

FARGO CITY COMMISSION AGENDA
Monday, March 30, 2026 - 5:00 p.m.

Executive Session at 3:30 p.m.

Roll Call.

PLEASE NOTE: The Board of City Commissioners will convene in the City Commission Chambers at 3:30 p.m. and retire into Executive Session in the Red River Room for the following purposes: (1) attorney consultation regarding opioid litigation with Associated Pharmacies, Inc.; J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Wholesale Drug Company, Inc.; and United Natural Foods, Inc. to receive its attorneys' advice and guidance on the legal risks, strengths and weaknesses of an action of a public entity, which, to discuss these matters in open meeting will have a negative fiscal effect on the bargaining and/or litigation position of the City; (2) to discuss negotiating strategy or provide negotiating instructions to its attorney or other negotiator regarding a pending annexation proceeding with Fercho Properties, LLP and to receive its attorneys' advice and guidance on the legal risks, strengths and weaknesses of an action of a public entity, which, to discuss these matters in an open meeting will have a negative fiscal effect on the bargaining and/or litigation position of the City; and (3) to receive its attorneys' advice regarding and in anticipation of reasonably predictable civil litigation with Phoenix Fabricators and Erectors, LLC and to receive its attorneys' advice and guidance on the legal risks, strengths and weakness of an action of a public entity which, if held in public, would have an adverse fiscal effect on the City. Thus, an Executive Session for these matters is authorized pursuant to North Dakota Century Code 44-04-19.1 subsections 2, 5 and 9 and North Dakota Century Code § 44-04-19.2, subsection 1.

Regular Meeting at 5:00 p.m.

City Commission meetings are broadcast live on TV Fargo Channel 56 and online at 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 16, 2026).

CONSENT AGENDA – APPROVE THE FOLLOWING:

1. Letter of Support for Quality Holdings to the ND Opportunity Fund Consortium.
2. Grant Agreement with the ND Department of Corrections and Rehabilitation and its Division of Juvenile Services, the ND Association of Counties, City and County jurisdictions as listed and Youthworks for 2026.
3. Receive and file an Ordinance Amending Section 31-0102 of Article 31-01 of Chapter 31 of the Fargo Municipal Code Relating to the International Property Maintenance Code.

4. 2nd reading, waive reading and final adoption of an Ordinance Rezoning Certain Parcels of Land Lying in Clara Barton School Addition to the City of Fargo, Cass County, North Dakota; 1st reading, 3/16/26.
5. Renewal of the Alcoholic Beverage Licenses and Live Entertainment Licenses until 3/31/27, contingent upon all essential requirements for renewal are met by 3/31/26.
6. Applications for Games of Chance.
7. Site Authorizations for Games of Chance.
8. Memorandum of Understanding Special Assessment Improvement Districts Impacting Municipal Airport Authority Property with the Municipal Airport Authority of the City of Fargo.
9. Revisions to the Excavation Fees and Guidelines (Fargo Municipal Code Article 18-09).
10. Contract and bond for Project No. PR-26-B1.
11. Memorandum of Offer to Landowner for Easement (Temporary Construction Easement) with Diane Bachinski (Improvement District No. BR-26-G1).
12. Memorandum of Offer to Landowner for Easement (Temporary Construction Easement) with James P. Essig and Judith A. Essig (Improvement District No. BR-26-G1).
13. Bid award to Northern Improvement Co. in the amount of \$226,445.00 for Improvement District No. AN-26-A1.
14. Bid award to Northern Improvement Co. in the amount of \$1,205,961.79 for Improvement District No. BR-26-I1.
15. Bid award to FM Asphalt LLC in the amount of \$1,352,929.20 for Improvement District No. PR-26-G1.
16. Bid award to Reede Construction, Inc. in the amount of \$1,098,889.20 for Improvement District No. TN-26-A1.
17. Create Improvement District No. PR-26-E and adopt Resolution of Necessity (Asphalt Mill & Overlay).
18. Create Improvement District No. PR-26-F and adopt Resolution of Necessity (Concrete Paving Rehab/Reconstruction).
19. Bid award to Gast Construction Co., Inc. in the amount of \$1,353,200.00 for the City Hall Parking Structure repairs (ITB26150).
20. Items from FAHR Meeting:
 - a. Receive and file Sales Tax Revenue - Accrual Basis.
 - b. Receive and file General Fund - Budget to Actual through 2/28/26.
 - c. Piggyback purchase through Sourcewell Cooperative Contract No. 110421-TIM with ABM Equipment, LLC in the amount of \$248,929.00 for a 2026 bucket lift truck (PBC26121).
 - d. 2026 budget adjustment for the purchase of RDS optics in the amount of \$23,159.68 utilizing SWAT funding.

21. Resolution approving Plat of Christianson 32nd Avenue South Third Addition.
22. Permanent Easement (Street and Utility) with RLN Business Park, LLC and Robert Nelson Trustee of the Robert L. Nelson Revocable Trust.
23. Bid award to Sanitation Products in the amount of \$341,125.00 for the purchase of one high compaction front load refuse truck (RFP26119).
24. Bid award to Wastequip in the amount of \$266,113.10 for front load containers (RFP26107).
25. Bid award to Johnson & Schock Excavating, LLC in the amount of \$673,287.13 for Project No. WA2504.
26. Bills.

REGULAR AGENDA:

PUBLIC HEARINGS - 5:05 pm:

27. **PUBLIC HEARING** – Application for a Class “GH” Alcoholic Beverage License for Moonrise Café, LLC d/b/a Moonrise Café, LLC to be located at 111 Broadway North; continued from the 2/2/26 and 3/2/26 Regular Meetings.
28. **PUBLIC HEARING** – Application to transfer a Class “VWB” Alcoholic Beverage License for Cellar 624, LLC d/b/a Cellar 624, The Venue on Main from 624 Main Avenue, Suite 4 to 624 Main Avenue, Suite 5; continued from the 2/2/26 and 3/2/26 Regular Meetings.
29. **PUBLIC HEARING** – Application to transfer a Class “FA-RZ” Alcoholic Beverage License for Dakota Food Group LLC d/b/a Teddy’s from 212 Broadway to 624 Main Avenue, Suite 4; continued from the 2/2/26 and 3/2/26 Regular Meetings.
30. **PUBLIC HEARING** – Application for a Class “W” Alcoholic Beverage License for Sunrose Nails & Day Spa, Inc. d/b/a Sunrose Nails & Day Spa located at 4101 13th Avenue South.
31. **PUBLIC HEARING** – Hearing on a dangerous building located at 115 6th Avenue North.
32. **PUBLIC HEARING** – Application filed by B2 LLC d/b/a Sign Badgers for a property tax exemption for a project to be located at 610 University Drive North, which the applicant will use for a commercial sign design and fabrication shop; continued from the 3/16/26 Regular Meeting.
33. Recommendation to adopt a new PILOT Policy for commercial redevelopment.
34. Review of the 2026 Push Cart Program and Survey Results.
35. Recommendation for appointment of an Interim Police Chief.
36. Police Chief search process update.
37. Financial Operations Overview of the Resource and Recovery Center.
38. Liaison Commissioner Assignment Updates.

39. **PUBLIC COMMENTS (2.5 minutes will be offered for comment with a maximum of 30 minutes total for all public comments. Individuals who would like to address the Commission, whether virtually or in person, must sign-up at FargoND.gov/VirtualCommission).**

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

Minutes are available on the City of Fargo website at www.FargoND.gov/CityCommission.



**AUDITOR'S
OFFICE**

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AUDITOR'S OFFICE
Fargo City Hall
225 4th Street North
PO Box 2471
Fargo, ND 58108
Phone: 701.241.8108 | Fax: 701.241.8184
FargoND.gov

MEMORANDUM

TO: Board of City Commissioners
FROM: Angie Bear, City Clerk/ Deputy City Auditor
SUBJECT: Liquor License Application – Moonrise Cafe
DATE: March 30, 2026

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

License Class: GH – Beer and wine only – food sales required
Business Name: Moonrise Café, LLC d/b/a Moonrise Cafe
Location: 111 Broadway North
Applicants: Alexandra Eugenio & Emily Driscoll

Being no significant concerns, the Liquor Control Board voted to approve the issuance of a Class GH alcoholic beverage license to Moonrise Café, LLC d/b/a Moonrise Cafe. The complete application is available for review in the Auditor's Office.

Recommended Motion:

Move to approve the issuance of a Class GH alcoholic beverage license to Moonrise Café, LLC d/b/a Moonrise Café.



FARGO POLICE DEPARTMENT

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

NEIGHBORHOOD SERVICES DIVISION

MEMORANDUM

To: Chief David Zibolski

From: Sergeant Nick Kjonaas

Date: 12.24.2025

RE: Alcoholic Beverage License Application, Class "GH", Moonrise Café

**Application for a class "GH" Alcoholic Beverage License from
Moonrise Café, LLC d/b/a Moonrise Café, Located at 111 Broadway North, Fargo, ND 58102.**

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

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

The following information was discovered through this investigation:

Eugenio, Alexandra (Owner/Manager)

Criminal History -

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

- No criminal or traffic history.

Credit History -

A credit report was completed. No bankruptcies, liens, judgments, or current past due accounts were found.

Driscoll, Emily (Owner/Manager)

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

Fargo Police Case #2019-50189. In this case, Emily Driscoll was initially charged with Reckless Endangerment. According to Detective Troy Hanson's summary, he interviewed Driscoll by phone, during which she admitted to dropping a brick from a rooftop patio. She stated that she looked below before dropping the brick, observed no one in the area, and watched the brick fall directly to the ground.

The Reckless Endangerment charge was later amended to Disorderly Conduct, to which Driscoll pleaded guilty in September 2019. The plea resulted in a Deferred Imposition of Sentence. Per the sentencing order, the guilty plea was withdrawn, the case dismissed, and the file sealed pursuant to N.D.C.C. §§ 12.1-32-07.1 and 12.1-32-07.2, and therefore does not appear in public records. The sentence included a \$300 fine and unsupervised probation through March 14, 2020, with a condition to violate no criminal laws.

Driscoll acknowledged the incident but stated she did not believe a guilty plea was entered or acknowledged. She did admit to consuming alcohol on the night of the incident.

The reporting victim stated he was struck in the head by an object while walking on the sidewalk below the rooftop patio. He later requested that no charges be pursued, indicating he was blackout intoxicated at the time and unable to recall details of the incident.

Emily was 24 years old at the time of this incident.

Additional Violations of criminal law noted during the background check include but not seen in a public records search:

- 12/16/2017 Dilworth Minnesota citation for open container. This was disclosed in the background packet. When asked Emily about this incident she stated she had an open bottle of whiskey in her vehicle at the time she stopped by Dilworth Police.
- 1/18/2015, Fargo Police- Operate Motor Vehicle Without Required Safety Belts
- 10/6/2015, Fargo Police- Disobey Traffic Control Device on Bike.
- 3/7/2014, Fargo Police- Unlawful U-Turn
- 8/27/2013, Fargo Police- Speeding

Credit History - A credit report was completed. No bankruptcies, liens, judgments, or current past due accounts were found.

Investigation Notes

This application is for a class GH alcoholic beverage license (Authorizes the licensee to sell beer and wine on sale only with 50% food sales) for Moonrise Café LLC d/b/a Moonrise Café.

Business Location

Moonrise Café is located at 111 Broadway N in Fargo, ND. Other businesses in the area with alcoholic beverage licenses include Rooter's Bar, Blarney Stone Pub, and No Bull Smokehouse.

Conclusion

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

DEC 29 2025

AC Stefonowicz

RECEIVED
FARGO POLICE DEPARTMENT
TRAVIS STEFONOWICZ
ASSISTANT CHIEF OF POLICE
REF: Chief 2balski

A. BOAR
+ REC APPROVAL



**AUDITOR'S
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AUDITOR'S OFFICE
Fargo City Hall
225 4th Street North
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MEMORANDUM

TO: Board of City Commissioners

FROM: Angie Bear, City Clerk/Deputy City Auditor

SUBJECT: Liquor License Location Transfer– Cellar 624, LLC d/b/a Cellar 624, The Venue on Main Located at 624 Main Ave, Suite 5

DATE: March 30, 2026

The Auditor's office received a request to transfer Cellar 624, LLC d/b/a Cellar 624, The Venue on Main from 624 Main Ave, Suite 4 to 624 Main Ave, Suite 5

License Class: VWB – Wine educational events – Off sale of stock, only during event
Business Name: Cellar 624, LLC d/b/a Cellar 624, Then Venue on Main
Location: 624 Main Ave, Suite 5 – Location Transfer
Applicants: Ramon Sosa & Michael Marcil

Being no significant concerns, the Liquor Control Board voted to approve the location transfer of a Class VWB alcoholic beverage license from 624 Main Ave, Suite 4 to 624 Main Ave, Suite 5. The complete application is available for review in the Auditor's Office.

Recommended Motion:

Move to approve the location transfer of a Class VWB alcoholic beverage license for Cellar 624, LLC, from old location 624 Main Avenue South, Suite 4, new location 624 Main Avenue South, Suite 5.



FARGO POLICE DEPARTMENT

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

NEIGHBORHOOD SERVICES DIVISION

MEMORANDUM

To: Chief David Zibalski

From: Sergeant Jacob Maahs

Date: 03.17.2026

RE: Alcoholic Beverage License Transfer Background Check - Cellar 624

License Transfer Background Check:

Cellar 624 LLC d/b/a Cellar 624, Located at 624 Main Ave, Suite 5, Fargo, ND 58102.

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

During this investigation, I examined the applicants' public record criminal backgrounds. The following information was discovered through this investigation:

Sosa, Ramon (Owner)

Criminal History -

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

- No criminal history.

Credit History -

A credit report was completed. No bankruptcies, liens, judgments, or current past due accounts were found.

Marcil, Michael (Owner)

Criminal History -

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

- No criminal history.

Credit History -

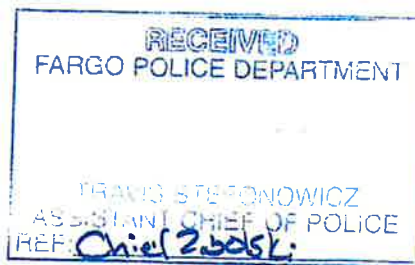
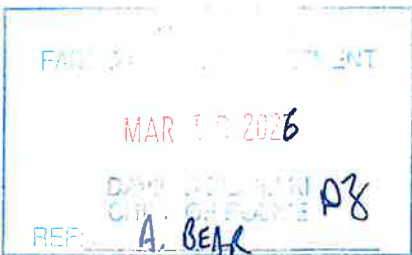
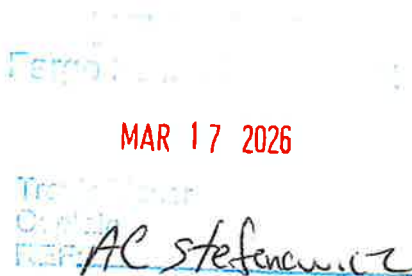
A credit report was completed. No bankruptcies, liens, judgments, or current past due accounts were found. The report reflects one prior derogatory account and prior delinquency history, but all accounts are currently reported as paid or current.

Business Location

Cellar 624 is located at 624 Main Ave, Suite 5, in Fargo, ND. Other businesses in the area with alcoholic beverage licenses include, Front Street Taproom and Pounds.

Conclusion

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



+ Rec. Approval

LCB

TRANSFER Application for an Alcoholic Beverage License

Legal Company Name: Cellar 624, LLC

(Must match State of North Dakota registration name)

DBA Name: Cellar 624, The Venue on Main

License Transferred From: 624 Main Ave Suite 4, Fargo, ND

****Applicant must include letter from current license holder approving transfer of license**** 58103

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

* Business location address: Transfer to 624 Main Ave Suite 5, Fargo, ND

Mailing address: 624 Main Ave. Suite 5, Fargo, ND 58103

Business E-mail address: ramon@maxwellsnd.com

Local Manager E-mail address: ramon@maxwellsnd.com

Best Contact Phone number: (218) 790 3301

Anticipated Date of Opening: as soon as possible

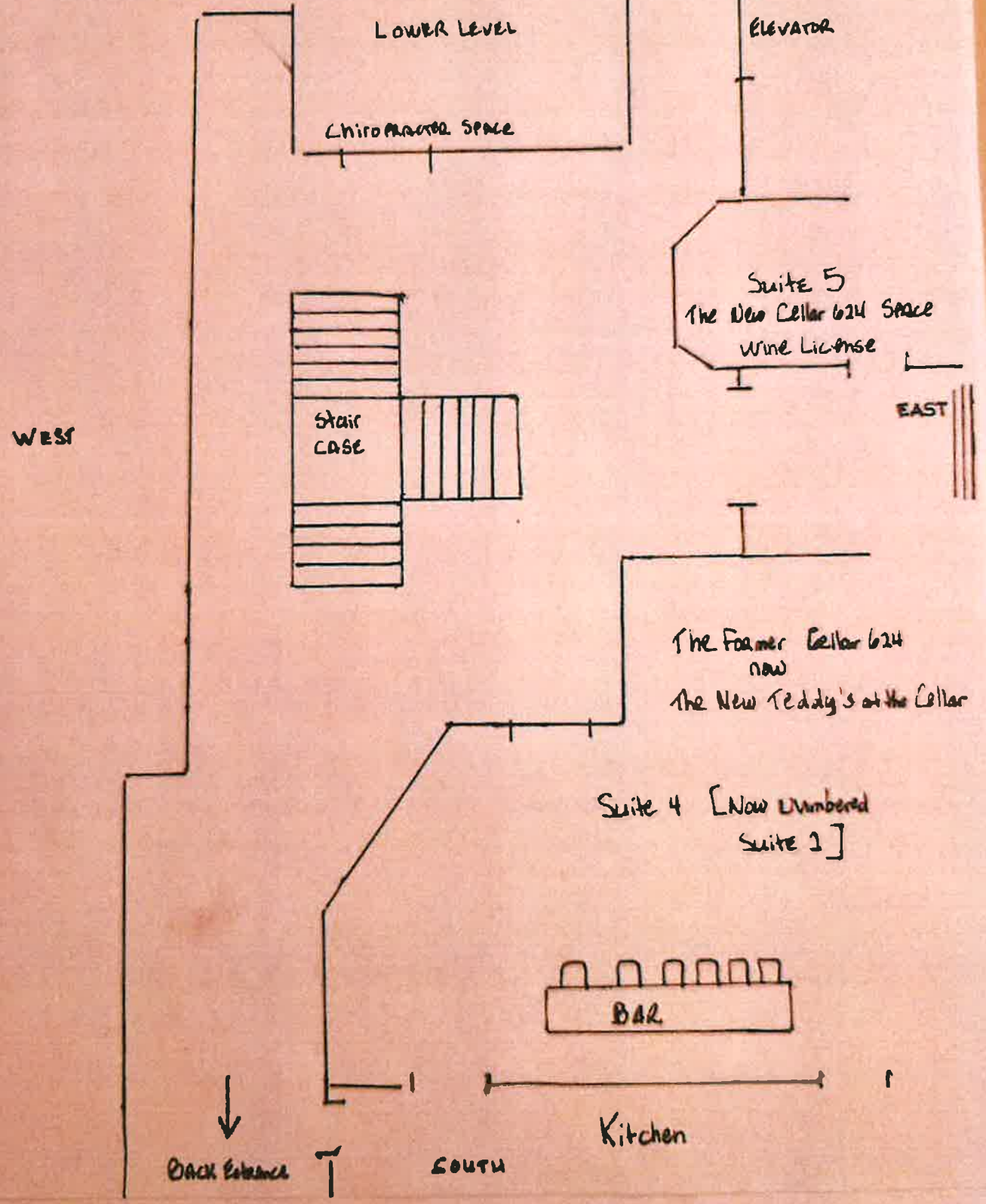
Please contact the Auditor's Office at 701-241-1301 or 241-8108 to determine the appropriate License Classification Type that would fit your business model.

The following section to be completed by City Staff:

Date Received: _____

Class of License: W

624 - MAIN AVENUE
Formerly the DeLendrecies Bldg.
And Block to shops





**AUDITOR'S
OFFICE**



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Fargo City Hall
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FargoND.gov

MEMORANDUM

TO: Board of City Commissioners
FROM: Angie Bear, City Clerk/Deputy City Auditor
SUBJECT: Liquor License Transfer-- Dakota Food Group dba Teddy's
DATE: March 30, 2026

The Auditor's office received a request to transfer Dakota Food Group, LLC d/b/a Teddy's from 212 Broadway to 624 Main Ave, Suite 4.

License Class: FA-RZ – Restaurant/Bar – Renaissance Zone – food sales must exceed alcohol sales
Business Name: Dakota Food Group LLC d/b/a Teddy's
Location: 624 Main Ave Suite 4 – Location Transfer
Applicants: Lance Bergstrom, Susan Bala & Ramon Sosa

Being no significant concerns, the Liquor Control Board voted to approve the location transfer of a Class FA-RZ alcoholic beverage license from Dakota Food Group LLC d/b/a Teddy's. The complete application is available for review in the Auditor's Office.

Recommended Motion:

Move to approve the location transfer of a Class FA-RZ alcoholic beverage license from Dakota Food Group, LLC d/b/a Teddy's, new location 624 Main Avenue South, Suite 4.



FARGO POLICE DEPARTMENT

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

NEIGHBORHOOD SERVICES DIVISION

MEMORANDUM

To: Chief David Zibolski

From: Sergeant Jacob Maahs

Date: 01.29.2026

RE: Alcoholic Beverage License Transfer Background Check – Teddy's

License Transfer Background Check:

Dakota Food Group LLC d/b/a Teddy's, Located at 624 Main Ave, Suite 4, Fargo, ND 58102.

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

During this investigation, I examined the applicants' public record criminal backgrounds. The following information was discovered through this investigation:

Bergstrom, Lance (Owner)

Criminal History -

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

- [Not disclosed] – On July 18, 2024, Lance Kim Bergstrom was convicted in Fargo Municipal Court, North Dakota, of Speeding (Administrative Traffic) for an offense committed on July 12, 2024, in Fargo, ND. He was fined \$22, which was paid in full.
- [Not disclosed] – On January 12, 2024, Lance Kim Bergstrom was convicted in Otter Tail County District Court, MN, of Speeding – 64 mph in a 55 mph zone (Petty Misdemeanor) for an offense committed on January 10, 2024. He was fined \$125, which was paid in full.

- [Not disclosed] – On October 7, 2023, Lance Kim Bergstrom was convicted in Polk County District Court, MN, of Speeding – 70 mph in a 55 mph zone (Petty Misdemeanor) for an offense committed on October 4, 2023. He was fined \$145, which was paid in full.
- [Not disclosed] – On December 11, 2018, Lance Kim Bergstrom was convicted in Norman County District Court, MN, of Speeding – 70 mph in a 55 mph zone (Petty Misdemeanor) for an offense committed on December 5, 2018. He was fined \$146.50, which was paid in full.
- [Not disclosed] – On September 13, 2018, Lance Kim Bergstrom was convicted in Clay County District Court, MN, of Speeding – 79 mph in a 60 mph zone (Petty Misdemeanor) for an offense committed on August 15, 2018. He was fined \$146.50, which was paid in full.

I spoke with Lance Bergstrom about the undisclosed traffic violations and he said he didn't realize he needed to include them and was apologetic that he misunderstood the question on the background packet.

Credit History - A credit report was completed. No bankruptcies, liens, judgments, or current past due accounts were found.

Bala, Susan (Owner)

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

- No criminal history.

Credit History - A credit report was completed. No bankruptcies, liens, or judgments were found. No current past due accounts were found; however, the report reflects prior delinquency/derogatory history within the past 7 years, including multiple late payments and one account reported as paid for less than the full balance.

X Johnson, Charles (Owner) Removing

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

- [Disclosed] – Minnesota (2021) – Johnson reported being cited for driving after license suspension, resolved as a traffic-level offense.
- [Disclosed] – Minnesota (2020) – Johnson reported a driver's license suspension related to driving without insurance.

- [Partially disclosed] – Minnesota (2015–2019) – Court records show multiple petty misdemeanor traffic convictions, including driving after revocation, registration violations, speeding, and equipment or seatbelt violations. All matters were resolved with fines, which were paid in full.
- [Partially disclosed] – Minnesota (2015) – Johnson was convicted of non-traffic petty misdemeanor offenses, including underage alcohol consumption/possession, possession of a small amount of marijuana, and urinating in public. These offenses occurred when Johnson was 18 years old and resulted in petty misdemeanor convictions only.
- [Not disclosed] – North Dakota (2017–2022) – Johnson was charged on several occasions with misdemeanor-level driving offenses, including driving under suspension/revocation and fictitious registration. All North Dakota misdemeanor cases were dismissed, with no convictions.
- **Felony Arrest – Dismissed**
 - On August 19, 2025, Charles Matthew Johnson was arrested following a Fargo Police Department investigation into suspected illegal vehicle activity at a garage space he rented and controlled at 2015 1st Ave S, Fargo. Search warrants resulted in the recovery of confirmed stolen vehicle property, including dismantled parts from a stolen Hyundai Elantra and a stolen Harley-Davidson motorcycle, along with other vehicles and motorcycles in various stages of disassembly. Johnson acknowledged operating a side business from this location involving the purchase and resale of vehicle parts.
 - When I spoke with Johnson about this, he stated the incident was a misunderstanding and believed the investigation resulted from a false report. He stated the stolen property was brought to the garage by Terry Higdem, whom he described as an occasional mechanic rather than a daily associate, and reported he was unaware of any criminal activity occurring at the location.
 - Johnson was charged with Owing/Operating/Conducting a Chop Shop (felony). The charge was dismissed on October 13, 2025, prior to submission of the application, resulting in no conviction. While the dismissed charge was not required to be disclosed, the circumstances are noted for background review.

Credit History -

A credit report was completed. No bankruptcies, liens, or judgments were identified. The report reflects two education loan accounts that were charged off and remain unpaid, with delinquency activity occurring within the past seven years. No current positive tradelines were identified.

Johnson has a history of traffic-related and petty misdemeanor offenses dating back to early adulthood. The 2025 felony case concluded without a conviction but involved the recovery of stolen property from a location under Johnson's control. Johnson stated omissions on the application were due to forgetting older violations and reported he was not aware of any open or pending cases at the time of submission.



FARGO POLICE DEPARTMENT

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

NEIGHBORHOOD SERVICES DIVISION

MEMORANDUM

To: Chief David Zibolski

From: Sergeant Jacob Maahs

Date: 03.17.2026

RE: Alcoholic Beverage License Transfer Background Check – Cellar 624

Ramon's background for Teddy's

License Transfer Background Check:

Cellar 624 LLC d/b/a Cellar 624, Located at 624 Main Ave, Suite 5, Fargo, ND 58102.

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

During this investigation, I examined the applicants' public record criminal backgrounds. The following information was discovered through this investigation:

Sosa, Ramon (Owner)

Criminal History -

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

- No criminal history.

Credit History -

A credit report was completed. No bankruptcies, liens, judgments, or current past due accounts were found.

Business Location

Teddy's is located at 624 Main Ave, in Fargo, ND. Other businesses in the area with alcoholic beverage licenses include, Front Street Taproom (614 Main Ave), and Rhombus Guys (606 Main Ave).

Conclusion

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

RECEIVED
 FARGO POLICE DEPARTMENT
 FEB 02 2026
 NICK KJONAAS
 LIEUTENANT
 REF: Capt. Moses

FEB 04 2026
 AC Stefanciewicz

REF: TRAVIS STEFONOWICZ
 ASSISTANT CHIEF OF POLICE
 FARGO POLICE DEPARTMENT

RECEIVED
 FARGO POLICE DEPARTMENT
 FEB 03 2026
 DAVID S. JELONSKI
 CHIEF OF POLICE
 REF: A. BEAR

REC. APPROVAL FOR: BERGSTROM, & BALA

REC. DENIAL FOR: CHARLES JOHNSON
 PURSUANT TO 25-1505(7) & 25-1505(11)



Charles Johnson
 removed from Manager

Ramon Manager

TRANSFER Application for an Alcoholic Beverage License

Legal Company Name: Dakota Food Group LLC

(Must match State of North Dakota registration name)

DBA Name: Teddys @ the Cellar

License Transferred From: 212 Broadway, Fargo, ND 58102

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

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

Business location address: 624 Main Ave Suite 4, Fargo, ND

Mailing address: 520 28th St N, Moorhead, MN 58103
56560

Business E-mail address: ramon@maxwellsnd.com

Local Manager E-mail address: ramon@maxwellsnd.com

Best Contact Phone number: (218) 790 3301

Anticipated Date of Opening: as soon as possible

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

The following section to be completed by City Staff:

Date Received: 10/20/21 3/13/26

Class of License: FA-RZ

NOTICE OF HEARING

30

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

Monday, March 30, 2026
at 5:05 o'clock p.m. to consider an application for a
Class "W" Alcoholic Beverage License
for
Sunrose Nails & Day Spa, Inc.
D/B/A
Sunrose Nails & Day Spa
To be located at
4101 13 Avenue South

Any interested person may appear and will be heard.

City Auditor's Office



FARGO POLICE DEPARTMENT

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

NEIGHBORHOOD SERVICES DIVISION

MEMORANDUM

To: Chief David Zibolski

From: Sergeant Joshua Loos

Date: 2.26.2026

RE: Alcoholic Beverage License Application, Class "W", Sunrose Nails & Day Spa

Application for a class "W" Alcoholic Beverage License from

Sunrose Nails & Day Spa, Inc. d/b/a Sunrose Nails & Day Spa, Located at 4101 13th Ave South, Unit 500, Fargo, ND 58103.

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

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

The following information was discovered through this investigation:

Le, Anna (Owner/Manager)

Criminal History -

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

2007: Fargo PD ticket for Disobey Traffic Control Signal

2008: Moorhead PD ticket for Disobey Stop Sign

2010: Fargo PD ticket for Wrong Way on One Way

2023: NDHP conviction for Violation of MV Registration Provisions

These violations were undisclosed in the liquor license applicant information form. I contacted Anna Le on 2/26/26 to inquire. Anna Le said she had forgotten about the traffic tickets and possibly had misunderstood the question on the form.

Credit History -

A credit report was completed. No bankruptcies, liens, judgments, or current past due accounts were found.

Investigation Notes

This application is for a class W alcoholic beverage license (Authorizes the licensee to sell beer and wine on sale only with 50% food sales) for Sunrose Nails & Day Spa, Inc. d/b/a Sunrose Nails & Day Spa.

Business Location

Sunrose Nails & Day Spa is located at 4101 13th Ave South, Unit 500, Fargo, ND 58103. Other businesses in the area with alcoholic beverage licenses include Red Lobster, Holiday Inn, and Himalayan Yak.

Conclusion

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

RECEIVED
FARGO POLICE DEPARTMENT
MAR 04 2026
NICK KJONAAS
LIEUTENANT
REF: Capt. Moxel

RECEIVED
Fargo Police Department

MAR 05 2026

Travis Moxel

Captain

REF: AC Stefanowicz

RECEIVED
FARGO POLICE DEPARTMENT
MAR 05 2026
TRAVIS STEFONOWICZ
ASSISTANT CHIEF OF POLICE
REF: Chief Zabel

RECEIVED
FARGO POLICE DEPARTMENT
MAR 10 2026
A. BEAL
193

+ REC. APPROVAL

NEW APPLICATION for an Alcoholic Beverage License

Legal Company Name: SunRose Nails & Day Spa INC
(Must match State of North Dakota registration name)

DBA Name: SunRose Nails & Day Spa

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

Business location address: 4101 13th Ave S # 500 Fargo ND 58103

Mailing address: 4101 13th Ave S Suite 500 Fargo ND 58103

Business E-mail address: concepts-nail@yahoo.com

Local Manager E-mail address: concepts-nail@yahoo.com

Best Contact Phone number: (701) 388-8802

Anticipated Date of Opening: April 01 / 2026

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

The following section to be completed by City Staff:

Date Received: 1-28-26 Class of License: W

Investigations Fee Paid (\$250) Yes No Date Paid: 1/28/26 Check/CC # CC

Police Department review completed by: _____ Date: _____

(Attached recommendation report):

_____ Approval Recommendation

_____ Denial Recommendation

Chief of Police

Date

Affidavit by Responsible Party

By signing below, I understand and agree that the Fargo Police Department or its agent will conduct a full and complete background investigation for the purpose of determining eligibility to obtain (or retain) a liquor license from the city of Fargo, North Dakota. I hereby acknowledge under penalty of perjury that all information contained in this application is complete, true and accurate. I further waive any and all claims, known or unknown, and consent to the use of the information obtained for this purpose.

