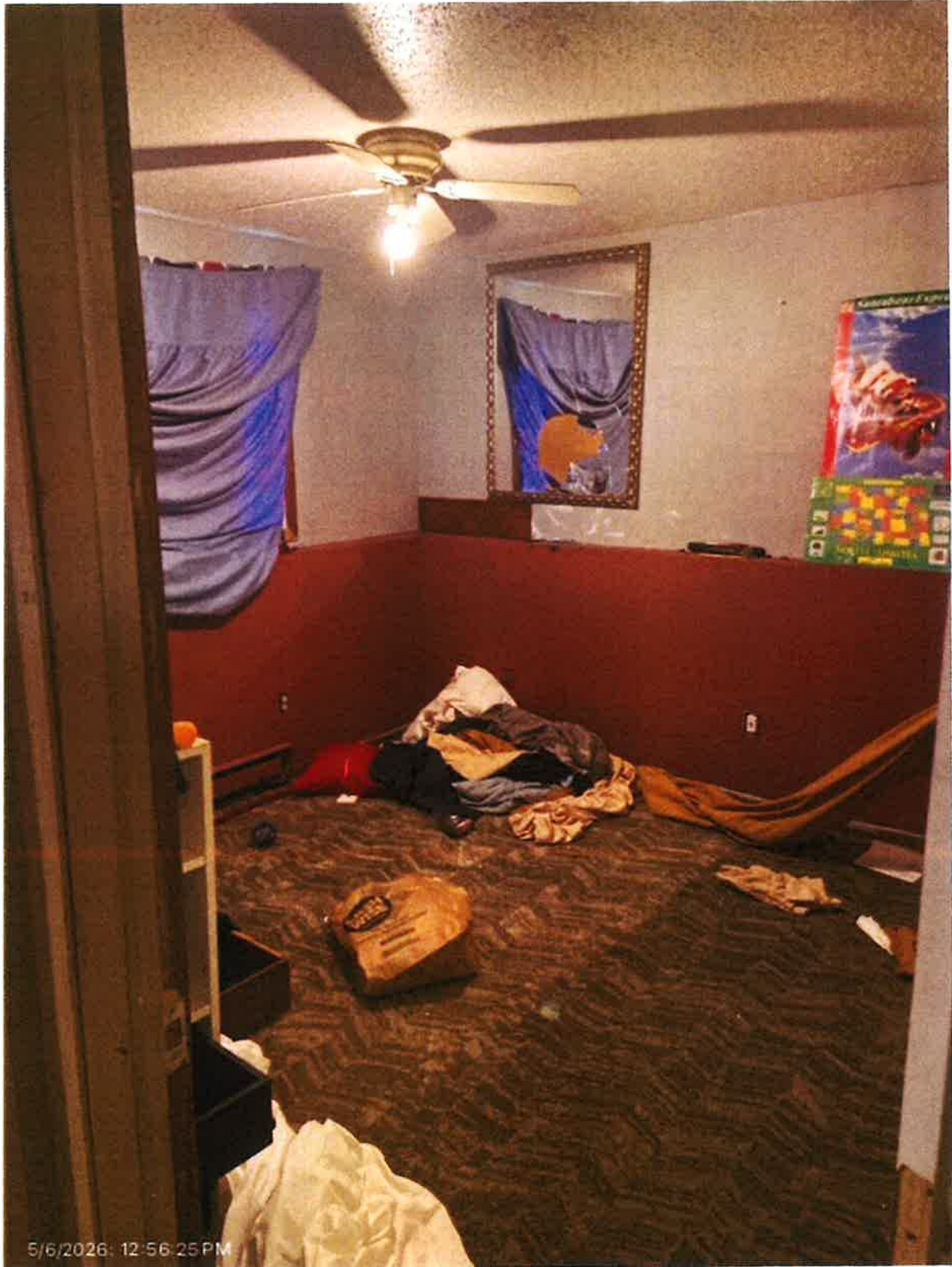
1 Capsule for 9 DAYS

3
Extreme
Strength



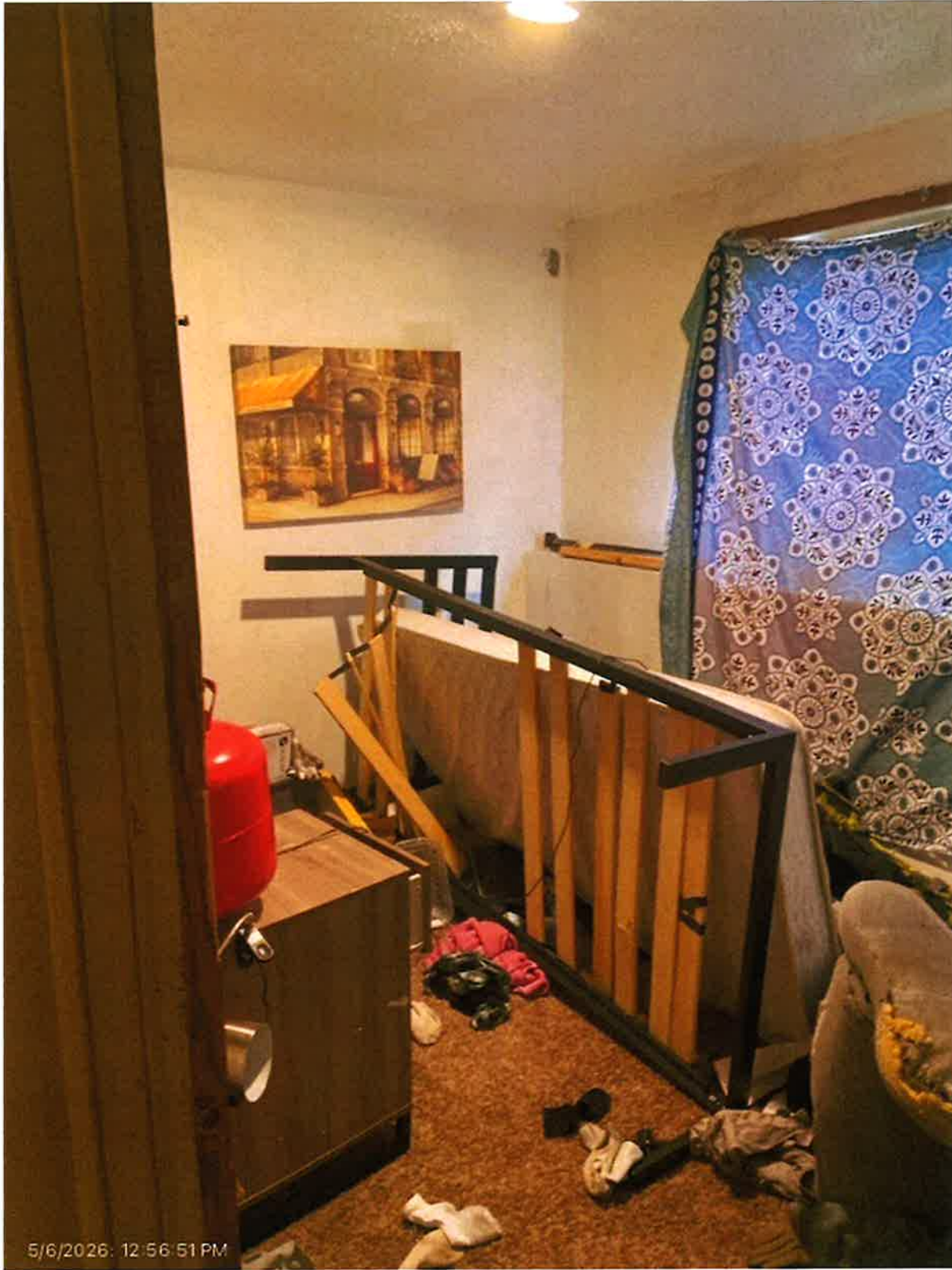
100%
NATURAL
GUARANTEED

100% Natural Herbal Extract



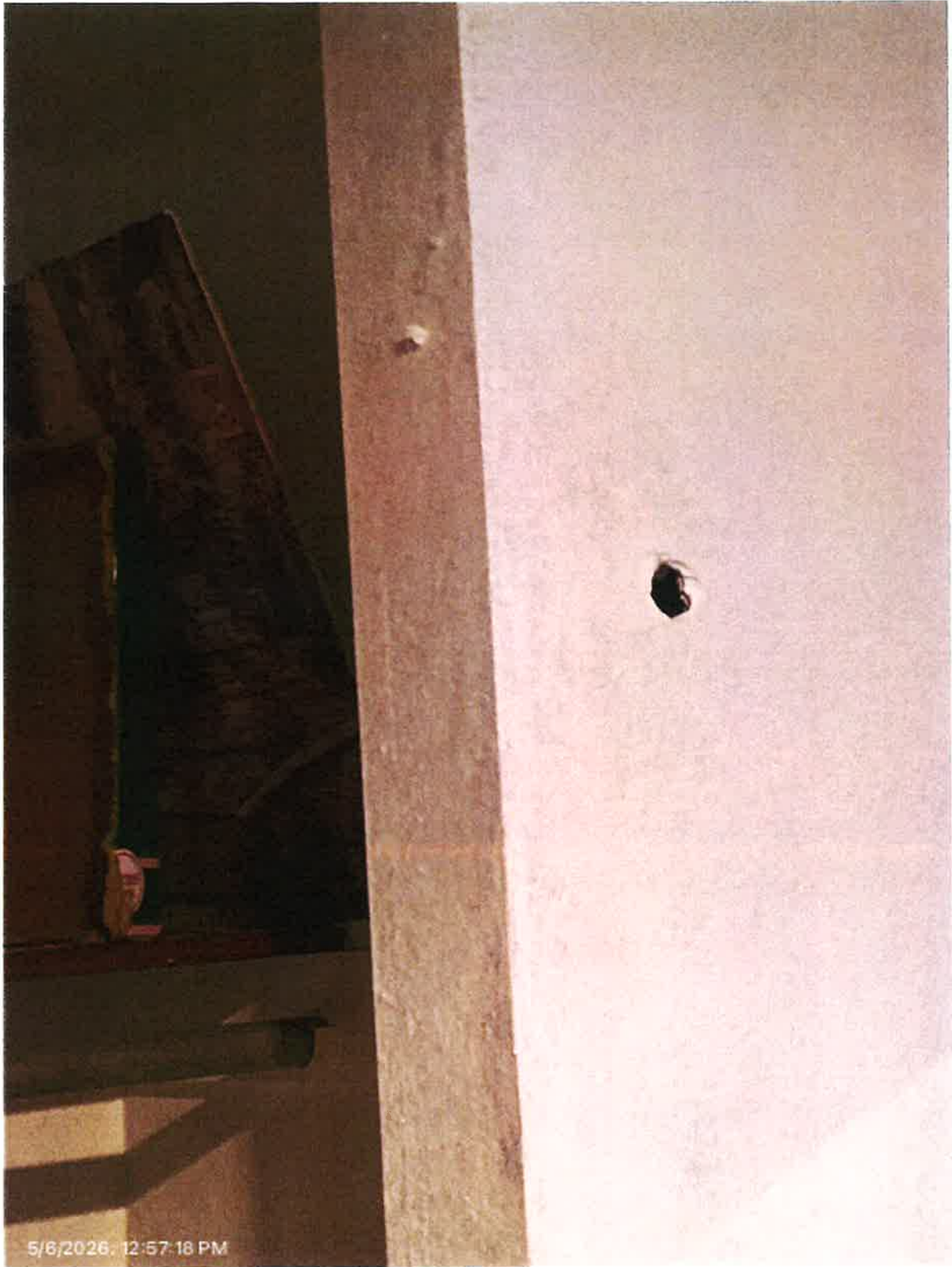










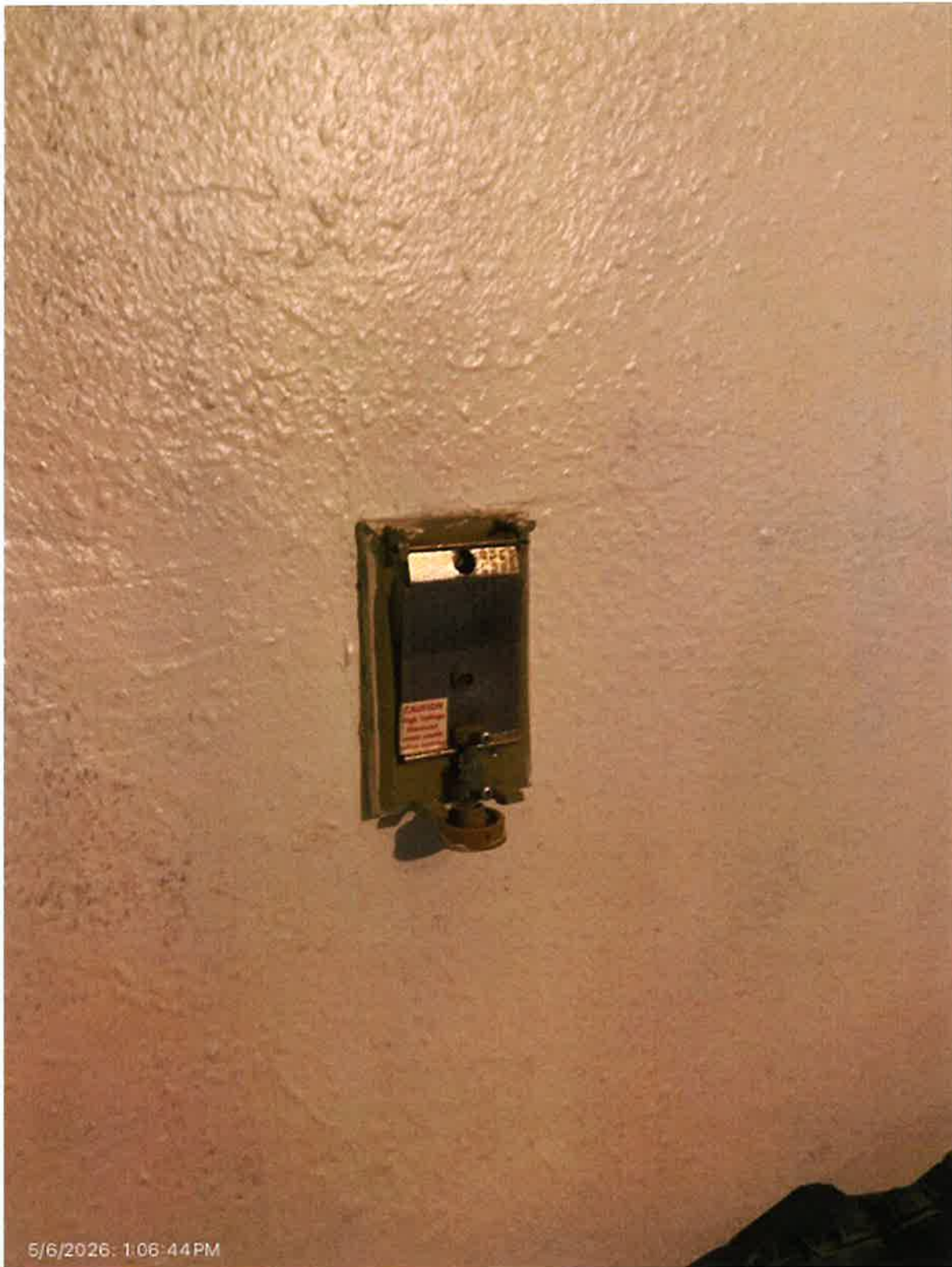


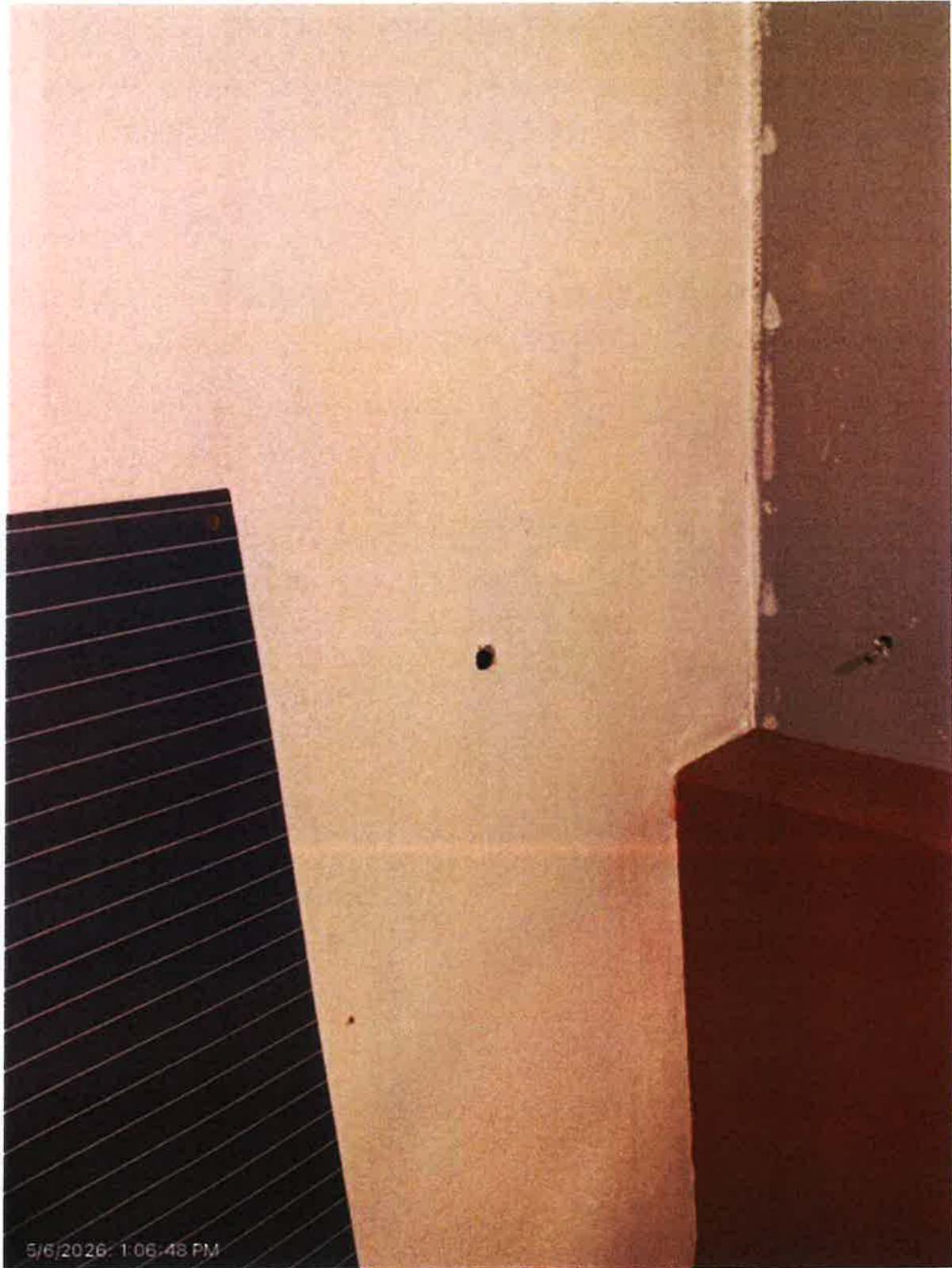


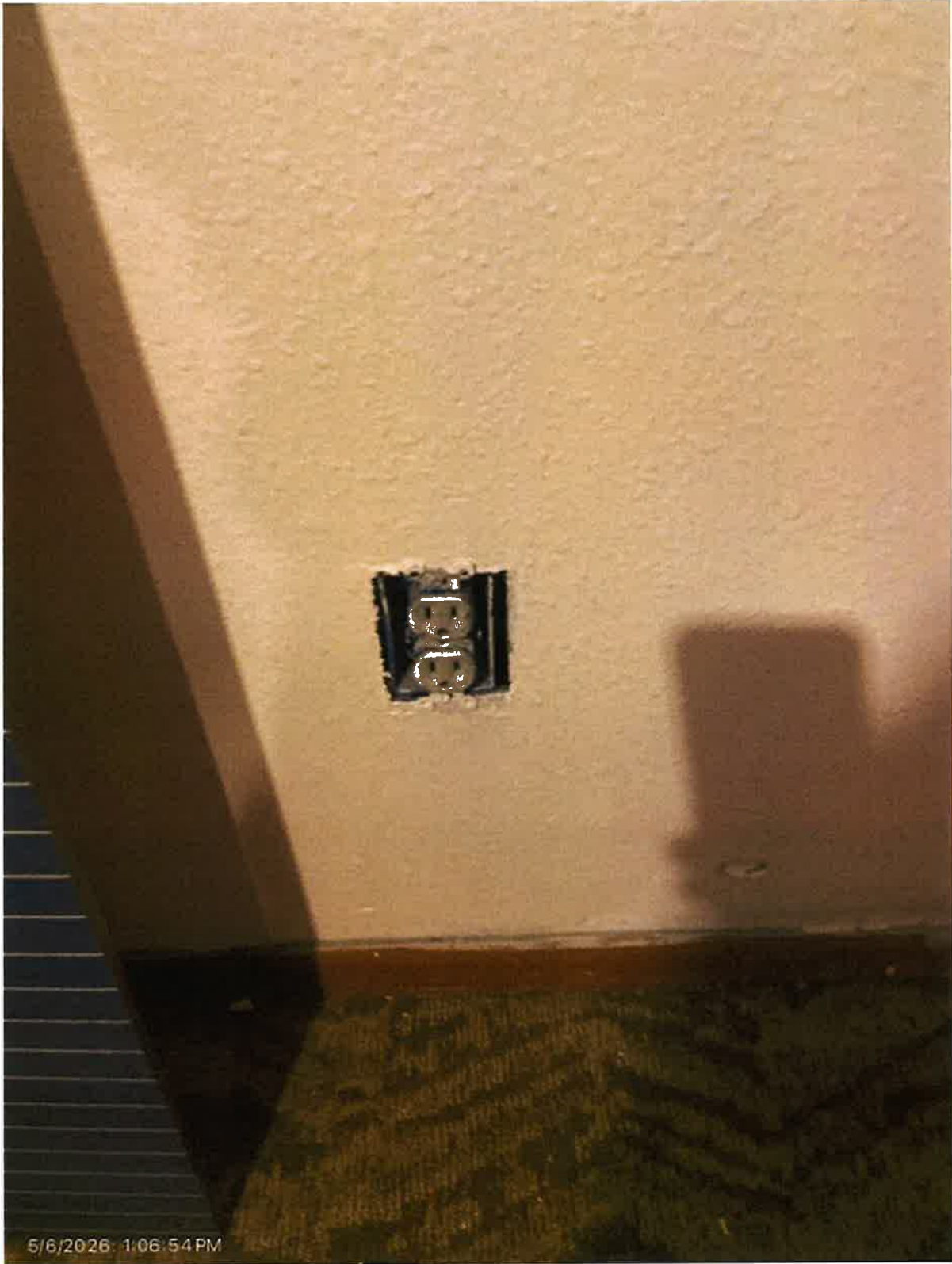


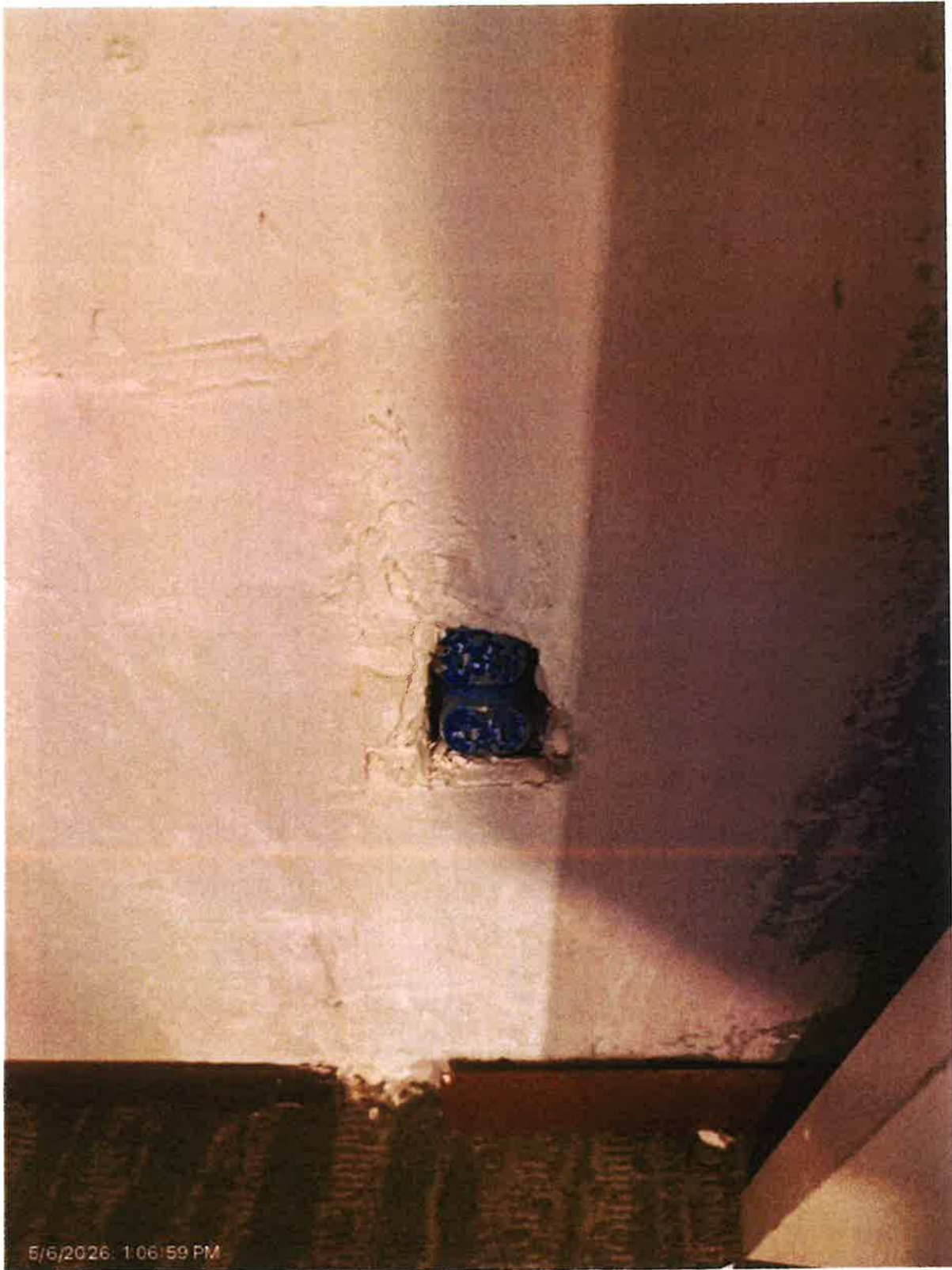














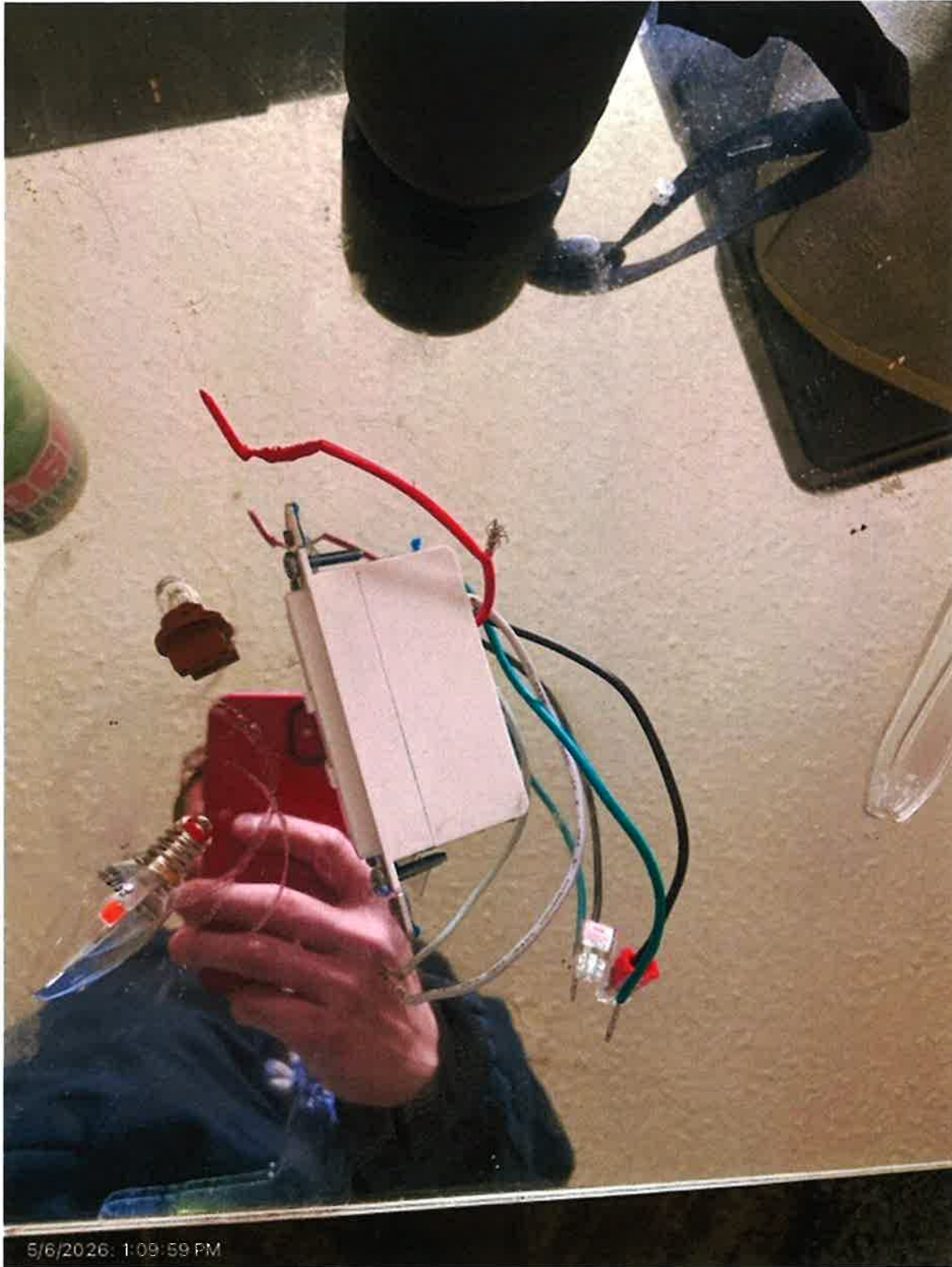


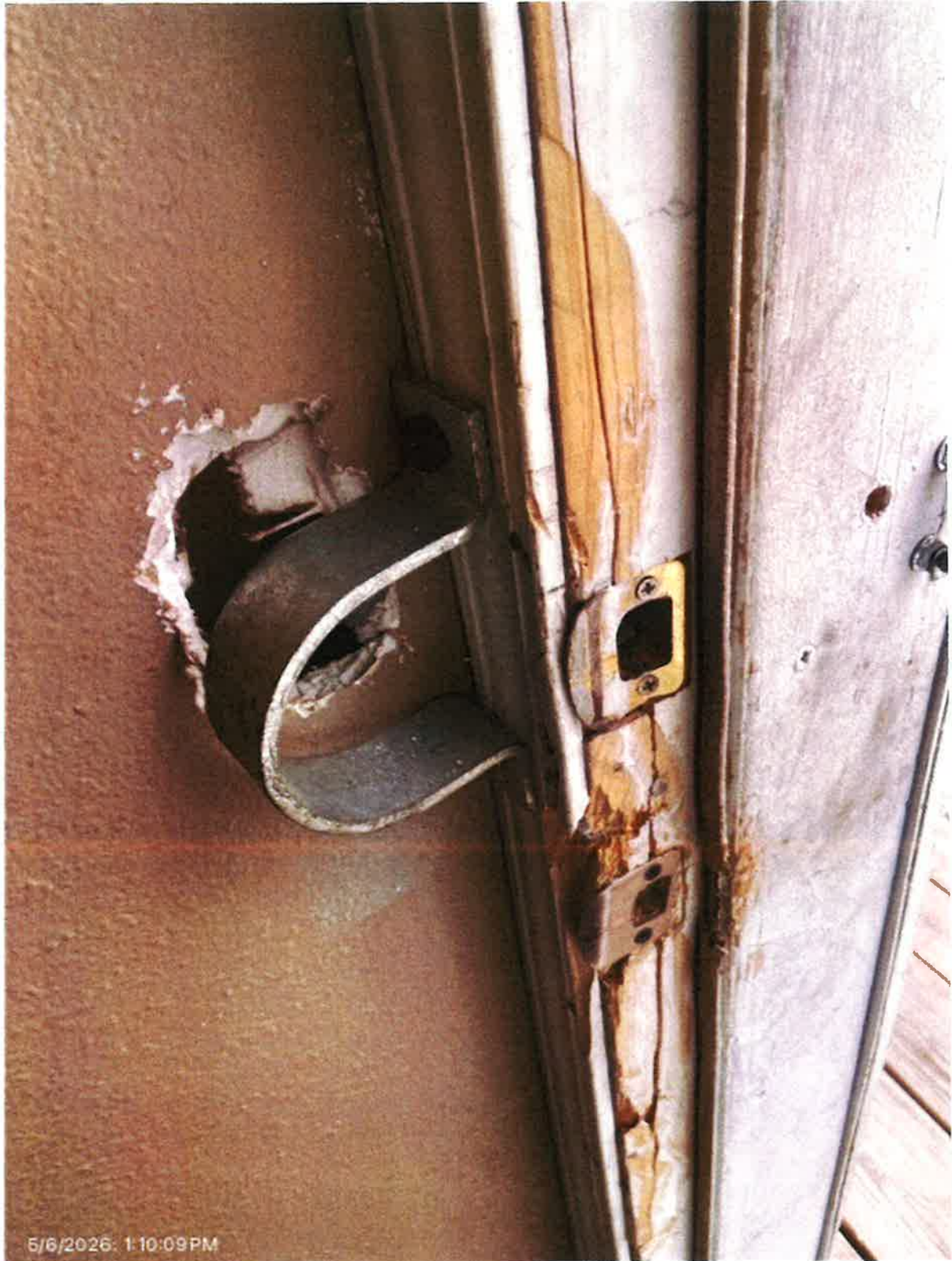






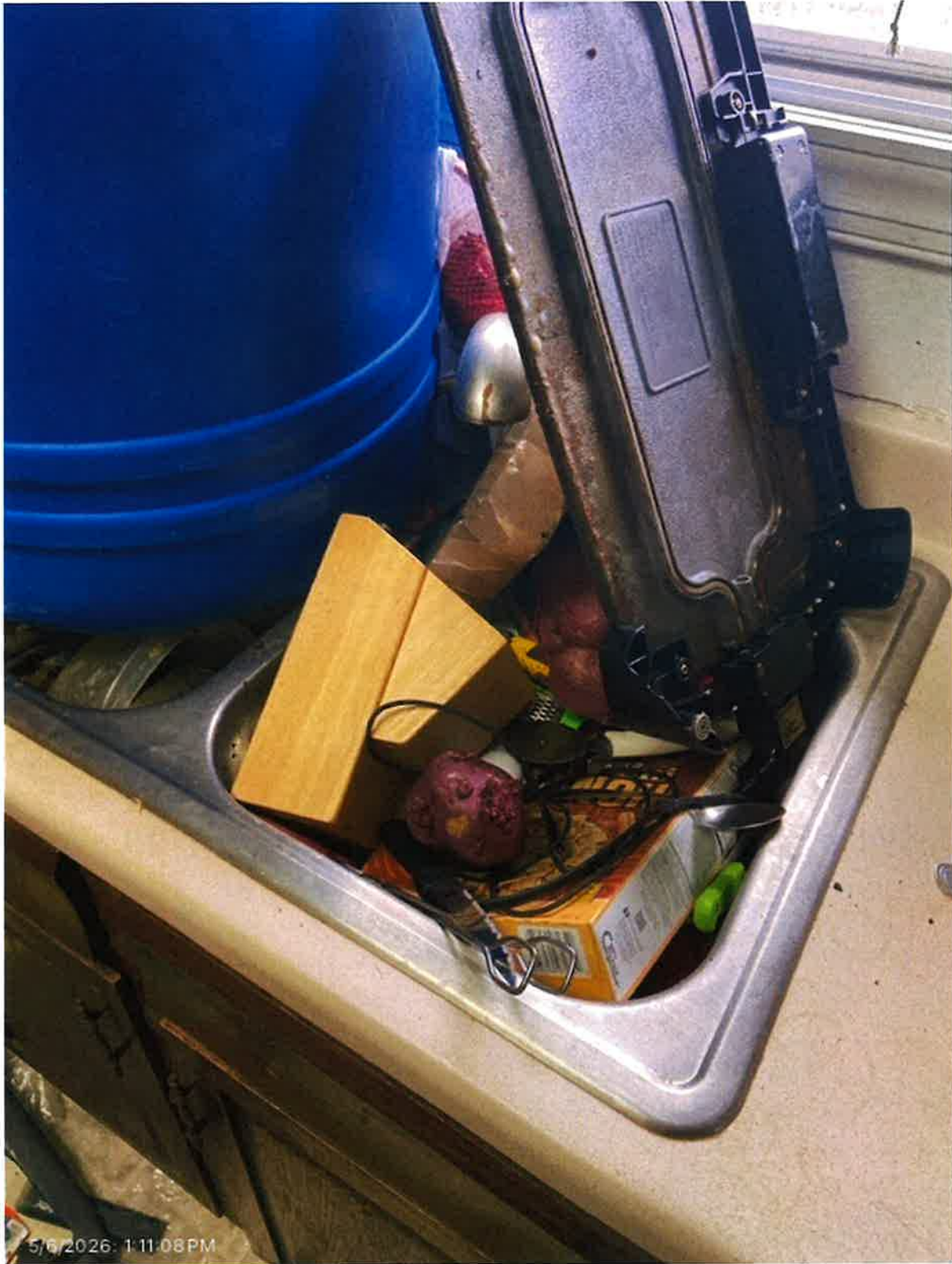






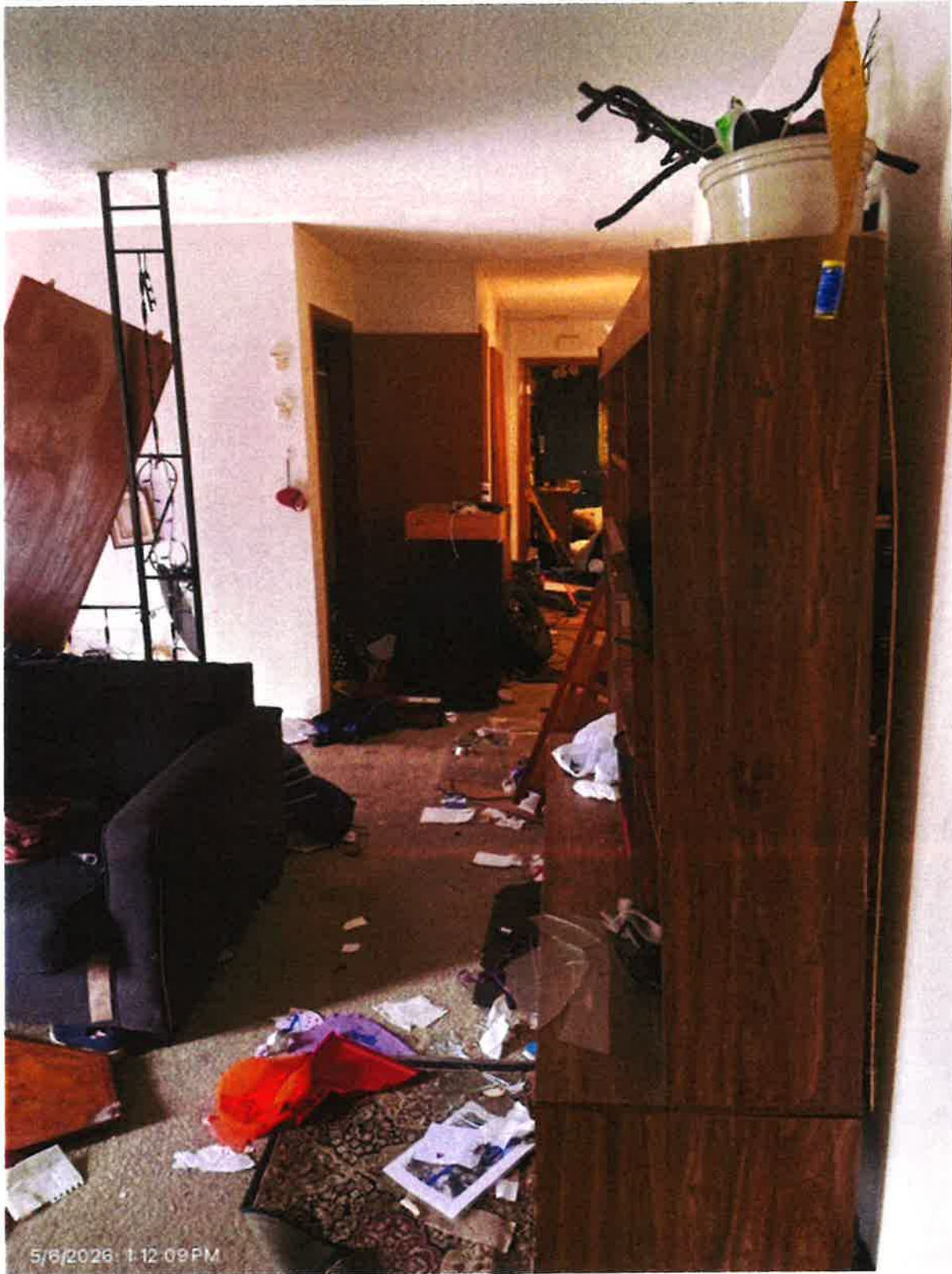




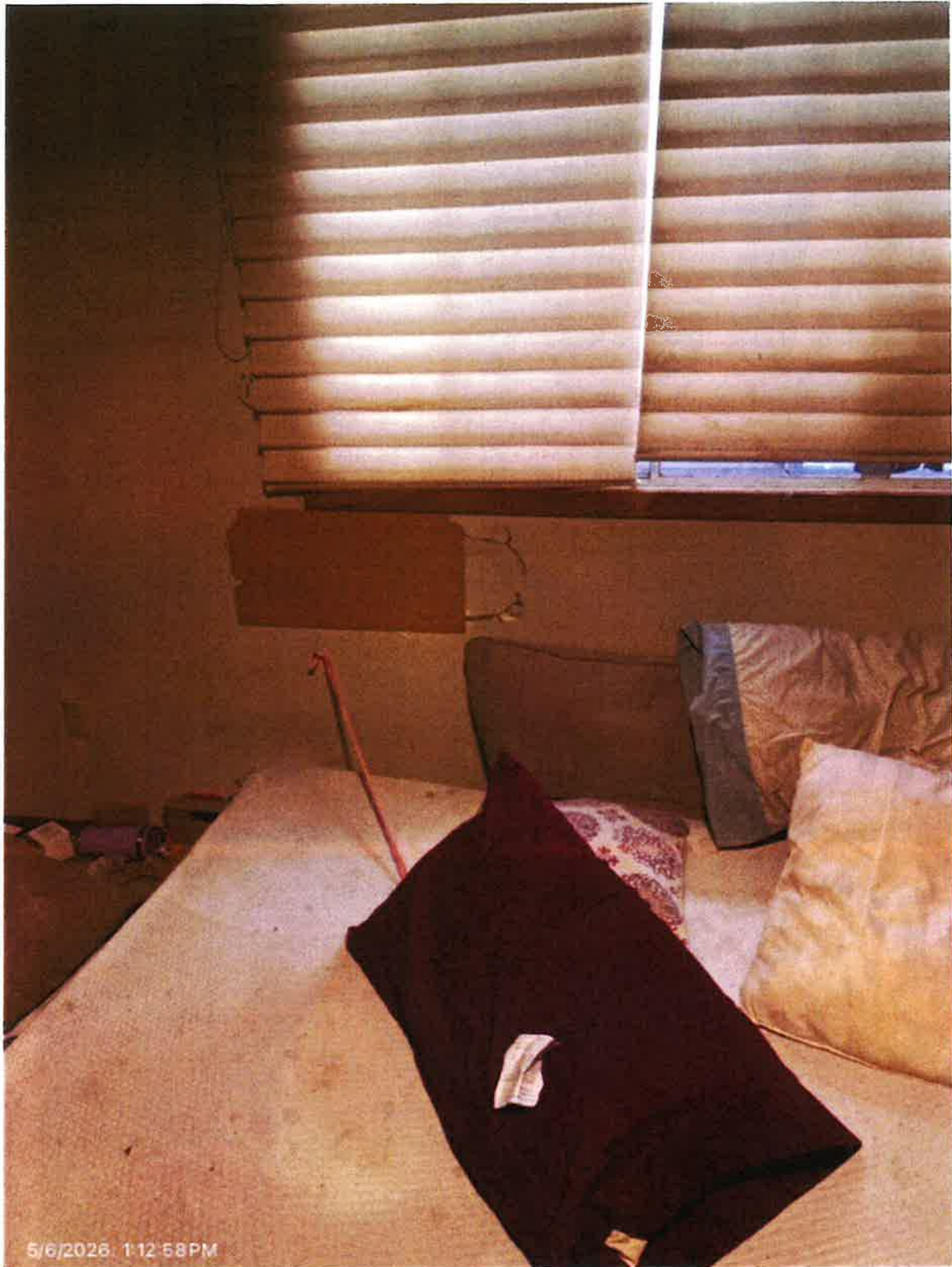


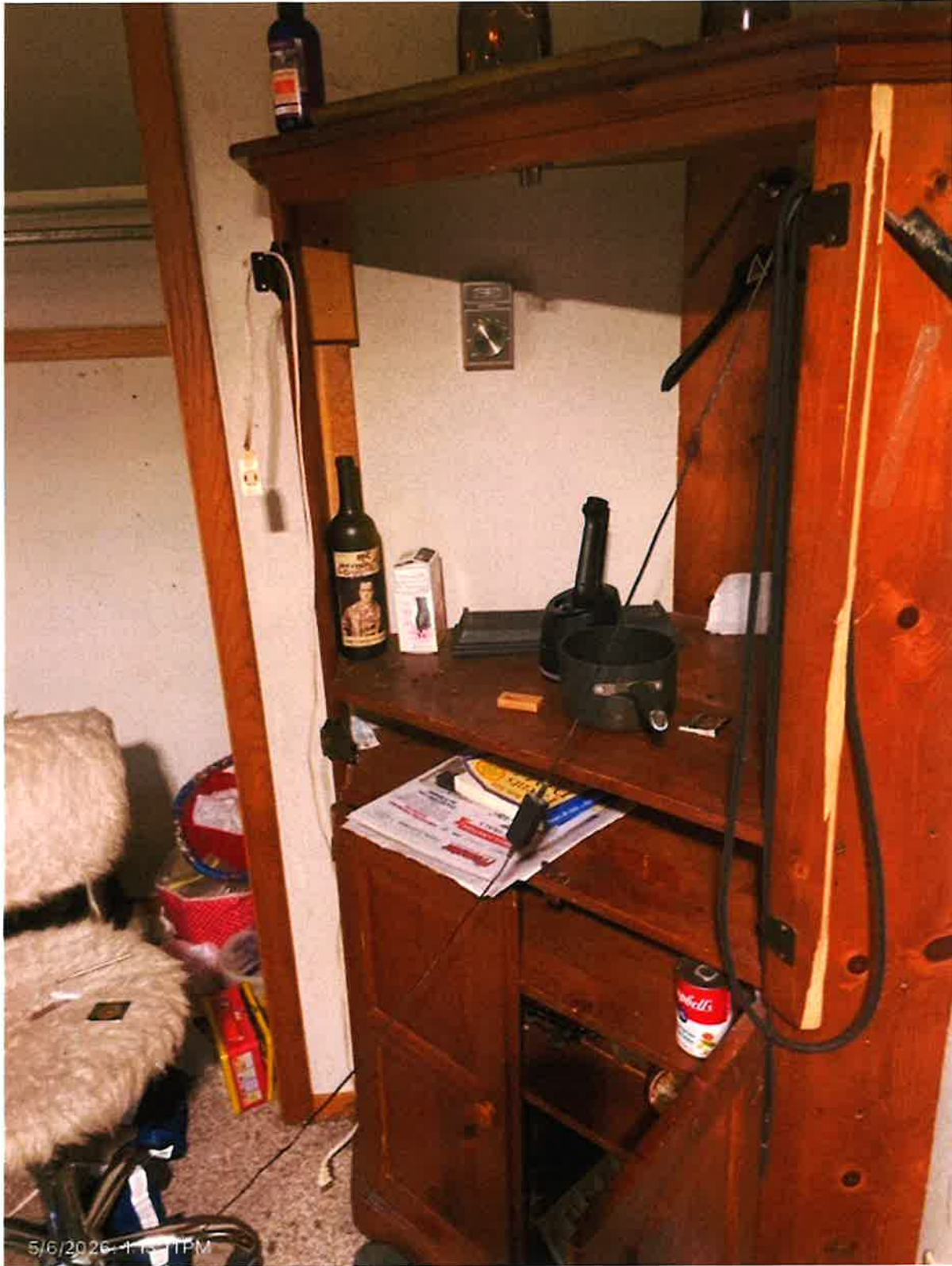


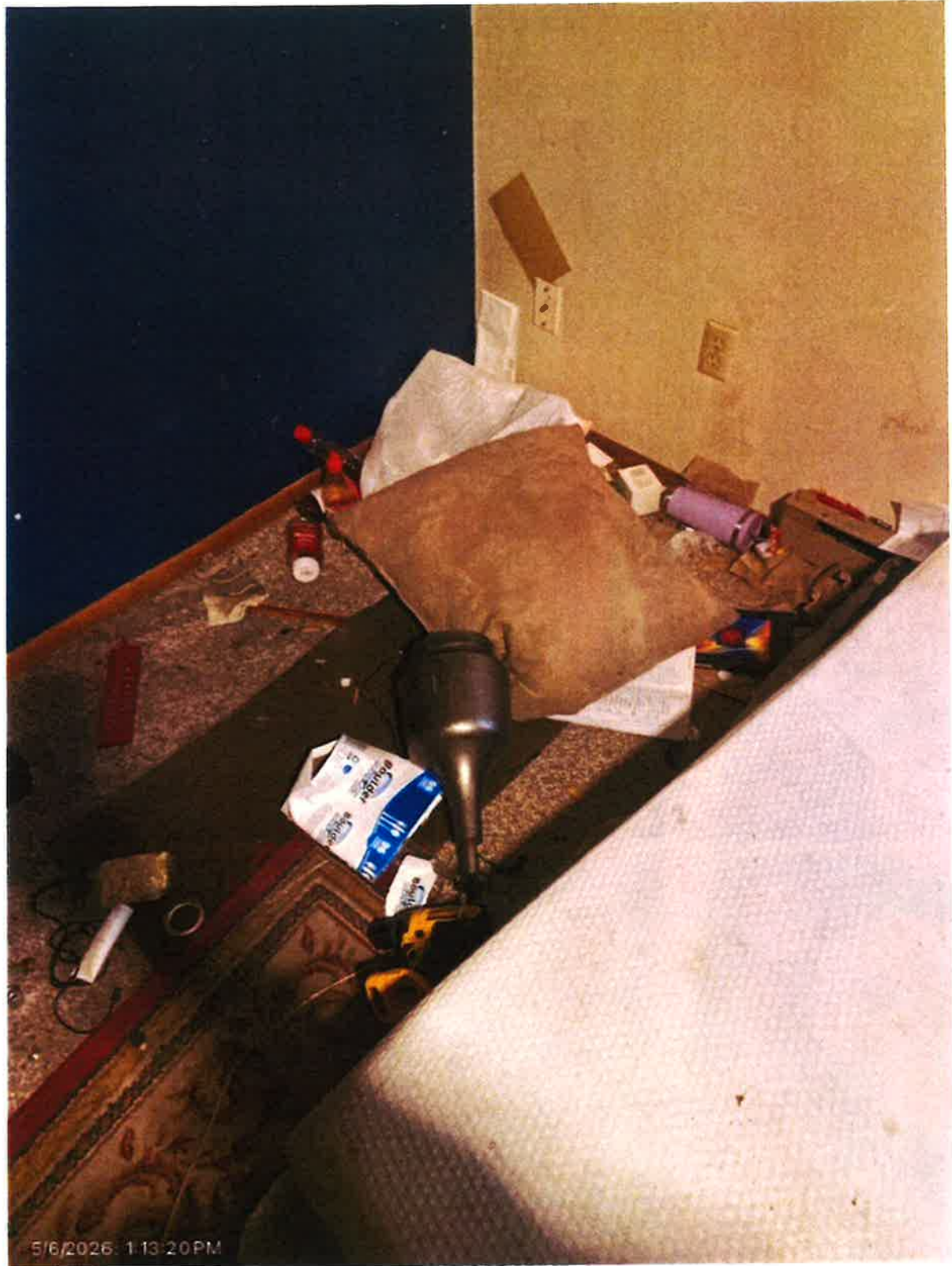




















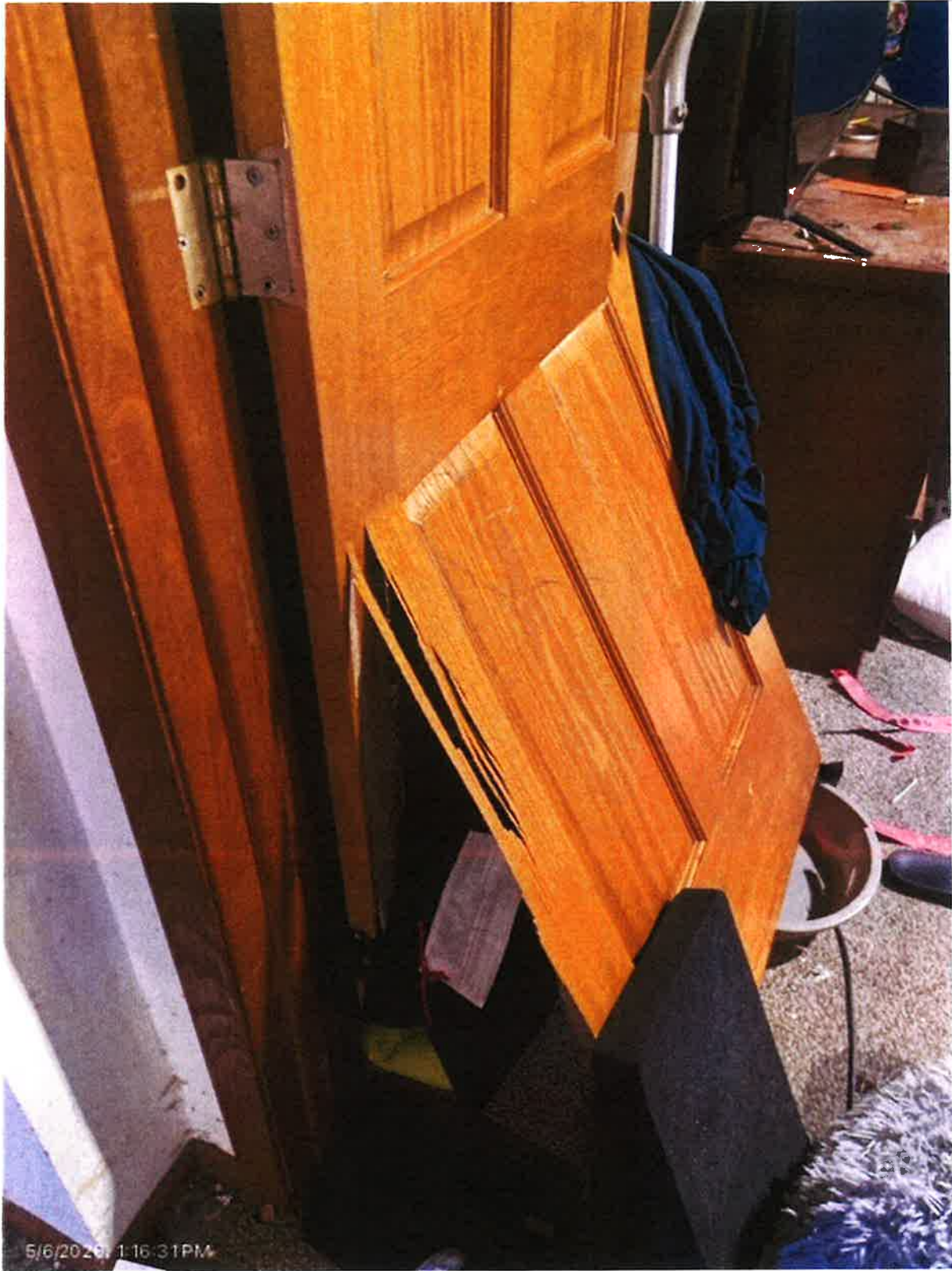


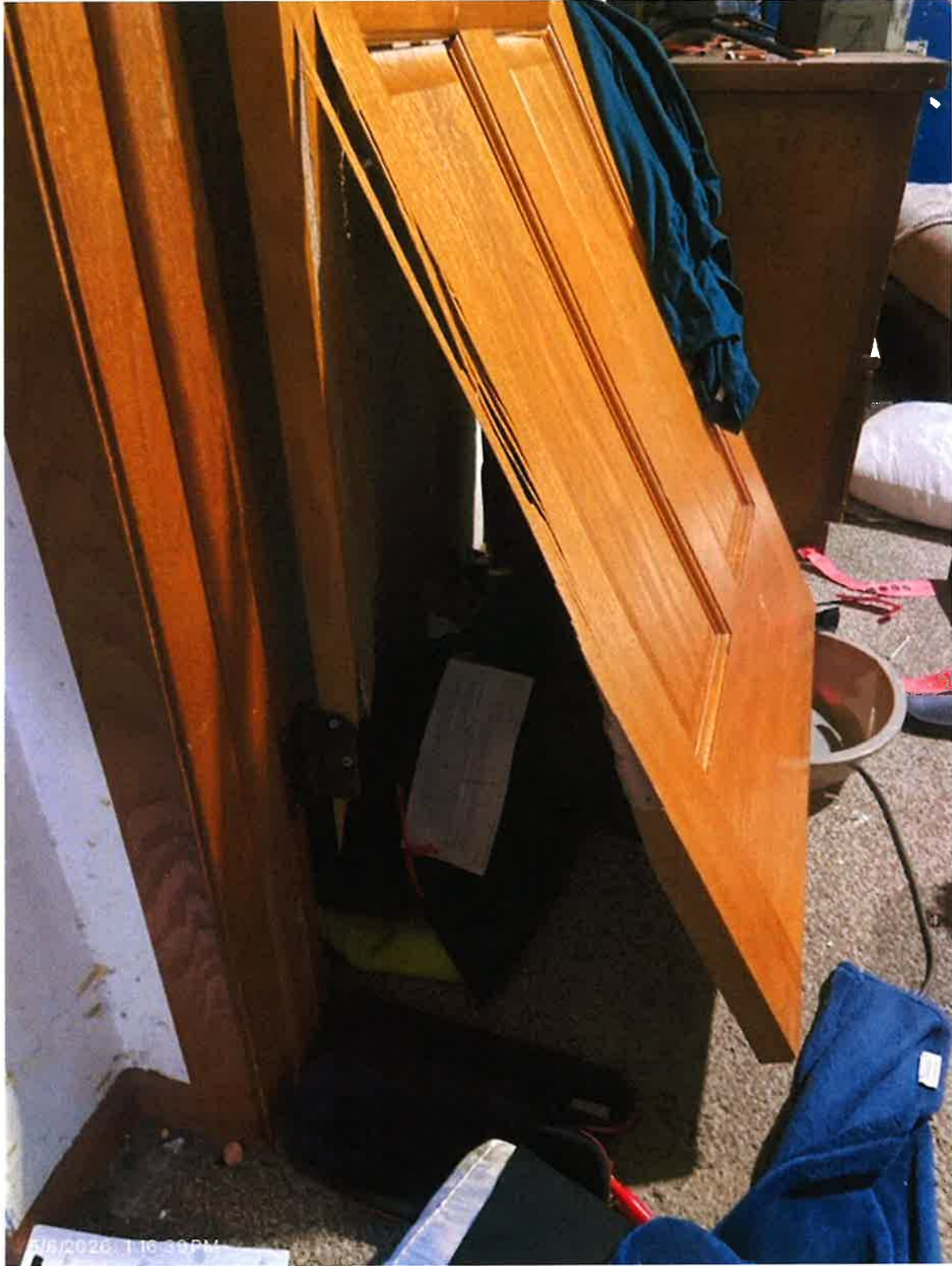
























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Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

VEHICLE REMOVAL NOTICE
Administrative Notice of Order to Correct

DATE: Thursday, April 30, 2026
LOCATION OF VEHICLE TO BE REMOVED: 111-113 32nd Ave N

PROPERTY OWNER: Bobbi Stephenson
OWNERS ADDRESS: 1102 7TH ST N APT 1, Fargo, ND 58102

YOU ARE HEREBY ORDERED TO REMOVE THE FOLLOWING IDENTIFIED JUNK VEHICLES IN ACCORDANCE WITH FARGO MUNICIPAL CODE ARTICLE 13-08 ON OR BEFORE 5-15-26. The term "junk automobiles" includes, without limitation, any motor or non-motorized vehicle which is not licensed for use upon the highways of the state of North Dakota for a period in excess of sixty (60) days, and shall also include, whether licensed or not, any motor vehicle which is inoperative.

