

**FARGO CITY COMMISSION AGENDA**  
**Monday, November 24, 2025 - 5:00 p.m.**

Executive Session at 4:30 p.m.

Roll Call.

**PLEASE NOTE:** The Board of City Commissioners will convene in the City Commission Chambers at 4:30 p.m. and retire into Executive Session in the Red River Room for the purpose of attorney consultation regarding eminent domain litigation the City of Fargo is involved in with the Joyce Cole Trust and Edna Holm as Trustee of the Daniel H. Holm and Edna T. Holm Revocable Living Trust, 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 open meeting will have a negative fiscal effect on the bargaining and/or litigation position of the City; and for purposes of discussing negotiating strategy and/or providing negotiating instructions to its attorney or other negotiator regarding the litigation with Joyce Cole Trust and Edna Holm as Trustee of the Daniel H. Holm and Edna T. Holm Revocable Living Trust. Thus, an Executive Session for these matters is authorized pursuant to North Dakota Century Code 44-04-19.1 subsections 2, 5 and 9.

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](http://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](http://www.FargoND.gov/CityCommission).

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, November 10, 2025).

**CONSENT AGENDA – APPROVE THE FOLLOWING:**

- 1. Appointment of Ian McLean as City Attorney effective 11/25/25.
- 2. 1st reading of an Ordinance Amending Section 16-0201, 16-0204, 16-0206, 16-0213, 16-0214 and 16-0216 and Repealing Section 16-0205 of Article 16-02 of Chapter 16 of the Fargo Municipal Code Relating to Waterworks System.
- 3. 1st reading of an Ordinance Amending Section 22-0301 of Article 22-03 of Chapter 22 of the Fargo Municipal Code Relating to Plumbing Code.
- 4. 2nd reading, waive reading and final adoption of an Ordinance Rezoning Certain Parcels of Land Lying in EOLA Second Addition and J & O 45th Street Apartments Addition to the City of Fargo, Cass County, North Dakota; 1st reading, 11/10/25.
- 5. 2nd reading, waive reading and final adoption of an Ordinance Rezoning Certain Parcels of Land Lying in EOLA Addition to the City of Fargo, Cass County, North Dakota; 1st reading, 11/10/25.

6. Applications for Games of Chance.
7. Direct the City Attorney to seek clarification from the Attorney General regarding North Dakota Century Code § 5-02-10 concerning pre-emption of City Ordinance pertaining to procedures.
8. Direct the City Attorney, Police Chief and Deputy City Auditor to review application guidelines and background investigation processes for Alcoholic Beverage Licenses.
9. Bid award to Opp Construction for the installation of traffic signal protective bollards (RFP25304).
10. Negative Final Balancing Change No. 1 in the amount of -\$1,455.24 for Project No. ER-25-D1.
11. Negative Final Balancing Change Order No. 3 in the amount of -\$298,259.14 for Project No. FM-21-A2.
12. Change Order No. 2 for a time extension to the substantial and final completion date to 7/18/26 for Project No. TM-25-A1.
13. Bid award to PCI Roads LLC in the amount of \$1,466,293.26 for Project No. QR-25-A1.
14. Bid award to Northern Improvement Company in the amount of \$496,432.70 for Project No. TR-26-A1.
15. Amendment (First) to Master Services Agreements with previously approved consultants (Project No. MS-23-A0).
16. Negative Final Balancing Change Order No. 2 in the amount of -\$12,671.52 for Improvement District No. BR-25-F1.
17. Change Order No. 3 in the amount of \$2,783.75 for Improvement District No. PR-24-A1.
18. Bid award to Border States Paving, Inc. in the amount of \$1,918,999.07 for Improvement District No. BR-26-E1.
19. Contract and bond for Improvement District No. BR-26-A1.
20. Items from the FAHR Meeting:
  - a. Receive and file General Fund - Budget to Actual through 10/31/25.
  - b. Notice of Grant Award from the ND Department of Health and Human Services for WIC and related budget adjustment (CFDA #10.557).
  - c. Replacement of the fire system at Newman Outdoor Field and related budget adjustments (RFP25283).
  - d. Energy Efficiency and Conservation Block Grant and related budget adjustment.
  - e. Sale or disposal of City-owned assets through the Ford Motor Company's automotive remarketing service with the proceeds going back to the General Fund.
  - f. Lease Amendment Agreement with Bison Square Partnership (EX25314).
21. Agreement with EHS Insight.
22. Resolution Prescribing Rates and Charges for Solid Waste Services effective 1/1/26.

23. Change Order No. 3 in the amount of \$0.00 for the GTC Deck Overlay Project.
24. State of Minnesota - Minnesota State Colleges and Universities - Minnesota State Community and Technical College Services Contract (U-Pass).
25. Contract and bond for Project No. WA2501 (electrical construction contract).
26. Bid award for the Water Treatment Plant chemicals for 2026, as presented (ITB26024).
27. Bid award for the Water Reclamation Utility chemicals for 2026, as presented (ITB26025).
28. Extension to the Electrical Services Agreement with Sun Electric, Inc. until 2/28/26 for the water utility.
29. Extension to Agreements for Consulting Services for Water, Water Reclamation and Solid Waste Utilities as presented.
30. Bills.

**REGULAR AGENDA:**

31. Recommendation to approve the Agreement Concerning Annexation and Extraterritorial Jurisdiction with the City of Harwood.

**PUBLIC HEARINGS - 5:05 pm:**

32. **PUBLIC HEARING** – Application for an ownership change of a Class “ABH” Alcoholic Beverage License from 3803 Spirits, LLC d/b/a Holiday Inn to HIWA Lounge, LLC d/b/a Holiday Inn located at 3803 13th Avenue South.
33. **PUBLIC HEARING** - Application for a Class “GH” Alcoholic Beverage License for Kimp’s Kitchen, LLC d/b/a Kimp’s Kitchen to be located at 1000 45th Street South.
34. **PUBLIC HEARING** - Application for a Class “F” Alcoholic Beverage License for Spaghetti Western d/b/a Spaghetti Western to be located at 524 Broadway North.
35. **PUBLIC HEARING** - Application for an ownership change of a Class “FA” Alcoholic Beverage License from Roadhouse of Fargo Holdings, LLC d/b/a Texas Roadhouse to Texas Roadhouse Holdings, LLC d/b/a Texas Roadhouse located at 4971 13th Avenue South.
36. **PUBLIC HEARING** - Plat of Gateway Hyundai Addition (3800 Main Avenue); approval recommended by the Planning Commission on 8/5/25.
37. **PUBLIC HEARING** – Hearing on a dangerous building located at 1544 3rd Avenue South.
38. **PUBLIC HEARING - CONTINUE to 12/8/25** - Annexation of 303.23 acres, more or less located in the West Half of Section 3, Township 140 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota.
39. **PUBLIC HEARING - CONTINUE to 12/8/25** - Annexation of 256.87 acres, more or less East Half of Section 3, Township 140 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota, less those parcels lying within said East Half legally described in

those instruments recorded at the Office of the Recorder, Cass County, North Dakota; continued from the 11/10/25 Regular Meeting

40. **PUBLIC HEARING - CONTINUE to 12/8/25** - Annexation of 236.16 acres, more or less in the Southeast Quarter and the East One-Half of the Southwest Quarter of Section 35, Township 141 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota; continued from the 11/10/25 Regular Meeting.
41. Metro Railroad Needs Study Presentation.
42. Application for Abatement or Refund of Taxes #4595 for property located at 1437 15th Street South requesting a reduction in value for 2025.
43. Recommendation to approve the 2026 Engineering CIP, 2027 Core Neighborhood Reconstruction, 2027 Federal Aid Reconstruction Project and updated language to the Infrastructure Funding Policy.
44. Discussion regarding the continuation of broadcasting Public Comments.
45. Liaison Commissioner Assignment Updates.
46. **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](https://www.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](https://www.fargoND.gov/CityCommission).



**CITY ATTORNEY**

Nancy J. Morris

**ASSISTANT CITY ATTORNEYS**

Ian R. McLean ▪ Alissa R. Farol ▪ William B. Wischer

(31)

November 20, 2025

Board of City Commissioners  
City Hall  
225 Fourth Street North  
Fargo, ND 58102

**RE: Agreement concerning Annexation and Extraterritorial Jurisdiction with the City of Harwood**

Dear Commissioners:

Enclosed for your approval is a draft agreement with the City of Harwood regarding annexation and extraterritorial jurisdiction.

Following the executive session held on November 10, 2025, the Mayor contacted the Mayor of Harwood pursuant to the negotiation instructions provided during that executive session. The mayors of the respective cities discussed Section 3, Township 140 North, Range 49 West, Cass County, North Dakota. As you may recall, the west half of Section 3 is within Harwood's extraterritorial jurisdiction and is currently owned by Applied Digital Corporation. The east half of Section 3 is within Fargo's extraterritorial jurisdiction and is currently owned by Fercho Properties, LLC.

Pursuant to the negotiation instructions provided by the Commission, it is my understanding that the mayors discussed Fargo withdrawing its annexation resolution for the west half and agreeing not to take any action to annex the west half of Section 3. Similarly, the mayors discussed Harwood agreeing to take no action to annex the east half of Section 3, which is located within Fargo's extraterritorial jurisdiction.

Accordingly, the City Attorney's Office prepared the enclosed draft agreement concerning annexation and extraterritorial jurisdiction. The agreement provides that (1) Fargo will withdraw its annexation resolution for the west half and will take no action to annex the west half into Fargo, and (2) Harwood will take no action to annex the east half into Harwood. The agreement has a term of twenty (20) years, which is the maximum allowed under state law.

If approved by the Commission, the City will send to Harwood's City Council for their consideration and approval.

At its November 10, 2025, meeting, the City Commission held a public hearing on the proposed annexation resolutions concerning the west half and east half of Section 3. The Commission received public comment and formal protests from the property owners and from

representatives of the City of Harwood. The property owners—who collectively own 100% of the affected land—protested the annexation of both halves, and Harwood did not consent to the annexation of the west half. After closing the public hearing, the Commission postponed consideration of the annexation resolutions and the related motions to initiate mediation under N.D.C.C. § 40-51.2-07.1, in order to allow time for the City’s designated negotiators to pursue a potential resolution consistent with the instructions provided by the Commission.

As the City continues to make progress toward resolving the outstanding annexation issues, the City Attorney’s Office recommends that the Commission further postpone consideration of the annexation resolutions concerning the west half and east half of Section 3, Township 140 North, Range 49 West, Cass County, North Dakota. We anticipate that either (1) a negotiated resolution will be reached by December 8, or (2) it will become clear that resolution is not possible without proceeding to mediation.

**Recommend Motion:** I move to approve the enclosed Agreement concerning Annexation and Extraterritorial Jurisdiction with the City of Harwood subject to final legal review.

Sincerely,



Ian R. McLean  
Assistant City Attorney

**AGREEMENT CONCERNING ANNEXATION  
AND EXTRATERRITORIAL JURISDICTION**

THIS AGREEMENT CONCERNING ANNEXATION AND EXTRATERRITORIAL JURISDICTION (“Agreement”) is by and between the City of Fargo (“Fargo”), a municipal corporation organized and existing under the laws of the State of North Dakota and the City of Harwood (“Harwood”), a municipal corporation organized and existing under the laws of the State of North Dakota; and provides as follows:

**RECITALS**

WHEREAS, Fargo and Harwood are municipal corporations organized and existing under the laws of the State of North Dakota; and

WHEREAS, Fargo and Harwood each exercise extraterritorial zoning and subdivision jurisdiction pursuant to Chapter 40-47 of the North Dakota Century Code, resulting in overlapping extraterritorial jurisdiction within Section 3, Township 140 North, Range 49 West, Cass County, North Dakota (“Section 3”); and

WHEREAS, the West Half, Section 3, Township 140, Range 49 West, Cass County, North Dakota, comprising approximately 303.23 acres (the “West Half”), is within Harwood’s extraterritorial jurisdiction and is owned by Applied Digital Corporation, which has petitioned for annexation to Harwood; and

WHEREAS, the East Half, Section 3, Township 140, Range 49 West, Cass County, North Dakota, comprising approximately 256.87 acres (the “East Half”), is within Fargo’s extraterritorial jurisdiction and is owned by Fercho Properties LLC; and

WHEREAS, on August 4, 2025, Fargo adopted resolutions initiating annexation proceedings for both halves of Section 3; and

WHEREAS, on November 3, 2025, Harwood had a first reading of an ordinance annexing the West Half of Section 3 pursuant to the petition of Applied Digital Corporation;

WHEREAS, North Dakota Century Code section 40-51.2-02.1 allows cities to enter into annexation agreements regarding the annexation of property located within the extraterritorial zoning and subdivision authority of the cities under chapter 40-47 and 40-48; and

WHEREAS, Fargo and Harwood desire to resolve any jurisdictional dispute and establish a clear and mutually recognized boundary between the cities’ respective areas of annexation and extraterritorial jurisdiction authority.

## **AGREEMENT**

### **1. Fargo's Withdrawal of Annexation and Covenant Not to Annex – West Half.**

Fargo hereby agrees to withdraw, discontinue, and terminate its annexation proceedings for the West Half, Section 3, Township 140 North, Range 49 West, Cass County, North Dakota (approximately 303.23 acres). Fargo further covenants and agrees that it shall not annex, seek to annex, initiate, approve, consent to, or in any manner support the annexation of any portion of the West Half, whether by petition of property owners, ordinance, resolution, extraterritorial boundary adjustment, or any other procedure authorized or hereafter authorized under Chapter 40-51.2, any other section of the North Dakota Century Code, or any successor statute of the North Dakota Century Code.

This covenant shall apply absolutely and perpetually for the term of this Agreement, and shall be binding upon Fargo, its successors, and assigns, unless and until modified or released by an express written agreement executed by both Fargo and Harwood and approved by resolution of each city's governing body. Fargo expressly waives, relinquishes, and disclaims any present or future right, power, or authority to annex the West Half or any part thereof, and acknowledges that Harwood may proceed with or maintain annexation of the West Half in accordance with state law.

### **2. Harwood's Covenant Not to Annex – East Half.**

Harwood hereby covenants and agrees that it shall not annex, seek to annex, or consent to the annexation of the East Half, Section 3, Township 140 North, Range 49 West, Cass County, North Dakota (approximately 256.87 acres), by any mechanism, whether by petition of property owners, ordinance, resolution, extraterritorial boundary adjustment, or any other procedure authorized or hereafter authorized under Chapter 40-51.2, any other section of the North Dakota Century Code, or any successor statute of the North Dakota Century Code.

This covenant shall apply absolutely and perpetually for the term of this Agreement, and shall be binding upon Harwood, its successors, and assigns, unless and until modified or released by an express written agreement executed by both Fargo and Harwood and approved by resolution of each city's governing body. Harwood expressly waives, relinquishes, and disclaims any present or future right, power, or authority to annex the East Half or any part thereof, and acknowledges that Fargo retains exclusive and continuing extraterritorial jurisdiction, zoning, and subdivision authority over the East Half and all development therein.

### **3. Extraterritorial Jurisdiction Boundary.**

The parties agree that the municipal and extraterritorial jurisdiction boundary between Fargo and Harwood shall follow the north-south midsection line dividing the East Half and West Half,

Section 3, Township 140 North, Range 49 West, Cass County, North Dakota. Fargo retains full extraterritorial jurisdiction over the East Half, and Harwood retains full extraterritorial jurisdiction over the West Half. The extension of extraterritorial zoning jurisdiction, as is defined by state law including N.D.C.C. section 40-47-01.1, will be applicable as to land other than the land in said Section 3.

**4. Duration and Amendment.**

This Agreement shall remain in full force and effect for twenty years after its effective date unless modified or terminated by mutual written consent of both governing bodies.

**5. Filing.**

Each city may record this Agreement with the Cass County Recorder to provide notice of the agreed jurisdictional boundary and the covenant herein.

**6. Severability.**

If any term, covenant, or provision of this Agreement, or the application thereof to any person or circumstance, is held by a court of competent jurisdiction to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect any other term, covenant, or provision of this Agreement, and the remainder of this Agreement shall remain in full force and effect as if such invalid, illegal, or unenforceable provision had never been included herein.

**7. Effective Date.**

This Agreement shall be effective upon approval by both the Board of Commissioners of the city of Fargo and the Harwood City Council and execution by their respective mayors, attested by their city auditors.

*[Signature pages to follow]*

IN WITNESS WHEREOF, Fargo and Harwood have caused this AGREEMENT to be executed by their duly authorized representatives.

CITY OF FARGO,  
a North Dakota political subdivision

(SEAL)

By \_\_\_\_\_  
Timothy J. Mahoney, M.D., its Mayor

ATTEST:

By \_\_\_\_\_  
Steven Sprague, City Auditor

CITY OF HARWOOD,  
a North Dakota political subdivision

(SEAL)

By \_\_\_\_\_  
Blake Hankey, its Mayor

ATTEST:

By \_\_\_\_\_  
Chayla Hanson, City Auditor



**MEMORANDUM**

32

TO: City Commission

FROM: Angie Bear, Deputy City Auditor

SUBJECT: Liquor License Application – Holiday Inn

DATE: November 19, 2025

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

License Class: ABH – Full service, on/off sale, bar allowed, no food sales requirement, hotel with 100 rooms or more

Business Name: Holiday Inn

Location: 3803 13<sup>th</sup> Ave South

Applicants: Misty Dietz, David Dietz, Carrie Austin, Adam Dever, David Schall, Brooke Cook, Jerry Cook, David Steeves, Guy Useldinger, Michael Prekel

This application is for the transfer of a Class ABH liquor license. This license was issued previously to 3803 Spirits and will be transferring owners to HIWA Lounge, LLC.

No concerns were found in the background check. The background check was approved by the Police Chief. Staff & Liquor Control recommend approval of the transfer of a Class ABH alcoholic beverage license to HIWA Lounge, LLC d/b/a Holiday Inn. The complete application is available for review in the Auditor's Office.

**Recommended Motion:**

**Move to approve the transfer of a Class ABH alcoholic beverage license to HIWA Lounge, LLC d/b/a Holiday Inn.**



# 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 *NK*

Date: 10.13.2025

RE: Alcoholic Beverage License Application, Class "ABH", Holiday Inn

Application for a class "ABH" Alcoholic Beverage License from  
HIWA Lounge, LLC d/b/a Holiday Inn, Located at 3803 13 Ave. S., 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:

#### Misty Dietz

##### **Criminal History -**

A search of Fargo Police Department criminal records, North Dakota public records ([publicsearch.ndcourts.gov](http://publicsearch.ndcourts.gov)) and Minnesota public records (<https://chs.state.mn.us>) showed no criminal history.

##### **Credit History -**

An attempt was made to review Misty Dietz's credit history. The result of the search indicated "File Frozen Due to Federal legislation".

