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

A. Pledge of Allegiance.

B. Roll Call.

C. Approve Order of Agenda.

D. Minutes (Regular Meeting, March 11, 2019).

CONSENT AGENDA – APPROVE THE FOLLOWING:


3. Applications for property tax exemptions for improvements made to buildings:
   a. Stacy A. Lieser, 1706 14th Street South (5 year).
   c. Bruce Thompson, 910 7th Street North (5 year).
   d. Erik Berg, 1110 3rd Avenue North, Unit 701W (5 year).

4. Applications for Games of Chance:
   a. Fargo Rotary Club for a raffle on 5/22/19.
   b. Kappa Alpha Theta-Gamma Nu for a raffle on 4/17/19.
   c. Fargo Post 2 Baseball Club for a calendar raffle from 7/1/19 to 8/30/19.
   d. Homeward Animal Shelter for a raffle on 4/11/19.

5. Bid award for Outdoor Warning Sirens (RFP19017).

6. Lot split and sale of excess land located at 2 6th Avenue North with the condition that the buyer will remove the existing gate well, storm sewer and fill in the existing pond.

7. Final Balancing Change Order No. 4 for an increase of $373.00 for Project No. TR-17-B1.

8. Contract Amendment No. 6 with Houston Engineering Inc. in the amount of $42,700.00 for Project No. FM-14-13.

9. Right of Way permit for storm sewer reconstruction with payment to BNSF in the amount of $3,700.00 for Project No. UR-19-A1.


15. Task Order No.1 with Houston Engineering Inc. to provide Flood Survey Assistance (Project No. FE-19-C1) and bid awards for rapid deploy flood fighting products and rapid deploy product installation (Project No. FE-19-E1).

16. Notice of Grant Award with the ND Department of Health for Title X Family Planning Program services (CFDA #93.217).

17. Purchase of Service Agreement with the ND Department of Human Services, Behavioral Health Division for substance abuse prevention.

18. Recommended amendments to the Metropolitan Council of Governments Articles of Association.


20. Request for a Fargo Police Department Summer Camp Mentor position.

21. Purchase of one sweeper/scrubber from Tennant Sales and Service Company for a contract total of $59,777.42 (PBC19871).

22. Bid award for one 2019 excavator (RFP18309).

23. Authorization of staff to enter into an Agreement with Reile’s Transfer and Delivery, Inc. for transportation and handling of filled sandbags and at-the-ready services for filled sandbags used in the primary line of protection during the 2019 flood event.


25. Bid advertisement for near-term ozone improvements project (Project No. WA 1862) and raw water valve improvements project (Project No. WA 1951).


27. Bills.


29. Request from KPH to complete work on Sundays and after hours (Improvement District No. BN-19-A1).


REGULAR AGENDA:

32. Applications for Abatement or Refund of Taxes #’s 4481, 4482 and 4483 for the 2018 tax year filed by David Sholy for reduction in value of property from $191,000.00 to $115,000.00 at 346 27th Circle South; for reduction in value of property from $207,000.00 to $130,000.00 at 334 27th Circle South; and for reduction in value from $346,600.00 to $325,000.00 at 3510 Park Avenue South; denial is being recommended by the Assessment Department.

33. Public Hearings - 5:15 pm:
   a. Proposal to alter and expand the Renaissance Zone boundary from 47 blocks to 48 1/2 blocks.
   b. Plat of Maier Second Addition (1135, 1141 and 1201 49th Avenue South); approval recommended by the Planning Commission on 7/3/18.
   c. Providence at Prairie Farms Addition (5764, 5788, 5810, 5830, 5850, 5866, 5882, 5892, 5906 and 5920 31st Street South); approval recommended by the Planning Commission on 7/3/18:
      2. 1st reading of rezoning Ordinance.
      3. Plat of Providence at Prairie Farms Addition.
   d. Airport First Addition (2102 12th Street North); approval recommended by the Planning Commission on 2/5/19:
      2. 1st reading of rezoning Ordinance.
   e. CONTINUE to 4/22/19 - Application filed by Pho D’Licious, Inc. d/b/a Pho D’Licious for a Class “H” Alcoholic Beverage License at 623 NP Avenue North.
   f. Application filed by CRA3 Investments LLC d/b/a Wingstop for a Class “H” Alcoholic Beverage License at 2653 45th Street South.
   g. Transfer of a Class “FA” Alcoholic Beverage License from Transcendent Hospitality Group LLC d/b/a Four Points by Sheraton to Fargo South Hospitality LLC d/b/a Four Points by Sheraton at 5064 23rd Avenue South.
   h. Transfer of a Class “B-Limited” Alcoholic Beverage License from Lakemode Liquors, Inc. d/b/a Lakemode Liquors to Cash Wise Liquors LLC d/b/a Hornbacher’s Wine & Spirits to be located at 4265 45th Street South, Suite 121.

34. Recommendation for appointments and reappointments to the following Boards and Commissions:
   a. Airport Authority.
   b. Fargo Dome Authority.

35. Resolution Opposing House Concurrent Resolution No. 3037 Nullifying North Dakota’s Ratification of the Equal Rights Amendment.

37. Recommendation to close TIF District No. 2001-01.

38. Performing Arts Center Taskforce Update.

39. Flood Update.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Commission Office at 701.241.1310. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo website at www.FargoND.gov/citycommission.
March 20, 2019

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Attached are Applications For Abatement Or Refund Of Taxes #4481, #4482, and #4483 for the 2018 tax year filed by David Sholy. Application #4481 is for 346 27th Circle S. requesting a reduction in value from $191,000 to $115,000. Application #4482 is for 334 27th Circle S. requesting a reduction in value from $207,000 to $130,000. Application #4483 is for 3510 Park Ave. S. requesting a reduction in value from $346,600 to $325,000.

334 27th Circle S. and 346 27th Circle S. are primarily unimproved sites utilized as part of the storage yard for the landscaping business S&S Landscaping. 334 27th Circle S. has a small storage building that was moved onto the site in 2012. These sites were part of a land reappraisal effort for 2018 of commercial land between Main Avenue and I-94.

3510 Park Ave. S. is a single family residence which was last reappraised in a mass appraisal using a cost model in 2016. The value was subsequently adjusted in 2017 and 2018 for market changes based on sales ratio analysis of similar properties.

All properties under appeal were valued using the same mass appraisal methods and techniques that were applied to similar properties in the city.

We have included information regarding how these properties were valued and how the values under appeal compare to sales of similar properties. The applicant has provided no appraisal or valuation analysis on these properties to support the valuations requested.

SUGGESTED MOTIONS:

Deny Application For Abatement Or Refund Of Taxes #4481 on 346 27th Circle S. and retain the value of $191,000 for the 2018 tax year.

Deny Application For Abatement Or Refund Of Taxes #4482 on 334 27th Circle S. and retain the value of $207,000 for the 2018 tax year.

Deny Application For Abatement Or Refund Of Taxes #4483 on 3510 Park Ave. S. and retain the value of $346,600 for the 2018 tax year.

Sincerely,

[Signature]
Ben Hushka
Fargo City Assessor
Application For Abatement Or Refund Of Taxes
North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota
County of Cass
Name Sholy Company
Property I.D. No. 01-5450-00050-000
Telephone No. 701-866-9692
Address 2777 - Flechtner Drive, Fargo, ND 58103-2332

Legal description of the property involved in this application:

346 - 27th Circle South, Fargo, ND 58103
Lot: 1 Block: 1 Addition: Master Addition Additional: MASTER LT 1 BLK 1

Total true and full value of the property described above for the year 2018 is:

Land $ 191,000
Improvements $
Total $ 191,000 (1)

Total true and full value of the property described above for the year 2018 should be:

Land $ 115,000
Improvements $
Total $ 115,000 (2)

The difference of $ 76,000 is true and full value between (1) and (2) above is due to the following reason(s):

☐ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
☐ 2. Residential or commercial property's true and full value exceeds the market value
☐ 3. Error in property description, entering the description, or extending the tax
☐ 4. Nonexisting improvement assessed
☐ 5. Compliant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
☐ 6. Duplicate assessment
☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04.1)
☐ 8. Error in noting payment of taxes, taxes erroneously paid
☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
☐ 10. Other (explain)

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: $ 95,000 Date of purchase: January 18, 2005
   Terms: Cash X Contract Other (explain)
   Was there personal property involved in the purchase price? Yes/No
   Estimated value: $ 0
2. Has the property been offered for sale on the open market? Yes/No
   Asking price: $ Terms of sale:
3. The property was independently appraised: Yes/No Purpose of appraisal:
   Market value estimate: $ 115,000
4. The applicant's estimate of market value of the property involved in this application is $ 115,000

Applicant asks that Excessive tax increase be revised to more realistic number to accurately reflect property value.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (If other than applicant) ____________________________ Date __________
Signature of Applicant ____________________________ Date 1-15-2019
346 27 Circle S  
Sholy Company  
01-5450-00050-000  
David Sholy

Sholy Company has filed an application for abatement and refund of taxes on the above referenced property. The application, County Auditor’s File No. 4481, is requesting a value of $115,000 or a reduction of $76,000 for the 2018 assessment year.

The applicant provided two letters disputing the value increases but has provided no supporting documentation for the requested value reduction.

Recapped on the left portion of the following table is the value indication from the abatement application and the difference between that value and the Certified 2018 value. Also recapped on the right portion of the table is the “reviewed” 2018 value and the “certified” values for the 2018, 2017, 2016, and 2015 assessment years. Relevant sales and the valuation of competing properties as recapped in following tables provide the basis for the “reviewed” value and support the 2018 “certified” value.

<table>
<thead>
<tr>
<th>Sholy Company - 346 27 Cir S</th>
<th>Assessment Department</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Abatement 2018</strong></td>
<td><strong>Reviewed 2018</strong></td>
</tr>
<tr>
<td>Land Value</td>
<td>$115,000</td>
</tr>
<tr>
<td>Improvement Value</td>
<td>-</td>
</tr>
<tr>
<td>True &amp; Full Value</td>
<td>$115,000</td>
</tr>
<tr>
<td>Land Value / sf (Land Area)</td>
<td>$2.71</td>
</tr>
<tr>
<td>Dollar Change (from Respective Value)</td>
<td>($76,000)</td>
</tr>
<tr>
<td>Percent Change (from Respective Value)</td>
<td>-39.8%</td>
</tr>
<tr>
<td>Change Cause</td>
<td>No Change</td>
</tr>
</tbody>
</table>

This property was included in a land review / reappraisal effort for the 2018 assessment year, which included all commercially coded land between Main Avenue on the north and I-94 on the south.

The property consists of an unimproved site currently utilized as a storage yard for a local landscape company with all municipal and private services readily available to the site.

Local land sales (recapped in a table on the following page) supports the 2018 certified and reviewed value as recapped in the table above. Also recapped graphically are the land values (on a per square foot basis) of parcels surrounding this property. The income and cost approaches to value are not considered or utilized as this is vacant land and are not applicable valuation methods.

Based on the following analysis, the valuation of this parcel does not appear to be arbitrary, capricious, or excessive but fair and equitable based on the available sales.

**ASSESSMENT DEPARTMENT RECOMMENDATION**

Retain the current value of $191,000 as certified for 2018.
346 27 Circle S

Sholy Company

David Sholy

The vacant land sales recapped in the table below are all located within the vicinity of the subject property and occurred between January 2014 and October 2015. These vacant land sales are of similar zoning; bracket the subject site in size, with public and private utilities readily available. In addition, one property (in red text below) resold within less than one year and reflects a 16 percent appreciation in sale price. Also recapped is a current listing with an asking price of $6.72 per square foot (currently valued at $5.50 per square foot of land area). Overall, these vacant land sales and listing support the current land value of $4.50 per square foot or $191,000.

Land Sales

<table>
<thead>
<tr>
<th>Address</th>
<th>Sale Date</th>
<th>Sale Price Adjusted</th>
<th>Adj $/sf</th>
<th>Status At Sale Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>3512 AVE S</td>
<td>02-Jan-15</td>
<td>$348,100</td>
<td>120,661</td>
<td>$2.88</td>
<td>Unimproved LI</td>
</tr>
<tr>
<td>3501 AVE S</td>
<td>09-Sep-14</td>
<td>$399,900</td>
<td>118,009</td>
<td>3.38</td>
<td>Unimproved GC</td>
</tr>
<tr>
<td>3517 MAIN AVE</td>
<td>01-Sep-14</td>
<td>$477,800</td>
<td>121,794</td>
<td>3.74</td>
<td>Small Paving GC</td>
</tr>
<tr>
<td>3544 AVE S</td>
<td>01-Oct-14</td>
<td>$600,000</td>
<td>156,000</td>
<td>4.04</td>
<td>Unimproved LI</td>
</tr>
<tr>
<td>3552 AVE S</td>
<td>21-Jan-14</td>
<td>$777,200</td>
<td>43,601</td>
<td>4.06</td>
<td>Unimproved LI</td>
</tr>
<tr>
<td>3561 AVE S</td>
<td>28-Nov-14</td>
<td>$205,000</td>
<td>43,601</td>
<td>4.71</td>
<td>Unimproved LI</td>
</tr>
<tr>
<td>3462 AVE S</td>
<td>29-Dec-14</td>
<td>$366,000</td>
<td>85,793</td>
<td>4.20</td>
<td>Unimproved LI</td>
</tr>
<tr>
<td>19 14-1/2 ST N</td>
<td>20-Jan-15</td>
<td>$29,900</td>
<td>6,705</td>
<td>4.66</td>
<td>Unimproved LI</td>
</tr>
<tr>
<td>3730 AVE S</td>
<td>18-Jan-15</td>
<td>$836,100</td>
<td>166,556</td>
<td>5.20</td>
<td>Unimproved LI</td>
</tr>
<tr>
<td>3730 AVE S</td>
<td>18-Jan-15</td>
<td>$836,100</td>
<td>166,556</td>
<td>5.20</td>
<td>Unimproved LI</td>
</tr>
<tr>
<td>3763 S AVE S</td>
<td>01-Oct-15</td>
<td>$333,000</td>
<td>244,990</td>
<td>5.46</td>
<td>Unimproved LI</td>
</tr>
<tr>
<td>3401 WESTRAC DR S</td>
<td>24-Dec-14</td>
<td>$487,900</td>
<td>87,129</td>
<td>5.60</td>
<td>Unimproved LI</td>
</tr>
<tr>
<td>3561 WESTRAC DR S</td>
<td>06-Jan-15</td>
<td>$440,900</td>
<td>78,408</td>
<td>5.62</td>
<td>Unimproved LI</td>
</tr>
<tr>
<td>3561 WESTRAC DR S</td>
<td>11-Jun-15</td>
<td>$795,300</td>
<td>139,099</td>
<td>5.72</td>
<td>Unimproved GC</td>
</tr>
</tbody>
</table>

Minimum 21-Jan-14 | 6,705 | 2.88 |
Maximum 01-Oct-15 | 244,990 | 5.72 |
Median 102,605 | 4.58 |
Mean 244,990 | 4.60 |

Recapped in the table below are sales of parcels located on 27 Circle S. These sales are “old” as they occurred prior to 2014; however, there are two resales (in red text below) indicating an annual compound appreciation rate of 2.3% and 4.2%. When applied to the subject’s original purchase price (including unpaid special assessments), the resulting indicated value is between $3.75 and $4.77 per square foot. This also brackets the current valuation of this property.

<table>
<thead>
<tr>
<th>Address</th>
<th>Parcel No</th>
<th>27 Circle S</th>
<th>Land Sales</th>
<th>Sale Price Adjusted</th>
<th>Adj $/sf</th>
<th>Status At Sale Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>346 27 CIR S</td>
<td>01-5450-0000-000</td>
<td>12-Jan-05</td>
<td>$200,000</td>
<td>$37,800</td>
<td>$237,800</td>
<td>84,888</td>
<td>2.80</td>
</tr>
<tr>
<td>346 27 CIR S</td>
<td>01-5450-0010-000</td>
<td>01-Aug-05</td>
<td>$112,500</td>
<td>$110,000</td>
<td>$121,460</td>
<td>139,099</td>
<td>4.60</td>
</tr>
<tr>
<td>345 27 CIR S</td>
<td>01-5450-0030-000</td>
<td>14-Aug-12</td>
<td>$153,000</td>
<td>$10,500</td>
<td>$164,500</td>
<td>42,600</td>
<td>4.27</td>
</tr>
<tr>
<td>333 27 CIR S</td>
<td>01-5450-0030-000</td>
<td>14-Jul-06</td>
<td>$106,300</td>
<td>$8,500</td>
<td>$114,800</td>
<td>42,504</td>
<td>2.70</td>
</tr>
<tr>
<td>322 27 CIR S</td>
<td>01-5450-0010-000</td>
<td>01-Aug-05</td>
<td>$102,500</td>
<td>$8,000</td>
<td>$110,500</td>
<td>40,700</td>
<td>2.71</td>
</tr>
<tr>
<td>322 27 CIR S</td>
<td>01-5450-0010-000</td>
<td>01-Aug-05</td>
<td>$102,500</td>
<td>$8,000</td>
<td>$110,500</td>
<td>40,700</td>
<td>2.71</td>
</tr>
<tr>
<td>320 27 CIR S</td>
<td>01-5450-0120-000</td>
<td>06-Jun-06</td>
<td>$225,000</td>
<td>9,500</td>
<td>$234,500</td>
<td>129,360</td>
<td>1.81</td>
</tr>
<tr>
<td>321 27 CIR S</td>
<td>01-5450-0020-000</td>
<td>10-Jun-09</td>
<td>$115,000</td>
<td>8,100</td>
<td>$123,600</td>
<td>40,483</td>
<td>3.01</td>
</tr>
<tr>
<td>309 27 CIR S</td>
<td>01-5450-0020-000</td>
<td>22-Sep-11</td>
<td>$178,000</td>
<td>8,300</td>
<td>$178,300</td>
<td>67,685</td>
<td>2.63</td>
</tr>
<tr>
<td>212 27 CIR S</td>
<td>01-5450-0010-000</td>
<td>10-Oct-12</td>
<td>70,000</td>
<td>5,400</td>
<td>$73,400</td>
<td>15,486</td>
<td>3.75</td>
</tr>
</tbody>
</table>

Appraised Value of Subject Parcel based on Annual Compound Rate of Return of 345 $4.77 4.2% |
Appraised Value of Subject Parcel based on Annual Compound Rate of Return of 322 $3.75 2.3% |
In a letter dated April 10, 2018, Mr. Sholy indicated he offered $80,000 for a portion of the former rail right-of-way surrounded by his current holdings that consists of approximately 20,300 sf or $3.94 per square foot. The counter offer by BNSF was $95,000 or $4.67 per square foot. The graphic below depicts the approximate portion of the rail right-of-way parcel sought.