If any or all of the vehicles listed remain on the above property after the compliance date, they will be removed by the City of Fargo. In the event that the property owner disagrees with the determination of the City and this notice of removal, the property owner may appeal to the Board of the City Commissioners by filing a notice of appeal, in writing, within ten (10) days of this notice.

The International Property Maintenance Code (IPMC) Section 202 defines inoperable motor vehicles as a vehicle that cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

Vehicle Description	License Number	State
Black Dodge Caliber	No Plate	N/A

Sincerely,

Bill Thompson
Building Inspector II
wthompson@fargond.gov
(701) 241-1563















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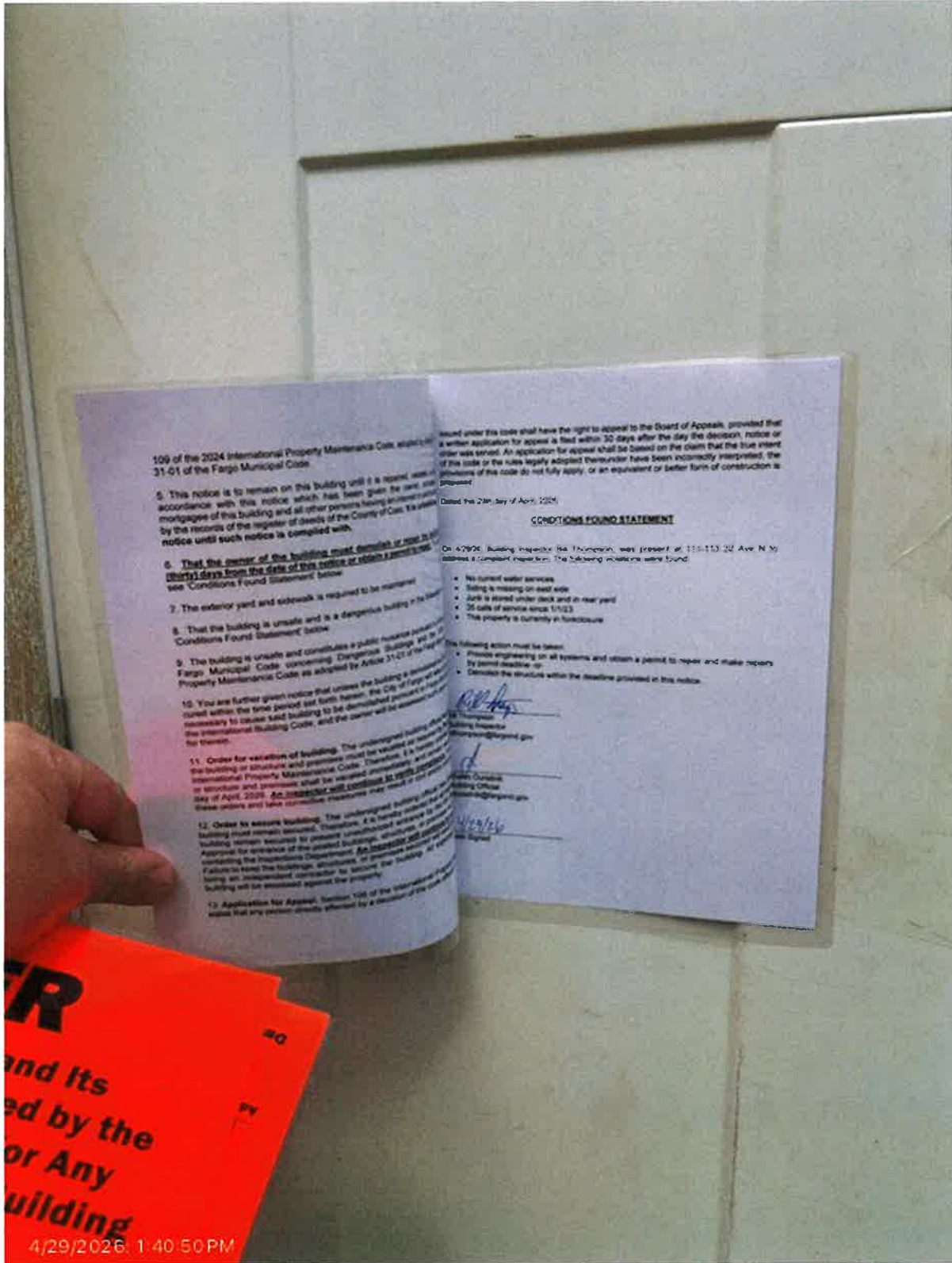












109 of the 2024 International Property Maintenance Code adopted by the City of Fargo, ND, and Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, replaced, or demolished in accordance with this notice which has been given the said owner, mortgagee, and all other persons having an interest in the building as shown by the records of the register of deeds of the County of Cass. The owner of this building until such notice is complied with.

6. That the owner of the building must demolish or repair the building within (thirty) days from the date of this notice or obtain a permit to repair. See 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the building. See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance building under the Fargo Municipal Code concerning Dangerous Buildings and the International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is repaired or demolished within the time period set forth herein, the City of Fargo will be necessary to remove said building to be demolished pursuant to the International Building Code, and the owner will be responsible for the cost thereof.

11. Order for violation of building. The undersigned building official hereby orders that the building or structure and premises must be vacated or repaired in accordance with the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately and the building official shall issue orders and take corrective measures may need or take appropriate action.

12. Order to secure building. The undersigned building official hereby orders that the building must remain secured. Therefore, it is hereby ordered that the building remain secured to prevent unauthorized entrance to the building. Approval for entrance of the protected buildings, structures, or premises shall be granted by the Inspections Department. An independent contractor shall be required to secure the building. Failure to heed the building, structures, or premises secured by the building official will be considered against the property.

13. Application for Appeal. Section 109 of the International Property Maintenance Code states that any person directly affected by a decision of the code official...

issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 29th day of April, 2026.

CONDITIONS FOUND STATEMENT

On 4/29/26, Building Inspector Lisa Thompson, was present at 110-113 22 Ave N N. to address a complaint inspection. The following violations were found:

- No current water services
- Siding is missing on east side
- Junk is stored under deck and in rear yard
- 26 calls of service since 1-1-23
- This property is currently in foreclosure

The following action must be taken:

- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline or
- Demolish the structure within the deadline provided in this notice.

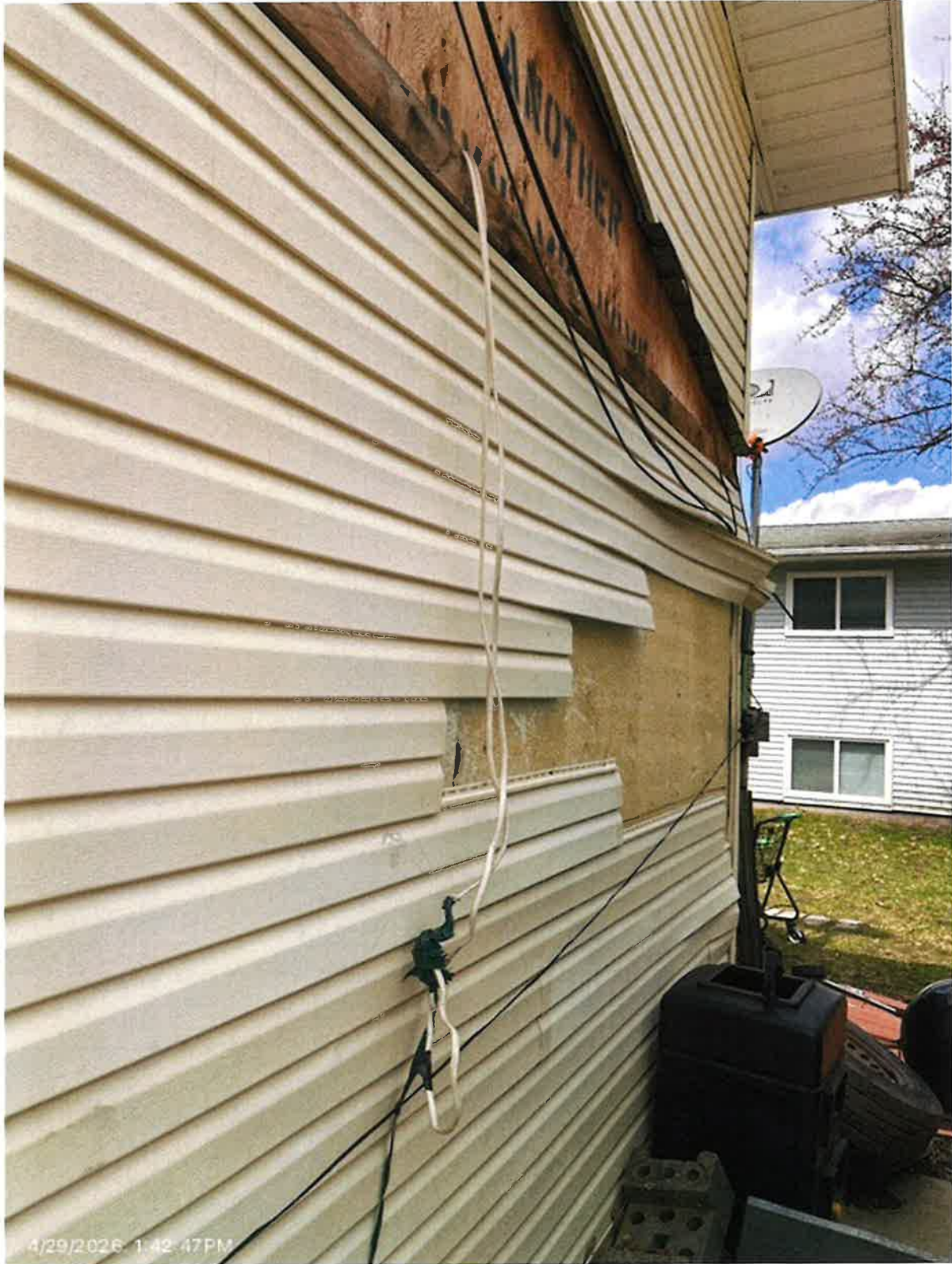
Lisa Thompson
Building Inspector
lthompson@fargond.gov

[Signature]
Building Official
lthompson@fargond.gov

[Signature]
City Clerk

ER
and Its
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or Any
uilding
4/29/2026 1:40:50 PM

















DANGER

This Structure Is Unsafe and Its
Occupancy Has Been Prohibited by the
Code Official. It Is Unlawful For Any
Person To Enter Or Occupy This Building

After 4/29/26

Any Person Removing This Sign
WILL BE PROSECUTED.

111-113 32 Ave N
Address of Condemned Building

Code Official

Code IPMC Chapter 1 Section 109

Date 4/29/26

Refer to FMC Chapter 31-01+21-04











(41)

City of Fargo Staff Report			
Title:	Lost Creek First Addition	Date:	4/30/2026 5/21/2026 6/18/2026
Location:	6685 Veterans Boulevard South; 5120 64 th Avenue South	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Portion of the Northwest Quarter of Section 9, T138N, R49W of the Fifth Principal Meridian, Cass County, North Dakota.		
Owner(s)/Applicant:	JB Real Estate Investments, LLC; Tones, LLC; City of Fargo / EagleRidge Development	Engineer:	Bolton & Menk
Entitlements Requested:	<p>Major Subdivision (plat of portion of Northwest Quarter of Section 9, T138N, R49W of the Fifth Principal Meridian, Cass County, North Dakota)</p> <p>Zone Change (from AG, Agricultural to SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, and P/I, Public and Institutional)</p>		
Status:	City Commission Public Hearing: June 22 nd , 2026		

Existing	Proposed
Land Use: Undeveloped	Land Use: Single-Dwelling Residential; Multi-Dwelling Residential; Stormwater Facility, Public Park
Zoning: AG, Agricultural;	Zoning: SR-4, Single Dwelling Residential; SR-5, Single-Dwelling Residential; MR-3, Multi-Dwelling Residential with Conditional Overlay; P/I, Public/Institutional
<p>Uses Allowed: AG – Agricultural. Allows detached houses, parks and open space, safety services, basic utilities, crop production, and certain telecommunications facilities.</p>	<p>Uses Allowed: SR-4, Single Dwelling Residential Allows detached houses, daycare centers up to 12 children, attached houses, duplexes, parks and open space, religious institutions, safety services, schools, and basic utilities;</p> <p>SR-5, Single Dwelling Residential Allows detached houses, attached houses and duplexes, daycare centers, parks and open space, religious institutions, safety services and basic utilities.</p> <p>MR-3, Multi-Dwelling allows detached houses, attached houses, duplexes, multi-dwelling structures, group living, daycare centers up to 12 children or adults, parks and open areas, religious institutions, safety services, schools, and basic utilities, and certain telecommunications facilities with conditional overlay that provides additional development standards</p> <p>P/I, Public Institutional Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, schools, offices,</p>

	commercial parking, outdoor recreation and entertainment, industrial service, manufacturing and production, warehouse and freight movement, waste related use, agriculture, aviation, surface transportation, major entertainment events, basic utilities, and certain telecommunications facilities.
<p>Maximum Density Allowed (Residential): AG --1 dwelling unit per 10 acres.</p>	<p>Maximum Density Allowed: SR-4 12.1 dwelling units per acre. SR-5 14.5 dwelling units per acre MR-3 24 dwelling units per acre Residential uses are not allowed in the P/I zone.</p>
<p>Proposal:</p>	
<p><i>CITY COMMISSION HEARING NOTE: This item was heard by the City Commission at their May 26th, 2022 meeting. The mayor opened and closed the public hearing. The Commission moved to continue this item to the June 22nd, 2026 City Commission agenda. A summary of the Commission action is below.</i></p> <p><i>PROJECT HISTORY NOTE: A large-scale concept of this project was presented to the Planning Commission at their February 3rd, 2026 meeting as an informational (non-hearing) item. The specific plat and zone change were not discussed. Staff made a presentation and responded to questions from the Commission. The applicant addressed the Commission and responded to questions from the Commission. Neither staff nor the Commission made a recommendation.</i></p> <p><i>ZONING NOTE: This project was advertised as including a zone change from AG, Agricultural to AG, Agricultural. An earlier version of this plat included an AG-zoned lot, but no AG-zoned lots are included in this version of the plat.</i></p> <p><i>PLAT REVISION NOTE: As a result of discussions between the City, Park District, and developer, the plat has been revised. There are now 196 lots, including 186 SR-4 zoned single-dwelling lots and three P/I, Public Institutional zoned lots. The number of MR-3, Multi-Dwelling and SR-5, Single-Dwelling zoned lots did not change. These changes are indicated on the chart on pages 5 and 6.</i></p> <p>The applicant requests two entitlements:</p> <ol style="list-style-type: none"> 1. A major subdivision, entitled Lost Creek First Addition, plat of a portion of Northwest Quarter of Section 9, T138N, R49W, of the Fifth Principal Meridian, Cass County, North Dakota; and 2. A zone change from AG, Agricultural to SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, and P/I, Public and Institutional <p>This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments (“staff”), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: AG; City of Fargo-owned stormwater facility • East: AG; City of Fargo-owned stormwater facility and privately owned undeveloped • South: AG; undeveloped • West: across Veterans Boulevard South is City of Horace 	
<p>Context:</p>	
<p>Schools: The subject property is located within the West Fargo School District and is served by Deer Creek Elementary, Heritage Middle and Horace High schools.</p> <p>Neighborhood: The subject property is not located in a named neighborhood.</p> <p>Parks: There are no Fargo Parks within a half-mile of the subject property. The developer will convey Lot 13, Block 4, to the Fargo Park District for development of a public park.</p>	

Pedestrian / Bicycle: See "SHARED USE PATH CONNECTIVITY" below.

Transit/MATBUS: The subject property is not on a MATBUS route.

Staff Analysis:

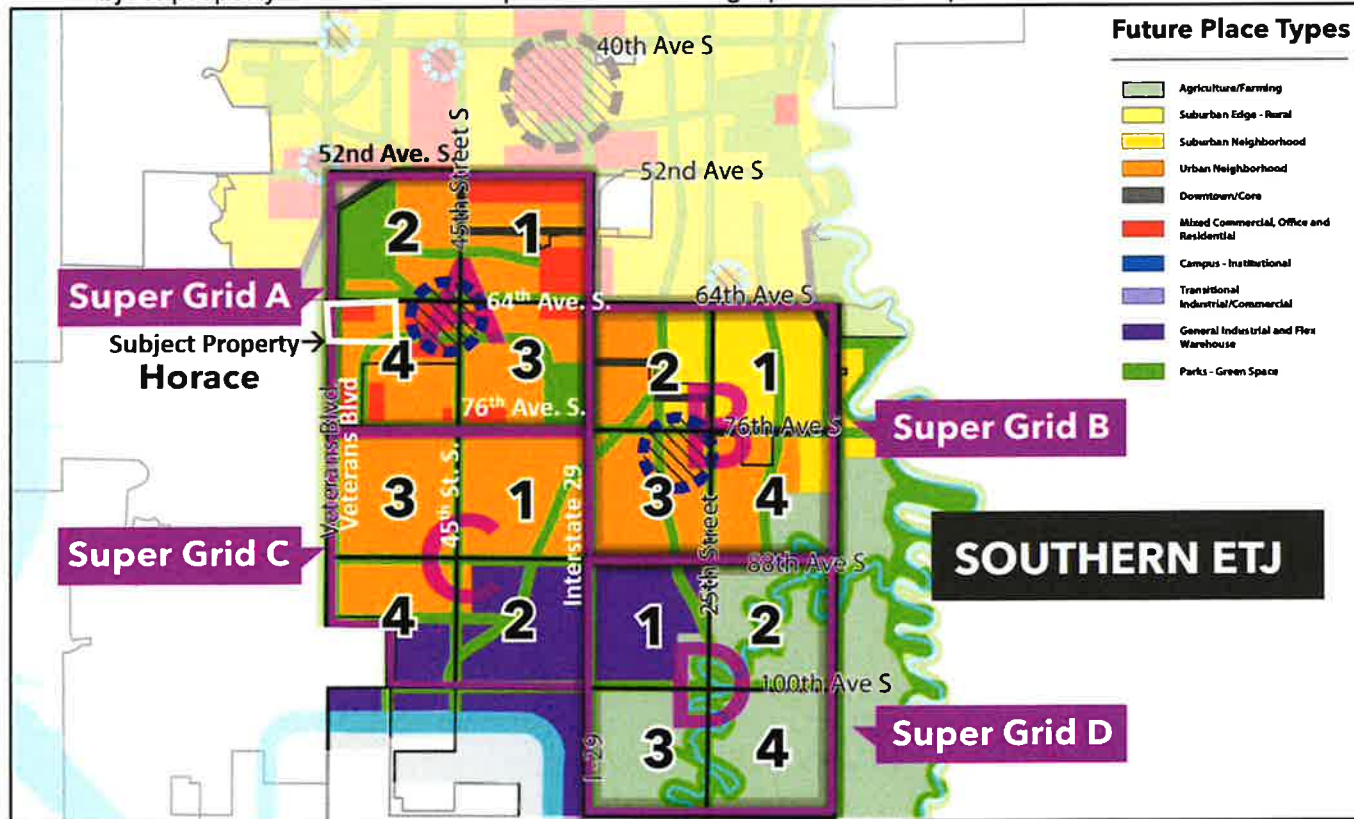
The applicant proposes a 104.84 acre, 196 lot subdivision of a portion of the Northwest Quarter of Section 9, Township 138 North, Range 49 West. This property was annexed into the City in 2006 as part of a larger annexation for the purpose of defining regional growth limits when negotiating with West Fargo. No paved streets or City services were extended to this property at that time.

The subject property is located along the south side of 64th Avenue South and the east side of Veterans Boulevard (formerly known as 57th Street South). Zoning will allow both single-family and multi-family housing types. The applicant's narrative describing the project is attached.

This development is part of a larger plan to develop the entire west half of Section 9, from 64th Avenue South to 76th Avenue South. The concept master plan is attached for the Commission's reference; the Commission is not taking action on the master plan.

GROWTH PLAN 2024—DEVELOPMENT GRID

The subject property is in Grid 4 of Super Grid A. The graphic below depicts this location.



NOTE: Though this map is labeled "Southern ETJ," in the Growth Plan, much of Super Grid A, including the subject property, is already within city limits,

GROWTH PLAN 2024—TIMING OF DEVELOPMENT

The chart below identifies the existing and proposed development in the four Growth Grids of Super Grid A, and the percentage of each Growth Grid that has been developed.

- "Proposed Development" means a development for which the City has reviewed a proposed development plan of subdivision, zoning, and, if necessary, annexation.
- Percentages calculated based on acres developed / total acres in Growth Grid

GROWTH GRID	EXISTING DEVELOPMENT	PROPOSED DEVELOPMENT	APPROXIMATE PERCENT DEVELOPED
1	Sports Center; multi-family residential; retail, restaurant, office along and south of 52 nd Avenue South	None at this time	50
2	"Lake Fargo" stormwater facility	None at this time	20 (stormwater facility only-no residential or commercial)
3	North Dakota State College of Science; Capstone Academy	Covey Ranch Third Addition---single-family, multi-family, and commercial development	10
4	None	Lost Creek First Addition	0

Only Growth Grid 1 in Super Grid A has achieved even 50 percent development. The proposed development, which is proposed in Growth Grid 4, is on the opposite side of Super Grid A from the development in Growth Grid 1, and is not contiguous with Growth Grid 1. Thus, this development is considered premature based on the Growth Grid process of preferred geographic sequencing for orderly growth described in the Growth Plan (pages 78-80).

GROWTH PLAN 2024—FUTURE PLACE TYPE

Fargo Growth Plan 2024 designates the future place type of the area of the proposed development as "Urban Neighborhood" and "Mixed Commercial, Office, and Residential." Primary and secondary uses within these place types are shown in the excerpt from the Growth Plan below:

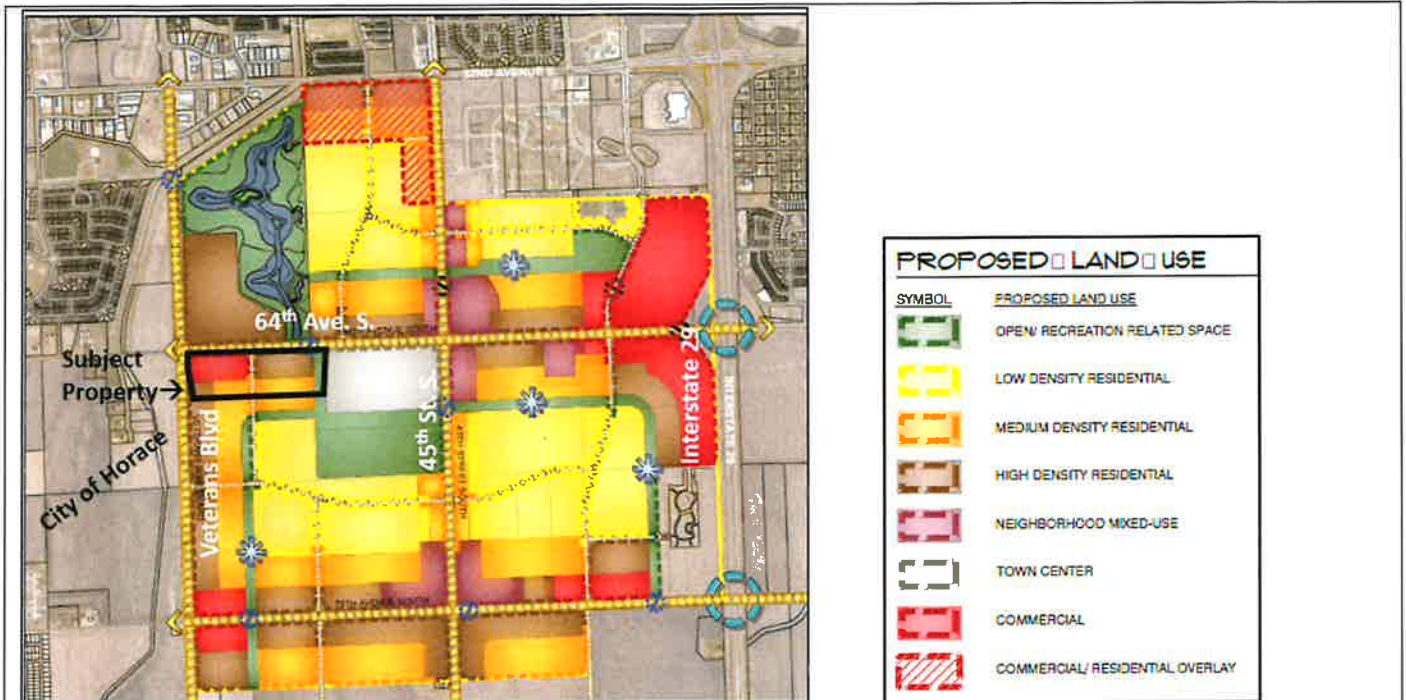
	PRIMARY USES	SECONDARY USES
Urban Neighborhood	Small lot single-family detached housing, duplex	Triplex, quadplex, townhomes (with limited massing up to ten units per building), pockets of multi-family structures, places of worship, schools, daycare centers, home offices, neighborhood-scale retail and services
Mixed Commercial, Office, and Residential	Commercial/retail, distribution, warehousing, wholesaling, offices, flex buildings	Flex Warehouse, Multi-family residential

The proposed zoning and development for this development are generally consistent with these place type designations.

SOUTHWEST METRO REGIONAL STORM WATER POND LAND USE AMENDMENT

The subject property is included in the Southwest Metro Regional Storm Water Pond Land Use Amendment (2021). That plan designates the proposed land uses on the subject property as Open Recreation Related Space, Medium Density Residential, High Density Residential, and Commercial.

(continued on next page)



The proposed zoning and land uses for this development are generally consistent with these land use designations.

SUBDIVISION AND ZONE CHANGE

The subdivision covers 104.84 acres and will create 196 lots, to be zoned as shown in the chart below. Note that lots in Blocks 7 and 8 have been revised using ~~strike-through~~ and **bold** to indicate the change.

BLOCK	LOTS	ZONING	LAND USE	COMMENT
1	1	MR-3	Multi-Dwelling Residential	With Conditional Overlay
2	1	MR-3	Multi-Dwelling Residential	With Conditional Overlay
2	2-11	SR-4	Single-Dwelling Residential (detached)	
3	1	MR-3	Multi-Dwelling Residential	With Conditional Overlay
3	2-13	SR-4	Single-Dwelling Residential (detached)	
4	1	MR-3	Multi-Dwelling Residential	With Conditional Overlay
4	2	P/I	Access to trail on Lot 14	Developer to convey to City of Fargo
4	3-12	SR-4	Single-Dwelling Residential (detached)	
4	13	P/I	Public Park	Developer to convey to Fargo Park District
4	14	P/I	Stormwater facility	This lot is owned by City of Fargo
5	1-18	SR-4	Single-Dwelling Residential (detached)	
6	1-20	SR-4	Single-Dwelling Residential (detached)	
7	4-5 and 7-31 1-32	SR-4	Single-Dwelling Residential (detached)	
7	6	P/I	Park/Shared Use Path Connection	

8	4-5 and 7- 30 1-32	SR-4	Single-Dwelling Residential (detached)	
8	6	P/I	Park/Shared Use Path Connection	
9	1-26	SR-4	Single-Dwelling Residential (detached)	
10	1-26	SR-4	Single-Dwelling Residential (detached)	
11	1-3	SR-5	Single-Dwelling Residential	May be attached townhomes

SR-4 Zoned Lots: The 186 SR-4 zoned lots range in size from 6,000 square feet to over 27,000 square feet. Most lots are in the 6,200 to 8,500 square foot range. Lot widths range from 48 to over 80 feet, with most widths in the 50-70 foot range. All SR-4 zoned lots meet the minimum required lot area of the SR-4 zone of 3,600 square feet and minimum lot width of 34 feet. The developer intends these lots for detached single dwelling residences.

SR-5 Zoned Lots: The lot size and maximum number of units for the three SR-5 zoned lots are shown in the chart below. A maximum of 36 units could be developed. Residences may be attached townhomes.

BLOCK	LOT	AREA (Acres)	SR-5 MAX DENSITY	MAXIMUM UNITS
11	1	1.01	14.5 dwelling units per acre	14
11	2	0.85	14.5 dwelling units per acre	12
11	3	0.74	14.5 dwelling units per acre	10

MR-3 Zoned Lots and Conditional Overlay: The lot size and maximum number of units for the four MR-3 zoned lot are shown in the chart below. A maximum of 482 units could be developed. These lots are intended for multi-dwelling development

BLOCK	LOT	AREA (Acres)	MR-3 MAX DENSITY	MAXIMUM UNITS
1	1	6.79	24 dwelling units per acre	162
2	1	3.92	24 dwelling units per acre	94
3	1	3.82	24 dwelling units per acre	91
4	1	5.63	24 dwelling units per acre	135

The conditional overlay (C-O) on the MR-3 zoned lot provides development standards consistent with other recently-adopted conditional overlays for MR-3 zoned properties. A copy of the draft C-O is attached.

P/I Zoned Lots: The three P/I zoned lots are intended will be owned by government entities. These lots are intended for the uses shown in chart above.

ACCESS: The lots will be accessed by way of dedicated public streets. Necessary rights of way will be dedicated with the plat, as shown in the chart below.

STREET	CLASSIFICATION	COMMENT
Creekside Boulevard South	Local	
52 nd Street South	Local	
53 rd Street South	Local	
Lost Creek Boulevard South	Collector	
54 th Street South	Local	
55 th Street South	Local	
56 th Street South	Local	
Veterans Boulevard South	Arterial	100-foot right of way dedication depicted on the subdivision plat. This street was formerly identified as 57 th Street South.

64 th Avenue South	Arterial	100-foot right of way dedication depicted on the subdivision plat
65 th Avenue South	Local	
66 th Avenue South	Local	
68 th Avenue South	Local	

ANALYSIS, TIMELINE and CONTEXTUAL CONSIDERATIONS:

NEGATIVE ACCESS EASEMENTS: The negative access easements (NAE’s) depicted on the plat are intended to manage access along arterial streets and along local and collector streets near intersections with arterial streets. These NAE’s reinforce the City’s access spacing regulations.