**David Dietz**

**Criminal History -**

A search of Fargo Police Department criminal records, North Dakota public records ([publicsearch.ndcourts.gov](http://publicsearch.ndcourts.gov)) and Minnesota public records (<https://chs.state.mn.us>) showed no criminal history.

**Credit History -**

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

**Carrie Austin**

**Criminal History -**

A search of Fargo Police Department criminal records, North Dakota public records ([publicsearch.ndcourts.gov](http://publicsearch.ndcourts.gov)) and Minnesota public records (<https://chs.state.mn.us>) showed no criminal history.

**Credit History -**

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

**Adam Dever**

**Criminal History -**

A search of Fargo Police Department criminal records, North Dakota public records ([publicsearch.ndcourts.gov](http://publicsearch.ndcourts.gov)) and Minnesota public records (<https://chs.state.mn.us>) showed a 1999 Burleigh County ND conviction for Possession Consumption of Alcohol by a Person Under 21, a 2000 Bottineau County ND conviction for Possession Consumption of Alcohol by a Person Under 21, a 2/9/2023 Morton County ND citation for Speeding 16-20 MPH Over and Failure to Wear Seat Belt, and a 11/27/2023 Failure to Wear Seat Belt citation. Adam did disclose the two incidents of Possession Consumption of Alcohol by a Person Under 21 incidents and the 2/9/2023 speeding and seat belt violation. Adam did not disclose the 11/27/2023 seat belt violation. When contacted about why that violation was not disclosed in the background packet Adam stated this was an oversight and he forgot to document the incident.

**Credit History -**

An attempt was made to review Adam Dever's credit history. The result of the search indicated "File Frozen Due to Federal legislation".

**David Schall**

**Criminal History -**

A search of Fargo Police Department criminal records, North Dakota public records ([publicsearch.ndcourts.gov](http://publicsearch.ndcourts.gov)) and Minnesota public records (<https://chs.state.mn.us>) showed one stop sign violation from February 2024. David disclosed a violation from this period and location in his background packet but indicated the violation was for speeding.

**Credit History -**

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

**Brooke Cook**

**Criminal History -**

A search of Fargo Police Department criminal records, North Dakota public records ([publicsearch.ndcourts.gov](http://publicsearch.ndcourts.gov)) and Minnesota public records (<https://chs.state.mn.us>) showed no criminal history.

**Credit History -**

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

**Jerry Cook**

**Criminal History -**

A search of Fargo Police Department criminal records, North Dakota public records ([publicsearch.ndcourts.gov](http://publicsearch.ndcourts.gov)) and Minnesota public records (<https://chs.state.mn.us>) showed a 1/23/2023 Cass ND County violation for speeding (16-20 over), a 5/11/2023 West Fargo ND violation for Careless Driving, and 1/13/2025 Cass County Violation for "drove Through a Red Light". These violations were disclosed in Jerry's background packet.

**Credit History -**

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

**David Steeves**

**Criminal History -**

A search of Fargo Police Department criminal records, North Dakota public records ([publicsearch.ndcourts.gov](http://publicsearch.ndcourts.gov)) and Minnesota public records (<https://chs.state.mn.us>) showed no criminal history.

**Credit History -**

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

**Guy Useldinger**

**Criminal History -**

A search of Fargo Police Department criminal records, North Dakota public records ([publicsearch.ndcourts.gov](http://publicsearch.ndcourts.gov)) and Minnesota public records (<https://chs.state.mn.us>) showed no criminal history. However, Guy did disclose a DUI conviction in Crow Wing County Mn. from 1990 and Driving While on a Cell Phone conviction from 2022 in Polk County Mn. These convictions did not show up on the public search.

**Credit History -**

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

**Michael Prekel**

**Criminal History -**

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

showed no criminal history.

**Credit History -**

Michael Prekel's credit history was reviewed. There is currently one Portfolio Recovery account with a past due amount of \$443.00. No bankruptcy history was noted and Michael is current on the rest of his credit accounts.

**Investigation Notes**

This application is for a class C alcoholic beverage license (Authorizes the licensee to sell alcoholic beverages in a hotel or motel having 100 or more guest rooms and to sell "off-sale" only to guests or patrons of the hotel or motel in which the licensee conducts business) for HIWA Lounge, LLC d/b/a Holiday Inn

**Business Location**

The Holiday Inn is located at 3803 13<sup>th</sup> Ave. S., Fargo, ND 58103. Other businesses in the area with alcoholic beverage licenses are Chilis Grill and Bar, CRAVE American Kitchen and Sushi Bar, and Osaka Sushi and Hibachi.

**Conclusion**

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

**RECEIVED**  
FARGO POLICE DEPARTMENT

OCT 15 2025

Travis Moser  
Captain

REF:

*AC Stefencic*

**RECEIVED**  
FARGO POLICE DEPARTMENT

OCT 15 2025

TRAVIS STEFONOWICZ  
ASSISTANT CHIEF OF POLICE  
REF: *Chief P. Sobel*

**RECEIVED**  
FARGO POLICE DEPARTMENT

OCT 15 2025

DAVID B. POLSKI  
CHIEF OF POLICE

REF:

*S. Sprague 108*

*+ REC APPROVAL*

## TRANSFER Application for an Alcoholic Beverage License

Legal Company Name: HIWA Lounge, LLC

(Must match State of North Dakota registration name)

DBA Name: HOLIDAY INN

License Transferred From: 3803 Spirits, LLC

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

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

Business location address: 3803 - 13th Avenue South, Fargo, ND 58103

Mailing address: c/o Brandt Hospitality Group, 2640 - 47th Street South, Fargo, ND 58104

Business E-mail address: mistyldietz@gmail.com

Local Manager E-mail address: mike.prekel@fargohi.com

Best Contact Phone number: ( 701 ) 793-4413

Anticipated Date of Opening: \_\_\_\_\_

***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: 9/9/25

Class of License: ABH

Investigations Fee Paid (\$250) x Yes \_\_\_\_\_ No

Date Paid: 9/9/25 Check/CC # 20057

Police Department review completed by: \_\_\_\_\_

Date: \_\_\_\_\_

(Attached recommendation report):

\_\_\_\_\_ Approval Recommendation

\_\_\_\_\_ Denial Recommendation

\_\_\_\_\_  
Chief of Police

\_\_\_\_\_  
Date

**MEMORANDUM**

33

TO: City Commission

FROM: Angie Bear, Deputy City Auditor

SUBJECT: Liquor License Application – Kimp's Kitchen

DATE: November 19, 2025

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

License Class: GH – Beer and wine only, must meet food requirements, no bar  
Business Name: Kimp's Kitchen  
Location: 1000 45<sup>th</sup> Street South, Ste 300A  
Applicants: Kimp Williams

This application is for the issuance of a Class F liquor license to Kimp's Kitchen.

No current concerns were found in the criminal history background check. The background check was approved by the Police Chief. Staff & Liquor Control recommend approval of the issuance of a Class GH alcoholic beverage license to Kimp's Kitchen. 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 Kimp's Kitchen.**





# 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: 10.30.2025

RE: Background Check for Alcoholic Beverage License Application, Class "GH" – Kimp's Kitchen

#### New License Application Background Check:

Kimp's Kitchen LLC d/b/a Kimp's Kitchen, Located at 1000 45<sup>th</sup> St S, #300A, 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' public record criminal backgrounds.

The following information was discovered through this investigation:

#### Williams, Kimp (Owner/Manager)

##### Criminal History -

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

- No public criminal history found.
- [Not Disclosed] - Local records indicate an arrest on September 14, 2020, for "Theft – Wrongfully Obtaining Assistance" (Clay County, MN; reported April 27, 2020). The current case disposition is listed as *Pending – County Attorney*.
- I spoke with Kimp, who reported that this was closed several years ago without any formal charges or convictions, and that the money in question was repaid. This offense does not appear in any publicly available criminal history databases.
- I spoke with the Clay County Sheriff's Office and they reported this does not appear to be an active case and found no court records associated with it either.

**Credit History -**

A credit report was completed on October 30, 2025. The file shows no bankruptcies, liens, or judgments. However, there are multiple open collections (approx. \$7,194), two charge-offs (approx. \$21,184 combined), and a mortgage with repeated 60-day delinquencies in 2024–2025. Additional revolving accounts show recent 30–120 day past-due history. Overall, current credit management reflects significant and ongoing delinquencies.

**Investigation Notes**

This application is for a class "GH" alcoholic beverage license (Authorizes the licensee to sell wine, sparkling wine, and beer "on-sale" only) for Kimp's Kitchen LLC d/b/a Kimp's Kitchen.

**Business Location**

Kimp's Kitchen is located at 1000 45<sup>th</sup> St S, #300A, in Fargo, ND. Other businesses in the area with alcoholic beverage licenses include, Olive Garden Italian Restaurant (4339 13<sup>th</sup> Ave S), and Passage to India (855 45<sup>th</sup> St S).

**Conclusion**

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

RECEIVED  
Fargo Police Department

NOV 06 2025

Travis Moser  
Captain

REF:

*AC Stefaniwicz*

RECEIVED  
FARGO POLICE DEPARTMENT

NOV 07 2025

TRAVIS STEFONOWICZ  
ASSISTANT CHIEF OF POLICE  
REF: *Chief Z. Suby*

RECEIVED  
FARGO POLICE DEPARTMENT

NOV 14 2025

DANIEL J. JOLSKI  
CLERK OF POLICE  
REF: *A. BEAR* *DS*

+ RECOMMEND APPROVAL  
- CLAY CO SA CONFIRMS  
CHARGES DISMISSED IN  
2012

**NEW APPLICATION for an Alcoholic Beverage License**

**Legal Company Name:** Kimp's Kitchen LLC  
(Must match State of North Dakota registration name)

**DBA Name:** Kimp's Kitchen

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

Business location address: 1000 45<sup>th</sup> Street South Fargo ND, 58103 #300A

Mailing address: 1000 45<sup>th</sup> Street South Fargo ND, 58103 #300A

Business E-mail address: kimpskitchen@gmail.com

Local Manager E-mail address: kimpskitchen@gmail.com

Best Contact Phone number: ( 218) 251-5165

Anticipated Date of Opening: Pending approval and License

***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: 9/19/25 Class of License: GH  
Investigations Fee Paid (\$250) ✓ Yes        No        Date Paid: 9/19/25 Check/CC #         
Police Department review completed by:        Date:       

(Attached recommendation report):

       Approval Recommendation

       Denial Recommendation

        
Chief of Police

        
Date



**MEMORANDUM**

TO: City Commission

FROM: Angie Bear, Deputy City Auditor

SUBJECT: Liquor License Application – Spaghetti Western

DATE: November 19, 2025

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

License Class: F – beer, wine and spirits – restaurant with no bar (Currently have a GH)  
Business Name: Spaghetti Western  
Location: 524 N Broadway  
Applicants: Brighid Maguire and Fabrizio Di Gianni

This application is for the issuance of a Class F liquor license to Spaghetti Western, LLC d/b/a Spaghetti Western.

Nothing of concern was discovered in the background check. The background check was approved by the Police Chief. Staff & Liquor Control recommend approval of the issuance of a Class F alcoholic beverage license to Spaghetti Western, LLC. The complete application is available for review in the Auditor's Office.

**Recommended Motion:**

**Move to approve the issuance of a Class F alcoholic beverage license to Spaghetti Western.**



# 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: 11.3.2025

RE: Alcoholic Beverage License Application, Class "F", Spaghetti Western

Application for a class "F" Alcoholic Beverage License from

Spaghetti Western, LLC d/b/a Spaghetti Western, Located at 524 Broadway, 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:

#### Fabrizio Di Gianni

##### **Criminal History -**

A search of Fargo Police Department criminal records, North Dakota public records ([publicsearch.ndcourts.gov](https://publicsearch.ndcourts.gov)) and Minnesota public records (<https://chs.state.mn.us>) showed no criminal history. New World, Driver's License, ND Court, MN Courts

##### **Credit History -**

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

**Brighid Maguire**

**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 one citation in Cass County ND from 4/22/2024 for Failure to yield for authorized emergency vehicle-parked or stopped. Brighid also disclosed a 2010 DUI that was issued in California. Brighid reported her license was suspended and he was fined for this incident. Brighid currently has a valid North Dakota license. New World, Driver's License, ND Court, MN Courts

**Credit History -**

Brighid Maguire's credit history was reviewed. There are no prior bankruptcies, debts turned over to collections, and there is one retail credit account 30 days past due for \$62.00.

**Investigation Notes**

This application is for a class F alcoholic beverage license (Authorizes the licensee to sell on sale only) for Spaghetti Western LLC d/b/a Spaghetti Western

**Business Location**

Spaghetti Western is located at 524 Broadway, Fargo, ND 58102. Other businesses in the area with alcoholic beverage licenses are Bismarck Tavern, Empire Liquors, and Spicy Pie Downtown.

**Conclusion**

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

**RECEIVED**  
Fargo Police Department

NOV 06 2025

Travis Moser

Captain

REF:

*Art Ch. Stefaniak*

**RECEIVED**  
FARGO POLICE DEPARTMENT

NOV 07 2025

TRAVIS STEFONOWICZ

ASSISTANT CHIEF OF POLICE

REF: *Chief Zebolski*

**RECEIVED**  
FARGO POLICE DEPARTMENT

NOV 13 2025

DAVID ZEBOLSKI  
CHIEF OF POLICE

REF:

*A. BEAR*

*+ Recommends Approval*

## NEW APPLICATION for an Alcoholic Beverage License

Legal Company Name: SPAGHETTI WESTERN, LLC  
 (Must match State of North Dakota registration name)

DBA Name: SPAGHETTI WESTERN

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

Business location address: 524 BROADWAY N. FARGO 58102

Mailing address: 402 9th Ave S. FARGO, ND 58103

Business E-mail address: SPAGHETTIWESTERNFARGO@GMAIL.COM

Local Manager E-mail address: SAME

Best Contact Phone number: (310) 384.4945

Anticipated Date of Opening: OPEN + OPERATING W/ BEER + WINE ONLY

***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: 9/29/25 Class of License: F

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

Police Department review completed by:        Date:       

(Attached recommendation report):

       Approval Recommendation

       Denial Recommendation

        
Chief of Police

        
Date



**MEMORANDUM**

35

TO: City Commission

FROM: Angie Bear, Deputy City Auditor

SUBJECT: Liquor License Application – Texas Roadhouse

DATE: November 19, 2025

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

License Class: FA – Full service, bar allowed, food sales required  
Business Name: Texas Roadhouse  
Location: 4971 13<sup>th</sup> Ave South  
Applicants: Misty Dietz, David Dietz, Carrie Austin, Adam Dever, David Schall,  
Brooke Cook, Jerry Cook, David Steeves, Guy Useldinger, Michael Prekel

This application is for the transfer of a Class FA liquor license. This license was issued previously to Roadhouse of Fargo Holdings, LLC and will be transferring owners to Texas Roadhouse Holdings LLC.

No concerns were found in the background check. The background check was approved by the Police Chief. Staff & Liquor Control recommend approval of the transfer of a Class FA alcoholic beverage license to Texas Roadhouse Holdings, LLC d/b/a Texas Roadhouse. The complete application is available for review in the Auditor's Office.

**Recommended Motion:**

**Move to approve the transfer of a Class FA alcoholic beverage license to Texas Roadhouse Holdings, LLC d/b/a Texas Roadhouse.**



# 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: 10.31.2025

RE: Background Check for Alcoholic Beverage License Transfer – Texas Roadhouse

#### License Transfer Background Check:

Texas Roadhouse Holdings, LLC d/b/a Texas Roadhouse, Located at 4971 13<sup>th</sup> Ave S, 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' public record criminal backgrounds.

The following information was discovered through this investigation:

#### Goebel, Brandon (Managing Partner)

##### Criminal History -

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

- [Not disclosed] – On December 1, 2023, Brandon David Goebel pled guilty in Stearns County District Court, MN, to "Move Over – Passing Parked Authorized Vehicle – Fail to Reduce Speed Until Completely Passed" (Petty Misdemeanor). He was convicted on December 14, 2023, and fined \$139 (paid in full).
- Brandon did disclose a "Traffic violation, Gunnison, CO 2010 – Plead guilty to the speeding charge. Was not arrested."
- I spoke with Brandon by phone regarding the non-disclosed violation. Brandon stated he had forgotten about it and acknowledged it should have been included in his application.

**Credit History -**

A credit report was completed on October 31, 2025. No bankruptcies, liens, judgments, collections, or delinquencies were found. Brandon disclosed a 2003 bankruptcy on his application, which no longer appears on the credit report due to age.

**Colson, Christopher (Corporate Secretary)**

**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 on October 31, 2025. No bankruptcies, liens, judgments, or collection accounts were found. One credit card account showed 30–60-day delinquencies in 2020–2021, but all accounts are now current.

**Morgan, Gerald (CEO)**

**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.
- Gerald disclosed in his application a prior incident: *"DUI – 1980, Sarasota, FL. Pled no contest and paid fine."* I was unable to verify this disclosure through public record searches.

**Credit History -**

An attempt was made to obtain a credit report for Gerald; however, as of April 2, 2025, the file could not be accessed because he has placed a credit freeze on his account. Gerald could not be reached at the phone number listed in the application.

**Tobin, Regina (President)**

**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 on October 31, 2025. No bankruptcies, liens, judgments, collections, or delinquencies were found.

**Business Location**

Texas Roadhouse is located at 4971 13<sup>th</sup> Ave S, in Fargo, ND. Other businesses in the area with alcoholic beverage licenses include, India Palace (5050 13<sup>th</sup> Ave S), and LongHorn Steakhouse (4410 13<sup>th</sup> Ave S).

**Conclusion**

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

**RECEIVED**  
Fargo Police Department

NOV 06 2025

Travis Moser

Captain

REF:

*AC Stefaniwicz*

**RECEIVED**  
FARGO POLICE DEPARTMENT  
NOV 07 2025  
TRAVIS STEFONOWICZ  
ASSISTANT CHIEF OF POLICE  
REF: *Chief Libabek*

FARGO POLICE DEPARTMENT  
NOV - 3 2025  
REF: *A. Bear* *PS*

*+ RECOMMEND APPROVAL*

## TRANSFER Application for an Alcoholic Beverage License

Legal Company Name: Roadhouse of Fargo, LLC

(Must match State of North Dakota registration name)

DBA Name: Texas Roadhouse

\*Roadhouse of Fargo Holdings, LLC \*\*See attached organizational chart. Effective 10/1/2025, Roadhouse of Fargo Holdings, LLC will sell and transfer its 94.95% interest in Roadhouse of Fargo, LLC (license) to Texas Roadhouse Holdings LLC (100% owner after transfer).