The graphic below displays the current land value on a per square foot basis for the parcels bounded by 25 St S on the east, the rail right-of-way on the north, 36 St S on the west, and 13 Ave S on the south. The land values along 4th Ave S appear consistent ranging in value from $3.97 and $4.52 per square foot of land area and are the lowest values per square foot within this quadrant.
Application For Abatement Or Refund Of Taxes
North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota
County of Cass

Name: Sholy Company
Address: 2777 - Fiechtner Drive, Fargo, ND 58103

Property I.D. No. 01-5450-00100-000
Telephone No. 701-866-9692

Legal description of the property involved in this application:
334 - 27th Circle South, Fargo, ND 58103
Lot: 2  Block: 1  Addition: Master Addition  Additional: MASTER LT 2  BLK 1

Total true and full value of the property described above for the year 2018 is:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>$207,000</td>
</tr>
<tr>
<td>Improvements</td>
<td>$</td>
</tr>
<tr>
<td>Total</td>
<td>$207,000</td>
</tr>
</tbody>
</table>

1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
2. Residential or commercial property's true and full value exceeds the market value
3. Error in property description, entering the description, or extending the tax
4. Nonexisting improvement assessed
5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
6. Duplicate assessment
7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
8. Error in stating payment of taxes, taxes erroneously paid
9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
10. Other (explain)

The difference of $77,000 true and full value between (1) and (2) above is due to the following reason(s):

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #6.

1. Purchase price of property: $105,000 Date of purchase: January 18, 2005
   Terms: Cash X Contract Trade Other (explain)
   Was there personal property involved in the purchase price? No Estimated value: $0
   Yes/No

2. Has the property been offered for sale on the open market? No If yes, how long?
   Yes/No
   Asking price: $0 Terms of sale:

3. The property was independently appraised: No Purpose of appraisal:
   Yes/No
   Market value estimate: $130,000
   Appraisal was made by whom?

4. The applicant’s estimate of market value of the property involved in this application is $130,000

5. The estimated agricultural productive value of this property is excessive because of the following condition(s):

Applicant asks that Excessive tax increase (74.29%) be revised to more realistic number to accurately reflect property value.

Applicant further states (If other than applicant)
Date
Signature of Applicant

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (If other than applicant)  1-15-2019  Date
Signature of Applicant
Sholy Company has filed an application for abatement and refund of taxes on the above referenced property. The application, County Auditor’s File No. 4482, is requesting an overall value of $130,000 or a reduction of $77,000 for the 2018 assessment year.

The applicant provided two letters disputing the value increases but has provided no supporting documentation for the requested value reduction.

Recapped on the left portion of the following table is the value indication from the abatement application and the difference between that value and the Certified 2018 value. Also recapped on the right portion of the table is the “reviewed” 2018 value and the “certified” values for the 2018, 2017, 2016, and 2015 assessment years. Relevant sales and the valuation of competing properties as recapped in following tables provide the basis for the “reviewed” value and support the 2018 “certified” value.

<table>
<thead>
<tr>
<th>Sholy Company - 334 27 Cir S</th>
<th>Assessment Department</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Abatement 2018</strong></td>
<td><strong>Reviewed 2018</strong></td>
</tr>
<tr>
<td>Land Value 1</td>
<td>$114,000</td>
</tr>
<tr>
<td>Improvement Value 1</td>
<td>$16,000</td>
</tr>
<tr>
<td>True &amp; Full Value</td>
<td>$130,000</td>
</tr>
<tr>
<td>Building Area (sf)</td>
<td>1,600</td>
</tr>
<tr>
<td>Land Area (ac)</td>
<td>42.442</td>
</tr>
<tr>
<td>Total Value / sf (Bldg Area)</td>
<td>$81.25</td>
</tr>
<tr>
<td>Improvement Value / sf (Bldg Area)</td>
<td>$10.00</td>
</tr>
<tr>
<td>Land Value / ac (Land Area)</td>
<td>$2.50</td>
</tr>
<tr>
<td>Dollar Change (from Respective Value) 2</td>
<td>$(77,000)</td>
</tr>
<tr>
<td>Percent Change (from Respective Value) 2</td>
<td>-37.2%</td>
</tr>
<tr>
<td>Change Cause</td>
<td></td>
</tr>
</tbody>
</table>

1 Applicant reflected entire value on land.
2 Dollar & Percent Changes are calculated using the 2018 Certified True & Full Value.

This property was included in a land review / reappraisal effort for the 2018 assessment year, which included all commercially coded land between Main Avenue on the north and I-94 on the south.

The property consists of a site primarily utilized as a storage yard (with a small storage building of nominal value) for a local landscape company with all municipal and private services readily available to the site.

Local land sales (recapped in a table on the following page) supports the 2018 certified and reviewed value as recapped in the table above. Also recapped graphically are the land values (on a per square foot basis) of parcels surrounding this property. The income and cost approaches to value are not considered or utilized as this is primarily vacant land and are not applicable valuation methods.

Based on the following analysis, the valuation of this parcel does not appear to be arbitrary, capricious, or excessive but fair and equitable based on the available sales.

**ASSESSMENT DEPARTMENT RECOMMENDATION**

Retain the current value of $207,000 as certified for 2018.
The vacant land sales recapped in the table below are all located within the vicinity of the subject property and occurred between January 2014 and October 2015. These vacant land sales are of similar zoning; bracket the subject site in size, with public and private utilities readily available. In addition, one property (in red text below) resold within less than one year and reflects a 16 percent appreciation in sale price. Also recapped is a current listing with an asking price of $6.72 per square foot (currently valued at $5.50 per square foot of land area). Overall, these vacant land sales and listing support the current land value of $4.50 per square foot or $191,000 plus the improvement value of $16,000 for a total value of $207,000.

<table>
<thead>
<tr>
<th>Address</th>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Adj. $/sf</th>
<th>Status</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>334 27 CIR S</td>
<td>02-Jan-15</td>
<td>$341,100</td>
<td>$120,561</td>
<td>$2.88</td>
<td>Unimproved LI</td>
</tr>
<tr>
<td>3301 4 AVENUE</td>
<td>09-Sep-15</td>
<td>$399,100</td>
<td>$118,889</td>
<td>$3.38</td>
<td>Unimproved GC</td>
</tr>
<tr>
<td>3317 MAIN AVENUE</td>
<td>05-Sep-14</td>
<td>$477,800</td>
<td>$127,764</td>
<td>$3.74</td>
<td>Small Paving GC</td>
</tr>
<tr>
<td>3454 4 AVENUE</td>
<td>25-Nov-14</td>
<td>$460,000</td>
<td>$150,000</td>
<td>$4.04</td>
<td>Unimproved LI</td>
</tr>
<tr>
<td>3177 WESTRAC DR S</td>
<td>24-Mar-14</td>
<td>$447,900</td>
<td>$144,072</td>
<td>$5.06</td>
<td>Unimproved LI</td>
</tr>
<tr>
<td>3431 4 AVENUE</td>
<td>01-Oct-15</td>
<td>$1,233,000</td>
<td>$244,900</td>
<td>$5.45</td>
<td>Unimproved LI</td>
</tr>
<tr>
<td>3347 CIR S</td>
<td>06-May-13</td>
<td>$440,900</td>
<td>$178,400</td>
<td>$5.62</td>
<td>Unimproved LI</td>
</tr>
<tr>
<td>Minimum</td>
<td>21-Jan-14</td>
<td>$6,705</td>
<td>$2.88</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum</td>
<td>01-Oct-15</td>
<td>$244,900</td>
<td>$5.72</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Median</td>
<td>102,605</td>
<td>$5.48</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ACTIVE LISTINGS AS OF</th>
<th>Adj. Asking Price</th>
<th>Adj. Asking $/sf</th>
<th>Status</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Listing</td>
<td>3347 WESTRAC DR S</td>
<td>$547,720</td>
<td>$199,099</td>
<td>$6.72</td>
</tr>
</tbody>
</table>

The improvement was moved onto this parcel in 2012 from a location near 25 St S (current location of the Border States warehouse) and consists of a 1,600 sf curbed style Quonset constructed in 1955. This building is valued at a flat rate of $10.00 per square foot of building area or $16,000. The current replacement cost approximates $31,000 or $19.60 per square foot of building area.

Recapped in the table below are sales of parcels located on 27 Circle S. These sales are “old” as they occurred prior to 2014; however, there are two resales (in red text below) indicating an annual compound appreciation rate of 2.3% and 4.2%. When applied to the subject’s original purchase price (including unpaid special assessments), the resulting indicated value is between $3.75 and $4.77 per square foot. This also brackets the current land valuation of this property.

<table>
<thead>
<tr>
<th>Address</th>
<th>Parcel No</th>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Adj. $/sf</th>
<th>Status</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>327 CIR S</td>
<td>01-4330-0003-000</td>
<td>02-Jan-15</td>
<td>$327,850</td>
<td>$109,285</td>
<td>$3.25</td>
<td>LI</td>
</tr>
<tr>
<td>331 4 AVENUE</td>
<td>01-4330-0002-000</td>
<td>05-Dec-15</td>
<td>$317,890</td>
<td>$105,964</td>
<td>$3.18</td>
<td>LI</td>
</tr>
<tr>
<td>3347 CIR S</td>
<td>01-4330-0002-000</td>
<td>11-Sep-12</td>
<td>$315,900</td>
<td>$105,000</td>
<td>$3.24</td>
<td>4.75 LI</td>
</tr>
<tr>
<td>334 27 CIR S</td>
<td>01-4330-0003-000</td>
<td>14-Jun-13</td>
<td>$320,900</td>
<td>$105,900</td>
<td>$3.24</td>
<td>LI</td>
</tr>
<tr>
<td>334 27 CIR S</td>
<td>01-4330-0003-000</td>
<td>05-Dec-13</td>
<td>$335,500</td>
<td>$120,164</td>
<td>$3.75</td>
<td>LI</td>
</tr>
<tr>
<td>334 27 CIR S</td>
<td>01-4330-0003-000</td>
<td>05-Dec-13</td>
<td>$320,900</td>
<td>$105,900</td>
<td>$3.24</td>
<td>4.75 LI</td>
</tr>
<tr>
<td>334 27 CIR S</td>
<td>01-4330-0003-000</td>
<td>10-Jan-14</td>
<td>$310,000</td>
<td>$103,000</td>
<td>$3.28</td>
<td>4.75 LI</td>
</tr>
<tr>
<td>334 27 CIR S</td>
<td>01-4330-0003-000</td>
<td>23-Sep-14</td>
<td>$310,000</td>
<td>$103,000</td>
<td>$3.28</td>
<td>LI</td>
</tr>
<tr>
<td>334 27 CIR S</td>
<td>01-4330-0003-000</td>
<td>18-Oct-14</td>
<td>$310,000</td>
<td>$103,000</td>
<td>$3.28</td>
<td>LI</td>
</tr>
</tbody>
</table>

Appraised Value of Subject Parcel based on Annual Compound Rate of Return of 2.3% $4.77 4.75%
In a letter dated April 10, 2018, Mr. Sholy indicated he offered $80,000 for a portion of the former rail right-of-way surrounded by his current holdings that consists of approximately 20,300 sf or $3.94 per square foot. The counter offer by BNSF was $95,000 or $4.67 per square foot. The graphic below depicts the approximate portion of the rail right-of-way parcel sought.

The graphic below displays the current land value on a per square foot basis for the parcels bounded by 25 St S on the east, the rail right-of-way on the north, 36 St S on the west, and 13 Ave S on the south. The land values along 4th Ave S appear consistent ranging in value from $3.97 and $4.52 per square foot of land area and are the lowest values per square foot within this quadrant.
Recommendation of the Governing Body of the City or Township

Recommendation of the governing body of _____________________________.

On ______________________, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____________________________.

Dated this __________ day of __________, _____________.

City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was ______________________ approved/rejected by action of ______________________ County Board of Commissioners.

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from $ ____________ to $ ____________ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of $ ____________. The Board accepts $ ____________ in full settlement of taxes for the tax year _____________.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached.

________________________________________________________________________

________________________________________________________________________

Dated __________ day of __________, _____________.

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

<table>
<thead>
<tr>
<th>Year</th>
<th>Taxable Value</th>
<th>Tax</th>
<th>Date Paid (if paid)</th>
<th>Payment Made Under Written Protest?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>yes/no</td>
</tr>
</tbody>
</table>

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioners are as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Reduction in Taxable Valuation</th>
<th>Reduction in Taxes</th>
</tr>
</thead>
</table>

County Auditor

Date

Application For Abatement Or Refund Of Taxes

<table>
<thead>
<tr>
<th>Name of Applicant</th>
<th>County Auditor's File No.</th>
<th>Date Application Was Filed</th>
<th>Date Application Was Mailed</th>
<th>County Auditor's File No.</th>
<th>Date Application WasFiled With The County Auditor</th>
</tr>
</thead>
</table>

JAN 22 2019

FARGO ASSESSOR

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Page 18
Application For Abatement Or Refund Of Taxes
North Dakota Century Code § 57-23-04

Files with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota
Cass
County of
Assessment District
Property I.D. No.
01-5710-00700-000
Telephone No.
701-866-9692

Name
David Sholy
Address
3510 - Park Avenue, Fargo, ND 58103-6275

Legal description of the property involved in this application:
Lot: 2  Block: 4  Addition: Woodbury Park Addition
Additional: WOODBURY PARK LT 2  BLK 4  REPLAT
OF LEXUS 1ST

<p>| Total true and full value of the property described | Total true and full value of the property described |</p>
<table>
<thead>
<tr>
<th>above for the year 2018</th>
<th>above for the year 2018 should be:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>$346,600</td>
</tr>
<tr>
<td>Improvements</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>$346,600</td>
</tr>
</tbody>
</table>

The difference of $21,600 true and full value between (1) and (2) above is due to the following reason(s):
1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
2. Residential or commercial property's true and full value exceeds the market value
3. Error in property description, entering the description, or extending the tax
4. Nonexisting improvement assessed
5. Complaint or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
6. Duplicate assessment
7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
8. Error in noting payment of taxes, taxes erroneously paid
9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.3). Attach a copy of the application.
10. Other (explain)

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: $240,000  Date of purchase: 2005
   Terms: Cash X Contract Trade Other (explain)
   Was there personal property involved in the purchase price? Yes/No  Yes
   Estimated value: $  
2. Has the property been offered for sale on the open market? Yes/No  No
   Asking price: $  
   Terms of sale:  
3. The property was independently appraised: Yes/No  No  Purpose of appraisal:
   Market value estimate: $  
4. The applicant's estimate of market value of the property involved in this application is $325,000
5. The estimated agricultural productive value of this property is excessive because of the following condition(s):

Applicant asks that property valuation be reduced to a more realistic number - as current valuation is more than than other similar sites.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (if other than applicant)_________________________Date 1-15-2019
1-15-2019
Signature of Applicant_________________________Date 1-15-2019
1-15-2019

2016
David Sholy has filed an application for abatement and refund of taxes on the above referenced property. The application, County Auditor's File No. 4483, is requesting a total value of $325,000 or a reduction of $21,600 for the 2018 assessment year.

The applicant provided two letters disputing the value increases but has provided no supporting documentation for the requested value reduction.

Recapped on the left portion of the following table is the value indication from the abatement application and the difference between that value and the Certified 2018 value. Also recapped on the right portion of the table is the "reviewed" 2018 value and the "certified" values for the 2018, 2017, 2016, and 2015 assessment years. Relevant sales and the valuation of competing properties as recapped in following tables provide the basis for the "reviewed" value and support the 2018 "certified" value.

<table>
<thead>
<tr>
<th>David Sholy - 3510 Park Ave S</th>
<th>Assessment Department</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Value</strong>&lt;sup&gt;1&lt;/sup&gt;</td>
<td><strong>Reviewed 2018</strong></td>
</tr>
<tr>
<td>$54,300</td>
<td>$54,300</td>
</tr>
<tr>
<td><strong>Improvement Value</strong>&lt;sup&gt;1&lt;/sup&gt;</td>
<td>$292,300</td>
</tr>
<tr>
<td><strong>Total Value &amp; Full Value</strong></td>
<td>$346,600</td>
</tr>
</tbody>
</table>

- **Building Area (sf)**: 2,162
- **Land Area (ac)**: 11.985
- **Total Value / (All Bldg Areas)**: $140,321
- **Land Value / (farm Land Area)**: $4,532

**Dollar Change from Respective Value**<sup>2</sup> $21,600

**Percent Change from Respective Value**<sup>2</sup> -6.2%

1. Applicant reflected entire value on land.
2. Dollar & Percent Changes are calculated using the 2018 Certified True & Full Value.

This property was included in a mass reappraisal effort for 2016 and market trended (indexed) for 2017 and 2018 based on a study of sales of similar type properties.

The property consists of a good grade single-family two-story detached residence built in 2002 with 2,162 square of total living area, a full basement that is approximately 75-percent finished and an attached three-car garage. The most recent inspection occurred in November 2018 at the request of Mr. Sholy at which time a thorough review was completed.