SHARED USE PATH CONNECTIVITY: Four shared use path routes are proposed as part of this development:

- A 10-foot wide off-road shared use path will be installed along the 64th Avenue South and Veterans Boulevard rights of way, as is the City’s practice along arterial streets.
- A shared use path is planned for Lot 14, Block 4 adjacent to the drainage channel. A connection to this path from Creekside Boulevard South will be by way of a 60-foot wide access, Lot 2, Block 4, which the developer will convey to the City.
- A shared use path along 68th Avenue South, connecting the west side of the subdivision with the public park on Lot 13, Block 4.

A shared use path along 66th Avenue South, crossing Blocks 7 and 8, was proposed in an earlier version of this plat, but was not able to be worked out between the City, the developer, and the Fargo Park District.

Development of these shared use paths requires coordination between City staff, Fargo Park District, and the developer.

Future phases of this development are intended to include additional shared use path connections.

EXTENSION OF 64th AVENUE SOUTH AND CITY UTILITIES: 64th Avenue South as a paved street, and the City water and sewer lines within that street right of way, currently terminate at 45th Street South, which is one-half mile east of the development.

In order to service the development, 64th Avenue will have to be extended through that half-mile of undeveloped area. The north side of this undeveloped half-mile is not annexed into the City.

Cass Rural Water has a water line in Veterans Boulevard; a City water line would need to be extended along 64th Avenue South to the subject property to create a water line loop.

A sanitary sewer line would also need to be extended along 64th Avenue South to the development. An easement for a sanitary sewer lift station is provided in Lot 1, Block 4. The project master plan is the basis for an overall sanitary sewer master plan.

Storm sewer is provided to the subject property as part of the Southwest Metro Regional Storm Water Pond

TIMING INFRASTRUCTURE INSTALLATION: Infrastructure cannot be installed in 64th Avenue and Veterans Boulevard until 2027, at the earliest. Currently there are no definitive timelines for improving either 64th Avenue South or Veterans Boulevard. Infrastructure can be installed in the subdivision concurrently or after 64th Avenue and Veterans Boulevard construction.

SIDEWALK AND BOULEVARD MAINTENANCE: Sidewalk and boulevard maintenance along arterial streets will be the responsibility of the adjacent property owners, not the City of Fargo.

RELATIONSHIP WITH CITY OF HORACE REGARDING VETERANS BOULEVARD: The City of Fargo and City of Horace are currently negotiating a memorandum of understanding regarding the construction, maintenance, and operation of Veterans Boulevard (previously identified as 57th Street South). To become effective, this MOU will need to be approved by both the Fargo City Commission and the Horace City Council.

RESIDENTIAL CONSTRUCTION: Infrastructure must be in place prior to residential construction. The City does not grant early building permits for residential construction. Home construction could start after the substantial completion of the neighborhood infrastructure, which could be as soon as late fall 2027. Residences will not be completed until 2028

SERVICING THIS AREA: The subject property was annexed into the City in 2006 as part of a larger annexation along the western boundary of Fargo's extra-territorial jurisdiction, and this area has since been in the city limits though somewhat remote from the main area of Fargo. No City utilities or paved streets were provided to this area at the time of annexation, and no development was undertaken. This is a different process from what the City generally does today, which is to annex property only when it is contiguous to the City; where City utilities and paved roads can be extended into the annexed area from existing utility lines and roads; and when the property to be annexed is ready to develop and development has been proposed.

As a result of this premature annexation, some services cannot be provided at this time to the area of the subject property, as noted below:

PLOWING SNOW ON PUBLIC STREETS: At this time, the Public Works department is not staffed or funded to expand their area of responsibility for plowing snow while still meeting a 24-hour time frame for snow removal response. This time frame is an adopted protocol based on City Commission expectations. Additional allocations of staff and funding for the Public Works Department are not currently planned. The public works budget items will be discussed as the project proceeds through the platting and city budgeting process.

POLICE RESPONSE: At this time, the police department's ratio of officers per thousand population is 1.4. The police department is targeting a ratio of 1.6 officers per thousand population. The Police Department does not believe the Department can catch up until expansion is slowed or sufficient budgetary funding is provided. Additional allocations of staff and funding to improve the officers-per-thousand-residents ratio, or to build a police substation on the south side, are not currently planned.

CAPACITY OF WEST FARGO PUBLIC SCHOOLS: The subject property is within the West Fargo Public School District. The district's administration stated to Planning staff that the area of the subject property has not yet been included in their analysis of future student population, so capacity to accommodate a large number of students at all grade levels in this area is not yet built into the school district's population modeling and facility master plans. The school district reminded the City staff that part of the high school feeder system that this school would be located in includes a proposed school in Horace city limits. Recently the bond required to approve that school failed to receive a supportive public ballot vote. A letter from the district's administration with more detailed comments is attached.

SOUTHERN VALLEY FIRE DISTRICT LAWSUIT: There is a pending lawsuit against the City of Fargo from Southern Valley Fire District. The outcome of this lawsuit could impact whether the properties within the area of this lawsuit, including this development, will be served by Fargo Fire or Southern Valley Fire. Property taxes and response times could be affected.

ACTION AT THE MAY 5th, 2026 PLANNING COMMISSION

At the May 5th, 2026, Planning Commission, the Commission heard a presentation from City staff, including Planning, Public Works, and Finance, as well as from West Fargo Public School District.

Staff made the following points:

- The development of this vacant tract has a unique development trajectory than typical, as the subject property was annexed into the City in 2006 based on extraterritorial jurisdictional legislative tactics at the time. Regardless, no City services were extended to this property and no development was proposed at the time, nor has the city completed utility servicing plans and regional planning for the area quite yet. Typically, in recent years, property would need to be annexed through a developer request before initiating the development review and entitlement processes. Initiating development through annexation methods would give staff more upfront planning time and commission approval processes.
- The subject property is almost entirely surrounded by farmland; there are no natural or man-made barriers to wind. This means that during the winter, even if there no actual blizzard, Public Works will be challenged to keep 64th Avenue South from 45th Street South to the development, as well as streets within the development, open while still maintaining the level of service in the rest of the City that has come to be expected. This situation could compromise emergency service access.
- Many services that the City provides are funded by the general fund. Due to recent action by the North Dakota legislature, growth of City property tax revenues is capped at three percent of the previous year's total, and ability to raise the mill levy is effectively eliminated. This cap severely limits the City's ability to respond to changes in demand for services.
- The City has to provide services to the development when certificates of occupancy are issued for the residences—referred to as “Day One”--- but, due to the City's two-year property tax exemption on new residences, the City will not receive the full property tax from the residences until that exemption expires, two years after the certificates of occupancy have been issued.
- Growth of the departments that provide City services has not always kept pace with the physical growth of the City in recent years due to budget limitations.
- 64th Avenue South is currently unimproved west of 45th Street South. Part of the Southwest Metro Stormwater Pond project, which is scheduled to be completed this summer, is grading and graveling 64th Avenue South from 45th Street South to Veterans Boulevard. Currently there are no plans to pave this stretch of 64th Avenue South.
- The City of Fargo and City of Horace have been working on a memorandum of understanding (MOU) regarding the development of the Veterans Boulevard corridor all the way south to 100th Avenue South. (*This MOU is also referred to above*)

The Commission heard a presentation from a representative of the West Fargo Public School District. The representative made the following points:

- Discussed the current capacity of the elementary schools in the southern tier of the district, including areas in Fargo, West Fargo, and Horace. Some new students could be accommodated with the current capacity. However, additional classroom space will be needed if there will be continued growth in this area. The current 5-year capital construction plan does not include the addition of new elementary classroom space.
- The current five-year capital construction plan increases the capacity at Heritage Middle School and Horace High School, which would serve the middle school and high school students living in the proposed Lost Creek development.

The Commission also heard a presentation from the applicant, who made the following points:

- The applicant referred to a laydown item he had provided to the Commission. A copy of this item is attached.

- The City has made a substantial investment in growth in this area, such as the Southwest Metro Stormwater Pond, improving 45th Street South down to 76th Avenue South; improving 64th Avenue South over Interstate 29 to 45th Street South; a new fire station on 64th Avenue South on the east side of Interstate 29, and the planned 64th Avenue interchange with Interstate 29. This project is close to City services.
- The development will provide a variety of housing types—multi-family, townhomes, and single-family lot sizes between 50 and 70 feet wide.
- The completed project will provide approximately \$250 million in property taxes to the City.
- Concerned that if the City adopts a completely linear approach to development based on the growth plan, in which one grid within a super-grid would have to be completely developed before development in the next grid could begin, a single landowner could halt growth in the rest of the super-grid if that owner were not ready to develop.
- It will be at least two years until residences are established in the development.
- At this time, there are only about 125 available lots in Fargo, plus approximately 130 more coming next year with the next phase of Selkirk Place Fourth Addition.

One person testified in favor of the project and made the following points:

- A healthy inventory of available residential lots in two years' supply. Currently there is about a three months' supply of available lots.
- There are many steps between approval of this project and actual construction of residences, but the first step of approval has to be taken before any other of those steps can occur.

In response to the points made by staff, the applicant, and the testifier, the Planning Commission made the following points:

- It should be up to City staff to determine when this project is ready to go forward.
- There is a need for housing. Development within a super-grid should not be "hamstrung" by the fact that the grids within the super-grid do not develop at the same rate.
- There was a difference of opinion among the Commissioners as to whether or not this project should be considered "leap-frog" development (that is, development that requires a significant extension of City services through undeveloped territory to reach the project site).
- The Planning Commission has been told that questions about financing, budgeting, and provision of City services for developments are outside of the Commission's purview.
- If the development is denied, the City may lose an opportunity to build up an inventory of available residential lots that could take some years to recapture.
- The City Commission must have the discussion regarding the budget-related questions for this project.

After hearing all the presentations and testimony, the Planning Commission voted to recommend approval of the project to the City Commission by a vote of 7-2 with two Commissioners absent. The motion is stated below.

(continued on next page)

ACTION AT THE MAY 26th, 2026 CITY COMMISSION

At the May 26th, 2026, City Commission hearing, the Commission heard a presentation from City staff, who made the following points:

- Everything about this application is unique and different than how we've been doing business for the last 30 years.
- Explained the annexation history, proposed zoning, subdivision plat, and master plan for the half-section, pending memorandum of understanding (MOU) with City of Horace for Veterans Boulevard; and how the Growth Plan SuperGrid system is intended to work.
- In addition to the usual technical review comments, this project received comments from Finance, Public Works, and Public Safety, as well as the West Fargo Public School District related to challenges to be able to provide appropriate services to this development. Provision of the City services is tied to the 2027 budget, which is currently under review. "When we don't know where that funding source is coming from to support general fund operations, that is part of our major question."
- Procedurally, staff's main concern is to have the public hearing, as this is a live application. It is not procedurally appropriate to pause the public hearing process to have policy discussions on the project.
- Explained the effect of the 3% property tax cap on the City's budget and the ability to grow that budget.
- Explained the three motions—approval, as the Planning Commission recommended; denial, as staff recommended; or continuance to a date certain.

The Commission heard a presentation from the applicant, who made the following points:

- The Fargo Housing Study states the need to build 7,500 to 8,000 homes built by 2032.
- At one time, Fargo had two to three years of available lots. Now there is a single-family lot shortage. At the time of the Planning Commission hearing, Fargo had 125 SF vacant lots available; there have been 25 starts since then. In previous years, Fargo has averaged 360 SF starts annually.
- Lots range in sizes; expecting houses to be in \$350,000 to \$650,000 price point depending on the lot size. Smaller lots would have lower specials.
- Getting the entitlements approved is step one. It may take up to two years to actually get single family homes delivered.
- Issues staff brings up are disconnected from what we're asking for right now. All we're looking for is plat and zoning approval; no infrastructure request is being made at this time.
- A delay in approval now is a delay in the design of the infrastructure, and design of the infrastructure takes time.
- The development is expected to generate \$250 million in property value in Phase 1. Subsequent phases will develop the entire half-section over a period of approximately 10 years, and yield a total of \$1 billion in property value.
- Home construction is an important part of the local economy.

- This project is a catalyst and provides a large number of lots in the pipeline.
- We provide lots to builders and do not figure the two-year residential tax exemption into our numbers.
- Fargo has made a large investment—nearly \$80 million-- in this area, including the recently approved 64th Avenue Interchange; necessary paving of 64th Avenue South; Southwest Metro Stormwater Pond; extension of infrastructure down 45th Street South and 64th Avenue South; new fire station on 64th Avenue South just east of I-29.
- We are Fargo developers.

After hearing all the testimony, the mayor closed the public hearing.

In response to the points made by staff and the applicant, the Commission had the following comments:

- This is an amazingly large scale of housing. This development is larger than many cities in North Dakota.
- This project has many considerations: adding staff to public works; infrastructure extension; whether the City would figure special assessments to be split between City and developer. It appears that “all the ducks aren’t really in order” yet.
- The City has a timeline just like the developer has a timeline.
- The F-M Diversion will be done this fall, then certified, and this will impact construction. Once the diversion is done, the City is going to have a finite boundary, so there’s no rush to approve this project, The City shouldn’t be forced into making a decision.
- The new Land Development Code should be completed before the Commission approves this development.
- There may be a reform of the special assessments policy in the near future. One aspect of that discussion could be whether developers would pay a portion of the specials.
- The lack of trees in the area of the subject property creates the problem of blowing snow potentially blocking roadways and prohibiting fire and police department responses. One Commissioner referred to the February 4th, 1984 incident on 19th Avenue North where four people died because their vehicle became trapped on a snow-covered road.
- “Our [the City’s] priorities take priority over the developer’s priorities.”
- Planning Commission and staff discussion at the May 5th Planning Commission hearing was very thorough.
- Planning Commission recommendation for approval made a lot of sense.
- Housing is a workforce issue; we know we have a shortage of housing.
- One Commissioner expressed confidence that the cabinet and department directors can find a way to add staff to solve this problem of providing services.
- Growth plan is not intended to be linear by grid.
- The 3% cap has made it difficult for the City to grow

- The City Commission has never stopped construction or slowed down development.
- Only 200 new homes were built last year.

By a vote of 5-0, the Commission moved to continue the item to the June 22nd, 2026 City Commission agenda.

BETWEEN MAY 26th – JUNE 18th:

City staff attempted to pull together a city commission informational meeting but due to the election events and other significant city events and timing, calendar conflicts prevented a meeting. However, staff and applicant continued to work on policy development to attempt to isolate the issues.

Future infrastructure finance policies, such as special assessments, continues to be a topic that is brought forward with the plat. Staff prefers and recommends due to legal due process standards, that if significant policy items are in discussion by leaders, then policy development outside the application process should be created to determine the policy direction. In the meantime, additional policies are being challenged by the developer including flood protection and other engineering requirements (see below).

MEMO FROM THE PLANNING DIRECTOR

The Planning Director has created a memo to the Commission summarizing the concerns of several departments regarding this proposed development. This memo is attached following this staff report.

AMENITIES PLAN AND DEVELOPER AGREEMENT

Staff has prepared an amenities plan and developer agreement, which are standard documents for such proposed developments. Staff forwarded these to the applicant on June 16, 2026 for the applicant's review and signature. As of the date of this staff report, staff has received a redlined version of the developer agreement from the developer and is attached. The edits proposed by the developer are not supported by staff as they challenge federal regulations and put extraordinary risk to the public. The draft amenities plan sent to the applicant is also attached. Staff has received no comments from the applicant.

FINDINGS:

Zone Change:

Section 20-0906. 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?

The property is currently zoned AG, Agricultural. The proposed zoning of SR-4, SR-5, and MR-3 with conditional overlay will allow the proposed single-family and multi-family development. The conditional overlay for the MR-3 zoned properties will provide building and site design standards. The proposed P/I zoning will accommodate the proposed public park and trail connection lots as well as the City of Fargo owned lot for the drainage course. The proposed zoning aligns with the area plan and growth plan related to future land use designations. **(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 and at this time are unable to provide the necessary public services, facilities, and programs to serve the development. Specifically, the City's Public Works and Police Departments cannot provide the required level of service at this time or in the foreseeable future to this area, and public school capacity for students who would live in this area has not yet been established by West Fargo Public School. Developing that capacity will take some time and more information about the future related public agency budgets status as related to general fund growth

limitations will need to be explored during the remainder of 2026. Additionally, response time for fire protection faces an uncertain future based on the pending lawsuit noted above.

Staff has spent much attention on future budgeting needs as it relates to budget growth limitations due to rising costs of construction and maintenance. Staffing growth and resources have remained the same or been reduced over recent years without the increase to serve and build to accommodate growth. The 2024 Growth Plan lays out the Future Place Types, Growth Centers and Growth Grid, and the supporting guidance for financial resource analysis specifically in pages 112-121 of the plan. In staff's perspective there are too many uncertainties to future revenues. Staff recognizes the developer's needs and the housing market and supply challenges our region faces. But that at this time the future remains too uncertain as the city explores new development tools and forecasts constraints.

While there is already considerable investment in the area with regional stormwater improvements, there are other resource development and investments not yet accumulated to assemble for deployment in this area.

(Criteria NOT Satisfied)

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

Staff has no evidence to suggest that this zoning change would adversely affect the condition or value of the property in the vicinity. Based on typical development patterns, the surrounding value would increase in condition and value and spur more development. Written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, Planning staff has received no comments or inquiries about the project. Staff finds that the approval of the zoning change will not adversely affect the condition or value of the property in the vicinity. **(Criteria satisfied)**

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

The LDC states "This Land Development Code is intended to implement Fargo's Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo." The proposed development is considered premature based on the Growth Grid process of preferred geographic sequencing for orderly growth described in the Growth Plan. The proposed development is not consistent with the City's policies concerning providing adequate street maintenance, police protection, and public school capacity to any new subdivision. Additionally, response time for fire protection faces an uncertain future based on the pending lawsuit noted above. The inability to provide these services may negatively affect the public's health, safety, and welfare. Focusing resources on these proposed growth patterns will detract resources or growth needed in existing already-developed areas of the city. **(Criteria NOT satisfied)**

Subdivision

The LDC stipulates that the following criteria are met before a major plat can be approved:

- **Section 20-0907.C.1 (Development Review Procedures—Subdivisions—Major Subdivisions) of the LDC stipulates that no major subdivision plat application will be accepted for land that is not consistent with an approved Growth Plan or zoned to accommodate the proposed development.**

The proposed development is not consistent with the Growth Plan as the development is considered premature based on the Growth Grid process of preferred geographic sequencing for orderly growth described in the Growth Plan. As noted in the Zone Change findings above, changing this property from the current zoning of AG, Agricultural to zones which would allow entitlements and development is not supported at this time. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received no citizen comments or inquiries about the project. **(Criteria NOT Satisfied)**

- **Section 20-0907.B.4 of the LDC further stipulates that the Planning Commission shall recommend approval or denial of the application and the City Commission shall act to approve or deny, based on whether it is located in a zoning district that allows the proposed development, complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**

The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments and found to meet the standards of Article 20-06 and other applicable requirements of the Land Development Code. However, as noted in the Zone Change findings above, changing this property from the current zoning of AG, Agricultural to zones which would allow development and require deployment of resources that are not yet acquired is not supported.

(Criteria NOT Satisfied)

- **Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**

Any public improvements associated with the project (whether rehabilitation of existing infrastructure or new proposed improvements) will be funded in accordance with the City's Infrastructure Funding Policy, which may include the use of special assessments. A corresponding Capital Improvement Plan (CIP) and budget adjustment for Public Works would be needed to support this development to the standards that are required. The development of the agreement with the City of Horace and confidence with the West Fargo School District would need to be confirmed.

During this plat development and coordination with the developer with the development layout, there were scenarios and schematics explored. Staff is seeing a minimization of amenities and neighborhood scale improvements that can be financially supported either publicly or privately. This shows up through boulevard improvements for double fronted lots, small parks and open spaces for the multi-family and access to the parks/trails, and other defining factors for open space. The developer and staff have done a good job balancing the regulations against the layout preferences to develop and create a neighborhood that will be a positive addition to the city. Many of these details are affirmed in the amenities plan, Conditional-Overlay zoning, developer agreement, and private covenants.

City staff has developed an amenities plan to define certain aspects of the development, including stormwater, utility connections, and access. This amenities plan will be reviewed and signed by the applicant and reviewed by the Public Works Project Evaluation Committee (PWPEC) prior to the final City Commission hearing for this subdivision, definitions and details are still being developed. If approval is proposed by the Planning Commission, staff would seek conditional approval based on these documents being finalized. A draft amenities plan is attached. **(Criteria NOT Satisfied)**

NOTE ON RECOMMENDED MOTIONS:

The Planning Commission recommended approval of this project; staff's recommendation was for denial. Both motions are noted below. At the City Commission meeting, staff will have the draft of both motions available for consideration. It should be noted, that this is a unique predicament as staff is wrestling between the desire to provide residential lots for builders and the immediate challenges of the increasing costs of construction and services. To consider these implications staff suggests the Planning Department obtain direction to proceed with the following next steps. These steps are date uncertain as each item requires collaboration and approval by the various representative authorities:

1. Continue work with City Engineering to finalize and bring back to City Commission for review:
 - a. Infrastructure design and costs considerations
 - b. Amenities plan and developers' agreements
 - c. Special assessment and funding allocation plan for regional and local infrastructure
 - d. MOU with City of Horace regarding Veterans Boulevard corridor
2. Continue work with City Finance and City Commission to bring back to City Commission for review:
 - a. 2027 budget approval including consideration of Public Works and Police servicing needs

<p>If the Commission moved to approve the plat and zone change, staff recommends the approval be contingent on the following points; specifically, until all items below are executed the plat cannot be recorded:</p> <ul style="list-style-type: none"> • Final technical review of the plat, including the City Engineer’s signature • Executed amenities plan • Executed developer agreement (requires City Commission approval) • Approval by both the City of Fargo and City of Horace of the MOU regarding the development of Veterans Boulevard • Confirmation from the Fargo Park District that their developer agreement has been approved and executed. <p>NOTE ON CONTINGENT APPROVAL: The contingent motion allows the City Commission to approve the plat at this time. Once the contingencies have been met, the City can then proceed with recording the plat. Please note that all future permits and actual entitlements for development, such as building permits, are on hold until the plat can be recorded.</p>
<p>Recommended Motions:</p>
<p><u>Planning Commission Recommendation:</u> To accept the findings and recommendation of the Planning Commission 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 1) zone change from AG, Agricultural to SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, and P/I, Public and Institutional; and 2) plat of Lost Creek First Addition, as the proposal does comply with Fargo Growth Plan 2024, Sections 20-0906.F (1-4) and 20-0907 of the Land Development Code and all other applicable requirements of the Land Development Code</p> <p><u>Staff’s Recommendation:</u> To accept the findings and recommendations of staff and move to deny the proposed: 1) zone change from AG, Agricultural to SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, and P/I, Public and Institutional; and 2) plat of Lost Creek First Addition, as outlined in the staff report; as the proposal does not comply with Fargo Growth Plan 2024, Sections 20-0906.F (1-4) and 20-0907 of the Land Development Code.</p>
<p>Planning Commission Recommendation: May 5th, 2026</p>
<p>At the May 5th, 2026 Planning Commission, that Commission, by a vote of 7-2 with two Commissioners absent, did not accept staff’s findings and recommendation and instead approved the motion that “The Planning Commission finds that the proposal does comply with Fargo Growth Plan 2024, Sections 20-0906.F (1-4) and 20-0907 of the Land Development Code and all other applicable requirements of the Land Development Code and moves to recommend approval to the City Commission of the 1) zone change from AG, Agricultural to SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, and P/I, Public and Institutional; and 2) plat of Lost Creek First Addition.”</p>
<p>Attachments:</p>
<ol style="list-style-type: none"> 1. Memo from the Planning Director 2. Zoning Map 3. Location Map 4. Preliminary Plat 5. Draft Conditional Overlay 6. Project narrative 7. Master plan (for reference only) 8. Draft amenities plan 9. Applicant’s redlined version of developer agreement 10. Letter from West Fargo Public School’s administration 11. Laydown item provided by applicant from May 5th, 2026 Planning Commission hearing

TO: Board of City Commission

FROM: Nicole Crutchfield, Planning Director 

DATE: June 18, 2026

RE: Supplemental information and background of staff review and considerations

As part of the review of the Lost Creek Subdivision and Zoning Applications there have been several conversations that have included representatives from City Administration, Finance, Engineering, Police, Fire, Public Works, West Fargo School District and Parks District. Normally we route applications for review by these departments as part of a two-week review process. This process brought forward concerns and comments on behalf of their review authority. Land development processes are governed by State Law, city ordinances and policies, and tie back to constitutional protections.

Normally our case planners will receive technical review comments from various department and agency reviews, but rarely do the comments challenge policies or ordinances. In the case of this Eagle Ridge development request, we received review comments that challenge development readiness as agencies are challenged with the duty to provide utilities and services tied to the development request and meet expectations of the developer or future property owner.

Over the course of the review period, comments received are summarized as challenging the balanced city budget for operations related to services for Public Works, infrastructure construction costs and risks, debt capacity, police safety resources, and West Fargo school district student capacity. While the Planning Department does not represent these comments and concerns directly, our job is to facilitate the review process in light of the comprehensive plans and regulations that govern the application process as well as advocate for highest and best land use.

This application is the first application in relation to the 2024 Growth Plan. We knew the growth plan would test the city's resolve as we balance resources. As predicted by the Growth Plan and our consultants, we are testing our normal processes and methods. Page 130 of the Growth Plan highlights the associated Implementation Plan. The Implementation Plan identifies three areas to continue to develop:

- 1) A new Land Development Code
- 2) Changes to Financial and Economic Development Practices
- 3) Enhanced Coordination of Public Infrastructure and Facilities

Staff presents the following background for this specific application:

- 1) How is this application unique to other zoning and plat applications?
 - a. Normally, once a plat and zoning are approved, the supporting permits, budget changes and approval processes are not very obvious. You will see these processes operationalized through the consent agenda, PWPEC, CIP and annual budget.

Connecting the dots between a subdivision request isn't necessarily tracked against these processes as the project gets built and permit spanning over the next 3-5 years.

- b. It is unusual to obtain negative review comments or concerns relayed from the agency and department reviews.
 - c. The short application timeline between application, Planning Commission hearing and City Commission hearing is usually waived in order to allow for the applicant and staff to coordinate needed policy refinement. This developer has not waived their due process rights.
 - d. The location of this application is in Growth Grid A4 and the City hasn't bonded and financed the proposed development in Grid A3 yet. This request is ½ mile away from current planned development and the regional infrastructure has not yet been included in the CIP. No other commercial or institutional land uses and development is being proposed to support the single-family development at this time. The logical location for commercial and institutional land is being skipped over, meaning additional carrying costs.
- 2) What are the technical legal processes for entitlements?
- a. Approval of a plat and zoning, means that the land owner now has rights to develop the proposed future land use, following normal city processes and policies. In essence, access to utilities and building permits are guaranteed if all regulations are followed.
 - b. The City has a duty to act on all complete applications received in a timely manner, or else the application is approved, unless the applicant waives their due process rights.
- 3) What are staff's primary concerns?
- a. Given the receipt of negative and concerning review comments, staff is working to try to resolve the concerns in order to move the application for a recommendation for an approval.
 - b. Resolving the concerns requires commitment to future city budgets. This means, staff is breaking down the associated permitting steps that follow the plat so City Commission can consider the future debt and financial commitments.
 - c. A commitment to this entitlement potentially means a commitment to 2027 and forward budgets for public safety and general funds. It also means a commitment a potential commitment of 20 million or higher in debt bonding.

This proposed 105-acre residential development reminds staff of similar discussion when the Osgood area developed in early 2000s, and Davies High School area developed in 2007. These initial investments and deferred costs were decisions that were somewhat automated and uninhibited based on resources available. The demand for the growth and new housing was unprecedented as land was quickly occupied by the demand of new housing and population growth in less than a decade.

As the 2024 Growth Plan identified, these developments have proven to be responsible and served to keep up with demand in order to contribute to a regional economy to sustain jobs and businesses by accommodating new households in the region. Similarly, as highlighted in the FM Metro COG Regional Housing Study plan, we know that the housing supply is lagging behind the demand based on jobs. The regional Metro Housing Study found in 2023 that even with the investment in development the metro

still has a housing/job gap of 1.5, (1.2 is the national average). Based on this rate Fargo, needs an additional 8,300 units within the next 10 years. On average historically, the City supplies about 300 new lots a year to keep up with builder demand. Today current inventory is only approximately 150 available lots, which is the lowest it has been in the last twenty years. A healthy number of surplus lots is a three-year supply, 900 lots. That number however is a historic metric absent of growing adjacent communities in Horace, West Fargo, Dilworth and beyond. However, limiting the supply of housing will further inflate the cost of housing.

Absent of the housing needs, staff is also considering financial and economic considerations as a result of the market demands:

1. Increase Infrastructure Costs: Infrastructure construction costs have increased significantly over time, reducing predictability and placing sustained pressure on capital planning and the City's debt capacity. For example, a residential infrastructure project completed in 2012/2013 cost approximately \$2.29 million to serve 146 homes, or about \$15,700 per home served. A comparable 2026 project costs approximately \$6.26 million to serve 168 homes, or about \$37,200 per home served.
1. Increase Service Costs: Review comments received from Police and Public Works indicate the challenges of increasing costs to keep up with current demands. Expanding service areas into new geographic territory adds further complexity and budget pressures. In coordination with Finance and based on 2027 budget projections, inflation alone is driving an estimated 4% - 6% annual budget increase. With inflation and rising costs, maintaining existing service levels is becoming increasingly difficult, much less expanding services. Since costs are rising faster than growth can pay for them, this creates a broader financial and strategic discussion with elected officials and the public regarding expectations, service levels, and the City's core responsibilities.
2. Initial Investment & Cash/Debt Balance: The first phase of investment for a multi-year phased development, has a large immediate impact to the budget. Coupled with construction costs rising, it is increasing the size of the annual bonding needs. While these debts are supported by assessment, the debt level constrains the ability for future borrowing as well as increasing the general fund reserve requirement to maintain our bond rating.