ANNA DIEULE DATE: 01/20/2026

Printed Name

Anna DATE: 01/20/2026

Signature

JASON CHI HUYNH DATE: 01/20/2026

Witness Name

[Signature] DATE: 01/20/2026

Signature

31

Memorandum

DATE: March 30, 2026
TO: Mayor Mahoney and Board of City Commissioners
FROM: Shawn Ouradnik, Inspections Director
SUBJECT: Dangerous Building Public Hearing for 115 6TH AVE N, Fargo, ND

The property owner of 115 6TH AVE N, Fargo, ND, has failed to comply with the order to either obtain a permit to repair or remove the heavily damaged structure at that location within the time allowed for that removal. In accordance with Fargo Municipal Code Article 21-04, a hearing date is scheduled for March 30, 2026.

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

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

The recommendation is to **designate this a dangerous building, direct the City Attorney to prepare findings of fact in this matter, and order its removal on May 29, 2026. Please direct the appropriate staff to secure the removal of this building should the owner fail to do so.**



Property Information and Timeline of Events

Property Information:	Building is currently vacant and is uninhabitable due to condition and current Inspections order.
Location:	115 6TH AVE N, Fargo, ND 58102
Owner:	Kevin & Lisa Marie Larsen
Description:	1076 Square foot 1 1/2 story Wood framed structure constructed in 1900

Description of Damage:

- Water services were shut off on 12/17/25
- Multiple broken and boarded up windows
- Entry doors have extensive damage due to warrant forced entry
- Unpermitted electrical
- Large amounts of indoor and outdoor junk
- Junk vehicles
- Smoke/carbon monoxide alarms missing
- Visible horizontal foundation cracks
- Damaged areas of guards, handrails, and interior surfaces
- Areas of water damage in basement mechanical area

TimeLine of Events:

- 10/13/2025: Received multiple complains on property. Found tenants at building no owner.
- 11/25/2025: Received multiple complaints, owner not the person inspections have had contact with at property. Neighbor reports 6-10 roommates in building after Kevin passed away. Complaints about possible criminal activity.
- 12/05/2025: Received complaint about property squatter activity.
- 01/16/2026: Posted property as Dangerous Building.
- 01/21/2026: Property cleared by police and secured with contractor.
- 01/22/2026: Secured property was tampered with.
- 01/23/2025: Re-secured property with contractor.

- Page 29 01/26/2026: 2nd Interior inspection with owner's permission.
- 02/11/2026: Re-secured property with contractor after it had been tampered with.
- 03/04/2026: Squatters had entered property. Cleared by Police. Re-secured by Contractor.
- 03/16/2026: Request for public hearing approved at City Commission meeting.
- 03/19/2026: Notice of Dangerous Building Hearing – Order to Show Cause sent to owner and mortgage holder.
- 03/30/2026: Public Hearing held at City Commission meeting.

Additional Information: With the information we have gathered the owners of the property were in divorce proceeding when the husband and occupant of the structure passed away. The remaining owner has no desire to retain or repair the structure and has given the Inspections department written permission to enter the property to conduct inspections and securing of the structure. Squatters have been present at the property after securing and has required re-securing of the property on multiple occasions. Veterans United Home Loans holds a mortgage for the property.

Notice of Dangerous Building Hearing – Order to Show Cause

Date: March 19, 2026

Location: 115 6 Ave N Fargo ND, 58102
Property Owner: KEVIN & LISA MARIE LARSEN
Address of Property Owner: 730 11TH ST N APT 3
MOORHEAD MN 56560-2077

NAMES AND ADDRESSES OF MORTGAGE HOLDERS, LIENHOLDERS ET CETERA AND LESSEES OF RECORD: Mortgage Research Center, LLC
8950 Cypress Waters Blvd
Coppell TX, 75019

Veterans United Home Loans
8950 Cypress Waters Blvd
Coppell TX, 75019

Inspector: Jeff Hett
Date of Posting: January 16, 2026

Ordinance 21-0405 of the Fargo Municipal Code states:

The board of city commissioners shall:


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

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

A hearing regarding the dangerous building located at Address, Fargo, ND has been scheduled for, Tuesday, September 2, 2025 at 5:05PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this 3/19/2026.



Shawn Ouradnik
Inspections Director



Notice of Dangerous Building Hearing – Order to Show Cause

Date: March 19, 2026

Location: 115 6 Ave N Fargo ND, 58102
Property Owner: KEVIN & LISA MARIE LARSEN
Address of Property Owner: 730 11TH ST N APT 3
MOORHEAD MN 56560-2077

Inspector: Jeff Hett
Date of Posting: January 16, 2026

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Any interested person or party is encouraged to attend.

Dated on this 3/19/2026.

Shawn Ouradnik
Inspections Director



Memorandum

DATE: March 16, 2026
TO: Mayor Mahoney and Board of City Commissioners
FROM: Shawn Ouradnik, Inspections Director
SUBJECT: Dangerous Building Notice and Order at 115 6 Ave N Fargo ND

The property owner of 115 6 Ave N Fargo ND, Kevin & Lisa Marie Larsen have failed to comply with the order to either obtain a permit to repair or remove the heavily damaged structure at that location within the time allowed for that removal. In accordance with Fargo Municipal Code Article 21-04, it will now be necessary for you to set a date for a hearing of this order at which time the property owner will be able to appear and show cause why the building should not be removed and the costs of that removal assessed against this property.

The recommendation is **to make a motion, in accordance with FMC Article 21-04, to set 5:05 pm Monday, March 30, 2026 as the time and date for the hearing regarding the dangerous building order for the structure at 115 6 Ave N Fargo ND.**

**INSPECTIONS DEPARTMENT**

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

NOTICE OF DANGEROUS BUILDING

DATE: 1/16/2026**ADDRESS AND/OR LEGAL****DESCRIPTION OF SUBJECT PROPERTY:** 115 6 Ave N**NAME OF PROPERTY OWNER:** Kevin & Lisa Marie Larsen**ADDRESS OF PROPERTY OWNER:** 115 6TH AVE N, Fargo, ND 58102**NAMES AND ADDRESSES OF****MORTGAGE HOLDERS, LIENHOLDERS****ET CETERA AND LESSEES OF RECORD:****Mortgage Research Center, LLC****8950 Cypress Waters Blvd****Coppell TX, 75019****Veterans United Home Loans****8950 Cypress Waters Blvd****Coppell TX, 75019****NAME OF INSPECTOR:** Jeff Hett

- Letter also sent to Lisa Marie Larsen, 730 11th St N Apt #3, Moorhead MN 56560

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 115 6 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: Keeney and Devitts 2nd Addition, Block 39, Lot East 38 ft of west 88 ft of 1 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on 1/16/26 by, Jeff Hett Building Inspector.
4. That the building inspector for the City of Fargo has found the building, Wood framed 1 1/2 story structure constructed in 1900 to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section 109.1.5 of the 2024 International Property Maintenance Code, adopted by

reference in Article 31-01 of the Fargo Municipal Code.

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

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

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

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

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

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

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this Friday 16th of January, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by Wednesday 21st Day of January, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Board of Appeals, provided that

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

Dated this 16th day of January, 2026.

CONDITIONS FOUND STATEMENT

On 1/16/2026, Building Inspector Jeff Hett, was present at 115 6 Ave N to address a complaint inspection. The following violations were found:

- Water services were shut off on 12/17/25
- Multiple broken and boarded up windows
- Entry doors have extensive damage due to warrant forced entry
- Unpermitted electrical
- Large amounts of indoor and outdoor junk
- Junk vehicles
- Smoke/carbon monoxide alarms missing
- Visible horizontal foundation cracks
- Damaged areas of guards, handrails, and interior surfaces
- Areas of water damage in basement mechanical area

The following action must be taken:

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

Jeff Hett
Building Inspector
JHett@fargoND.gov

Chris Rose
Assistant Director
CRose@fargoND.gov

Date Signed



1/16/2026: 11:23:36 AM

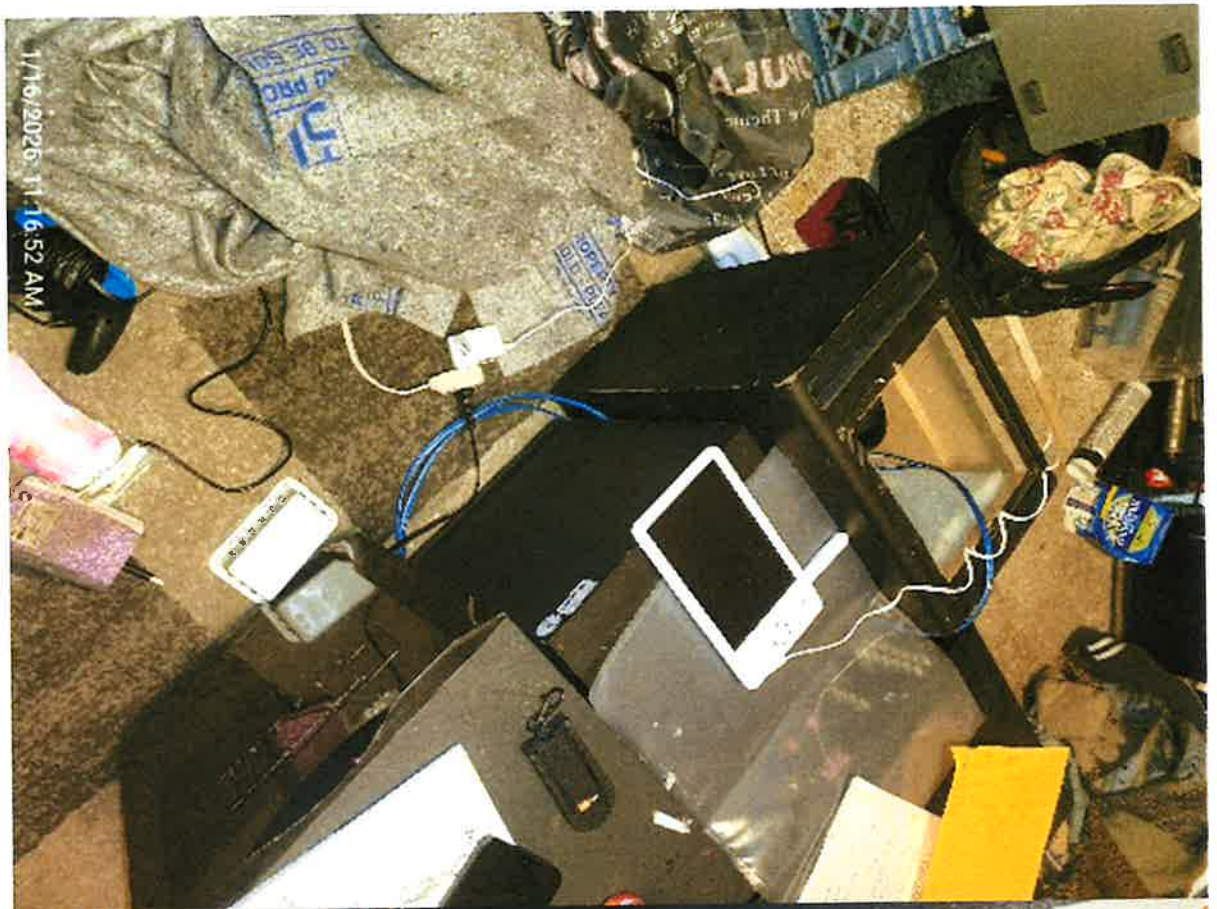


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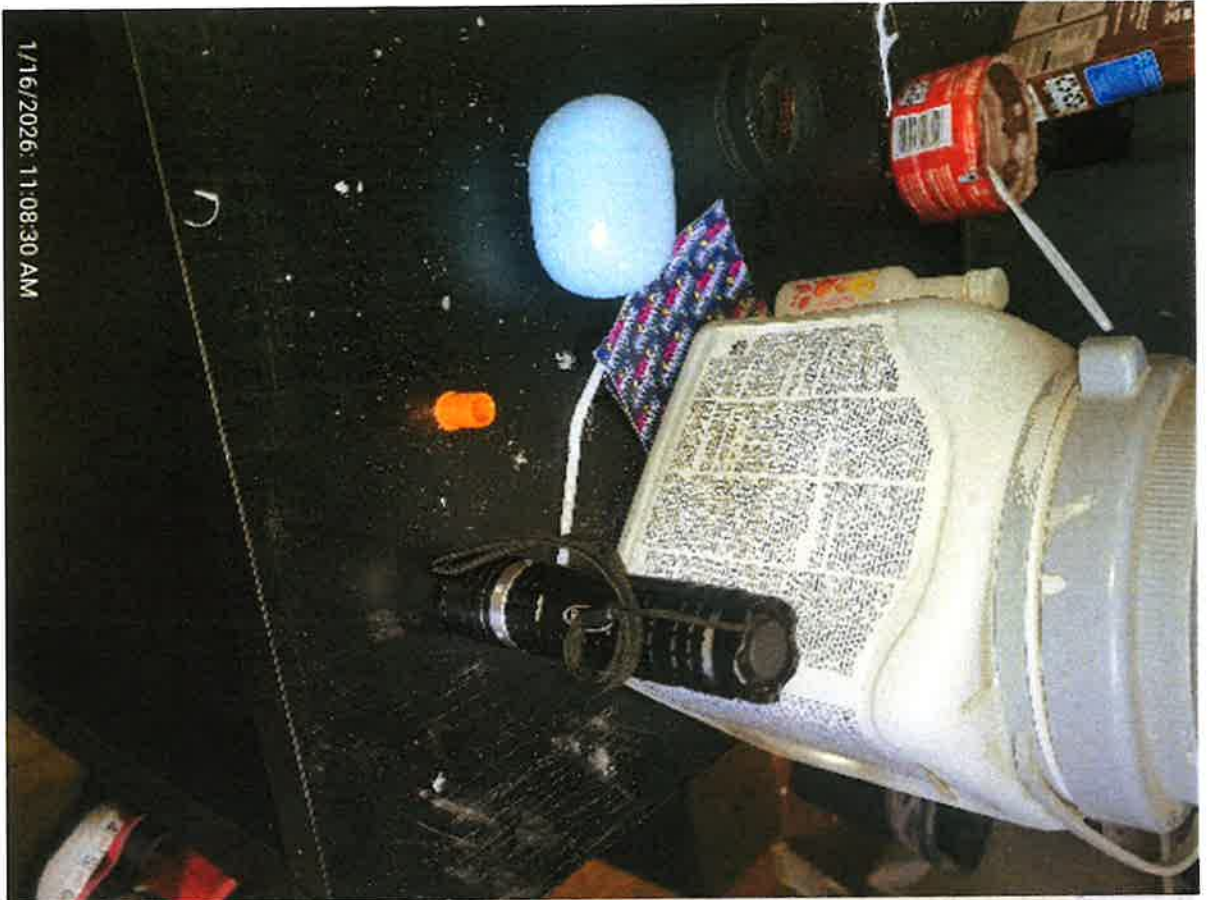
























1/16/2026 10:56:21 AM

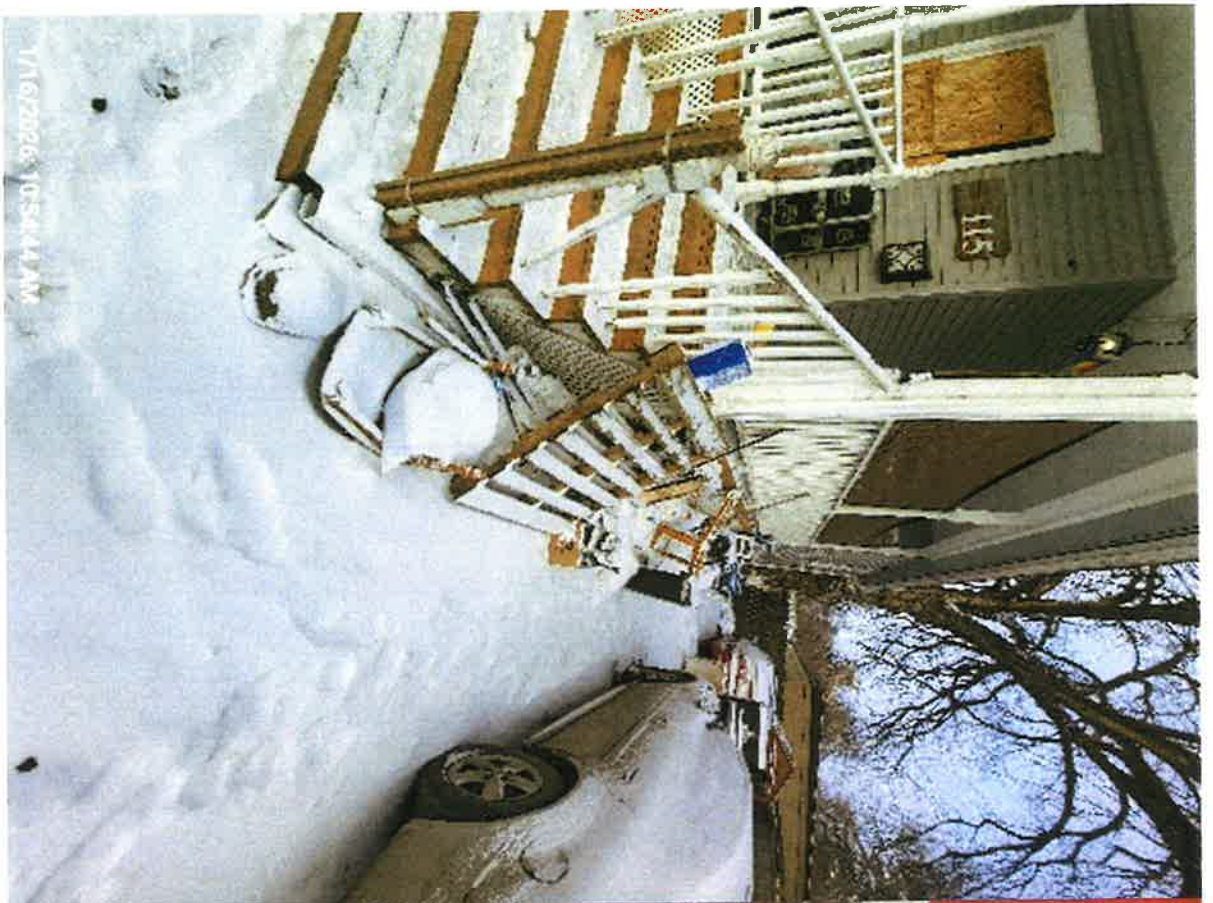
1/16/2026 3:51:25 PM

DANGER

This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official. It Is Unlawful For Any Person To Enter Or Occupy This Building After 01/16/2026. Any Person Standing This Sign WILL BE PROSECUTED.

1156 & 4th St
Case 18MC Chapter 1 Section 109
Date 01/16/2026 Refer to Case Chapter 41 of 4107





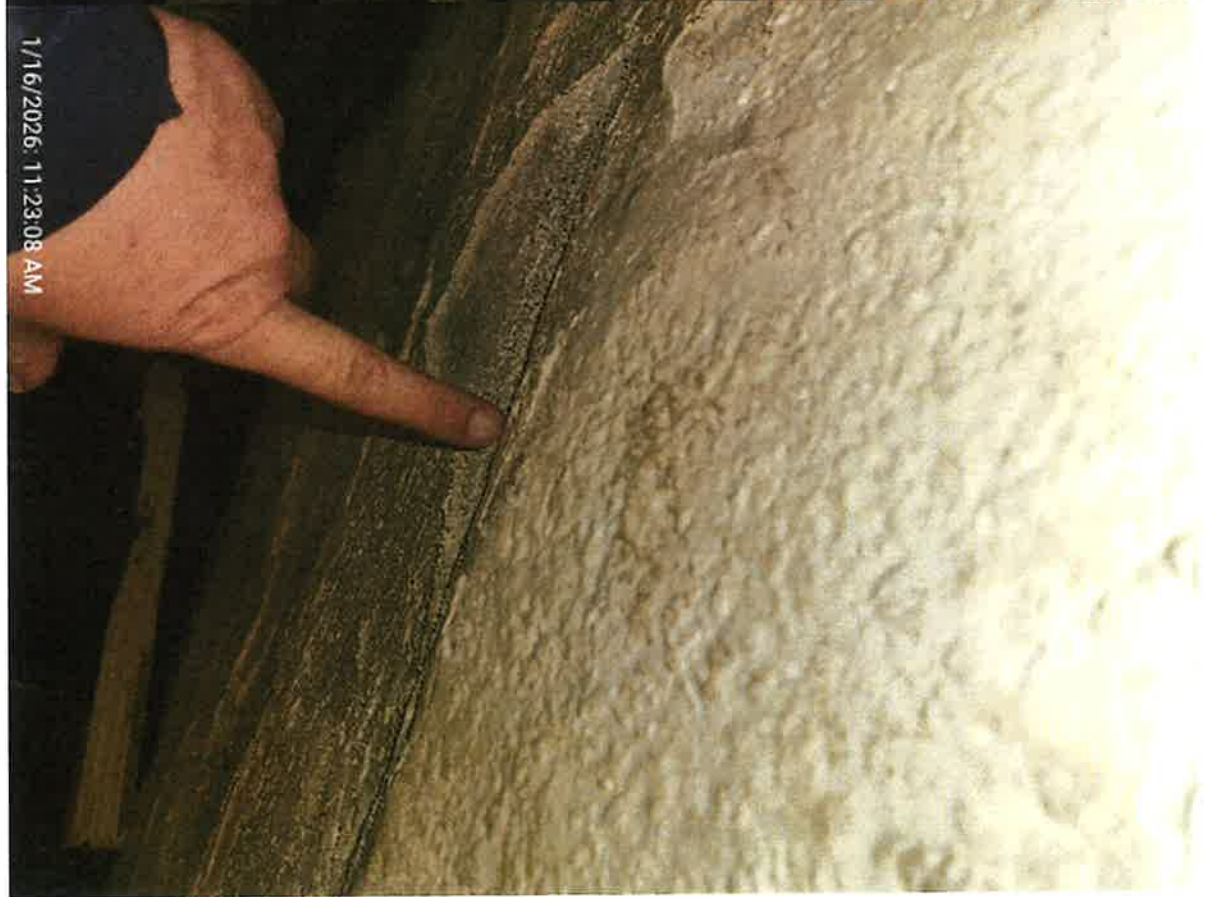








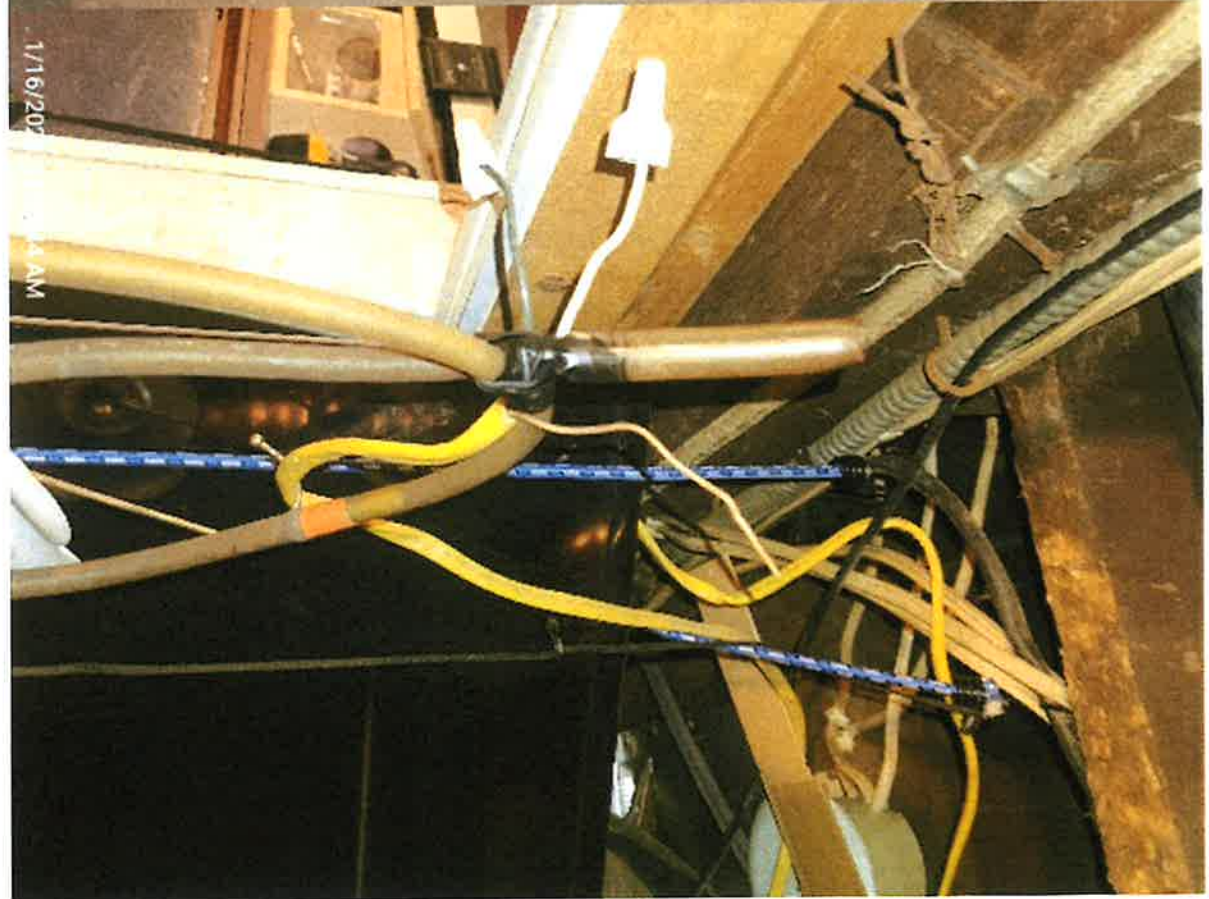
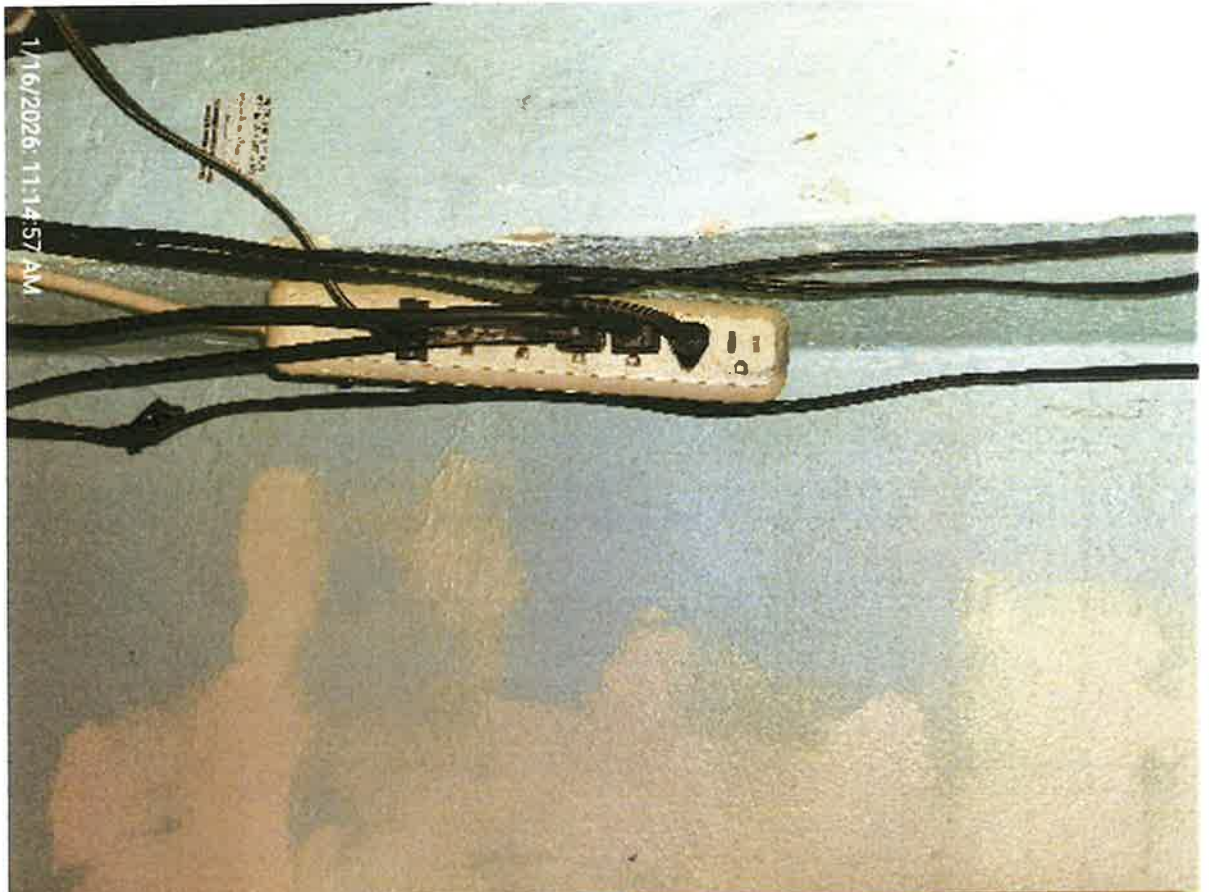
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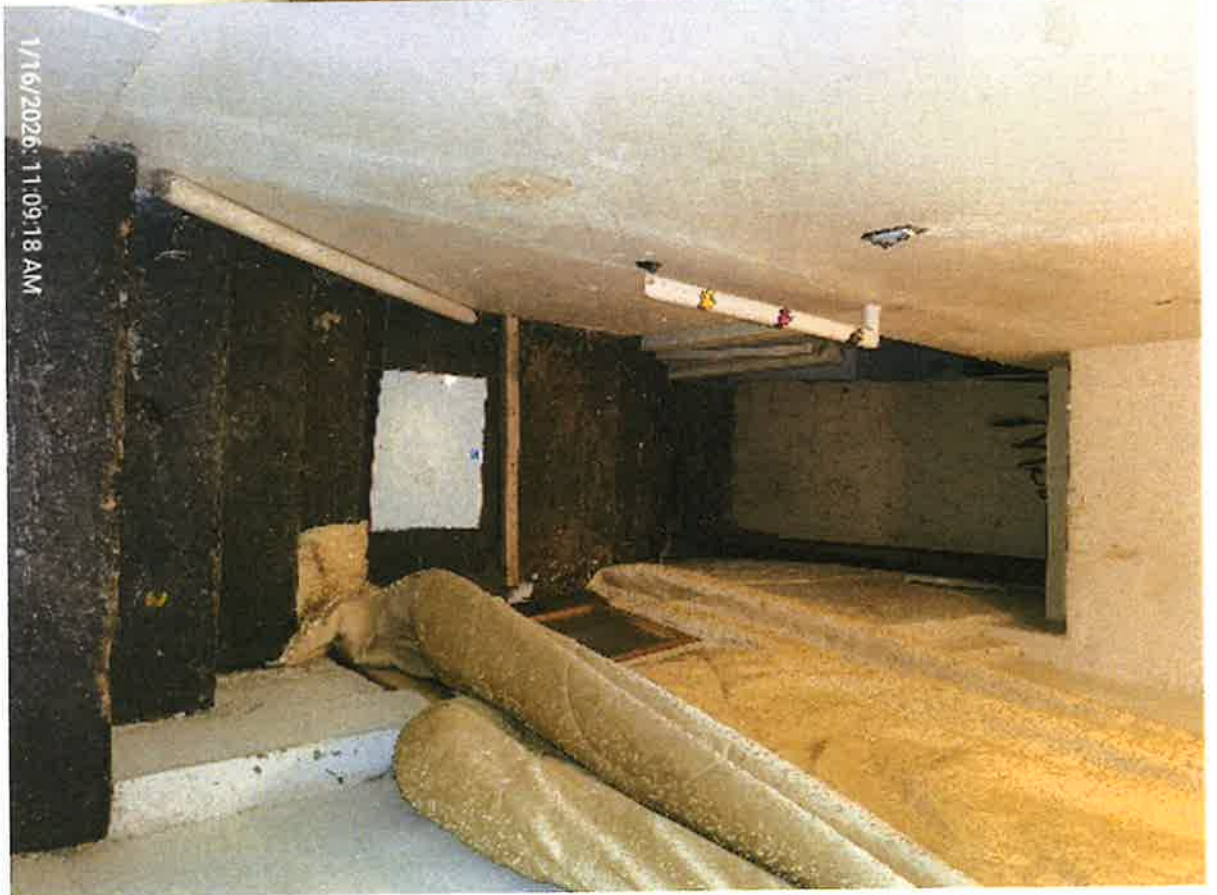