Improved sales (recapped on the following page) supports the 2018 certified and reviewed value as recapped in the table above. The mass appraisal completed as of March 1, 2016 is included for reference (utilizing the cost approach to value), the letter submitted to Mr. Sholy with comparable sales after the review was completed, and the market appraisal completed in 2018. The income approach to value was not considered or utilized as it is not an applicable valuation technique for a single-family property.

Based on the following analysis, the valuation of this parcel does not appear to be arbitrary, capricious, or excessive but fair and equitable based on the available sales.

**ASSESSMENT DEPARTMENT RECOMMENDATION**

Retain the current value of $346,600 as certified for 2018.
The following cost approach (mass appraisal) is reflective of the valuation of this property for the 2016 assessment year. Following this reappraisal, the property value was market trended (indexed) for 2017 and 2018.

<table>
<thead>
<tr>
<th>Structure (Based on Area)</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Type</td>
<td>Single Family</td>
<td></td>
</tr>
<tr>
<td>Story Height</td>
<td>2 Story</td>
<td></td>
</tr>
<tr>
<td>Grade</td>
<td>Good</td>
<td></td>
</tr>
<tr>
<td>Land Ratio Adjustment</td>
<td>Good Low</td>
<td></td>
</tr>
<tr>
<td>Base Price Adjustment (% as Multiplier)</td>
<td>02</td>
<td></td>
</tr>
<tr>
<td>Dwelling (Sq Ft &amp; $/SF)</td>
<td>2235</td>
<td>121.04 270,524</td>
</tr>
<tr>
<td>Basement (Based on Area)</td>
<td>1,127</td>
<td></td>
</tr>
<tr>
<td>Basement Area (sq %)</td>
<td>Full</td>
<td></td>
</tr>
<tr>
<td>Basement Area Deduction Sq Ft</td>
<td>0</td>
<td>-13.00</td>
</tr>
<tr>
<td>Basement Finished (sq %)</td>
<td>None</td>
<td>20.00</td>
</tr>
<tr>
<td>Building Before Depreciation</td>
<td></td>
<td>301,624</td>
</tr>
<tr>
<td>Depreciation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Year Built &amp; Age (in Years)</td>
<td>2002</td>
<td>14</td>
</tr>
<tr>
<td>Building Condition</td>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Depreciation (% &amp; Amnt)</td>
<td>-14</td>
<td>-42,227</td>
</tr>
<tr>
<td>Func/External Inflation (% &amp; Amnt)</td>
<td>5</td>
<td>12,870</td>
</tr>
<tr>
<td>Parcel Totals</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building After Depreciation</td>
<td>272,400</td>
<td></td>
</tr>
<tr>
<td>Land Value</td>
<td>54,300</td>
<td></td>
</tr>
<tr>
<td>Parcel Total</td>
<td>326,700</td>
<td></td>
</tr>
<tr>
<td>Value / Sq Ft</td>
<td>146</td>
<td></td>
</tr>
<tr>
<td>Indicated Value by the Cost Approach</td>
<td>326,700</td>
<td></td>
</tr>
</tbody>
</table>
Following the property review in November 2018, comparable sales were researched which are recapped in the letter submitted to Mr. Sholy on November 15, 2018 as reproduced below.

November 15, 2018

David Sholy
3510 Park Ave S
Fargo ND 58103

Address of Property: 3510 Park Ave S

Dear David Sholy:

I have found seven sales of two-story dwellings of same construction quality & condition. There are two sales in the Woodbury area also built by Heritage Homes. I did look at the information you provided and it seems these are mostly bi-level homes and not 2-story dwellings. I did change your square footage to remove the second story at the entry of your home. Your 2018 value will remain at $346,600/$160 per sf.

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot Value</th>
<th>Lvg Area</th>
<th>Baths</th>
<th>Brnt Area</th>
<th>Bsmt Fin</th>
<th>Gar Stalls</th>
<th>Yr Built</th>
<th>Date Sold</th>
<th>Sale Price</th>
<th>$/ sf</th>
<th>$/ sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>3505 Woodbury Cts</td>
<td>$49,400</td>
<td>2006</td>
<td>3 1/2</td>
<td>Full</td>
<td>75%</td>
<td>2</td>
<td>2003</td>
<td>12/17</td>
<td>$338,700</td>
<td>$163</td>
<td>$163</td>
</tr>
<tr>
<td>3602 Woodbury Cts</td>
<td>$31,800</td>
<td>2201</td>
<td>3 1/2</td>
<td>Full</td>
<td>100%</td>
<td>3</td>
<td>2005</td>
<td>07/16</td>
<td>$396,400</td>
<td>$177</td>
<td>$177</td>
</tr>
<tr>
<td>2953 32nd St S</td>
<td>$47,190</td>
<td>2009</td>
<td>3 1/2</td>
<td>Full</td>
<td>None</td>
<td>2</td>
<td>2000</td>
<td>08/16</td>
<td>$363,500</td>
<td>$181</td>
<td>$181</td>
</tr>
<tr>
<td>4101 Abraham Cts</td>
<td>$28,700</td>
<td>1839</td>
<td>3 1/2</td>
<td>Full</td>
<td>100%</td>
<td>3</td>
<td>2002</td>
<td>05/10</td>
<td>$321,800</td>
<td>$175</td>
<td>$175</td>
</tr>
<tr>
<td>3762 Dorena Cts</td>
<td>$46,000</td>
<td>1602</td>
<td>3 1/2</td>
<td>Full</td>
<td>100%</td>
<td>2</td>
<td>2005</td>
<td>07/16</td>
<td>$321,700</td>
<td>$194</td>
<td>$194</td>
</tr>
<tr>
<td>3759 Dorena Cts</td>
<td>$42,500</td>
<td>2122</td>
<td>2 1/2</td>
<td>None</td>
<td>None</td>
<td>3</td>
<td>2004</td>
<td>05/17</td>
<td>$307,400</td>
<td>$145</td>
<td>$145</td>
</tr>
<tr>
<td>1529 35th Ave S</td>
<td>$57,800</td>
<td>2168</td>
<td>3 1/2</td>
<td>Full</td>
<td>70%</td>
<td>3</td>
<td>1999</td>
<td>05/19</td>
<td>$403,700</td>
<td>$185</td>
<td>$185</td>
</tr>
<tr>
<td>Mean (Average)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$369,900</td>
<td>$174</td>
<td>$174</td>
</tr>
</tbody>
</table>

The assessment department strives for equity in property valuations. If at any time in the future you feel you have information that would support a value reduction, please contact our office and schedule a recheck. If you have any questions regarding this information, please contact me at 241-1340.

Sincerely,

Janell S Walz
Class 1 Assessor/Supervisor
jwalz@fargond.gov

225 4 St N • Fargo, ND 58102 • Phone (701) 241-1340 • Fax (701) 241-1339

2018 Abatement - 3510 Park Ave.docx Page 3 of 5
In addition to the sales search recapped above, a market appraisal, reproduced below, was also completed.

### Comparable Parcels From Assessors Database

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Subject</th>
<th>Comp 1</th>
<th>Comp 2</th>
<th>Comp 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Number:</td>
<td>01-5710-00000-000</td>
<td>01-5710-00000-000</td>
<td>01-5710-00000-000</td>
<td>01-5710-00000-000</td>
</tr>
<tr>
<td>Current Value:</td>
<td>347,000</td>
<td>382,100</td>
<td>342,300</td>
<td>347,000</td>
</tr>
<tr>
<td>Property Type:</td>
<td>Single Family</td>
<td>Single Family</td>
<td>Single Family</td>
<td>Single Family</td>
</tr>
<tr>
<td>Story Height:</td>
<td>2 Story</td>
<td>2 Story</td>
<td>2 Story</td>
<td>2 Story</td>
</tr>
<tr>
<td>Home Area:</td>
<td>Good Low</td>
<td>Good Low</td>
<td>Good Low</td>
<td>Good Low</td>
</tr>
<tr>
<td>Grade:</td>
<td>Good</td>
<td>Good</td>
<td>Good</td>
<td>Good</td>
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<tr>
<td>Total Area:</td>
<td>2162</td>
<td>2191</td>
<td>2319</td>
<td>4,300</td>
</tr>
<tr>
<td>Condition:</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
</tr>
<tr>
<td>Basement Area:</td>
<td>Full</td>
<td>Full</td>
<td>Full</td>
<td>Full</td>
</tr>
<tr>
<td># Baths:</td>
<td>Three (or Two W)</td>
<td>Three (or Two W)</td>
<td>Two</td>
<td>Two</td>
</tr>
<tr>
<td># Baths:</td>
<td>3 or 3½</td>
<td>3 or 3½</td>
<td>3 or 3½</td>
<td>3 or 3½</td>
</tr>
<tr>
<td>Basement Finish:</td>
<td>Full</td>
<td>Full</td>
<td>Full</td>
<td>3½</td>
</tr>
<tr>
<td>Land Value:</td>
<td>64,300</td>
<td>51,600</td>
<td>53,400</td>
<td>49,000</td>
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<td># Fireplaces:</td>
<td>One</td>
<td>One</td>
<td>One</td>
<td>One</td>
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<tr>
<td>Air Conditioning:</td>
<td>Central</td>
<td>Central</td>
<td>Central</td>
<td>Central</td>
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<tr>
<td>Bath Inc:</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
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<tr>
<td>Deck:</td>
<td>Covered</td>
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<tr>
<td>Extras:</td>
<td>None</td>
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<td>None</td>
<td>None</td>
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### Recap

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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<tbody>
<tr>
<td>Current Value</td>
<td>347,000</td>
</tr>
<tr>
<td>Net Gain of Adj</td>
<td>-1,600</td>
</tr>
<tr>
<td>Adjusted Sale Price</td>
<td>348,600</td>
</tr>
<tr>
<td>Absolute Sum of Adj</td>
<td>8,500</td>
</tr>
<tr>
<td>Number of Adj</td>
<td>3</td>
</tr>
<tr>
<td>Pot of Adj</td>
<td>2%</td>
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<tr>
<td>Weight Factor</td>
<td>45.10</td>
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<tr>
<td>Price Per Sq Ft</td>
<td>188</td>
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</table>

### Indicated Market Value as of 12/24/2018 is 350,000 - 162 / Sq Ft

| Land       | 54,500 |
| Improvement | 298,500 |
| Total      | 350,000 |

Based on the preceding analysis, the valuation of this property appears fair and equitable.
The graphic below depicts the subject property looking towards the south.

Subject Property – Looking South
MEMORANDUM

TO: City Commission

FROM: Nicole Crutchfield, Planning Director

DATE: March 21, 2019

RE: RZ Boundary Adjustment Request

The city received a request from LHS Investments LLC to add one (1) additional RZ blocks to the City of Fargo Renaissance Zone Plan (RZ Plan). The one block is located between 6th Avenue North, Oak Street North, the railroad and Wildflower Grove Park. LHS Investments LLC has plans to construct a multifamily development, on the proposed RZ Block 54.

The city received a second request from 201 Hospitality LLC to add one (1) additional RZ blocks to the City of Fargo Renaissance Zone Plan (RZ Plan). The one block is located between 2nd Avenue North, 3rd Avenue North, 5th Street North and 4th Street North. 201 Hospitality LLC has plans to remodel the exterior and interior of the Radisson, on the proposed RZ Block 55.

The RZA unanimously recommended approval of both requests.

Attached is a copy of the applicant’s request and corresponding material.

Recommended Action: Approve the proposed RZ boundary adjustment as recommended by the RZA and staff.
SUMMARY:

CURRENT TOTAL - 47 BLOCKS (STATE CAP OF 49 BLOCKS)
(Blocks 6, 9, 15, 18 counted as 1/2 blocks)
PROPOSED TOTAL - 48 1/2 BLOCKS