**\*\*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 X No       

Business location address: 4971 13th Avenue South, Fargo, ND 58103-7263

Mailing address: 6040 Dutchmans Lane, Louisville, KY 40205

Business E-mail address: katie.mccullum@texasroadhouse.com

Local Manager E-mail address: store\_fargond@texasroadhouse.com Brandon.Goebel@TexasRoadhouse.com

Best Contact Phone number: (        ) 502-855-5512 (corporate) 701-282-8590 (store)

Anticipated Date of Opening: Effective date: 10.1.2025

***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: 9-10-25 Class of License: FA

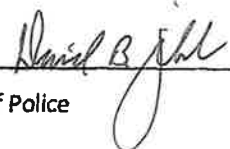
Investigations Fee Paid (\$250)        Yes        No        Date Paid:        Check/CC #       

Police Department review completed by:        Date:       

(Attached recommendation report):

X Approval Recommendation

       Denial Recommendation

  
Chief of Police

11-13-25  
Date

(36)

<b>City of Fargo Staff Report</b>			
<b>Title:</b>	Gateway Hyundai Addition	<b>Date:</b>	7/30/2025
		<b>Update:</b>	11/20/2025
<b>Location:</b>	3800 Main Avenue	<b>Staff Contact:</b>	Luke Morman, Planner
<b>Legal Description:</b>	Portions of Lots 1-2, Porritt's Subdivision.		
<b>Owner(s)/Applicant:</b>	I&S Development LLP/Houston Engineering	<b>Engineer:</b>	Houston Engineering
<b>Entitlements Requested:</b>	<b>Major Subdivision</b> (a replat of portions of Lots 1-2, Porritt's Subdivision, to the City of Fargo, Cass County, North Dakota)		
<b>Status:</b>	City Commission Public Hearing: November 24 <sup>th</sup> , 2025		

<b>Existing</b>	<b>Proposed</b>
<b>Land Use:</b> Retail sales and service	<b>Land Use:</b> Unchanged
<b>Zoning:</b> GC, General Commercial	<b>Zoning:</b> Unchanged
<b>Uses Allowed:</b> GC, General Commercial, allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, basic utilities, adult establishments, offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, and certain telecommunication facilities.	<b>Uses Allowed:</b> Unchanged
<b>Maximum Lot Coverage:</b> Maximum 85% building coverage.	<b>Maximum Lot Coverage:</b> Unchanged

**Proposal:**

The applicant requests one entitlement:

1. A major subdivision, entitled **Gateway Hyundai Addition**, a replat of portions of Lots 1-2, Porritt's Subdivision, to the City of Fargo, Cass County, North Dakota.

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

Surrounding Land Uses and Zoning Districts:

- North: Across Main Avenue, GC with office.
- East: Interstate 29 Right of Way.
- South: Across 2<sup>nd</sup> Avenue South, LI, Limited Industrial, GC, General Commercial with limited vehicle service and retail sales and service.
- West: GC, General Commercial with retail sales and service.

**Area Plans:**

Fargo's Growth Plan 2024 was adopted on August 19th, 2024. This project is consistent with the place type designation of Transitional Industrial/Commercial for this property.

<p><b>Context:</b></p> <p><b>Schools:</b> The subject property is within the West Fargo School District and is served by L.E. Berger Elementary, Cheney Middle, and West Fargo High schools.</p> <p><b>Neighborhood:</b> The subject property is located within the Village West Neighborhood.</p> <p><b>Parks:</b> There are no parks within ½ mile of the subject property.</p> <p><b>Pedestrian / Bicycle:</b> There is a path on the south side of Main Avenue that is approximately 8 feet wide.</p> <p><b>Transit:</b> MATBUS Route 20 runs along 38<sup>th</sup> Street South and 9<sup>th</sup> Avenue South. A bus stop is located approximately ½ mile from the subject property.</p>
<p><b>Staff Analysis:</b></p> <p><u>Major Subdivision</u> The subdivision plat will combine portions of lots 1 and 2 of Porritt's Subdivision and also eliminates the existing deed-split lots into a one lot, one block subdivision entitled Gateway Hyundai Addition. An existing NDDOT (North Dakota Department of Transportation) easement is being formally dedicated as right-of-way to the NDDOT. The intersection will be unchanged and the existing access from the subject property will remain.</p> <p><u>Amenities Plan</u> Amenities Plan items such as stormwater and access were addressed through the review of the recently approved building permits, therefore, an Amenities Plan is not required.</p> <p><b>Major Subdivision</b> The LDC stipulates that the following criteria are met before a major plat can be approved</p> <ol style="list-style-type: none"> <li><b>Section 20-0907.C.1 (Development Review Procedures—Subdivisions—Major Subdivisions) of the LDC stipulates that no major subdivision plat application will be accepted for land that is not consistent with an approved Growth Plan or zoned to accommodate the proposed development.</b> The existing zoning designation for the development on the subject property is GC, General Commercial, and will remain. This zone will accommodate the proposed car dealership and is consistent with the recently adopted Fargo Growth Plan 2024. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received no comments or inquiries about the project. <b>(Criteria Satisfied)</b></li> <li><b>Section 20-0907.B.4 of the LDC further stipulates that the Planning Commission shall recommend approval or denial of the application and the City Commission shall act to approve or deny, based on whether it is located in a zoning district that allows the proposed development, complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.</b> The existing zoning designation of GC, General Commercial, will remain and is consistent with the adopted Fargo Growth Plan 2024. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments and found to meet the standards of Article 20-06 and other applicable requirements of the Land Development Code. <b>(Criteria Satisfied)</b></li> <li><b>Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.</b></li> </ol>



<p>The City's standard policy is that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles. <b>(Criteria Satisfied)</b></p>
<p><b>Staff Recommendation:</b></p>
<p>Suggested Motion: "To accept the findings and recommendations of Planning Commission and staff and move to approve the proposed major subdivision plat of <b>Gateway Hyundai Addition</b> a replat of portions of Lots 1-2, Porritt's Subdivision, to the City of Fargo, Cass County, North Dakota, as presented; as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, and 20-0907 of the LDC, and all other applicable requirements of the LDC."</p>
<p><b>Planning Commission Recommendation: August 5<sup>th</sup>, 2025</b></p>
<p>At the August 5, 2025 Planning Commission hearing, that Commission, by a vote of 10-0 with one Commission member absent, moved to accept the findings and recommendations of staff and recommended approval to the City Commission for the proposed major subdivision plat of <b>Gateway Hyundai Addition</b> a replat of portions of Lots 1-2, Porritt's Subdivision, to the City of Fargo, Cass County, North Dakota, as presented; as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, and 20-0907 of the LDC, and all other applicable requirements of the LDC.</p>
<p><b>Attachments:</b></p>
<ol style="list-style-type: none"> <li>1. Zoning Map</li> <li>2. Location Map</li> <li>3. Preliminary Plat</li> </ol>

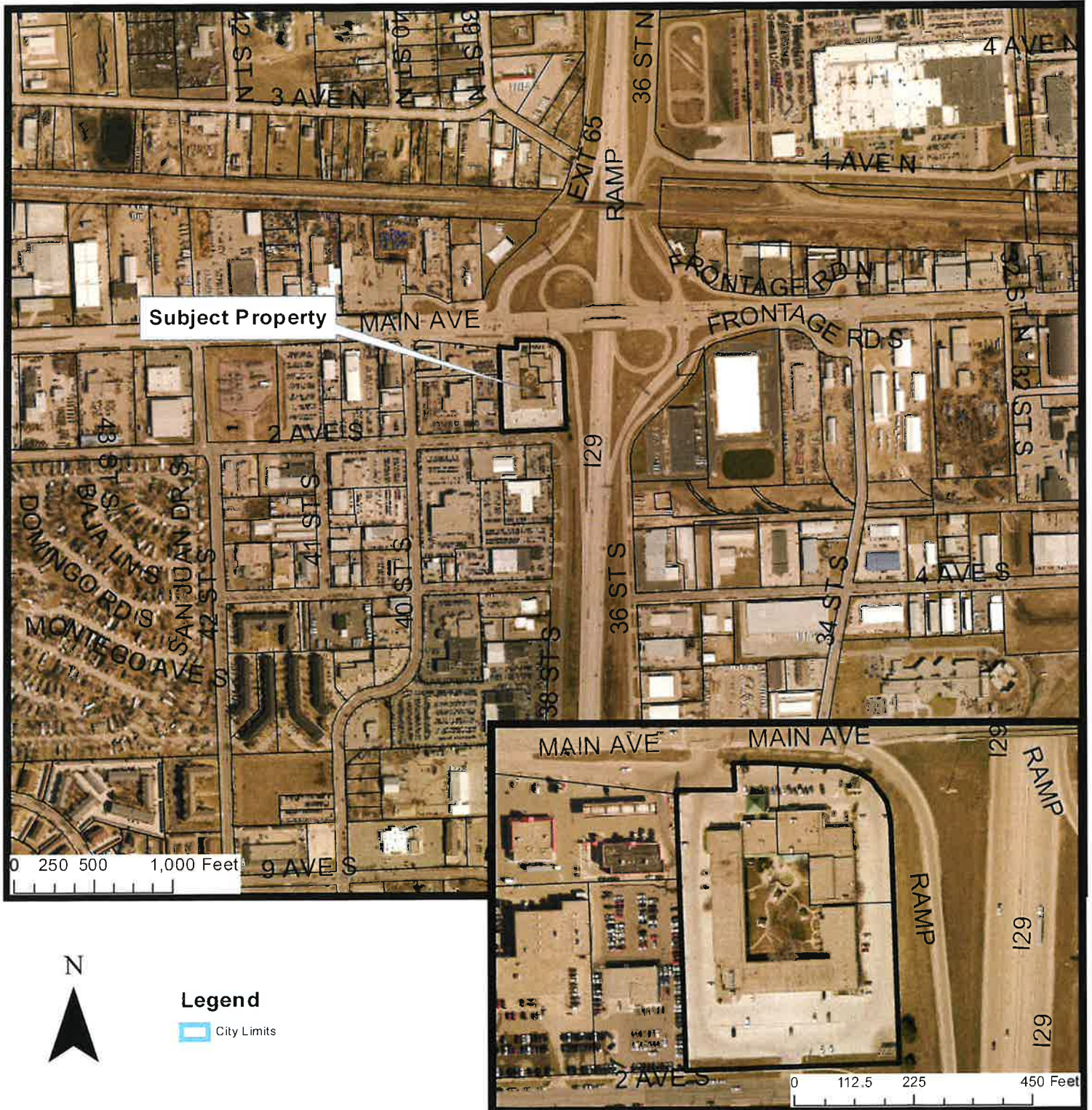




## Major Subdivision

### Gateway Hyundai Addition

3800 Main Avenue





Sheet 2 of 2  
Project No. 13056-0001





37

---

## Memorandum

DATE: November 24, 2025  
TO: Mayor Mahoney and Board of City Commissioners  
FROM: Shawn Ouradnik, Inspections Director  
SUBJECT: Dangerous Building Public Hearing for 1544 3 AVE S, Fargo, ND

---

The property owner of 1544 3 AVE S, Fargo, ND, has failed to comply with the order to either obtain a permit to repair and show significant improvements to the property 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 November 24, 2025.

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 by January 23, 2026. Please direct the appropriate staff to secure the removal of this building should the owner fail to do so.**

**Property Information:** Building is currently uninhabitable due to condition.

**Location:** 1544 3 AVE S, Fargo, ND 58103

**Owner:** Daniel Wahl

**Description:** 1,570 square foot, two story, wood frame, single family home, built in 1922

**Description of Damage:**

- House shows damage from interior fire on the exterior of both the upper and main levels
- Most windows are broken and missing making the building insecure
- Rear door is either missing or damaged further making the building insecure
- Siding shows signs of damage from fire
- Tents in rear yard indicating illegal camping
- Outstanding junk and garbage violation aggravated by new accumulation
- Possible vermin harborage due to excess of junk in yard

**TimeLine of Events:**

7/11/2024	Fire event at property. Not habitable due to damage from fire.
7/15/2024	Investigation opened for fire
7/18/2024	Request for interior inspection sent to owner. Dangerous Building notice posted and sent to owner
7/24/2024	Verbal notice to owner for person living in RV in rear yard
7/29/2024	Permit issued for interior demo of fire damage
8/1/2024	Final Notice of person living in RV sent to owner
8/2024-4/2025	Worked with owner to get junk in yard cleared up
3/13/2025	Second Dangerous Building notice posted and sent to owner
4/2/2025	Permit for work on house issued with truss engineering
9/4/2025	Request for inspect sent. No substantial work done to property
9/19/2025	Requested inspection completed no substantial work done
10/28/2025	Expired permit for work to Dangerous Building
11/10/2025	Dangerous Building Public Hearing request placed on consent agenda

11/17/2025	Notice of Dangerous Building - Order to Show Cause sent certified mail, regular mail, and posted
11/24/2025	Public Hearing for Dangerous Building at regular City Commission meeting

**Additional Information:** This property has had a long history of junk, junk vehicles, and property maintenance issues. From 2018 to present there have been 17 cases opened.

**Police call history:** From the fire on 7/11/2024 there have been seven calls for service at this property. The calls include parking violations, stolen vehicle, direct patrol, suspicious activity, and agency assist.



---

## Notice of Dangerous Building Hearing – Order to Show Cause

---

**Date: November 17, 2025**

**Location: 1544 3 AVE S, Fargo, ND 58103**

**Property Owner: Daniel Wahl**

**Address of Property Owner: 1544 3 AVE S, Fargo, ND 58103**

**Inspector: Laura Langdahl**

**Date of Posting: March 13, 2025**

**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 1544 3 AVE S, Fargo, ND 58103 has been scheduled for, Monday, November 24, 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 November 17, 2025.**



---

**Shawn Ouradnik**  
Inspections Director



---

## Memorandum

DATE: November 10, 2025  
TO: Mayor Mahoney and Board of City Commissioners  
FROM: Shawn Ouradnik, Inspections Director  
SUBJECT: Dangerous Building Public Hearing request for 1544 3 AVE S, Fargo, ND

---

The property owner of 1544 3 AVE S, Fargo, ND 58103, Daniel Wahl, has failed to comply with the order to either obtain a permit and 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, November 24, 2025 as the time and date for the hearing regarding the dangerous building order for the structure at 1544 3 AVE S, Fargo, ND 58103.**



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

### Expired Permit Notice

Wednesday, October 29, 2025

Daniel Wahl  
1544 3RD AVE S  
Fargo, ND 58103

Daniel Wahl  
1626 4<sup>TH</sup> Ave S  
Fargo, ND 58103

**RE: 1544 3 Ave S, Permit 2504-0049-REN**

This is to remind you that Article #21-01 of the City of Fargo Municipal Code adopts the International Residential Code as the city code. Section R105.5 of this code states that any permit issued becomes invalid unless the work authorized by the permit is commenced within 180 days after its issuance or if more than 180 days pass between inspections. In addition, section R109.3 states that it is the responsibility of the permit holder to notify the building official when work is ready for inspection.

According to our records, one or more required inspections have not been requested for permit 2504-0049-REN. **This permit will then be voided and filed as though the work was never completed.**

Expired permits may affect insurance coverage and future deed transfers. A new permit will be required to complete any work originally covered by this permit. If you have any questions, please contact me at the information below or call the Inspections Office at **701.241.1561**.

Sincerely,

A handwritten signature in cursive script that reads "Dillon Riemann".

---

Dillon Riemann  
Residential Building Inspector  
driemann@fargond.gov  
(701) 476-6624



# 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: 10/29/2025

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 0065 6862 62



Name and Address of Sender

CITY OF FARGO  
225 4TH ST N  
FARGO ND 58102

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

[illegible][illegible]

Total Number of Pieces Received at Post Office	Total Number of Pieces Received by Sender
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

Form 3877 January 2017 (Page 1 of 1)

PS Form 2017, General  
PSN 7530-02-000-9098  
JobId: 5319616

**Complete in Ink**

For more information on USPS privacy policies, visit [usps.com/privacypolicy](https://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.



92750901193562000065686262

### Confirmation Services Electronic File Number

**92/93	750	901193562	00006568626	2
AI	STC	Mailer ID	Serial Number	Check Digit
94				
AI	STC	Source Identifier	Mailer ID	Serial Number
				Check Digit

\*\*91 can be used if approved for exception.

## INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

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

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

Date and Time of Verification

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

City of Fargo  
225 4th St N  
Fargo ND 58102

---

USPS CERTIFIED MAIL



9214 8901 9403 8340 0576 74

---

DANIEL WAHL  
1544 3RD AVE S  
FARGO ND 58103-1514



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

### Expired Permit Notice

Wednesday, October 29, 2025

Daniel Wahl  
1544 3RD AVE S  
Fargo, ND 58103

Daniel Wahl  
1626 4<sup>TH</sup> Ave S  
Fargo, ND 58103

**RE: 1544 3 Ave S, Permit 2504-0049-REN**

This is to remind you that Article #21-01 of the City of Fargo Municipal Code adopts the International Residential Code as the city code. Section R105.5 of this code states that any permit issued becomes invalid unless the work authorized by the permit is commenced within 180 days after its issuance or if more than 180 days pass between inspections. In addition, section R109.3 states that it is the responsibility of the permit holder to notify the building official when work is ready for inspection.

According to our records, one or more required inspections have not been requested for permit 2504-0049-REN. **This permit will then be voided and filed as though the work was never completed.**

Expired permits may affect insurance coverage and future deed transfers. A new permit will be required to complete any work originally covered by this permit. If you have any questions, please contact me at the information below or call the Inspections Office at **701.241.1561**.

Sincerely,

A handwritten signature in cursive script that reads "Dillon Riemann".

---

Dillon Riemann  
Residential Building Inspector  
driemann@fargond.gov  
(701) 476-6624



City of Fargo  
225 4th St N  
Fargo ND 58102

---

USPS CERTIFIED MAIL



9214 8901 9403 8340 0632 48

---

DANIEL WAHL  
1626 4TH AVE S  
FARGO ND 58103-1537



# 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: 10/29/2025

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 0065 6870 30



CITY OF FARGO  
225 4TH ST N  
FARGO ND 58102

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	

9214 8901 9403 8340 0632 48

DANIEL WAHL  
1626 4TH AVE S  
FARGO ND 58103-1537

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

0.74

5.30

10

1

1

20.7

1

1

10

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

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

3877 January 2017 (Page 1 of 1)

PS Form 3011, Jan. 1980  
PSN 7530-02-000-9098

JobId: 6319691

**Complete in Ink**

privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacypolicy](https://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.



92750901193562000065687030

### Confirmation Services Electronic File Number

**92/93	750	901193562	00006568703	0
AI	STC	Mailer ID	Serial Number	Check Digit
94				
AI	STC	Source Identifier	Mailer ID	Serial Number
				Check Digit

\*\*91 can be used if approved for exception.

## INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

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

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

Date and Time of Verification

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

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 10/30/2025

CITY OF FARGO:

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

9214 8901 9403 8340 0576 74

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

ORIGIN ACCEPTANCE FARGO,ND 58108 10/29/2025 22:07

ORIGINAL INTENDED RECIPIENT:

DANIEL WAHL

1544 3RD AVE S

FARGO ND 58103-1514

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 10/30/2025

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:  
9214 8901 9403 8340 0632 48

Our records indicate that this item was accepted by the USPS at:  
ORIGIN ACCEPTANCE FARGO,ND 58108 10/29/2025 22:07

ORIGINAL INTENDED RECIPIENT:

DANIEL WAHL  
1626 4TH AVE S  
FARGO ND 58103-1537

The above information represents information provided by the United States Postal Service.



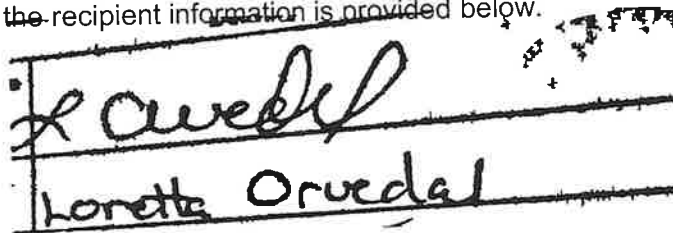
Mailer: City of Fargo

Date Produced: 11/04/2025

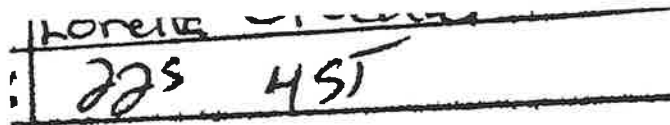
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8340 0576 74. Our records indicate that this item was delivered on 11/03/2025 at 10:50 a.m. in FARGO, ND 58102. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature, "Loretta Orvedal", written in black ink on a lined background.

Address of Recipient :

A handwritten address, "Loretta Orvedal, 225 451", written in black ink on a lined background.

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:

DANIEL WAHL  
1544 3RD AVE S  
FARGO ND 58103-1514

Customer Reference Number: C6319616.38477983



**Building Inspections Department**

**Housing Inspections**

**225 4<sup>th</sup> Street North**

**Fargo, ND 58102**

**(701) 476-6708**

Wednesday, July 18, 2024

Daniel Wahl  
1544 3 Ave S  
Fargo ND 58103

**RE: 1544 3 Ave S**

1544 3 Ave S was posted as a dangerous building on 7/18/2024. An interior inspection is required. If no interior access is granted by 7/23/2024 remedies provided by law to secure entry will be pursued.

Any person having any record, title, or legal interest in the building described above has the right to appeal this notice and order within 20 days by filing an appeal form with the Building Inspections office. This letter is a notice and order to the owner or persons responsible for the property. If you have any questions about this letter or the results of the inspection you may contact me at 701-476-6710.

Thank you for your prompt attention to this matter.

Sincerely,

Shawn Ouradnik  
City of Fargo Building Inspections Department  
701.476.4147  
[souradnik@fargond.gov](mailto:souradnik@fargond.gov)

Laura Langdahl  
City of Fargo Building Inspections Department  
701.476.6710  
[llangdahl@fargond.gov](mailto:llangdahl@fargond.gov)





City of Fargo  
225 4th St N  
Fargo ND 58102

---

USPS CERTIFIED MAIL



9214 8901 9403 8340 0576 74

---

DANIEL WAHL  
1544 3RD AVE S  
FARGO ND 58103-1514



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

### Expired Permit Notice

Wednesday, October 29, 2025

Daniel Wahl  
1544 3RD AVE S  
Fargo, ND 58103

Daniel Wahl  
1626 4<sup>TH</sup> Ave S  
Fargo, ND 58103

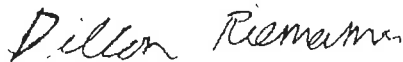
**RE: 1544 3 Ave S, Permit 2504-0049-REN**

This is to remind you that Article #21-01 of the City of Fargo Municipal Code adopts the International Residential Code as the city code. Section R105.5 of this code states that any permit issued becomes invalid unless the work authorized by the permit is commenced within 180 days after its issuance or if more than 180 days pass between inspections. In addition, section R109.3 states that it is the responsibility of the permit holder to notify the building official when work is ready for inspection.

According to our records, one or more required inspections have not been requested for permit 2504-0049-REN. **This permit will then be voided and filed as though the work was never completed.**

Expired permits may affect insurance coverage and future deed transfers. A new permit will be required to complete any work originally covered by this permit. If you have any questions, please contact me at the information below or call the Inspections Office at **701.241.1561**.

Sincerely,



---

Dillon Riemann  
Residential Building Inspector  
driemann@fargond.gov  
(701) 476-6624



City of Fargo  
 Inspections Department  
 225 4th Street N, Fargo, ND 58102  
 701.241.1561  
[www.FargoND.gov](http://www.FargoND.gov)

## Remodel / Repair Permit

<b>Permit Type:</b>	Remodel / Repair	<b>Permit Number:</b>	2504-0049-REN
<b>Address:</b>	1544 3 Ave S	<b>Establishment:</b>	
<b>Parcel Number:</b>	01-0340-00170-000	<b>Date Issued:</b>	4/2/2025
<b>Construction Value:</b>	\$20,000.00	<b>Total Area (ft²):</b>	0.00
<b>Special Flood Hazard:</b>	No	<b>Flood Protection Elevation:</b>	
<b>Occupancy Group:</b>		<b>Type of Construction:</b>	

### Description of Work:

Repair damage from fire. Replace everything that is charred. All interior remodel permits require smoke detectors and carbon monoxide detectors to be installed per currently adopted building code. All work to comply with all applicable requirements of the City of Fargo including the 2018 Fargo Building Code.

<b>Applicant</b>	Daniel Wahl
<b>Parcel Owner</b>	Daniel Wahl
<b>General Contractor:</b>	Daniel Wahl

**Total Permit Fees: 147.6000**

### Conditions:

1. None

It is the responsibility of the permit holder to verify the existence of any covenants or easements on this property. Special Flood Hazard Permits shall be constructed in accordance to the Flood Proofing Code of the City of Fargo. Issuance of this permit shall not imply approval for any future work not identified on this permit or permit application. All work to comply with all applicable requirements of the City of Fargo including the 2021 Fargo Building Code.

**Approved By:** Hanna Andersen

\*\*\*Note: This permit becomes void if construction is not begun, is suspended or abandoned within 180 days at any time after work is commenced.

### Building Permit Acknowledgments

1. I understand and certify that issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.
2. Through application for and acceptance of this building permit the permit applicant/holder/owner understands and agrees that the City will conduct periodic observations of construction, but that such observation or review of plans and/or construction does not constitute either explicit or implied certification that the plans and/or construction comply with City Codes or any other applicable requirements. The permit applicant/holder/owner at all times remains responsible for ensuring that the construction, plans, and specifications comply with all requirements of all City Codes and other applicable requirements. The City will not provide continuous on-site observation of construction, and disclaims any responsibility for defects in materials or workmanship.
3. The City encourages and recommends the permit applicant/holder/owner hire a private, on-site inspector or other professional as the applicant/holder/owner deems necessary in order to ensure that all aspects of the plans and/or construction comply with applicable codes and all other requirements.

AS PERMIT APPLICANT, I ACKNOWLEDGE THAT I HAVE BEEN MADE AWARE OF THE ABOVE STATEMENTS AND CONDITIONS

APPLICANT  
SIGNATURE:

DATE:

\_\_\_\_\_

# Required Commercial Inspections

Request inspections via our on-line portal: [permits.fargond.gov](http://permits.fargond.gov)

## **BUILDING INSPECTIONS:** 241-1561

A separate plan review may be required.

**Footing inspection** - Call when footing forms and reinforcing are in place but prior to the placement of any concrete.

**Foundation wall inspection** - Call when wall forms are complete and all reinforcing is in place but prior to the placement of any concrete.

**Concrete slab inspection** - Call when forms and reinforcing are in place but prior to the placement of any concrete.

**Framing (intermediate) inspection** - Call when structural components are complete and prior to concealing with insulation or finishes. NOTE: This inspection may not be called for until required electrical, plumbing and mechanical inspections have been complete and work approved.

**Energy/Insulation inspection** - See table on the back of this form for requirements.

**Shear wall** - For wood frame, 3 story buildings - Call when shear walls are complete, including required sheathing.

**Lath and/or gypsum wallboard inspection** - Call when gypsum/wallboard is installed but prior to the application of joint and fastener treatments.

**Final inspection** - Call when project is complete but prior to occupying the structure if new construction.

## **MECHANICAL INSPECTIONS:** 241-1564

A separate mechanical permit is required.

**Gas line inspection** - When gas line air pressure test has been begun and is holding at test pressure.

**Final mechanical inspection** - When all mechanical equipment including all venting and ductwork has been installed and prior to concealing any venting or ductwork.

## **ELECTRICAL INSPECTIONS:** 241-1565

A separate electrical permit is required.

**Temporary service** - Call when temporary service and support pole have been installed.

**Permanent service** - Call when electrical panel is installed.

**Rough-in inspection** - Call when electrical wiring is completed but prior to covering wiring with either insulation or finishes.

**Final Electrical inspection** - Call when the electrical portion of the project is complete.

## **PLUMBING INSPECTIONS:** 241-1560

A separate plumbing permit is required.

**Sewer inspection** - Call when new or replacement sewer is installed.

**Ground work inspection** - Call when below floor plumbing lines are installed and pressure test is on.

**Waste and vent inspection** - Call when all plumbing drains and vents have been installed and pressure test is on but prior to concealing any piping with insulation or sheetrock.

**Final Plumbing inspection** - Call when all fixtures are installed and the project is complete.

## **ZONING INSPECTIONS:** 241-1561

A separate Land Development Code review may be required.

**Site Inspection** - Call when all required landscaping has been completed.

**NOTE:** While this list represents the "required" inspections, inspectors will make additional inspections at the request of the permit holder if questions arise which necessitate an on-site visit. Failure by the permit holder to make sure that all required inspections are complete may result in the withholding of the Certificate of Occupancy for the project. This could complicate financing, refinancing, or resale of your property.

**TABLE 402.1.3**  
**BUILDING ENVELOPE REQUIREMENTS – OPAQUE ASSEMBLIES**  
**Climate Zone 6A for Cass County, North Dakota**

	All Other	Group R
<b>Roofs</b>		
Insulation entirely above deck	R-35ci	R-30ci
Metal Buildings (with R-5 thermal blocks <sup>a, b</sup> )	R-30 +	R-30 +
	R-11 LS	R-11 LS
Attic and other	R-49	R-49
<b>Walls, Above Grade</b>		
Mass	R-15.2ci	R-15.2ci
Metal Building <sup>b</sup>	R-13 +	R-13 +
	R-13ci	R-14ci
Metal Framed	R-13 +	R-13 +
	R-7.5ci	R-12.5ci
Wood framed and other	R13 +	R13 +
	R7.5ci or R-20+R-3.8ci	R7.5ci or R-20 + R-3.8ci
<b>Walls, Below Grade</b>		
Below grade wall <sup>d</sup>	R-10ci	R-15ci
<b>Floors</b>		
Mass	R-15ci	R-16.7ci
Joist/Framing (steel/wood)	R30 f	R-38
<b>Slab-on-Grade Floors</b>		
Unheated slabs	R-15 for 24 in. below	R-20 for 24 in. below
Heated slabs	R-20 for 24 in. below	R-20 for 48 in. below

For SI: 1 inch=25.4 mm. ci = continuous insulation. NR = No Requirement, LS = Liner system

a. Assembly descriptions can be found in ANSI/ASHRAE/IESNA Appendix A

b. When using R-value compliance method, a thermal spacer block is required, otherwise use the U-factor compliance method. [see Tables 502.1.2 and 5402.2(2)]

c. R-5.7 ci is allowed to be substituted with concrete block walls complying with ASTM C 90, ungrouted or partially grouted at 32 inches or less on center vertically and 48 inches or less on center horizontally, with ungrouted cores filled with material having a maximum thermal conductivity of 0.44 Btu-in./hr · ft<sup>2</sup> · °F

d. When heated slabs are placed below grade, below-grade walls must meet the exterior insulation requirements for perimeter insulation according to the heated slab-on-grade construction

e. "mass floors" shall include floors weighing not less than:

1. 35 pounds per square foot of the floor surface area; or
2. 25 pounds per square foot of floor surface area where the material weight is not more than 120 pounds per cubic foot.

# Required Residential Inspections

Request inspections via our on-line portal: [permits.fargond.gov](http://permits.fargond.gov)

## **BUILDING INSPECTIONS:** 241-1561

**Footing inspection** - Call when footing forms and reinforcing are in place but prior to the placement of any concrete.

**Foundation wall inspection** - Call when wall forms are complete and all reinforcing is in place but prior to the placement of any concrete.

**Waterproofing** – Must be called in prior to backfill

**Drain Tile** – Must be called in prior to backfill, may be done at the same time as the waterproofing inspection.

### **Floodproofing Inspections** –

- **Basement Floor** - Call when forms, vapor barrier, and reinforcing are in place but prior to the placement of any concrete.
- **Floor bracing inspection** – Call when floor truss/joist bracing has been installed but before the wall sheathing around the rim is in place.
- **Concrete slab inspection** - Call when forms and reinforcing are in place but prior to the placement of any concrete.

**Framing (intermediate) inspection** - Call when framing components are complete and prior to concealing with insulation or finishes.

**NOTE:** *This inspection may not be called for until required electrical, plumbing and mechanical inspections have been complete and work approved.*

**Portal/wall bracing inspection** – When any required blocking and fasteners are installed but before house wrap is in place.

**Insulation inspection** - See table on the back of this form for requirements (Climate Zone 7 and 8).

**Final inspection** - Call when project is complete but prior to occupying the structure if new construction.

## **MECHANICAL INSPECTIONS:** 476-6702

A separate mechanical permit is required.

**Gas line inspection** - When gas line air pressure test has been begun and is holding at test pressure.

**Final mechanical inspection** - When all mechanical equipment including all venting and ductwork has been installed and prior to concealing any venting or ductwork.

## **ELECTRICAL INSPECTIONS:** 476-6626

A separate electrical permit is required.

**Temporary service** - Call when temporary service and support pole have been installed.

**Permanent service** - Call when electrical panel is installed.

**Rough-in inspection** - Call when electrical wiring is completed but prior to covering wiring with either insulation or finishes.

**Final Electrical inspection** – Call when the electrical portion of the project is complete.

## **PLUMBING INSPECTIONS:** 241-1560

A separate plumbing permit is required.

**Sewer inspection** - Call when new or replacement sewer is installed.

**Ground work inspection** - Call when below floor plumbing lines are installed and pressure test is on.

**Waste and vent inspection** - Call when all plumbing drains and vents have been installed and pressure test is on but prior to concealing any piping with insulation or sheetrock.

**Final Plumbing inspection** - Call when all fixtures are installed and the project is complete

**NOTE:** While this list represents the "required" inspections, inspectors will make additional inspections at the request of the permit holder if questions arise which necessitate an on-site visit. Failure by the permit holder to make sure that all required inspections are complete may result in the withholding of the Certificate of Occupancy for the project. This could complicate financing, refinancing, or resale of your property.



TABLE N1102.1

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT<sup>a</sup>

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE <sup>k</sup>	FLOOR R-VALUE	BASEMENT <sup>c</sup> WALL R-VALUE	SLAB <sup>d</sup> R-VALUE AND DEPTH	CRAWL SPACE <sup>e</sup> WALL R-VALUE
1	1.2	0.75	0.35 <sup>f</sup>	30	13	3/4	13	0	0	0
2	0.65 <sup>f</sup>	0.75	0.35 <sup>f</sup>	30	13	4/6	13	0	0	0
3	0.50 <sup>f</sup>	0.65	0.35 <sup>e, j</sup>	30	13	5/8	19	5/13 <sup>f</sup>	0	5ci or 13
4 except Marine	0.35	0.60	NR	38	13	5/10	19	10/13	10ci, 2 ft.	10ci or 13
5 and Marine 4	0.35	0.60	NR	38	20 or 13 + 5 <sup>h</sup>	13/17	30 <sup>f</sup>	10/13	10ci, 2 ft.	15ci or 19
6	0.32	0.60	NR	49	21 or 13 + 5ci <sup>h</sup>	15/19	30 <sup>g</sup>	10ci or 15	10ci, 4 ft.	10ci or 13
7 and 8	0.30	0.55	NR	60	20+5 c.i.	19/21	38	15ci or 19	10ci, 4 ft.	15ci or 19

a. R-values are minimums. U-factors and solar heat gain coefficient (SHGC) are maximums. R-19 batts compressed in to nominal 2"x6" framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value.

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

c. The first R-value applies to continuous insulation, the second to framing cavity insulation; either insulation meets the requirement.

d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less, in zones 1 through 3 for heated slabs.

e. There are no SHGC requirements in the Marine Zone.

f. Basement wall insulation is not required in warm-humid locations as defined by Figure N1101.2 and Table N1101.2.

g. Or insulation sufficient to fill the framing cavity, R-19 minimum.

h. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25% or less of the exterior, R-5 sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25% of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.

i. For impact-rated fenestration complying with Section R301.2.1.2, the maximum U-factor shall be 0.75 in zone 2 and 0.65 in zone 3.

j. For impact-resistant fenestration complying with Section R301.2.1.2 of the *International Residential Code*, the maximum SHGC shall be 0.40.

k. The second R-value applies when more than half the insulation is on the interior.