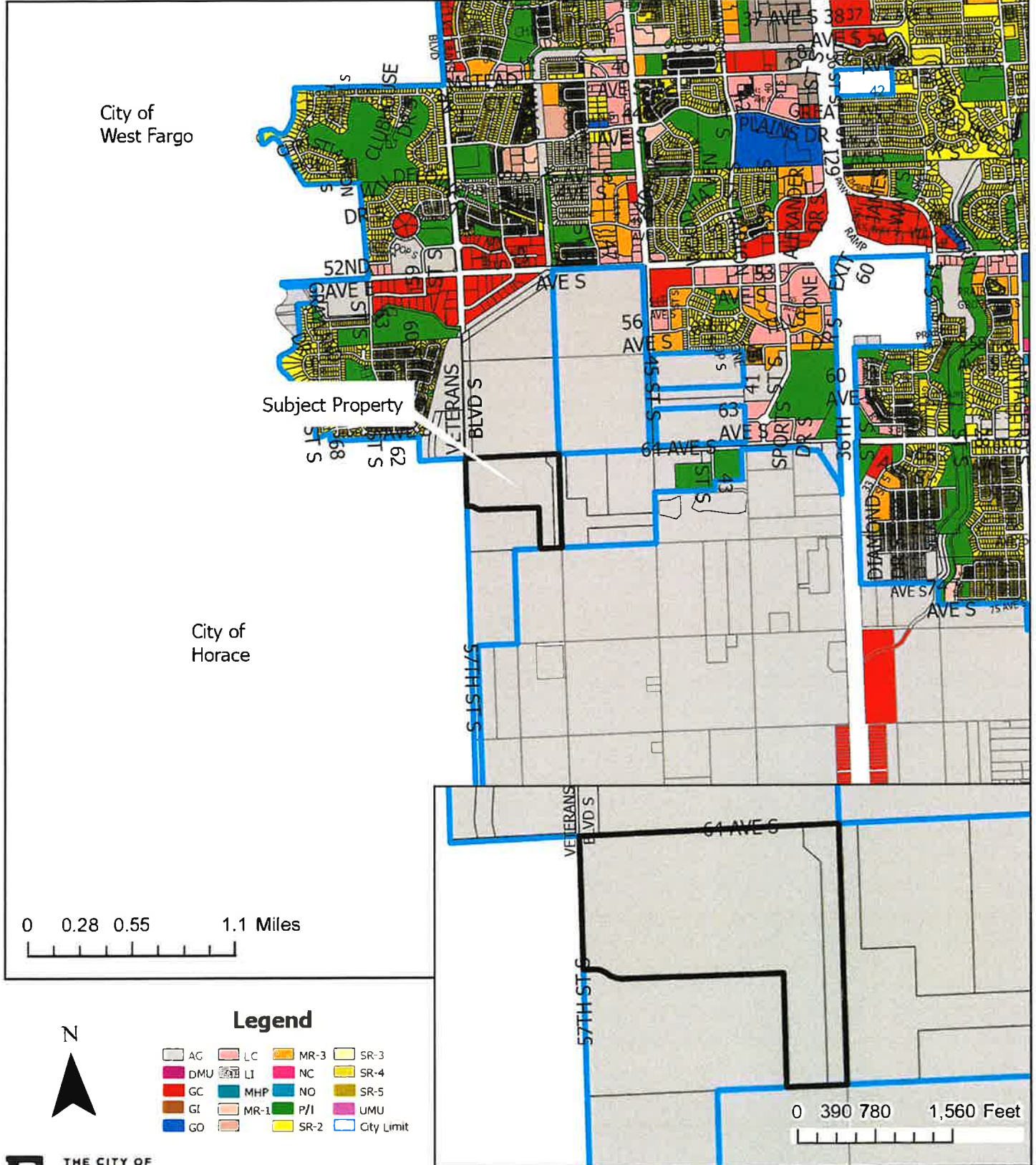
Typically, when a land development application is received when larger policy is not developed to support the project, a recommendation for denial is recommended by staff. That is the case in this situation. For fair due process, it is suggested to separate the land entitlement application from policy and regulation development in order to provide clarity for the associated property rights that may be granted. Reviewing the city's responsibilities that are codified by law is part of the zoning and platting review requirements.

Once action or consideration is given specific to the agenda item, staff recommends pursuing informational meetings, and staging of policy discussions based on a timeline of your preference and as represented in the 2024 Growth Plan. Staff is prepared to spend several meetings and weeks to discuss these items and to learn more about your priorities related to these items. Staff is prepared to coordinate these topics with the City Commission in relation to the LDC development, 2027 budget discussions, future CIP and future incentive and special assessment policy development.

Major Subdivision & Zone Change from AG, Agricultural to SR-4, Single-Dwelling, Residential, SR-5 Single-Dwelling Residential, MR-3 Multi-Dwelling Residential with a C-O, Conditional Overlay; and P/I, Public/Institutional

Lost Creek First Addition

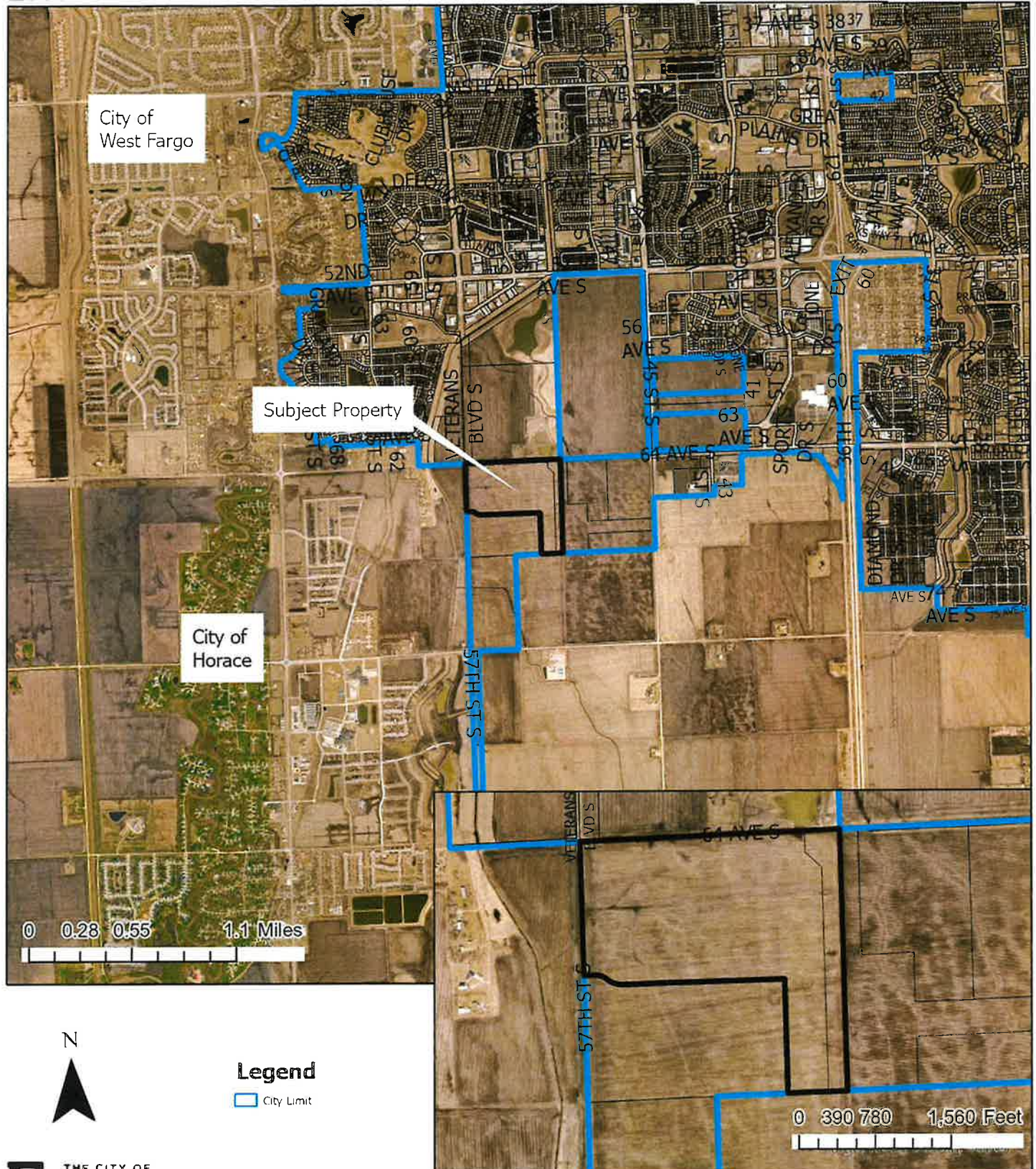
6685 Veterans Boulevard South & 5120 64th Avenue South

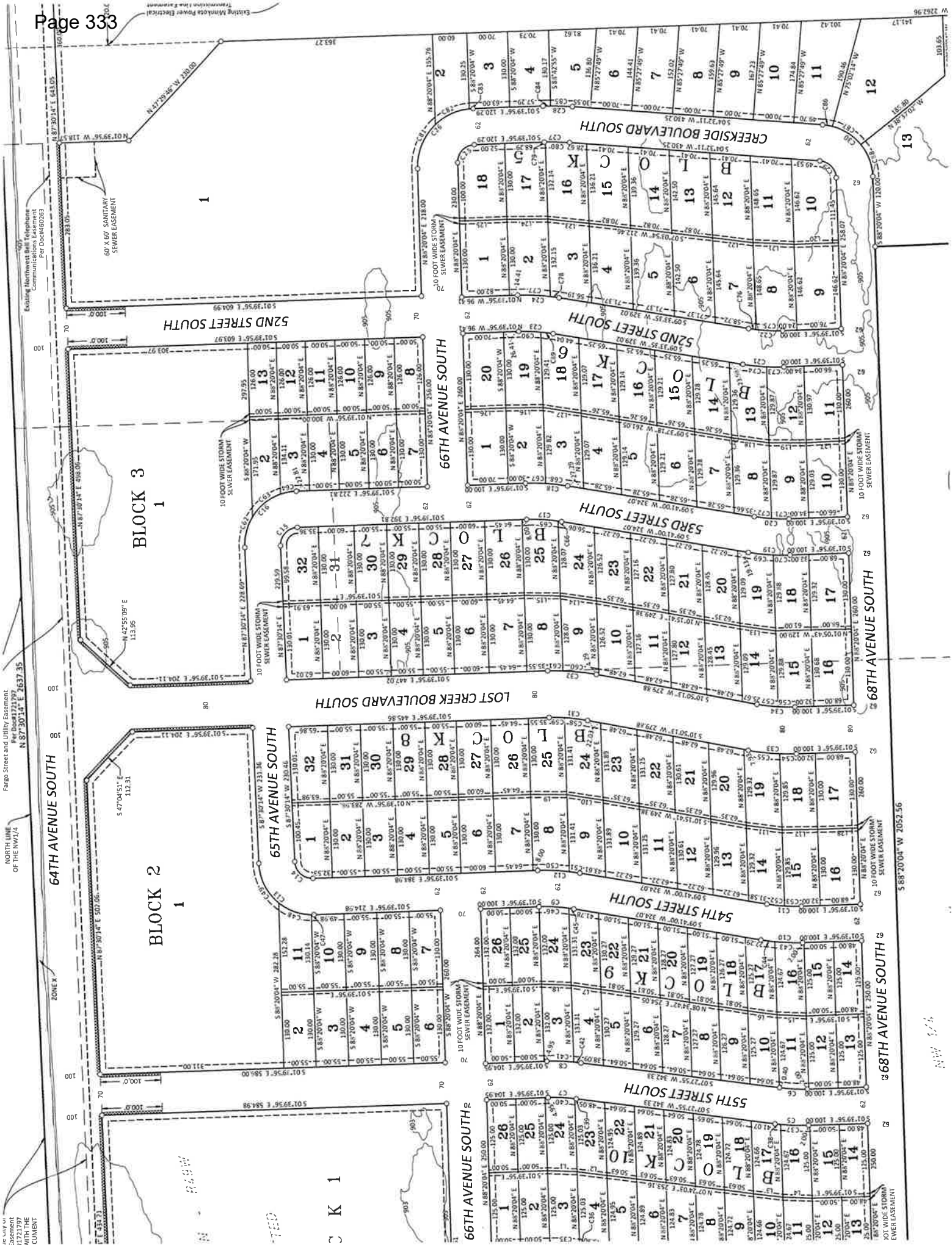


Major Subdivision & Zone Change from AG, Agricultural to SR-4, Single-Dwelling Residential, SR-5 Single-Dwelling Residential, MR-3 Multi-Dwelling Residential with a C-O, Conditional Overlay; and P/I, Public/Institutional

Lost Creek First Addition

6685 Veterans Boulevard South & 5120 64th Avenue South





BY THE CITY OF
 1721797
 WITH THE
 COMMENT

Fargo Street and Utility Easement
 PLAT 1721797
 N 87°30'14" E 2637.35

Existing Minnesota Bell Telephone
 Communications Easement
 Per Doc#480293

1721797

1721797

1721797

1721797

BLOCK 11

LOT #	SQ. FT.
1	44159
2	37169
3	32286

BLOCK 10

LOT #	SQ. FT.
1	6250
2	6250
3	6222
4	6248
5	6246
6	6439
7	6240
8	6237
9	6235
10	6233
11	6277
12	6250
13	6000
14	6000

BLOCK 9

LOT #	SQ. FT.
1	6600
2	7150
3	6555
4	6535
5	6489
6	6439
7	6389
8	6339
9	6289
10	6249
11	6277
12	6250
13	6000
14	6000

BLOCK 8

LOT #	SQ. FT.
1	8008
2	7150
3	7150
4	7150
5	7150
6	7800
7	8379
8	7953
9	8019
10	8026
11	7987
12	7947
13	7908
14	7937
15	7955
16	8840
17	8840
18	7902
19	7855
20	7908
21	7947
22	7957
23	8026
24	8078
25	7987
26	8379
27	7800
28	7150
29	7150
30	7150
31	7150
32	8400

BLOCK 7

LOT #	SQ. FT.
1	8186
2	8281
3	7150
4	7150
5	7150
6	7800
7	8379
8	7953
9	8019
10	8026
11	7777
12	7816
13	7855
14	7940
15	7976
16	8863
17	8847
18	7881
19	7857
20	7855
21	7816
22	7777
23	7737
24	7767
25	7832
26	8379
27	7800
28	7150
29	7150
30	7150
31	7800
32	8231

BLOCK 6

LOT #	SQ. FT.
1	9100.0
2	9104
3	8246
4	8263
5	8287
6	8272
7	8277
8	8328
9	8318
10	8548
11	8612
12	8819
13	8252
14	8277
15	7976
16	8267
17	8817
18	8290
19	8347
20	9100

BLOCK 5

LOT #	SQ. FT.
1	10660
2	9104
3	9383
4	9645
5	9865
6	10085
7	10309
8	10404
9	11143
10	10680
11	10335
12	10300
13	10085
14	9865
15	9645
16	9438
17	9175
18	10467

BLOCK 4

LOT #	SQ. FT.
1	245406
2	8342
3	9101
4	9140
5	9927
6	9843
7	10375
8	10908
9	11440
10	11973
11	15013
12	27919
13	43193
14	52908

BLOCK 3

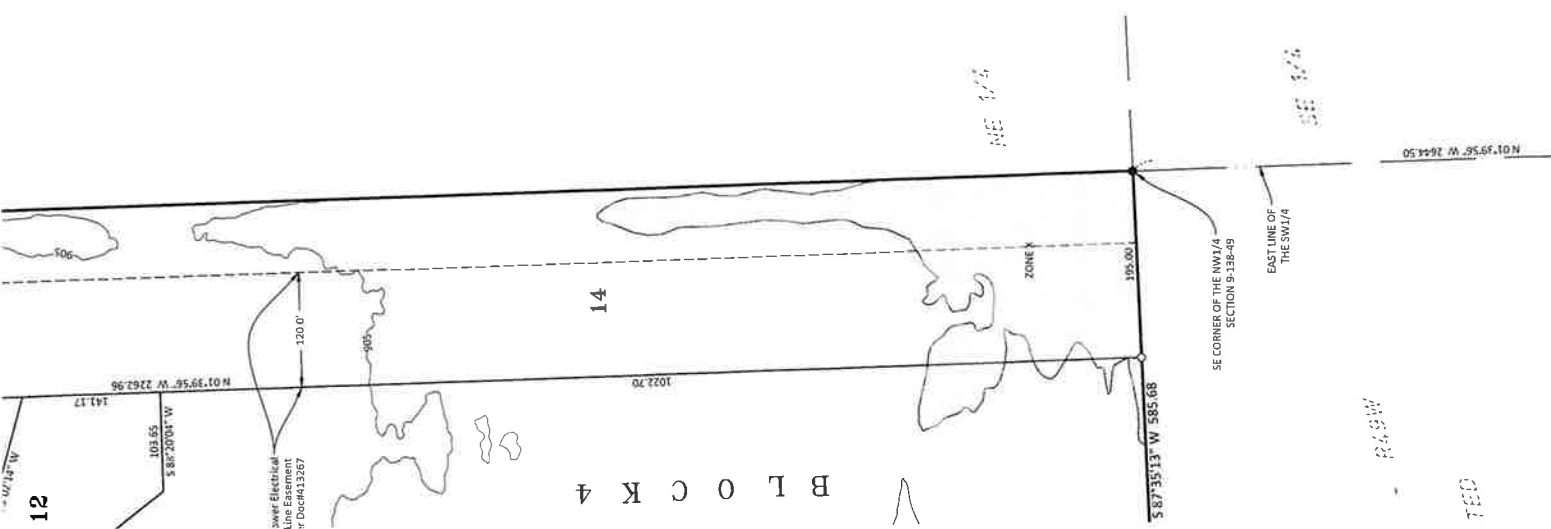
LOT #	SQ. FT.
1	165549
2	7420
3	6539
4	6500
5	6500
6	6500
7	6500
8	6500
9	6500
10	6500
11	6500
12	6500
13	6500

BLOCK 2

LOT #	SQ. FT.
1	170969
2	7150
3	7150
4	7150
5	7150
6	7150
7	7150
8	7150
9	7150
10	7150
11	7571

BLOCK 1

LOT #	SQ. FT.
1	285788



12

B L O C K 1 4

BLOCK 11 CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH	DELTA	CH LENGTH
C61	25.47	380.00	3°50'23"	N1°54'32"E	45.14	50.06	25.4
C62	54.26	92.00	33°47'25"	N8°28'27"E	12.52	18.51	53.4
C63	68.98	92.00	39°50'54"	S2°08'39"W	48.11	57.49	62.7
C64	27.61	92.00	17°11'31"	S7°49'07"W	23.56	27.61	27.5
C65	58.28	300.00	10°10'32"	N8°48'21"E	9.19	10.10	53.2
C66	6.14	300.00	1°10'23"	N3°07'53"E	50.18	50.18	6.1
C67	34.05	362.00	5°23'22"	S0°06'04"E	5.02	5.02	34.0
C68	37.65	362.00	5°57'34"	S40°15'37"W	59.29	59.29	37.6
C69	42.67	362.00	6°45'14"	S63°10'51"W	75.49	75.49	42.6
C70	29.03	362.00	4°39'42"	N2°32'38"E	53.14	53.14	29.0
C71	30.05	300.00	5°44'21"	N8°13'06"E	18.51	18.51	30.0
C72	29.37	300.00	5°36'35"	S5°46'57"W	30.36	30.36	29.3
C73	30.03	362.00	4°45'13"	S1°06'29"W	29.03	29.03	30.0
C74	48.89	362.00	6°28'18"	S5°46'27"W	53.85	53.85	48.9
C75	46.18	300.00	8°49'13"	S1°06'29"W	29.03	29.03	46.1
C76	15.59	300.00	2°24'19"	S7°21'34"W	36.40	36.40	15.6
C77	55.81	362.00	8°50'03"	S1°06'29"W	39.95	39.95	55.7
C78	15.11	362.00	2°23'29"	N7°01'09"E	39.95	39.95	15.1
C79	1.71	400.00	0°19'41"	N0°46'04"E	25.47	25.47	1.7
C80	41.59	400.00	5°57'28"	N6°30'21"E	57.39	57.39	41.5

BLOCK 10 CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH	DELTA	CH BEARING
C41	45.17	362.00	7°09'55"	N1°54'32"E	45.14	50.06	N1°54'32"E
C42	12.52	362.00	1°58'56"	N8°28'27"E	12.52	18.51	N8°28'27"E
C43	48.14	362.00	7°37'11"	S2°08'39"W	48.11	57.49	S2°08'39"W
C44	23.56	362.00	3°43'45"	S7°49'07"W	23.56	27.61	S7°49'07"W
C45	9.19	300.00	1°45'17"	N8°48'21"E	9.19	10.10	N8°48'21"E
C46	50.23	300.00	9°32'39"	S0°06'04"E	50.18	50.18	S0°06'04"E
C47	5.02	92.00	3°07'43"	S40°15'37"W	5.02	5.02	S40°15'37"W
C48	60.37	92.00	37°35'40"	S63°10'51"W	75.49	75.49	S63°10'51"W
C49	77.79	92.00	48°28'47"	N2°32'38"E	53.14	53.14	N2°32'38"E
C50	53.19	362.00	8°25'08"	S5°46'57"W	59.29	59.29	S5°46'57"W
C51	18.51	362.00	2°55'48"	N8°13'06"E	18.51	18.51	N8°13'06"E
C52	30.38	300.00	5°48'06"	S5°46'57"W	30.36	30.36	S5°46'57"W
C53	29.05	300.00	5°32'50"	S1°06'29"W	29.03	29.03	S1°06'29"W
C54	29.03	380.00	8°07'32"	S5°46'27"W	53.85	53.85	S5°46'27"W
C55	53.89	380.00	8°07'32"	S1°06'29"W	29.03	29.03	S1°06'29"W
C56	29.05	300.00	5°32'50"	S7°21'34"W	36.40	36.40	S7°21'34"W
C57	36.42	300.00	6°57'19"	S1°06'29"W	39.95	39.95	S1°06'29"W
C58	39.98	300.00	7°38'09"	N7°01'09"E	39.95	39.95	N7°01'09"E
C59	25.48	300.00	4°52'00"	N0°46'04"E	25.47	25.47	N0°46'04"E
C60	57.45	380.00	8°39'44"	N6°30'21"E	57.39	57.39	N6°30'21"E

BLOCK 9 CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH	DELTA	CH BEARING
C21	70.92	362.00	11°13'31"	S3°56'50"W	70.91	83.38	S3°56'50"W
C22	58.78	300.00	11°13'31"	S3°56'50"W	58.68	68.83	S3°56'50"W
C23	58.78	300.00	11°13'31"	N8°58'50"E	58.68	68.83	N8°58'50"E
C24	70.92	362.00	11°13'31"	N8°58'50"E	70.81	83.38	N8°58'50"E
C25	47.12	300.00	9°00'00"	N46°39'56"W	42.43	47.12	N46°39'56"W
C26	157.08	100.00	90°00'00"	N41.42	157.08	157.08	N41.42
C27	43.30	400.00	6°12'07"	N1°26'08"E	43.28	49.98	N1°26'08"E
C28	50.01	462.00	6°12'07"	N1°26'08"E	49.98	50.01	N1°26'08"E
C29	49.88	30.00	89°47'53"	N46°26'08"E	40.07	49.88	N46°26'08"E
C30	134.55	92.00	89°47'53"	N46°26'08"E	122.88	134.55	N46°26'08"E
C31	65.46	300.00	12°30'09"	N4°35'08"W	65.38	75.62	N4°35'08"W
C32	82.92	380.00	12°30'09"	N4°35'08"W	82.76	94.39	N4°35'08"W
C33	82.92	380.00	12°30'09"	S4°35'08"W	82.76	94.39	S4°35'08"W
C34	65.46	300.00	12°30'09"	S4°35'08"W	65.38	75.62	S4°35'08"W
C35	50.16	362.00	7°56'21"	N2°18'14"E	50.12	57.45	N2°18'14"E
C36	6.71	362.00	1°03'45"	N6°48'19"E	6.71	6.71	N6°48'19"E
C37	48.14	362.00	7°37'11"	S2°08'39"W	48.11	57.49	S2°08'39"W
C38	9.55	362.00	1°30'41"	S5°42'35"W	9.55	11.03	S5°42'35"W
C39	2.59	300.00	0°29'40"	N7°19'05"E	2.59	2.59	N7°19'05"E
C40	45.22	300.00	8°38'11"	N2°39'10"E	45.18	52.39	N2°39'10"E

BLOCK 8 CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH	DELTA	CH BEARING
C1	47.13	300.00					

AND DEDICATION

ESSENTS, That Tones, LLC, a North Dakota limited liability company, JB Real Estate Investments, LLC, a North Dakota Avenue Development, LLC, a North Dakota limited liability company, as vendee, The City of Fargo, and Bank owners of a parcel of land located in that part of the Northwest Quarter of Section 9, Township 138 North, Range 49

rdian, Cass County, North Dakota, being more particularly described as follows:
st corner of said Northwest Quarter; thence North 87 degrees 30 minutes 14 seconds East on an assumed
ne of said Northwest Quarter for a distance of 2637.35 feet to the northeast corner of said Northwest Quarter;

1 acres, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.
above described parcel of land to be surveyed and platted as "LOST CREEK FIRST ADDITION" to the City of Fargo, Cass
hereby dedicate to the public, for public use forever, the streets, utility easements, sanitary sewer easements and
own on this plat.

1.LC
All of Blocks 5 & 6;

MORTGAGE HOLDER:
Bank Forward

By: Marc Knutson, Market President
State of _____ } SS
County of _____

On this _____ day of _____, in the year 2026 before me, a
notary public within and for said County and State, personally appeared
Marc Knutson, Market President, Bank Forward, known to me to be the
person who is described in and who executed the within instrument, and
acknowledged to me that they executed the same on behalf of Bank
Forward.

Notary Public

VENDEE:
70th Avenue Development, LLC
By: James Bullis, President

State of _____ } SS
County of _____

On this _____ day of _____, in the year 2026 before me, a
notary public within and for said County and State, personally appeared
James Bullis, President, 70th Avenue Development, LLC, known to me to be
the person who is described in and who executed the within instrument,
and acknowledged to me that they executed the same on behalf of 70th
Avenue Development, LLC.

Notary Public

lots 8, 9, 10 & 11

_____ in the year 2026, before
me, a notary public within and for said County and State, personally appeared
James Bullis, President, 70th Avenue Development, LLC, known to me to be
the person who is described in and who executed the within instrument,
and acknowledged to me that they executed the same on behalf of 70th
Avenue Development, LLC.

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this _____ day of _____, 2026.

Tom Knakmuhs, P.E., City Engineer

State of North Dakota } SS
County of Cass

On this _____ day of _____, in the year 2026, before me, a notary f
personally appeared Tom Knakmuhs, P.E., City Engineer known to me to be the per
within instrument, and acknowledged to me that he executed the same as City Eng

Notary Public

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this _____ day of _____

Maranda R. Tasa, Planning Commission Chair

State of North Dakota } SS
County of Cass

On this _____ day of _____, in the year 2026, before me, a notary f
personally appeared Maranda R. Tasa, Planning Commission Chair, known to me to
executed the within instrument, and acknowledged to me that she executed the sa

Notary Public

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this _____ day o

Timothy J. Mahoney, Mayor

Attest:
Angie Bear, Deputy Auditor on behalf of City Auditor

State of North Dakota } SS
County of Cass

On this _____ day of _____, in the year 2026, before me, a nota
personally appeared Timothy J. Mahoney, Mayor, and Angie Bear, known to me to
executed the foregoing instrument, and acknowledged that they executed the sam
Fargo.

Notary Public



Attest:
Angie Bear, Deputy Auditor on behalf of City Auditor

OWNER: CITY OF FARGO
Lot 14, Block 4

By: Timothy J. Mahoney, Mayor

State of North Dakota } SS
County of Cass

On this _____ day of _____, in the year 2026, before
me, a notary public within and for said County and State, personally
appeared Timothy J. Mahoney and Angie Bear, known to me to be
the persons who are described in and who executed the within
instrument, and acknowledged to me that they executed the same
on behalf of the City of Fargo.

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Shawn M. Thomasson, Registered Professional Land Surveyor under the
laws of the State of North Dakota, do hereby certify that this plat is a
correct representation of the survey, that all distances shown are correct
and that the monuments for the guidance of future surveys have been
located on placed in the ground as shown, and that the outside boundary
lines are correctly designated on the plat.

Shawn M. Thomasson, Professional Land Surveyor
North Dakota License Number LS-5900

State of North Dakota } SS
County of Cass

On this _____ day of _____, 2026, before me, a notary public
within and for said County and State, personally appeared Shawn M.
Thomasson, Registered Professional Land Surveyor, known to me to be the
person who is described in and who executed the within instrument, and
acknowledged to me that he executed the same.

Notary Public

LOST CREEK FIRST ADDITION
DRAFT CONDITIONAL OVERLAY FOR MR-3
APRIL 30, 2026

A. 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 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.

1.3. The cumulative total building footprint for all accessory buildings shall be a maximum of 40 percent of the primary building coverage.

1.4. No accessory buildings shall be allowed between the primary building(s) and the front or street side along public right-of-way.

1.5. Individual accessory buildings shall have a maximum length of 140 ft.

2. Site Design

2.1. A minimum of five (5) percent of the internal surface area of the parking lot shall be landscaped with plantings within 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:

2.1.1. Parking lots;

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

- 2.1.3. Any public sidewalk system along the perimeter streets adjacent to the development;
- 2.1.4. 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
- 2.1.5. Upon approval of the Zoning Administrator, adjacent properties may share pedestrian circulation systems that connect to public sidewalks.

3. Prohibited Uses. The following uses are prohibited:

- 3.1. Off premises signage/off premises advertising
- 3.2. Portable Signs
- 3.3. Pylon Signs

4. Illegal Splits: Illegal splits will not be considered separate lots as part of the original plat.



December 15, 2025

Fargo City Planning and Development
Attn: Donald Kress
225 4th Street North
Fargo, ND 58102

RE: Lost Creek First Addition

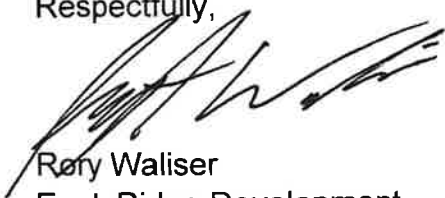
Dear Mr. Kress:

EagleRidge Companies respectfully submits this application for Lost Creek First Addition. Enclosed for your review are the following completed materials:

- Lost Creek – Master Development Narrative
- Application for Approval of Subdivision, including the following related materials:
 - Preliminary Plat
 - Title Opinion
 - Receipt of Taxes Paid
 - Legal Description
 - Acknowledgment of Special Assessments
- Application for Zoning Map Amendment, including the following related materials:
 - Title Opinion
 - Legal Description
- Check for the application fee in the amount of \$900.
- ***Amenities Plan to be submitted at a later date.*

Thank you for your time and consideration. Please do not hesitate to contact us if you have any questions or require additional information.