JANUARY 2019
SUMMARY:
CURRENT TOTAL - 47 BLOCKS (STATE CAP OF 49 BLOCKS)
(Blocks 6, 9,15, 18 counted as 1/2 blocks)
<table>
<thead>
<tr>
<th>Block #</th>
<th>Previous Block #</th>
<th>Block Status</th>
<th>Acres</th>
<th>Approximate Acres Underlying / Vacant</th>
<th>Block - Building Value</th>
<th>Block - Land Value</th>
<th>Total Value per Acre</th>
<th>Existing Buildings / Land Use</th>
<th>Desired Land Use and Primary Development Strategy</th>
<th>% Block</th>
<th>Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>7c</td>
<td>RZ</td>
<td>6.07</td>
<td>1.48 ac / 15%</td>
<td>$9,350,000</td>
<td>$1,300,000</td>
<td>$2,287,323</td>
<td>The Marks Apartments, Forum Distribution Center, Johnson Building, S&amp;O Roberts Jr. (John Merrill Co., Bldg)</td>
<td>Redevelopment of surface parking — commercial or residential</td>
<td>3c</td>
<td>DMU</td>
</tr>
<tr>
<td>2</td>
<td>3c</td>
<td>RZ</td>
<td>2</td>
<td>0.46 ac / 22%</td>
<td>$6,640,000</td>
<td>$1,550,000</td>
<td>$4,096,000</td>
<td>*Heineken Hotel (160 Broadway), Loewer Brink, Empires, Eagle Block, Blaisdell Towne</td>
<td>Redevelopment of surface parking — commercial or residential</td>
<td>3c</td>
<td>DMU</td>
</tr>
<tr>
<td>3</td>
<td>8</td>
<td>RZ</td>
<td>8.59</td>
<td>1.20 ac / 15%</td>
<td>$14,656,000</td>
<td>$3,679,100</td>
<td>$2,134,135</td>
<td>Garsen Hotel, Good Nourish Company, Robert Building, Amtrak, American Federal Bank and a few single-family detached homes</td>
<td>Redevelopment of surface parking — commercial or residential</td>
<td>3c</td>
<td>DMU</td>
</tr>
<tr>
<td>4</td>
<td>8</td>
<td>RZ</td>
<td>4.41</td>
<td>1.5 ac / 25%</td>
<td>$9,210,000</td>
<td>$2,000,000</td>
<td>$5,322,668</td>
<td>St. Marks Lutheran Church, United States Post Office, Salvation Army, Towne Apartments</td>
<td>Redevelopment of surface parking — commercial or residential</td>
<td>3c</td>
<td>DMU</td>
</tr>
<tr>
<td>5</td>
<td>2</td>
<td>RZ</td>
<td>2.94</td>
<td>1.17 ac / 35%</td>
<td>$4,534,000</td>
<td>$2,000,000</td>
<td>$1,319,505</td>
<td>Loess Building, Johnson Block, 300 Broadway, McInnes Building (10 Broadway), *Fargo Theatre</td>
<td>Redevelopment of surface parking — commercial or residential</td>
<td>3c</td>
<td>DMU</td>
</tr>
<tr>
<td>6</td>
<td>3</td>
<td>RZ</td>
<td>1.82</td>
<td>0.21 ac / 11%</td>
<td>$12,600,000</td>
<td>$1,164,000</td>
<td>$7,460,208</td>
<td>Gerald Stith (Ex-Paramec), Sea of Moran Lodge (300 Broadway), Blaisdell, American Legion</td>
<td>Redevelopment of surface parking — commercial or residential</td>
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<td>DMU</td>
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<tr>
<td>7</td>
<td>1</td>
<td>RZ</td>
<td>1.82</td>
<td>0.65 ac / 20%</td>
<td>$7,667,000</td>
<td>$1,312,000</td>
<td>$4,572,708</td>
<td>Stewart Annex (415 3rd Ave), Fargo Public Health, 404 6th Ave N (City Auditor)</td>
<td>Redevelopment of surface parking — commercial or residential</td>
<td>3c</td>
<td>DMU</td>
</tr>
<tr>
<td>8</td>
<td>4a</td>
<td>RZ</td>
<td>1.05</td>
<td>1.53 ac / 43%</td>
<td>$5,186,000</td>
<td>$1,927,000</td>
<td>$1,670,377</td>
<td>Howard Johnson Motel, Fortispole Lutheran Church</td>
<td>Redevelopment of surface parking — commercial or residential</td>
<td>3c</td>
<td>DMU</td>
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<tr>
<td>9</td>
<td>4</td>
<td>RZ</td>
<td>1.06</td>
<td>1.54 ac / 75%</td>
<td>$9,306,000</td>
<td>$1,123,000</td>
<td>$2,022,022</td>
<td>GB Bank</td>
<td>Redevelopment of surface parking — commercial or residential</td>
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<td>DMU</td>
</tr>
<tr>
<td>10</td>
<td>6</td>
<td>RZ</td>
<td>2.84</td>
<td>0.60 ac / 32%</td>
<td>$14,421,000</td>
<td>$4,700,000</td>
<td>$6,676,879</td>
<td>Block Building, Merchants National Bank (600 Broadway), Strauss Building (505 Broadway), Block Building (200 North), Pioneer Life Insurance Building, Grinnell Apartments</td>
<td>Redevelopment of surface parking — commercial or residential</td>
<td>3c</td>
<td>DMU</td>
</tr>
<tr>
<td>11</td>
<td>7</td>
<td>RZ</td>
<td>1.92</td>
<td>1.60 ac / 35%</td>
<td>$10,465,000</td>
<td>$1,093,000</td>
<td>$5,624,427</td>
<td>Hawcock Building (209 Broadway), Old Fellow Hall / Hotel Casablanca</td>
<td>Redevelopment of surface parking — commercial or residential</td>
<td>3c</td>
<td>DMU</td>
</tr>
<tr>
<td>12</td>
<td>10a</td>
<td>RZ</td>
<td>1.01</td>
<td>0.45 ac / 22%</td>
<td>$4,000,000</td>
<td>$900,000</td>
<td>$4,140,729</td>
<td>Siemens Law Firm, Bismarck Apartments, The Swiss, Barlo</td>
<td>Redevelopment of surface parking — commercial or residential</td>
<td>3c</td>
<td>DMU</td>
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<tr>
<td>13</td>
<td>10</td>
<td>RZ</td>
<td>1.22</td>
<td>0.61 ac / 22%</td>
<td>$14,519,000</td>
<td>$1,200,000</td>
<td>$9,896,000</td>
<td>Glassman, Sandoval Block (604-6 Broadway), Loess Building</td>
<td>Redevelopment of surface parking — commercial or residential</td>
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<td>DMU</td>
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<tr>
<td>14</td>
<td>12</td>
<td>RZ</td>
<td>1.92</td>
<td>2.50 ac / 22%</td>
<td>$10,000,000</td>
<td>$690,000</td>
<td>$1,376,000</td>
<td>Loeben Building (54 4th St), Bal Building (50 5th St)</td>
<td>Redevelopment of surface parking — commercial or residential</td>
<td>3c</td>
<td>DMU</td>
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<tr>
<td>15</td>
<td>13</td>
<td>RZ</td>
<td>1.92</td>
<td>0.74 ac / 25%</td>
<td>$8,567,000</td>
<td>$5,876,000</td>
<td>$5,826,708</td>
<td>*Fond du Lac Co. Warehouse (507 4th Ave), United Auditorium</td>
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<td>DMU</td>
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<tr>
<td>16</td>
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<td>RZ</td>
<td>1.92</td>
<td>3.74 ac / 30%</td>
<td>$1,525,000</td>
<td>$925,000</td>
<td>$2,726,042</td>
<td>Petra Served, National Muffler</td>
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<td>DMU</td>
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<tr>
<td>17</td>
<td>15a</td>
<td>RZ</td>
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<td>4.20 ac / 22%</td>
<td>$13,403,000</td>
<td>$1,810,000</td>
<td>$3,411,000</td>
<td>Union Storage, Swift Co. Company Building (308 5th St), Northern Railway, McDonald, Diamond, Valois Park</td>
<td>Redevelopment of surface parking — commercial or residential</td>
<td>3c</td>
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</tr>
<tr>
<td>18</td>
<td>15</td>
<td>RZ</td>
<td>3.85</td>
<td>2.5 ac / 15%</td>
<td>$9,000,000</td>
<td>$2,356,000</td>
<td>$4,702,243</td>
<td>Redevelopment of surface parking — commercial or residential</td>
<td>Redevelopment of surface parking — commercial or residential</td>
<td>3c</td>
<td>DMU</td>
</tr>
<tr>
<td>Block</td>
<td>Previous Block</td>
<td>Block #</td>
<td>Acreage</td>
<td>Usable/Vacant</td>
<td>Approximate Acreage</td>
<td>Block Size</td>
<td>Block Size</td>
<td>Total Value/Block</td>
<td>Existing Buildings/Land Use</td>
<td>Zoning District</td>
<td></td>
</tr>
<tr>
<td>-------</td>
<td>---------------</td>
<td>---------</td>
<td>---------</td>
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<td>----------------------------</td>
<td>-----------------</td>
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<tr>
<td>29</td>
<td>16</td>
<td>16</td>
<td>0.62</td>
<td>0.34 ac. / 41%</td>
<td>$16,251,200</td>
<td>$1,547,200</td>
<td>$2,638,389</td>
<td>Micropack Mobile Building (Vagel Build), Advance Reality Thresher Co. (300 N Ave), Arrowright</td>
<td>DMU</td>
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<tr>
<td>20</td>
<td>15a</td>
<td>15a</td>
<td>1.92</td>
<td>0.78 ac. / 41%</td>
<td>$4,822,200</td>
<td>$721,200</td>
<td>$2,887,083</td>
<td>*Majestic Bank (85th St), Waddington Block (300 Main Ave), Park Town Block (85th St S)</td>
<td>DMU</td>
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<td></td>
</tr>
<tr>
<td>21</td>
<td>18</td>
<td>18</td>
<td>1.89</td>
<td>0.65 ac. / 54%</td>
<td>$5,647,300</td>
<td>$766,000</td>
<td>$3,893,280</td>
<td>Kennedy Bank (72nd Ave), The Sherry Hotel (72nd Ave), Luger Furniture Stores (70th Ave Main), UA (70th Ave Main), Landmark Building (17-30th St S)</td>
<td>DMU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>5a</td>
<td>5a</td>
<td>1.58</td>
<td>0.91 ac. / 59%</td>
<td>$13,174,600</td>
<td>$1,650,000</td>
<td>$7,657,080</td>
<td>Woodrow-Wilson</td>
<td>DMU</td>
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<tr>
<td>23</td>
<td>1St</td>
<td>1St</td>
<td>2.06</td>
<td>1.25 ac. / 61%</td>
<td>$4,328,300</td>
<td>$765,000</td>
<td>$2,472,379</td>
<td>Surfside Neurosurgical Institute</td>
<td>DMU</td>
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<tr>
<td>24</td>
<td>19</td>
<td>19</td>
<td>2.01</td>
<td>0.29 ac. / 12%</td>
<td>$11,301,900</td>
<td>$877,000</td>
<td>$6,039,254</td>
<td>*Redmond Building (600 Main Ave), Wimmer's Jewelry</td>
<td>DMU</td>
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<td></td>
</tr>
<tr>
<td>25</td>
<td>-</td>
<td>RZ</td>
<td>2.01</td>
<td>1.28 ac. / 84%</td>
<td>$880,400</td>
<td>$458,200</td>
<td>$665,970</td>
<td>Case County Courthouse Parking, Neighborhood College Central (10th and 11th Sts)</td>
<td>DMU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>14R</td>
<td>14R</td>
<td>3.06</td>
<td>0.99 ac. / 52%</td>
<td>$7,738,000</td>
<td>$458,600</td>
<td>$3,579,290</td>
<td>Park Ridge Apartments (300 8th St S), Residential Condominiums (310 8th St S), United Way, Redwood Funeral Home</td>
<td>DMU</td>
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<td></td>
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<tr>
<td>27</td>
<td>-</td>
<td>RZ</td>
<td>2.11</td>
<td>1.05 ac. / 49%</td>
<td>$5,359,400</td>
<td>$607,000</td>
<td>$2,777,441</td>
<td>WOAP Tower, Apartments (501-503 5th St S)</td>
<td>DMU</td>
<td></td>
<td></td>
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<tr>
<td>28</td>
<td>20</td>
<td>20</td>
<td>4.75</td>
<td>1.0 ac. / 31%</td>
<td>$10,904,800</td>
<td>$820,200</td>
<td>$2,688,421</td>
<td>Park Terrace Apartments (511 7th St S and 432-422 8th St S), Norwich Apartments (415 7th St S) - Primarily Residential Buildings and Condominiums</td>
<td>DMU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>29</td>
<td>RZ</td>
<td>RZ</td>
<td>12.03</td>
<td>5.05 ac. / 40%</td>
<td>$12,834,800</td>
<td>$4,003,000</td>
<td>$1,909,770</td>
<td>Galena Center Plaza (300 Main Ave), Park East Apartments, Fargo High School, Professional Building (1044 8th St S), Century (300 Main Ave)</td>
<td>DMU</td>
<td></td>
<td></td>
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<tr>
<td>30</td>
<td>17</td>
<td>17</td>
<td>10.40</td>
<td>9.35 ac. / 59%</td>
<td>$1,314,400</td>
<td>$3,635,000</td>
<td>$473,174</td>
<td>Mid America Steel / Fargo Foundry Steel &amp; Manufacturing Co., Plaza</td>
<td>DMU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>16</td>
<td>16</td>
<td>1.92</td>
<td>0.64 ac. / 32%</td>
<td>$2,771,400</td>
<td>$593,500</td>
<td>$1,752,552</td>
<td>A-S Radiator (1 8th St S), Fargo Firehouse No. 2 (406 Main Ave), Christian Science Church (3-19th St S), Apartments (301 1st Ave S)</td>
<td>DMU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>15S</td>
<td>15S</td>
<td>1.02</td>
<td>0.61 ac. / 32%</td>
<td>$3,196,500</td>
<td>$350,800</td>
<td>$1,847,552</td>
<td>Leaf Cheese/Midwest cheese (1012 1st Ave S), Redwood funeral Home (123 10th St S)</td>
<td>DMU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>15W</td>
<td>15W</td>
<td>1.92</td>
<td>0.86 ac. / 43%</td>
<td>$3,178,500</td>
<td>$455,400</td>
<td>$1,882,666</td>
<td>Vacant and underutilized commercial acreage on Ki and low density residential on Si</td>
<td>DMU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>14S</td>
<td>14S</td>
<td>1.02</td>
<td>1.07 ac. / 50%</td>
<td>$1,827,800</td>
<td>$459,600</td>
<td>$1,391,354</td>
<td>Curti Lodge &amp; Key (1302 Main Ave), Duffy's (16 12th St S) - Commercial Properties</td>
<td>DMU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Block</td>
<td>Previous Block</td>
<td>Block Status</td>
<td>Acreage</td>
<td>Approximate Acres Undeveloped / Vacant</td>
<td>Block Building Value</td>
<td>Block Local Value</td>
<td>Total Value per Acre</td>
<td>Existing Buildings / Land Use</td>
<td>Desired Land Use and Primary Development Strategy</td>
<td>% Block</td>
<td>Zoning District</td>
</tr>
<tr>
<td>-------</td>
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<td>---------------</td>
</tr>
<tr>
<td>35</td>
<td>8e</td>
<td>R2</td>
<td>2.17</td>
<td>0.05 ac. / 47%</td>
<td>$3,702,000</td>
<td>$919,400</td>
<td>$2,149,488</td>
<td>Methanx, Express Printing (213 N Ave), Apple Refrigeration (1220 11th St N) - Office &amp; Commercial Uses</td>
<td>Clearance and Redevelopment - Mixed-use, commercial/retail/office, ground floor commercial or retail and emphasis on interaction with NIP Ave and University Dr right-of-way</td>
<td>DMU</td>
<td></td>
</tr>
<tr>
<td>36</td>
<td>Re</td>
<td>R2</td>
<td>2.84</td>
<td>1.04 ac. / 46%</td>
<td>$2,225,400</td>
<td>$838,900</td>
<td>$2,106,838</td>
<td>Heartland Apartments, Urban Crossing Apartments (1310 1st Ave N)</td>
<td>Clearance and redevelopment (excl. Urban Crossing Apartments) - Mixed-use, commercial/retail and/or housing</td>
<td>DMU</td>
<td></td>
</tr>
<tr>
<td>37</td>
<td>-</td>
<td>R2</td>
<td>2.88</td>
<td>1.50 ac. / 52%</td>
<td>$2,528,400</td>
<td>$1,013,700</td>
<td>$2,124,416</td>
<td>Naticc (1060 N Ave), Park City Company - Vista - Family Residential</td>
<td>Clearance and Redevelopment - Mixed-use or commercial/retail with ground floor interaction on 10th St and N Ave. Housing on upper floors or MAX of the block. Definition of block corners shall be critical on this block</td>
<td>DMU</td>
<td></td>
</tr>
<tr>
<td>38</td>
<td>8</td>
<td>R2</td>
<td>1.00</td>
<td>0.50 ac. / 31%</td>
<td>$2,833,900</td>
<td>$649,300</td>
<td>$2,177,600</td>
<td>City Line, Park Company, Mortgages, Total Architecture/Interior, World Vets Headquarters, Warehouse commercial or housing</td>
<td>Clearance and Redevelopment (excl. City Line) - Mixed-use, mixed-use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (same as 1st Ave and 10th St)</td>
<td>DMU</td>
<td></td>
</tr>
<tr>
<td>39</td>
<td>1b R2</td>
<td>4.49</td>
<td>3.19ac. / 73%</td>
<td>$5,615,600</td>
<td>$1,793,000</td>
<td>$1,532,116</td>
<td>NO Farm Bureau / Nadler Mutual, Tote Bell, Manor Grove surface parking</td>
<td>Clearance and Redevelopment, mixed-use or commercial with definition of block corners and ground floor interaction with parking</td>
<td>DMU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>40</td>
<td>1b R2</td>
<td>1.07</td>
<td>0.51 ac. / 48%</td>
<td>$22,540,700</td>
<td>$930,100</td>
<td>$6,980,739</td>
<td>Helenska Design Group (208 11th St N), Credit Union, Tech Arts - Apartment Building (303 11th St N)</td>
<td>Clearance and Redevelopment, mixed-use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (most importantly 10th St)</td>
<td>DMU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>41</td>
<td>-</td>
<td>R2</td>
<td>1.87</td>
<td>1.16 ac. / 67%</td>
<td>$1,266,700</td>
<td>$639,000</td>
<td>$1,018,021</td>
<td>Stop &amp; Go's Country Store, Northern and surface parking (northern)</td>
<td>Clearance and Redevelopment - Mixed-use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (most importantly 10th St)</td>
<td>DMU</td>
<td></td>
</tr>
<tr>
<td>42</td>
<td>-</td>
<td>R2</td>
<td>1.02</td>
<td>0.45 ac. / 44%</td>
<td>$2,369,500</td>
<td>$500,200</td>
<td>$1,494,635</td>
<td>Rape &amp; Abuse Crisis Center (720 1st Ave N) and single-family duplex or apartments on the remainder of the block</td>
<td>Clearance and Redevelopment (transmission of 220) - mixed-use or housing</td>
<td>DMU</td>
<td></td>
</tr>
<tr>
<td>43</td>
<td>-</td>
<td>R2</td>
<td>1.90</td>
<td>1.50 ac. / 59%</td>
<td>$12,546,200</td>
<td>$906,000</td>
<td>$3,444,439</td>
<td>Tote Towers Condominiums (1130 3rd Ave N), Freightline Flats Apartments, University Of Miami Apartments (1180 3rd Ave N)</td>
<td>Clearance and Redevelopment, mixed-use or commercial</td>
<td>DMU</td>
<td></td>
</tr>
<tr>
<td>44</td>
<td>-</td>
<td>Candidate</td>
<td>3.15</td>
<td>2.0 ac. / 66%</td>
<td>$1,425,000</td>
<td>$757,000</td>
<td>$682,698</td>
<td>Savarats, Stadium immediately west of retail</td>
<td>Clearance, Redevelopment and infill - Mixed-use, commercial, retail, housing</td>
<td>RC / IC</td>
<td></td>
</tr>
<tr>
<td>45</td>
<td>-</td>
<td>R2</td>
<td>1.85</td>
<td>0.75 ac. / 41%</td>
<td>$3,832,100</td>
<td>$766,000</td>
<td>$2,487,622</td>
<td>Fargo School District, Fargo Housing Authority (409 1st St N), Automated Maintenance Services (410 1st St E) and surface parking lots</td>
<td>Preservation / Rehabilitation</td>
<td>DMU</td>
<td></td>
</tr>
<tr>
<td>46</td>
<td>-</td>
<td>R2</td>
<td>2.05</td>
<td>0.53 ac. / 32%</td>
<td>$2,862,000</td>
<td>$805,000</td>
<td>$1,788,780</td>
<td>Fargo School District Warehouse (412 2nd Ave N), Military Processing Center (225 4th Ave N) and Commercial/Restaurant</td>
<td>Clearance and Redevelopment, mixed-use or housing with definition of block corner at 3rd Street and 4th Avenue Building (209 4th Ave N)</td>
<td>DMU</td>
<td></td>
</tr>
<tr>
<td>47</td>
<td>-</td>
<td>R2</td>
<td>3.82</td>
<td>0.24 ac. / 39%</td>
<td>$3,708,100</td>
<td>$431,000</td>
<td>$2,026,369</td>
<td>Department Of Health/Health Apartments (301 6th St S), Fargo Credit Union (303 3rd Ave S), BM Title (101 3rd Ave S)</td>
<td>Clearance and Redevelopment, mixed-use, office or housing</td>
<td>DMU &amp; AUS</td>
<td></td>
</tr>
<tr>
<td>48</td>
<td>3b R2</td>
<td>3.06</td>
<td>0.70 ac. / 27%</td>
<td>$14,845,100</td>
<td>$5,171,000</td>
<td>$7,823,400</td>
<td>Dakota Building (51 Broadway), Royal Jewelers (51 Broadway), Red River Women's Clinic, Gable Building (301 1st Ave N)</td>
<td>Mixed-use and redevelopment, mixed-use with housing on upper floors</td>
<td>DMU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>49</td>
<td>- R2</td>
<td>2.73</td>
<td>1.21 ac. / 72%</td>
<td>$2,870,800</td>
<td>$500,100</td>
<td>$987,125</td>
<td>Sinclair Gas Station (601 4th St N), Arnold A Wood Dental Laboratory Inc (517 4th St N), Surface Parking Lot - east of the block is mostly single-family residential</td>
<td>Clearance and Redevelopment - Mixed-use, office or housing</td>
<td>DMU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>- R2</td>
<td>8.99</td>
<td>0.99 ac. / 100%</td>
<td>$27,089,000</td>
<td>$291,500</td>
<td>$6,083,721</td>
<td>Surface Parking Lot and Government Office Building</td>
<td>Redevelopment of surface parking</td>
<td>DMU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Block #</td>
<td>Previous Block #</td>
<td>Block Status</td>
<td>Acres</td>
<td>Appraised Value</td>
<td>Appraised Value Undeveloped / Vacant</td>
<td>Block - Building Value</td>
<td>Block - Land Value</td>
<td>Total Value per Acre</td>
<td>Existing Buildings / Land Use</td>
<td>Desired/Land Use and Primary Development Strategy</td>
<td>% Block</td>
</tr>
<tr>
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</tr>
<tr>
<td>32</td>
<td>-</td>
<td>R2</td>
<td>0.46</td>
<td>$1,647,000</td>
<td>$697,000</td>
<td>$952,846</td>
<td></td>
<td></td>
<td>DFC Consultants ULC (2013 1 Ave N), Vencorp &amp; Wherry Certified Public Accountability (1397 Northern Pacific Ave N), Hargis Engineering, Inc (1121 Northern Pacific Ave N), Debring Ritter &amp; Associates LLC (1121 University Dr N), 360 Video &amp; TV Service (1121 University Dr N), Vencorp (2013 University Dr N), Union Triangle (2013 University Dr N), Banner Cities Services Inc. (2013 University Dr N)</td>
<td>Redevelopment, mixed-use or commercial</td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>-</td>
<td>R2</td>
<td>0.18</td>
<td>$1,995,700</td>
<td>$419,800</td>
<td>$1,059,300</td>
<td></td>
<td></td>
<td>2 Story Duplex (3401 1 Ave N), DFC Consultants Parking Lot (2013 1 Ave N), Tor Leases (1313 1/2 St N), 2 Story Single Family Residence (1313 1/2 St N), 2 Story Duplex (1313 1/2 St N), Tor Leases (1313 1/2 St N), Maxine Johnson Construction (1314 1 St N), 1.5 Story Single Family Residence (1314 1 St N), 2 Story Single Family Residence (1314 1/2 Ave N), Warehouse (1340 1 Ave N)</td>
<td>Redevelopment, mixed-use, art center, commercial</td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>-</td>
<td>R2</td>
<td>0.77</td>
<td>$334,600</td>
<td>$514,400</td>
<td>$255,313</td>
<td></td>
<td></td>
<td>Single Family Residence (16 1 Ave N) 256 S 1 Ave N, Single Family Residence (16 1 Ave N)</td>
<td>Clearance and Redevelopment; Housing</td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>-</td>
<td>R2</td>
<td>0.73</td>
<td>$22,632,500</td>
<td>$1,266,900</td>
<td>$13,545,604</td>
<td></td>
<td></td>
<td>City of Fargo Parking Ramp (411 2 Ave N), American Federal Bank (205 5 St N), City of Fargo Police Department (205 4 St N), Sherry (320 4 St N) Auto Repair Shop (220 4 St N) Rehagen Hotel, OFFICE and Commercial (230 5 St N) Prairie Public Television (213 3 St N)</td>
<td>Redevelopment and infill mixed-use and commercial</td>
<td></td>
</tr>
</tbody>
</table>