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1/16/2026: 11:07:53 AM



1/16/2026: 11:07:41 AM

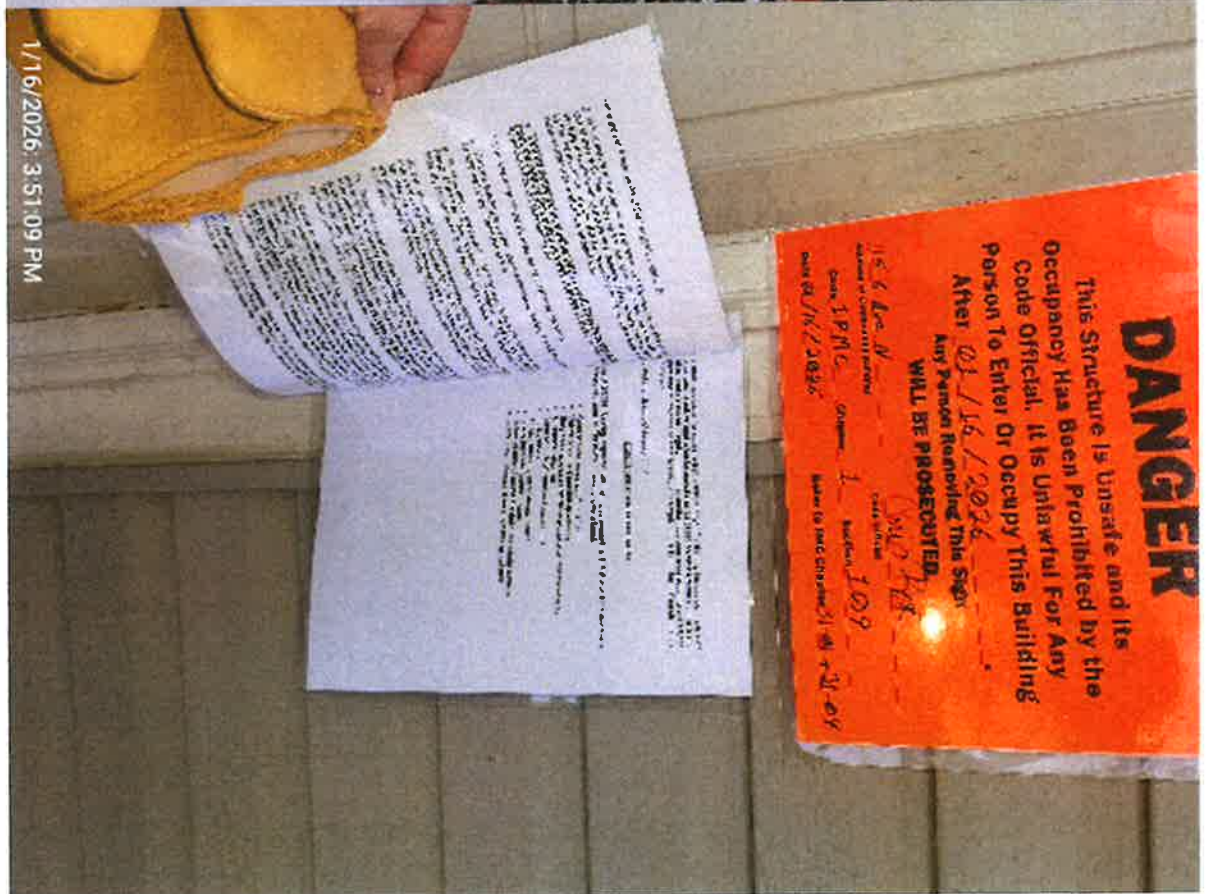






































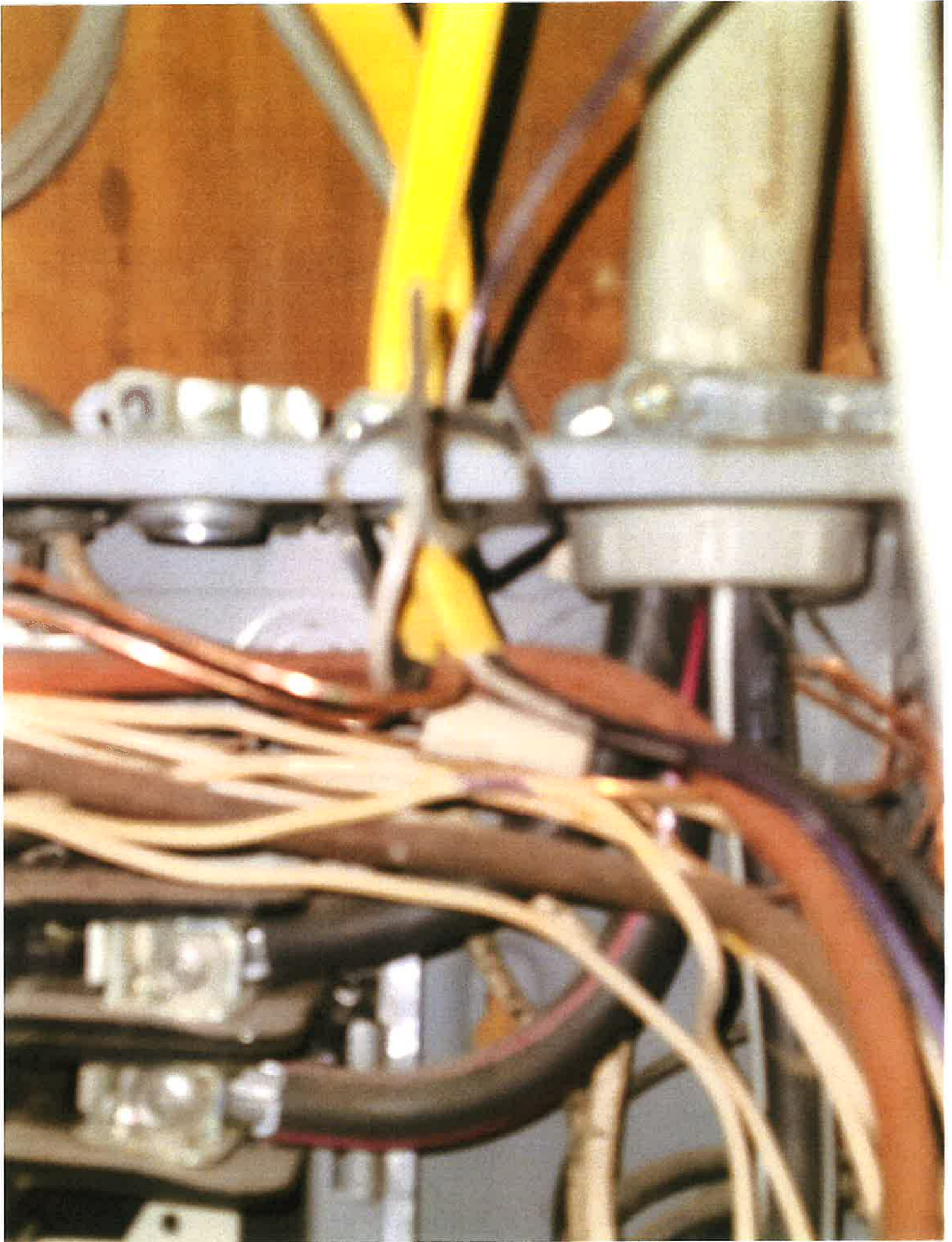




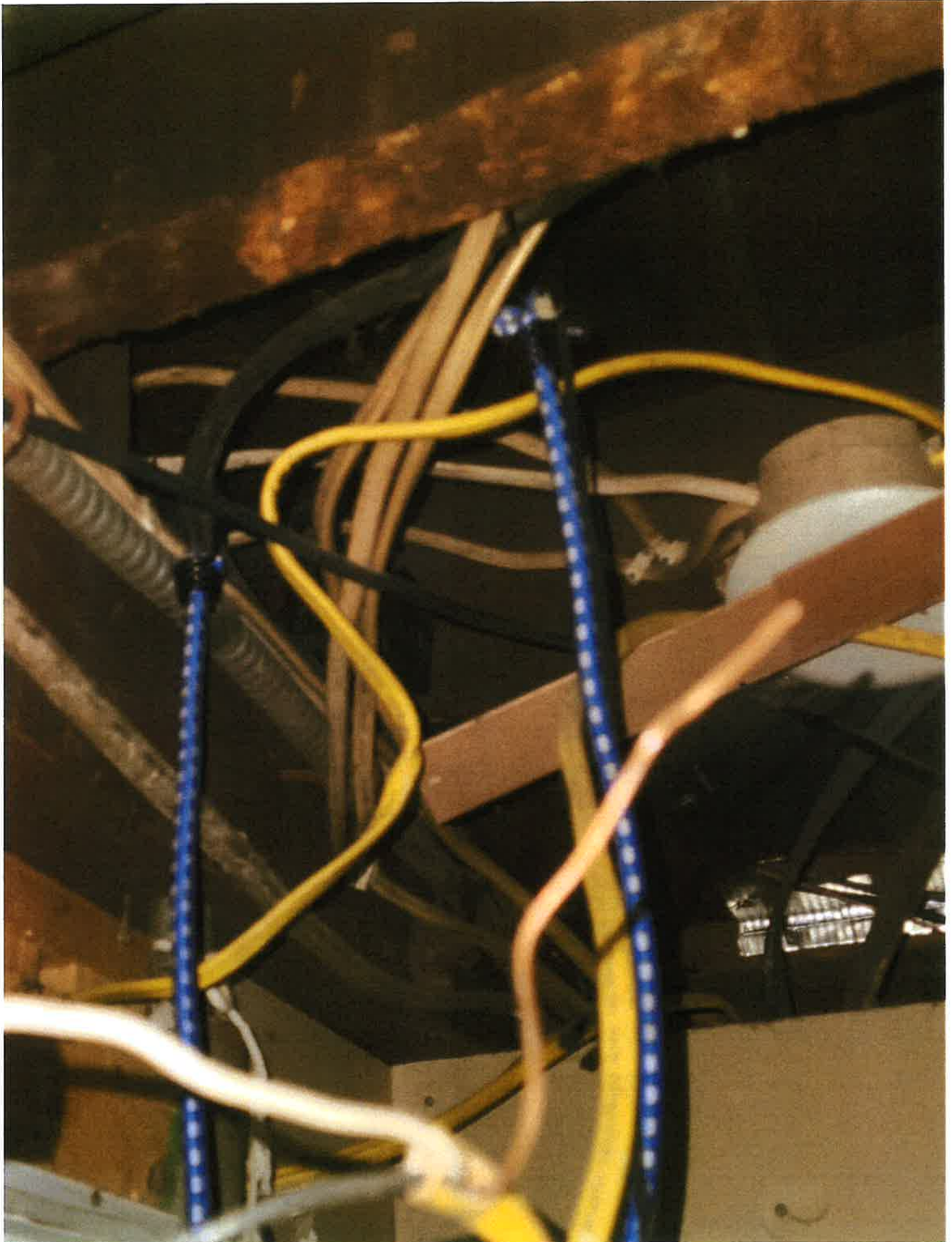


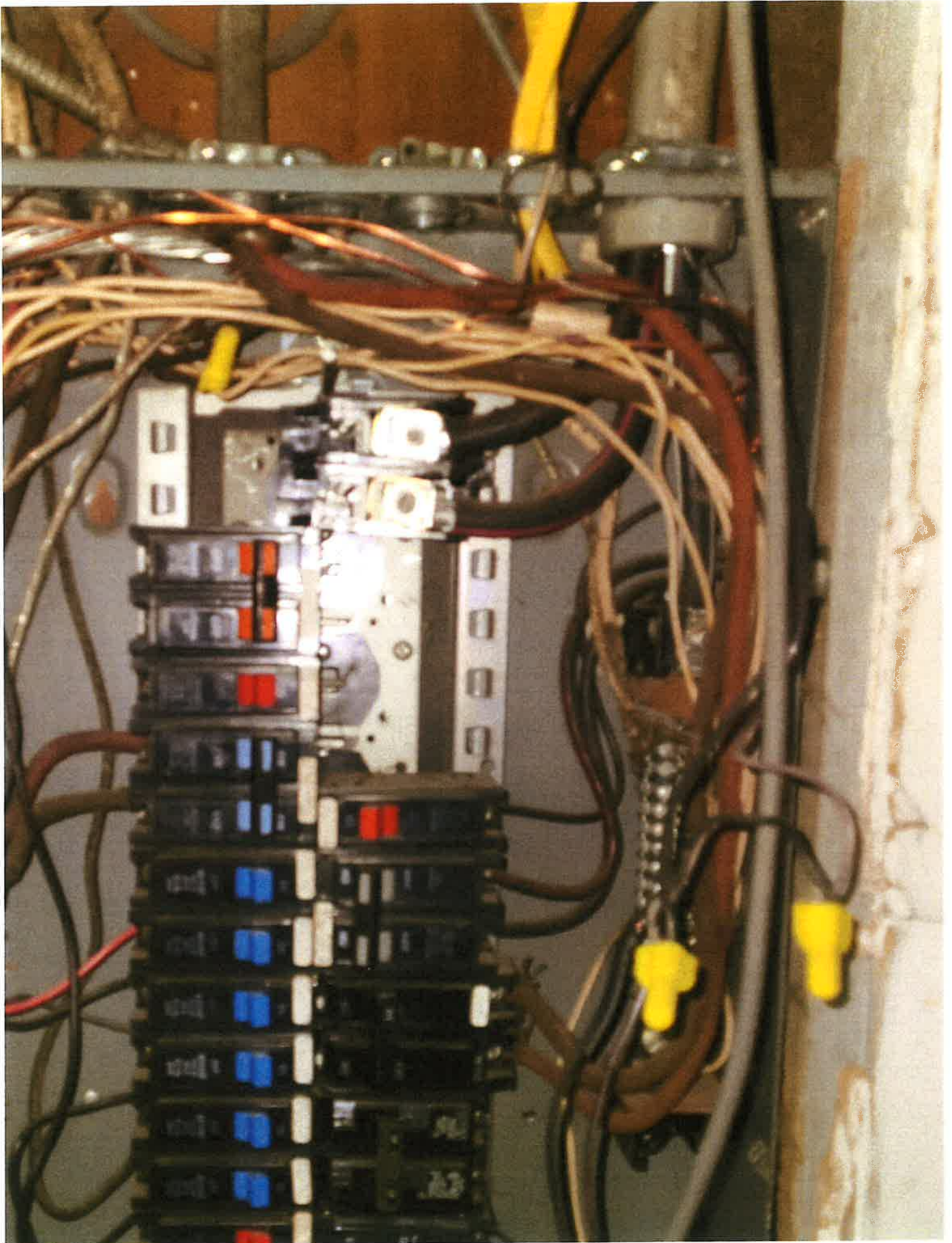




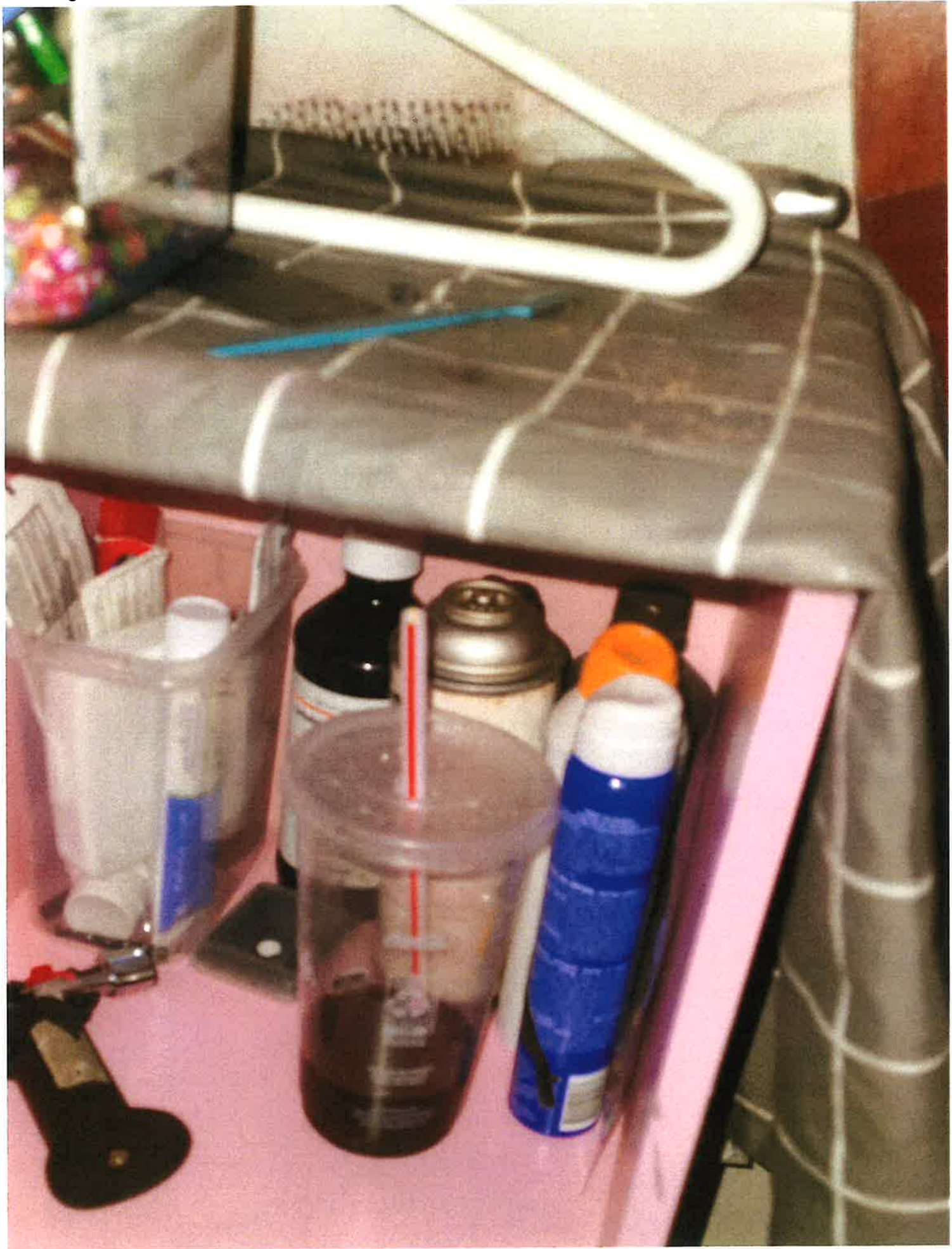


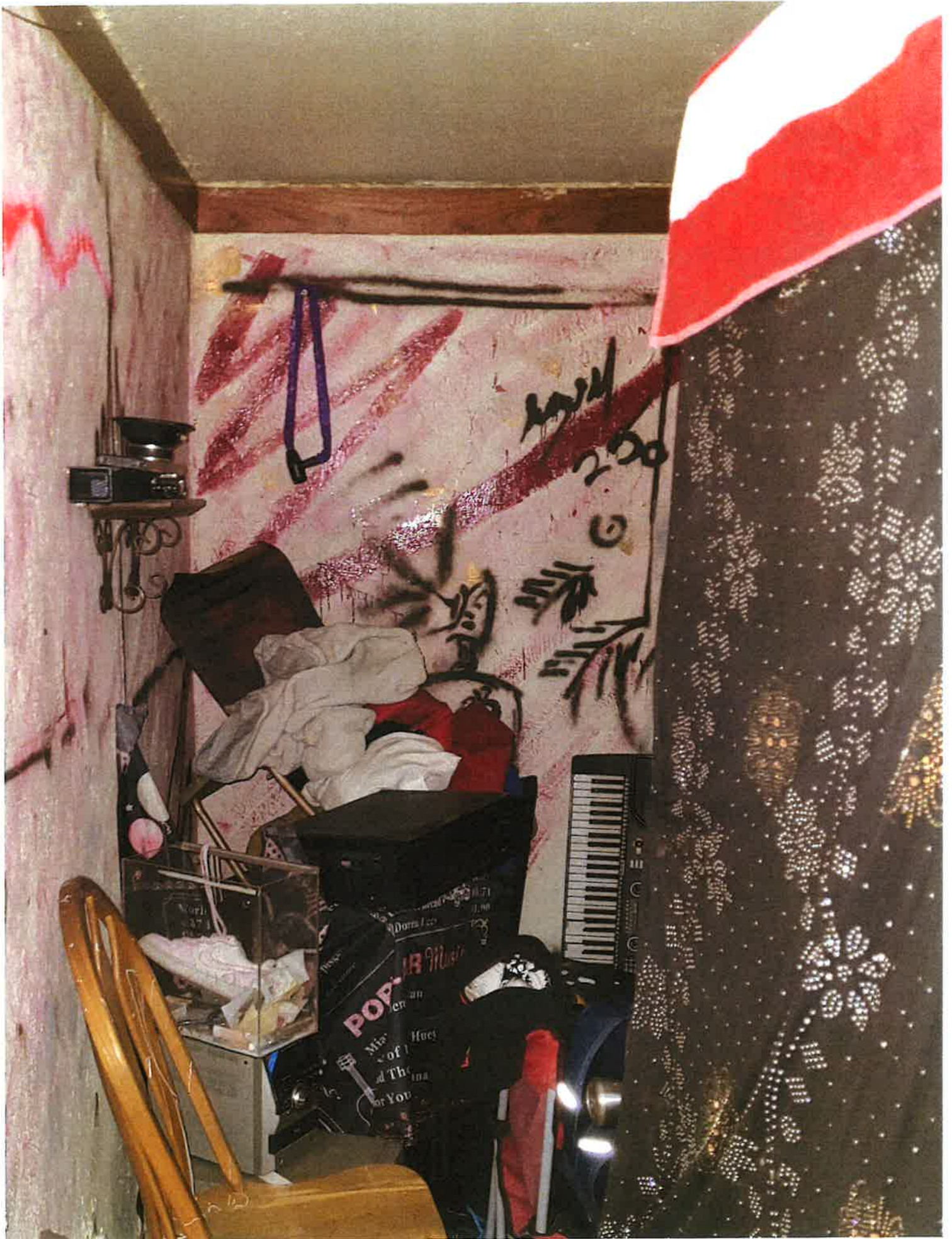




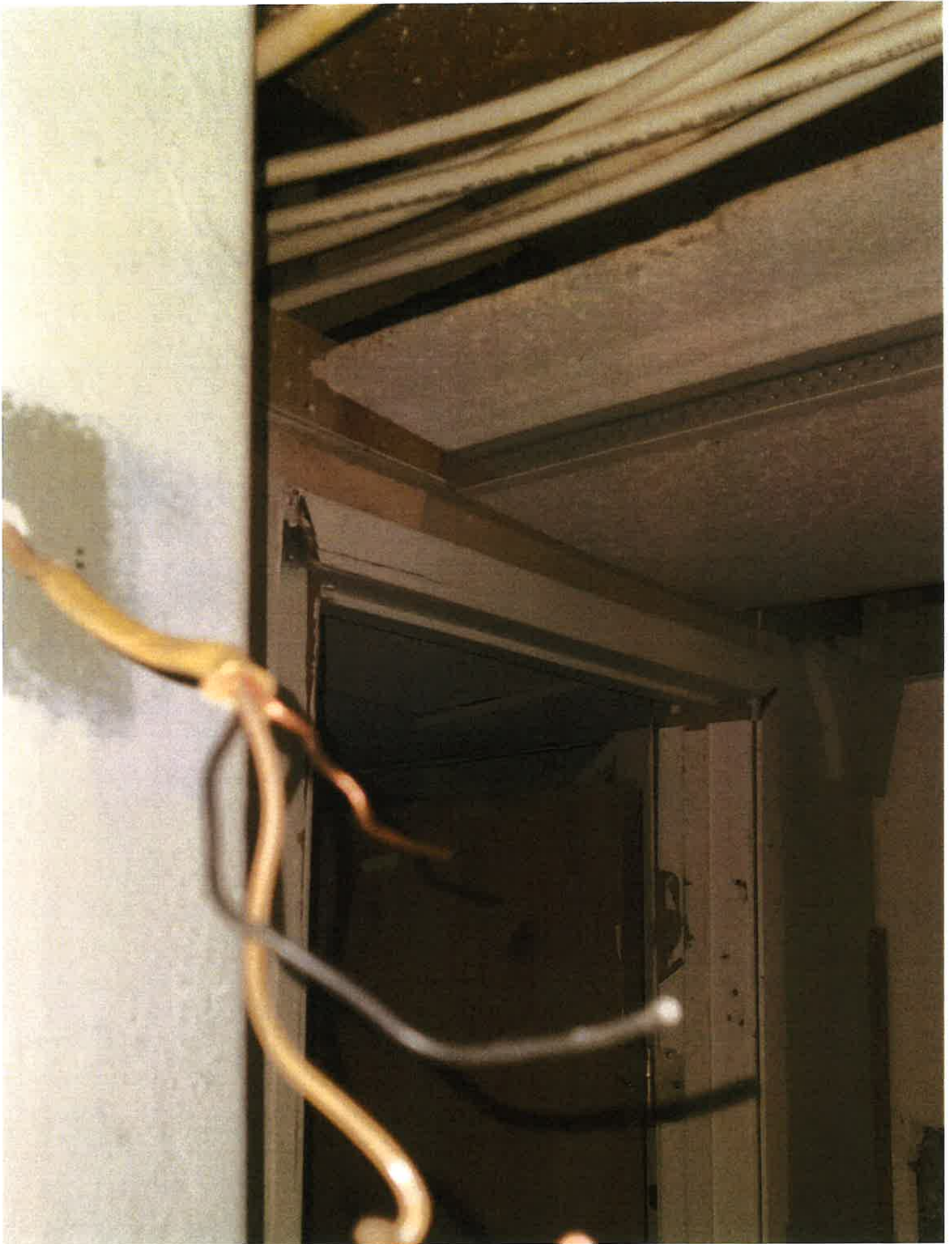


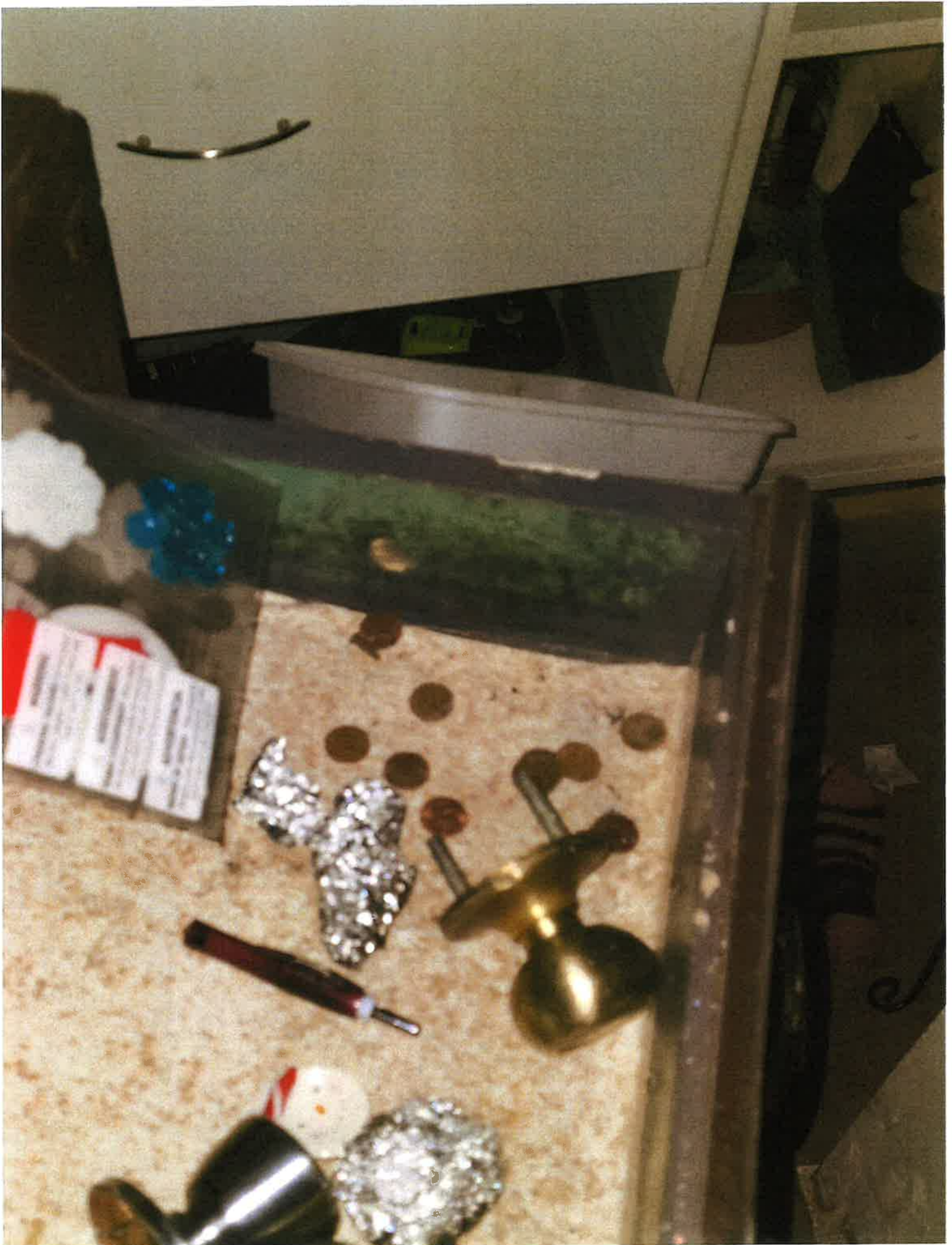




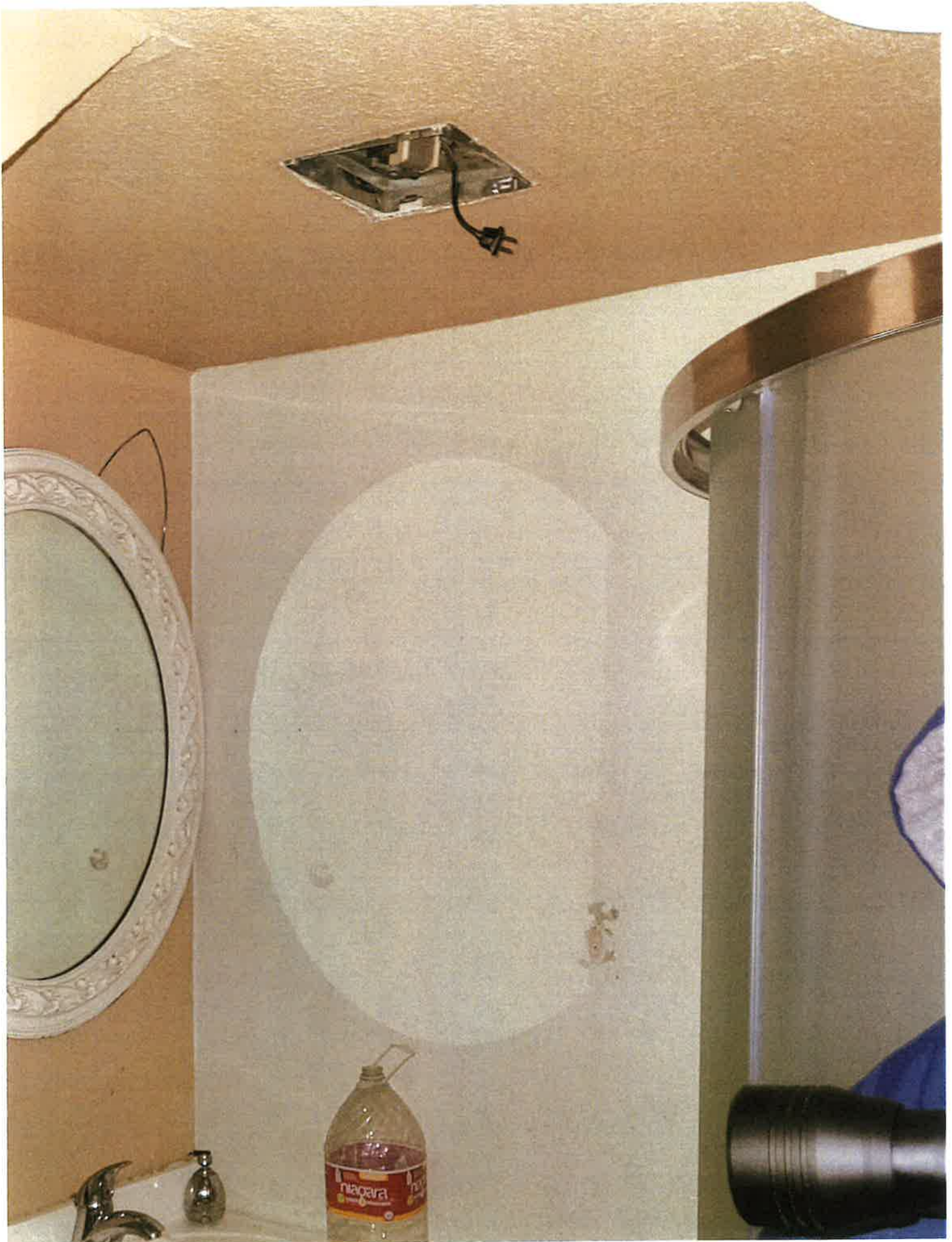




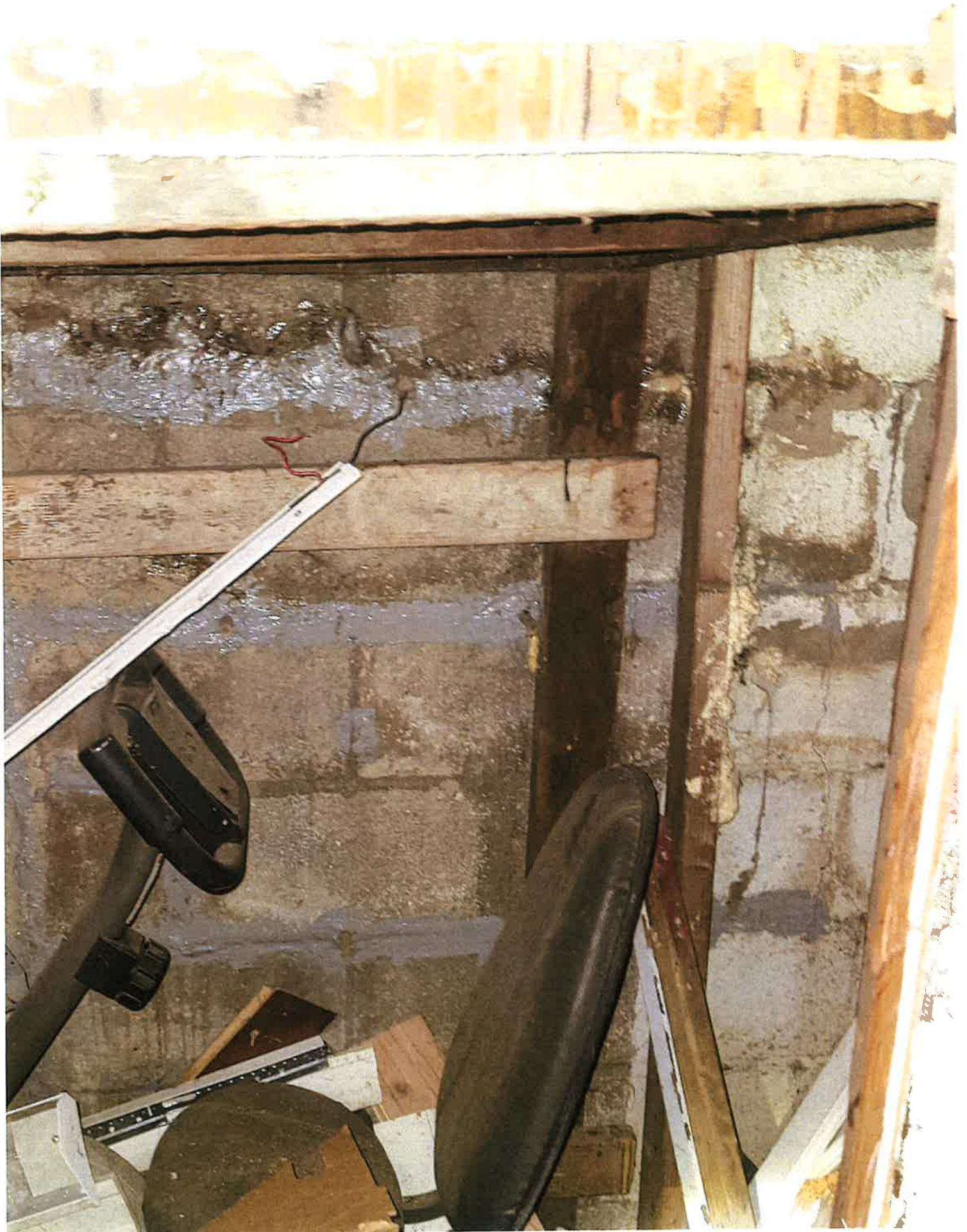


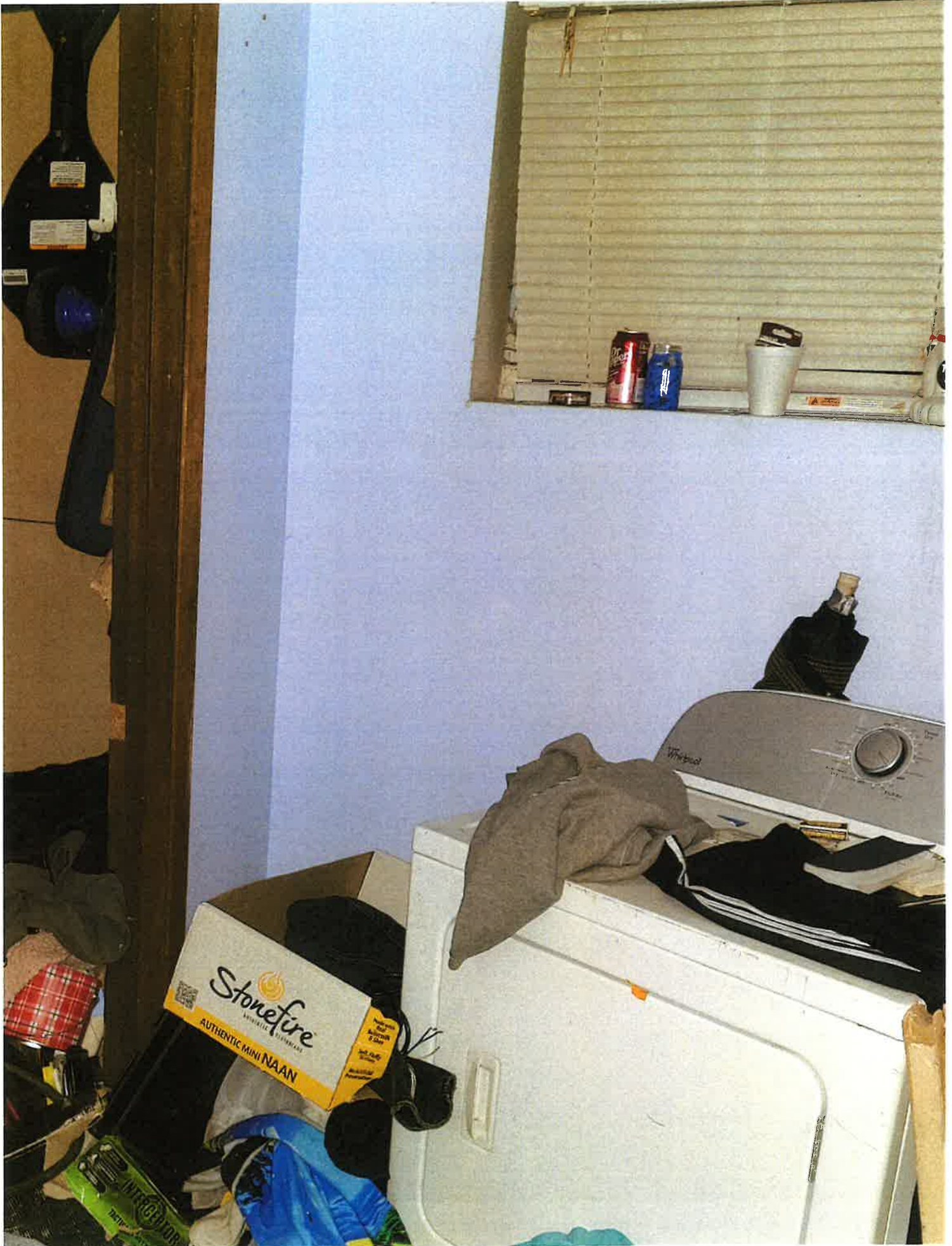




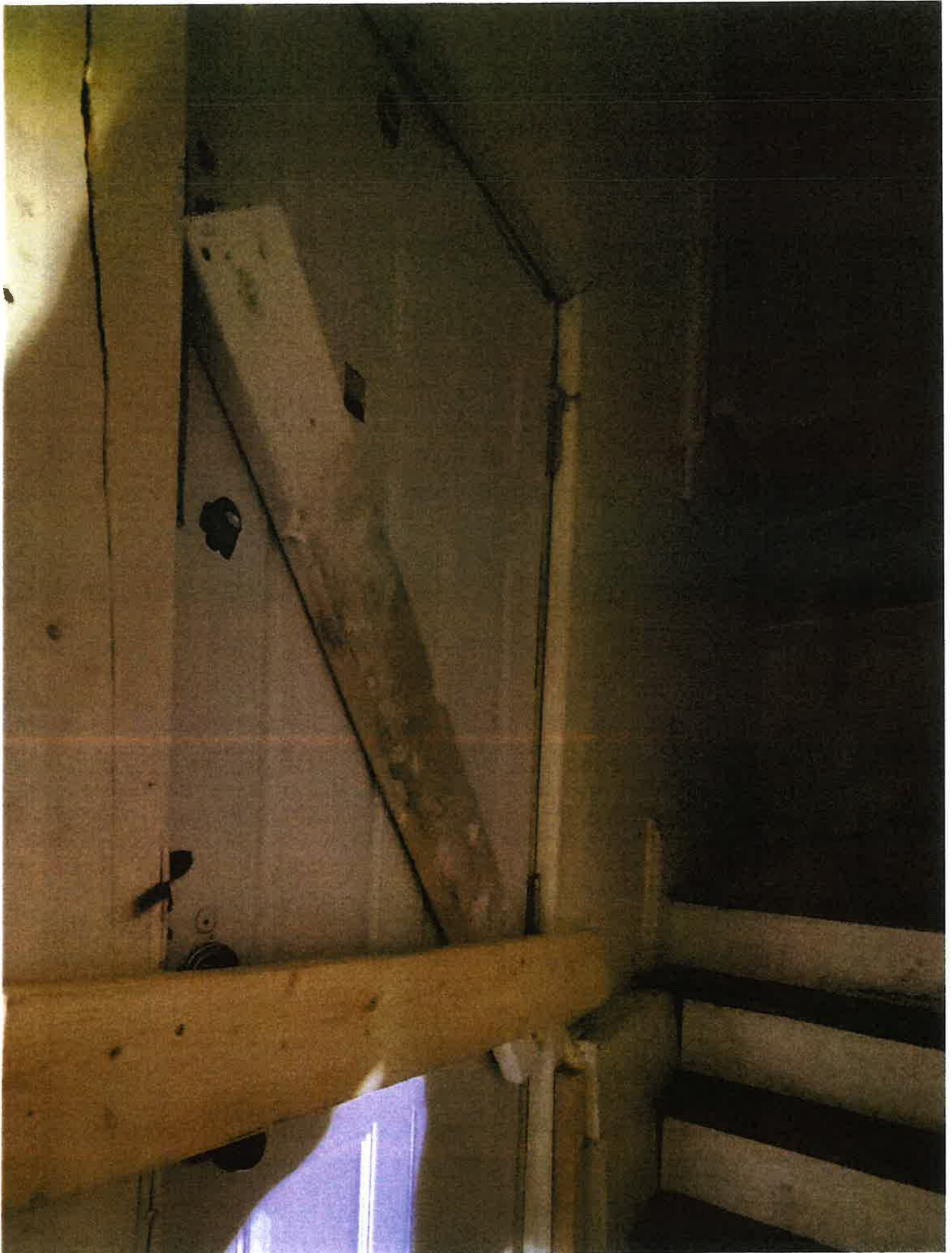


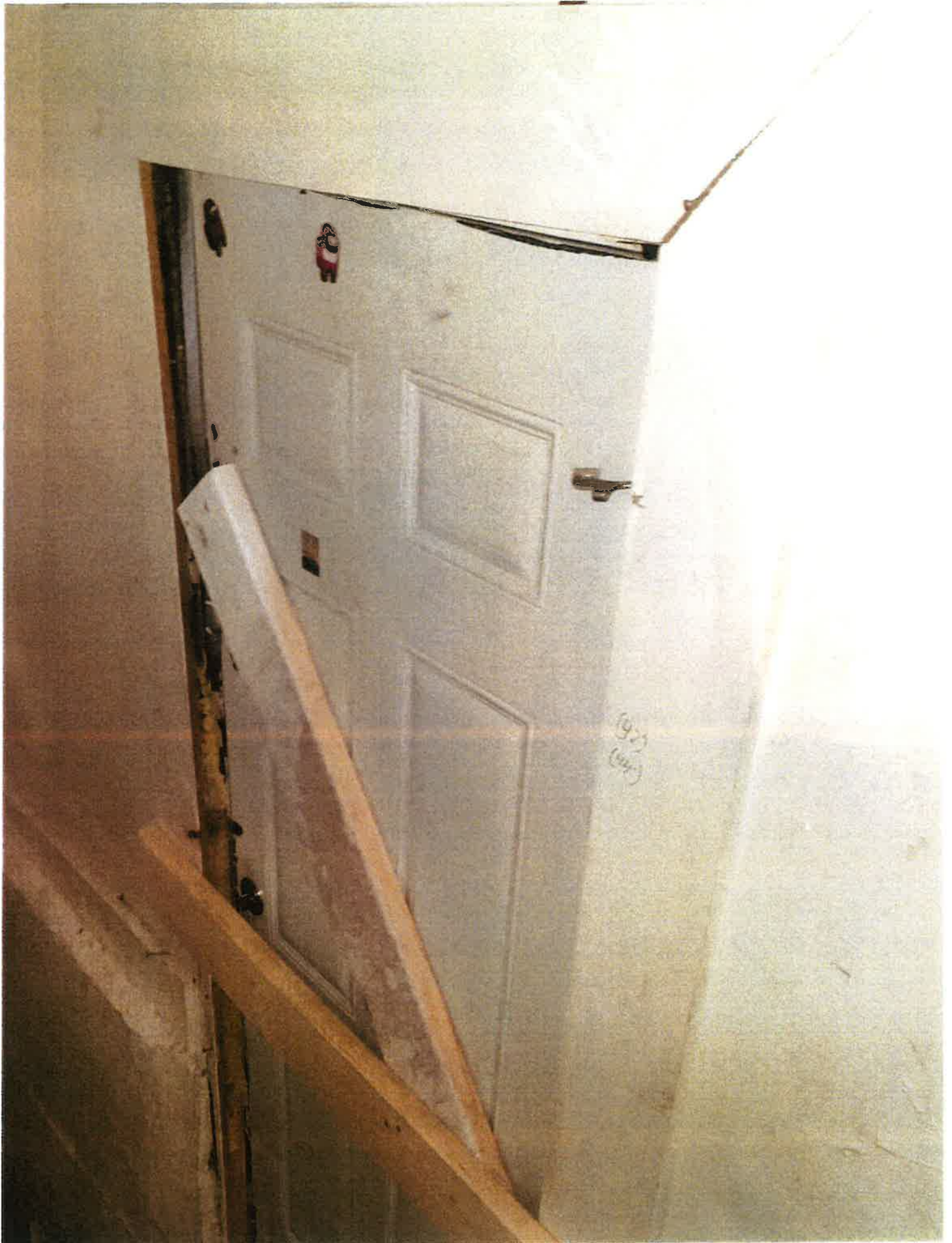


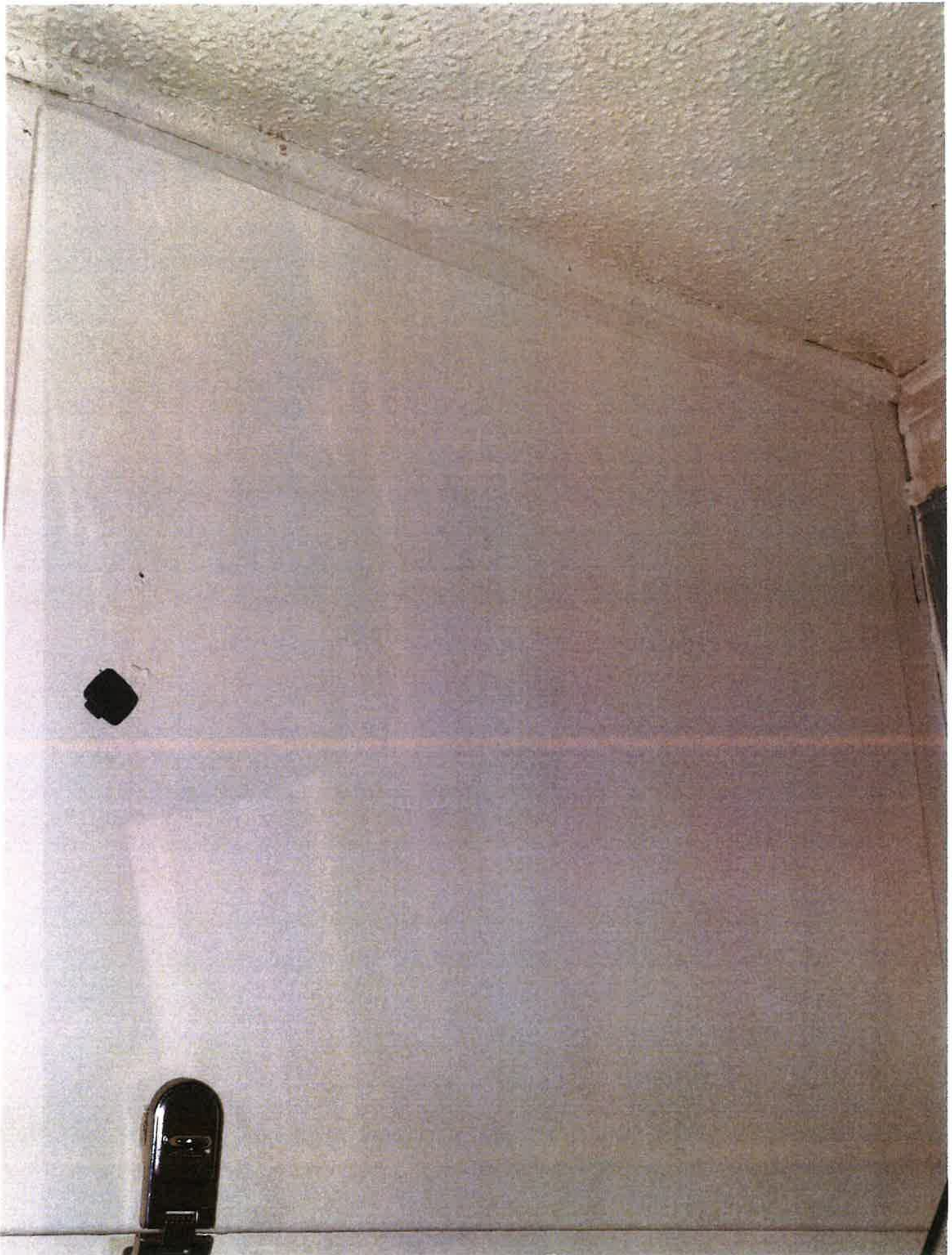




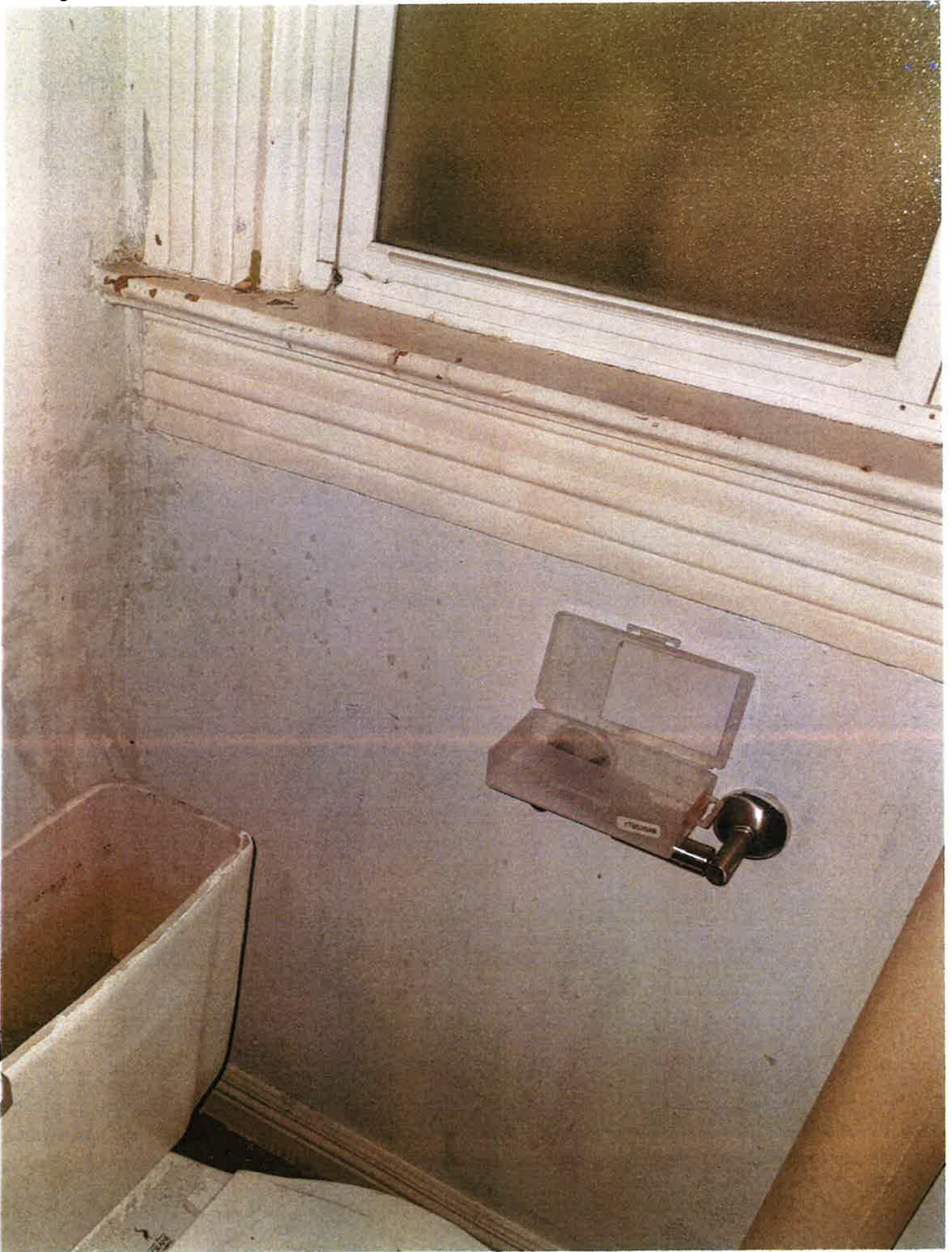






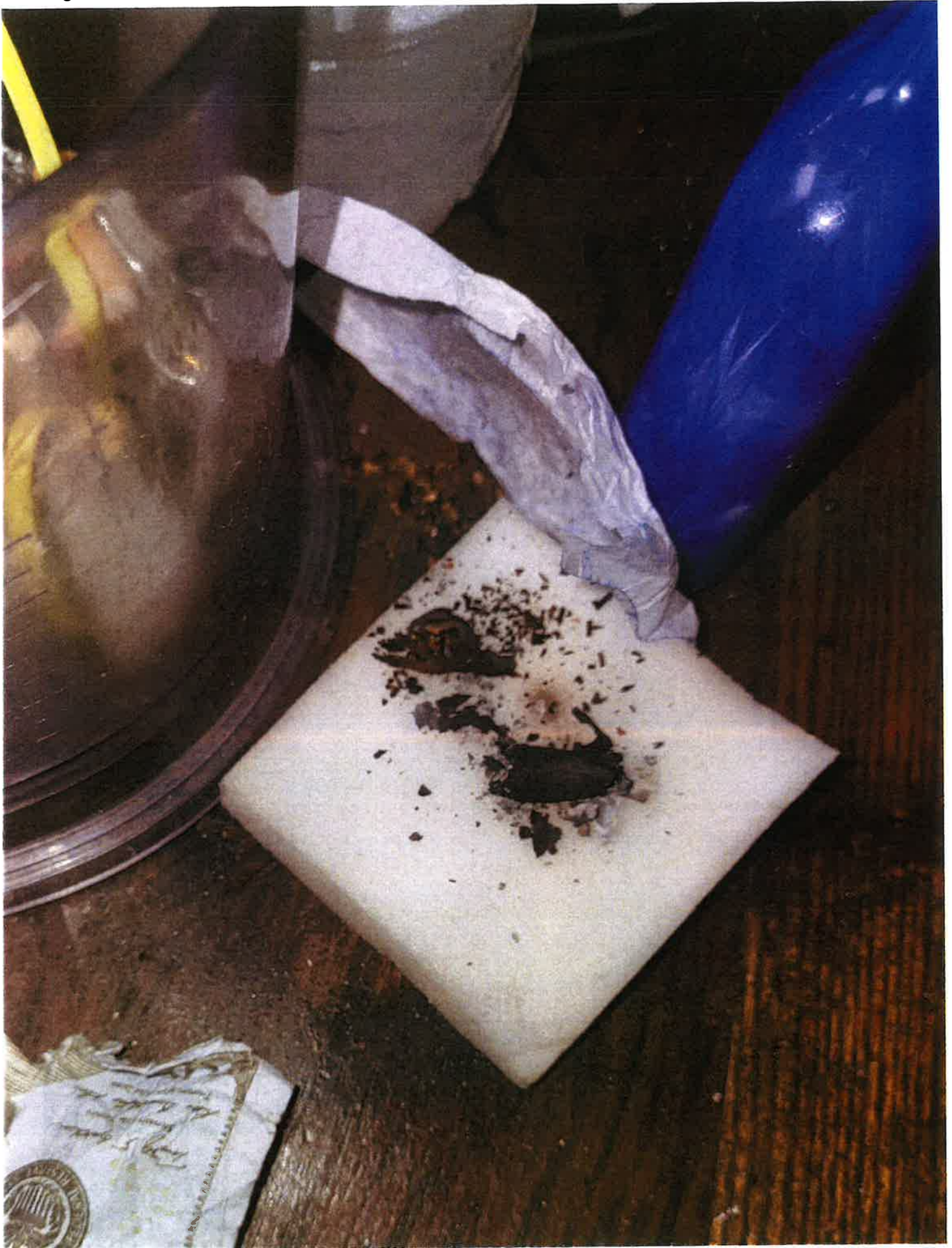