# INSPECTIONS DIVISION INSPECTION SIGN-OFF CARD

ADDRESS 1544 3 Ave S PERMIT 2504-0049-REN

**\*\*NO WORK ON ANY FLOOR MAY BE COVERED UNTIL ALL SIGNATURES FOR THAT FLOOR APPEAR ON THIS CARD.  
\*\*THIS CARD MUST BE POSTED IN THE ELECTRIC PANEL ROOM OF THE LOWEST FLOOR OF EACH BUILDING.**

	Lower Level	1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor	3 <sup>rd</sup> Floor	Final
Plumbing	Comments: _____ _____ Completed	Comments: _____ _____ Completed	Comments: _____ _____ Completed	Comments: _____ _____ Completed	_____ Completed
Electrical	Comments: _____ _____ Completed	Comments: _____ _____ Completed	Comments: _____ _____ Completed	Comments: _____ _____ Completed	_____ Completed
Mechanical (HVAC)	Comments: _____ _____ Completed	Comments: _____ _____ Completed	Comments: _____ _____ Completed	Comments: _____ _____ Completed	_____ Completed

## ABOVE MUST BE SIGNED PRIOR TO FRAMING INSPECTION FOR EACH FLOOR

Framing	Comments: _____ _____ Completed	Comments: _____ _____ Completed	Comments: _____ _____ Completed	_____ Completed
Energy	Comments: _____ _____ Completed	Comments: _____ _____ Completed	Comments: _____ _____ Completed	_____ Completed



City of Fargo  
Inspections  
225 4th St N, Fargo, ND 58102  
701.241.1561  
[www.FargoND.gov](http://www.FargoND.gov)

## RECEIPT

Receipt Number: 25-01720

Associated Location: 1544 3 Ave S

Payment Date: 4/2/2025

Payment Amount: \$147.60

Payment Method: Credit Card #

Payer Name: Daniel Wahl

Payer Address: 1544 3RD AVE S, Fargo, ND 58103

Cashier Name: Hanna Andersen

type	description	revenue code	amount
Permit 2504-0049-REN (REN-SFRD)	Building	10100003221005	\$147.60
Total Amount			\$147.60
Total Amount Paid			\$147.60



**INSPECTIONS DEPARTMENT**

Fargo City Hall  
225 Fourth Street North  
Fargo, ND 58102  
Phone: 701.241.1561 | Fax: 701.476.6779  
[FargoND.gov](http://FargoND.gov)

---

---

**NOTICE OF DANGEROUS BUILDING**

---

---

**DATE: 3/13/2025**

**ADDRESS AND/OR LEGAL**

**DESCRIPTION OF SUBJECT PROPERTY: 1544 3 Ave S**

**Lot: 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2**

**NAME OF PROPERTY OWNER: Daniel Wahl**

**ADDRESS OF PROPERTY OWNER: 1626 4<sup>th</sup> AVE S, Fargo, ND 58103**

**NAMES AND ADDRESSES OF**

**MORTGAGE HOLDERS, LIENHOLDERS**

**ET CETERA AND LESSEES OF RECORD: None listed on Cass County Record**

**NAME OF INSPECTOR: Laura Langdahl**

---

---

**YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:**

1. That this Notice is being given to you pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings and Chapter 31 the adoption of International Property Maintenance 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 1544 3 Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows: Lot: 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2  
(Hereinafter referred to as "the building")

3. That an inspection was made of the building on 03/10/2025 by Laura Langdahl, Code Enforcement Inspector.

4. That the building inspector for the City of Fargo has found the building, an approximately 1,570 square foot, two story with basement, wood frame, single family home, built in 1922, and recently fire damaged structure to be a Dangerous Building within the standards set

forth in the Fargo Municipal Code, Article 21-04, Dangerous Buildings and the International Property Maintenance Code, Section 111.1.5 concerning Dangerous Structures.

5. This building has been found to be a dangerous building by the building inspector. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with the 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 is required to be maintained.

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

9. The building is unsafe and constitutes a public nuisance pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings and the International Property Maintenance Code as adopted by Article 21-0101 of the Fargo Municipal Code.

10. You are further given Notice that unless the building is demolished or conditions 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, Article 21-04 concerning Dangerous Buildings 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 111.2 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 13th day of March, 2025. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 20th day of March, 2025. Approvals 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. **An inspector will continue to verify compliance.** Failure to keep the building 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 107 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 the requirements of this code are adequately satisfied by other means.

Dated this 13<sup>th</sup> day of March, 2025.

### **CONDITIONS FOUND STATEMENT**

On 03/13/2025, Code Enforcement Inspector Laura Langdahl, was present at 1544 3 Ave S, Fargo, ND 58103 to address a complaint inspection. The following violations were found:

- Previous Permit 2407-1588-REN has expired. Since this permit has expired the Dangerous Building process has commenced.
- House shows damage from interior fire on the exterior of both the upper and main levels.
- Many windows are broken but have been boarded up. Doors have not been boarded up.
- Siding shows signs of damage from fire and is completely missing in other areas.
- Outstanding junk and garbage violation aggravated by new accumulation in rear and front yards.
- Large equipment is being stored on the lot and rarely moves.
- Possible vermin harborage due to excess of junk in yard.
- Rear yard fence is damaged and falling.

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.

---

Laura Langdahl  
Code Enforcement Inspector  
llangdahl@fargond.gov

---

Shawn Ouradnik  
Building Official  
souradnik@fargond.gov

---

Date Signed

**AFFIDAVIT OF SERVICE**

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

**Re: Posting of Dangerous Building  
1544 3 Ave S**

Dillon Riemann, being first duly sworn and being of legal age, deposes and says that on the 18<sup>th</sup> day of March 2025, he posted the attached notice upon the front of the building located at the following address:

1544 3 Ave S  
Fargo, ND 58103



Dillon Riemann

Subscribed and sworn to before me this 18<sup>th</sup> day of March 2025.



Notary Public  
Cass County, North Dakota

(SEAL)





City of Fargo  
225 4th St N  
Fargo ND 58102

---

USPS CERTIFIED MAIL



9214 8901 9403 8304 8830 80

---

DANIEL W WAHL  
1626 4TH AVE S  
FARGO ND 58103-1537



**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: 3/13/2025**

**ADDRESS AND/OR LEGAL**

**DESCRIPTION OF SUBJECT PROPERTY: 1544 3 Ave S**

**Lot: 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2**

**NAME OF PROPERTY OWNER: Daniel Wahl**

**ADDRESS OF PROPERTY OWNER: 1626 4<sup>th</sup> AVE S, Fargo, ND 58103**

**NAMES AND ADDRESSES OF**

**MORTGAGE HOLDERS, LIENHOLDERS**

**ET CETERA AND LESSEES OF RECORD: None listed on Cass County Record**

**NAME OF INSPECTOR: Laura Langdahl**

---

---

**YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:**

1. That this Notice is being given to you pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings and Chapter 31 the adoption of International Property Maintenance 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 1544 3 Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows: Lot: 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2  
(Hereinafter referred to as "the building")
3. That an inspection was made of the building on 03/10/2025 by Laura Langdahl, Code Enforcement Inspector.
4. That the building inspector for the City of Fargo has found the building, an approximately 1,570 square foot, two story with basement, wood frame, single family home, built in 1922, and recently fire damaged structure to be a Dangerous Building within the standards set

forth in the Fargo Municipal Code, Article 21-04, Dangerous Buildings and the International Property Maintenance Code, Section 111.1.5 concerning Dangerous Structures.

5. This building has been found to be a dangerous building by the building inspector. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with the 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 is required to be maintained.

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

9. The building is unsafe and constitutes a public nuisance pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings and the International Property Maintenance Code as adopted by Article 21-0101 of the Fargo Municipal Code.

10. You are further given Notice that unless the building is demolished or conditions 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, Article 21-04 concerning Dangerous Buildings 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 111.2 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 13th day of March, 2025. An inspector will continue to verify compliance. Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 20th day of March, 2025. Approvals 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. An inspector will continue to verify compliance. Failure to keep the building 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 107 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 the requirements of this code are adequately satisfied by other means.

Dated this 13<sup>th</sup> day of March, 2025.

### CONDITIONS FOUND STATEMENT

On 03/13/2025, Code Enforcement Inspector Laura Langdahl, was present at 1544 3 Ave S, Fargo, ND 58103 to address a complaint inspection. The following violations were found:

- Previous Permit 2407-1588-REN has expired. Since this permit has expired the Dangerous Building process has commenced.
- House shows damage from interior fire on the exterior of both the upper and main levels.
- Many windows are broken but have been boarded up. Doors have not been boarded up.
- Siding shows signs of damage from fire and is completely missing in other areas.
- Outstanding junk and garbage violation aggravated by new accumulation in rear and front yards.
- Large equipment is being stored on the lot and rarely moves.
- Possible vermin harborage due to excess of junk in yard.
- Rear yard fence is damaged and falling.

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.

  
Laura Langdahl  
Code Enforcement Inspector  
llangdahl@fargond.gov



---

Shawn Ouradnik  
Building Official  
souradnik@fargond.gov

3/13/2024

---

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: 03/13/2025

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 0059 7996 19



CITY OF FARGO  
225 4TH ST N  
FARGO ND 58102

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

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

USPS Tracking/Article Number

1. 9214 8901 9403 8304 8830 80

DANIEL W WAHL

1626 4TH AVE S

FARGO ND 58103-1537

Handling Charge - If Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery	
---------------------	--

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery					
--	--	--	--	--	--

Special Handling

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

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
--	---

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

Complete in Ink

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



92750901193562000059799619

### Confirmation Services Electronic File Number

**92/93	750	901193562	00005979961	9
AI	STC	Mailer ID	Serial Number	Check Digit
94				
AI	STC	Source Identifier	Mailer ID	Serial Number
				Check Digit

\*\*91 can be used if approved for exception.

## INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

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

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

Date and Time of Verification

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



City of Fargo  
225 4th St N  
Fargo ND 58102

---

USPS CERTIFIED MAIL



9214 8901 9403 8304 8882 14

---

DANIEL WAHL  
1544 3RD AVE S  
FARGO ND 58103-1514



## 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:** 3/13/2025

**ADDRESS AND/OR LEGAL**

**DESCRIPTION OF SUBJECT PROPERTY:** 1544 3 Ave S

**Lot:** 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2

**NAME OF PROPERTY OWNER:** Daniel Wahl

**ADDRESS OF PROPERTY OWNER:** 1544 3RD AVE S, Fargo, ND 58103

**NAMES AND ADDRESSES OF**

**MORTGAGE HOLDERS, LIENHOLDERS**

**ET CETERA AND LESSEES OF RECORD:** None listed on Cass County Record

**NAME OF INSPECTOR:** Laura Langdahl

---

**YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:**

1. That this Notice is being given to you pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings and Chapter 31 the adoption of International Property Maintenance 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 1544 3 Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows: Lot: 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2  
(Hereinafter referred to as "the building")
3. That an inspection was made of the building on 03/10/2025 by Laura Langdahl, Code Enforcement Inspector.
4. That the building inspector for the City of Fargo has found the building, an approximately 1,570 square foot, two story with basement, wood frame, single family home, built in 1922, and recently fire damaged structure to be a Dangerous Building within the standards set

forth in the Fargo Municipal Code, Article 21-04, Dangerous Buildings and the International Property Maintenance Code, Section 111.1.5 concerning Dangerous Structures.

5. This building has been found to be a dangerous building by the building inspector. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with the 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 is required to be maintained.

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

9. The building is unsafe and constitutes a public nuisance pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings and the International Property Maintenance Code as adopted by Article 21-0101 of the Fargo Municipal Code.

10. You are further given Notice that unless the building is demolished or conditions 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, Article 21-04 concerning Dangerous Buildings 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 111.2 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 13th day of March, 2025. An inspector will continue to verify compliance. Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 20th day of March, 2025. Approvals 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. An inspector will continue to verify compliance. Failure to keep the building 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 107 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 the requirements of this code are adequately satisfied by other means.

Dated this 13<sup>th</sup> day of March, 2025.

### CONDITIONS FOUND STATEMENT

On 03/13/2025, Code Enforcement Inspector Laura Langdahl, was present at 1544 3 Ave S, Fargo, ND 58103 to address a complaint inspection. The following violations were found:

- Previous Permit 2407-1588-REN has expired. Since this permit has expired the Dangerous Building process has commenced.
- House shows damage from interior fire on the exterior of both the upper and main levels.
- Many windows are broken but have been boarded up. Doors have not been boarded up.
- Siding shows signs of damage from fire and is completely missing in other areas.
- Outstanding junk and garbage violation aggravated by new accumulation in rear and front yards.
- Large equipment is being stored on the lot and rarely moves.
- Possible vermin harborage due to excess of junk in yard.
- Rear yard fence is damaged and falling.

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.

  
Laura Langdahl  
Code Enforcement Inspector  
llangdahl@fargond.gov



---

Shawn Ouradnik  
Building Official  
souradnik@fargond.gov

3/13/2005

---

Date Signed

**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 Confirmation Acceptance Notice

Shipment Date: 03/13/2025

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 0059 8003 84





# 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<sup>TM</sup>)

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<sup>®</sup> 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.



92750901193562000059800384

### Confirmation Services Electronic File Number

**92/93	750	901193562	00005980038	4
AI	STC	Mailer ID	Serial Number	Check Digit
94				
AI	STC	Source Identifier	Mailer ID	Serial Number
				Check Digit

\*\*91 can be used if approved for exception.

## INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

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

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

Date and Time of Verification

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



PROOF OF ACCEPTANCE  
(ELECTRONIC)

PRODUCED DATE: 03/15/2025

CITY OF FARGO:

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

9214 8901 9403 8304 8882 14

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

NO AUTHORIZED RECIPIENT AVAILABLE FARGO,ND 58103 03/15/2025 13:56

ORIGINAL INTENDED RECIPIENT:

DANIEL WAHL

1544 3RD AVE S

FARGO ND 58103-1514

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 03/14/2025

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:  
9214 8901 9403 8304 8830 80

Our records indicate that this item was accepted by the USPS at:  
ORIGIN ACCEPTANCE FARGO,ND 58108 03/13/2025 21:44

ORIGINAL INTENDED RECIPIENT:

DANIEL W WAHL  
1626 4TH AVE S  
FARGO ND 58103-1537

**CERTIFIED MAIL**

USPS CERTIFIED MAIL



9214 8901 9403 8304 8882 14

DANIEL WAHL  
1544 3RD AVE S  
FARGO ND 58103-1514

177  
180  
(5)  
183  
---  
184  
(6)  
---  
189  
190  
  
188  
(5)  
191  
192  
194

191  
193  
194  
195  
---

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
VACANT  
SORT IN MANUAL ONLY NO AUTOMATION  
EC: 5699899995

55 60 65 70 75 80 85 90 95 100

City of Fargo  
225 4th St N  
Fargo ND 58102

US POSTAGE  
97-807 \$ 08.60  
NOV 20 1997  
FBI - NEW YORK

City of Fargo  
225 4th St N  
Fargo ND 58102

---

USPS CERTIFIED MAIL



9214 8901 9403 8304 8882 14

---

DANIEL WAHL  
1544 3RD AVE S  
FARGO ND 58103-1514



## 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:** 3/13/2025

**ADDRESS AND/OR LEGAL**

**DESCRIPTION OF SUBJECT PROPERTY:** 1544 3 Ave S  
Lot: 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2

**NAME OF PROPERTY OWNER:** Daniel Wahl

**ADDRESS OF PROPERTY OWNER:** 1544 3RD AVE S, Fargo, ND 58103

**NAMES AND ADDRESSES OF**

**MORTGAGE HOLDERS, LIENHOLDERS**

**ET CETERA AND LESSEES OF RECORD:** None listed on Cass County Record

**NAME OF INSPECTOR:** Laura Langdahl

---

**YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:**

1. That this Notice is being given to you pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings and Chapter 31 the adoption of International Property Maintenance 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 1544 3 Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows: Lot: 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2  
(Hereinafter referred to as "the building")

3. That an inspection was made of the building on 03/10/2025 by Laura Langdahl, Code Enforcement Inspector.

4. That the building inspector for the City of Fargo has found the building, an approximately 1,570 square foot, two story with basement, wood frame, single family home, built in 1922, and recently fire damaged structure to be a Dangerous Building within the standards set

forth in the Fargo Municipal Code, Article 21-04, Dangerous Buildings and the International Property Maintenance Code, Section 111.1.5 concerning Dangerous Structures.

5. This building has been found to be a dangerous building by the building inspector. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with the 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 is required to be maintained.

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

9. The building is unsafe and constitutes a public nuisance pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings and the International Property Maintenance Code as adopted by Article 21-0101 of the Fargo Municipal Code.

10. You are further given Notice that unless the building is demolished or conditions 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, Article 21-04 concerning Dangerous Buildings 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 111.2 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 13th day of March, 2025. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 20th day of March, 2025. Approvals 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. **An inspector will continue to verify compliance.** Failure to keep the building 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 107 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 the requirements of this code are adequately satisfied by other means.

Dated this 13<sup>th</sup> day of March, 2025.

### CONDITIONS FOUND STATEMENT

On 03/13/2025, Code Enforcement Inspector Laura Langdahl, was present at 1544 3 Ave S, Fargo, ND 58103 to address a complaint inspection. The following violations were found:

- Previous Permit 2407-1588-REN has expired. Since this permit has expired the Dangerous Building process has commenced.
- House shows damage from interior fire on the exterior of both the upper and main levels.
- Many windows are broken but have been boarded up. Doors have not been boarded up.
- Siding shows signs of damage from fire and is completely missing in other areas.
- Outstanding junk and garbage violation aggravated by new accumulation in rear and front yards.
- Large equipment is being stored on the lot and rarely moves.
- Possible vermin harborage due to excess of junk in yard.
- Rear yard fence is damaged and falling.

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.

  
Laura Langdahl  
Code Enforcement Inspector  
llangdahl@fargond.gov



---

Shawn Ouradnik  
Building Official  
souradnik@fargond.gov

3/13/2005

---

Date Signed



(701) 241-1561



**Inspections Department**  
**225 4<sup>th</sup> Street North**  
**Fargo, ND 58102**

## FINAL NOTICE

Daniel Wahl  
 1544 3RD AVE S  
 Fargo, ND 58103

Thursday, August 1, 2024

Filing 24-0640-CIN

**ADDRESS OF PROPERTY IN VIOLATION: 1544 3 Ave S**

This notice is to inform you that a violation of the Fargo Building Code remains at the above-referenced property. The specific code section being violated, the items that constitute the violation, and the method for correction of the violation are as follows:

Code Section	Description and Method of Correction	Comply By
FMC 25-2402 Recreational Vehicle Habitation	Recreational vehicles may be parked upon private premises, if vacant and not used for human habitation. A recreational vehicle may not be occupied or used for human habitation unless located in a licensed recreational vehicle park, or except for special events at designated locations approved by the building official.	8/5/2024

This violation was previously cited in the Dangerous Building Notice that was sent and posted to the property on 7/18/2024. You were additionally given verbal notice on 7/24/2024. This is the last time you will be given notice of this violation.

You are responsible for the correction of this violation in the manner described. You are further notified that you may propose alternate methods of correction. These alternate methods must be approved by City staff and will not be allowed to extend the date for compliance.

You are further notified that the Code provides an appeal procedure. Any person aggrieved by any decision of any order, requirement, decision or determination made by any member of the staff of the city shall have the right to appeal to the board. Application forms for the Board of Appeals are available at the City Hall, 225 4th Street North.

Failure to comply may be construed as a violation of the above referenced Municipal Ordinance and punishable by a Municipal Infraction.

---

Laura Langdahl  
Code Enforcement Inspector





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

## FINAL NOTICE

Daniel Wahl  
1544 3RD AVE S  
Fargo, ND 58103

Thursday, August 1, 2024

Filing 24-0640-CIN

**ADDRESS OF PROPERTY IN VIOLATION: 1544 3 Ave S**

This notice is to inform you that a violation of the Fargo Building Code remains at the above-referenced property. The specific code section being violated, the items that constitute the violation, and the method for correction of the violation are as follows:

Code Section	Description and Method of Correction	Comply By
FMC 25-2402 Recreational Vehicle Habitation	Recreational vehicles may be parked upon private premises, if vacant and not used for human habitation. A recreational vehicle may not be occupied or used for human habitation unless located in a licensed recreational vehicle park, or except for special events at designated locations approved by the building official.	8/5/2024

This violation was previously cited in the Dangerous Building Notice that was sent and posted to the property on 7/18/2024. You were additionally given verbal notice on 7/24/2024. This is the last time you will be given notice of this violation.