Respectfully,



Rory Waliser
EagleRidge Development



LOST CREEK MASTER DEVELOPMENT NARRATIVE

1. Introduction to Lost Creek

Lost Creek is the next major neighborhood in south Fargo. The master plan establishes a balanced mix of housing, parks, trail systems, and neighborhood-serving commercial nodes, all consistent with the City of Fargo's 2024 Growth Plan for Quadrant 4, Super Grid A.

Lost Creek development is proposed to be built in phases over the course of 8–10 years. The goal of this community is to deliver long-term value through housing, public greenway connections, walkability, tax base growth, and sustained construction and operating employment. This project fully supports Fargo's growth intentions to build a more urban, connected, mixed-housing neighborhood, as outlined in the Fargo Growth Plan 2024.

2. Housing Needs

Lost Creek provides a variety of housing that supports Fargo's ongoing need for attainable ownership opportunities and move-up product. The Fargo-Moorhead Housing Needs Analysis (2023) identifies three crisis-level conditions:

1. Insufficient supply vs job growth: Lost Creek delivers an estimated 1,800 homes for approximately 4,300 residents across all phases.
2. Need for entry-level + move-up ownership: Lost Creek provides a variety of lot sizes, ranging from 50' to 70' wide. This variability will provide both entry-level and move-up opportunities within the same neighborhood.
3. Growing Demand for Rental Housing: Lost Creek will provide a variety of rental housing options ranging from traditional apartments, enhanced apartments, and townhomes. This allows for a complete housing life cycle within the neighborhood.

The Lost Creek neighborhood meaningfully reduces the current housing imbalance by bringing on a smart and comprehensive housing supply over the next decade.

This distribution reflects the Urban Neighborhood intent of the Growth Plan — higher intensity uses placed along collector corridors, transitioning inward to single-family homes, while still offering choice in price point and lifestyle.

3. Integration with Regional Recreation Vision – “Lake Fargo”

Lost Creek is uniquely positioned as the southern greenway connection to the currently being constructed “Lake Fargo”. This 80-acre recreational lake and regional retention system is planned to serve 2,300 acres of future growth area located west of I-29 and south of 52nd Avenue South.

Lost Creek directly connects trails to Lake Fargo and adds additional park frontage on the channel and adjacent secondary ponds. These additions help bring to life the City of Fargo’s vision for more integrated recreational spaces. This also reflects the City’s preferred model of stormwater-linked parks and linear recreation corridors, elevating natural systems beyond utility use into daily public amenities.

4. Smart Land Planning and Efficient Infrastructure Framework.

Lost Creek applies deliberate urban-planning principals that reduce upfront infrastructure cost while lowering the City’s long-term maintenance burden.

Key efficiencies include:

- **Efficient Grid Street Network:** A connected grid minimizes total roadway and utility length per unit of housing, allowing streets, water, sewer, and storm systems to be built in straight, cost-efficient runs rather than curvilinear or cul-de-sac patterns. This design reduces construction cost, long-range snow removal hours, repair surfaces, and life-cycle maintenance costs for the City and its residents.
- **Consistent, Standardized Block Lengths:** Regular blocks improve development efficiency, simplify lot creation, and avoid irregular parcels that require excess pavement, utility jogs, or multiple access points. Predictable geometry lowers survey, grading, and future reconstruction costs for the City.
- **High-Utilization Infrastructure Through Mixed Housing Density:** Utilities, roadway capacity, and public services are shared across $\pm 1,800$ units and future 4,300 residents, increasing the return on public investment. More residents per linear foot of infrastructure means lower per-household cost exposure for the City over its life cycle.
- **Multi-Purpose Stormwater + Greenway System:** Stormwater corridors double as park and trail infrastructure, eliminating the need for separate detention ponds, trail corridors, and park nodes. This reduces both installation cost and ongoing operational maintenance for both the City of Fargo and Fargo Park District while providing a higher public amenity.

Lost Creek delivers long-term fiscal efficiency — less infrastructure per household, shared systems across density tiers, and public assets that serve multiple functions. This supports the City’s goal of growing in a cost-efficient, maintainable pattern as outlined in the Fargo Growth Plan.

5. Financial Impact

Lost Creek represents a generational scale expansion of Fargo’s housing inventory, tax base, and local economic impact. Upon completion of all phases, the neighborhood is projected to support approximately 4,300 new residents across an estimated 1,800 dwellings.

Reflecting today’s construction economics, escalated to completion, Lost Creek is projected to generate:

Economic Metric	Estimated Impact
Stabilized Taxable Valuation	≈ \$1.1 Billion
Annual Property Tax Revenue	≈ \$13.2 Million/Year
30-Year Property Tax Total	≈ \$400 Million
30-Year Local Spending Circulation	≈ \$6.3 Billion
Municipal Development Fees (Design, Permitting, Construction, etc)	≈ \$15 Million

Lost Creek has a sizeable impact on the overall financial health of the City both short term, during the development and construction, and long term through property taxes and life-cycle local spending from the 4,300 residents.

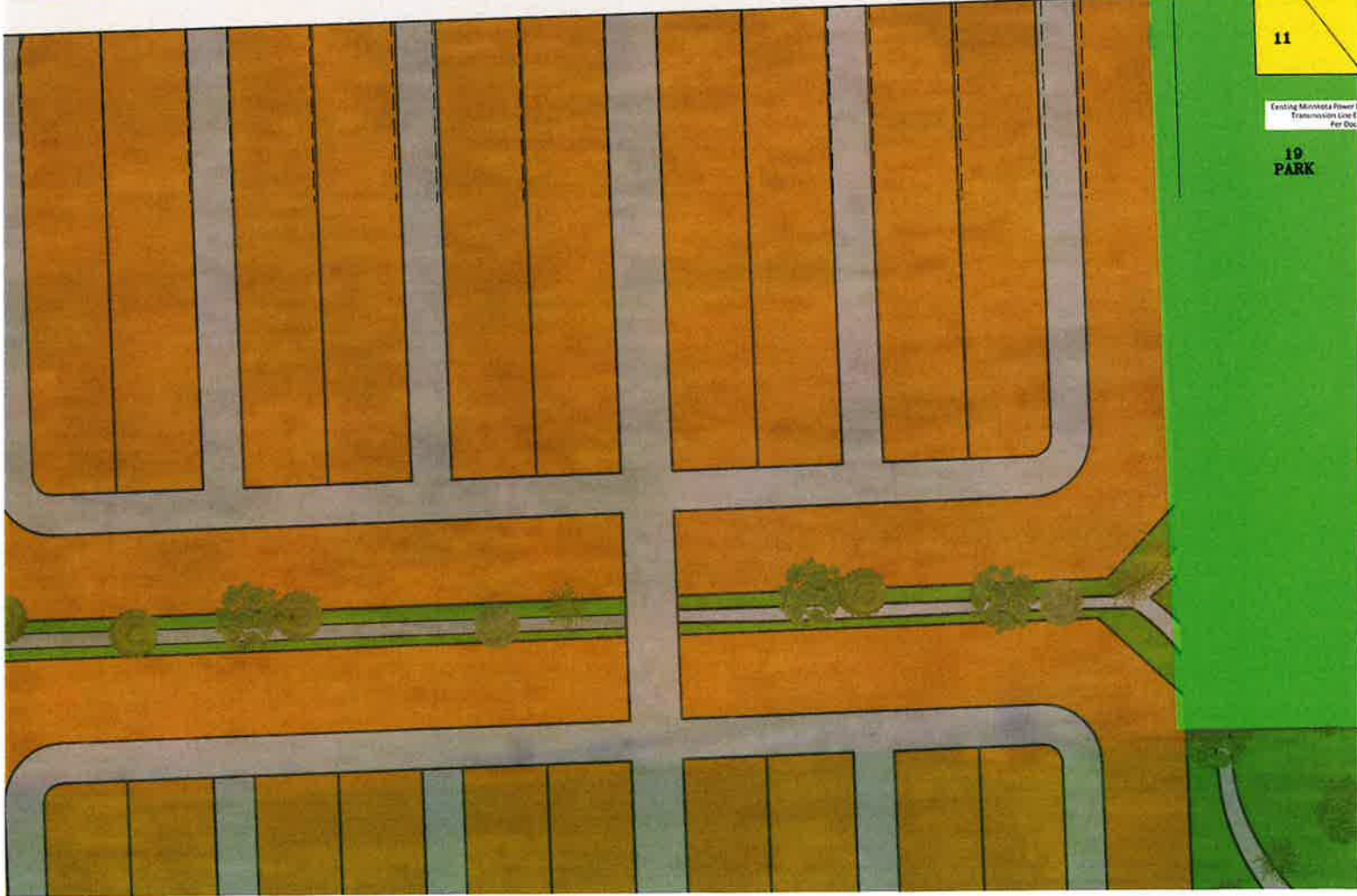
Lost Creek becomes a permanent tax base engine, not a one-cycle subdivision.

6. Conclusion – Why Lost Creek is a Win for Fargo

Lost Creek is not just another subdivision. It is a complete, thoughtfully planned neighborhood that addresses the housing needs as identified in the Fargo Moorhead Housing Study. It also aligns directly with the Fargo Growth Plan 2024. Finally, it provides a sustained positive financial impact for the City, County, State, and Park District.

1
(6.9) acres

10/13
10/14
10/15



**Site Amenities and Project Plan
Lost Creek First Addition
June 15, 2026**

Location: The subject property is legally referred to as Lost Creek First Addition including Lot 1 of Block 1, Lots 1-11 of Block 2, Lots 1-13 of Block 3, Lots 1-14 of Block 4, Lots 1-18 of Block 5, Lots 1-20 of Block 6, Lots 1-32 of Block 7, Lots 1-32 of Block 8, Lots 1-26 of Block 9, Lots 1-26 of Block 10, and Lots 1-3 of Block 11.

Details: The project is residential in nature and includes about One Hundred Eighty-Six (186) SR-4, single dwelling residential zoned lots, three (3) SR-5, single dwelling residential zoned lots, four (4) MR-3, multi-family dwelling residential zoned lots, and three (3) P/I, public institutional zoned lots. As approved, the project is intended to be developed as detached single family, attached single family, multi-family and public park and City lots, pursuant to the LDC.

Right of Way (ROW): The project accommodates right of way dedications for public roadways and utilities, with specific details outlined below:

64th Avenue South: This segment of roadway has been designated as a *mixed-use arterial* roadway.

- ROW dedication shall be 100 feet;
 - o Full ROW dedication for 64th Avenue South will be 200 feet, which the additional 100 feet of dedication is not required as part of this subdivision;
- 64th Avenue South is currently a gravel section, which will be required to be improved to a paved roadway as part of the public improvements to support this subdivision;
 - o The determination of whether 64th Avenue South will be initially paved as a rural asphalt section or urban concrete section will be made by the City, at its sole discretion, at a later date.
 - o If initially paved to a rural asphalt section, 64th Avenue South will need to be improved to an urban concrete section at a future date. Timeframe for the urban section, as well as future lane configurations and widths, is currently unknown and will be at the discretion of the City;
 - o If initially paved to an urban concrete section, the lane configurations, including intersection access configurations, will be made by the City, at its sole discretion.
 - o Included within the subdivision is ROW dedication for roundabouts at the intersections of Lost Creek Boulevard South and Veterans Boulevard South. Timeframe for the construction of the roundabouts is currently unknown and will be at the discretion of the City;
- Future access points to 64th Avenue South are limited to the breaks in negative access easements as shown on the plat. Access points at 52nd Street South and 55th Street South, will be limited access. These intersection configurations may be initially constructed as limited access or, as traffic volumes increase, may be reduced from a full access to a limited access. The decision of when these intersection configurations become limited access shall be at the full discretion of the City.
- 10-foot shared use paths shall be incorporated into the boulevard on the north and south sides, as required by §20.0611;
 - o Maintenance of the south boulevard and path, including and not limited to, mowing and snow removal, shall be the responsibility of the adjacent lot property owner. At no time shall the City have responsibility for the maintenance of the boulevard and path.

Veterans Boulevard South: This segment of roadway has been designated as a *mixed-use arterial* roadway.

- ROW dedication shall be 100 feet;
 - o Full ROW dedication for Veterans Boulevard will be 200 feet, which the additional 100 feet of dedication is not required as part of this subdivision;

- Veterans Boulevard is currently a gravel section, which will be required to be improved to a paved roadway as part of the public improvements to support this subdivision;
 - o The determination of whether Veterans Boulevard will be initially paved as a rural asphalt section or urban concrete section will be made by the City, at its sole discretion, at a later date.
 - o If initially paved to a rural asphalt section, Veterans Boulevard will need to be improved to an urban concrete section at a future date. Timeframe for the urban section, as well as future lane configurations and widths, is currently unknown and will be at the discretion of the City;
 - o If initially paved to an urban concrete section, the lane configurations, including intersection access configurations, will be made by the City, at its sole discretion.
 - o Included within the subdivision is ROW dedication for a roundabout at the intersection of 64th Avenue South. Timeframe for the construction of the roundabout is currently unknown and will be at the discretion of the City;
- Future access points to Veterans Boulevard South are limited to the breaks in negative access easements as shown on the plat. The access point at 66th Avenue South, will be limited access. This intersection configuration may be initially constructed as limited access or, as traffic volumes increase, may be reduced from a full access to a limited access. The decision of when this intersection configuration become limited access shall be at the full discretion of the City.
- A 10-foot shared use path shall be incorporated into the boulevard on the east, as required by §20.0611;
 - o Maintenance of the east boulevard and path, including and not limited to, mowing and snow removal, shall be the responsibility of the adjacent lot property owner. At no time shall the City have responsibility for the maintenance of the boulevard and path.

Lost Creek Boulevard South: This segment of roadway has been designated as a *residential collector* roadway.

- ROW dedication shall be 80 feet;
- Street width shall be 34 feet with parking allowed on both sides of the street;
- 4.5-foot sidewalk shall be incorporated into the east and west boulevards as required by §20.0611.

52nd Street South (64th Avenue South to 66th Avenue South), 55th Street South (64th Avenue South to 66th Avenue South), 56th Street South (66th Avenue South to 68th Avenue South), and 66th Avenue South: These segments of roadway have been designated as a *residential neighborhood* roadway.

- ROW dedication shall be 70 feet;
- Street width shall be 32 feet with parking allowed on both sides of the street;
- 4.5-foot sidewalks shall be incorporated into the boulevards as required by §20.0611 unless.

Creekside Boulevard South, 52nd Street South (66th Avenue South to 68th Avenue South), 53rd Street South, 54th Street South, 55th Street South (66th Avenue South to 68th Avenue South), 65th Avenue South, and 68th Avenue South. These segments of roadway have been designated as a *residential neighborhood* roadway.

- ROW dedication shall be 62 feet.
- Street width shall be 28 feet with parking allowed on one side of the street.
- 4.5-foot sidewalks shall be incorporated into the boulevards as required by §20.0611 unless noted below;

- 8-foot shared use path shall be incorporated into the south boulevard of 68^h Avenue South. This trail shall be continuous between Veterans Boulevard South and Lot 13, Block 4.

Other:

- Street lighting shall be determined by the City Engineering Department and installed per City standards;
- The placement of group mailboxes and parking signs (as applicable) will be coordinated with the Developer and the City of Fargo Engineering Department. These locations shall be determined and agreed upon prior to construction of any public improvements.

Storm Water Management: Lost Creek First Addition is located within the service area of the Southwest Regional Metro Storm Water Pond (SW Metro Pond). As such, the SW Metro Pond has been designed to meet the current City of Fargo's Policy on Storm Water Discharge and Treatment requirements and provides the required storm water quantity and quality for Lost Creek First Addition. No further on-site storm water facilities will be required if land uses stay consistent with the proposed zoning of Lost Creek First Addition.

Stormwater runoff from Lost Creek First Addition will be routed into the previously constructed stormwater channel within Lot 14, Block 4.

Lot 1, Block 4 will be required to direct all storm water runoff to the storm water channel located immediately east of the lot, within Lot 14, Block 4. The Developer will be allowed one storm water outfall from the lot. No storm water runoff from Lot 1, Block 4 will be allowed to discharge into the 52nd Street South, 64th Avenue South, or 66th Avenue South storm sewer systems. Prior to any site plan approval and any connection from Lot 1, Block 4 to the storm water channel, the Developer and City must enter into a separate sewer easement.

Floodplain Management: Portions of Lost Creek First Addition are located within the existing FEMA Floodplain. It is acknowledged by the Developer that construction of structures shall comply with the City of Fargo's Floodproofing Construction Requirements when applicable, including removing any structure from the FEMA Special Flood Hazard Area by a Letter of Map Revision via fill.

Water Supply: Potable water shall be provided by Cass Rural Water District.

Engineering and Construction Improvements: The Developer shall rely upon and collaborate with the City of Fargo Engineering Department on the design and construction of all public improvements.

- As part of the initial public improvements project, the design and construction of a 10-foot-wide shared use path on the west side of the existing storm water channel within Lot 14, Block 4 shall be included.
- The cities of Fargo and Horace are developed a Memorandum of Understanding (MOU) for Veterans Boulevard. This MOU must be approved by both cities prior to any public improvements being requested and constructed.
- The Developer acknowledges that all applicable City utility fees, including but not limited to the Storm Sewer Utility Fee, shall commence on all platted lots within Lost Creek First Addition, regardless of zoning designation, upon substantial completion of the Developer requested infrastructure.

Funding of Improvements: The following shall apply respective to the public improvements to serve Lost Creek First Addition:

- Public improvements shall be funded per the City’s Infrastructure Funding Policy, which may include assessment to the benefitting properties or funding by the Developer.
- Developer shall submit an infrastructure request indicating the preferred funding method, which will be presented to the Fargo City Commission for consideration and determination of the funding to be utilized.

Park Dedication: Lost Creek First Addition shall include the dedication of Lot 13 Block 4; to the Fargo Park District. The total area of this dedication is estimated at approximately 9.91 acres. The final dedicated acreage and any applicable cash dedication requirements shall be coordinated directly with the Fargo Park District. The developer may convey this lot to the Fargo Park District by separate deed following subdivision plat recordation.

The Developer acknowledges that the dedicated park lot is anticipated to extend south in the future and connect to the east–west residential collector contemplated in the overall Master Plan.

The Developer shall not be responsible for any park land dedication or cash dedication requirements associated with the platting or development of Lot 13, Block 4.

This Amenities Plan is hereby approved.

James Bullis, Owner JB Real Estate Investments, LLC Owner: Lots 5-13, Block 3; Lots 1-13, Block 4; All of Blocks 5 & 6; and Lots 3-10 & 14-31, Block 7	date
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Donald Dabbert Jr., President Tones, LLC Owner: All of Blocks 1 & 2; Lots 1-4, Block 3; Lots 1-2 & 11-13, Block 7; All of Blocks 8, 9, 10 & 11	date
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Tom Knakmuhs, City Engineer	date
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Developer Agreement

This Agreement, made and entered into between JB Real Estate Investments, LLC, a North Dakota limited liability company (“Developer”) and the City of Fargo, a municipal corporation (“City”), is for the purpose of establishing public infrastructure for the property identified below and legally described on the attached Exhibit A (the “Development Property”). For good and valuable consideration hereby acknowledged, the parties agree as follows:

1. Developer holds all right, title and interest in the Development Property, ~~known as Lots 5-13, Block 3; Lots 1-13, Block 4; all of Blocks 5 and 6; and Lots 3-10 and 11-31, Block 7 of Lost Creek First Addition in the City of Fargo, Cass County, North Dakota. Developer intends to develop the Development Property.~~
2. Developer will make a request for local infrastructure for the Development Property (“Initial Project”) and agreed to waive the protest of any resolutions of necessity for the infrastructure and improvements for which such resolutions are required pursuant to North Dakota Century Code, Section 40-22-17, and waived its right to protest the amount, benefit, or any other assessment attribute related to the installation and construction of the initial infrastructure. The funding of this initial request for infrastructure will follow the City’s Infrastructure Funding Policy in effect at the time of creation of the Initial Project, which may include assessment to the benefiting properties or funding by the Developer. The Developer shall submit an infrastructure request indicating the preferred funding method, which will be presented to the Fargo City Commission for consideration and determination of the funding method to be utilized just like the Developer has been doing for the last 25 years.
3. ~~Veterans Boulevard is currently a gravel surface from 64th Avenue South to 76th Avenue South. To support the Development Property, the City will improve Veterans Boulevard to a paved surface prior to or in conjunction with the Initial Project. The City shall have the sole discretion to decide whether Veterans Boulevard will initially~~

~~be improved to a rural asphalt section or urban concrete section, with such decision to be made by the City at a later date and which may occur after recordation of this Agreement. If City determines to initially improve Veterans Boulevard to a rural asphalt section ("Future Arterial Project #1A"), the City will, at a future date to be determined by City, improve Veterans Boulevard from a rural asphalt section to an urban concrete section ("Future Arterial Project #1B"). The timeframe for these improvements, as well as lane configurations and widths, shall be determined at the sole discretion of the City. Regardless of whether the City determines to initially construct Future Arterial Project #1A or #1B, the Developer hereby expressly agrees that it will not protest and waives the right to protest the future construction of Future Arterial Project #1A or #1B, as applicable. The funding of these future improvements will follow the City's Infrastructure Policy in effect at the time of creation of the improvement district for the projects.~~

3.

4. 64th Avenue South is currently a gravel surface from 45th Street South to Veterans Boulevard. To support the Development Property, the City will improve 64th Avenue South to a rural section paved surface prior to or in conjunction with the Initial Project. ~~The City shall have the sole discretion to decide whether 64th Avenue South will initially be improved to a rural asphalt section or urban concrete section, with such decision to be made by the City at a later date and which may occur after recordation of this Agreement. If City determines to initially improve 64th Avenue South to a rural asphalt section ("Future Arterial Project #2A"), the City may will, at a future date to be determined by City, improve 64th Avenue South from a rural asphalt section to an urban concrete section ("Future Arterial Project #2B"). The timeframe for these improvements, as well as lane configurations and widths, shall be determined at the sole discretion of the City. Regardless of whether the City determines to initially construct Future Arterial Project #2A or #2B, the Developer hereby expressly agrees that it will not protest and waives the right to protest the future construction of Future Arterial Project #2A or #2B, as applicable. The funding of these future improvements will follow the City's Infrastructure Policy in effect at the time of creation of the improvement district for the projects.~~

5. At the time of this Agreement, no determination has yet been made by the City as to whether it will initially construct other fFuture Aarterial pProjects, and the Developer acknowledges that access to the Development Property will be limited, #1A or #1B, and whether it will initially construct Future Arterial Project #2A or #2B. Additionally, no determination has yet been made regarding the funding of the Initial Project for the Development Property (i.e., Developer-funded, special assessments, or a combination of both).

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- a. If the Initial Project will be funded through special assessments or a combination of Developer funded and special assessments, then the following terms shall govern:

~~i. The City and the Developer will work together just like they have for the last 25 years shall have sole discretion to determine the scope, timing, and scale of the projects, including whether to combine or separate the Initial Project and the arterial roadway projects. If the City determines to complete the construction in two or more projects, then the City shall have sole discretion on the timing of when the projects are constructed, which projects will be constructed together or separately, and the timing of the projects.~~

~~ii.i. The parties hereby acknowledge and agree that the City's determinations regarding the scope, timing, and scale of the projects could result in 64th Avenue South and/or Veterans Boulevard being constructed in one calendar year and the Initial Project for the Development Property being constructed in a later calendar year.~~

- b. ~~If the Initial Project will be funded through the Developer, then the following terms shall govern:~~

~~i. Developer hereby acknowledges and agrees that it will not be able to utilize public right-of-way consisting of 64th Avenue South and/or Veterans Boulevard to access the Development Property prior to and while those arterial roadways are under construction.~~

~~ii. Developer hereby acknowledges and agrees that it will not be permitted to begin construction of the Initial Project within the Development Property until, at a minimum, the City has completed the design, bid, and award of the contracts for improving 64th Avenue South and Veterans Boulevard to a paved surface, as well as the construction of the sanitary sewer lift station to serve the surrounding area, which includes the Development Property. As a result, Developer acknowledges and agrees that it may be unable to construct the Initial Project in the same calendar year as construction of 64th Avenue South and/or Veterans Boulevard.~~

~~iii. The City will not issue any building permits for projects or properties within the Development Property until (a) the construction of improving 64th Avenue South and Veterans Boulevard to pavement as described herein is substantially completed (b) the City's sanitary lift station projects benefiting the Development Property are substantially completed and (c) any other conditions typically required for issuance of building permits are satisfied.~~

6. If the City initially constructs ~~a rural asphalt roadway~~~~Future Arterial Project #1A~~ as to Veterans Boulevard and/or ~~a rural asphalt roadway~~~~Future Arterial Project #2A~~ as to 64th Avenue South, then the Developer, for the portion of the Development Property zoned as "MR – Multi-Dwelling Residential" described as Lot 1, Block 4 of Lost Creek First Addition (the "MR Zoned Parcel"), hereby waives its right to protest the resolution(s) of necessity for the infrastructure and improvements for which such resolutions are required pursuant to North Dakota Century Code, Section 40-22-17, and specifically consents to the future construction of the ~~forementioned improvements~~~~Future Arterial Project #1B and Future Arterial Project #2B~~, and to the assessment of the costs thereof to the MR Zoned Parcel ~~all in accordance with the City policy for assessment of improvements in force at the time the improvements are bid and awarded~~. ~~Developer further waives its right to protest the amount, benefit, or any other assessment attribute related to the installation and construction of the Future Arterial Project #1B and Future Arterial Project #2B. The project costs, which may be assessed against the MR Zoned Parcel, and in accordance with the City's Infrastructure Funding Policy in effect at the time of creation of the improvement district, shall include the costs of completing the construction of the Future Arterial Project #1B and Future Arterial Project #2B. If, however, the City initially constructs either 64th Avenue South and/or Veterans Boulevard as an urban concrete section then this provision shall no longer apply to that specific arterial roadway initially constructed as urban concrete sections.~~
7. ~~LOMR and Flood Proof Foundations. City and Developer, in recognition of the over \$4 billion dollars spent by taxpayers on flood protection, and the likelihood that the Diversion Project will be complete and certified shortly after installation of the Initial Project agree that the Development Property will not require a LOMR, and further that while flood proof foundations will be encouraged, they will not be required for residential structures located within the Development Property. Developer hereby acknowledges and agrees that no infrastructure may be constructed or installed in support of Lost Creek First Addition until the City enters a Memorandum of Understanding with the City of Horace pertaining to the construction and long-term maintenance roles and responsibilities for Veterans Boulevard. Developer is aware the City is in the process of negotiating such Memorandum of Understanding but the City has made no representations or commitments to Developer as to when such Memorandum of Understanding will be approved and entered.~~
8. Developer agrees that access points to 64th Avenue South at 52nd Street and 55th Street will initially allow all turning movements at those intersections until traffic volumes necessitate turning movements to become limited. The decision on when the alteration

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of the turning movements at these intersections are necessary shall be at the sole discretion of the City.

9. Developer agrees that the access point to Veterans Boulevard at 66th Avenue South will initially allow all turning movements at the intersections until traffic volumes necessitate turning movements to become limited. The decision on when the alteration of the turning movements at this intersection is necessary shall be at the sole discretion of the City.
10. Developer shall be required to direct discharge of the storm water runoff of the MR Zoned Parcel of the Development Property into the storm water channel consisting of Lot 14, Block 4 of the Lost Creek First Addition, which is located immediately to the east of MR Zoned Parcel. The City will allow one storm water outfall/connection from the MR Zoned Parcel of the Development Property into the storm water channel. Developer shall not discharge any storm water from the MR Zoned Parcel onto 52nd Street South, 64th Avenue South or 66th Avenue South. Before Developer shall be permitted to make any connection from the MR Zoned Parcel of the Development Property into the storm water channel, Developer and City must enter a separate storm sewer easement, which the parties will negotiate in good faith.
11. This Agreement shall be binding upon the respective successors and assigns of the parties hereto, including a purchaser of any portion of the Development Property. ~~Developer agrees to inform any purchasers of the Development Property of the existence and context of this Agreement. Developer also hereby agrees to notify the City no later than ten (10) days prior to an assignment or sale of the Development Property.~~
12. The parties hereby agree that this Agreement may be recorded against the Development Property.
13. This Agreement will be construed and enforced in accordance with North Dakota law. The parties agree any litigation arising out of this Agreement will be venued in District Court in Cass County, North Dakota, and the parties waive any objection to personal jurisdiction.
14. The failure or delay of a party to insist on the performance of any of the terms of this Agreement, or the waiver of any breach of any of the terms of this Agreement, will not be construed as a waiver by that party of those terms, and those terms will continue and remain in full force and effect as if no forbearance or waiver had occurred and will not

Commented [JB1]: This agreement is in recordable form. All future owners will be informed consistent with the ND Title Standards

affect the validity of this Agreement, or the right of the party to enforce each and every term of this Agreement.

- 15. If any court of competent jurisdiction finds any provision or part of this Agreement is invalid, illegal, or unenforceable, that portion will be deemed severed from this Agreement, and all remaining terms and provisions of this Agreement will remain binding and enforceable, and the parties' obligations under this Agreement will remain binding and enforceable.
- 16. This Agreement, together with any related documents, as well as any amendments to those agreements and documents, constitutes the entire agreement between the parties regarding the matters described in this Agreement.
- 17. Any modifications or amendments of this Agreement must be in writing and signed by both parties to this Agreement.

Developer
 JB Real Estate Investments, LLC

Dated: _____

By: James Bullis
 Its: President

STATE OF NORTH DAKOTA)
) ss.
 COUNTY OF CASS)

On this ____ day of _____, 2026, before me, a notary public in and for said county and state, personally appeared James Bullis, an authorized signatory of JB Real Estate Investments, LLC, the person described in and that executed the within and foregoing instrument, and acknowledged to me that said person executed the same.

(SEAL)

Notary Public
Cass County, ND
My Commission expires:

City of Fargo, a municipal corporation

Dated: _____

Timothy J. Mahoney, Mayor

ATTEST

Angie Bear, Deputy Auditor
on behalf of City Auditor

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

On this ____ day of _____, 2026, before me, a notary public in and for said county and state, personally appeared TIMOTHY J. MAHONEY and ANGIE BEAR, to me known to be the Mayor and Deputy Auditor, respectively, of the City of Fargo, Cass County, North Dakota, the municipal corporation described in and that executed the within and foregoing instrument, and acknowledged to me that said municipal corporation executed the same.