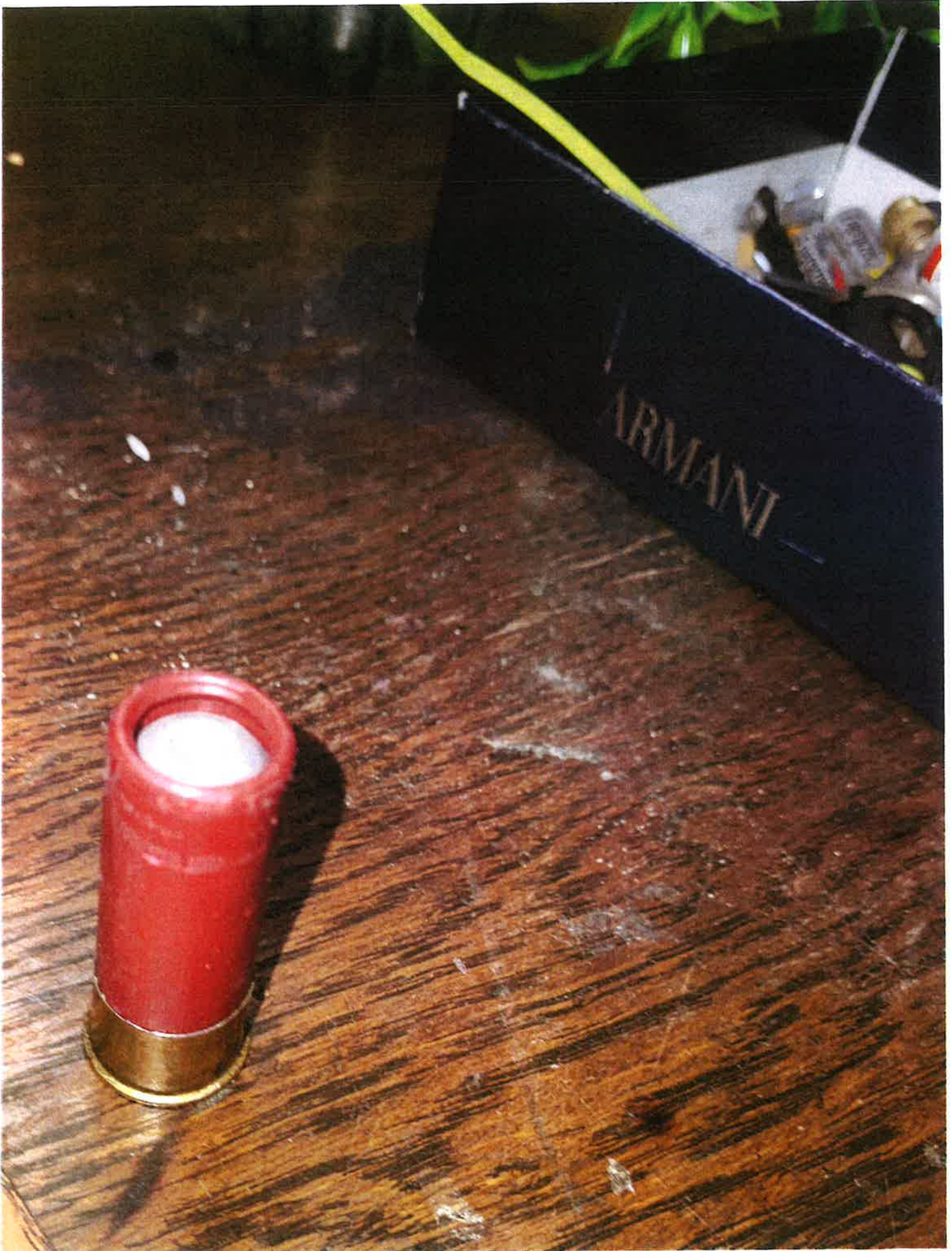














John

225 4th St N
PO Box 1066
Fargo, ND 58107-1066
www.FargoND.gov
waterdept@FargoND.gov

Contact Us:
Water: 701.241.1324
Garbage & Recycling: 701.241.1449
Storm Sewer: 701.241.1545
Registry: 701.241.1465
Street Lights: 701.241.1545
Sump Pump: 701.461.7867

MONTHLY BALANCE SUMMARY

YOUR ONLY NOTICE FOR THIS MONTH

DUE PLEASE PAY BY
2026
January
05

ACCOUNT DETAILS

CUSTOMER NUMBER 992018288
LOCATION NUMBER 10107200
CUSTOMER NAME AZUL SIERRA
SERVICE ADDRESS 115 6 AVE N
STATEMENT DATE 12/15/2025

OF FARGO ANNOUNCEMENTS

December 22, Garbage and Recycling routes will run as Christmas: Monday & Friday – collected on normal, Wednesday and Thursday – collected one day early. Service will be followed for the week of December 29 due to holiday.