You are responsible for the correction of this violation in the manner described. You are further notified that you may propose alternate methods of correction. These alternate methods must be approved by City staff and will not be allowed to extend the date for compliance.

You are further notified that the Code provides an appeal procedure. Any person aggrieved by any decision of any order, requirement, decision or determination made by any member of the staff of the city shall have the right to appeal to the board. Application forms for the Board of Appeals are available at the City Hall, 225 4th Street North.

Failure to comply may be construed as a violation of the above referenced Municipal Ordinance and punishable by a Municipal Infraction.

Laura Langdahl

Code Enforcement Inspector



**AFFIDAVIT OF SERVICE**

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

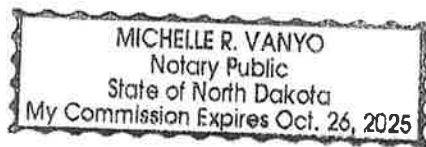
**Re: Posting of Final Notice  
1544 3 Ave S**

Laura Langdahl, being first duly sworn and being of legal age, deposes and says that on the 1<sup>st</sup> day of August 2024, she posted the attached notice upon the front windshield of the vehicle located at the following address:

1544 3 Ave S  
Fargo, ND 58103

  
\_\_\_\_\_  
Laura Langdahl

Subscribed and sworn to before me this 1 day of August 2024.



(SEAL)

  
\_\_\_\_\_  
Notary Public  
Cass County, North Dakota

**AFFIDAVIT OF SERVICE BY REGULAR MAIL**

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

**Re: Notice of Final Notice**

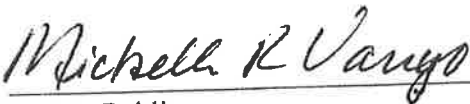
Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 1<sup>st</sup> day of August 2024, she served the attached notice, upon 1544 3 Ave S, by placing true and correct copies thereof in envelope addressed as follows:

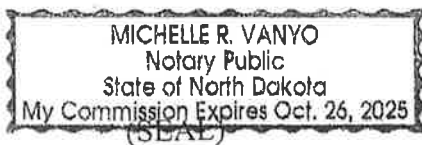
Daniel Wahl  
1626 4 Ave S  
Fargo, ND 58103

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 1 day of August 2024.

  
\_\_\_\_\_  
Notary Public  
Cass County, North Dakota





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

**VEHICLE REMOVAL NOTICE**  
**Administrative Notice of Order to Correct**

DATE: Thursday, August 1, 2024

LOCATION OF VEHICLE TO BE REMOVED: 1544 3 Ave S

PROPERTY OWNER: Daniel Wahl

OWNERS ADDRESS: 1544 3RD AVE S, Fargo, ND 58103

**YOU ARE HEREBY ORDERED TO REMOVE THE FOLLOWING IDENTIFIED JUNK VEHICLES IN ACCORDANCE WITH FARGO MUNICIPAL CODE ARTICLE 13-09 BY 8/16/2024.** The term "junk automobiles" includes, without limitation, any motor vehicle which is not licensed for use upon the highways of the state of North Dakota for a period in excess of sixty (60) days, and shall also include, whether licensed or not, any motor vehicle which is inoperative.

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

The Fargo Land Development Code (LDC) 20-0701-D-2 states all off-street front and side parking areas shall have an all-weather surface. Rear yard parking spaces may be surfaced with gravel. LDC 20-1202.9 defines of an all-weather surface as to not include grass, dirt or gravel. Such surfaces shall include, but not be limited to concrete, asphalt, paving blocks, brick, and other materials intended for outdoor motor vehicle use.

Vehicle Description	License Number	State
Dark Blue F150 with pop up style camper in the box	921 DGY	ND

Sincerely,

Laura Langdahl

Code Enforcement Inspector







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

## FINAL NOTICE

Thursday, August 1, 2024

Daniel Wahl  
1544 3RD AVE S  
Fargo, ND 58103

Filing 24-0640-CIN

**ADDRESS OF PROPERTY IN VIOLATION: 1544 3 Ave S**

This notice is to inform you that a violation of the Fargo Building Code remains at the above-referenced property. The specific code section being violated, the items that constitute the violation, and the method for correction of the violation are as follows:

Code Section	Description and Method of Correction	Comply By
FMC 25-2402 Recreational Vehicle Habitation	Recreational vehicles may be parked upon private premises, if vacant and not used for human habitation. A recreational vehicle may not be occupied or used for human habitation unless located in a licensed recreational vehicle park, or except for special events at designated locations approved by the building official.	8/5/2024

This violation was previously cited in the Dangerous Building Notice that was sent and posted to the property on 7/18/2024. You were additionally given verbal notice on 7/24/2024. This is the last time you will be given notice of this violation.

You are responsible for the correction of this violation in the manner described. You are further notified that you may propose alternate methods of correction. These alternate methods must be approved by City staff and will not be allowed to extend the date for compliance.

You are further notified that the Code provides an appeal procedure. Any person aggrieved by any decision of any order, requirement, decision or determination made by any member of the staff of the city shall have the right to appeal to the board. Application forms for the Board of Appeals are available at the City Hall, 225 4th Street North.

Failure to comply may be construed as a violation of the above referenced Municipal Ordinance and punishable by a Municipal Infraction.

Laura Langdahl

Code Enforcement Inspector



**AFFIDAVIT OF SERVICE**

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

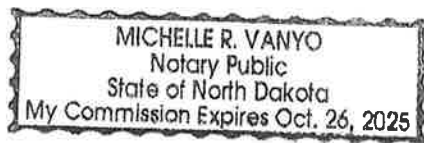
**Re: Posting of Final Notice  
1544 3 Ave S**

Laura Langdahl, being first duly sworn and being of legal age, deposes and says that on the 1<sup>st</sup> day of August 2024, she posted the attached notice upon the front windshield of the vehicle located at the following address:

1544 3 Ave S  
Fargo, ND 58103

  
\_\_\_\_\_  
Laura Langdahl.

Subscribed and sworn to before me this 1 day of August 2024.



(SEAL)

  
\_\_\_\_\_  
Notary Public  
Cass County, North Dakota

**AFFIDAVIT OF SERVICE BY REGULAR MAIL**

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

**Re: Notice of Final Notice**


Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 1<sup>st</sup> day of August 2024, she served the attached notice, upon 1544 3 Ave S, by placing true and correct copies thereof in envelope addressed as follows:

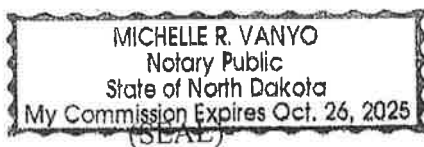
Daniel Wahl  
1626 4 Ave S  
Fargo, ND 58103

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 1 day of August 2024.

  
\_\_\_\_\_  
Notary Public  
Cass County, North Dakota





City of Fargo  
**Inspections Department**  
 225 4th Street N, Fargo, ND 58102  
 701.241.1561  
[www.FargoND.gov](http://www.FargoND.gov)

## Remodel / Repair Permit

<b>Permit Type:</b>	Remodel / Repair	<b>Permit Number:</b>	2407-1558-REN
<b>Address:</b>	1544 3 Ave S	<b>Establishment:</b>	
<b>Parcel Number:</b>	01-0340-00170-000	<b>Date Issued:</b>	7/29/2024
<b>Construction Value:</b>	\$20,000.00	<b>Total Area (ft<sup>2</sup>):</b>	0.00
<b>Special Flood Hazard:</b>	No	<b>Flood Protection Elevation:</b>	
<b>Occupancy Group:</b>		<b>Type of Construction:</b>	

### Description of Work:

Permit for interior demolition prior to any repair, replacement, or restoration of structural damage. Additional permits are required for repair work. Additional permits may be required by other governmental agencies that have jurisdiction, i.e. State, EPA, etc. All work to comply with all applicable requirements of the City of Fargo including the 2021 Fargo Building Code.

<b>Applicant:</b>	Daniel Wahl
<b>Parcel Owner:</b>	Daniel Wahl
<b>Lead Staff Assigned:</b>	Dillon Riemann
<b>Contractor:</b>	

**Total Permit Fees: 144.5600**

### Conditions:

1. None

It is the responsibility of the permit holder to verify the existence of any covenants or easements on this property. Special Flood Hazard Permits shall be constructed in accordance to the Flood Proofing Code of the City of Fargo. Issuance of this permit shall not imply approval for any future work not identified on this permit or permit application. All work to comply with all applicable requirements of the City of Fargo including the 2018 Fargo Building Code.

**Approved By: Christine Rose**

\*\*\*Note: This permit becomes void if construction is not begun, is suspended or abandoned within 180 days at any time after work is commenced.

### Building Permit Acknowledgments

1. I understand and certify that issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.
2. Through application for and acceptance of this building permit the permit applicant/holder/owner understands and agrees that the City will conduct periodic observations of construction, but that such observation or review of plans and/or construction does not constitute either explicit or implied certification that the plans and/or construction comply with City Codes or any other applicable requirements. The permit applicant/holder/owner at all times remains responsible for ensuring that the construction, plans, and specifications comply with all requirements of all City Codes and other applicable requirements. The City will not provide continuous on-site observation of construction, and disclaims any responsibility for defects in materials or workmanship.
3. The City encourages and recommends the permit applicant/holder/owner hire a private, on-site inspector or other professional as the applicant/holder/owner deems necessary in order to ensure that all aspects of the plans and/or construction comply with applicable codes and all other requirements.

AS PERMIT APPLICANT, I ACKNOWLEDGE THAT I HAVE BEEN MADE AWARE OF THE ABOVE STATEMENTS AND CONDITIONS

APPLICANT  
SIGNATURE:

DATE:

\_\_\_\_\_

\_\_\_\_\_

# Required Commercial Inspections

Request inspections via our on-line portal: [permits.fargond.gov](http://permits.fargond.gov)

<p><b><u>BUILDING INSPECTIONS:</u></b> 241-1561</p> <p>A separate plan review may be required.</p> <p><b>Footing inspection</b> - Call when footing forms and reinforcing are in place but prior to the placement of any concrete.</p> <p><b>Foundation wall inspection</b> - Call when wall forms are complete and all reinforcing is in place but prior to the placement of any concrete.</p> <p><b>Concrete slab inspection</b> - Call when forms and reinforcing are in place but prior to the placement of any concrete.</p> <p><b>Framing (intermediate) inspection</b> - Call when structural components are complete and prior to concealing with insulation or finishes. NOTE: This inspection may not be called for until required electrical, plumbing and mechanical inspections have been complete and work approved.</p> <p><b>Energy/Insulation inspection</b> - See table on the back of this form for requirements.</p> <p><b>Shear wall</b> - For wood frame, 3 story buildings - Call when shear walls are complete, including required sheathing.</p> <p><b>Lath and/or gypsum wallboard inspection</b> - Call when gypsum/wallboard is installed but prior to the application of joint and fastener treatments.</p> <p><b>Final inspection</b> - Call when project is complete but prior to occupying the structure if new construction.</p> <p><b><u>MECHANICAL INSPECTIONS:</u></b> 241-1564</p> <p>A separate mechanical permit is required.</p> <p><b>Gas line inspection</b> - When gas line air pressure test has been begun and is holding at test pressure.</p> <p><b>Final mechanical inspection</b> - When all mechanical equipment including all venting and ductwork has been installed and prior to concealing any venting or ductwork.</p>	<p><b><u>ELECTRICAL INSPECTIONS:</u></b> 241-1565</p> <p>A separate electrical permit is required.</p> <p><b>Temporary service</b> - Call when temporary service and support pole have been installed.</p> <p><b>Permanent service</b> - Call when electrical panel is installed.</p> <p><b>Rough-in inspection</b> - Call when electrical wiring is completed but prior to covering wiring with either insulation or finishes.</p> <p><b>Final Electrical inspection</b> - Call when the electrical portion of the project is complete.</p> <p><b><u>PLUMBING INSPECTIONS:</u></b> 241-1560</p> <p>A separate plumbing permit is required.</p> <p><b>Sewer inspection</b> - Call when new or replacement sewer is installed.</p> <p><b>Ground work inspection</b> - Call when below floor plumbing lines are installed and pressure test is on.</p> <p><b>Waste and vent inspection</b> - Call when all plumbing drains and vents have been installed and pressure test is on but prior to concealing any piping with insulation or sheetrock.</p> <p><b>Final Plumbing inspection</b> - Call when all fixtures are installed and the project is complete.</p> <p><b><u>ZONING INSPECTIONS:</u></b> 241-1561</p> <p>A separate Land Development Code review may be required.</p> <p><b>Site Inspection</b> - Call when all required landscaping has been completed.</p>
---	--

**NOTE:** While this list represents the "required" inspections, inspectors will make additional inspections at the request of the permit holder if questions arise which necessitate an on-site visit. Failure by the permit holder to make sure that all required inspections are complete may result in the withholding of the Certificate of Occupancy for the project. This could complicate financing, refinancing, or resale of your property.

**TABLE 402.1.3**  
**BUILDING ENVELOPE REQUIREMENTS – OPAQUE ASSEMBLIES**  
**Climate Zone 6A for Cass County, North Dakota**

	All Other	Group R
<b>Roofs</b>		
Insulation entirely above deck	R-35ci	R-30ci
Metal Buildings (with R-5 thermal blocks <sup>a, b</sup> )	R-30 + R-11 LS	R-30 + R-11 LS
	R-49	R-49
Attic and other		
<b>Walls, Above Grade</b>		
Mass	R-15.2ci	R-15.2ci
Metal Building <sup>b</sup>	R-13 + R-13ci	R-13 + R-14ci
	R-13 + R-7.5ci	R-13 + R-12.5ci
Metal Framed	R13 + R7.5ci or R-20+R-3.8ci	R13 + R7.5ci or R-20 + R-3.8ci
Wood framed and other		
<b>Walls, Below Grade</b>		
Below grade wall <sup>d</sup>	R-10ci	R-15ci
<b>Floors</b>		
Mass	R-15ci	R-16.7ci
Joist/Framing (steel/wood)	R30 f	R-38
<b>Slab-on-Grade Floors</b>		
Unheated slabs	R-15 for 24 in. below	R-20 for 24 in. below
Heated slabs	R-20 for 24 in. below	R-20 for 48 in. below

For SI: 1 inch=25.4 mm. ci = continuous insulation. NR = No Requirement, LS = Liner system

a. Assembly descriptions can be found in ANSI/ASHRAE/IESNA Appendix A

b. When using R-value compliance method, a thermal spacer block is required, otherwise use the U-factor compliance method. [see Tables 502.1.2 and 5402.2(2)]

c. R-5.7 ci is allowed to be substituted with concrete block walls complying with ASTM C 90, ungrouted or partially grouted at 32 inches or less on center vertically and 48 inches or less on center horizontally, with ungrouted cores filled with material having a maximum thermal conductivity of 0.44 Btu-in./hr · ft<sup>2</sup> · °F

d. When heated slabs are placed below grade, below-grade walls must meet the exterior insulation requirements for perimeter insulation according to the heated slab-on-grade construction

e. "mass floors" shall include floors weighing not less than:

1. 35 pounds per square foot of the floor surface area; or
2. 25 pounds per square foot of floor surface area where the material weight is not more than 120 pounds per cubic foot.



# Required Residential Inspections

Request inspections via our on-line portal: [permits.fargond.gov](http://permits.fargond.gov)

## **BUILDING INSPECTIONS:** 241-1561

**Footing inspection** - Call when footing forms and reinforcing are in place but prior to the placement of any concrete.

**Foundation wall inspection** - Call when wall forms are complete and all reinforcing is in place but prior to the placement of any concrete.

**Waterproofing** – Must be called in prior to backfill

**Drain Tile** – Must be called in prior to backfill, may be done at the same time as the waterproofing inspection.

### **Floodproofing Inspections –**

- **Basement Floor** - Call when forms, vapor barrier, and reinforcing are in place but prior to the placement of any concrete.
- **Floor bracing inspection** – Call when floor truss/joist bracing has been installed but before the wall sheathing around the rim is in place.
- **Concrete slab inspection** - Call when forms and reinforcing are in place but prior to the placement of any concrete.

**Framing (intermediate) inspection** - Call when framing components are complete and prior to concealing with insulation or finishes.

***NOTE: This inspection may not be called for until required electrical, plumbing and mechanical inspections have been complete and work approved.***

**Portal/wall bracing inspection** – When any required blocking and fasteners are installed but before house wrap is in place.

**Insulation inspection** - See table on the back of this form for requirements (Climate Zone 7 and 8).

**Final inspection** - Call when project is complete but prior to occupying the structure if new construction.

## **MECHANICAL INSPECTIONS:** 476-6702

A separate mechanical permit is required.

**Gas line inspection** - When gas line air pressure test has been begun and is holding at test pressure.

**Final mechanical inspection** - When all mechanical equipment including all venting and ductwork has been installed and prior to concealing any venting or ductwork.

## **ELECTRICAL INSPECTIONS:** 476-6626

A separate electrical permit is required.

**Temporary service** - Call when temporary service and support pole have been installed.

**Permanent service** - Call when electrical panel is installed.

**Rough-in inspection** - Call when electrical wiring is completed but prior to covering wiring with either insulation or finishes.

**Final Electrical inspection** – Call when the electrical portion of the project is complete.

## **PLUMBING INSPECTIONS:** 241-1560

A separate plumbing permit is required.

**Sewer inspection** - Call when new or replacement sewer is installed.

**Ground work inspection** - Call when below floor plumbing lines are installed and pressure test is on.

**Waste and vent inspection** - Call when all plumbing drains and vents have been installed and pressure test is on but prior to concealing any piping with insulation or sheetrock.

**Final Plumbing inspection** - Call when all fixtures are installed and the project is complete

**NOTE:** While this list represents the "required" inspections, inspectors will make additional inspections at the request of the permit holder if questions arise which necessitate an on-site visit. Failure by the permit holder to make sure that all required inspections are complete may result in the withholding of the Certificate of Occupancy for the project. This could complicate financing, refinancing, or resale of your property.