* Assessed valuations based on 2018 Assessor's Date
Exhibit A

515 Oak Street N – Keeney & Devitts 2nd Lot 11 Block 28
519 Oak Street N – Keeney & Devitts 2nd Lot 10 Block 28
14 6th Avenue N – Keeney & Devitts 2nd Lot E 40 FT of 8 & 9 Block 28
22 6th Avenue N – Keeney & Devitts 2nd LOT W 100 FT of 8 & 9 Block 28
10 6th Avenue N – Keeney & Devitts Lot W 40 FT of 6 & 7 Block 28
505 Oak Street N – Keeney & Devitts 2nd Lot 1 Block 28
509 Oak Street N – Keeney & Devitts Lot 12 Block 28
43 5th Avenue N – Keeney & Devitts Lot 2,3,4 & W 50 ft of 5 & W ½ of VAC ELM ST ADJ SD LTS & ½ of VAC 5TH AVE N ADJ TO LT2 Block 28
44 5th Avenue N – Keeney & Devitts THAT PT of BLK @&, LYING NLY of GREAT NORTHERN RR (NOW BNRR) R/W, LESS THAT PT WHICH IS W of ELY LT LN OF 8,9,10,11,12 & 1, BLK 28, KEENY & DEVITTS 2, EXTENDED DIRECTLY SLY TO BN R/W, TOGETHER WITH THAT PT of VAC ELM ST LYING ADJ TO SAME & PT of VAC ELM ST LYING ADJ TO SAME & PT of VAC % AVE N LYING ADJ
48 5th Avenue N – Keeney & Devitts ALL THAT PT OF BLK 27 WHICH IS N of R/W of BNRR & W of E LT LNS of 8,9,10,11,12 & 1 EXTENDED of BLK 28
DRAFT PROJECT SUMMARY

Multifamily Development

January 2019

Lofts at Oak Grove

505 Oak St.
Fargo, North Dakota
INVESTMENT OVERVIEW

Lofts at Oak Grove is located in the historic Oak Grove neighborhood just blocks from Downtown Fargo. The property is situated off of Oak Street and 6th ave North and borders the Wildflower Grove park offering convenient access to the newly created Riverwalk trails and stunning views of the Red River, Hjemkomst Center, downtown Fargo skyline, etc...

Lofts at Oak Grove will start construction in spring 2019. Once construction is completed the property will be managed by Craig Property Management. LHS Investments LLC, the current ownership group, acquired the property in Aug. 2018. At that time significant capital expenditure had already been put into a similar project with a different ownership group. That ownership group dissolved and LHS Investments was formed to step in, take over, and acquire the remaining properties left to start a brand-new development plan.

The unit finishes will be clean and modern while offering premium amenities to its residents. There will be 3 unique offerings within the building. First floor will have more of an industrial feel to the units with concrete block, precast floors & high ceilings. The Second to Fourth floors will be a modern stick-built apartment units with 5 units featuring a two story floorplan. The highlight of the property would be the 5th floor (i.e. the Skyloft) which will be higher end units with design and amenities catering to a wealthier clientele. The First and Fifth floor units will have assigned parking within the second-floor parking garage, as well as a private elevator for the 5th floor residents. The Second thru Fourth floor residents will have access to the first-floor parking garage, which will be first come, first serve. There will also be ample visitor parking on site.

This project aligns with the goals of the 2015 Fargo Renaissance Zone Development Plan in the following way;

Infill Policies/Initiatives

GO2030 – Neighborhoods, Infill and New Development; Initiative 01: Promote Infill. Develop policies to promote infill and density within areas that are already developed and are protected by a flood resiliency strategy.

GO2030 – Neighborhoods, Infill and New Development; GUIDING PRINCIPLE: Fargo Will promote attractive and welcoming neighborhoods by promoting a diverse and Affordable housing stock. Fargo will support neighborhoods where residents can age in Place, children can walk to school and essential services are only a short walk away.
### PROPERTY OVERVIEW

<table>
<thead>
<tr>
<th>Property Name:</th>
<th>Lofts at Oak Grove</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Units:</td>
<td>TBD</td>
</tr>
<tr>
<td>Addresses:</td>
<td>505 Oak St N. Fargo ND, North Dakota</td>
</tr>
<tr>
<td>Est. Construction Costs:</td>
<td>$19,000,000 (est)</td>
</tr>
<tr>
<td>Price Per Unit:</td>
<td>TBD</td>
</tr>
<tr>
<td>Est. Completion:</td>
<td>Aug / Sept 2020</td>
</tr>
<tr>
<td>No. of Buildings:</td>
<td>One Building</td>
</tr>
<tr>
<td>Unit Mix:</td>
<td>TBD</td>
</tr>
<tr>
<td>Garages:</td>
<td>None</td>
</tr>
<tr>
<td>Parking Spaces:</td>
<td>TBD</td>
</tr>
<tr>
<td>Storage Units</td>
<td>TBD</td>
</tr>
<tr>
<td>Apartment Heat:</td>
<td>TBD</td>
</tr>
<tr>
<td>Apartment Hot Water:</td>
<td>TBD</td>
</tr>
<tr>
<td>Electricity (Common Areas):</td>
<td>TBD</td>
</tr>
<tr>
<td>Electricity (Apartments):</td>
<td>TBD</td>
</tr>
<tr>
<td>Amenities:</td>
<td>Washer &amp; Dryer in each unit, as well as, 2 coin operated laundry rooms / Controlled Access / Riverwalk access/ Community room / Exercise Room / Mailroom Lockers / Underground Parking / Bike Racks / Storage Units / Green Roof</td>
</tr>
</tbody>
</table>
2/1/2019
Renaissance Zone Proposal

The Radisson building has towered over Downtown Fargo since 1983. Although a great structure, minimal improvements have been made to the building during the past 36 years. Anyone, who has been in the building for an event or for an evening stay has developed an image of what they think hotel is. Those images haven’t changed much with time. With the addition of the Block 9 project’s new hotel and our aging reputation, we need to make an impactful change to our building. We need to make a change that not only improves our ability to complete, but elevates the look and feel of Downtown Fargo.

The Radisson executive team, including Radisson’s President of the Americas, spent time with us here in Fargo and agree that our building and our city are ready for a Blu. Anyone that has stayed in a Radisson Blu, here in the U.S. or internationally, would tell you that it is a great experience. Radisson positions the “Blu” brand to be in the same tier as a J.W. Marriott with upscale rooms, engaging spaces, state of the art equipment and impressive service. These improvements will come with a high price tag, but we intend to bring that elevated experience to Fargo.

Our vision begins with the exterior of the building where new signage and accent lighting catch the eye and enhance the architecture. Inside we will update the décor that leads to the open three story atrium. The Radisson team will work with us to reinvent our restaurant and lounge. Our event spaces will be modernized to meet the needs of any group. Our current fitness center will be replaced with a much larger and well-equipped space that supports the healthier lifestyle of today’s traveler.

When our guests arrive at their rooms, they will find a completely different experience than we can offer today. Radisson Blu rooms have clean lines and a contemporary but warm feel. The new bathrooms will have better lighting to highlight the new stone, tile and updated fixtures. Everything in the rooms will be rebuilt with the guest experience in mind.

With all of the resources going into the Block 9 project next door, we can choose to either accept our declining position or to improve in order to compete. Moving our building into the Renaissance Zone will open doors and help us compete. Downtown Fargo will be better with a Blu.

Thank you,

Steve Martodam
Chief Operating Officer
### City of Fargo
#### Staff Report

<table>
<thead>
<tr>
<th>Title:</th>
<th>Maier Second Addition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date: Updated:</td>
<td>6/23/2018 3/20/2019</td>
</tr>
<tr>
<td>Location:</td>
<td>1135, 1141, and 1201 49th Avenue South</td>
</tr>
<tr>
<td>Staff Contact:</td>
<td>Donald Kress, planning coordinator</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>A portion of Lot 4, Block 2, Maier First Subdivision and unplatted tax Lots 23 and 24 in the Southeast Quarter of Section 37, Township 139 North, Range 49 West</td>
</tr>
<tr>
<td>Owner(s)/Applicant:</td>
<td>City of Fargo</td>
</tr>
<tr>
<td>Entitlements Requested:</td>
<td>Major Subdivision (Replat of a portion of Lot 4, Block 2, Maier First Subdivision and unplatted tax Lots 23 and 24 in the Southeast Quarter of Section 37, Township 139 North, Range 49 West of the 5th Principal Meridian including a subdivision waiver to allow a reduced size cul-de-sac)</td>
</tr>
<tr>
<td>Status:</td>
<td>City Commission Public Hearing: March 25, 2019</td>
</tr>
</tbody>
</table>

#### Existing

<table>
<thead>
<tr>
<th>Land Use:</th>
<th>Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning:</td>
<td>SR-2, Single Dwelling Residential</td>
</tr>
<tr>
<td>Uses Allowed:</td>
<td>detached houses, daycare centers up to 12 children, parks and open space, religious institutions, safety services, schools, and basic utilities.</td>
</tr>
<tr>
<td>Maximum Lot Coverage Allowed:</td>
<td>5.4 units per acre</td>
</tr>
</tbody>
</table>

#### Proposed

<table>
<thead>
<tr>
<th>Land Use:</th>
<th>Future Residential Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning:</td>
<td>No change</td>
</tr>
<tr>
<td>Uses Allowed:</td>
<td>No change</td>
</tr>
<tr>
<td>Maximum Lot Coverage Allowed:</td>
<td>No change</td>
</tr>
</tbody>
</table>

#### Proposal:

The applicant is seeking approval of a major subdivision, entitled Maier Second Addition, which is a replat of a portion of Lot 4, Block 2, Maier First Subdivision and unplatted tax Lots 23 and 24 in the Southeast Quarter of Section 37, Township 139 North, Range 49 West. The subject properties are located at 1135, 1141, and 1201 49th Avenue South and encompass approximately 21,233 square feet. The applicant is proposing a one lot, one block major subdivision with a Subdivision Waiver to retain the existing cul-de-sac for the purpose of reconfiguring flood buy-out lots into one lot that will meet future development market demand. The Land Development Code requires that the turn-around diameter of a cul-de-sac provide 140 feet of right of way and 100 feet of pavement. The applicant proposes a subdivision waiver to retain the existing cul-de-sac with diameter measurements of 110 feet of right-of-way and 66 feet of pavement.

This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.

#### Surrounding Land Uses and Zoning Districts:
- North: SR-2 and AG, Agricultural, with detached homes
- East: SR-2, vacant
- South: SR-2 and AG, Agricultural, vacant
- West: SR-2 with detached homes
### Area Plans:

No area plans apply.

### Schools and Parks:

**Schools:** The subject property is located within the Fargo School District and is served by Centennial Elementary, Discovery Middle, and Davies High schools.

**Neighborhood:** The subject property is located in the Rose Creek neighborhood.

**Parks:** Iwen Park Boat Access, Disc Gold Course, and BMX track are located less than 1,200 feet south of the subject properties. Amenities provided are boat ramp, cross country ski trails, disc golf, BMX track, and fishing.

**Pedestrian / Bicycle:** Off-road bike facilities are provided along University Drive South less than 600 feet west of the subject properties and are a component of the metro area bikeways system.

### Staff Analysis:

**Discussion at the July 3, 2018 Planning Commission Hearing:**
The following property owners spoke regarding the proposal stating the following concerns: size of the cul-de-sac and limited parking during events, drainage issues, and future use of the property.

- Brian Johnson, 1209 49th Avenue South
- Jim Zitzow, 4810 University Drive South
- Ed Stalemo, 4802 University Drive South
- Rodney Hubbard, 1202 48th Avenue South

Discussion was held regarding a drainage easement and the current zoning of the property.

**City Engineer Comment on the Drainage Easement:**
The City Engineer has stated that the drainage easement should be recorded as a separate document rather than shown on the plat. The final owner may want to relocate the drainage swale on his property and it would be perfectly acceptable as long as he maintains the drainage. By recording the easement by document, amending it could be accomplished through an amendment of the location on the original document, it would not require editing the plat. This drainage easement is attached as part of the approval of this plat.

### Subdivision

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

1. **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 subject property is located within an existing residential subdivision development in the SR-2, Single Dwelling Residential, zoning district and no area plans exist for the property location. The SR-2 zoning district will have the potential to accommodate future development.

   *(Criteria Satisfied)*

2. **Section 20-0907.4 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.

With the exception of the proposed cul-de-sac, the proposed development is consistent and compatible with the Go2030 Comprehensive Plan and the subdivision request meets the requirements of the Land Development Code (LDC). Additionally, in accordance with Section 20-0901(F) of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, staff has received five comments and inquiries regarding the project. 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.
(Criteria Satisfied)

3. 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.
Due to the existing infrastructure on the subdivision, no amenities plan will be required. Any improvements associated with the project (both existing and proposed) are subject to special assessments. City of Fargo special assessment policy would allocate the costs of public infrastructure improvements by the proportion of linear property frontage and storm sewer costs by a square footage basis.
(Criteria Satisfied)

SUBDIVISION WAIVER FOR REDUCED CUL-DE-SAC DIMENSIONS
The LDC stipulates that the following criteria are met before a subdivision waiver can be approved:

1. Section 20-0907.D.3.a of the LDC stipulates that a Subdivision Waiver must not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the area in which the property is located.
As discussed earlier in this staff report, staff is supportive of the requested subdivision waiver. Staff has no reason to believe that the requested subdivision waiver would be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the area. (Criteria Satisfied)

2. Section 20-0907.D.3.b of the LDC stipulates that a Subdivision Waiver must represent the least deviation from this Land Development Code that will mitigate the hardship or practical difficulty that exists on the subject property.
The applicant proposes to retain the existing cul-de-sac at the subject property. The subdivision waiver would mitigate the practical difficulty of diminished opportunities to develop the site if the cul-de-sac were to be enlarged to meet LDC Section 20-0611(G)(3). The current right-of-way and paved diameters of the existing cul-de-sac are 100 feet and 66 feet respectively. As a result, the existing diameters are 30 feet and 33 feet less than what is required. If each diameter of the cul-de-sac were to be increased to meet LDC requirements, it would require land from the proposed lot to be utilized in order to provide enough space so that it could be constructed. The subdivision waiver would allow the cul-de-sac to remain without having to sacrifice additional land from the proposed lot. Neither the Public Works nor Fire Departments have identified any issues with this proposal. (Criteria Satisfied)

3. Section 20-0907.D.3.c of the LDC stipulates that a Subdivision Waiver shall not have the effect of waiving any provisions of this development code other than the Subdivision Design and Improvement Standards of Article 20-06.
As outlined in this report, the requested subdivision waiver is intended to reduce the dimensions of the cul-de-sac as required by the Subdivision Design and Improvement standards of Section 20-0611 of the Land Development Code. This waiver only applies to this property. (Criteria Satisfied)

**Staff Recommendation**

Suggested Motion: "To accept the findings and recommendations of staff and the Planning Commission and move to approve the proposed 1) subdivision plat of Maier Second Addition, including the attached drainage easement, and 2) Subdivision Waiver for of Section 20-0611(G)(3) of the LDC as outlined in this staff report, as the proposed complies with the standards of Article 20-06, Section 20-0907, and all other applicable requirements of the Land Development Code."

**Planning Commission Recommendation: July 3, 2018**

On July 3, 2018, by a vote of 8-0 with two Commissioners absent, the Planning Commission voted to accept the findings and recommendations of staff and moved to recommend approval to the City Commission of the proposed 1) Subdivision Plat, Maier Second Addition, and 2) Subdivision Waiver of Section 20-0611 of the Land Development Code as outlined within the staff report with the condition that a drainage easement be added, as the proposal complies with the Standards of Article 20-06, Section 20-0907, and all other applicable requirements of the Land Development Code.