Sanitary Landfill and the Household Hazardous Waste collection will be suspended on Christmas Day and New Years Day.

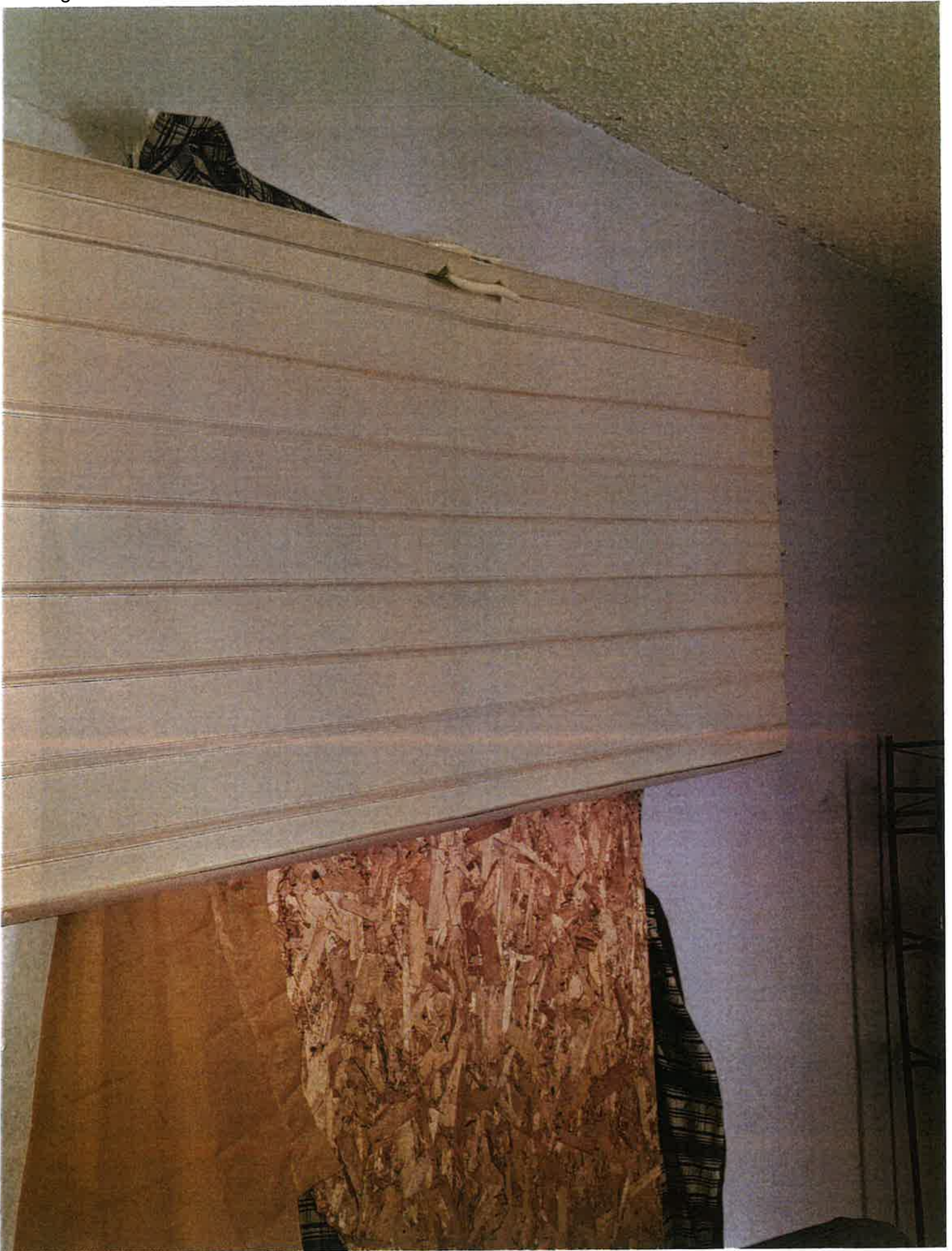
BILL AT A GLANCE

Previous Statement Balance \$286.96
Late Fee 4.30
SW-Garbage Misc. Charge 80.00
New Monthly Charges 67.38
Total Amount Due \$438.64

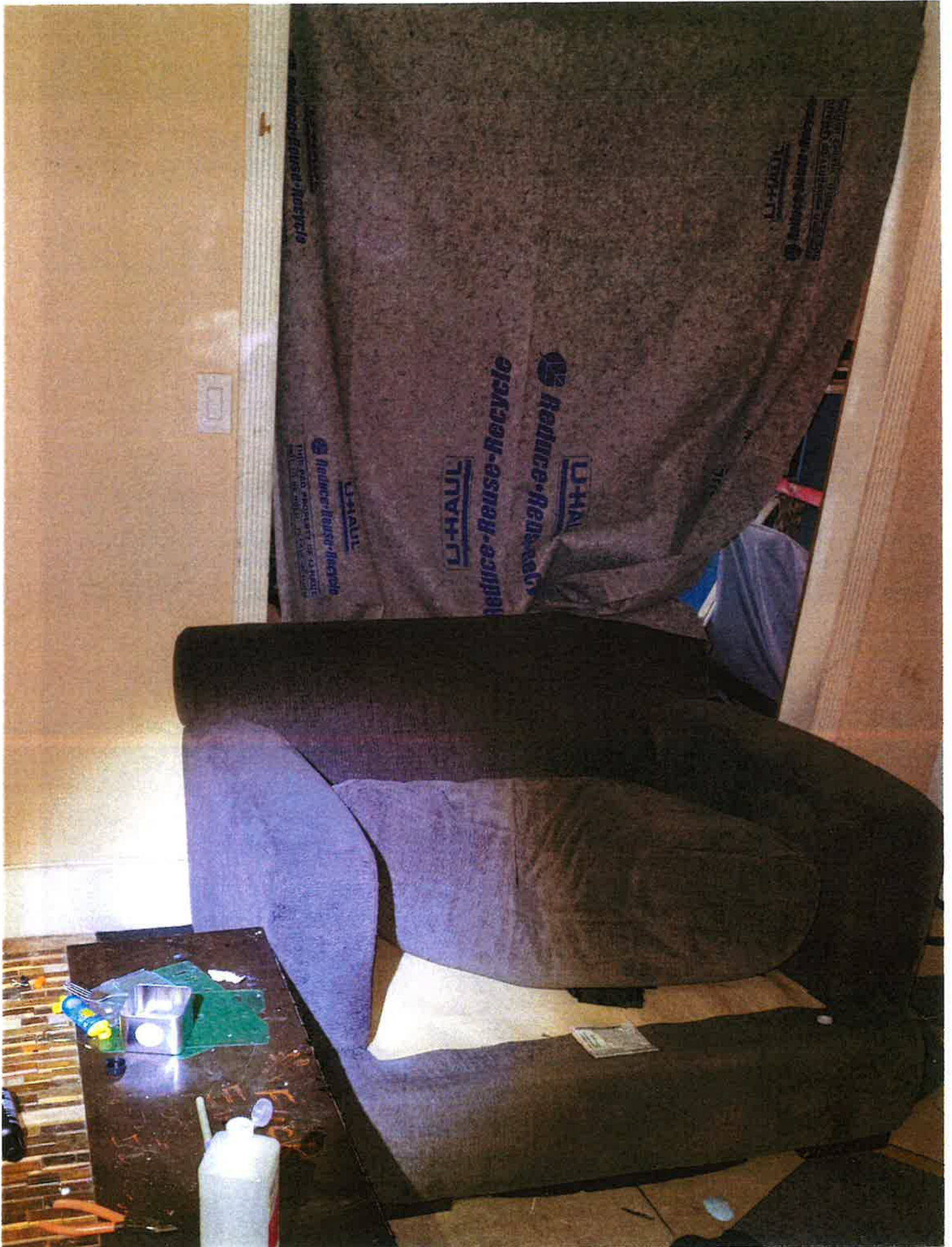
Late Fee If not paid by 4:30 p.m. on Due Date: \$6.58

For important information about your bill, please see reverse.

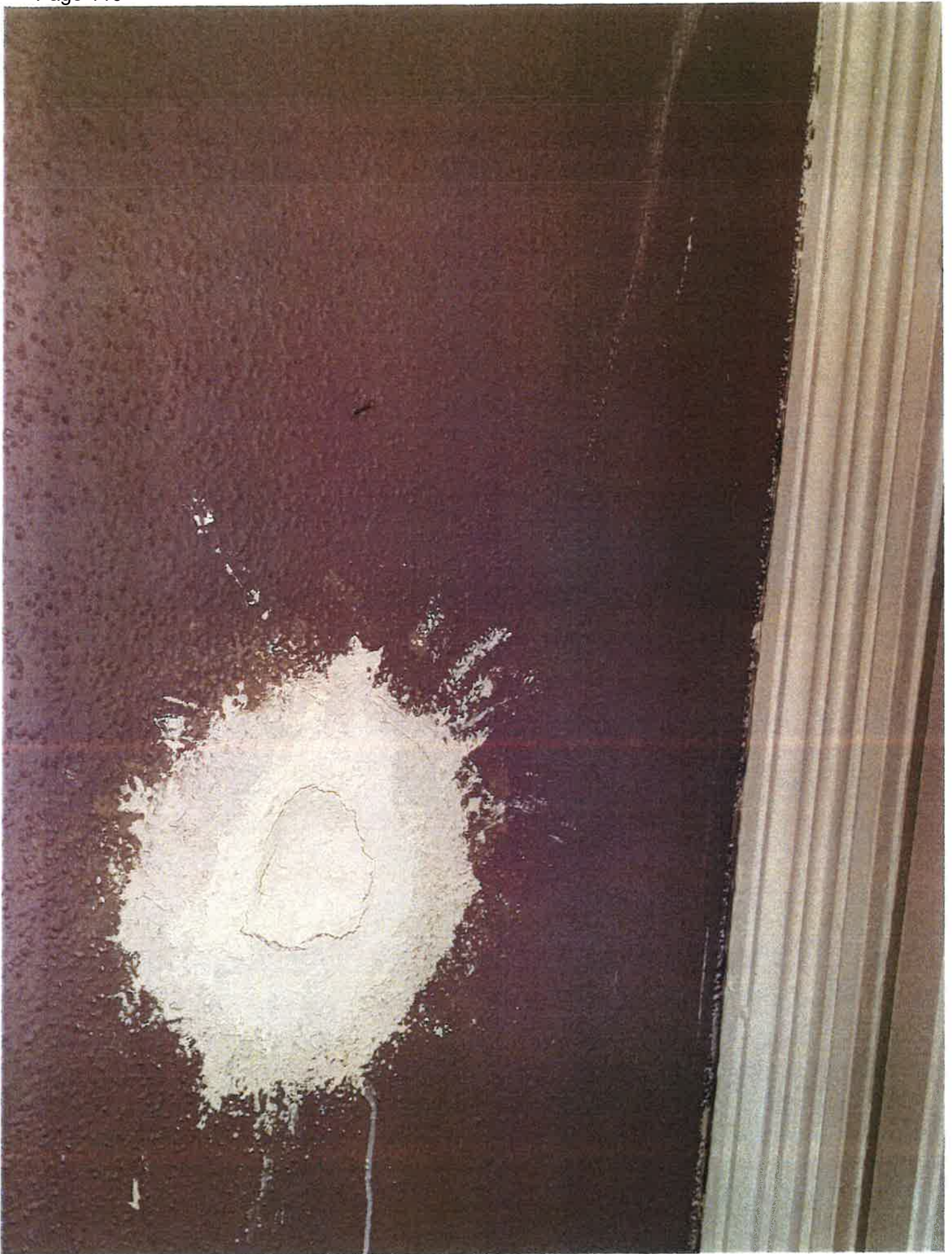
PAY ONLINE
 PAY BY PHONE
 BY MAIL
VISIT OUR LOBBY