TABLE N1102.1

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT<sup>a</sup>

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE <sup>k</sup>	FLOOR R-VALUE	BASEMENT <sup>c</sup> WALL R-VALUE	SLAB <sup>d</sup> R-VALUE AND DEPTH	CRAWL SPACE <sup>e</sup> WALL R-VALUE
1	1.2	0.75	0.35 <sup>j</sup>	30	13	3/4	13	0	0	0
2	0.65 <sup>i</sup>	0.75	0.35 <sup>j</sup>	30	13	4/6	13	0	0	0
3	0.50 <sup>i</sup>	0.65	0.35 <sup>e,i</sup>	30	13	5/8	19	5/13 <sup>f</sup>	0	5ci or 13
4 except Marine	0.35	0.60	NR	38	13	5/10	19	10/13	10ci, 2 ft.	10ci or 13
5 and Marine 4	0.35	0.60	NR	38	20 or 13 + 5 <sup>h</sup>	13/17	30 <sup>g</sup>	10/13	10ci, 2 ft.	15ci or 19
6	0.32	0.60	NR	49	21 or 13 + 5ci <sup>h</sup>	15/19	30 <sup>g</sup>	10ci or 15	10ci, 4 ft.	10ci or 13
7 and 8	0.30	0.55	NR	60	20+5 c.i.	19/21	38	15ci or 19	10ci, 4 ft.	15ci or 19

a. R-values are minimums. U-factors and solar heat gain coefficient (SHGC) are maximums. R-19 batts compressed in to nominal 2"x6" framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value.

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

c. The first R-value applies to continuous insulation, the second to framing cavity insulation; either insulation meets the requirement.

d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less, in zones 1 through 3 for heated slabs.

e. There are no SHGC requirements in the Marine Zone.

f. Basement wall insulation is not required in warm-humid locations as defined by Figure N1101.2 and Table N1101.2.

g. Or insulation sufficient to fill the framing cavity, R-19 minimum.

h. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25% or less of the exterior, R-5 sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25% of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.

i. For impact-rated fenestration complying with Section R301.2.1.2, the maximum U-factor shall be 0.75 in zone 2 and 0.65 in zone 3.

j. For impact-resistant fenestration complying with Section R301.2.1.2 of the *International Residential Code*, the maximum SHGC shall be 0.40.

k. The second R-value applies when more than half the insulation is on the interior.

# INSPECTIONS DIVISION INSPECTION SIGN-OFF CARD



ADDRESS 1544 3 Ave S PERMIT 2407-1558-REN

**\*\*NO WORK ON ANY FLOOR MAY BE COVERED UNTIL ALL SIGNATURES FOR THAT FLOOR APPEAR ON THIS CARD.  
\*\*THIS CARD MUST BE POSTED IN THE ELECTRIC PANEL ROOM OF THE LOWEST FLOOR OF EACH BUILDING.**

	Lower Level	1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor	3 <sup>rd</sup> Floor	Final
Plumbing	Comments: _____ _____ Completed	Comments: _____ _____ Completed	Comments: _____ _____ Completed	Comments: _____ _____ Completed	_____ Completed
Electrical	Comments: _____ _____ Completed	Comments: _____ _____ Completed	Comments: _____ _____ Completed	Comments: _____ _____ Completed	_____ Completed
Mechanical (HVAC)	Comments: _____ _____ Completed	Comments: _____ _____ Completed	Comments: _____ _____ Completed	Comments: _____ _____ Completed	_____ Completed

## ABOVE MUST BE SIGNED PRIOR TO FRAMING INSPECTION FOR EACH FLOOR

Framing	Comments: _____ _____ Completed	Comments: _____ _____ Completed	Comments: _____ _____ Completed	_____ Completed
Energy	Comments: _____ _____ Completed	Comments: _____ _____ Completed	Comments: _____ _____ Completed	_____ Completed



City of Fargo  
Inspections  
225 4th St N, Fargo, ND 58102  
701.241.1561  
[www.FargoND.gov](http://www.FargoND.gov)

## RECEIPT

Receipt Number: 24-04951

Associated Location: 1544 3 Ave S

Payment Date: 7/29/2024

Payment Amount: \$144.56

Payment Method: Credit Card #

Payer Name: Daniel Wahl

Payer Address: 1544 3 Ave S, FARGO, ND 58103

Cashier Name: Christine Rose

type	description	revenue code	amount
Permit 2407-1558-REN (REN-SFRD)	Building	10100003221005	\$144.56
Total Amount			\$144.56
Total Amount Paid			\$144.56



**INSPECTIONS DEPARTMENT**

Fargo City Hall  
225 Fourth Street North  
Fargo, ND 58102  
Phone: 701.241.1561 | Fax: 701.476.6779  
[FargoND.gov](http://FargoND.gov)

---

## **NOTICE OF DANGEROUS BUILDING**

---

**DATE: 7/18/2024**

**ADDRESS AND/OR LEGAL**

**DESCRIPTION OF SUBJECT PROPERTY: 1544 3 Ave S**

**Lot: 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2**

**NAME OF PROPERTY OWNER: Daniel Wahl**

**ADDRESS OF PROPERTY OWNER: 1544 3 AVE S, Fargo, ND 58103**

**NAMES AND ADDRESSES OF**

**MORTGAGE HOLDERS, LIENHOLDERS**

**ET CETERA AND LESSEES OF RECORD: None listed on Cass County Record**

**NAME OF INSPECTOR: Laura Langdahl**

---

**YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:**

1. That this Notice is being given to you pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings.
2. That the building with which this Notice is concerned is commonly known as 1544 3 Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows: Lot: 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on 7/17/2024 by Laura Langdahl, Code Enforcement Inspector.
4. That the building inspector for the City of Fargo has found the building, an approximately 1,570 square foot, two story, wood frame, single family home, built in 1922, and recently fire damaged structure to be a Dangerous Building within the standards set forth in the Fargo Municipal Code, Article 21-04, Dangerous Buildings and the International Property Maintenance Code, Section 109 concerning Unsafe Structures and Equipment.
5. This building has been found to be a dangerous building by the code enforcement

inspector. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with the 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. Source: 1952 Rev. Ord. 21-0404.

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 is required to be maintained.

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

9. The building is unsafe and constitutes a public nuisance pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings and the International Property Maintenance Code as adopted by Article 21-0101 of the Fargo Municipal Code.

10. You are further given Notice that unless the building is demolished 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, Article 21-04 concerning Dangerous Buildings 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 must be vacated as required by Section 109 of the International Property Maintenance Code, 2024 edition. Therefore, it is hereby ordered that the building or structure shall be vacated immediately, and remain vacated, on this 18<sup>th</sup> day of July, 2024.

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 23<sup>rd</sup> day of July, 2024. **An inspector will continue to verify compliance.** Failure to keep the building 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 107.1 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 the requirements of this code are adequately satisfied by other means.

Dated this 18<sup>th</sup> day of July, 2024.

**CONDITIONS FOUND STATEMENT**

On 7/17/2024, Code Enforcement Inspector Laura Langdahl, was present at 1544 3 Ave S, Fargo, ND 58103 to address a complaint inspection. The following violations were found:

- House shows damage from interior fire on the exterior of both the upper and main levels
- Most windows are broken and missing making the building insecure
- Rear door is either missing or damaged further making the building insecure
- Siding shows signs of damage from fire
- Tents in rear yard indicating illegal camping
- Outstanding junk and garbage violation aggravated by new accumulation
- Possible vermin harborage due to excess of junk in yard

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.

---

Laura Langdahl  
Code Enforcement Inspector  
llangdahl@fargond.gov

---

Shawn Ouradnik  
Building Official  
souradnik@fargond.gov

---

Date Signed

**AFFIDAVIT OF SERVICE BY REGULAR MAIL**

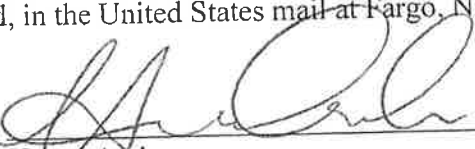
STATE OF NORTH DAKOTA     )  
  ) ss.  
COUNTY OF CASS                    )

**Re: Notice of Dangerous Building**


Hanna Andersen, being first duly sworn and being of legal age, deposes and says that on the 18<sup>th</sup> day of July 2024, she served the attached notice, upon 1544 3 Ave S, by placing true and correct copies thereof in envelopes addressed as follows:

Daniel Wahl  
1544 3 Ave S  
Fargo, ND 58103

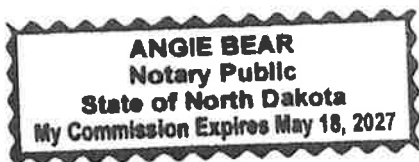
and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.

  
Hanna Andersen

Subscribed and sworn to before me this 18<sup>th</sup> day of July 2024.

  
Notary Public  
Cass County, North Dakota

(SEAL)







## 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:** 7/18/2024

**ADDRESS AND/OR LEGAL**

**DESCRIPTION OF SUBJECT PROPERTY:** 1544 3 Ave S

**Lot:** 11 **Block:** 2 **CASE PEAKE & HALLS LOT 11 BLK 2**

**NAME OF PROPERTY OWNER:** Daniel Wahl

**ADDRESS OF PROPERTY OWNER:** 1544 3 AVE S, Fargo, ND 58103

**NAMES AND ADDRESSES OF**

**MORTGAGE HOLDERS, LIENHOLDERS**

**ET CETERA AND LESSEES OF RECORD:** None listed on Cass County Record

**NAME OF INSPECTOR:** Laura Langdahl

---

**YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:**

1. That this Notice is being given to you pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings.
2. That the building with which this Notice is concerned is commonly known as 1544 3 Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows: Lot: 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on 7/17/2024 by Laura Langdahl, Code Enforcement Inspector.
4. That the building inspector for the City of Fargo has found the building, an approximately 1,570 square foot, two story, wood frame, single family home, built in 1922, and recently fire damaged structure to be a Dangerous Building within the standards set forth in the Fargo Municipal Code, Article 21-04, Dangerous Buildings and the International Property Maintenance Code, Section 109 concerning Unsafe Structures and Equipment.
5. This building has been found to be a dangerous building by the code enforcement

inspector. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with the 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. Source: 1952 Rev. Ord. 21-0404.

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 is required to be maintained.

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

9. The building is unsafe and constitutes a public nuisance pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings and the International Property Maintenance Code as adopted by Article 21-0101 of the Fargo Municipal Code.

10. You are further given Notice that unless the building is demolished 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, Article 21-04 concerning Dangerous Buildings 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 must be vacated as required by Section 109 of the International Property Maintenance Code, 2024 edition. Therefore, it is hereby ordered that the building or structure shall be vacated immediately, and remain vacated, on this 18<sup>th</sup> day of July, 2024.

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 23<sup>rd</sup> day of July, 2024. **An inspector will continue to verify compliance.** Failure to keep the building 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 107.1 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 the requirements of this code are adequately satisfied by other means.

Dated this 18<sup>th</sup> day of July, 2024.


**CONDITIONS FOUND STATEMENT**

On 7/17/2024, Code Enforcement Inspector Laura Langdahl, was present at 1544 3 Ave S, Fargo, ND 58103 to address a complaint inspection. The following violations were found:


- House shows damage from interior fire on the exterior of both the upper and main levels
- Most windows are broken and missing making the building insecure
- Rear door is either missing or damaged further making the building insecure
- Siding shows signs of damage from fire
- Tents in rear yard indicating illegal camping
- Outstanding junk and garbage violation aggravated by new accumulation
- Possible vermin harborage due to excess of junk in yard

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.

  
\_\_\_\_\_  
Laura Langdahl  
Code Enforcement Inspector  
llangdahl@fargond.gov

  
\_\_\_\_\_  
Shawn Ouradnik  
Building Official  
souradnik@fargond.gov

  
\_\_\_\_\_  
Date Signed



Building Inspections Department  
Housing Inspections  
225 4<sup>th</sup> Street North  
Fargo, ND 58102  
(701) 476-6708

Wednesday, July 18, 2024

Daniel Wahl  
1544 3 Ave S  
Fargo ND 58103

RE: 1544 3 Ave S

1544 3 Ave S was posted as a dangerous building on 7/18/2024. An interior inspection is required. If no interior access is granted by 7/23/2024 remedies provided by law to secure entry will be pursued.

Any person having any record, title, or legal interest in the building described above has the right to appeal this notice and order within 20 days by filing an appeal form with the Building Inspections office. This letter is a notice and order to the owner or persons responsible for the property. If you have any questions about this letter or the results of the inspection you may contact me at 701-476-6710.

Thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Ouradnik", written over a horizontal line.

Shawn Ouradnik  
City of Fargo Building Inspections Department  
701.476.4147  
[souradnik@fargond.gov](mailto:souradnik@fargond.gov)

A handwritten signature in black ink, appearing to read "L. Langdahl", written over a horizontal line.

Laura Langdahl  
City of Fargo Building Inspections Department  
701.476.6710  
[llangdahl@fargond.gov](mailto:llangdahl@fargond.gov)

**AFFIDAVIT OF SERVICE BY REGULAR MAIL**

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

**Re: Notice of Dangerous Building**

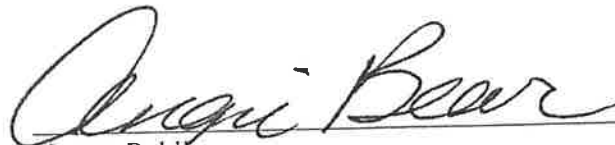
Hanna Andersen, being first duly sworn and being of legal age, deposes and says that on the 18<sup>th</sup> day of July 2024, she served the attached notice, upon 1544 3 Ave S, by placing true and correct copies thereof in envelopes addressed as follows:

Daniel Wahl  
1626 4 Ave S  
Fargo, ND 58103-1537

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

  
Hanna Andersen

Subscribed and sworn to before me this 18<sup>th</sup> day of July 2024.

  
Notary Public  
Cass County, North Dakota

(SEAL)





## 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:** 7/18/2024

**ADDRESS AND/OR LEGAL**

**DESCRIPTION OF SUBJECT PROPERTY:** 1544 3 Ave S  
Lot: 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2

**NAME OF PROPERTY OWNER:** Daniel Wahl

**ADDRESS OF PROPERTY OWNER:** 1626 4<sup>th</sup> AVE S, Fargo, ND 58103

**NAMES AND ADDRESSES OF  
MORTGAGE HOLDERS, LIENHOLDERS**

**ET CETERA AND LESSEES OF RECORD:** None listed on Cass County Record

**NAME OF INSPECTOR:** Laura Langdahl

---

**YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:**

1. That this Notice is being given to you pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings.
2. That the building with which this Notice is concerned is commonly known as 1544 3 Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows: Lot: 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on 7/17/2024 by Laura Langdahl, Code Enforcement Inspector.
4. That the building inspector for the City of Fargo has found the building, an approximately 1,570 square foot, two story, wood frame, single family home, built in 1922, and recently fire damaged structure to be a Dangerous Building within the standards set forth in the Fargo Municipal Code, Article 21-04, Dangerous Buildings and the International Property Maintenance Code, Section 109 concerning Unsafe Structures and Equipment.
5. This building has been found to be a dangerous building by the code enforcement

inspector. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with the 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. Source: 1952 Rev. Ord. 21-0404.

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 is required to be maintained.

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

9. The building is unsafe and constitutes a public nuisance pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings and the International Property Maintenance Code as adopted by Article 21-0101 of the Fargo Municipal Code.

10. You are further given Notice that unless the building is demolished 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, Article 21-04 concerning Dangerous Buildings 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 must be vacated as required by Section 109 of the International Property Maintenance Code, 2024 edition. Therefore, it is hereby ordered that the building or structure shall be vacated immediately, and remain vacated, on this 18<sup>th</sup> day of July, 2024.

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 23<sup>rd</sup> day of July, 2024. **An inspector will continue to verify compliance.** Failure to keep the building 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 107.1 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 the requirements of this code are adequately satisfied by other means.

Dated this 18<sup>th</sup> day of July, 2024.


CONDITIONS FOUND STATEMENT

On 7/17/2024, Code Enforcement Inspector Laura Langdahl, was present at 1544 3 Ave S, Fargo, ND 58103 to address a complaint inspection. The following violations were found:

- House shows damage from interior fire on the exterior of both the upper and main levels
- Most windows are broken and missing making the building insecure
- Rear door is either missing or damaged further making the building insecure
- Siding shows signs of damage from fire
- Tents in rear yard indicating illegal camping
- Outstanding junk and garbage violation aggravated by new accumulation
- Possible vermin harborage due to excess of junk in yard

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.

  
Laura Langdahl  
Code Enforcement Inspector  
llangdahl@fargond.gov

  
Shawn Ouradnik  
Building Official  
souradnik@fargond.gov

7/18/2024  
Date Signed





Building Inspections Department  
Housing Inspections  
225 4<sup>th</sup> Street North  
Fargo, ND 58102  
(701) 476-6708

Wednesday, July 18, 2024

Daniel Wahl  
1626 4 Ave S  
Fargo ND 58103

RE: 1544 3 Ave S

1544 3 Ave S was posted as a dangerous building on 7/18/2024. An interior inspection is required. If no interior access is granted by 7/23/2024 remedies provided by law to secure entry will be pursued.

Any person having any record, title, or legal interest in the building described above has the right to appeal this notice and order within 20 days by filing an appeal form with the Building Inspections office. This letter is a notice and order to the owner or persons responsible for the property. If you have any questions about this letter or the results of the inspection you may contact me at 701-476-6710.

Thank you for your prompt attention to this matter.

Sincerely,

Shawn Ouradnik  
City of Fargo Building Inspections Department  
701.476.4147  
[souradnik@fargond.gov](mailto:souradnik@fargond.gov)

Laura Langdahl  
City of Fargo Building Inspections Department  
701.476.6710  
[llangdahl@fargond.gov](mailto:llangdahl@fargond.gov)

**AFFIDAVIT OF SERVICE**

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


**Re: Posting of Dangerous Building Notice – 1544 3 Ave S**

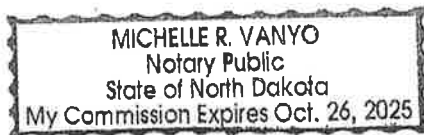
Laura Langdahl, being first duly sworn and being of legal age, deposes and says that on the 18<sup>th</sup> day of July 2024, she posted the attached notice upon the front of the building located at the following address:

1544 3 Ave S  
Fargo, ND 58103

  
\_\_\_\_\_  
Laura Langdahl

Subscribed and sworn to before me this 18 day of July 2024.

  
\_\_\_\_\_  
Notary Public  
Cass County, North Dakota



(SEAL)

**AFFIDAVIT OF SERVICE BY CERTIFIED MAIL**

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

**Re: Notice of Dangerous Building**  
**1544 3 Ave S, Fargo, ND 58103**  
**CM Receipt#: 9214 8901 9403 8370 1589 45**


Hanna Andersen, being first duly sworn and being of legal age, deposes and says that on the 18<sup>th</sup> day of July 2024, she served the attached notice, upon 1544 3 Ave S, by placing true and correct copies thereof in an envelope addressed as follows:

Daniel Wahl  
1626 4 Ave S  
Fargo, ND 58103-1537

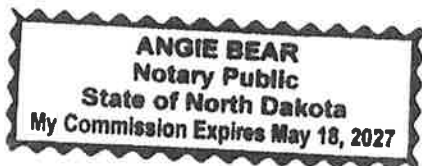
and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.