**Attachments:**

1. Zoning Map
2. Location Map
3. Plat
4. Drainage Easement
DECLARATION OF EASEMENT
(Drainage Easement)

The city of Fargo, a North Dakota municipal corporation, (the “Declarant”), is the owner of certain real property located in the city of Fargo, County of Cass, State of North Dakota. The Declarant does hereby declare a portion of such property for a permanent drainage easement, such property being more fully described as follows:

A 10.00 foot wide strip of land in Lot 1, Block 1 of MAIER SECOND ADDITION to the City of Fargo, Cass County, North Dakota centered on the following described line:

Commencing at the northwest corner of said Lot 1; thence South 1°12'03" East, along the west line of said Lot 1, a distance of 14.08 feet to the point of beginning of the line to be described herein; thence South 86°42'04" East a distance of 198.89 feet to a point on the southeasterly line of said Lot 1 and there terminating.

Sidelines of said 10.00 foot wide strip shall be lengthened or shortened so as to terminate on the west line of said Lot 1 on the west and on the southeasterly line of said Lot 1 on the east.

Said 10.00 foot wide strip contains 1,989 square feet, more or less.

Bearings are based on the City of Fargo ground control system.
The declaration is for the purpose of establishing and preserving a drainage easement on the property to the city of Fargo, and any sale or transfer of the above described parcel shall be subject to the terms and conditions of this Declaration of Easement in favor of the city of Fargo. No buildings or other obstacles of any kind shall be placed or located upon the tract in any manner which may interfere with said the drainage easement established herein. A fence may be placed across the drainage easement in such a manner that would not impair or impede the free flow of water in the drainage easement.

This easement created by the Declarant shall run with the land and shall inure to the benefit of the Declarant, and shall not merge with the common ownership of the Property. Any deed conveying the property shall reserve this Declaration of Easement in the city of Fargo.

(Signature on following page).
IN WITNESS WHEREOF, the Declarant has set its hand and caused this instrument to be executed this ___ day of __________________, 2019.

City of Fargo, a North Dakota Municipal Corporation

By: _________________________________
    Timothy J. Mahoney, M.D., Mayor

ATTEST

______________
Steven Sprague

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

On this ___ day of ____________, 2019, before me, a notary public in and for said county and state, personally appeared Timothy J. Mahoney, M.D. and Steven Sprague, to me known to be the Mayor and Auditor, respectively, of the City of Fargo, described in and who have executed the within and foregoing instrument, and acknowledged to me that they executed the same.

Notary Public
Cass County, North Dakota

(SEAL)

The legal description was prepared by:
City of Fargo Engineering
225 4th Street North
Fargo, ND 58102
701-241-1545

This document was prepared by:
Nancy J. Morris
Assistant City Attorney
Erik R. Johnson & Associates, Ltd.
505 Broadway N., Ste. 206
Fargo, ND 58102
701-280-1901
nmorris@lawfargo.com
| **City of Fargo**  
| **Staff Report**  
| Title: Providence at Prairie Farms Addition | Date: 5-25-18  
| Update: 6-22-18  
| Update: 3-25-19 |  
| Location: 5764, 5788, 5810, 5830, 5850, 5866, 5882, 5892, 5906, 5920 31st St S | Staff Contact: Kylie Bagley |  
| Legal Description: Lots 20-29, Block 1, Prairie Farms Addition |  
| Owner(s)/Applicant: Prairie Grove, Inc. / Michael Domitrovich | Engineer: Houston Engineering Inc. |  
| Entitlements Requested: Minor Subdivision (Replat of Lots 20-29, Block 1, Prairie Farms Addition) and Zoning Change (from SR-4, Single-Dwelling Residential with a C-O, to SR-4, Single-Dwelling Residential and from SR-4, Single-Dwelling Residential with a C-O, to P/I, Public and Institutional, with a C-O, Conditional Overlay on Lot 16, Block 1, Providence at Prairie Farms Addition) |  
| Status: City Commission Public Hearing: March 25, 2019 |  

### Existing

- **Land Use:** Vacant  
- **Zoning:** SR-4, Single-Dwelling Residential with a C-O  
- **Uses Allowed:** detached houses, daycare centers up to 12 children, attached houses, duplexes, parks and open space, religious institutions, safety services, schools, and basic utilities

### Proposed

- **Land Use:** Household Living and Park  
- **Zoning:** SR-4, Single-Dwelling Residential and P/I, Public and Institutional with a C-O  
- **Uses Allowed (SR-4):** detached houses, daycare centers up to 12 children, attached houses, duplexes, parks and open space, religious institutions, safety services, schools, and basic utilities  

- **Uses Allowed (P/I):** colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, schools, offices, commercial parking, outdoor recreation and entertainment, industrial service, manufacturing and production, warehouse and freight movement, waste related use, agriculture, aviation, surface transportation, and major entertainment events.

- With a Conditional Overlay (C-O) to restrict land uses to parks and open space and outdoor recreation and entertainment

- **Maximum Density Allowed:** Maximum 12.1 units per acre  

- P/I Zoning District takes on the dimensional standards of the adjacent zoning district

### Proposal:

The applicant is proposing a minor subdivision and zone change on the subject property. The subject properties are located at 5764, 5788, 5810, 5830, 5850, 5866, 5882, 5892, 5906, 5920 31st St S, Lots 20-29, Block 1, Prairie Farms Addition, which encompasses approximately 4.5 acres. The applicant intends to replat in order to accommodate attached housing units.

The applicant is also proposing a zone change from SR-4, Single-Dwelling Residential with a Conditional Overlay to SR-4 Single-Dwelling Residential. In 2014 a conditional overlay was placed on SR-4 lots within Prairie Farms...
Addition in order to remove attached housing and duplexes from the list of permissible uses which will limit larger lots within Block 4 and Block 6 to detached housing which otherwise could accommodate a number of attached units based on density provisions within the SR-4 district. The current owner has a clear vision for the site and intends to have attached housing units.

The applicant is also proposing a zone change on Lot 16, Block 1, Providence at Prairie Farms Addition, from SR-4, Single-Dwelling Residential, to P/I, Public and Institutional with a C-O, Conditional Overlay, in order to accommodate a public trail. This lot will eventually be owned by the Fargo Park District. The Conditional Overlay will restrict land uses to parks and open space and outdoor recreation and entertainment.

This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.

**Surrounding Land Uses and Zoning Districts:**
- North: Directly north is P/I, Public and Institutional, and SR-4, Single-Dwelling Residential, with vacant land and detached homes
- East: Directly east is P/I, Public and Institutional, with vacant land
- South: P/I and SR-4, Public and Institutional, and SR-4, Single-Dwelling Residential, with vacant land
- West: SR-4, Single-Dwelling Residential, with vacant land

**Area Plans:**

The subject property is located within the 2001 Growth Plan with the designation of Medium/High Density or Park/Open Space. The SR-4 zoning district complies with the Medium/High Density designation.

**Schools and Parks:**

**Schools:** The subject property is located within the Fargo School District and is served by Centennial Elementary, Discovery Middle and Davies High schools.

**Neighborhood:** The subject property is located in the Maple Valley Neighborhood.

**Parks:** Prairie Farms Park (5970 31 Street South) is located directly east of the subject property.

**Pedestrian / Bicycle:** Off-road bike facilities run along 36th Street South and is a component of the metro area trail system.

**Staff Analysis:**

**ACCESS AND SITE DESIGN:** The project will take access from 31st Street South, an existing dedicated public street. The applicant intends to have a private driveway serving the individual lots, so there are not individual driveways directly onto 31st Street South. The private drive will have two accesses onto 31st Street South (see attached site plan).
SITE DESIGN: The applicant has provided a conceptual site plan, which is attached. It depicts the residences set back approximately 112 feet from the 31st Street South frontage, with the residences taking access from a private driveway that has two connections with 31st Street South. The area between 31st Street South and the private driveway is intended to be a landscaped area maintained by a homeowners association (HOA), though this area will be part of the individual homeowners' lots and not separate lots owned by the HOA.

ATTACHED HOUSING: This project applies Alternative Residential Development Options—Attached Housing (LDC Section 20-0506 B) that exempts attached housing from lot width, lot area, and building coverage requirements. No separate entitlement is required to apply these Alternate Residential Development Standards, as they are allowed by right but the application is confirmed for compliance with the subdivision process.

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

1. Is the requested zoning change justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map?
   Staff is unaware of any zoning map error in regard to the subject property. The requested zoning change is justified by a change in conditions since the previous zoning classification was established. (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?
   The development is served with city services (water, sewer, streets, police/fire protection, etc.) as well as other needed utility services as needed. The City Engineer and other applicable review agencies have reviewed this proposal. No deficiencies to provide the necessary public services, facilities and programs to this development have been identified. (Criteria Satisfied)

3. Will the approval of the zoning change adversely affect the condition or value of the property in the vicinity?
   Staff has no documentation or evidence that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. The proposed zone change is in keeping with adopted plans approved via public process. In addition, written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, staff has not received any verbal concerns or written comments regarding the proposed overlay zoning change. Staff finds that the approval will not adversely affect the condition or value of the property in the vicinity. (Criteria Satisfied)

4. Is the proposed amendment consistent with the purpose of this LDC, the Growth Plan, and other adopted policies of the City?
   The purpose of the LDC is to implement Fargo’s Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo. Staff finds that the proposal is consistent with the purposes of the LDC, the Growth Plan, and other adopted policies of the City. (Criteria Satisfied)

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

1. Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.
   The subdivision is intended to replat Lots 20-29, Block 1, Prairie Farms Addition into 16 lots and 1 block to
accommodate future development. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, staff has not received any inquiries. Staff has reviewed this request and finds that this application complies with standards of Article 20-06 and all applicable requirements of the Land Development Code. (Criteria Satisfied)

2. Section 20-907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.
While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles. (Criteria Satisfied)

Planning Commission Recommendation: July 3, 2018

On July 3, 2018, with a 8-0 vote, the Planning Commission accepted the findings and recommendations of staff and hereby recommended approval to the City Commission of the proposed: 1) Zoning Change from SR-4, Single-Dwelling Residential with a C-O, to SR-4, Single-Dwelling Residential on Lots 1-15, Block 1, Providence at Prairie Farms Addition; and from SR-4, Single-Dwelling Residential with a C-O, to P/I, Public and Institutional, with a C-O, Conditional Overlay on Lot 16, Block 1, Providence at Prairie Farms Addition and 2) Subdivision Plat, Providence at Prairie Farms Addition as outlined within the staff report, as the proposal complies with the adopted Area Plan, the standards of Article 20-06, and all other applicable requirements of the Land Development Code.

Staff Recommendation:

Suggested Motion: “To accept the findings and recommendations of the Planning Commission staff and hereby waive the requirement to receive the Ordinance one week prior to the first reading and place the rezoning Ordinance on the first reading, and move to approve the proposed: 1) Zoning Change from SR-4, Single-Dwelling Residential with a C-O, to SR-4, Single-Dwelling Residential on Lots 1-15, Block 1, Providence at Prairie Farms Addition; and from SR-4, Single-Dwelling Residential with a C-O, to P/I, Public and Institutional, with a C-O, Conditional Overlay on Lot 16, Block 1, Providence at Prairie Farms Addition and 2) Subdivision Plat, Providence at Prairie Farms Addition as outlined within the staff report, as the proposal complies with the adopted Area Plan, the standards of Article 20-06, and all other applicable requirements of the Land Development Code.”

Attachments:

1. Zoning Map
2. Location Map
3. Preliminary Plat
4. Site Plan
AN ORDINANCE REZONING CERTAIN PARCELS OF LAND
LYING IN PROVIDENCE AT PRAIRIE FARMS ADDITION,
FARGO, CASS COUNTY, NORTH DAKOTA

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

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning
request on July 3, 2018; and,

WHEREAS, the rezoning changes were approved by the City Commission on March 25,
2019,

NOW, THEREFORE,

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

Section 1. The following described property:

Lots One (1) through Fifteen (15), Block One (1) of Providence at Prairie Farms
Addition to the City of Fargo, Cass County, North Dakota,
is hereby rezoned from “SR-4”, Single-Dwelling Residential, District with a “C-O”, Conditional
Overlay, District to “SR-4”, Single-Dwelling Residential, District with the “C-O”, Conditional
Overlay, District being repealed.

Section 2. The following described property:

Lot Sixteen (16), Block One (1) of Providence at Prairie Farms Addition to the City
of Fargo, Cass County, North Dakota,
is hereby rezoned from “SR-4”, Single-Dwelling Residential, District with a “C-O”, Conditional
Overlay, District to “P/I”, Public and Institutional with a “C-O”, Conditional Overlay, District with
the following restrictions:

1. Parks and Open Areas; and,
2. Recreation and Entertainment, Outdoor;

and no other uses shall be allowed.

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

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

Timothy J. Mahoney, M.D., Mayor

(SEAL)

Attest:  

Steven Sprague, City Auditor

First Reading:
Second Reading:
Final Passage:
City of Fargo  
Staff Report

| Title: | Airport First Addition | Date: | 1/28/2019  
Updated: | 3/20/2019 |
| Location: | 2102 12th street North | Staff Contact: | Donald Kress, current planning coordinator |
| Legal Description | South 125 feet of Lot 4, Block 3, Airport First Addition |
| Owner(s)/Applicant: | Brickstone Plaza LLP/ Rich Meier—YHR Partners | Engineer: | None |
| Entitlements Requested: | Zone Change (from LI, Limited Industrial to LC, Limited Commercial) (NOTE: a Conditional Use Permit to allow residential living in the LC, Limited Commercial zone was approved by the Planning Commission on February 5, 2019) |
| Status: | City Commission Public Hearing: March 25, 2019 |

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Land Use: Commercial</td>
<td>Land Use: Commercial; multi-dwelling residential</td>
</tr>
<tr>
<td>Zoning: LI, Limited Industrial</td>
<td>Zoning: LC, Limited Commercial</td>
</tr>
<tr>
<td>Uses Allowed: LI – Limited Industrial. Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, adult entertainment centers, offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self storage, vehicle repair, limited vehicle service, industrial service, manufacturing and production, warehouse and freight movement, wholesale sales, aviation, surface transportation.</td>
<td>Uses Allowed: LC – Limited Commercial. Allows colleges, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, offices, off-premise advertising signs, commercial parking, retail sales and service, self service storage, vehicle repair, limited vehicle service. The approved CUP will allow residential living in the LC zone.</td>
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Maximum Lot Coverage 85%  
Maximum Lot Coverage 55%

Proposal:
The applicant requests one entitlement:

1. A zoning change from LI, Limited Industrial to LC, Limited Commercial.

This project proposes a zone change of the existing lot from LI, Limited Industrial to LC, Limited Commercial and also a conditional use permit (CUP) to allow residential living in the LC zone. The applicant plans to add two additional stories to the existing building. The first floor would remain commercial/office; the second and third floors would each have four apartment units, for a total of eight residential units. This would create a density of approximately 17 dwelling units per acre (this lot is slightly less than one-half acre in area). Graphics of the proposed building are attached. The conditional use permit was approved by the Planning Commission at their February 5, 2019 meeting. No City Commission action is required on the conditional use permit.
This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments (“staff”), whose comments are included in this report.

**Surrounding Land Uses and Zoning Districts:**
- North: AG, Agricultural; undeveloped
- East: P/I, Public/Institutional; city-owned water storage
- South: SR-2, Single-Dwelling Residential; residential use
- West: AG, Agricultural; residential use; Sheyenne River (area to the west is in the extra-territorial jurisdiction)

**Area Plans:**
No area plans or growth plans apply

**Context:**

**Schools:** The subject property is located within the Fargo School District and is served by Washington Elementary, Ben Franklin Middle and North High schools.

**Neighborhood:** The subject property is located within Northport neighborhood.

**Parks:** Yunker Farm is located approximately 0.36 miles north of the project site and provides playgrounds for ages 5-12, picnic table, and dog park.

**Pedestrian / Bicycle:** There is an off-road bike facility along the west side of University Drive that is a component of the metro area bikeways system.

**Staff Analysis:**

**PROJECT HISTORY:**
On February 5, 2019, the Planning Commission approved a conditional use permit (CUP) for residential living in the LC, Limited Commercial zone. The Planning Commission is the approval body for CUP’s. The CUP will not become effective, however, unless the City Commission approves the zone change. One condition of the CUP sets the maximum density on for this property at 24 dwelling units per acre, the same as the MR-3 zone, as the LC zone has no standard for density. The proposed project would create a density of 17 dwelling units per acre. Additional conditions of the CUP are:
- A minimum of 30% of the lot shall remain as open space.
- Bicycle parking facilities, such as bike racks or bike lockers, shall be provided on-site.

**COMPLIANCE WITH CURRENT STANDARDS:** At the time of building permit review, the project site will have to meet all current development standards, including parking, setbacks, landscaping, and street trees.

**MODIFICATION OF COVENANTS:** This project is within the Airport First Addition, which has covenants to which the City of Fargo is a party. These covenants date from 1969. One of the covenants prohibits any residential use in this subdivision. The applicant has undertaken the covenant amendment procedure that is stated in the covenants to remove this restriction. Planning staff has determined that the applicant has met the requirements to modify the covenant, and the Planning Commission at their February 5, 2019 meeting approved the proposed modification of covenants. No City Commission action is required for the modification of covenants.

**Zoning**

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

1. Is the requested zoning change justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map?
Staff is unaware of any error in the zoning map as it relates to this property. The property is currently zoned LI, Limited Industrial. The proposed zoning of LC, Limited Commercial would be the same as the zoning south across 21st Avenue North. The applicant proposes the LC zone with a CUP to allow residential living, in order to create a mixed use project by expanding the existing commercial building with two stories of residential. (Criteria Satisfied)

2. Are the City and other agencies able to provide the necessary public services, facilities, and programs to serve the development allowed by the new zoning classifications at the time the property is developed?
City staff and other applicable review agencies have reviewed this proposal. Staff finds no deficiencies in the ability to provide all of the necessary services to the site. The existing lot fronts on dedicated public streets. These streets will provide access and public utilities to serve the development. (Criteria satisfied)

3. Will the approval of the zoning change adversely affect the condition or value of the property in the vicinity?
Staff has no documentation or evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. 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 comment 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.” No growth plan applies to this area. This project does implement one goal of the Go2030 plan which is higher quality affordable housing near NDSU. As this area is already developed and outside of the flood plain, the development of this site from purely commercial to commercial/residential mixed use can be considered infill, another goal of Go2030. Staff finds this proposal is consistent with the purpose of the LDC, the applicable comprehensive plan, and other adopted policies of the City. (Criteria satisfied)

Staff Recommendation:
Suggested Motion: “To accept the findings and recommendations of staff and the Planning Commission and hereby waive the requirement to receive the Ordinance one week prior to the first reading and place the rezoning Ordinance on the first reading, and move to approve the proposed zone change from LI, Limited Industrial to LC, Limited Commercial, for Airport First Addition, as presented, as the proposal complies with the Go2030 Fargo Comprehensive Plan, Section 20-0906.F (1-4) of the LDC, and all other applicable requirements of the LDC.