Notary Public
Cass County, ND
My Commission expires:

(SEAL)

Exhibit A- Development Property

Lots 5-13, Block 3 of Lost Creek First Addition in the City of Fargo, Cass County, North Dakota

Lots 1-13, Block 4 of Lost Creek First Addition in the City of Fargo, Cass County, North Dakota

All of Block 5 of Lost Creek First Addition in the City of Fargo, Cass County, North Dakota

All of Block 6 of Lost Creek First Addition in the City of Fargo, Cass County, North Dakota

Lots 3-10 and 14-31, Block 7 of Lost Creek First Addition in the City of Fargo, Cass County, North Dakota

Monday, April 27, 2006

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

Dear Members of the Fargo City Commission:

West Fargo Public Schools respectfully submits this letter in advance of the City of Fargo's upcoming commission meeting regarding the proposed Lost Creek 1st Addition that is currently under review. This correspondence is not intended to express support for or opposition to the proposed development. Rather, it is intended to provide information regarding school district capacity and facility planning considerations that may be relevant as the City evaluates the pace and timing of future residential growth.

West Fargo Public Schools serve students residing in multiple communities, including areas within the City of Fargo. As the district plans for continued enrollment growth, school capacity must be aligned with long-range facility planning, voter authorization, and the time required to design and construct additional learning space.

For our most recent bond referendum in February 2025, the school district identified three separate questions. Question 2 including a new elementary school, among other projects, anticipated to be needed in 6 to 10 years. Unfortunately, that question fell short of the required 60% supermajority and failed.

As a result of the bond election, the school district does not have voter-approved funding to construct an additional elementary school. As a result, the district must continue to manage growth within existing elementary capacity unless and until additional planning, community support, and funding are secured.

Given these conditions, West Fargo Public Schools request that the City carefully consider the pace of any near-term development in this area. The district's concern is not with development itself, but with whether residential growth may proceed more quickly than current school capacity and approved facility planning can reasonably support. Additional master planning, including continued coordination among the city, developers, and the school district, would help ensure that future growth is aligned with available school infrastructure and the educational needs of incoming families.

Thank you for your consideration of these planning factors and for your continued partnership in supporting thoughtful, sustainable community growth.

Sincerely,



Liz Mackowick
Business Manager
West Fargo Public Schools



Lost Creek – Phase 1

Why is this getting a denial recommendation: This isn't a zoning or land use issue. The plan lines up with the Growth Plan and what this area is intended to be. The concern being raised is timing and the City's capacity — not the project itself.

Why is it critical that this be approved right now: New developments take a long time to go from a plan to homes! Even if this moves forward today, you're looking at:

- 08/2025: First City Meeting
- 08/2026: Tentative Entitlement Approvals
- 2027/2028: Lot Construction
- Late 2028 / 2029: First Residents moving into Lost Creek

Decisions today don't impact today; they impact what housing looks like 2 to 4 years from now.

How many homes does Fargo build a year: Fargo has averaged about 360 single-family starts per year.

How many lots are coming without this neighborhood:

- Selkirk (final phase): ~130 lots (likely 2027)
- Covey Ranch: ~140 lots (mostly 40' product). This project still needs to be formally approved by City Commission.

270 Lots! That Fargo's housing pipeline right now; 130 lots for sure and a MAYBE on 140 more. That is less than 1 years' worth of inventory!!!

Why this neighborhood in this location: This is exactly where the City has been planning and investing growth:

- Super Grid A
- In line with the new Growth Plan
- Tied to the FM Diversion timing

The City has already put a lot into this corridor — roughly \$80M between Lake Fargo, 45th St / 64th Ave improvements, and the future 64th & I-29 interchange.

What this project adds:

- 186 single-family lots (mix of 50', 60', 70')
- Townhomes and multifamily
- 10+ acre park and trail connections

It's a full neighborhood, not just one product type.

The real question: If this doesn't move forward — where are the next 300+ lots coming from, and when? Right now, there isn't a clear answer.

Bottom line: This project fits the plan. The risk isn't doing it; it's not having enough ready when the market needs it. This is really a 2029 supply decision, not a 2026 one.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

416

ORDINANCE NO. _____

1 AN ORDINANCE REZONING CERTAIN PARCELS
2 OF LAND LYING IN LOST CREEK FIRST ADDITION
3 TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

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

8 WHEREAS, the Fargo Planning Commission recommended approval of the rezoning
9 request on May 5, 2026; and,

10 WHEREAS, the rezoning changes were approved by the City Commission on May 26,
11 2026,

12 NOW, THEREFORE,

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

14 Section 1. The following described property:

15 Lots One (1) through Three (3), Block Eleven (11) of Lost Creek First Addition to
16 the City of Fargo, Cass County, North Dakota;

17 is hereby rezoned from "AG", Agricultural, District, to "SR-5", Single-Dwelling Residential,
18 District.

19 Section 2. The following described property:

20 Lots Two (2), Thirteen (13), and Fourteen (14) of Block Four (4) of Lost Creek First
21 Addition to the City of Fargo, Cass County, North Dakota;

22 is hereby rezoned from "AG", Agricultural, District, to "P/I", Public and Institutional, District.
23

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FARGO, NORTH DAKOTA

ORDINANCE NO. _____

1 Section 3. The following described property:

2 Lots Two (2) through Eleven (11), Block Two (2); Lots Two (2) through Thirteen
3 (13), Block Three (3); Lots Three (3) through Twelve (12), Block Four (4); Lots
4 One (1) through Eighteen (18), Block Five (5); Lots One (1) through Twenty (20),
5 Block Six (6); Lots One (1) through Thirty-two (32), Block Seven (7); Lots One (1)
6 through Thirty-two (32), Block Eight (8); Lots One (1) through Twenty-six (26),
7 Block Nine (9); and Lots One (1) through Twenty-six (26), Block Ten (10) of Lost
8 Creek First Addition to the City of Fargo, Cass County, North Dakota;

9 is hereby rezoned from “AG”, Agricultural, District, to “SR-4”, Single-Dwelling Residential,
10 District.

11 Section 4. The following described property:

12 Lot One (1), Block One (1); Lot One (1), Block Two (2); Lot One (1), Block Three
13 (3); and Lot One (1), Block Four (4) of Lost Creek First Addition to the City of
14 Fargo, Cass County, North Dakota;

15 is hereby rezoned from “AG”, Agricultural, District, to “MR-3”, Single-Dwelling Residential,
16 District with a “C-O”, Conditional Overlay, District as follows:

17 **A. Residential Developments**

18 **1. Building Form and Style.**

19 1.1. Principal Materials. Unless otherwise deemed acceptable by the Zoning
20 Administrator, all exterior walls shall be constructed or clad with natural stone,
21 synthetic stone, brick, stucco, integrally-colored and textured concrete masonry
22 units or systems, exterior insulation finishing systems (EIFS), fiber cement, curtain
23 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.

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FARGO, NORTH DAKOTA

ORDINANCE NO. _____

- 1 1.2. Dumpsters, refuse containers, and outdoor storage areas shall be located at the side
2 or rear of buildings and shall be visually screened from adjacent public right-of-
3 way by permanent walls. The permanent walls shall be constructed or clad with the
4 same materials used for the primary building. Dumpsters and refuse containers
5 shall contain permanent walls on at least three (3) sides with the service opening
6 not directly facing any public right-of-way or residentially zoned property. The
7 fourth side shall incorporate a metal gate to visually screen the dumpsters or refuse
8 containers.
- 9 1.3. The cumulative total building footprint for all accessory buildings shall be a
10 maximum of 40 percent of the primary building coverage.
- 11 1.4. No accessory buildings shall be allowed between the primary building(s) and the
12 front or street side along public right-of-way.
- 13 1.5. Individual accessory buildings shall have a maximum length of 140 ft.

14 2. Site Design

- 15 2.1. A minimum of five (5) percent of the internal surface area of the parking lot shall
16 be landscaped with plantings within planter islands and peninsulas.
- 17 2.2. Separate vehicular and pedestrian circulation systems shall be provided. Adjacent
18 properties may share pedestrian circulation systems that connect to public
19 sidewalks with Zoning Administrator approval. An on-site system of pedestrian
20 walkways shall be provided between building entrances and the following:
- 21 2.1.1. Parking lots;
- 22 2.1.2. Any public sidewalk or multi-use path along the perimeter of the lot;
- 23 2.1.3. Any public sidewalk system along the perimeter streets adjacent to
 the development;
- 2.1.4. 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
- 2.1.5. Upon approval of the Zoning Administrator, adjacent properties may share
 pedestrian circulation systems that connect to public sidewalks.

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FARGO, NORTH DAKOTA

ORDINANCE NO. _____

3. Prohibited Uses. The following uses are prohibited:

- 3.1. Off premises signage/off premises advertising
- 3.2. Portable Signs
- 3.3. Pylon Signs

4. Illegal Splits: Illegal splits will not be considered separate lots as part of the original plat.

Section 5. 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.

Section 6. This ordinance shall be in full force and effect from and after its passage and approval.

Joshua Boschee, Mayor

(SEAL)

Attest:

Angie Bear, Deputy Auditor
on behalf of City Auditor

First Reading:
Second Reading:
Final Passage:

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CITY ATTORNEY
Ian R. McLean

**OFFICE OF THE
CITY ATTORNEY**



SERKLAND LAW FIRM

10 Roberts Street North

Fargo, ND 58102

Phone: 701.232.8957 | Fax: 701.237.4049

ASSISTANT CITY ATTORNEYS

Nancy J. Morris ▪ Alissa R. Farol Czapiewski

William B. Wischer ▪ Kasey D. McNary ▪ Elijah P. Hartsell

June 18, 2026

Fargo City Commission
225 Fourth Street North
Fargo, ND 58102

Re: Selection of First-Ranked Proposal for Convention Center

Dear Commissioners:

On November 5, 2024, voters approved amending the City's home rule charter to authorize a three percent (3%) lodging tax with the proceeds of the new lodging tax to be utilized for the costs associated with the construction of a conference center and for future capital improvements, maintenance, and operation of the conference center. The three percent lodging tax will have a term of twenty-five years once it is commenced.

The Board of City Commissioners thereafter created a Convention Center Committee (the "Committee") to create and manage a Request for Proposal process for the selection of a convention center project, subject to the approval of the City Commission. The Committee began meeting in February 2025 and continued its work through April 2026. At that time, the Committee ranked the final four proposals and provided its rankings and recommendations to the City Commission.

On April 27, 2026, the Committee's chairman presented the Committee's recommendations to the City Commission. The City Commission approved a motion directing City staff and the City Attorney's Office to begin a financial due diligence review of the two highest-ranked proposers—Brewhalla and Downtown/Civic—for purposes of evaluating a potential public-private partnership for the construction of a convention center. On May 21, 2026, the City Commission held a brown-bag meeting at which the City Attorney's Office provided an update and summary of the due diligence responses submitted by the two finalists, and the City Commission was provided an opportunity to ask questions of both finalists.

On May 26, 2026, the City Commission directed City staff to continue the due diligence process and engage Baker Tilly to perform an independent financial evaluation of the two finalist proposals and provide an update at the June 22, 2026, meeting. Following the May 26, 2026, meeting, City staff engaged Baker Tilly to conduct an independent financial evaluation of both projects. Baker Tilly completed its review and has now issued its report. Enclosed with this letter is Baker Tilly's report for your review.

The next step in this process is for the City Commission to select one of the two finalists as the first-ranked proposal and authorize City staff to begin negotiations with the selected proposer regarding a development agreement and related project documents. Selection as the first-ranked proposal does not constitute approval of a development agreement, approval of any public financing, approval of any tax increment financing structure, or authorization to commence construction. Rather, selection of a first-ranked proposal authorizes City staff to proceed with negotiations with the first ranked proposal toward a development agreement and continue any additional due diligence deemed necessary related to the first-ranked proposal.

Regardless of which proposal is selected as the first-ranked proposal, there remain numerous items that must be negotiated and evaluated as part of any potential development agreement. Any proposed development agreement, financing documents, tax increment financing proposals, lodging tax ordinances, or related agreements will be presented to the City Commission for consideration and approval at a future public meeting. If negotiations with the first-ranked proposer are unsuccessful or the City determines that proceeding with the first-ranked proposal is not feasible, the City may discontinue negotiations and begin negotiations with the other finalist.

Additionally, the City cannot begin collecting the three percent lodging tax until it approves amendments to the City's lodging tax ordinances for such purposes, including defining the start and end of the twenty-five-year term. City staff's goal is to have any development agreement and lodging tax ordinances approved this Fall. This would provide sufficient time to notify affected hotels and implement the new lodging tax rate for collection beginning January 1, 2027, ahead of anticipated construction in the spring of 2027.

The City Attorney's Office is presenting two suggested motions for the City Commission's consideration. The first suggested motion is to select either MBA Brewhalla or the EAPC Kilbourne Group/Downtown Civic proposal as the first-ranked proposal and to direct City staff to begin negotiations with the first-ranked proposer regarding a potential development agreement. If the City Commission approves a version of the first suggested motion, City staff is also recommending a second motion directing staff to begin the process of evaluating and identifying potential tax increment financing options for the first-ranked proposal and to report back to the City Commission with its recommendations. The purpose of the second motion is solely to authorize City staff to evaluate potential tax increment financing options and determine what actions would be necessary should the City Commission later decide to pursue such financing. Any actual approval of tax increment financing, public incentives, or related financing arrangements would require separate approval by the City Commission at a future public meeting.

SUGGESTED MOTION 1:

I move that the proposal of [MBA Brewhalla] or [EAPC Kilbourne Group/Downtown Civic] be deemed and accepted as the first-ranked proposal for the convention center project and the City immediately begin negotiations with the first-ranked proposer for a development agreement for the convention center and hotel project and further with respect to the commencement of collection of lodging taxes to fund the convention center project, I move the City Attorney's Office prepare the appropriate amendments to the City's lodging tax ordinances, including Article 3-14 of the Fargo Municipal Code, for such purposes.

SUGGESTED MOTION 2:

I move to approve in concept the use of tax increment financing funds for the convention center project and to direct City staff to identify the appropriate action to be taken by the City to authorize such use for the convention center project and to report back to the City Commission with staff's recommendations.

Sincerely,

A handwritten signature in black ink, appearing to read "Ian McLean", with a long, sweeping horizontal stroke extending to the right.

Ian R. McLean
City Attorney

June 18th, 2026

City of Fargo, North Dakota

Delivered electronically

Baker Tilly Municipal Advisors, LLC
T: +1 (651) 223 3018
225 South Sixth Street, Ste 23000
Minneapolis, MN 55402
bakertilly.com

RE: Financial Risk Analysis – RFP respondents Kilbourne Group and Brewhalla

City Commission and Staff,

This workpaper presents our initial review and comparison of the salient risks associated with the two developer proposals submitted for the Convention Center project by Brewhalla and Kilbourne Group (the “Applicant”, “Applicants”). The analysis is intended to identify and highlight meaningful differentiating factors based on information provided by the respective developers and standardized, where possible, to the market, operational, and financial assumptions presented in the HVS report and industry/local understanding. This review is not intended to supplant, replace, or supersede the comprehensive due diligence necessary to determine ultimate project feasibility, sufficiency, or financial viability. Rather, it serves as a preliminary assessment of key considerations and potential risk areas to inform further diligence. In addition, this workpaper includes a high-level review of potential financing structures and funding options that may be available to support project implementation and long-term sustainability.

In the course of preparing this comparison Baker Tilly was sensitive to presenting each proposal in a way that is as mutually consistent as possible. i.e. “apples-to-apples”. Importantly, each of the two proposals presents distinct projects and underlying assumptions. To compare each proposal side by side, would be to condense those factors in a way that would risk misrepresenting either proposal. For the purposes of this analysis, BTMA will consider two factors related to the potential financial impacts to the City of Fargo regarding:

1. Operations of the convention center.
2. Bond financing of the project.

Consistent with BTMA's expectations, and HVS's market study, both applicants submitted proposals with risk factors relevant to the above categories. The risk profile of each project primarily falls into either capital risk or operational risk, with contract risk, market risk and policy risk being downstream items that are ultimately complementary to capital and operational risk, but the mitigation of these downstream risks also aid in mitigating capital and operational risk.

Summary of Analysis

Methodology

BTMA ran pro-formas provided by each applicant as they are currently presented, using the assumptions of each applicant. In addition to the operational pro-forma, BTMA evaluated the bonding Capacity in comparison to operational shortfalls and surpluses, net lodging tax production, and other potential revenues.

CONVENTION CENTER: RFP – FINANCIAL RISK REVIEW - FARGO, NORTH DAKOTA

Assumptions

BTMA's analysis considers a wide array of assumptions

- Project Basis assumptions: HVS provided a market study on April 25, 2025 (the "HVS Study"). For the purpose of this analysis, HVS's work is considered the baseline assumptions. As revenues, expenditures, and other factors are identified as "conservative," "aggressive," or "in line," with expectations, those references are to the work completed by HVS unless otherwise noted. In each of the applicants' submittals, each applicant attempted to provide proposals that closely reflected the work HVS provided.
- Proposal specific assumptions: Each applicant provided proposals, including forecasts of revenue, expenditures, construction costs, and sources of financing based on their professional experience.
 - BTMA does not adjust or alter assumptions for either proposal unless there is a compelling need to do so clearly identified. Assumptions presented by either applicant are assumed to be presented in good faith, and are taken "as-is."
 - BTMA is working from the assumption that both finalists' proposed projects that are in line with the expectations set forth in the RFP, and – if chosen – will deliver a project that meets the expectations of the City and its stakeholders.
 - BTMA is assuming that the variations in operational direction are presented as the optional outcome for each facility, and are treated as functionally equivalent, including: variations in method for the booking of events, delivery of catering, and other operational factors.
- Lodging Tax Revenue Assumptions: as the City of Fargo's municipal advisor, BTMA will be proposing assumptions for the anticipated collection of new Lodging taxes for use in supporting the long-term financing and operations of the project. BMTA relied on City data of historic taxable activity in concert with information from the HVS Study. Important tax forecasting assumptions are as follows:

Lodging Tax Revenue Assumptions

Assumption	Value
Lodging Tax Rate	3.000%
Lodging Tax First Collection Date	November 15, 2026
Taxable Activity – New and Existing (Monthly)	
<i>Initial Taxable Activity (\$)</i>	<i>\$ 9,242,498.19</i>
<i>Initial Tax Receipts (\$)</i>	<i>\$ 277,274.95</i>
<i>Stabilized NEW Taxable Activity (\$)</i>	<i>\$ 336,722.56</i>
<i>Stabilized NEW Tax Receipts (\$)</i>	<i>\$ 10,101.68</i>
Initial Fund Balance (\$)	\$0.00
Fund Balance Earnings (%)	2.000%

Lodging Tax Growth Assumptions

Year	Rate of Growth*
0 to 5	2.00%
5 to 10	2.00%
10 to 15	1.00%
15 to 20	1.00%
20 to 25	1.00%

*(HVS Study 10-year Compound Annual Growth Rate = 4.10%)

CONVENTION CENTER: RFP – FINANCIAL RISK REVIEW - FARGO, NORTH DAKOTA

Assumptions (Continued...)

The forecast above represents a reasonable and appropriately conservative approach to forecast revenues for the newly established lodging tax and incorporates approximately 1,433 new room nights per month due to the projected convention center expansion.

- Financing Assumptions: as the City of Fargo's municipal advisor, BTMA will be proposing assumptions for long-term financing of the City's anticipated lodging tax bonds. Capacity for bonding is based on BTMA's work. Important financing assumptions are as follows:
 - Bonds are structured to utilize net revenues after operational shortfalls (to the extent indicated) and maintain awareness of the need for capital reserve commitments.
- Risk Evaluation: BTMA evaluates the financial risk of the proposed project across several categories. Baker Tilly's Analysis focuses primarily on risks associated with financial impacts to the City: Capital Risk, Contract Risk, and Operational Risk. There is limited exploration of Political Risk associated with a new TIF district. A full explanation of potential risks is shown in **Appendix A**.

Risk Type	Primary Impact	Relevance to Analysis
Capital Risk	Cost of capital, liquidity	Project Costs, Revenues, and Operating cost's impact on debt service coverage
Contract Risk	Delays & disputes	Financial implications of contract negotiation between interested parties related to proposed terms of the project
Operational	Ongoing profitability	Project Costs, Revenues, and Operating cost's impact on City finances
Risk Type	Primary Impact	Relevance to Analysis
Market	Pricing & demand	Addressed in the HVS Study.
Regulatory	Ability to build	Assumed policy compliance following final selection
Leasing/Sales	Revenue realization	Assumed that both applicant methodologies are sufficient, not in the scope of this analysis
Construction	Budget & timeline	<i>not in the scope of this analysis</i>
Environmental	Costs & liability	<i>not in the scope of this analysis</i>
*Political	Policy-driven changes	Only considered as an element of one of the proposals.
Exit/Liquidity	Final returns	Asset is assumed to be retained by the City and/or development group indefinitely, and City is assumed to have input on disposal
External	Unpredictable disruptions	Only considered as an element of one of the above categories.

CONVENTION CENTER: RFP – FINANCIAL RISK REVIEW - FARGO, NORTH DAKOTA

Scenario Review

Financial operating analysis – Brewhalla

Overview – Brewhalla

The following table outlines the relevant points of the project with respect to Operating Revenue, Operating Expenses, Operating Risk to the City (City Subsidy), and Financing risk.

BREWHALLA CONVENTION CENTER – STANDARDIZED SCENARIO		
Scenario	Description	Risks
1. Operating Revenue	Operating revenues, as presented, are generally in line with what was initially contemplated by HVS. The applicant notes that revenues are conservative and based on professional experience.	The revenues as estimated do not present meaningful risk and are conceptually similar to the expectations set forth in the analysis prepared by HVS. There will always be some element of Operational Risk .
2. Operating Expense	Operating expenses, as presented, are meaningfully lower than what was contemplated by HVS, largely due to adjustments to the delivery of Catering services through contract catering with an established caterer, and subsequent cost of goods sold adjustments.	The expenses show a different delivery methodology than was assumed in the HVS Study, but do not present a risk outside of those associated with delivery preference for this service. Outsourced services have inherent Contract Risk .
3. Operating Risk – City Subsidy	The applicant’s proposal does not show need for additional subsidy from the City, but is instead contemplating a modest net income from operations to either supplement financing costs, or be paid to the City.	The applicant has proposed a personal guarantee to subsidize any operational shortfalls in the convention center’s operations, with ownership at ultimate risk. Personal Guarantees present Contract Risk and would be a topic of evaluation following final selection.
4. Financing Risk – Municipal Bonding	The applicant’s proposal requires the establishment of a new TIF district to assist with gap financing of the project costs. <i>Note 1: the applicant’s financing assumptions differ from BTMA, and anticipate greater production of bond proceeds.</i> <i>Note 2: the applicant has clarified that the project would meet the City’s RFP Requirements regardless of TIF.</i>	BTMA’s estimates show that Lodging Tax will not be sufficient to support financing for the project, as proposed, (Capital Risk), and additional strategies may be required to secure funding for a gap in capital. The applicant has proposed a personal guarantee to subsidize any tax revenue shortfalls for up to three years, contingent on adoption of a new TIF district, for the project with ownership at ultimate risk. Personal Guarantee’s present Contract Risk , as well as Political Risk , and would be a topic of evaluation following final selection.

CONVENTION CENTER: RFP – FINANCIAL RISK REVIEW - FARGO, NORTH DAKOTA

Analysis – Operational Outcomes

The following table outlines the salient risks to the project with respect to financial impact from operational and financial factors, including **Contract Risk**, **Capital Risk**, and **Operational Risk**.

BREWHALLA CONVENTION CENTER – STANDARDIZED SCENARIO	
Proposal Strengths	Proposal Weaknesses
Unconditional Personal Guarantee on operational shortfalls	Ultimate guarantee is contingent on final development agreement (Contract Risk)
Conditional (TIF) guarantee on tax revenue shortfalls	Ultimate broader guarantee is contingent on TIF District adoption, and final development agreement (Political and Contract Risk)
The Applicant proposes to deliver a project that meets City's expectations with or without TIF, with adjustments to desired project size in the absence of TIF.	BTMA's financing projections show a gap between bond production and total project cost. Capital reserve funding and desired project size dependent on new TIF. (Political Risk)
Operations are proposed to generate positive net revenue, rather than anticipated shortfalls.	Excess lodging tax would be required to support additional debt, or capital reserves, and would not be available for operations within the Tax revenue assumptions provided. (Capital Risk)
Mix of in-house, external, and contractual service delivery shows potential to capitalize on efficiencies.	Relationships with external organizations and contractors exposes the project to (Contract Risk)

Analysis – Financial SWOT Review

Consistent with the assumptions outlined above, Brewhalla's proposal anticipates delivering a project that meets or exceeds the City's desired outcome. The primary risks to the proposal are contractual, as the terms and conditions of Brewhalla's guarantee for operational and debt coverage are contingent upon the final development agreement; and in the case of the debt service pledge, contingent upon establishment of a new TIF district. Notably, the applicant has clarified that the project itself is not contingent upon establishment of a new TIF district.

BTMA's forecasted bond production, when utilizing debt service, fitted to the anticipated growth in revenues and show proceeds insufficient to support the full cost of the project. There is likely room to bridge this gap with a combination of development tools, and debt restructuring. However, these solutions would exhaust the anticipated capacity of the Lodging tax and likely require policy action to establish a new TIF district.

Conclusion – Brewhalla Scenario

Brewhalla's commitment to backstop any operational losses beyond the corporate entity that will operate the center, extending to ownership stakeholders and their personal wealth, mitigates concerns surrounding **Operational Risk**. All pledges and guarantees are subject to negotiation and final terms, and therefore **Contract Risk**. The project will likely have capital challenges in covering the debt service required to build the project, the pathway to overcoming those challenges involve combined **Capital** and **Political** risk. Despite all guarantees, the City is at ultimate risk for repayment of the bond financing.

Considerations around the capital risk of the proposal is further explored in the [Financing considerations Section](#).

CONVENTION CENTER: RFP – FINANCIAL RISK REVIEW - FARGO, NORTH DAKOTA

Financial operating analysis – Kilbourne Group

Overview – Kilbourne Group Control Scenario

The following table outlines the relevant points of the project with respect to Operating Revenue, Operating Expenses, Operating Risk to the City (City Subsidy), and Financing risk.

KILBOURNE GROUP CONVENTION CENTER – STANDARDIZED SCENARIO		
Scenario	Description	Risks
5. Operating Revenue	Operating revenues, as presented, are lower than what was initially contemplated by HVS. The applicant notes that revenues are conservative, and based on professional experience.	The revenues as estimated present meaningful risk and are conceptually consistent, albeit lower, than expectations set forth in the analysis prepared by HVS. There is anticipated Operational Risk .
6. Operating Expense	Operating expenses, as presented, are lower than what was contemplated by HVS. The proposal maintains the same general structure to what was proposed by HVS.	The structure proposed by HVS, and the applicant presents some level of Operational Risk , as service delivery is offered by in-house staff.
7. Operating Risk – City Subsidy	The applicant's proposal shows need for additional subsidy from the City – consistent with expectations established by HVS.	The applicant's proposal acknowledges the operational deficit. The lower project cost allows for some of the Lodging tax to be used to offset those losses. There is a confluence of Operational and Capital Risk , as Lodging tax revenues will be pledged first to the Bonds.
8. Financing Risk – Municipal Bonding	The applicant's proposal considers benefit from an existing TIF District as alternative funding means to certain aspects of the project and commensurate reserves.	BTMA's estimates show that Lodging Tax should be sufficient to support financing for the project, as proposed – Limiting Capital Risk .

CONVENTION CENTER: RFP – FINANCIAL RISK REVIEW - FARGO, NORTH DAKOTA

Analysis – Operational Outcomes

The following table outlines the salient risks to the project with respect to financial impact from operational and financial factors, including **Contract Risk**, **Capital Risk**, and **Operational Risk**.

KILBOURNE GROUP CONVENTION CENTER – STANDARDIZED SCENARIO	
Proposal Strengths	Proposal Weaknesses
<p>Financing structure should allow for excess Lodging tax Revenues to supplement operational deficits.</p> <p>Lodging Tax Revenues, according to BTMA estimates and in conjunction with the HVS Study, should support project financing.</p> <p>Operations of all services in the center are managed by the applicant team, which allows for direct control of costs irrespective of external contracts.</p> <p>The project is within an existing TIF District, which can assist with costs identified by the applicant for site work and demolition costs.</p>	<p>Proposal shows operational deficits, and clear Operational Risk. Anticipated deficit in the first year of stabilization is \$160k.</p> <p>Excess revenues would likely go to operational deficits once bond obligations were met.</p> <p>Additional operational overhead adds to Operational Risk.</p> <p>Benefit to the project from the TIF district is limited by existing obligations of the district, and available revenue, access to additional resources is subject to Capital Risk.</p>

Analysis – Financial SWOT Review

Consistent with the assumptions outlined above, Kilbourne Group’ proposal anticipates delivering a project that meets the City’s desired outcome. The primary risks to the proposal are **Operational**, as the applicant’s proposal acknowledges anticipated operational shortfalls. External impacts to the Lodging tax could pass operational shortfalls onto the City.

BTMA’s forecasted bond production, when utilizing debt service fitted to the anticipated growth in revenues, shows proceeds reasonably sufficient to support the cost of the project. Additional resources from the existing TIF could help mitigate any additional **Capital Risk**, however, TIF resources are limited by the existing obligations of the district.

Conclusion – Kilbourne Group Scenario

Kilbourne’s proposal acknowledges and articulates the operational risks of the project in line with expectations outlined in the HVS Study. Knowledge of the operational risks to the project do not diffuse them, and operating the project without impact to the City’s finances outside of the lodging tax remains a relevant **Operational Risk**. Despite a clear exploration of operational risk, the City is at ultimate risk for repayment of the bond financing and operational shortfalls.

CONVENTION CENTER: RFP – FINANCIAL RISK REVIEW - FARGO, NORTH DAKOTA

Financing Considerations

Overview – Bond Financing

The decision to issue debt and extend the City's credit is one of the most significant financial policy choices a local government can make. When used prudently, debt financing allows the City to accelerate the delivery of important public infrastructure, economic development projects, and community investments that might otherwise be delayed for many years. At the same time, every financing represents a commitment of future financial resources and, therefore, requires a careful balancing of project objectives against the broader obligation to protect the City's long-term fiscal health. In evaluating any debt issuance, the City must consider not only the anticipated benefits of the project being financed, but also the potential impact on financial flexibility, capacity, budgetary priorities, and overall credit quality. Maintaining this balance is essential to ensuring that the City can meet current needs while preserving its ability to respond to future opportunities and challenges.