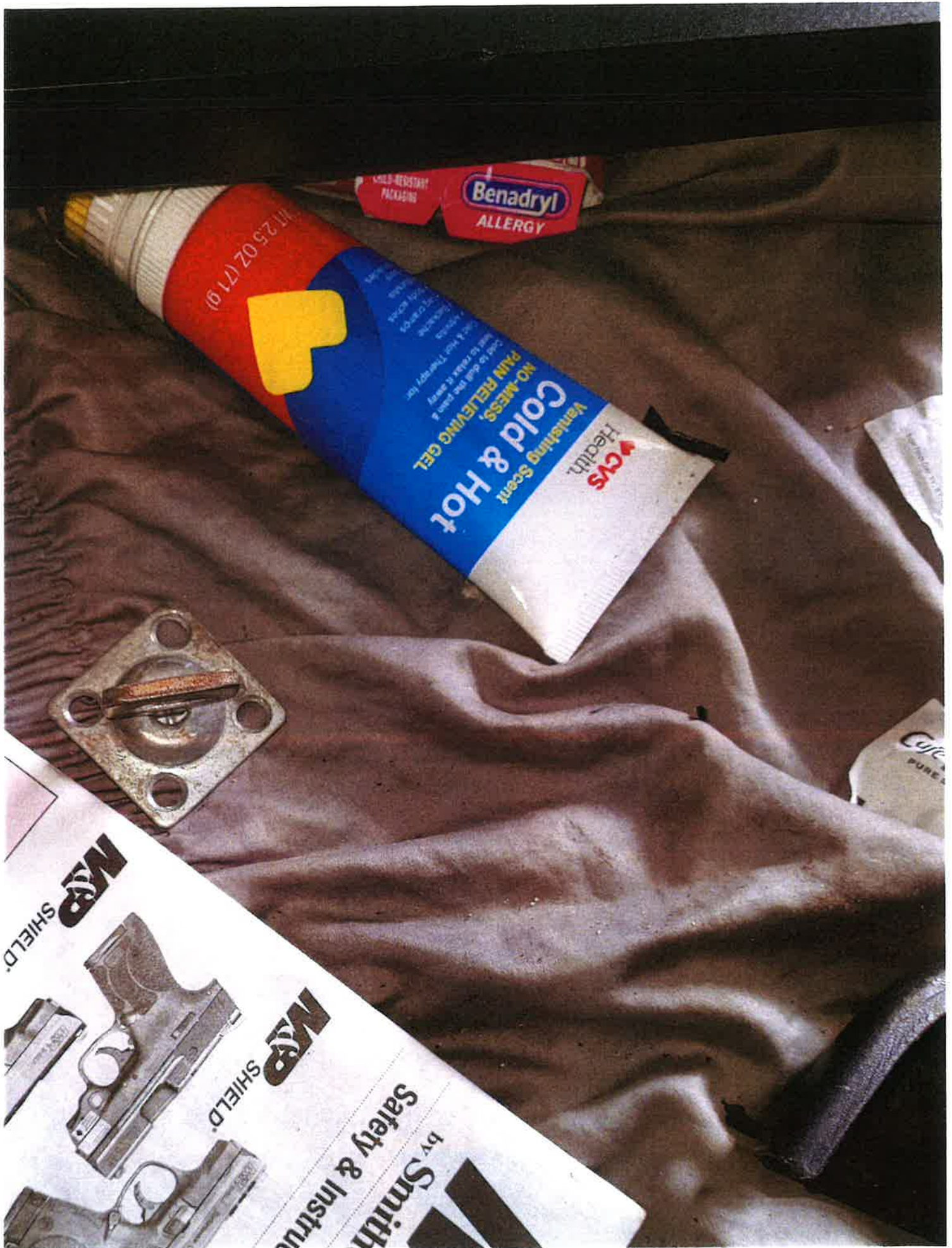




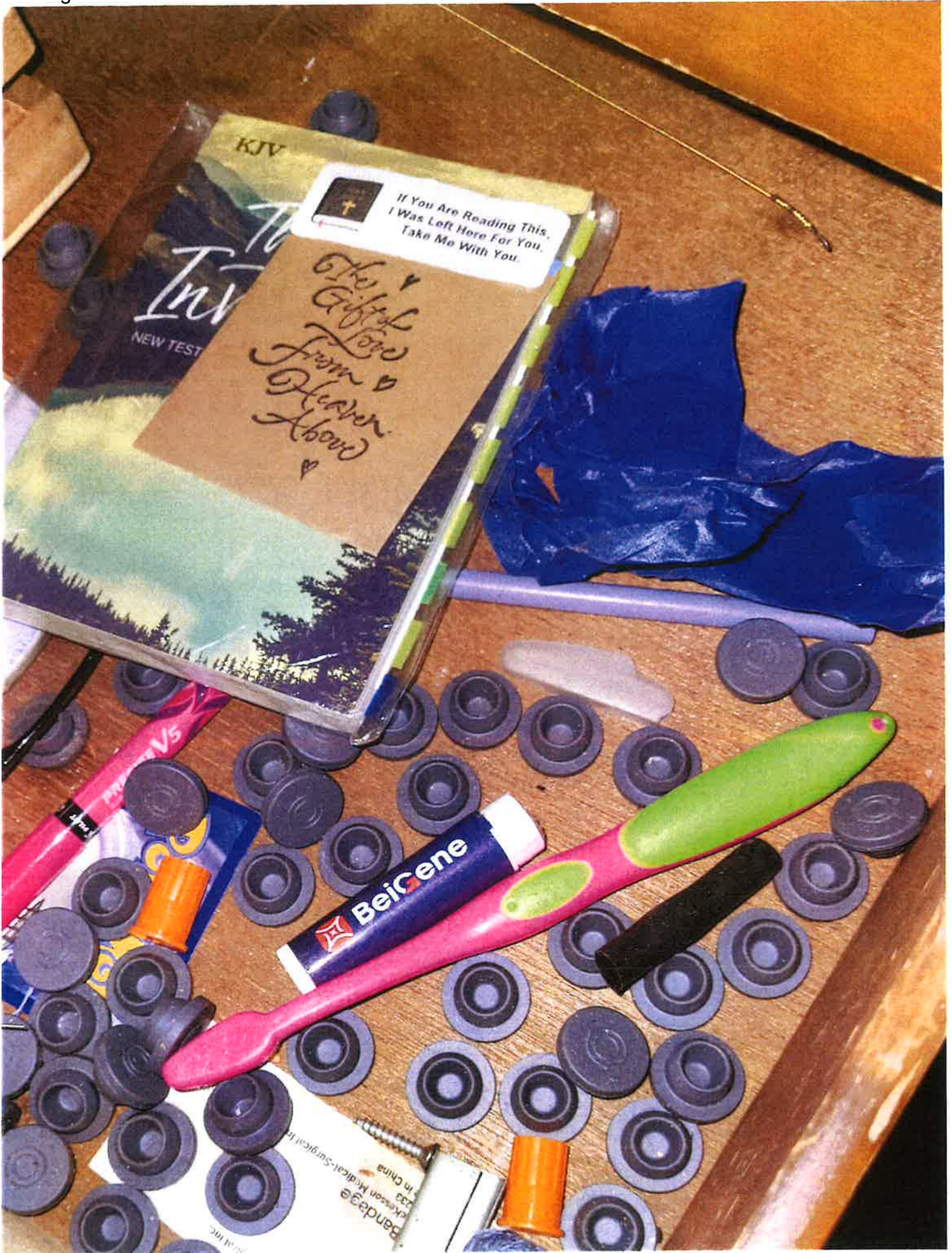


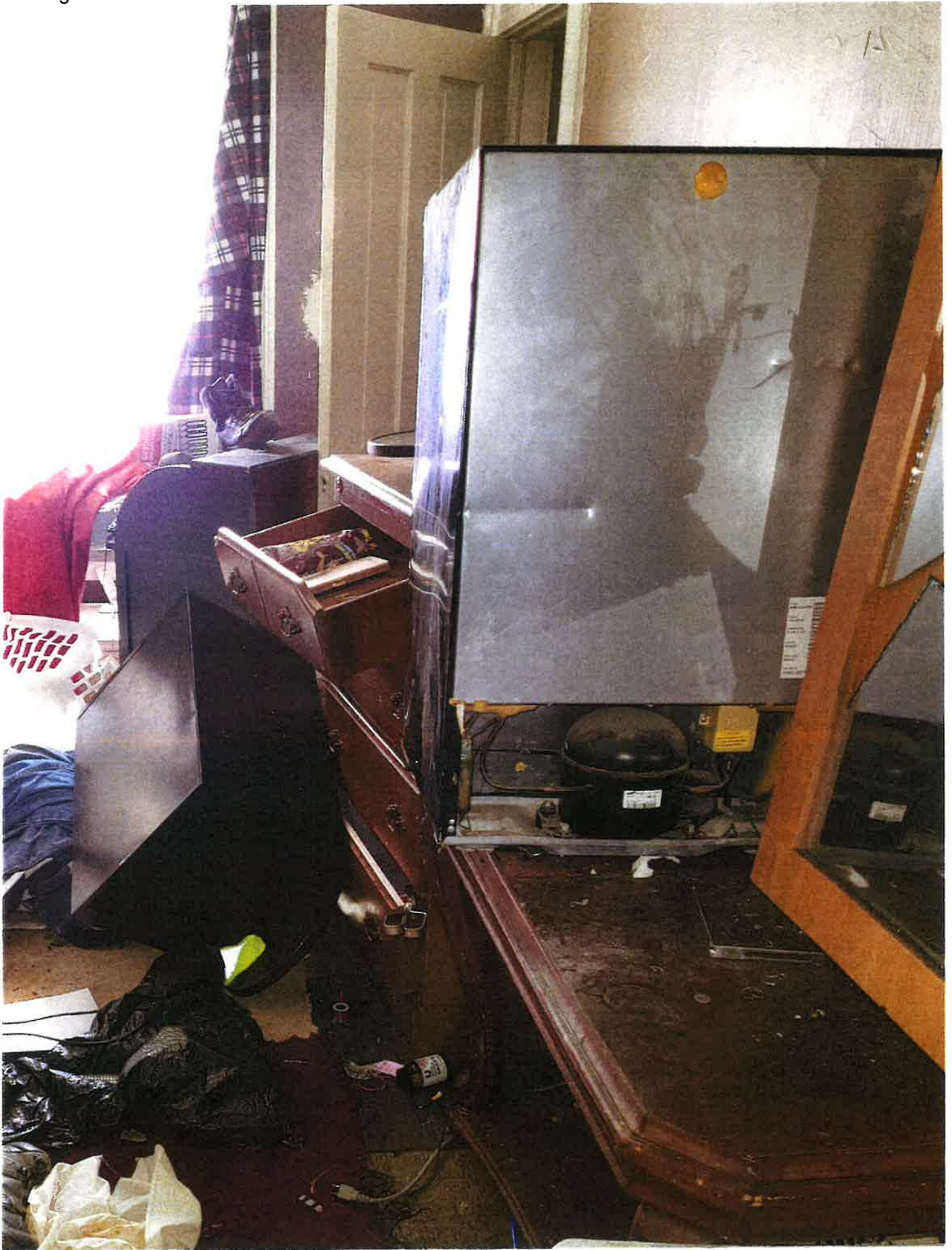


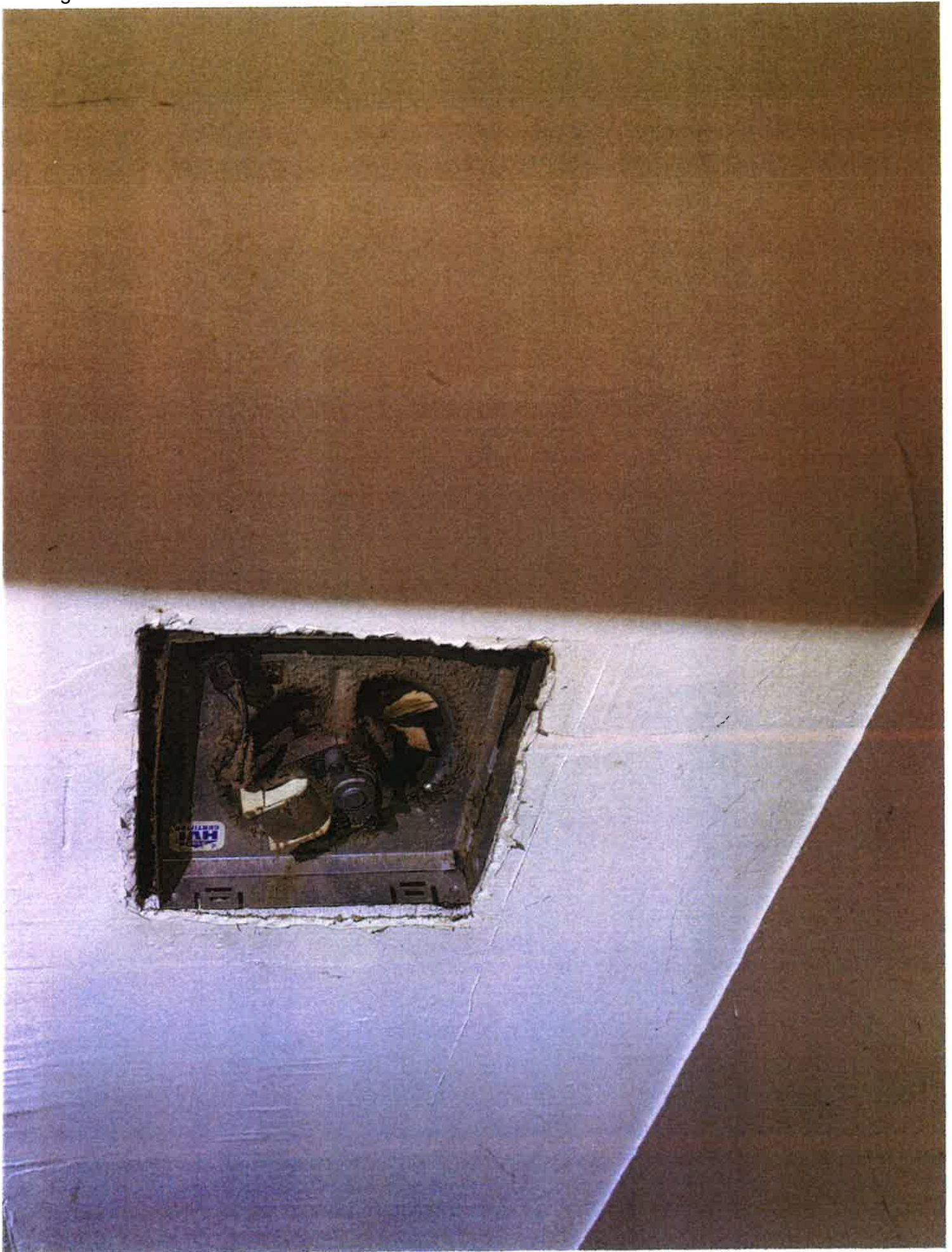


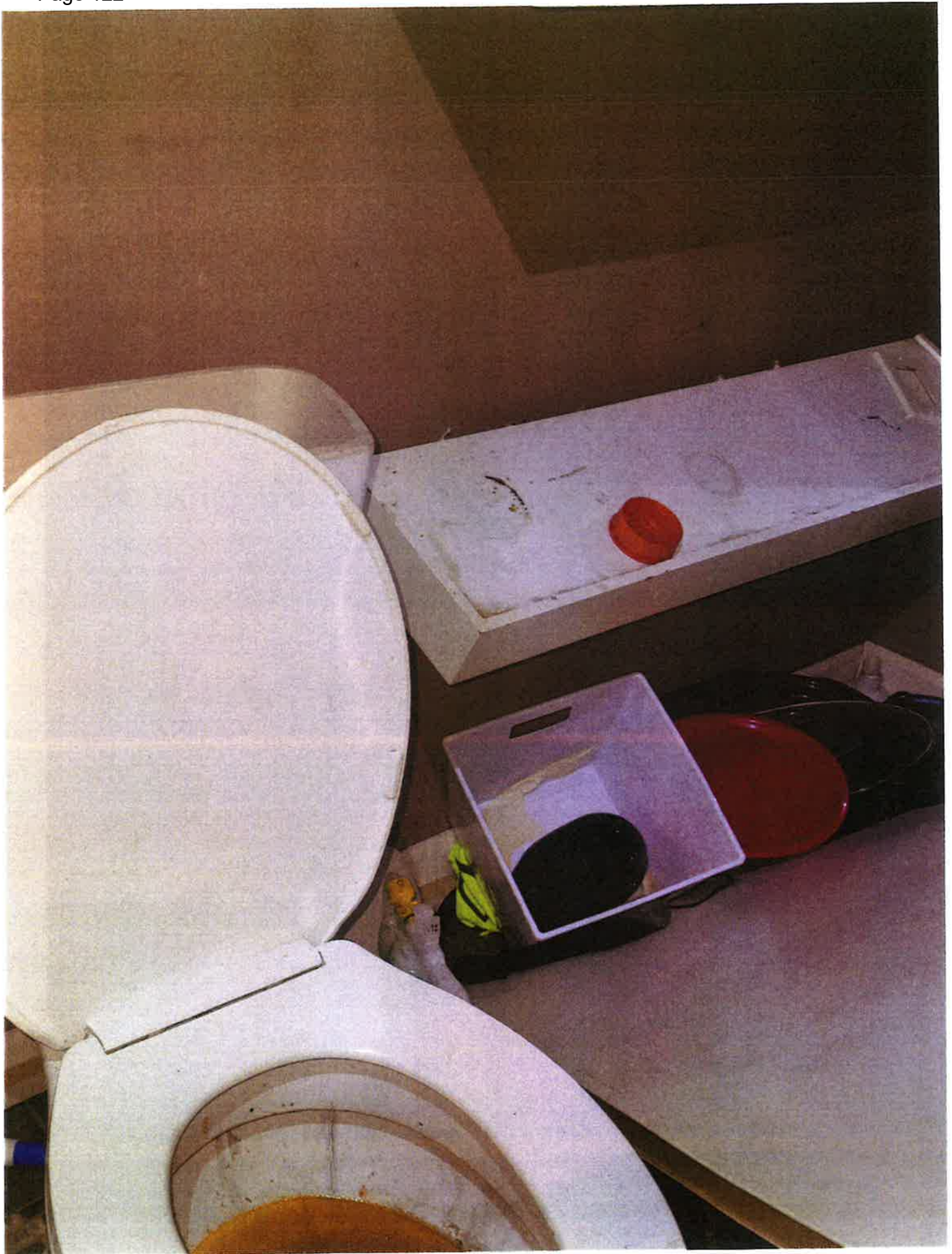


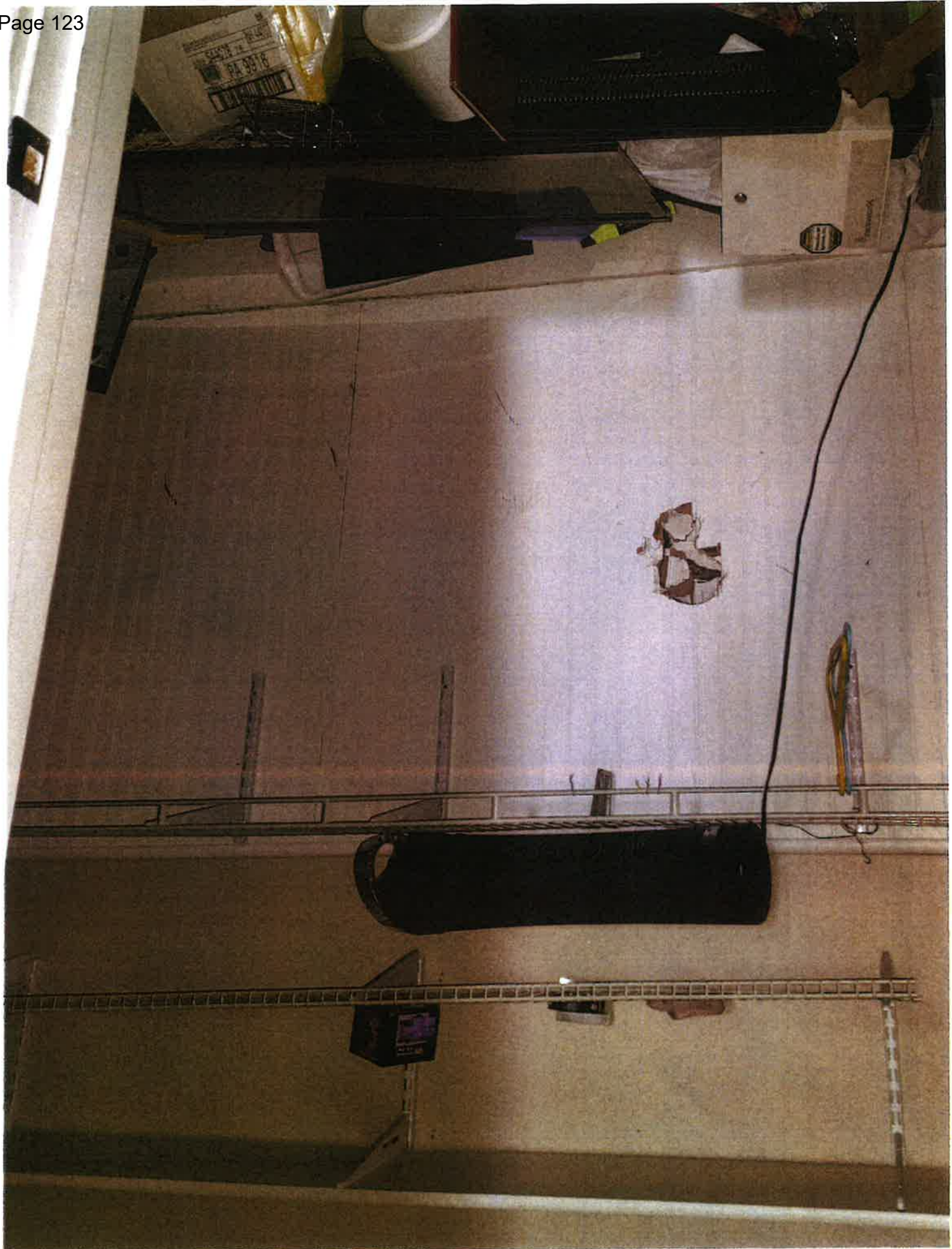


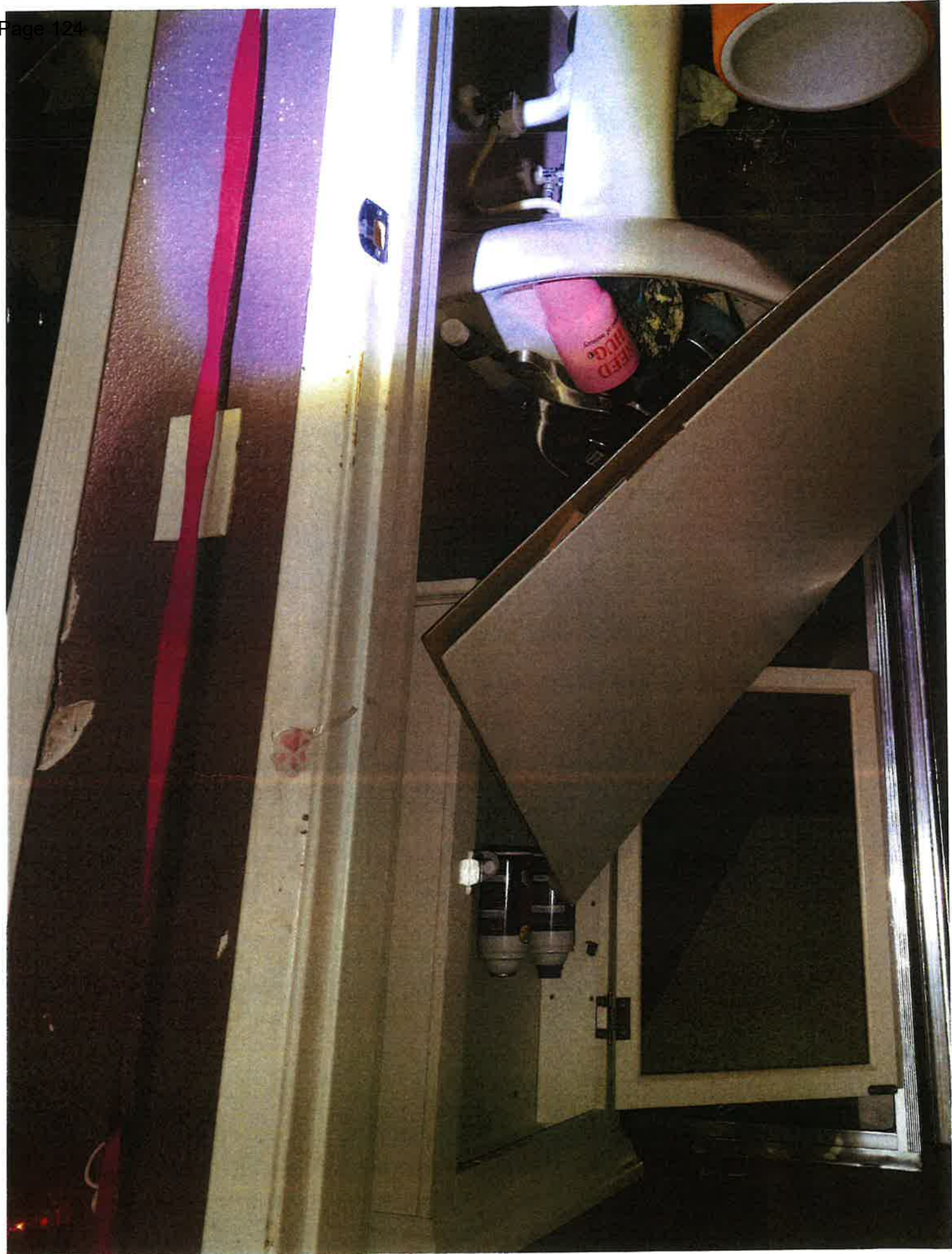


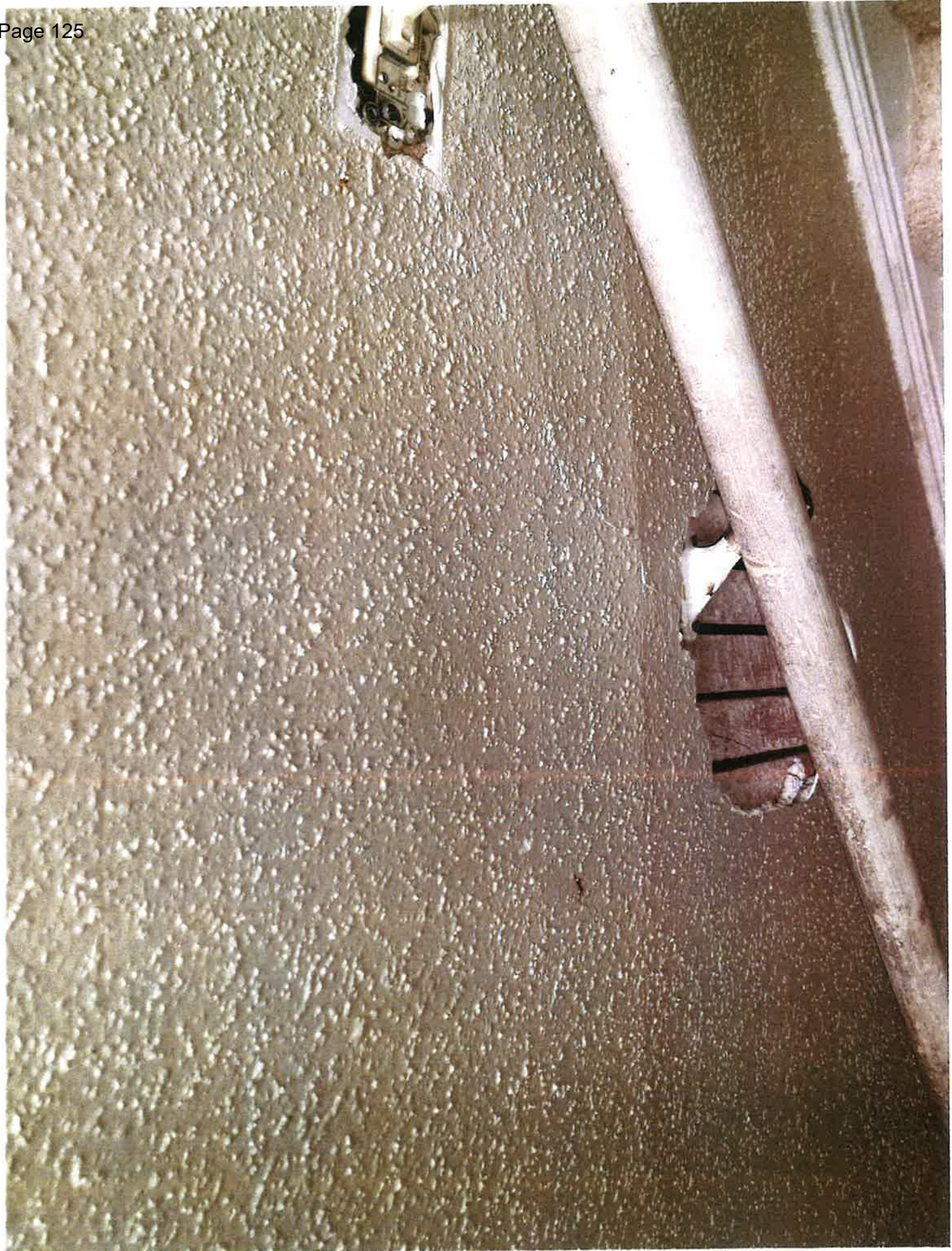












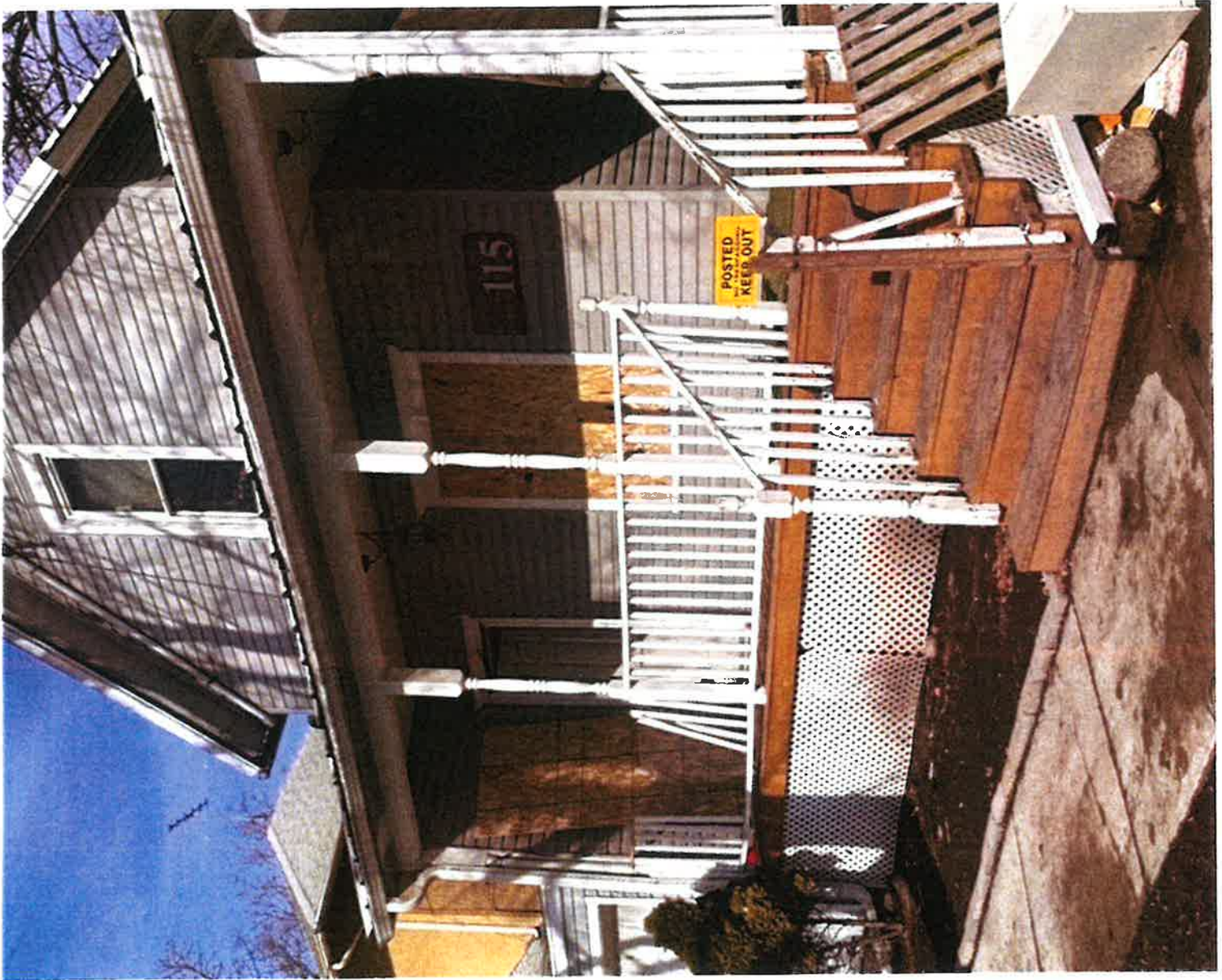














INSPECTIONS

INSPECTIONS DEPARTMENT

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

NOTICE OF DANGEROUS BUILDING

DATE: 1/16/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 115 6 Ave N

NAME OF PROPERTY OWNER: Kevin & Lisa Marie Larsen

ADDRESS OF PROPERTY OWNER: 115 6TH AVE N, Fargo, ND 58102

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD:

Mortgage Research Center, LLC

8950 Cypress Waters Blvd

Coppell TX, 75019

Veterans United Home Loans

8950 Cypress Waters Blvd

Coppell TX, 75019

NAME OF INSPECTOR: Jeff Hett

- Letter also sent to Lisa Marie Larsen, 730 11th St N Apt #3, Moorhead MN 56560

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 115 6 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: Keeney and Devitts 2nd Addition, Block 39, Lot East 38 ft of west 88 ft of 1 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on 1/16/26 by, Jeff Hett Building Inspector.
4. That the building inspector for the City of Fargo has found the building, Wood framed 1 1/2 story structure constructed in 1900 to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section 109.1.5 of the 2024 International Property Maintenance Code, adopted by

reference in Article 31-01 of the Fargo Municipal Code.

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

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

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

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

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

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

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this Friday 16th of January, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by Wednesday 21st Day of January, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Board of Appeals, provided that

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

Dated this 16th day of January, 2026.

CONDITIONS FOUND STATEMENT

On 1/16/2026, Building Inspector Jeff Hett, was present at 115 6 Ave N to address a complaint inspection. The following violations were found:

- Water services were shut off on 12/17/25
- Multiple broken and boarded up windows
- Entry doors have extensive damage due to warrant forced entry
- Unpermitted electrical
- Large amounts of indoor and outdoor junk
- Junk vehicles
- Smoke/carbon monoxide alarms missing
- Visible horizontal foundation cracks
- Damaged areas of guards, handrails, and interior surfaces
- Areas of water damage in basement mechanical area

The following action must be taken:

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



Jeff Hett
Building Inspector
JHett@fargoND.gov



Chris Rose
Assistant Director
CRose@fargoND.gov

1/16/20
Date Signed

AFFIDAVIT OF SERVICE BY REGULAR MAIL

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

Re: Notice of Dangerous Building

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 16th day of January 2026, she served the attached notice, upon 115 6 Ave N, by placing true and correct copies thereof in envelopes addressed as follows:

Mortgage Research Center LLC
Veterans United Home Loans
8950 Cypress Waters Blvd
Coppell, TX 75019


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



Michelle Lemar

Subscribed and sworn to before me this 16th day of January 2026.





Notary Public
Cass County, North Dakota

(SEAL)



Mailer: City of Fargo

Date Produced: 02/26/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8352 4820 44. Our records indicate that this item was delivered on 02/25/2026 at 10:29 a.m. in FARGO, ND 58102. The scanned image of the recipient information is provided below.

Signature of Recipient :

Lonetta Orvedo
Lonetta Orvedo

Address of Recipient :

225 4th

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

Sincerely,
United States Postal Service

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

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

KEVIN AND LISA MARIE LARSEN
115 6TH AVE N
FARGO ND 58102-4527

Customer Reference Number: C6503497.39783076

PROOF OF ACCEPTANCE
(ELECTRONIC)

PRODUCED DATE: 01/17/2026

CITY OF FARGO:

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

9214 8901 9403 8352 4820 44

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

ORIGIN ACCEPTANCE FARGO,ND 58108 01/17/2026 07:10

ORIGINAL INTENDED RECIPIENT:

KEVIN AND LISA MARIE LARSEN

115 6TH AVE N

FARGO ND 58102-4527

USPS CERTIFIED MAIL

FARGO SENDERS FOR
17 FEB 2020 20:28 PM



USPS MAIL
\$ 0.00 897

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8352 4820 44

1 ml

Kevin and Lisa Marie Laf
115 6th Ave N
Fargo ND 58102-4527

INSUFFICIENT ADDRESS
UNABLE TO FORWARD



50102481725 2735-00784-18-37

ANK

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8352 4820 44

KEVIN AND LISA MARIE LARSEN
115 6TH AVE N
FARGO ND 58102-4527



INSPECTIONS

INSPECTIONS DEPARTMENT

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

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DESCRIPTION OF SUBJECT PROPERTY: 115 6 Ave N

NAME OF PROPERTY OWNER: Kevin & Lisa Marie Larsen

ADDRESS OF PROPERTY OWNER: 115 6TH AVE N, Fargo, ND 58102

NAMES AND ADDRESSES OF MORTGAGE HOLDERS, LIENHOLDERS ET CETERA AND LESSEES OF RECORD: Mortgage Research Center, LLC
8950 Cypress Waters Blvd
Coppell TX, 75019

Veterans United Home Loans
8950 Cypress Waters Blvd
Coppell TX, 75019

NAME OF INSPECTOR: Jeff Hett

- Letter also sent to Lisa Marie Larsen, 730 11th St N Apt #3, Moorhead MN 56560

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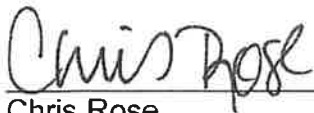
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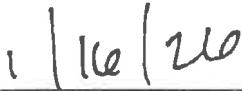
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- Demolish the structure within the deadline provided in this notice.



Jeff Hett
Building Inspector
JHett@fargoND.gov



Chris Rose
Assistant Director
CRose@fargoND.gov



Date Signed

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8352 4820 44

KEVIN AND LISA MARIE LARSEN
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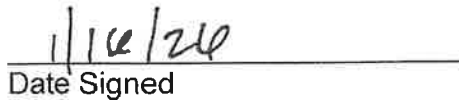
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Jeff Hett
Building Inspector
JHett@fargoND.gov



Chris Rose
Assistant Director
CRose@fargoND.gov



1/16/20
Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

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

Shipment Date: 01/16/2026
 Shipped From:
 Name: CITY OF FARGO
 Address: 225 4TH ST N
 City: FARGO
 State: ND ZIP+4® 58102

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

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

B. USPS Action

Note to RSS Clerk:

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

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

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0067 5274 40



Confirmation Services Certification

COMPANY INFORMATION

Company Name
City of Fargo

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

**225 4th St N
Fargo ND 58102**

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

ELECTRONIC FILE

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

Authorized NCSC Signature

Date Signed

BARCODED LABELS

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

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

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

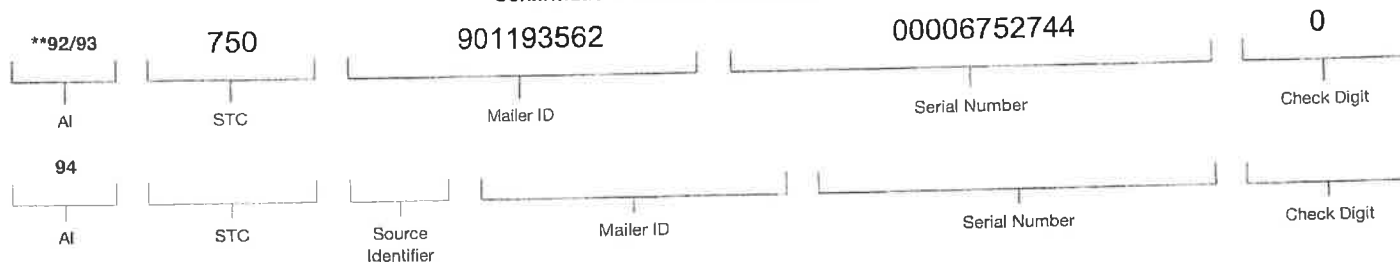
IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used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

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



92750901193562000067527440

Confirmation Services Electronic File Number



**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

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

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

Date and Time of Verification

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



January 22, 2026

City of Fargo
Inspections Department
Fargo City Hall
225 Fourth Street North
Fargo ND 58102

Property Address: (115 6th Avenue N, Fargo, ND 58102) (CV Case letter dated 1/16/26)

Dear Code Officer:

Thank you for contacting Mr. Cooper regarding the above-referenced property. We have reviewed the loan servicing records.

We identified the property address and are unable to take any action as Mr. Cooper does not have a continuing interest in the property.

XXX We cannot remediate the violations as Mr. Cooper does not own the property nor is it exercising any control of the property at this time as the property occupied by owner .

If you have additional questions, please contact us at Mr. Cooper, Attn: Code Violations, 8950 Cypress Waters Blvd. Coppell, TX 75019 or call the Code Violations Hotline at 888-456-0714.



Mr. CooperSM is a registered mark of Nationstar Mortgage LLC.





Exterior/Occupancy Inspection

Loan Information			
Client	Loan Number	Collateral Number	Inspection ID
Mr Cooper	683153761		12866579
Property Address		Gate Code	Lock Box
115 6TH AVE N Fargo, ND 58102			
First Time Vacant Date	Initial Secured Date	Last Grass Cut Date	

Inspector Information	
Date of Inspection	Inspected by
12/31/2025	Ty Kunnanz
Inspection Company	
THE MASTERS BUILDER INC	

Bad Address	
Bad Address?	No

Gain Access	
Are you able to complete an exterior inspection?	Yes
Is the property located in a gated community/or hoa?	No
Is Street Sign Present?	Yes
Is address number present on property?	Yes
Is there a gate present around the house that prevents access?	No
Were you able to get past the curb to approach the house?	Yes

Occupancy	
Occupancy Status	Occupied
Occupancy Verified By:	Visual
Why were you unable to obtain occupant information directly? (Confirm whether you knocked on the door or not and what attempt was made to obtain the information)	Not
Visual Occupancy Determined By (Select minimum 3 unless you choose people):	Operable Vehicles (Car/Boat), Trash on curb (on trash day), Snow removed in driveway/walkways (during winter)
Was door card/envelope provided?	No

Violations	
Violations, Postings, Citations Posted?	No

Neighborhood	
Neighborhood Condition:	Stable
How does the property compare to the neighborhood:	At

Is this a High Vandal Area?	No
For Sale	
For Sale Sign?	No
Property Type	
Client Reported Structure Type	Single Family Detached
Structure Type	Single Family
Is the structure type different from the type reported by client (see instructions, choose no if N/A)?	No
Construction Type	Frame
Estimated Property Value	50,000 - 74,999
Distressed Property?	No
Property Condition	
Property Condition Detail	C3—older home but needs repairs to bring up to code and current conditions
Exterior Damages	
Are there any broken or boarded windows or doors?	Yes
How many doors ALREADY boarded?	1
How many exterior doors broken?	0
How many exterior doors need to be secured?	0
Is any exterior glass broken?	No
How many windows ALREADY boarded?	1
How many windows are broken?	1
Any damaged or disconnected gutters?	No
Any damaged or disconnected downspouts or extensions?	No
Is there a tarp on the roof of the main dwelling?	No
Is there any obvious roof damage (missing shingles, holes, damaged stack pipes, sagging roof trusses, damaged shingles, fascia boards or soffits) requiring repair?	No
Are there exterior damages caused by natural disaster?	No
Are there any exterior damages NOT related to natural disaster?	No
Garage	
Garage	No
Exterior Misc	
Are there any potential hazards at the property that could damage an adjoining property?	No
Is there an above ground oil tank?	No
Is there an above ground propane gas tank on the property?	No
Is there graffiti on exterior of property or on interior that is visible from exterior?	No

Is the exterior maintained by an HOA?	No
Is the property connected to sewer or septic?	Sewer

Yard

Does the lawn need maintenance?	No
Are there overgrown weeds/invasive plants?	No
Do trees and bushes need to be trimmed back?	No
Does the lawn need edging?	No
Are all paved areas free and clear of snow and ice?	Yes
Grass Cut Needed?	No

Utilities

Is the Electric meter present?	No
Electric meter missing reason	Unable to find it
Why were you unable to find the Electric meter?	Occupied
Does the property use city gas?	No
Does the property use city water?	No

Completion

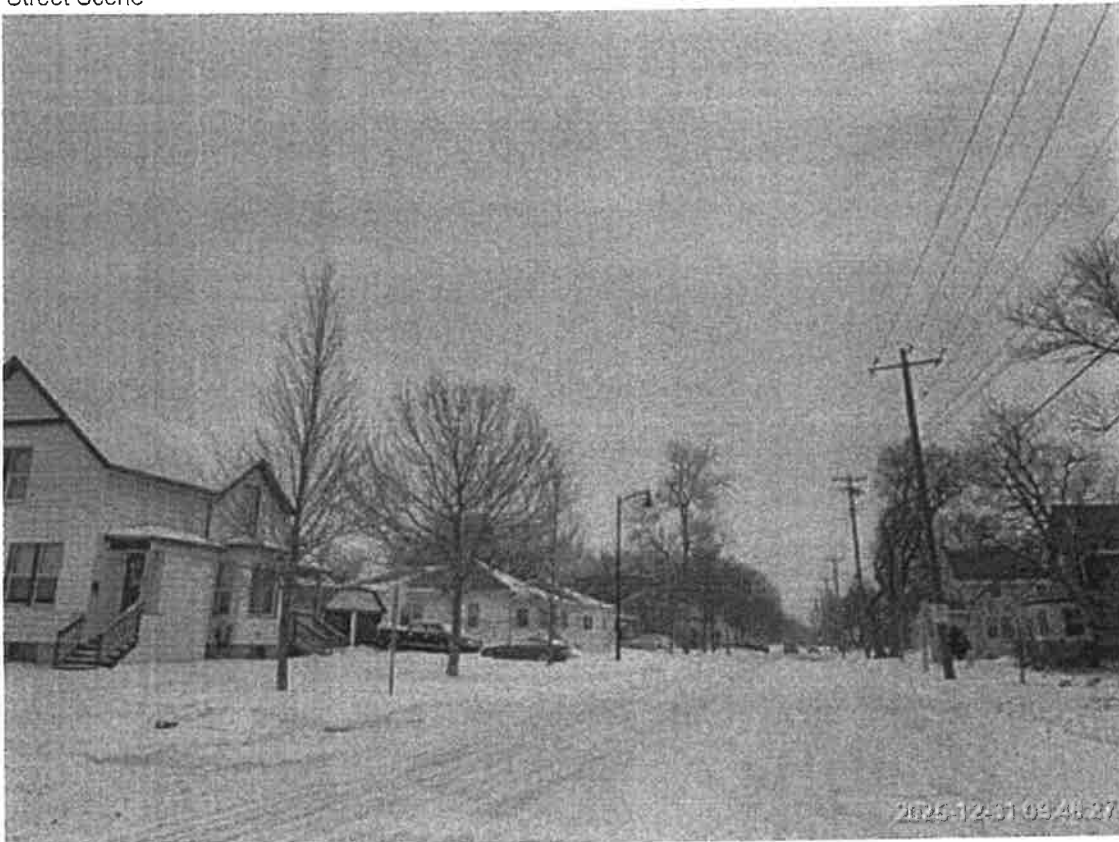
Any other services recommended?	No
CompletionDate	12/31/2025
Inspector Name	Ty Kunnanz