Planning Commission Recommendation: February 5, 2019
On February 5, 2019, by a vote of 7-0 (with four Commissioners absent), the Planning Commission voted to accept the findings and recommendations of staff and moved to recommend approval to the City Commission of the proposed zone change from LI, Limited Industrial to LC, Limited Commercial, for Airport First Addition, and approved the conditional use permit to allow residential living in the LC zone, as presented, as the proposal complies with the Go2030 Fargo Comprehensive Plan, Section 20-0906.F (1-4) of the LDC, and all other applicable requirements of the LDC, with the following conditions for the CUP:
- The maximum residential density shall be that of the MR-3 zoning district (24 units per acre).
- A minimum of 30% of the lot shall remain as open space.
- Bicycle parking facilities, such as bike racks or bike lockers, shall be provided on-site.

Additionally, in a separate motion at that same meeting, the Planning Commission approved the proposed modification of the covenants of the Airport First Addition.

**Attachments:**

1. Zoning Map
2. Location Map
3. Graphics of proposed site development
Zone Change (LI to LC) & CUP (Residential Living in LC)

Airport 1st Addition

2102 12th Street North

Subject Property

Legend

Fargo Planning Commission
February 5, 2019
Zone Change (LI to LC) & CUP (Residential Living in LC)

Airport 1st Addition

2102 12th Street North

Subject Property

19 AVE N
21 AVE N
23 AVE N
UNIVERSITY DR N

The City of Fargo

Fargo Planning Commission
February 5, 2019
AN ORDINANCE REZONING CERTAIN PARCELS
OF LAND LYING IN AIRPORT FIRST ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

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

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on February 5, 2019; and,

WHEREAS, the rezoning changes were approved by the City Commission on March 25, 2019,

NOW, THEREFORE,

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

Section 1. The following described property:

The south 125 feet of Lot Four (4), Block Three (3) of Airport First Addition to the City of Fargo, Cass County, North Dakota;

is hereby rezoned from “LI”, Limited Industrial, District to “LC”, Limited Commercial, District;

Section 3. The City Auditor is hereby directed to amend the zoning map now on file in his office so as to conform with and carry out the provisions of this ordinance.
Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

(SEAL)

Attest:

Timothy J. Mahoney, M.D., Mayor

Steven Sprague, City Auditor

First Reading:
Second Reading:
Final Passage:
NOTICE OF HEARING

Application for Alcoholic Beverage License

Notice is hereby given that the Board of City Commissioners of the City of Fargo, North Dakota, will conduct a Public Hearing in the City Commission Room, City Hall, on Monday, March 25, 2019 at 5:15 o’clock p.m. to consider an application for a Class “H” Alcoholic Beverage License for CRA3 Investments, LLC d/b/a: Wingstop to be located at 2653 45 St S.

Any interested person may appear and will be heard.

City Auditor’s Office
(March 4, 2019)
MEMORANDUM

TO: Board of City Commissioners
FROM: Steven Sprague, City Auditor
SUBJECT: Liquor License Application – Wingstop
DATE: March 20, 2019

The following application for a liquor license was received by the Auditor’s office and reviewed by the Liquor Control Board:

License Class: H On-Sale Beer only, requires 50% food
Business Name: Wingstop
Location: 2653 45th Street South
Applicants: Charles Anderson

Being no significant concerns, the Liquor Control Board voted to approve the issuance of the license. The complete application is available for review in the Auditor’s Office.

Recommended Motion:
Move to approve the issuance of a Class H alcoholic beverage license to Wingstop.
MEMORANDUM

TO:            Chief David Todd
FROM:         Sergeant Matt Christensen
DATE:        March 7th, 2019

SUBJECT:  Application for a Class “H” Alcoholic Beverage License for CRA3 Investments, LLC d/b/a: Wingstop to be located at 2653 45th Street South, Fargo, ND.

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 questioned the applicant’s criminal background, credit history, past residence history as well as any interaction they have had with law enforcement in any state.

The following information was discovered through this investigation:

**Charles R Anderson – Owner**

Criminal History-  No areas of concern

Credit History-  No areas of concern

**Latoya Stevens – Manager**

Criminal History-  No areas of concern

Credit History-  No areas of concern

**Investigation Notes**

This application is for a class “H” Alcoholic Beverage Licesne which allows the beer to be sold in an “on sale” capacity at a table or booth with no bar and 50% food sales. The business model is that of a restaurant where food can be ordered in or to go, however the sale of beer would be for consumption on site only. The business will operate similar to other surrounding restaurants in the area to include Five Guys Burgers and Famous Dave’s. This investigation did not uncover any issues that would predict any issues with the issuing of this particular license for this business.
Business Location

Wingstop will be located at 2653 45th ST S, Fargo, ND. Other businesses in the area with an alcoholic beverage license include: Old Chicago, Famous Dave’s, Pizza Ranch, Applebee’s, Golf Addiction, Prairie Brother’s Brewing Co., and Deep Blue Seafood.

Conclusion

I believe I have discovered all information related to the listed applicant(s) and all information related to the issuance of the requested liquor license. I have provided this completed background investigation to Fargo Police Chief David Todd for his review and recommendation.
NOTICE OF HEARING

Application for Alcoholic Beverage License Transfer

Notice is hereby given that the Board of City Commissioners of the City of Fargo, North Dakota, will conduct a Public Hearing in the City Commission Room, City Hall, on Monday, March 25, 2019 at 5:15 o’clock p.m. to consider an application for transfer. A transfer requested of a Class “FA” Alcoholic Beverage License, Transcendent Hospitality Group LLC d/b/a Four Points by Sheraton to Fargo South Hospitality LLC. d/b/a Four Points by Sheraton to be located at 5064 23 Ave S, Fargo.

Any interested person may appear and will be heard.

City Auditor’s Office
(March 4, 2019)
MEMORANDUM

TO:        Board of City Commissioners
FROM:     Steven Sprague, City Auditor
SUBJECT:  Liquor License Application – Four Points by Sheraton
DATE:     March 20, 2019

The following application for a liquor license transfer was received by the Auditor’s office and reviewed by the Liquor Control Board:

License Class:     FA    food sales must exceed alcohol sales
Business Name:     Four Points by Sheraton
Location:          5064 23rd Avenue South
Applicants:        Vicki Campbell, Todd Berning

Being no significant concerns, the Liquor Control Board voted to approve the transfer of the license from Transcendent Hospitality Group LLC d/b/a Four Points by Sheraton to Fargo South Hospitality Inc. d/b/a Four Points by Sheraton. The complete application is available for review in the Auditor’s Office.

Recommended Motion:
Move to approve the transfer of a FA alcoholic beverage license from Transcendent Hospitality Group LLC d/b/a Four Points by Sheraton to Fargo South Hospitality d/b/a Four Points by Sheraton.
MEMORANDUM

TO: Chief David Todd
FROM: Sergeant Matt Christensen
DATE: March 7th, 2019

SUBJECT: Application for transfer of a Class “FA” Alcoholic Beverage License from Transcendent Hospitality Group LLC d/b/a Four Points by Sheraton to Fargo South Hospitality LLC d/b/a Four Points by Sheraton to be located at 5064 23rd Avenue South, Fargo, ND.

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 questioned the applicant’s criminal background, credit history, past residence history as well as any interaction they have had with law enforcement in any state.

The following information was discovered through this investigation:

**Vicki Lynn Campbell - Owner**

Criminal History- No areas of concern

Credit History- No areas of concern

**Todd Nathaniel Berning – Owner**

Criminal History- No areas of concern

Credit History- No areas of concern

**Sara Mary Lussman – Manager**

Criminal History- No areas of concern

Credit History- No areas of concern
Investigation Notes

The business concept for this hotel will remain the same, as a hotel with a small lounge/restaurant on site. This application is for a transfer of the license to new ownership. During this investigation, there were not any issues found that would suggest the issuance of this liquor license would cause any problems.

Business Location

Four Points by Sheraton is located at 5064 23rd Avenue South, Fargo, ND. Other businesses in the area with an alcoholic beverage license include; Old Chicago, Famous Dave’s, La Quinta Inn & Suites, and Fargo Courtyard by Marriott.

Conclusion

I believe I have discovered all information related to the listed applicant(s) and all information related to the issuance of the requested liquor license. I have provided this completed background investigation to Fargo Police Chief David Todd for his review and recommendation.
NOTICE OF HEARING

Application for Alcoholic Beverage License Transfer

Notice is hereby given that the Board of City Commissioners of the City of Fargo, North Dakota, will conduct a Public Hearing in the City Commission Room, City Hall, on Monday, March 25, 2019 at 5:15 o’clock p.m. to consider an application for transfer of a Class “B-Limited” Alcoholic Beverage License from Lakemode Liquors, Inc d/b/a Lakemode Liquors, to Cash Wise Liquors LLC d/b/a Hornbacher’s Wine & Spirits to be located at 4265 45 St S, Suite 121, Fargo.

Any interested person may appear and will be heard.

City Auditor’s Office
(March 4, 2019)
MEMORANDUM

TO: Board of City Commissioners

FROM: Steven Sprague, City Auditor

SUBJECT: Liquor License Application – Hornbacher’s

DATE: March 20, 2019

The following application for a liquor license was received by the Auditor’s office and reviewed by the Liquor Control Board:

License Class: B-Limited Off-Sale
Business Name: Hornbacher’s
Location: 4265 45th Street S #121
Applicants: Coborn’s Inc.; Christopher Coborn

Being no significant concerns, the Liquor Control Board voted to approve the transfer of the license from Lakemode Liquors to Coborn’s Inc. d/b/a Hornbacher’s Wine & Spirits. The complete application is available for review in the Auditor’s Office.

Recommended Motion:
Move to approve the transfer of a Class B-Limited alcoholic beverage license from Lakemode Liquors to Hornbacher’s Wine & Spirits
MEMORANDUM

TO: Chief David Todd

FROM: Sergeant Matt Christensen

DATE: March 7th, 2019

SUBJECT: Application for transfer of a Class “B-Limited” Alcoholic Beverage License from Lakemode Liquors, Inc d/b/a Lakemode Liquors, to Cash Wise Liquors LLC d/b/a: Hornbacher’s Wine & Spirits to be located at 4265 45th ST S, Suite 121, Fargo, ND.

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 questioned the applicant’s criminal background, credit history, past residence history as well as any interaction they have had with law enforcement in any state.

The following information was discovered through this investigation:

**Christopher Michael Coborn - Applicant**

Criminal History- No areas of concern

Credit History- No areas of concern

**Matthew Leiseth – Manager**

Criminal History- No areas of concern

Credit History- No areas of concern

**Investigation Notes**

Hornbacher’s Inc is selling their business to Coborn’s who would like to take possession of the “B-Limited” Alcoholic License with the intent of continuing the business operation under the current name of Hornbacher’s Wine & Spirits. Coborn’s currently has stores in Fargo and has had a positive relationship with the Police Department due to the working relationship with Loss Prevention and dealing with shoplifters. During this investigation, there were not any issues found that would suggest the issuance of this liquor license would cause any problems.
**Business Location**

Hornbacher’s Wine & Spirits will be located at 4265 45th Street South, Suite 121, Fargo, ND. Other businesses in the area with an alcoholic beverage license include; Bulldog Tap, Taco Trombo, 47 degrees North, Hennessy’s Irish Pub, and Lucy’s North China Cuisine.

**Conclusion**

I believe I have discovered all information related to the listed applicant(s) and all information related to the issuance of the requested liquor license. I have provided this completed background investigation to Fargo Police Chief David Todd for his review and recommendation.
MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS
FROM: MAYOR TIMOTHY J. MAHONEY
DATE: MARCH 13, 2019

SUBJECT: AIRPORT AUTHORITY APPOINTMENT

The term of Stephen Blazek expires on April 8, 2019.

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

Your favorable consideration of this recommendation will be greatly appreciated.

RECOMMENDED MOTION: Approve the appointment of Richard Engen as a member of the Airport Authority for a five-year term ending April 8, 2024.

wwappt19aangen
From: noreply@cityoffargo.com
Sent: Tuesday, March 27, 2018 12:47 PM
To: Commissions Applications
Subject: New Form Submission: Getting involved in government

Name: [Richard W Engen]
Mailing Address: [3535 Woodbury Ct S]
City: [Fargo]
State: [North Dakota]
Zip: [58103]
Work Phone: [7012711590]
Home Phone: [7013611590]
E-mail: [Rick@time2plan.com]

Which boards or commissions would you like to be considered for?
[Airport Authority]

Briefly state why you would like to be on this panel:
[As a longtime resident of Fargo, I believe the Hector International Airport is a focal point of the region! I believe my past work on the City of Fargo Parking Commission brings a unique view to the authority’s opportunity and challenges going forward]

How many hours per month could you volunteer as a panel member?
[10 to 20]

Please list any past experience you have with city government here or in other cities:
[City of Fargo Parking commission]

Please describe any professional experience you have related to the responsibilities of the panel you are interested in:
[I believe my 20 plus years in the financial services industry will lend to future opportunities and help with the financial strength of the authority. My knowledge of cybersecurity challenges of this country will also be valuable for the safety of the authority.]

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

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MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIM MAHONEY

DATE: MARCH 20, 2019

SUBJECT: FARGO DOME AUTHORITY APPOINTMENTS

The terms of Blake Nelson, Park District nominee, Nancy Jordheim, Board of Education nominee and Darrell Vanyo, Cass County Commission nominee on the Fargo Dome Authority expire on April 1, 2019.

The Park Board, Board of Education and County Commission have each submitted at least two names for consideration. Their letters are attached.

I am recommending the reappointment of Blake Nelson as the Park District nominee, Nancy Jordheim as the Board of Education nominee and Vern Bennett as the Cass County Commission nominee, for four-year terms ending April 1, 2023.

Your favorable consideration of this recommendation will be greatly appreciated.

RECOMMENDED MOTION: To concur with the Mayor’s recommendation to reappoint Blake Nelson and Nancy Jordheim and to appoint Vern Bennett to the Fargo Dome Authority for four-year terms ending April 1, 2023.
March 18, 2019

Mayor Tim Mahoney  
City of Fargo  
200 3rd Street North  
Fargo, ND 58102

Dear Mayor Mahoney,

Per Fargo City Ordinance, the Fargo School Board must submit at least two names to the City of Fargo to fill a term on the Fargo Dome Authority. The term held by Nancy Jordheim expires on April 1. The Fargo School Board met on Tuesday, March 12 and nominated Nancy Jordheim and Todd Olson to be candidates to fill the term. Both individuals have agreed to serve if appointed.

If there is additional information required, please let me know.

Sincerely,

[Signature]

Rebecca Knutson, President  
Fargo Board of Education

Enclosures: Resumes for Nancy Jordheim and Todd Olson

ac
Nancy Jordheim
3303 W. Prairiewood Drive South, Fargo, North Dakota

Educational Background:
Various credits to complete Endorsement for Superintendency and HR work
Moorhead State University - Masters in Guidance and Counseling, 1990
Arizona State University - Masters in Education, 1975
North Dakota State University - BS - English and Speech, 1971
West Fargo High School - 1968

Work Experience:
Assistant Superintendent for Human Resources, Fargo Public Schools - July 1995 - 2012
Principal, Ben Franklin Junior High School, January 1994 - July 1995
Counselor, Fergus Falls High School, Fall 1993
Assistant Principal, Fargo South High School, 1989-1993
Counselor - Fargo South High School, 1986-1989
Instructor - Concordia College, 1978-1986
Teacher - Fargo South High School, 1976-1978
Teacher - West Fargo High School, 1975-1976
Teacher - Powell Junior High School, Mesa, Arizona, 1971-1975

Community Involvement:  (highlights)
Fargo Public Schools Foundation Board
Imagine Thriving Board member and immediate past president
Fargodome Authority – currently representing the Fargo Schools
Council on Nursing Education (National Accreditation Board for schools of Nursing)
Fargo Lions Sight Trip to Mexico to provide glasses to the under privileged
City of Fargo Civil Service Commission
Fargo-Moorhead Youth Symphony
United Blood Services – Blood Board
Sanford Foundation Board or Directors – Scholarship and Grant Committee
NDSU Foundation Board of Directors – including the Scholarship and Grants Committee
NDSU Alumni Association & Executive Board – Past President
Advisory Board for the Education and Counseling department at NDSU, MSUM, and CC
Project Tomorrow - City of Fargo Action Committee Chairperson
125 Anniversary Celebration Board of Directors
Meritcare Hospital Board of Directors
HERO – (Health Equipment Recycling Operation) Board of Directors
Hospice of the Red River Valley Board of Directors
United Way - Community Relations Committee and evaluator for programming grants

My goal is to connect and serve where and when needed persons within our community so as to increase everyone’s capacity. Thus many projects are specific and short in duration, but hopefully have launched new programming and provided venues for all persons involved to grow.
Todd Olson
4705 Douglas Dr. S.
Fargo, ND 58104

Employment
Director of Student Activities, Fargo Public Schools, 2012 – Present
Director of Athletics, Grand Forks Public Schools, 2005 – 2012
Mathematics Instructor, Grand Forks Central High School, 1991-2005

Education
Mayville State University, B.S. Ed. Mathematics Education
University of North Dakota, M. Ed. Education Administration

Professional Experience
President, North Dakota High School Activities Association Board of Directors
President, Metro Area Tournament Committee
President, National Interscholastic Athletic Administrators Association
President, North Dakota Interscholastic Athletic Administrators Association
NDHSAA Tournament Manager’s Committee
Tournament Manager for 60 NDHSAA State Tournaments
March 19, 2019

Mayor Tim Mahoney
City of Fargo
225 4th Street North
Fargo ND 58102

RE: Fargo Dome Authority Nominees

Dear Mayor Mahoney:

The Board of Cass County Commissioners would like to submit the names of Mary Scherling, Chad Peterson, and Vern Bennett as nominees for appointment to the Fargo Dome Authority.