An important consideration in evaluating this financing is that the primary revenue source identified for debt repayment, the 3% hotel and lodging tax, is restricted in its permitted use and is closely tied to the purpose of the Convention Center itself. Unlike general fund revenues, which may be allocated across a broad range of municipal services and priorities, these tax revenues are generally dedicated to tourism-related, convention-related, or economic development purposes as authorized by statute or local ordinance. As a result, the revenue stream is not available to support the City's broader governmental operations and cannot readily be redirected to address other municipal needs, by design. While this restriction creates a logical nexus between the beneficiaries of the Convention Center and the revenues intended to support its financing, it also concentrates repayment risk within a single economic sector. The City's ability to generate sufficient revenues for debt service, and mitigate any potential use of its general fund, is therefore dependent upon the continued strength of the lodging and tourism market and the Convention Center's ability to contribute to and sustain visitor activity over the long term.

Annual Appropriation Bonds (Taxable)

The issuance of Taxable Annual Appropriation Bonds to finance the Convention Center creates a unique financing risk for the City because the bonds are secured by the City's annual appropriation covenant in addition to the dedicated hotel and lodging tax. While the City's intent may be to utilize hotel and lodging tax revenues as the primary source of repayment, bondholders generally rely on the City's legal obligation to consider and appropriate funds annually for debt service. If hotel and lodging tax collections are insufficient to meet debt service requirements, the City may face significant pressure to appropriate funds from other legally available sources, potentially including resources that would otherwise support general governmental operations.

Hotel and lodging tax revenues are inherently sensitive to economic cycles, tourism activity, convention attendance, and broader travel trends. Revenue performance may also be affected by competition from neighboring destinations, changes in consumer travel behavior, public health events, or economic recessions. Because convention center projects are often justified based on projected increases in visitor activity, there is a risk that actual hotel tax growth may not materialize at the levels anticipated when the bonds are issued. In such circumstances, the City could experience a revenue shortfall relative to debt service requirements, increasing the likelihood that additional appropriations would be required to maintain timely bond payments.

The use of hotel and lodging tax revenues in lieu of general fund support does not fully insulate the City's credit from project performance risk. Rating agencies and investors may evaluate the City's willingness and capacity to appropriate funds even if the pledged revenue source underperforms. A sustained decline in

CONVENTION CENTER: RFP – FINANCIAL RISK REVIEW - FARGO, NORTH DAKOTA

hotel tax collections could create budgetary stress and place elected officials in the position of choosing between appropriating alternative revenues for debt service or risking a non-appropriation event. While annual appropriation bonds do not constitute a general obligation debt pledge, a failure to appropriate funds could adversely affect the City's credit rating, its reputation in the capital markets, increase future borrowing costs, and potentially limit access to credit for future capital projects.

Additionally, because the bonds are presumed taxable and supported by an annual appropriation structure rather than solely a traditional dedicated revenue pledge, investors may require higher interest rates to compensate for the perceived appropriation and revenue risks. The City therefore assumes both repayment risk and market access risk. To mitigate these concerns, the City may wish to evaluate the establishment of debt service reserve funds, additional coverage requirements, and conservative revenue projections before issuing the bonds. The following is a summary of outcomes on bonding based on indicated variables from applicants (all amounts are estimates and are subject to change):

	HVS Study (Control)	Brewhalla	Kilbourne Group
Par Amount of Bonds	\$43.005 Million	\$47.765 Million	\$45.370 Million
Deposit to Project Fund	\$40.279 Million	\$44.812 Million	\$42.516 Million
Deposit to Reserve	\$2.003 Million	\$2.178 Million	\$2.104 Million ⁱⁱⁱ
Costs of Issuance ⁱ	\$723 Thousand	\$775 Thousand	\$749 Thousand
Interest Rate ⁱⁱ	5.95%	5.95%	5.95%
Term	25 Years	25 Years	25 Years
Debt Service Coverage	~1.15x	~1.13x	~1.14x
i)	Includes underwriter's discount, bond counsel, advisor, rating agency, registrar/paying agent		
ii)	Based on current market conditions at the time of this report assuming an 'A2' rating for Taxable Annual Appropriation Bonds		
iii)	The applicant provides an assumption that available TIF can be used to fund this amount, further consideration is needed as to the political desire, financial capacity, and legal ability to do so. Any use of TIF for this portion will move a like-kind amount to be available for project costs.		

HVS Study – Comparative Control

The HVS study and commensurate outcomes derived by BTMA should serve as the controlling scenario for evaluating both the Brewhalla and Kilbourne Group proposals, because they provide a neutral, market-based baseline for demand, operations, and financing capacity. Rather than relying on either respondent's pro forma as the starting point, the City can use the HVS Study to hold the core assumptions constant and compare each proposal based on measurable variances.

In addition to the assumptions provided within the "Summary of Analysis – Assumptions" section of this document, BTMA relied on the operating deficit assumptions provided within the HVS Study for a controlling baseline of variance in the operating subsidy requirements of the City with an assumed \$552k subsidy requirement in Year 1 and approximately \$350k at stabilization. This amount is used as a net reduction in available revenues for the repayment of bonds and ultimately dictates a portion of the capacity outcome provided.

The indicated outcome above should be treated as the base case for variance analysis. Any improvement or shortfall in the Brewhalla or Kilbourne Group proposal should be identified as either a proposal-specific benefit, a transfer of risk, or a project outcome concern.

**CONVENTION CENTER: RFP – FINANCIAL RISK REVIEW - FARGO, NORTH
DAKOTA**

Brewhalla – Financing Considerations

The Brewhalla bond capacity outcome is primarily driven by redirecting a share of lodging tax revenue to debt service (with their assumption further including elevated tax revenue expectations), project support by TIF funding, developer operating guarantees, and a lower assumed borrowing cost. While the proposal indicates higher potential bond capacity, several of the underlying assumptions differ from our controlled capacity analysis and introduce market and capital risk. Key risks from these assumptions include:

Key Drivers	Considerations
Higher lodging tax base:	<p>While we control in our analysis using the HVS Study's revenue expectations, complemented by our own derivation via City data, Brewhalla assumes approximately \$3.83 million of annual lodging tax revenue, compared with the City assumption of approximately \$3.60 million at stabilization. This assumption may provide higher financing capacity, but exposes the project to Capital Risk and Market Risk as compared to the HVS Study.</p>
Removal of operating and reserve earmarks:	<p>Brewhalla eliminates the City's assumed \$350,000 operating loss earmark and \$250,000 reserve/capital earmark, allowing the full projected lodging tax amount to support debt service. Further assurance of performance is provided via a proposed guarantee, <u>removing</u> some elements of Capital Risk and Operating Risk, with some consideration of that risk remaining relative to the strength of the guarantee.</p>
Interest rate assumption:	<p>Brewhalla assumes a 5.00% interest rate, compared with the current prevailing market of approximately 5.95%, which increases estimated borrowing capacity. Notably, we view this 5.00% interest rate assumption as inconsistent for a bond of this kind in the current market and have controlled this assumption by applying our own independent interest rates based on prevailing market conditions. The project maintains exposure to Capital Risk as is the case in any event, but is heightened by the aggressive interest rate assumption provided by Brewhalla.</p>
Bond capacity:	<p>Brewhalla, when applying their own assumptions, estimates bond capacity of approximately \$58.5 million, compared with BTMA's current estimate of approximately \$47.8 million. If incorporating the added tax generation assumed by Brewhalla, we estimate an approximately \$2.2 million benefit to the project in bond capacity. Much of this capacity variance is driven by their assumptions on additional revenue and lower-than-market interest rates, subjecting the project to Capital Risk.</p>
TIF as risk support:	<p>The proposal assumes a new TIF District would fund capital reserves, future improvements, and potentially early operating support, replacing amounts otherwise reserved from lodging taxes. This is not incorporated in our bond capacity review, but is considered for purposes of the overall review context. See identified risks above.</p>

CONVENTION CENTER: RFP – FINANCIAL RISK REVIEW - FARGO, NORTH DAKOTA

Key Drivers	Considerations
Project cost fit:	The proposed budget is sized at \$58.5 million, including construction, soft costs, FF&E, operational startup costs, and contingency. This amount is in excess of available indicated debt capacity. This exposes the project to greater Capital Risk , not independent of the risks identified in the interest rate discussion and the bond capacity discussion.

Kilbourne Group – Financing Considerations

The Kilbourne Group bond capacity outcome is primarily driven by the lodging tax revenue forecast, assumed operating deficit support, reserve funding structure, and the proposed use of existing TIF resources for certain project costs. Overall, the proposal is generally aligned with the HVS baseline revenue framework, but several assumptions require further vetting, because they affect the timing, availability, and sufficiency of funds available to support both project delivery and ongoing operations and introduce operating risk substantively as well as capital risk. Key assumptions include:

Key Drivers	Considerations
Lodging tax revenue:	Kilbourne Group generally assumes the same tax revenue as provided in the HVS Study. Inherently, this contains Market Risk , but is not elevated relative to the controlling HVS Study.
Bond capacity:	Kilbourne Group’s proposal contemplates a bonding need of approximately \$41 million. This amount is generally consistent with available capacity projections, but relies on the presumption that other funds will be made available to fund reserves and costs of certain items of the project. Capital Risk exists within this assumption, but is viewed as consistent within the HVS Study baseline and is supported in our capacity analysis resulting in approximately \$45.8 million.
Interest rate assumption:	Kilbourne Group’s analysis assumes a 5.50% interest rate, which was generally consistent with the assumptions used at the time of the initial bond capacity analysis. For purposes of our capacity review, we do not rely on that static assumption; instead, we control for interest rates by applying our own current market-based assumptions to reflect prevailing financing conditions and capacity. The project maintains exposure to Capital Risk as is the case in any event.
Reserve fund:	A proposed \$2 million City Convention Center Reserve Fund is intended to manage lodging tax underperformance, operating shortfalls, or capital needs without relying on the General Fund. Kilbourne Group proposes the use of the existing TIF District in support of this funding, but City projections do not support TIF revenue as being sufficient to make those funds immediately available. The assumption requires further vetting and exposes the project to Policy Risk and Legal Risk .

CONVENTION CENTER: RFP – FINANCIAL RISK REVIEW - FARGO, NORTH DAKOTA

Key Drivers	Considerations
Operating subsidy:	The plan assumes operating support can be funded within the lodging tax framework, with projected subsidy declining from roughly \$470,000 in Year 1 to about \$149,000 in Year 5. The project is exposed to Operating Risk as a result of this condition.
TIF District Project Contribution:	Kilbourne Group proposes that the existing Riverfront TIF would be available to fund (approx. \$2MM) certain eligible site development and adaptive reuse costs, including partial demolition, mechanical system upgrades, and site infrastructure improvements, thereby reducing the amount of bond proceeds needed for those project components, but exposes the project to Policy Risk and Capital Risk .

Conclusion – Financing Considerations

Regardless of the financing structure ultimately selected, the feasibility and affordability of the Convention Center financing will be heavily influenced by both the historical performance and future growth prospects of hotel and lodging tax revenues, as well as prevailing conditions in the municipal bond market. Historical tax collections provide an important benchmark for evaluating the stability/volatility, and resilience of the revenue stream through varying economic cycles, while future projections necessarily rely on assumptions regarding hotel occupancy, room rates, and broader economic conditions. At the same time, borrowing costs are subject to external market forces that are largely beyond the City's control, including changes in interest rates, investor demand for municipal securities, credit spreads, inflation expectations, and overall capital market conditions. Variations in either revenue performance or financing costs can materially affect debt capacity, annual debt service requirements, coverage levels, and the long-term financial viability of the project. Accordingly, any evaluation of financing should consider a range of revenue and interest rate scenarios to assess the resilience of the proposed structure under both expected and stressed conditions.

Conclusion

Conclusion – All Scenarios

Both applicants propose projects that meet the City's desired outcomes. While direct comparison of the qualitative elements of each proposal is not in the scope of this analysis, it is worth considering the community benefits of each proposal alongside the financial impact. Each proposal has strengths, weaknesses, and challenges that are emergent properties of the operational strategy, scope, and financing structure.

Conclusion - Considerations for final terms and Next Steps

Both proposals have elements of risk to the City, which is a feature of the convention center project that is both expected and unavoidable. **Capital** and **Operational Risk** are among the most salient, as the project is expected to be supported by the newly adopted 3% lodging tax. That tax is committed to the repayment of debt and subsidy of operations for the facility. Inherent in the greater risk profile is a combination of **Market, Contract** and **Political Risk**. Following the selection of the winning proposal each of the scenarios necessitates further due diligence and negotiation of contract terms that enshrine the commitments and protections of both the City and Developer – and in some cases of the School District and County Stakeholders.

CONVENTION CENTER: RFP – FINANCIAL RISK REVIEW - FARGO, NORTH DAKOTA

- Context: both proposals were found to have met the criteria for consideration in alignment with the City's goals for the convention center. Broadly, projects of this kind have challenges consistent with the risk categories discussed in this analysis in most US markets.
- Non-financial factors: The proposals presented by the applicants are difficult to directly compare both financially and conceptually. Each one presents differing locations, service delivery models, and non-pecuniary impacts to the community. This analysis is limited to the financial impacts and risks of each project, and as both projects present risk profiles consistent with market expectations, non-financial factors carry considerable weight in the final decision.
- Community development / goals / non-financial outcomes: BTMA cannot replace the discernment of staff, stakeholders, and policymakers by making a holistic recommendation based on all factors. The needs of the community extend beyond bottom-line considerations. Both projects appear to be financially tenable despite the unique risk profile and challenges for each. It is incumbent upon city stakeholders and decision makers to weigh the risks against both financial and non-financial benefits of each project.

Conclusion – Scope (what this report is *not*)_

The conclusions of this report do not replace or supersede any complementary analysis completed to date. BTMA makes full disclosure that the information presented herein represents the greatest amount of insight available in the timeframe allowed. This report does not represent any of the following.

- Market Study: the HVS study evaluated the market for this project, and BTMA's analysis adopts the assumptions used by HVS.
- RFP Review: Baker Tilly Capital Advisors evaluated each of the four proposals and provided valuable insight on each. This analysis does not replace or supersede those conclusions.
- Basis of need ("But for"): The project is presumed to need public assistance, and the level of public assistance necessary is a topic of further due diligence that the City may undertake following selection of a proposal.
- Cost-Benefit Analysis: this study does not explore a counterfactual scenario without the project; this is a topic of further due diligence that the City may undertake following selection of a proposal.

Sincerely,

BAKER TILLY MUNICIPAL ADVISORS, LLC

The information provided here is of a general nature and is not intended to address the specific circumstances of any individual or entity. In specific circumstances, the services of a professional should be sought.

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Appendix A: Definition of Terms

Exploration of Project Risk:

1. Market Risk

Definition: The risk that market conditions change in a way that reduces demand or pricing.

Examples:

- Decline in property values or rental rates
 - Oversupply of competing developments
 - Economic downturn reducing buyer or tenant demand
-

2. Financial / Capital Risk

Definition: Risks related to financing and capital structure.

Examples:

- Interest rate increases raising borrowing costs
 - Inability to secure financing or refinancing
 - Changes in loan terms or lender requirements
 - Cash flow shortages during development
-

3. Construction / Development Risk

Definition: Risks tied to the physical development process.

Examples:

- Cost overruns due to labor or material price increases
 - Delays from weather, contractor issues, or supply chain problems
 - Design errors or construction defects
 - Contractor default
-

4. Entitlement & Regulatory Risk

Definition: Risks associated with obtaining approvals and complying with laws.

Examples:

- Zoning changes or denial of permits
 - Lengthy approval processes
 - Environmental regulations or restrictions
 - Community opposition (“NIMBY” risk)
-

5. Leasing / Sales Risk (Absorption Risk)

Definition: The risk that units do not lease or sell as quickly as expected.

Examples:

- Slower-than-expected absorption rates
- Higher vacancy levels

CONVENTION CENTER: RFP – FINANCIAL RISK REVIEW - FARGO, NORTH DAKOTA

- Need to lower rents or prices to attract tenants/buyers
-

6. Operational Risk

Definition: Risks that arise after project completion during ongoing operations.

Examples:

- Higher-than-expected maintenance or operating costs
 - Poor property management performance
 - Tenant default or turnover issues
-

7. Environmental Risk

Definition: Risks related to environmental conditions and liabilities.

Examples:

- Soil contamination or hazardous materials
 - Flood risk or natural disasters
 - Sustainability compliance requirements
-

8. Legal Risk

Definition: Risks stemming from contracts, disputes, or legal compliance.

Examples:

- Construction disputes or lawsuits
 - Title defects or ownership issues
 - Contract enforcement problems
-

9. Political / Policy Risk

Definition: Risks from government actions or policy changes.

Examples:

- Changes in tax policy (property tax, incentives)
 - Rent control or zoning reforms
 - Infrastructure or public investment decisions
-

10. Exit / Liquidity Risk

Definition: Risk that the developer cannot sell or refinance the asset as planned.

Examples:

- Lack of buyers or investors at expected valuations
 - Capital market tightening
 - Reduced investor appetite for certain asset types
-

11. Force Majeure / External Risks

Definition: Unpredictable, external shocks.

Examples:

- Natural disasters
- Pandemics
- Geopolitical events

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MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIMOTHY J. MAHONEY



DATE: JUNE 22, 2026

SUBJECT: REQUEST FOR SPIRIT OF FARGO FUNDS FOR USE AT THE RESOURCE AND RECOVERY CENTER

Enclosed for your consideration is a draft Resolution requesting the Impact Foundation to approve the release and expenditure of the remaining sum of approximately \$144,000.00 held in the City's "Spirit of Fargo" fund toward the fit-up, installation of necessary fixtures and equipment, and supportive operations including winter warming shelter, at the new Resource and Recovery Center location at 2001 1st Avenue North.

The fund agreement provides that the funds be used "...to support initiatives, programs, and projects in the areas of education, economic development and civic/faith-based partnerships in the Cass County, ND area to reduce the negative impact of flooding and other natural disasters." We all well know that our City and the surrounding area have experienced both river- and rainfall-event flooding and other natural disasters including ice storms, snow storms and blizzards, extreme cold spells and we know about the infrastructure failures that can result from such natural disasters including fires, power outages, frozen water pipes and plumbing, loss of heat and the like. The people affected by such events will include Fargo residents, travelers and others and those people will need the supportive assistance and programing, including temporary winter warming shelter, being provided at the R & R Center in the event of such disasters.

I would appreciate your approval of the Resolution.

SUGGESTED MOTION: To adopt the Resolution -- Use of "Spirit of Fargo" Funds for the Resource and Recovery Center Fit-Up and Programming in the Event of Flooding and Natural Disasters, as presented.

COMMISSIONER _____ introduced the following Resolution and moved its adoption:

**RESOLUTION -- USE OF "SPIRIT OF FARGO" FUNDS
FOR THE RESOURCE AND RECOVERY CENTER FIT-UP AND PROGRAMMING IN THE EVENT OF
FLOODING AND NATURAL DISASTERS**

WHEREAS, By Resolution of the Fargo City Commission, a 2009 flood disaster relief fund was established for the purpose of collecting donations and administering the fund to appropriate purposes and the "Spirit of Fargo" fund was then established with the fund being administered by the Impact Foundation in accordance with a fund agreement dated April 3, 2009 and amended November 1, 2022; and

WHEREAS, By such agreement, the contributions to the fund are to be used "...to support initiatives, programs, and projects in the areas of education, economic development and civic/faith-based partnerships in Cass County, ND area to reduce the negative impact of flooding and other natural disasters;" and

WHEREAS, The City has acquired by lease the use of a 45,000 square foot building located at 2001 1st Avenue North, in Fargo, consisting of office space and warehouse space and the City is fitting up the building, at a cost of over \$1.5 million, to serve as the City's new Resource and Recovery Center (the "R & R Center") and, as a result, the new R & R Center will allow the City in partnership with a number of local non-profit organizations to provide education, supportive assistance including temporary winter warming shelter and programming for persons and families in need including temporary warming shelter; and

WHEREAS, The City of Fargo and the surrounding area has experienced both river-flooding and rainfall-event flooding and other natural disasters including ice storms, snow storms and blizzards, extreme cold spells and the infrastructure failures that can result from such natural disasters including fires, power outages, frozen water pipes and plumbing, loss of heat, and the like, and these consequences have, in the past, prompted the need in the City for such supportive assistance and programming to assist those in need, including Fargo residents, travelers and others; and

WHEREAS, It is the wish and desire of the Board of City Commissioners to use the existing and remaining funds held by the Impact Foundation to fund the fit-up, installation of necessary fixtures and equipment, and supportive operations of the City's new R & R Center for such purposes and, therefore, to request that the Impact Foundation authorize such expenditures accordingly.

NOW, THEREFORE, BE IT RESOLVED, By the Board of City Commissioners of the City of Fargo, ND, hereby requests the Impact Foundation to release or expend the existing and remaining funds of the "Spirit of Fargo Flood Fund" to be used by the City of Fargo for fit-up, installation of necessary fixtures and equipment, and supportive operations at the R & R Center, 2001 1st Avenue North, Fargo, thereby allowing the City and its partners to address the

needs of those negatively affected by flooding and other natural disasters including ice storms, snow storms and blizzards, extreme cold spells and the infrastructure failures that can result from such natural disasters including fires, power outages, frozen water pipes and plumbing, loss of heat and the like.

Dr. Timothy J. Mahoney, Mayor

Attest:

Angie Bear, Deputy City Auditor on behalf of the City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by COMMISSIONER _____, and upon roll call vote, the following voted in favor thereof: COMMISSIONERS _____. The following were absent and not voting: _____, and the following voted against the same: _____, whereupon the resolution was declared duly passed and adopted.



John Strand, City Commissioner
Fargo City Hall
225 4th Street North
Fargo, ND 58102-4817
Phone: 701.715.3269 | Fax: 701.476.4136
Email: JStrand@FargoND.gov
www.FargoND.gov

TO: BOARD OF CITY COMMISSIONERS

FROM: CITY COMMISSIONER JOHN STRAND

DATE: JUNE 22, 2026

SUBJECT: HUMAN RIGHTS COMMISSION

Over the past several years, the City Commission has engaged in ongoing discussions regarding the future and effectiveness of several advisory boards, including the Arts & Culture Committee (ACC), the Native American Commission (NAC) and the Human Rights Commission (HRC).

In summary, actions by the City Commission to date include:

- ACC has been placed on permanent hold unless budgeted or Federal grant assistance is needed and supported by the City Commission.
- NAC has concluded and moved to a transition plan, to include an independent community-based group that will continue to work collaboratively with the City through city engagement.
- HRC was deferred to a subsequent City Commission.

As the City Commission representative attending Human Rights Commission meetings, I have had the opportunity to observe its work and challenges firsthand. Throughout its history, the Commission has evolved in response to community needs; however, it continues to face the inherent tension between advocacy and the governance framework within which it operates.

After careful consideration, I recommend that the City Commission conclude the Human Rights Commission in its current form. I want to express my sincere appreciation to all past and present members for their dedication, service and commitment to advancing human rights within our community.

I firmly believe that the mission of promoting and protecting human rights is best served through active community engagement, partnerships with local organizations and grassroots initiatives. By operating as an independent, community-oriented entity, a human rights organization can more effectively mobilize community partners and advance its mission beyond the limitations of a governmental advisory board.

The City remains committed to the principles of human rights and looks forward to fostering a strong and collaborative relationship with a community-based human rights organization moving forward.

Recommended Motion: To conclude the Human Rights Commission and direct the City Attorney to amend any associated Ordinances and Resolutions for the Human Rights Commission, the Arts & Culture Commission and the Native American Commission.

450

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIMOTHY J. MAHONEY 

DATE: JUNE 22, 2026

SUBJECT: APPOINTMENT TO THE SPECIAL ASSESSMENT COMMISSION

The term of Scott Bladholm on the Special Assessment Commission expires on July 1, 2026.

Mr. Bladholm is willing to continue his service on the Board and I am, therefore, recommending his reappointment.


Your favorable consideration of this recommendation will be greatly appreciated.

RECOMMENDED MOTION: To approve the reappointment of Steve Bladholm for a three-year term ending July 1, 2029.

mmappt26sac

456

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS
FROM: MAYOR TIMOTHY J. MAHONEY 
DATE: JUNE 22, 2026
SUBJECT: APPOINTMENTS TO THE LIBRARY BOARD

The terms of Wanda Mengelkoch and Paul Jensen on the Library Board expire on June 30, 2026.

Ms. Mengelkoch and Mr. Jensen are willing to continue their service on the Board and I am recommending that they be reappointed for three-year terms ending June 30, 2029.

Your favorable consideration of this recommendation will be greatly appreciated.

RECOMMENDED MOTION: To approve the reappointment of Wanda Mengelkoch and Paul Jensen to the Library Board for three-year terms ending June 30, 2029.

mmappt26lib

450

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIMOTHY J. MAHONEY

TJM

DATE: JUNE 22, 2026

SUBJECT: REAPPOINTMENTS TO THE LIQUOR CONTROL BOARD

The terms of Scott Brekke and Robert Nelson on the Liquor Control Board will expire on July 1, 2026.

Mr. Brekke and Mr. Nelson are willing to continue their service on the Board and I am recommending that they be reappointed for three-year terms ending July 1, 2029.

Your favorable consideration of these recommendations is be greatly appreciated.


RECOMMENDED MOTION: To approve the reappointment of Scott Brekke and Robert Nelson to the Liquor Control Board for three-year terms ending July 1, 2029.

mmappt26lcb

45d

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIMOTHY J. MAHONEY 

DATE: JUNE 22, 2026

SUBJECT: PLANNING COMMISSION APPOINTMENTS

The terms of Scott Stofferahn, Paul Gleye and Tyler Mohs on the Planning Commission expire on June 30, 2026.

Mr. Stofferahn and Mr. Gleye are willing to continue their service on the Board and I am, therefore, recommending reappointment. Mr. Mohs, however, has resigned his position.

Daniel Sundberg has submitted an application indicating his interest in serving on the Commission 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: Approve the reappointment of Scott Stofferahn and Paul Gleye and the appointment of Daniel Sundberg on the Planning Commission for three-year terms ending June 30, 2029.

mmappt26pic

Kember Anderson

From: noreply@cityoffargo.com
Sent: Tuesday, August 1, 2023 10:20 AM
To: Commissions Applications
Subject: New Form Submission: Getting involved in government
Attachments: Sundberg Daniel - Resume.pdf

Name:
[Daniel Sundberg]

Mailing Address:
[REDACTED]

City:
[Fargo]

State:
[ND]

Zip:
[58103]

Work Phone:
[BLANK]

Home Phone:
[REDACTED]

E-mail:
[REDACTED]

Which boards or commissions would you like to be considered for?
[Economic Development Incentives Committee, Planning Commission]

Briefly state why you would like to be on this panel:
[I recently moved to Fargo, ND and would like to participate in local governance. I have been in the US Army for 20 years and would like to continue to serve my community.]

How many hours per month could you volunteer as a panel member?
[8]

Please list any past experience you have with city government here or in other cities:
[I served on the Human Relations Commission for the City of Vermillion, SD from 2019 to 2020.]

Please describe any professional experience you have related to the responsibilities of the panel you are interested in:
[I recently retired from the US Army as a Field Artillery officer. I have 20 years of leadership and strategic planning experience. I have lived in several states, providing a unique perspective to this commission/committee/community. I have a Policy Management Masters degree from Georgetown University and a MBA from the University of Minnesota - Twin Cities.]

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



Alaa

May 13, 2026

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 submitted by The Polansky Family Joint Revocable Trust. A description of the types of improvements to be made 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 \$156 with the City of Fargo's share being \$26.

Sincerely,

A handwritten signature in black ink that reads "Mike Splonskowski". The signature is written in a cursive style.

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 _____

2. Address of Property _____

3. Parcel Number _____

4. Name of Property Owner THE POLANSKY FAMILY JOINT REVOCAB Phone No. _____

5. Mailing Address of Property Owner _____

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 Kitchen

7. Building permit No. 25100406 8. Year built (residential property) 1955

9. Date of commencement of making the improvements 10/14/25

10. Estimated market value of property before the improvements \$ 278,500

11. Cost of making the improvement (all labor, material and overhead) \$ 197,412.73

12. Estimated market value of property after the improvements \$ 299,700

Applicant's Certification And Signature

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

Applicant [Signature] Date 4/27/26

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 6-16-2026

Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved Denied

Approval is subject to the following conditions: _____

Exemption is allowed for years 20____, 20____, 20____, 20____, 20____.

Chairperson _____ Date _____



A handwritten number "466" enclosed within a hand-drawn oval.

June 1, 2026

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 submitted by 7 Oak Homes LLC. A description of the types of improvements to be made 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 \$307 with the City of Fargo's share being \$52.

Sincerely,

A handwritten signature in cursive script 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

Property Owner *

7 OAK HOMES LLC

Description Of Improvements For Exemption

Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed. *

Restored/renovated the home with new/updated roof/shingles, framing, insulation, drywall, flooring, plumbing, and basement bracing. New finishes: new kitchen everything, two new bathrooms everything, new interior & exterior doors, new window, new door trim/window trim, new baseboards, etc. etc) were completed also.

Building permit No. *

2312-0248-REN

Year built (residential property) *

1902

Date of commencement of making the improvements *

12/13/2023

Estimated market value of property before the improvements *

\$ 125,000.00

Cost of making the improvement (all labor, material and overhead) *

\$ 125,000.00

Estimated market value of property after the improvements *

\$ 250,000.00

Applicant's Certification And Signature

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

Fresh Bredma

Date *

6/1/2026

Assessor's Determination And Signature

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): *

The residential property was built 25 or more years ago

Assessor/Director of Tax Equalization

Michael Selenkowsky

Date *

6/1/2026

Action of Governing Body

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

Year



A handwritten signature, possibly "Aloc", enclosed within a hand-drawn circle.

May 13, 2026

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 submitted by Austin and Morgan Steichen. A description of the types of improvements to be made 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 \$2,080 with the City of Fargo's share being \$354.

Sincerely,

A handwritten signature in cursive script 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 _____

2. Address of Property _____

3. Parcel Number _____

4. Name of Property Owner Austin and Morgan Steichen Phone No. _____

5. Mailing Address of Property Owner _____ 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). Complete top-to-bottom residential renovation.

7. Building permit No. BP2411-0437-REN 8. Year built (residential property) 1964

9. Date of commencement of making the improvements 11/15/2024


10. Estimated market value of property before the improvements \$ 205,800.00

11. Cost of making the improvement (all labor, material and overhead) \$ 155,000.00

12. Estimated market value of property after the improvements \$ 415,500.00

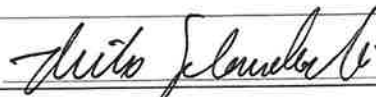
Applicant's Certification And Signature

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

Applicant  Date 05/05/2026

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 6-16-2026

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 _____