Photos

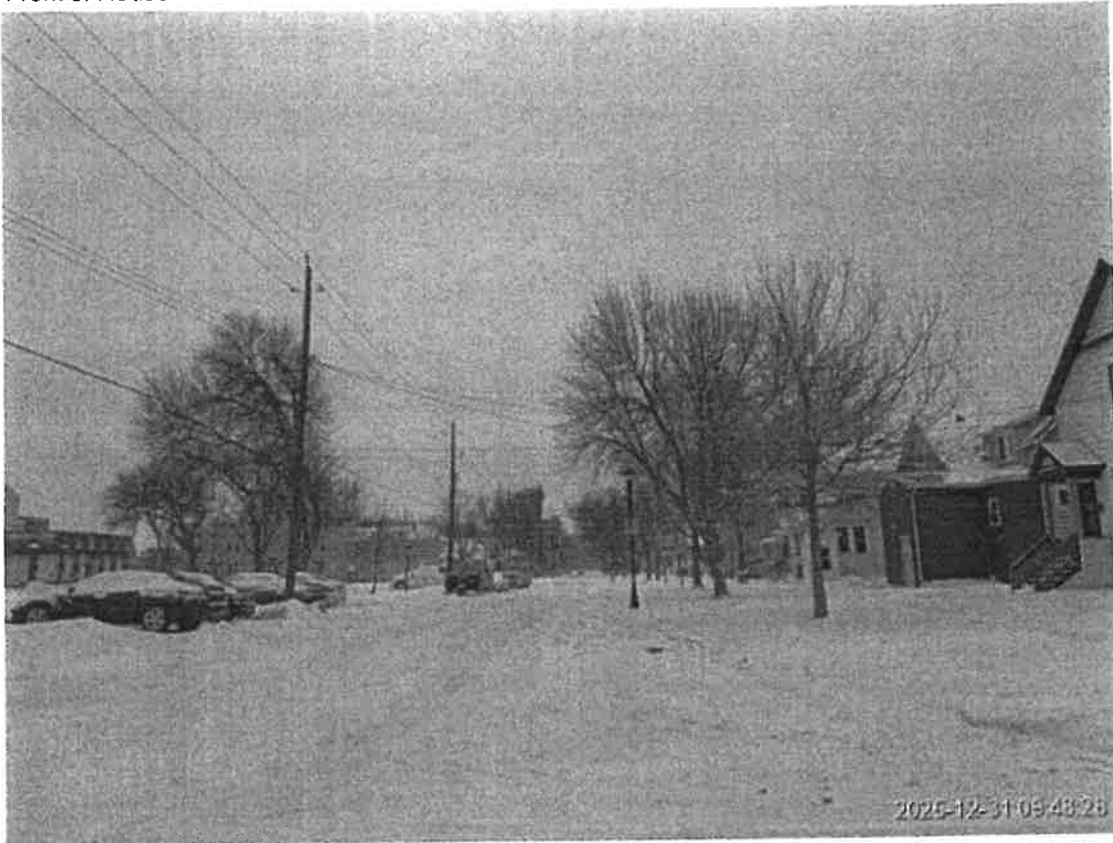
House#/Address Sign



Street Scene



Front of House



Visual Occupancy



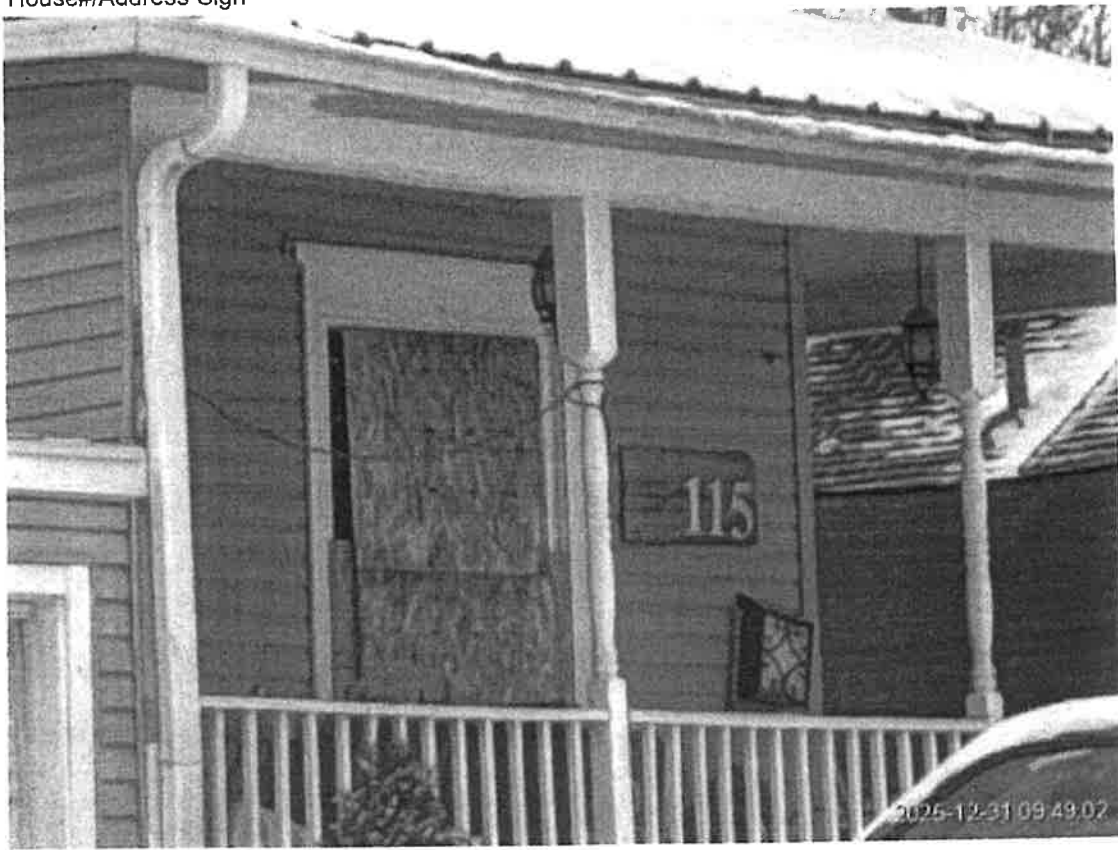
Visual Occupancy



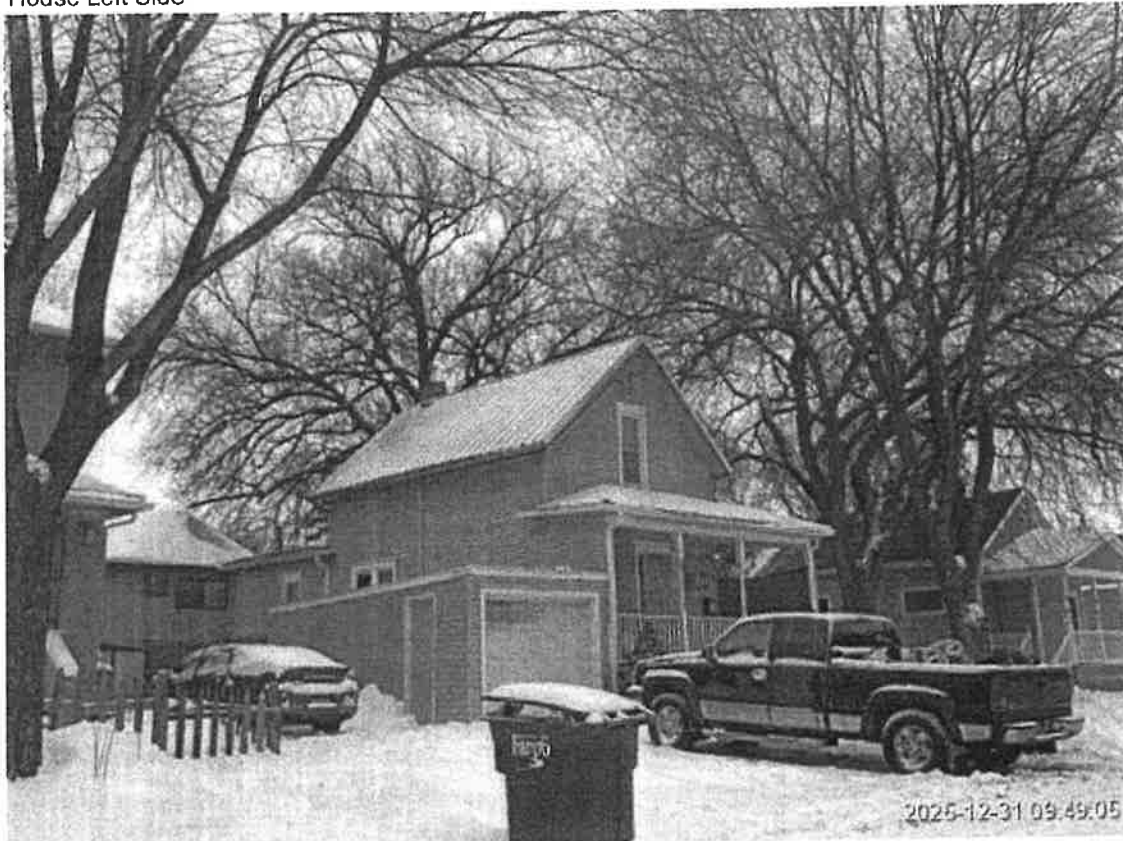
Visual Occupancy



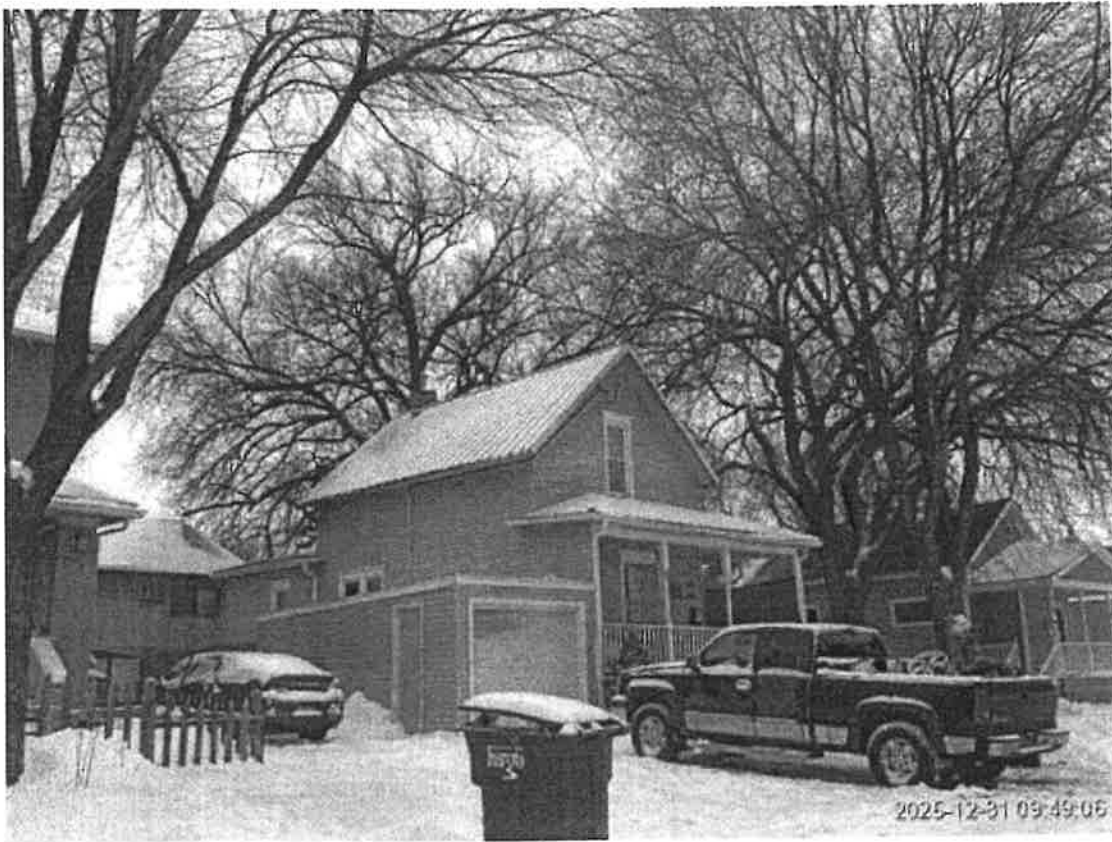
House#/Address Sign



House Left Side



Front of House



Front of House



Front of House



Front of House



Front of House



Front of House



Front of House



Windows Broken



Doors Broken



House Right Side



Front of House



Front of House



Front of House



Front of House



City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8352 4812 45

MORTGAGE RESEERCH CENTER LLC
VETERANS UNITED HOME LOANS
8950 CYPRESS WATERS BLVD
COPPELL TX 75019-4620



★ INSPECTIONS

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

NOTICE OF DANGEROUS BUILDING

DATE: 1/16/2026

ADDRESS AND/OR LEGAL
DESCRIPTION OF SUBJECT PROPERTY: 115 6 Ave N

NAME OF PROPERTY OWNER: Kevin & Lisa Marie Larsen
ADDRESS OF PROPERTY OWNER: 115 6TH AVE N, Fargo, ND 58102

NAMES AND ADDRESSES OF MORTGAGE HOLDERS, LIENHOLDERS
ET CETERA AND LESSEES OF RECORD: Mortgage Research Center, LLC
8950 Cypress Waters Blvd
Coppell TX, 75019

Veterans United Home Loans
8950 Cypress Waters Blvd
Coppell TX, 75019

NAME OF INSPECTOR: Jeff Hett
• Letter also sent to Lisa Marie Larsen, 730 11th St N Apt #3, Moorhead MN 56560

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 115 6 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: Keeney and Devitts 2nd Addition, Block 39, Lot East 38 ft of west 88 ft of 1 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on 1/16/26 by, Jeff Hett Building Inspector.
4. That the building inspector for the City of Fargo has found the building, Wood framed 1 1/2 story structure constructed in 1900 to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section 109.1.5 of the 2024 International Property Maintenance Code, adopted by

reference in Article 31-01 of the Fargo Municipal Code.

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

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

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

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

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

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

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this Friday 16th of January, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by Wednesday 21st Day of January, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Board of Appeals, provided that

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

Dated this 16th day of January, 2026.

CONDITIONS FOUND STATEMENT

On 1/16/2026, Building Inspector Jeff Hett, was present at 115 6 Ave N to address a complaint inspection. The following violations were found:

- Water services were shut off on 12/17/25
- Multiple broken and boarded up windows
- Entry doors have extensive damage due to warrant forced entry
- Unpermitted electrical
- Large amounts of indoor and outdoor junk
- Junk vehicles
- Smoke/carbon monoxide alarms missing
- Visible horizontal foundation cracks
- Damaged areas of guards, handrails, and interior surfaces
- Areas of water damage in basement mechanical area

The following action must be taken:

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



Jeff Hett
Building Inspector
JHett@fargoND.gov



Chris Rose
Assistant Director
CRose@fargoND.gov

1/16/20

Date Signed

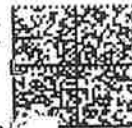
8/27/10

1/10/10

(Page 12 of 12)

CERTIFIED MAIL

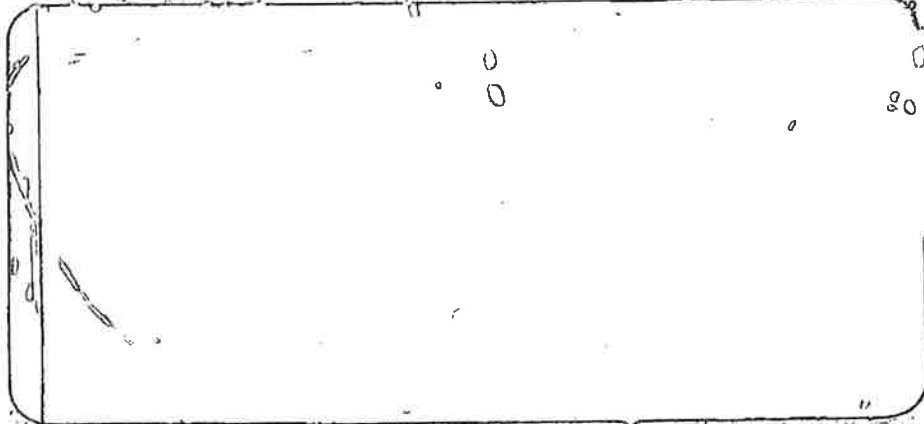
FARGO ND 58102
16 JAN 2026 PM 1



US POSTAGE BY PITNEY BOWES



ZIP 58102 \$ 008.86⁰
02 7W
0008034056 JAN. 16, 2026



75019-462050



Mailer: City of Fargo

Date Produced: 01/21/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8352 4812 45. Our records indicate that this item was delivered on 01/20/2026 at 09:45 a.m. in COPPELL, TX 75019. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	<i>Gracey Murry</i>
X	
Printed Name	

Address of Recipient :

Delivery Address	<i>MR. COOPER</i>
------------------	-------------------

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

Sincerely,
United States Postal Service

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

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

MORTGAGE RESEERCH CENTER LLC
VETERANS UNITED HOME LOANS
8950 CYPRESS WATERS BLVD
COPPELL TX 75019-4620

Customer Reference Number: C6503450.39782860

PROOF OF ACCEPTANCE
(ELECTRONIC)

PRODUCED DATE: 01/20/2026

CITY OF FARGO:

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

9214 8901 9403 8352 4812 45

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

DELIVERED PO BOX COPPELL, TX 75019 01/20/2026 09:45

ORIGINAL INTENDED RECIPIENT:

MORTGAGE RESEERCH CENTER LLC
VETERANS UNITED HOME LOANS
8950 CYPRESS WATERS BLVD
COPPELL TX 75019-4620

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8352 4812 45

MORTGAGE RESEERCH CENTER LLC
VETERANS UNITED HOME LOANS
8950 CYPRESS WATERS BLVD
COPPELL TX 75019-4620



INSPECTIONS

INSPECTIONS DEPARTMENT

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

NOTICE OF DANGEROUS BUILDING

DATE: 1/16/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 115 6 Ave N

NAME OF PROPERTY OWNER: Kevin & Lisa Marie Larsen

ADDRESS OF PROPERTY OWNER: 115 6TH AVE N, Fargo, ND 58102

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

Mortgage Research Center, LLC
8950 Cypress Waters Blvd
Coppell TX, 75019

Veterans United Home Loans
8950 Cypress Waters Blvd
Coppell TX, 75019

NAME OF INSPECTOR: Jeff Hett

- Letter also sent to Lisa Marie Larsen, 730 11th St N Apt #3, Moorhead MN 56560

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Dated this 16th day of January, 2026.

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On 1/16/2026, Building Inspector Jeff Hett, was present at 115 6 Ave N to address a complaint inspection. The following violations were found:

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- Unpermitted electrical
- Large amounts of indoor and outdoor junk
- Junk vehicles
- Smoke/carbon monoxide alarms missing
- Visible horizontal foundation cracks
- Damaged areas of guards, handrails, and interior surfaces
- Areas of water damage in basement mechanical area

The following action must be taken:

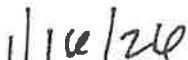
- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Jeff Hett
Building Inspector
JHett@fargoND.gov



Chris Rose
Assistant Director
CRose@fargoND.gov


Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

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

Shipment Date: 01/16/2026
 Shipped From:
 Name: CITY OF FARGO
 Address: 225 4TH ST N
 City: FARGO
 State: ND ZIP+4® 58102

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

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

B. USPS Action

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

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

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0067 5269 31



Firm Mailing Book For Accountable Mail

Name and Address of Sender

CITY OF FARGO
225 4TH ST N
FARGO ND 58102

Check type of mail or service

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

USPS Tracking/Article Number

1. 9214 8901 9403 8352 4812 45

MORTGAGE RESEARCH CENTER LLC
VETERANS UNITED HOME LOANS
8950 CYPRESS WATERS BLVD
COPPELL TX 75019-4620

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

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.03	5.30	Handling Charge - If Registered and over \$50,000 in value							2.82			
						Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender: 1

Total Number of Pieces Received at Post Office

Complete in Ink

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

PSN 7530-02-000-9098

Jobid: 6503450

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



Confirmation Services Certification

COMPANY INFORMATION

Company Name
City of Fargo

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

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

225 4th St N
Fargo ND 58102

ELECTRONIC FILE

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

Authorized NCSC Signature

Date Signed

BARCODED LABELS

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

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

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

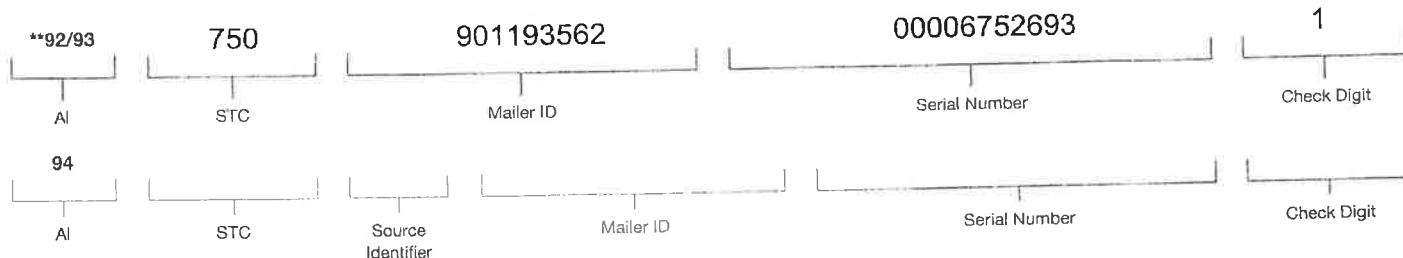
IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used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

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



92750901193562000067526931

Confirmation Services Electronic File Number



**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

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

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

Date and Time of Verification

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

Shawn Ouradnik

From: Lisa Larsen <lisanarum89@gmail.com>
Sent: Tuesday, January 20, 2026 4:43 PM
To: Jeffrey Hett
Subject: [BULK]

CAUTION: This email originated from an outside source. Do not click links or open attachments unless you know they are safe.

Dear Jeff

I am writing to formally give you permission to be at the house located at 115 6th Avenue North, Fargo, to board it up.

I truly appreciate everything you have done for me and my family. This gives us a great deal of closure, and I don't know how to thank you enough. It was a nightmare, and I am relieved that it is finally over.

Thank you again for your help.

Best regards,

Lisa Larsen

Shawn Ouradnik

From: Bryant Doschadis
Sent: Tuesday, February 24, 2026 8:47 AM
To: Jeffrey Hett
Subject: FW: 115 Photos

From: Bryant Doschadis <bdoschadis@FargoND.gov>
Sent: Tuesday, February 24, 2026 8:46 AM
To: Bryant Doschadis <bdoschadis@FargoND.gov>
Subject:






NOTICE

This property has been determined to be vacant. This information will be reported to the mortgage servicer responsible for maintaining the property. The mortgage servicer has the right to protect this property.

If this property is NOT VACANT, please call this number immediately:


Cyprex Services
1-855-426-2705


If we do not receive communication within 3 calendar days, we will commence routine preservation services which may include securing the property, plumbing, winterization and lawn/landscaping maintenance.

Date(s) inspected: 2-6-26 By: TJK

AVISO

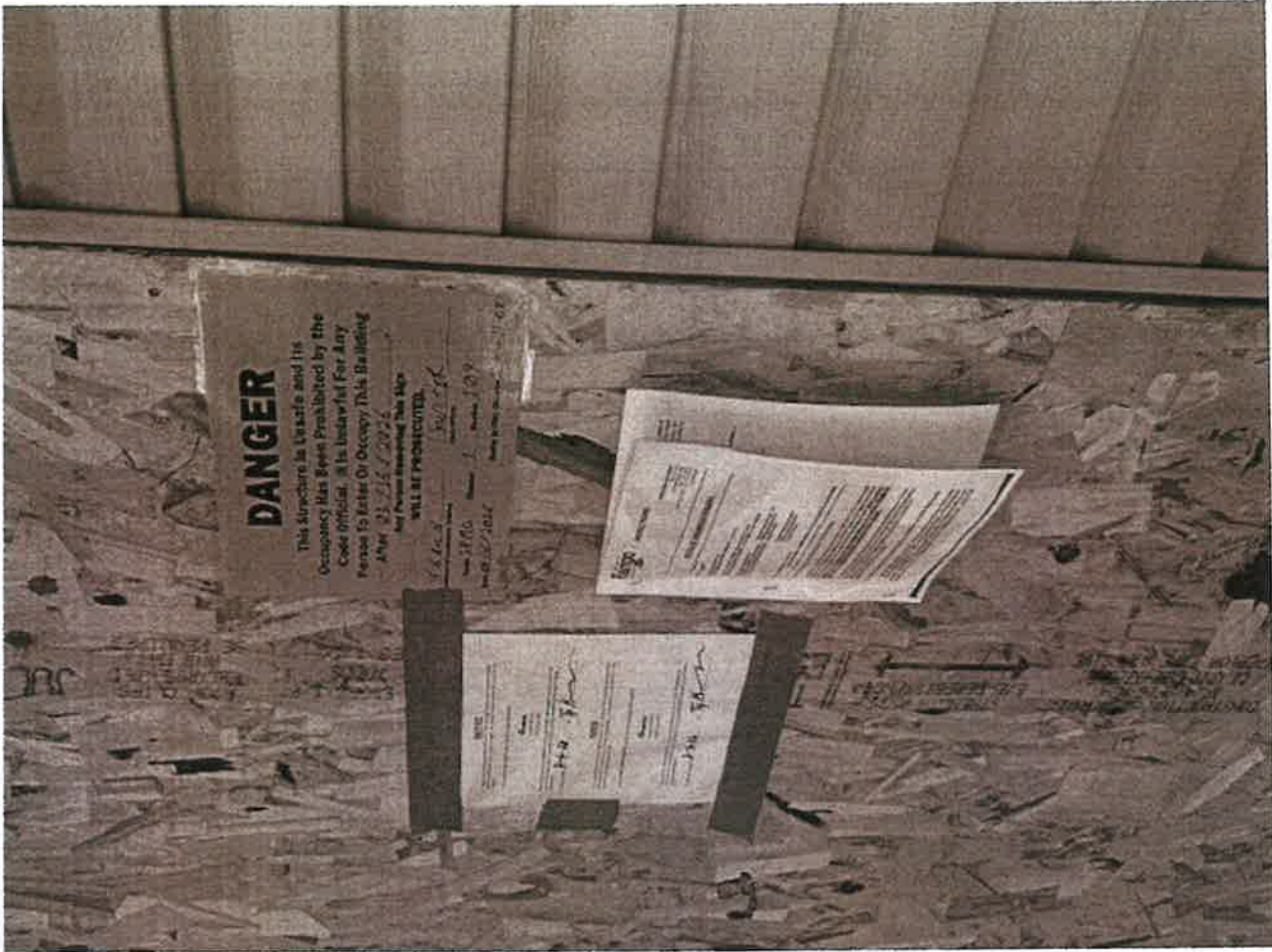
Se ha determinado que esta propiedad esta vacante. Esta informacion se la proveyera a la compania de servicio hipotecario responsable por conservar la propiedad. La compania de servicio hipotecario tiene el derecho de proteger esta propiedad.

Si esta propiedad NO ESTÁ VACANTE, favor de llamar a este numero de intermediario:


Cyprex Services
1-855-426-2705

Si no recibimos la comunicacion dentro de los 3 dias calendaris, vamos a iniciar los servicios de conservacion de rutina que incluyen la proteccion de la propiedad, fontaneria, invernal y paisajismo (cepel/mantenimiento).

Fecha(s) de inspeccion: 2-6-26 Por: TJK



Bryant Doschadis
Code Enforcement Inspector
City of Fargo
Desk: 701.298.6945

32

NOTICE TO COMPETITORS OF HEARING
ON APPLICATION FOR PROPERTY AND/OR INCOME TAX EXEMPTION

Notice is hereby given that the Board of City Commissioners of the City of Fargo, North Dakota, will meet at 5:05 o'clock p.m. on March 16, 2026, in the City Commission Room, City Hall, Fargo North Dakota, to consider the application from B2 LLC dba Sign Badgers for exemption from property and/or income tax of the project which the applicant will use primarily for a commercial sign design and fabrication shop. This project will be located at 610 University Drive North.

Any competitor of that applicant may appear and be heard by the Board of City Commissioners at the time and place designated herein.

This notice is given by the above named applicant pursuant to the provisions of North Dakota Century Code Section 40-57.1-03.

City Auditor's Office

Application For Property Tax Incentives For New or Expanding Businesses

N.D.C.C. Chapter 40-57.1

Project Operator's Application To Fargo
City or County

File with the City Auditor for a project located within a city; County Auditor for locations outside of city limits.

A representative of each affected school district and township is included as a non-voting member in the negotiations and deliberation of this application.

This application is a public record

Identification Of Project Operator

1. Name of project operator of new or expanding business B2 LLC dba Sign Badgers

2. Address of project 601 University Dr N
City Fargo County Cass

3. Mailing address of project operator PO Box 2164
City Fargo State ND Zip 58107

4. Type of ownership of project
 Partnership Subchapter S corporation Individual proprietorship
 Corporation Cooperative Limited liability company

5. Federal Identification No. or Social Security No. 824695027

6. North Dakota Sales and Use Tax Permit No. 38935700

7. If a corporation, specify the state and date of incorporation _____

8. Name and title of individual to contact Dawson Scheffer
Mailing address PO Box 2164
City, State, Zip Fargo, ND 58107 Phone No. 7013703709

Project Operator's Application For Tax Incentives

9. Indicate the tax incentives applied for and terms. Be specific.

<input checked="" type="checkbox"/> Property Tax Exemption	<input type="checkbox"/> Payments In Lieu of Taxes
<u>5</u> Number of years	_____ Beginning year _____ Ending year
<u>100%</u> Percent of exemption	_____ Amount of annual payments (attach schedule if payments will vary)

10. Which of the following would better describe the project for which this application is being made:
 New business project Expansion of a existing business project

pa 2/5/26

Description of Project Property

11. Legal description of project real property
W 37 1/2 FT OF 1 & 2 THRU 9 & REAR 25 FT ADJ & A STRIP 5 FT WIDE ADJ ENTIRE N SIDE OF BLK 1,
LESS E 12 1/2 FT OF 1

12. Will the project property be owned or leased by the project operator? Owned Leased

If the answer to 12 is leased, will the benefit of any incentive granted accrue to the project operator?

Yes No

If the property will be leased, attach a copy of the lease or other agreement establishing the project operator's benefits.

13. Will the project be located in a new structure or an existing facility? New construction Existing facility

If existing facility, when was it constructed? 1941

If new construction, complete the following:

a. Estimated date of commencement of construction of the project covered by this application _____

b. Description of project to be constructed including size, type and quality of construction

c. Projected number of construction employees during the project construction _____

14. Approximate date of commencement of this project's operations April 1, 2026

15. Estimated market value of the property used for this project:

a. Land \$ 371,000

b. Existing buildings and structures for which an exemption is claimed..... \$ 2,278,900

c. Newly constructed buildings and structures when completed \$ 0

d. Total \$ \$2,649,900

e. Machinery and equipment \$ _____

16. Estimate taxable valuation of the property eligible for exemption by multiplying the market values by 5 percent:

a. Land (not eligible) 

b. Eligible existing buildings and structures \$ 113,945

c. Newly constructed buildings and structures when completed..... \$ 0

d. Total taxable valuation of property eligible for exemption (Add lines b and c)..... \$ 113,945

e. Enter the consolidated mill rate for the appropriate taxing district 298.43

f. Annual amount of the tax exemption (Line d multiplied by line e) \$ 34005

Description of Project Business

Note: "project" means a newly established business or the expansion portion of an existing business. Do not include any established part of an existing business.

17. Type of business to be engaged in: Ag processing Manufacturing Retailing
 Wholesaling Warehousing Services

18. Describe in detail the activities to be engaged in by the project operator, including a description of any products to be manufactured, produced, assembled or stored (attach additional sheets if necessary).

See enclosed.

19. Indicate the type of machinery and equipment that will be installed

See enclosed.

20. For the project only, indicate the projected annual revenue, expense, and net income (before tax) from either the new business or the expansion itself for each year of the requested exemption.

Year (12 mo. periods)	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Annual revenue	<u>\$2.0M</u>	<u>\$2.3M</u>	<u>\$2.45M</u>	<u>\$2.6M</u>	<u>\$2.73M</u>
Annual expense	<u>\$1.7M</u>	<u>\$1.85M</u>	<u>\$1.92M</u>	<u>\$2.2M</u>	<u>\$2.34M</u>
Net income	<u>\$300K</u>	<u>\$450K</u>	<u>\$530K</u>	<u>\$400K</u>	<u>\$390K</u>

21. Projected number and salary of persons to be employed by the project for the first five years:

Current positions & positions added the initial year of project

# Current Positions	New Positions Under \$13.00	New Positions \$13.01-\$15.00	New Positions \$15.01-\$20.00	New Positions \$20.01-\$28.00	New Positions \$28.01-\$35.00	New Positions Over \$35.00
13						1

Year	(Before project)	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
No. of Employees	(1) <u>11</u>	<u>12</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>14</u>
	(2) <u>2</u>	<u>2</u>	<u>2</u>	<u>3</u>	<u>3</u>	<u>3</u>
Estimated payroll	(1) <u>\$600K</u>	<u>\$680K</u>	<u>\$685K</u>	<u>\$730K</u>	<u>\$800K</u>	<u>\$820K</u>
	(2) <u>\$58K</u>	<u>\$58K</u>	<u>\$60K</u>	<u>\$85K</u>	<u>\$98K</u>	<u>\$102K</u>

(1) - full time
(2) - part time

Previous Business Activity

22. Is the project operator succeeding someone else in this or a similar business? Yes No

23. Has the project operator conducted this business at this or any other location either in or outside of the state?
 Yes No

24. Has the project operator or any officers of the project received any prior property tax incentives? Yes No

If the answer to 22, 23, or 24 is yes, give details including locations, dates, and name of former business (attach additional sheets if necessary).
SB currently occupies leased space at 349 11th St W, West Fargo, ND 58078. We have extensively evaluated many viable options and have a \$250k forgivable loan incentive to remain in West Fargo.

Business Competition

25. Is any similar business being conducted by other operators in the municipality? Yes No

If YES, give name and location of competing business or businesses
Office Sign Company, Custom Graphics; Business expansion will be focused in areas with very little existing local competition.

Percentage of Gross Revenue Received Where Underlying Business Has ANY Local Competition **60 %**

Property Tax Liability Disclosure Statement

26. Does the project operator own real property in North Dakota which has delinquent property tax levied against it? Yes No

27. Does the project operator own a greater than 50% interest in a business that has delinquent property tax levied against any of its North Dakota real property? Yes No

If the answer to 26 or 27 is Yes, list and explain

Use Only When Reapplying

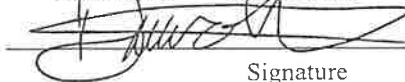
28. The project operator is reapplying for property tax incentives for the following reason(s):

- To present additional facts or circumstances which were not presented at the time of the original application
- To request continuation of the present property tax incentives because the project has:
 - moved to a new location
 - had a change in project operation or additional capital investment of more than twenty percent
 - had a change in project operators
- To request an additional annual exemption for the year of _____ on structures owned by a governmental entity and leased to the project operator. (See N.D.C.C. § 40-57.1-04.1)

Notice to Competitors of Hearing

Prior to the hearing, the applicant must present to the governing body of the county or city a copy of the affidavit of publication giving notice to competitors unless the municipality has otherwise determined there are no competitors.