Please let us know if you need any additional information.

Sincerely,

Heather Worden, Administrative Assistant
Cass County Commission

cc: Cass County Commissioners

Heather Worden
Commission Assistant

PO Box 2806
211 Ninth Street South
Fargo, North Dakota 58108
701-241-5609
www.casscountynd.gov
Blake Nelson
SVP/Controller at Bell State Bank & Trust

Jerry Rostad
Assistant CIO for North Dakota University System
Fargo Park Board Commissioner
CITY OF FARGO RESOLUTION TO OPPOSE HCR 3037 NULLIFYING NORTH DAKOTA'S RATIFICATION OF THE EQUAL RIGHTS AMENDMENT

WHEREAS, The Equal Rights Amendment was passed by Congress on March 22, 1972 and sent to the states for ratification; and

WHEREAS, Forty-three years ago, North Dakota became the 34th state to ratify the ERA; and

WHEREAS, The North Dakota Senate will be voting on House Concurrent Resolution No. 3037 which nullifies the ratification of the ERA passed by the ND legislature in 1975; and

WHEREAS, The passage of this Resolution will communicate a lack of support in this state for continued efforts by women to achieve equal pay for equal work, protection of rights in the workplace and in public spaces, and it will disaffirm the important role women play in the economy of this state; and

WHEREAS, In this time of low unemployment and multiple open positions to which businesses are attempting to attract applicants to, the City of Fargo needs to be mindful of the existence of a welcoming attitude toward potential workforce participants.

NOW, THEREFORE, BE IT RESOLVED, That the Fargo City Commission oppose the passage of HCR 3037 and communicate that opposition to legislators representing the citizens of the City of Fargo and to the Governor.
MEMORANDUM

TO:         BOARD OF CITY COMMISSIONERS
FROM:       JIM GILMOUR, STRATEGIC PLANNING DIRECTOR
DATE:       MARCH 18, 2019
SUBJECT:    REPORT ON TAX INCREMENT FINANCING DISTRICTS

This is the report the City Commission requested on Tax Increment Financing (TIF) Districts. The attached information includes:

- Beginning year of the TIF district
- Base year property value and current property value
- Fund balances
- Outstanding obligations and plans
- Anticipated 2019 revenue
- The expected year that the TIF district can be closed

There are sixteen TIF Districts listed in the report where the City will receive TIF revenue in 2019. Two additional TIF Districts have been approved by the City Commission, but revenue will not start until the projects have increased in value. Those two projects are Block 9 and the District 2015-02, which are located on the northeast corner of Broadway and 4th Avenue North.

**Increase in Incremental Value**
Property value within these districts has increased and therefore the property taxes being paid by property owners in these districts has also increased. Overall, property values increased from a base value of $10 million to a value of $347 million in 2018. TIF property tax revenue is now $4.6 million and the base property tax revenue is about $130,000.00.

**Duration of TIF Districts**
Prior to 2011, there was no limit on how long a TIF District could be in place. TIF Districts are now limited to 25 years in duration. City of Fargo policy has been to limit TIF districts that provide repayment of development costs to developers to 15 years.

The projected end of the TIF district is estimated based on the anticipated time-period needed to generate TIF revenue sufficient to pay for all costs or the limit established either by ND Century Code or by the Development Agreement.
MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS
FROM: JIM GILMOUR, STRATEGIC PLANNING DIRECTOR
DATE: MARCH 18, 2019

SUBJECT: CLOSING OF TIF DISTRICT 2001-01

The Finance Committee is recommending that TIF District 2001-01 be closed. There is sufficient TIF Revenue in this fund to build approved and contemplated projects, which can be implemented over the next two to five years.

History
TIF District 2001-01 was created to provide infrastructure to the section of land immediately southwest of I-29 and I-94. These projects included the construction of 42nd Street between I-94 and 32nd Avenue South, including costly power line relocation. Since the creation of the TIF district, property tax values in the District have increased from $347,289.00 to $226,094,311.00

Future Property Tax Revenue
If the TIF District closes, jurisdictions that receive property tax revenue will receive additional property taxes from the properties in this area. Based on last year’s mill rates and last year’s property values, listed below is how much additional property tax revenue that each jurisdiction will receive in 2020:

- West Fargo Schools $1,409,543.00
- City of Fargo $ 539,244.00
- Cass County $ 507,524.00
- Fargo Park District $ 294,258.00
- Others $ 80,781.00

RECOMMENDED MOTION: To close TIF District 2001-01 by directing the City Assessor to report to the County Auditor that additional TIF funds are not needed and that TIF District 2001-01 not be included in this year’s report to the County.
Pending Closeout of TIF Districts
I have include a second summary sheet, which shows that seven TIF Districts are projected to end in the next four years. These seven districts include the four largest districts in incremental value.

The incremental value of these sixteen districts will decrease from $363 million to $33 million and the TIF revenue will decrease from $4.6 million to $433,000.00. See the table below:

<table>
<thead>
<tr>
<th>Value of Increment</th>
<th>TIF Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>$363,624,727</td>
<td>$4,618,957</td>
</tr>
<tr>
<td>$137,530,416</td>
<td>$1,787,607</td>
</tr>
<tr>
<td>$103,925,416</td>
<td>$1,326,933</td>
</tr>
<tr>
<td>$95,280,760</td>
<td>$1,216,928</td>
</tr>
<tr>
<td>$33,863,340</td>
<td>$433,328</td>
</tr>
</tbody>
</table>

Financial Security
Increased financial security has been emphasized for TIF Districts created since 2006. Most TIF Districts now use a TIF note where the developer does not receive reimbursement for eligible costs until TIF revenue is received by the City.

Pending Projects and TIF District 2001-01
All TIF funded activities have been completed in fourteen out of the sixteen districts. TIF District 2001-01 contemplates four additional projects, including one that will be constructed this summer. Plans are underway to build 23rd Avenue South to the east of 42nd Street this summer, which will be paid for with both TIF revenue and special assessments.

Projects in TIF District 2001-01 that could also be constructed with TIF funds include widening 23rd Avenue from 45th Street to 42nd Street, a traffic signal at 42nd Street and 30th Avenue South, and storm water facilities and bike paths with the development of property northeast of 42nd Street and 23rd Ave. South.

There are sufficient funds to construct all of these projects, and the Finance Committee will be recommending that this TIF District be closed.
<table>
<thead>
<tr>
<th>TIF DISTRICT</th>
<th>Description</th>
<th>Location</th>
<th>Base Value</th>
<th>Value of Incumnet</th>
<th>Total Value</th>
<th>Year Approved</th>
<th>Projected End</th>
<th>2010 Revenue</th>
<th>Debt/Obligations/Plans</th>
<th>Fund Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>C - 1 Downtown</td>
<td>Dakota Building - IP Ramp</td>
<td>Downtown</td>
<td>$2,846,200</td>
<td>$19,638,000</td>
<td>$22,484,200</td>
<td>1982</td>
<td>2020</td>
<td>$269,208</td>
<td>$1,237,587</td>
<td>$266,213</td>
</tr>
<tr>
<td>Great Northern Depot</td>
<td>Utilities for depot renovation</td>
<td>Downtown</td>
<td>$347,789</td>
<td>$1,085,300</td>
<td>$1,433,089</td>
<td>1996</td>
<td>2019</td>
<td>$14,878</td>
<td>$4,888,720</td>
<td>(188,730)</td>
</tr>
<tr>
<td>Section 22</td>
<td>Utilities for Commercial development</td>
<td>SW of I-29 &amp; I94</td>
<td>$347,789</td>
<td>$226,094,311</td>
<td>$226,441,600</td>
<td>2001</td>
<td>2019</td>
<td>$2,831,350</td>
<td>$3,900,000</td>
<td>4,691,706</td>
</tr>
<tr>
<td>Horse Park</td>
<td>Utilities for Horse Park</td>
<td>18th Ave. N.</td>
<td>$78,040</td>
<td>$5,234,960</td>
<td>$5,313,000</td>
<td>2002</td>
<td>2038</td>
<td>$56,894</td>
<td>Portion of Specials</td>
<td>-</td>
</tr>
<tr>
<td>Fayland Properties</td>
<td>Utilities for Industrial Park</td>
<td>NW of 12th Ave and 45th St</td>
<td>$102,000</td>
<td>$58,992,500</td>
<td>$59,094,500</td>
<td>2006</td>
<td>2022</td>
<td>$750,358</td>
<td>$2,659,315</td>
<td>-</td>
</tr>
<tr>
<td>Bde Maka Ska</td>
<td>Renovation of Fargo Building</td>
<td>Downtown</td>
<td>$480,100</td>
<td>$6,689,400</td>
<td>$7,169,500</td>
<td>2006</td>
<td>2026</td>
<td>$86,965</td>
<td>$613,960</td>
<td>-</td>
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<tr>
<td>Bde Maka Ska - 19th Ave.</td>
<td>Commercial and Apartments</td>
<td>NDSU Area</td>
<td>$3,408,400</td>
<td>$13,967,000</td>
<td>$15,375,400</td>
<td>2006</td>
<td>2020</td>
<td>$191,467</td>
<td>$275,671</td>
<td>-</td>
</tr>
<tr>
<td>Bison Block</td>
<td>Commercial and Apartments</td>
<td>NDSU Area</td>
<td>$208,080</td>
<td>$2,424,920</td>
<td>$2,633,000</td>
<td>2007</td>
<td>2022</td>
<td>$33,242</td>
<td>$650,085</td>
<td>-</td>
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<tr>
<td>Bison Crossing</td>
<td>Commercial and Apartments</td>
<td>NDSU Area</td>
<td>$316,980</td>
<td>$2,068,620</td>
<td>$2,385,600</td>
<td>2009</td>
<td>2024</td>
<td>$28,358</td>
<td>$415,077</td>
<td>-</td>
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<tr>
<td>Bison Block II</td>
<td>Commercial and Apartments</td>
<td>NDSU Area</td>
<td>$334,140</td>
<td>$3,919,860</td>
<td>$4,254,000</td>
<td>2009</td>
<td>2024</td>
<td>$53,735</td>
<td>$351,847</td>
<td>-</td>
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<tr>
<td>Shattuck Commons</td>
<td>Owner occupied housing</td>
<td>Clara Barton Neighborhood</td>
<td>$462,444</td>
<td>$6,201,556</td>
<td>$6,664,000</td>
<td>2011</td>
<td>2021</td>
<td>$76,513</td>
<td>$159,695</td>
<td>-</td>
</tr>
<tr>
<td>914 LLC, Weston</td>
<td>Apartment Building</td>
<td>3202 Broadway</td>
<td>$135,900</td>
<td>$2,443,100</td>
<td>$2,638,000</td>
<td>2014</td>
<td>2021</td>
<td>$33,491</td>
<td>$90,558</td>
<td>-</td>
</tr>
<tr>
<td>Butler Business Park</td>
<td>Commercial Development</td>
<td>SE of I29 and Main Avenue</td>
<td>$2,117,700</td>
<td>$14,407,600</td>
<td>$15,525,300</td>
<td>2014</td>
<td>2029</td>
<td>$145,100</td>
<td>$2,360,851</td>
<td>-</td>
</tr>
<tr>
<td>710 Lofts</td>
<td>Apartment Building</td>
<td>707 10th St. N.</td>
<td>$163,400</td>
<td>$1,539,600</td>
<td>$1,703,000</td>
<td>2015</td>
<td>2030</td>
<td>$21,106</td>
<td>$295,325</td>
<td>-</td>
</tr>
<tr>
<td>Roberts Street Parking</td>
<td>Mixed Use including city parking</td>
<td>Downtown</td>
<td>$236,000</td>
<td>$483,000</td>
<td>$719,000</td>
<td>2015</td>
<td>2035</td>
<td>$6,621</td>
<td>Portion of Parking Debt</td>
<td>-</td>
</tr>
<tr>
<td>Junction 29 Apartments</td>
<td>Apartment Building</td>
<td>NDSU Area</td>
<td>$1,011,000</td>
<td>$1,435,000</td>
<td>$2,446,000</td>
<td>2015</td>
<td>2030</td>
<td>$19,672</td>
<td>$213,107</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>$10,606,373</td>
<td>$363,624,727</td>
<td>$374,231,100</td>
<td></td>
<td></td>
<td></td>
<td>4,618,957</td>
<td>-</td>
</tr>
</tbody>
</table>

**NOTE:** The Fund Balances for the C-1 and Section 22 TIF Districts do not include funds transferred to already approved capital projects.
<table>
<thead>
<tr>
<th>TIF DISTRICT</th>
<th>Description</th>
<th>Location</th>
<th>Value of Increment</th>
<th>Year Approved</th>
<th>Projected End</th>
<th>2019 Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 22</td>
<td>Utilities for Commercial development</td>
<td>SW of I-29 &amp; I94</td>
<td>$226,094,311</td>
<td>2001</td>
<td>2019</td>
<td>$2,831,350</td>
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<tr>
<td>C - 1 Downtown Roers - 19th Ave.</td>
<td>Dakota Building - IP Ramp</td>
<td>Downtown</td>
<td>$19,638,000</td>
<td>1982</td>
<td>2020</td>
<td>$269,208</td>
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<tr>
<td></td>
<td>Commercial and Apartments</td>
<td>NDSU Area</td>
<td>$13,967,000</td>
<td>2006</td>
<td>2020</td>
<td>$191,467</td>
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<tr>
<td>Shotwell Commons 914 LLC, Weston</td>
<td>Owner occupied housing</td>
<td>Clara Barton Neighborhood</td>
<td>$6,201,556</td>
<td>2011</td>
<td>2021</td>
<td>$76,513</td>
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<tr>
<td></td>
<td>Apartment Building</td>
<td>3202 Broadway</td>
<td>$2,443,100</td>
<td>2014</td>
<td>2021</td>
<td>$33,491</td>
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<tr>
<td>Fayland Properties</td>
<td>Utilities for Industrial Park</td>
<td>NW of 12th Ave and 45th</td>
<td>$58,992,500</td>
<td>2006</td>
<td>2022</td>
<td>$750,358</td>
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<tr>
<td>Bison Block I</td>
<td>Commercial and Apartments</td>
<td>NDSU Area</td>
<td>$2,424,920</td>
<td>2007</td>
<td>2022</td>
<td>$33,242</td>
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<tr>
<td>Bison Crossing</td>
<td>Commercial and Apartments</td>
<td>NDSU Area</td>
<td>$2,068,620</td>
<td>2009</td>
<td>2024</td>
<td>$28,358</td>
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<tr>
<td>Bison Block II</td>
<td>Commercial and Apartments</td>
<td>NDSU Area</td>
<td>$3,919,860</td>
<td>2009</td>
<td>2024</td>
<td>$53,735</td>
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<tr>
<td>Bdwy &amp; Bristol</td>
<td>Renovation of Fargoan Buildings</td>
<td>Downtown</td>
<td>$6,689,400</td>
<td>2006</td>
<td>2026</td>
<td>$86,965</td>
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<tr>
<td>Butler Business Park</td>
<td>Commercial Development</td>
<td>SE of 129 and Main Avenue</td>
<td>$11,407,600</td>
<td>2014</td>
<td>2029</td>
<td>$145,100</td>
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<tr>
<td></td>
<td>Apartment Building</td>
<td>707 10th St. N.</td>
<td>$1,539,600</td>
<td>2015</td>
<td>2030</td>
<td>$21,106</td>
</tr>
<tr>
<td>Junction 29 Apartments</td>
<td>Apartment Building</td>
<td>NDSU Area</td>
<td>$1,435,000</td>
<td>2015</td>
<td>2030</td>
<td>$19,672</td>
</tr>
<tr>
<td>Roberts Street Parking</td>
<td>Mixed Use including city parking</td>
<td>Downtown</td>
<td>$483,000</td>
<td>2015</td>
<td>2035</td>
<td>$6,621</td>
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<tr>
<td>Horse Park</td>
<td>Utilities for Horse Park</td>
<td>19th Ave. N.</td>
<td>$5,234,960</td>
<td>2002</td>
<td>2038</td>
<td>$56,894</td>
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<tr>
<td>Great Northern Depot</td>
<td>Utilities for depot renovation</td>
<td>Downtown</td>
<td>$1,085,300</td>
<td>1996</td>
<td>2039</td>
<td>$14,878</td>
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</tbody>
</table>

**TOTAL**

<table>
<thead>
<tr>
<th>Value of Increment</th>
<th>TIF Revenue 2019</th>
<th>TIF Revenue 2020</th>
<th>TIF Revenue 2021</th>
<th>TIF Revenue 2022</th>
<th>TIF Revenue 2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>End of Year 2018</td>
<td>$363,624,727</td>
<td>TIF Revenue 2019 $4,618,957</td>
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<tr>
<td>End of Year 2019</td>
<td>$363,624,727</td>
<td>TIF Revenue 2020 $1,787,607</td>
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<td>End of Year 2020</td>
<td>$103,925,416</td>
<td>TIF Revenue 2021 $1,326,933</td>
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<td>End of Year 2021</td>
<td>$95,280,760</td>
<td>TIF Revenue 2022 $1,210,928</td>
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<tr>
<td>End of Year 2022</td>
<td>$33,863,340</td>
<td>TIF Revenue 2023 $433,328</td>
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