I, Dawson Schefter, do hereby certify that the answers to the above questions and all of the information contained in this application, including attachments hereto, are true and correct to the best of my knowledge and belief and that no relevant fact pertaining to the ownership or operation of the project has been omitted.

 Signature Member Title 02/02/26 Date

Notice To Competitors Of Hearing On Application For Property Tax Incentives

Notice is hereby given that the _____
(City or county governing body)

of _____, North Dakota, will meet at _____
(City or county) (Time)

on _____ at _____ to consider the application of
(Date) (Location)

(Project operator name and address)

for property tax relief on the project which the applicant will use in the operation of

(Type of business)

at _____
(Address)

(Legal description)

Any competitor of that applicant may appear and be heard by the _____
(City or county governing body)

at the time and place designated herein. A competitor may provide written comments to the governing body before the scheduled hearing.

This notice is given by the above-named applicant pursuant to the provisions of North Dakota Century Code § 40-57.1-03

18. Describe in detail the activities to be engaged in by the project operator, including a description of any products to be manufactured, produced, assembled or stored (attach additional sheets if necessary).

Sign Badgers will operate a commercial sign design and fabrication shop. Activities include client consultation, estimating, graphic design and prepress, production planning, and fabrication of custom signs and related visual branding products.

Production activities include: wide-format digital printing; cutting and weeding of vinyl graphics; laminating and mounting printed graphics to rigid substrates; CNC routing and trimming of plastic, aluminum composite panels, and similar sign substrates; drilling, fastening, and assembly of sign cabinets/panels; application of vinyl/printed graphics to panels and vehicles; and final quality inspection, packaging, and preparation for pickup/delivery/installation.

Products produced and/or assembled may include: indoor and outdoor business signs; wall and window graphics; dimensional letters/logos; banner and temporary signage; wayfinding and informational signs; post-and-panel signs; vehicle decals/wrap components; and illuminated sign components (e.g., LED modules and power supplies) assembled into sign cabinets or channel letter sets as applicable.

Storage activities include indoor storage of raw materials (vinyl rolls, printed media, laminates, aluminum composite panels, acrylic/polycarbonate sheets, extrusion, fasteners, packaging supplies), work-in-process items, and finished signs awaiting customer pickup or scheduled installation. Inventory is stored on racks/shelving and in designated staging areas.

19. Type of machinery and equipment to be installed

Machinery and equipment to be installed/used may include:


- Computer workstations and design/production software
- Wide-format inkjet printer(s) for sign graphics (latex/eco-solvent/UV as applicable)
- Wide-format laminator (cold/pressure laminator)
- Vinyl cutter/plotter(s) and/or flatbed cutting equipment
- CNC router/engraver for cutting and shaping rigid sign substrates
- Panel saw and/or table saw for sheet goods; chop/cold saw for extrusion
- Drill press/hand drills, rivet tools, fastening tools, and general hand/power tools

- Work benches/assembly tables, clamps, measuring/leveling equipment
- Heat press and/or heat gun tools for graphic application (as applicable)
- LED power supplies, wiring tools, and testing equipment for illuminated sign assembly (as applicable)
- Material handling and storage equipment (racks, shelving, carts, dollies)
- Packaging equipment (tape dispensers, stretch wrap, label printer)
- Ventilation/filtration and standard shop safety equipment (as applicable)



MEMORANDUM

TO: Fargo City Commission

FROM: Jim Gilmour, Director of Strategic Planning and Research 

DATE: March 26, 2026

SUBJECT: Commercial Redevelopment PILOT Incentives

The new Growth Plan encourages more infill development. However, growth on the fringe of the City continues to be the most common location for new housing and commercial development.

This policy would be an affirmative step to encourage infill growth as recommended by the Fargo Growth Plan. The Economic Development Incentives Committee reviewed this policy in November and recommended approval of the new policy. It is attached for your consideration.

There policy limits PILOT incentives to 10 years.

Recommended Motion

Adopt a new PILOT Policy for Commercial Redevelopment

3E. Commercial Redevelopment

The purpose of this policy is to establish the City's position relating to the use of the Payment in Lieu of Taxes (PILOT) for encouraging redevelopment of commercial areas with high vacancies and/or economically obsolete buildings. The fundamental purpose is to encourage developers to redevelop commercial or apartment buildings that are on previously developed sites. Projects should create new development that has some of the following characteristics.

- Higher value and higher density buildings – Evaluate the increase in value per square foot of the site and the increase in the floor area ratio of the site. The value of the per square foot of the city and the floor area ratio of the site should exceed the amounts in other commercial areas.
- Opportunities for economic development – Does the redeveloped site have the potential to attract primary sector businesses and startup businesses? Consider the availability of similar space and the provision of supportive services.
- Mixed use developments with shared parking – Does the site have multiple land uses that will allow for shared parking? Consider if the number of shared parking spaces to be provided allows the number of parking spaces to be below what is provided on other commercial sites.
- Desirable land uses – The proposed land use should be consistent with the Land Development Code and compatible with adjacent land uses.
- Consistent with City Plans – The land use must be consistent with plans approved by the City.
- Improved design and public amenities – The design and form of the building should be of a higher standard than required and/or include public amenities.


Applications should not provide an unfair competition to existing development and are subject to a “but for” test to evaluate the need for incentives. The maximum incentive is a 100% PILOT property tax incentive for up to 10 years.



MEMORANDUM

BA

TO: Board of City Commissioners

FROM: Nicole Crutchfield, Director of Planning and Development 

DATE: March 25, 2026

SUBJECT: 2026 Downtown Pushcart Permit Update

Fargo Municipal Code Chapter 18-0315 outlines pushcart permitting and authorizes the Planning Director to issue annual permits including allowing one-year extensions. Given the public concerns and the difficulty of enforcement, staff members across multiple departments have been discussing changes to the program. In January 2026 we held a listening session, hosted by our downtown Liaison Commissioner, John Strand and DCP Executive Director, Rocky Schneider. In February, working with the Communications Department we issued a public survey to gain information about the public's perception.

In a program review summarizing concerns about the existing program, staff outlines three potential solutions for the push cart program. The program review and the results of the survey are attached. Given the positive support received in the survey, I am suggesting we continue the 2026 program as normal for the remainder of the year. At the same time, staff seeks support to work with the City Attorney to make modifications to the program by amending the ordinance to increase spacing standards, enforcement measures, expectations for cleanliness, and other program improvements to address common concerns and complaints.

Permits are typically issued at the start of the year. In 2026, I extended the existing permit holders by 90 days to allow for program review time. Given the results of the survey, I suggest we extend the existing permits until the end of the year. Meanwhile, staff will work with the City Attorney, DCP, and stakeholders to seek consensus on ordinance amendments to bring back to the City Commission this Fall for execution in 2027.

Recommendation: Receive and file the 2026 Push cart program review and survey results, and direct staff and the city attorney to develop ordinance amendments to address program operation issues.

Fargo, ND | February 25th, 2026

Survey for the Future of Fargo's Food Pushcart Program



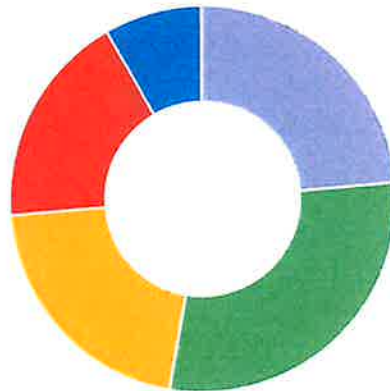
Take Survey

Date range: Feb 09, 2026-Feb 22, 2026

Total submissions: **1302**

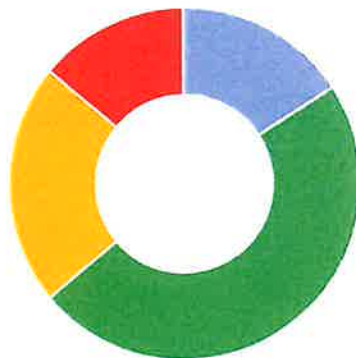
Total responses: **14290**

How often do you spend time in Downtown Fargo?



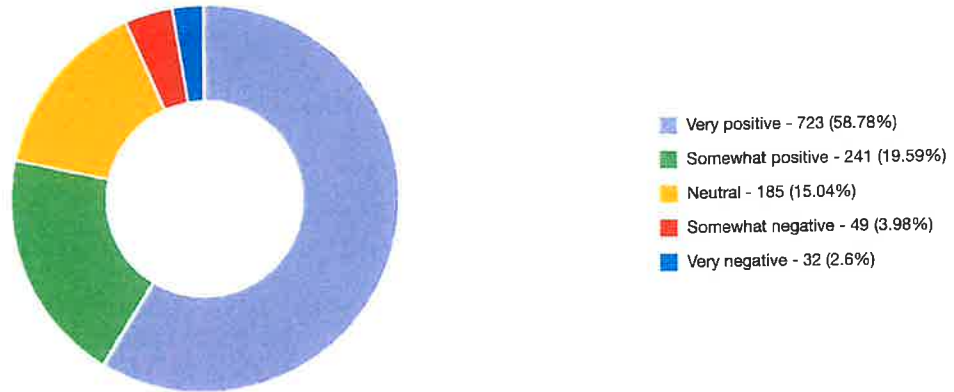
- Daily - 298 (23.76%)
- Weekly - 364 (29.03%)
- Monthly - 263 (20.97%)
- Occasionally - 226 (18.02%)
- Rarely - 103 (8.21%)

How often do you purchase food from a downtown food pushcart?

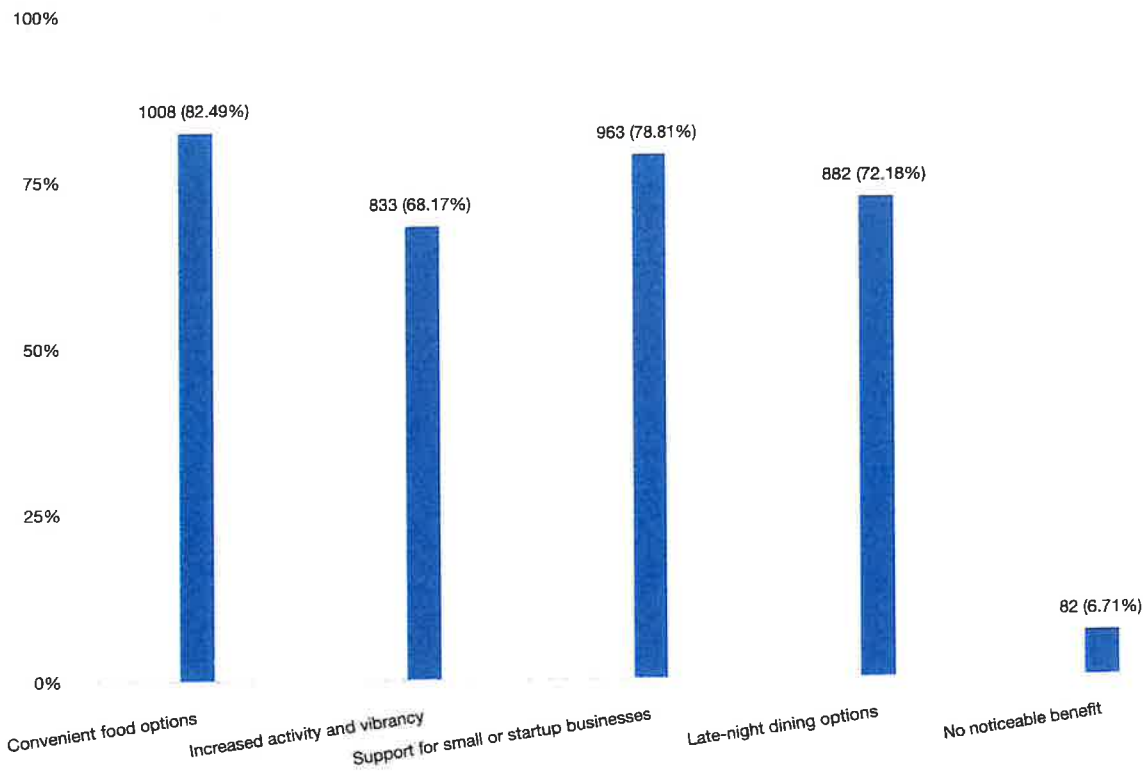


- Frequently - 198 (15.94%)
- Occasionally - 596 (47.99%)
- Rarely - 276 (22.22%)
- Never - 172 (13.85%)

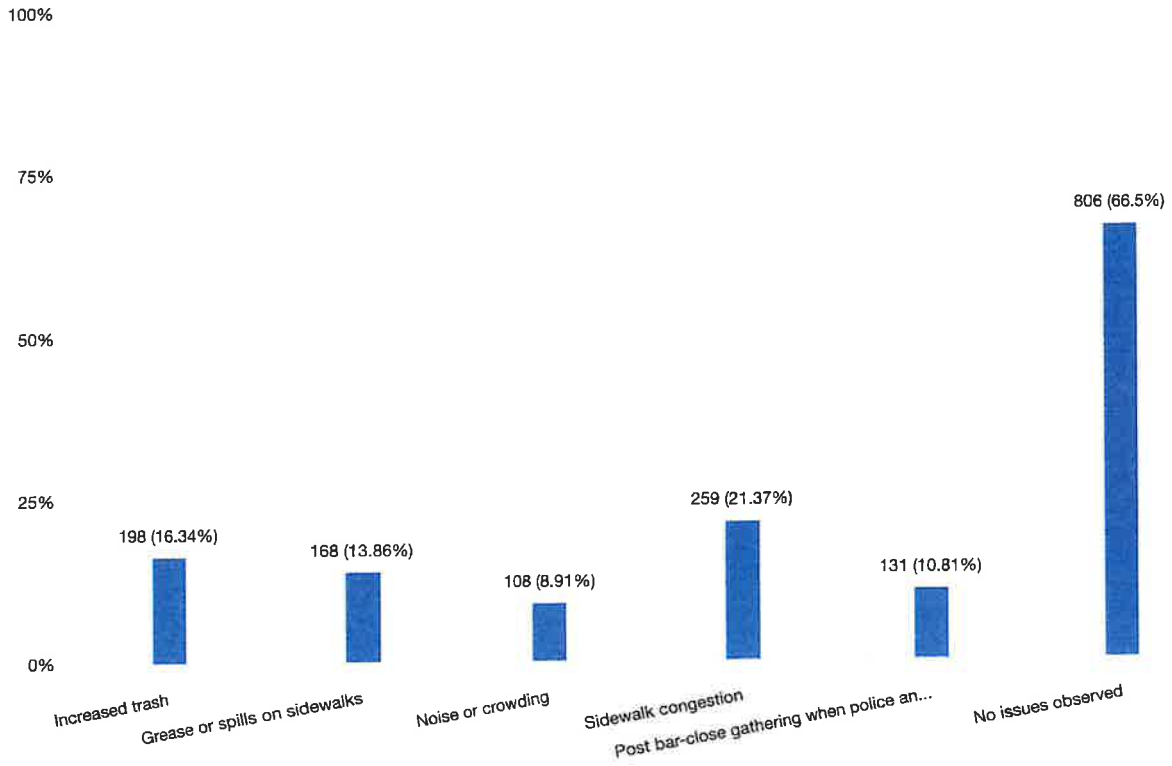
Overall, how do food pushcarts affect your downtown experience?



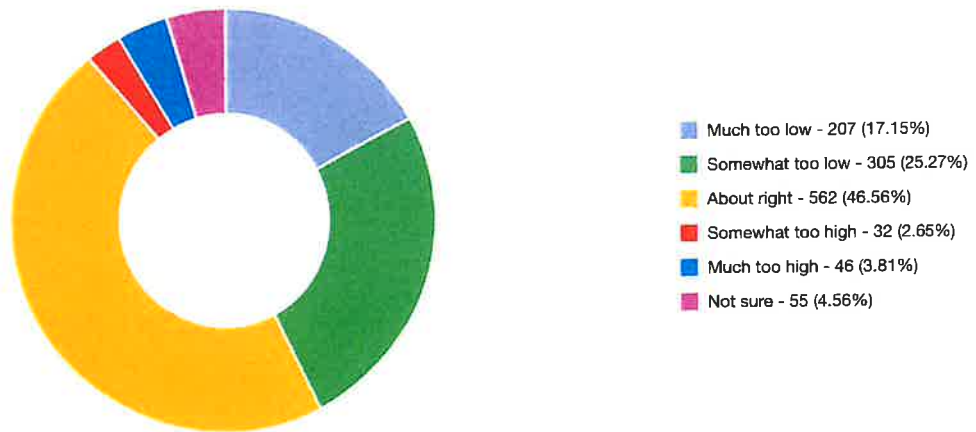
What benefits do food pushcarts provide downtown? (Select all that apply)



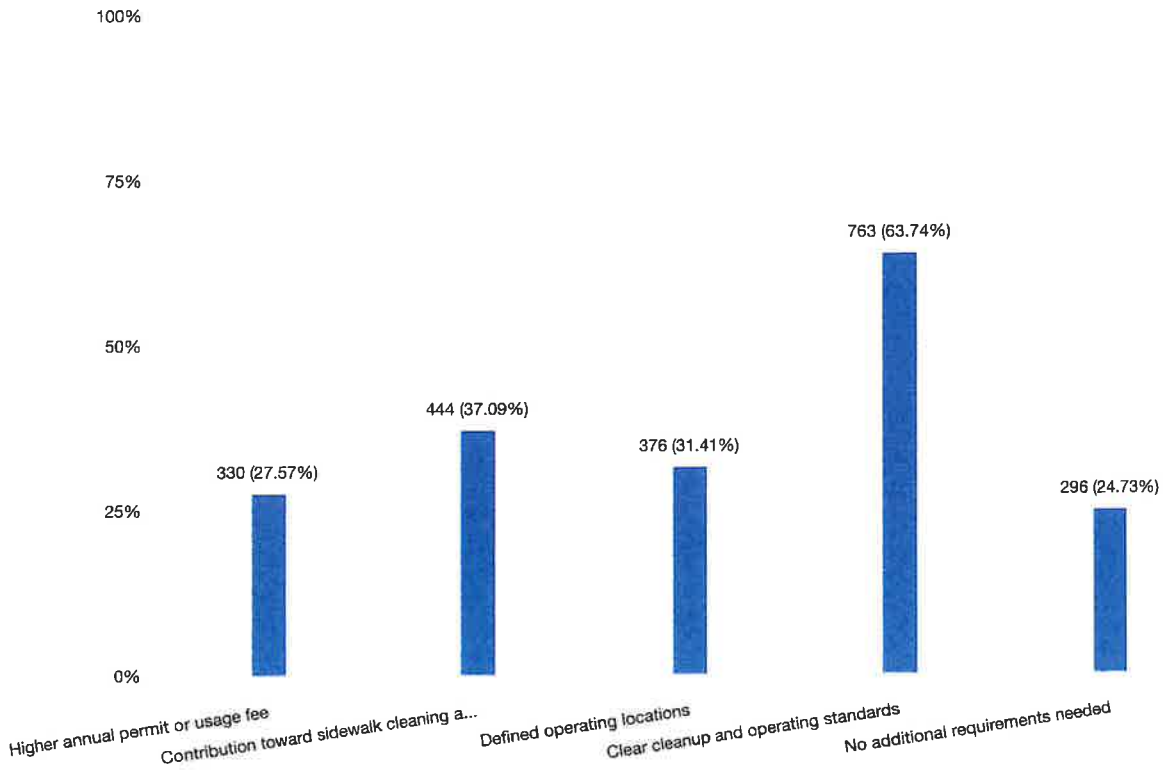
Which operational impacts, if any, have you observed related to food pushcarts? (Select all that apply)



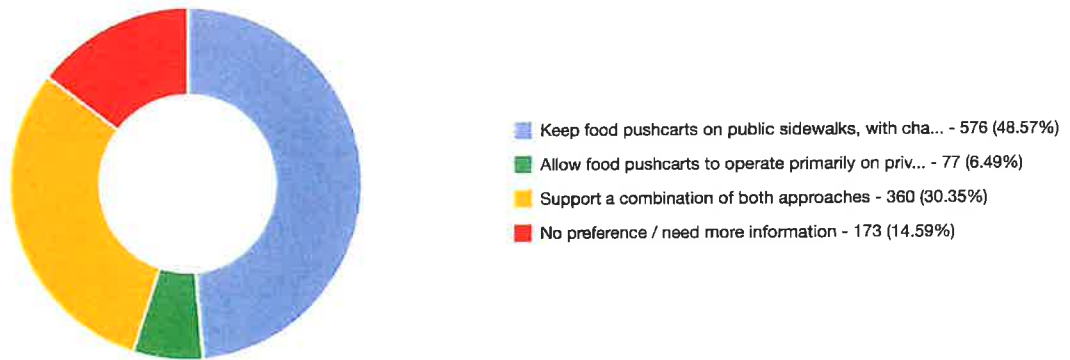
Food pushcarts currently pay a \$50 annual permit fee to operate in public sidewalk space. Based on the use of public infrastructure and ongoing maintenance needs, how appropriate do you feel this fee is?



Which of the following requirements, if any, should apply to food pushcarts operating downtown? (Select all that apply)

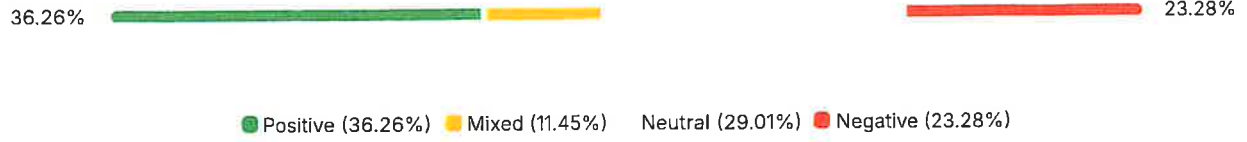


Which approach do you prefer?

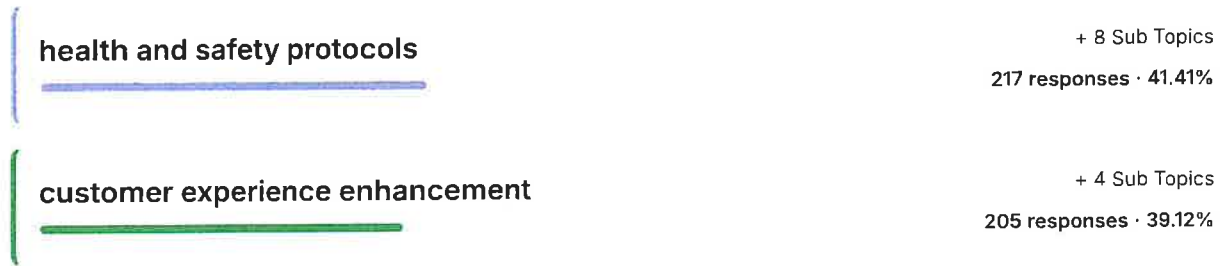


What changes, if any, would improve how food pushcarts operate in Downtown Fargo?

Sentiment Analysis



Topic Analysis



Filters applied reduced participants from 1404 to 1254 (89%) · 524 of them responded to this question (42%)

Deduplication On

Push Cart Vendor Program Review – February 2026 (updated March 2026)

Background:

In 2006, a push cart program was established for downtown. This program allows for the selling of food using a “push cart” on public sidewalks in Downtown. It’s the only place in the City where selling of retail is allowed in public rights of way. The program was created by an ordinance in the Municipal Code (Chapter 18).

In the ordinance, authority for administrating the program was given to the Planning Director, with penalties and enforcement provided for with enforcement processes authorized in the Zoning Ordinance. Chapter 18 provides for standards to operate; including, location standards, hours of operation, and size of cart.

Since the beginning of this operation, staff has received numerous complaints and experienced operational conflicts. Previous city commission members, over the past several years, sought a review of the program. The Planning Department is currently analyzing the program, collaborating with members of the Downtown Task Force and the Downtown Community Partnership. At the start of 2026, we currently have not issued new permits for 2026. Instead, until the review and direction is confirmed with City Commission, we have authorized a 90 day renewal of current permit holders.

Problem/Issue:

A list is provided below identifying problems with the ordinance, enforcement, safety, operational logistics, and financial efficiencies.

- 1) Current code
 - a. Correct enforcement authority not aligned
 - b. Lack of penalty and enforcement action, murky
 - c. Distance between cart stand and restaurant door too short
 - d. Dependence on sidewalk marketing committee (over bureaucratic)
 - e. Cart dimensions results are too varied, disregards the actual nuisances
 - f. Silent to sound/noise and other disturbances
- 2) Enforcement
 - a. Police at 2 AM, bar close conflicts
 - b. Lack of clarity in ticketing, need training
 - c. Rogue non-permitted vendors setting up
 - d. Vendors working after ordinance limitations.
 - e. Penalties are needed or corrective actions needed within ordinance and citation options
- 3) Full and congested sidewalks
 - a. Duty and responsibility on public sidewalks
 - b. Blocking ADA, infringing on standards
 - c. Conflict of other priorities – safety, drunkenness, family oriented
 - d. Large crowds don’t evoke safety during peak times
- 4) Operational clarity
 - a. Needing two permits is confusing process for vendors.

- b. Measurement of cart and overflow of accessory items contributes to unsightly conditions
 - c. Location verification is confusing and obscure for enforcement staff
 - d. Garbage and other nuisances not captured by DCP/BID benefit
- 5) Financial priorities
- a. Attribution of benefit for public is not monetized
 - b. Costs \$12,000-15,000 operational staff just in Planning Department
 - c. Private market is better positioned to create this value add and can respond more fluidly to market needs.
 - d. Equity for subsidizing commercial industry without supporting tax payers.
 - e. Vacant and underutilized land exists in downtown and this program could be used to entice and create vibrancy elsewhere.
- 6) Grievances from downtown stakeholders and permit holders
- a. Enforcement is unclear and inconsistent
 - b. Time between bar close and ending of food cart operations does not allow for logical transition or take advantage of the business and food options
 - c. Difficulty in navigating between multiple offices for two permits
 - d. Brick and mortar businesses feel that the vendors on sidewalks is not a fair benefit due to the fact that businesses having invested in their property and pay into the Downtown BID membership.

Process for evaluation:

In recent years, staff has reviewed issues and topics about the program with the food vendors, stakeholders and peers involved in the administration of the program. A consensus on how to evolve the program has not been developed yet. Below is a list of steps and proposed schedule that the Planning Department in partnership with the DCP is embarking on.

- Listening session
 - Throughout 2024 and 2025 communications with permit holders and downtown residences about nuisances and complaints.
 - January 7th, held a round table with staff, vendors, and stakeholders
- Opportunities for feedback from public through survey – February 2026
- Report back with recommendations to City Commission once feedback is received –March 2026

Options for solutions:

As the Downtown Task Force, Planning Department and stakeholders explore solutions to alleviate issues the following solutions have risen as the best options. These are described below:

- 1) Privatize the operation by eliminating the opportunity to sell on public rights of way, and instead defer to vendors partnering with private property owners.
- Summary: There is available vacant and underutilized land in downtown and in close proximity to Broadway. Situations exist similar to Taco Brothers (on Roberts behind Empire) or the Great Northern (in green space in parking lot) or the Fort Noks (vacant parking lot). If vendors operate on private property, then Chapter 18 no longer applies, and the vendors are free to respond to the market as desired, and enforcement is limited to food safety only. Operating on private property allows for unlimited hours.*

- 2) Invest in operational enforcement by hiring security and operational contractor.

Summary: If the City chooses to keep Chapter 18 but does not want to fund and operate enforcement by building capacity within the Police Department, Public Health Department or Planning Department, the City could outsource the program operations and the enforcement to a private operator. This is similar to how the City of Fargo manages the management of the public parking in downtown. To proceed with this option, the City would issue an RFP seeking an operator and would work to develop budget and funding considerations.

- 3) Create a new ordinance with increase operational policies and rules

Summary: If there is value to continue to host a sidewalk push cart program, staff would proceed with amending Chapter 18 in order to reduce current conflicts and grievances. Staff would work with the City Attorney to make changes to spacing requirements and hours of operation. Other amendments would include stronger enforcement abilities.



March 30, 2026

To: Board of City Commissioners
Fr: Michael Redlinger, City Administrator
Re: Recommendation for Interim Police Chief

While the process to select the Fargo Police Chief will begin in the coming weeks, Police Chief David Zibolski's retirement date is Friday, March 27, 2026. Traditionally, the City of Fargo has named an Interim Police Chief to lead the department while the selection process is ongoing.

To provide for leadership and continuity of operations for the department, I recommend Assistant Police Chief Travis Stefonowicz be named the interim Fargo Police Chief. Assistant Chief Stefonowicz has been a member of the Fargo Police Department for 25 years, having served as a police officer, sergeant, and lieutenant in various assignments throughout his years. In 2021, Mr. Stefonowicz was promoted to the rank of Assistant Chief of Police.

If approved by the City Commission, Assistant Chief Stefonowicz will begin in his interim role effective Saturday, March 28, 2026. Mr. Stefonowicz will receive an out-of-grade pay adjustment to grade 24, step 11 at \$201,531.

RECOMMENDED MOTION: To approve the recommendation to appoint Assistant Police Chief, Travis Stefonowicz, as the Interim Fargo Police Chief effective March 28, 2026.

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March 30, 2026

To: Board of City Commissioners
Fr: Michael Redlinger, City Administrator
Re: Updated Police Chief Search Process Timeline

On March 16, 2026 the City Commission received a presentation from City Administration on the City of Fargo's previous Public Safety Chief search processes for Police Chief (2020); Fire Chief (2025); and the proposed timeline for Police Chief in 2026. At this meeting the City Commission provided input on the schedule of events for the upcoming 2026 search process.

Incorporating this feedback, City staff developed a revised timeline for the 2026 Police Chief search process, an outline of which is enclosed for reference and will be presented by City Administration at the March 30th City Commission meeting.

RECOMMENDED MOTION: There is no action requested for this item. This update is provided for informational purposes as City Administration and the Human Resources Department continue to develop the 2026 Police Chief search process.

2026 Police Chief Selection Schedule (Tentative)

Date	Police Chief Selection Process
May 11	Application Opens Launch department leadership characteristics survey
June 19	Application Closes Deadline for department leadership characteristics survey
June 22-26	HR Completes First Review of Applicants Compile survey data
July 13	Selection Committee Member Kick-Off Meeting
July 13-17	Selection Committee Individual Reviews Applicants
July 20	Selection Committee Meeting to review scoring & select candidates to be invited to virtual interview HR to schedule interviews
July 29-31	Selection Committee – virtual interviews
August 3-7	Candidate invitations for in-person interview and travel arrangements made by HR
August 17-19	In-person Interview & Assessment Day Department Tour Community Open house
August 20	Selection Committee Meeting Review Scores
August 31	Internal Candidate – Full Offer
	or
August 31 – October 12	External Candidate – Conditional Offer <ul style="list-style-type: none"> • PT Test (physical agility) • Medical Exam • Psychological Exam • Polygraph • Drug Screen • Fargo PD Background Investigation • Full Offer following successful completion of conditional phase
August 31-	City Commission Appointment – internal candidate
	or
October 12	City Commission Appointment – external candidate – date dependent upon notice period with current employer (date range presumes at least 30 day notice)



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Dave Piepkorn, City Commissioner
Fargo City Hall
225 4th Street North
Fargo, ND 58102-4817
Phone: 701.809.5449 | Fax: 701.476.4136
www.FargoND.gov

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: COMMISSIONER DAVE PIEPKORN

DATE: MARCH 30, 2026

SUBJECT: RESOURCE AND RECOVERY CENTER

In late 2025 the City Commission approved the relocation of the Resource and Recovery Center to 2001 1st Avenue North, contingent upon funding being in place.

I am requesting a financial overview of the funding for the relocation of the Resource and Recovery Center.

RECOMMENDED MOTION: No action required. For information purposes only.