  
Hanna Andersen

Subscribed and sworn to before me this 18<sup>th</sup> day of July 2024.

  
Notary Public  
Cass County, North Dakota

(SEAL)





## 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: 7/18/2024

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 1544 3 Ave S  
Lot: 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2

NAME OF PROPERTY OWNER: Daniel Wahl

ADDRESS OF PROPERTY OWNER: 1626 4<sup>th</sup> AVE S, Fargo, ND 58103

NAMES AND ADDRESSES OF  
MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: None listed on Cass County Record

NAME OF INSPECTOR: Laura Langdahl

---

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings.
2. That the building with which this Notice is concerned is commonly known as 1544 3 Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows: Lot: 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on 7/17/2024 by Laura Langdahl, Code Enforcement Inspector.
4. That the building inspector for the City of Fargo has found the building, an approximately 1,570 square foot, two story, wood frame, single family home, built in 1922, and recently fire damaged structure to be a Dangerous Building within the standards set forth in the Fargo Municipal Code, Article 21-04, Dangerous Buildings and the International Property Maintenance Code, Section 109 concerning Unsafe Structures and Equipment.
5. This building has been found to be a dangerous building by the code enforcement

inspector. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with the 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. Source: 1952 Rev. Ord. 21-0404.

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 is required to be maintained.

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

9. The building is unsafe and constitutes a public nuisance pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings and the International Property Maintenance Code as adopted by Article 21-0101 of the Fargo Municipal Code.

10. You are further given Notice that unless the building is demolished 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, Article 21-04 concerning Dangerous Buildings 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 must be vacated as required by Section 109 of the International Property Maintenance Code, 2024 edition. Therefore, it is hereby ordered that the building or structure shall be vacated immediately, and remain vacated, on this 18<sup>th</sup> day of July, 2024.

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 23<sup>rd</sup> day of July, 2024. **An inspector will continue to verify compliance.** Failure to keep the building 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 107.1 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 the requirements of this code are adequately satisfied by other means.

Dated this 18<sup>th</sup> day of July, 2024.

**CONDITIONS FOUND STATEMENT**

On 7/17/2024, Code Enforcement Inspector Laura Langdahl, was present at 1544 3 Ave S, Fargo, ND 58103 to address a complaint inspection. The following violations were found:

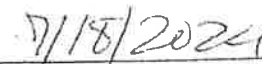
- House shows damage from interior fire on the exterior of both the upper and main levels
- Most windows are broken and missing making the building insecure
- Rear door is either missing or damaged further making the building insecure
- Siding shows signs of damage from fire
- Tents in rear yard indicating illegal camping
- Outstanding junk and garbage violation aggravated by new accumulation
- Possible vermin harborage due to excess of junk in yard

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.

  
\_\_\_\_\_  
Laura Langdahl  
Code Enforcement Inspector  
llangdahl@fargond.gov

  
\_\_\_\_\_  
Shawn Ouradnik  
Building Official  
souradnik@fargond.gov

  
\_\_\_\_\_  
Date Signed



Building Inspections Department  
Housing Inspections  
225 4<sup>th</sup> Street North  
Fargo, ND 58102  
(701) 476-6708

Wednesday, July 18, 2024

Daniel Wahl  
1626 4 Ave S  
Fargo ND 58103

RE: 1544 3 Ave S

1544 3 Ave S was posted as a dangerous building on 7/18/2024. An interior inspection is required. If no interior access is granted by 7/23/2024 remedies provided by law to secure entry will be pursued.

Any person having any record, title, or legal interest in the building described above has the right to appeal this notice and order within 20 days by filing an appeal form with the Building Inspections office. This letter is a notice and order to the owner or persons responsible for the property. If you have any questions about this letter or the results of the inspection you may contact me at 701-476-6710.

Thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Ouradnik", written over a horizontal line.

Shawn Ouradnik  
City of Fargo Building Inspections Department  
701.476.4147  
[souradnik@fargond.gov](mailto:souradnik@fargond.gov)

A handwritten signature in black ink, appearing to read "L. Langdahl", written over a horizontal line.

Laura Langdahl  
City of Fargo Building Inspections Department  
701.476.6710  
[llangdahl@fargond.gov](mailto:llangdahl@fargond.gov)

City of Fargo  
225 4th St N  
Fargo ND 58102

---

USPS CERTIFIED MAIL



9214 8901 9403 8370 1589 45

---

DANIEL WAHL  
1626 4TH AVE S  
FARGO ND 58103-1537





# 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: 07/18/2024

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	2
Total	2

\*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 0054 1803 75



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 Express  
☐ Registered Mail  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation  
☐ Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1. 9214 8901 9403 8370 1589 45

DANIEL WAHL  
1626 4TH AVE S  
FARGO ND 58103

9214 8901 9403 8370 1589 90

DANIEL WAHL  
1544 3RD AVE S  
FARGO ND 58103-1514

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

[illegible]

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
--	---

Pos:master	Per (Name of receiving employee)

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

PSN 7530-02-000-9098

JobId: 5159474

**Complete in Ink**

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



92750901193562000054180375

### Confirmation Services Electronic File Number

**92/93	750	901193562	00005418037	5
AI	STC	Mailer ID	Serial Number	Check Digit
94				
AI	STC	Source Identifier	Mailer ID	Serial Number
				Check Digit

\*\*91 can be used if approved for exception.

## INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

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

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

Date and Time of Verification

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

**AFFIDAVIT OF SERVICE BY CERTIFIED MAIL**

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

**Re: Notice of Dangerous Building**  
**1544 3 Ave S, Fargo, ND 58103**  
**CM Receipt#: 9214 8901 9403 8370 1589 90**


Hanna Andersen, being first duly sworn and being of legal age, deposes and says that on the 18<sup>th</sup> day of July 2024, she served the attached notice, upon 1544 3 Ave S, by placing true and correct copies thereof in an envelope addressed as follows:

Daniel Wahl  
1544 3 Ave S  
Fargo, ND 58103

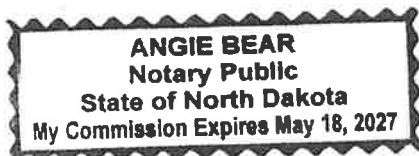
and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.

  
Hanna Andersen

Subscribed and sworn to before me this 18<sup>th</sup> day of July 2024.

  
Notary Public  
Cass County, North Dakota

(SEAL)





## 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:** 7/18/2024

**ADDRESS AND/OR LEGAL**

**DESCRIPTION OF SUBJECT PROPERTY:** 1544 3 Ave S

**Lot:** 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2

**NAME OF PROPERTY OWNER:** Daniel Wahl

**ADDRESS OF PROPERTY OWNER:** 1544 3 AVE S, Fargo, ND 58103

**NAMES AND ADDRESSES OF**

**MORTGAGE HOLDERS, LIENHOLDERS**

**ET CETERA AND LESSEES OF RECORD:** None listed on Cass County Record

**NAME OF INSPECTOR:** Laura Langdahl

---

**YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:**

1. That this Notice is being given to you pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings.
2. That the building with which this Notice is concerned is commonly known as 1544 3 Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows: Lot: 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on 7/17/2024 by Laura Langdahl, Code Enforcement Inspector.
4. That the building inspector for the City of Fargo has found the building, an approximately 1,570 square foot, two story, wood frame, single family home, built in 1922, and recently fire damaged structure to be a Dangerous Building within the standards set forth in the Fargo Municipal Code, Article 21-04, Dangerous Buildings and the International Property Maintenance Code, Section 109 concerning Unsafe Structures and Equipment.
5. This building has been found to be a dangerous building by the code enforcement

inspector. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with the 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. Source: 1952 Rev. Ord. 21-0404.

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 is required to be maintained.

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

9. The building is unsafe and constitutes a public nuisance pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings and the International Property Maintenance Code as adopted by Article 21-0101 of the Fargo Municipal Code.

10. You are further given Notice that unless the building is demolished 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, Article 21-04 concerning Dangerous Buildings 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 must be vacated as required by Section 109 of the International Property Maintenance Code, 2024 edition. Therefore, it is hereby ordered that the building or structure shall be vacated immediately, and remain vacated, on this 18<sup>th</sup> day of July, 2024.

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 23<sup>rd</sup> day of July, 2024. **An inspector will continue to verify compliance.** Failure to keep the building 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 107.1 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 the requirements of this code are adequately satisfied by other means.

Dated this 18<sup>th</sup> day of July, 2024.

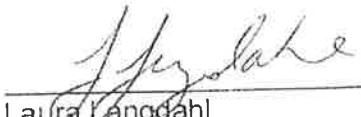
**CONDITIONS FOUND STATEMENT**

On 7/17/2024, Code Enforcement Inspector Laura Langdahl, was present at 1544 3 Ave S, Fargo, ND 58103 to address a complaint inspection. The following violations were found:

- House shows damage from interior fire on the exterior of both the upper and main levels
- Most windows are broken and missing making the building insecure
- Rear door is either missing or damaged further making the building insecure
- Siding shows signs of damage from fire
- Tents in rear yard indicating illegal camping
- Outstanding junk and garbage violation aggravated by new accumulation
- Possible vermin harborage due to excess of junk in yard

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.

  
\_\_\_\_\_  
Laura Langdahl  
Code Enforcement Inspector  
llangdahl@fargond.gov

  
\_\_\_\_\_  
Shawn Ouradnik  
Building Official  
souradnik@fargond.gov

  
\_\_\_\_\_  
Date Signed



Building Inspections Department  
Housing Inspections  
225 4<sup>th</sup> Street North  
Fargo, ND 58102  
(701) 476-6708

Wednesday, July 18, 2024

Daniel Wahl  
1544 3 Ave S  
Fargo ND 58103

**RE: 1544 3 Ave S**

1544 3 Ave S was posted as a dangerous building on 7/18/2024. An interior inspection is required. If no interior access is granted by 7/23/2024 remedies provided by law to secure entry will be pursued.

Any person having any record, title, or legal interest in the building described above has the right to appeal this notice and order within 20 days by filing an appeal form with the Building Inspections office. This letter is a notice and order to the owner or persons responsible for the property. If you have any questions about this letter or the results of the inspection you may contact me at 701-476-6710.

Thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Ouradnik", with a stylized flourish at the end.

Shawn Ouradnik  
City of Fargo Building Inspections Department  
701.476.4147  
[souradnik@fargond.gov](mailto:souradnik@fargond.gov)

A handwritten signature in black ink, appearing to read "L. Langdahl", with a stylized flourish at the end.

Laura Langdahl  
City of Fargo Building Inspections Department  
701.476.6710  
[llangdahl@fargond.gov](mailto:llangdahl@fargond.gov)



City of Fargo  
225 4th St N  
Fargo ND 58102

---

USPS CERTIFIED MAIL



9214 8901 9403 8370 1589 90

---

DANIEL WAHL  
1544 3RD AVE S  
FARGO ND 58103-1514



# 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: 07/18/2024

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	2
Total	2

\*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:

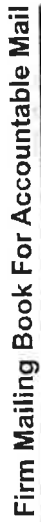
1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

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 0054 1803 75



CITY OF FARGO  
225 4TH ST N  
FARGO ND 58102

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

1. 9214 8901 9403 8370 1589 45

DANIEL WAHL  
1626 4TH AVE S  
FARGO ND 58103-1537

2. 9214 8901 9403 8370 1589 90

DANIEL WAHL
1544 3RD AVE S
FARGO ND 58103-1514

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
--	---

2

JobId: 51034174

**Complete in Ink**

**Complete in Ink**

**Privacy Notice:** For more information on USPS privacy policies, visit [usps.com/privacy](http://usps.com/privacy).

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

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
0.69	4.85	Handling Charge - If Registered and over \$50.00 in value										
0.69	4.85											
						Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling



# 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.



92750901193562000054180375

### Confirmation Services Electronic File Number

**92/93	750	901193562	00005418037	5
AI	STC	Mailer ID	Serial Number	Check Digit
94				
AI	STC	Source Identifier	Mailer ID	Serial Number
				Check Digit

\*\*91 can be used if approved for exception.

## INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

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

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

Date and Time of Verification

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

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 07/19/2024

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:  
9214 8901 9403 8370 1589 45

Our records indicate that this item was accepted by the USPS at:  
ORIGIN ACCEPTANCE FARGO,ND 58108 07/18/2024 23:16

ORIGINAL INTENDED RECIPIENT:

DANIEL WAHL  
1626 4TH AVE S  
FARGO ND 58103-1537



## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 07/20/2024

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:  
9214 8901 9403 8370 1589 90

Our records indicate that this item was accepted by the USPS at:  
NO AUTHORIZED RECIPIENT AVAILABLE FARGO,ND 58103 07/20/2024 14:51

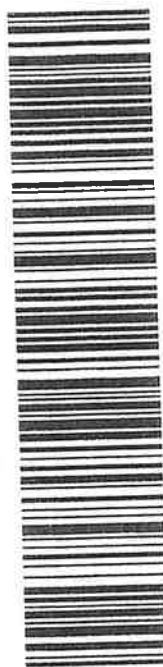
ORIGINAL INTENDED RECIPIENT:

DANIEL WAHL  
1544 3RD AVE S  
FARGO ND 58103-1514

City of Fargo  
225 4th St N  
Fargo ND 58102

**CERTIFIED MAIL**

USPS CERTIFIED MAIL



9214 8901 9403 8370 1589 90

DANIEL WAHL  
1544 3RD AVE S  
FARGO ND 58103-1514

٢٠٠٠  
٢٠٠١  
٢٠٠٢  
٢٠٠٣  
٢٠٠٤

[illegible]

4  
 5  
 6  
 7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25  
 26  
 27  
 28  
 29  
 30  
 31  
 32  
 33  
 34  
 35  
 36  
 37  
 38  
 39  
 40  
 41  
 42  
 43  
 44  
 45  
 46  
 47  
 48  
 49  
 50  
 51  
 52  
 53  
 54  
 55  
 56  
 57  
 58  
 59  
 60  
 61  
 62  
 63  
 64  
 65  
 66  
 67  
 68  
 69  
 70  
 71  
 72  
 73  
 74  
 75  
 76  
 77  
 78  
 79  
 80  
 81  
 82  
 83  
 84  
 85  
 86  
 87  
 88  
 89  
 90  
 91  
 92  
 93  
 94  
 95  
 96  
 97  
 98  
 99  
 100  
 101  
 102  
 103  
 104  
 105  
 106  
 107  
 108  
 109  
 110  
 111  
 112  
 113  
 114  
 115  
 116  
 117  
 118  
 119  
 120  
 121  
 122  
 123  
 124  
 125  
 126  
 127  
 128  
 129  
 130  
 131  
 132  
 133  
 134  
 135  
 136  
 137  
 138  
 139  
 140  
 141  
 142  
 143  
 144  
 145  
 146  
 147  
 148  
 149  
 150  
 151  
 152  
 153  
 154  
 155  
 156  
 157  
 158  
 159  
 160  
 161  
 162  
 163  
 164  
 165  
 166  
 167  
 168  
 169  
 170  
 171  
 172  
 173  
 174  
 175  
 176  
 177  
 178  
 179  
 180  
 181  
 182  
 183  
 184  
 185  
 186  
 187  
 188  
 189  
 190  
 191  
 192  
 193  
 194  
 195  
 196  
 197  
 198  
 199  
 200  
 201  
 202  
 203  
 204  
 205  
 206  
 207  
 208  
 209  
 210  
 211  
 212  
 213  
 214  
 215  
 216  
 217  
 218  
 219  
 220  
 221  
 222  
 223  
 224  
 225  
 226  
 227  
 228  
 229  
 230  
 231  
 232  
 233  
 234  
 235  
 236  
 237  
 238  
 239  
 240  
 241  
 242  
 243  
 244  
 245  
 246  
 247  
 248  
 249  
 250  
 251  
 252  
 253  
 254  
 255  
 256  
 257  
 258  
 259  
 260  
 261  
 262  
 263  
 264  
 265  
 266  
 267  
 268  
 269  
 270  
 271  
 272  
 273  
 274  
 275  
 276  
 277  
 278  
 279  
 280  
 281  
 282  
 283  
 284  
 285  
 286  
 287  
 288  
 289  
 290  
 291  
 292  
 293  
 294  
 295  
 296  
 297  
 298  
 299  
 300  
 301  
 302  
 303  
 304  
 305  
 306  
 307  
 308  
 309  
 310  
 311  
 312  
 313  
 314  
 315  
 316  
 317  
 318  
 319  
 320  
 321  
 322  
 323  
 324  
 325  
 326  
 327  
 328  
 329  
 330  
 331  
 332  
 333  
 334  
 335  
 336  
 337  
 338  
 339  
 340  
 341  
 342  
 343  
 344  
 345  
 346  
 347  
 348  
 349  
 350  
 351  
 352  
 353  
 354  
 355  
 356  
 357  
 358  
 359  
 360  
 361  
 362  
 363  
 364  
 365  
 366  
 367  
 368  
 369  
 370  
 371  
 372  
 373  
 374  
 375  
 376  
 377  
 378  
 379  
 380  
 381  
 382  
 383  
 384  
 385  
 386  
 387  
 388  
 389  
 390  
 391  
 392  
 393  
 394  
 395  
 396  
 397  
 398  
 399  
 400  
 401  
 402  
 403  
 404  
 405  
 406  
 407  
 408  
 409  
 410  
 411  
 412  
 413  
 414  
 415  
 416  
 417  
 418  
 419  
 420  
 421  
 422  
 423  
 424  
 425  
 426  
 427  
 428  
 429  
 430  
 431  
 432  
 433  
 434  
 435  
 436  
 437  
 438  
 439  
 440  
 441  
 442  
 443  
 444  
 445  
 446  
 447  
 448  
 449  
 450  
 451  
 452  
 453  
 454  
 455  
 456  
 457  
 458  
 459  
 460  
 461  
 462  
 463  
 464  
 465  
 466  
 467  
 468  
 469  
 470  
 471  
 472  
 473  
 474  
 475  
 476  
 477  
 478  
 479  
 480  
 481  
 482  
 483  
 484  
 485  
 486  
 487  
 488  
 489  
 490  
 491  
 492  
 493  
 494  
 495  
 496  
 497  
 498  
 499  
 500  
 501  
 502  
 503  
 504  
 505  
 506  
 507  
 508  
 509  
 510  
 511  
 512  
 513  
 514  
 515  
 516  
 517  
 518  
 519  
 520  
 521  
 522  
 523  
 524  
 525  
 526  
 527  
 5

[illegible]

35  
 36  
 37  
 38  
 39  
 40  
 41  
 42  
 43  
 44  
 45  
 46  
 47  
 48  
 49  
 50  
 51  
 52  
 53  
 54  
 55  
 56  
 57  
 58  
 59  
 60  
 61  
 62  
 63  
 64  
 65  
 66  
 67  
 68  
 69  
 70  
 71  
 72  
 73  
 74  
 75  
 76  
 77  
 78  
 79  
 80  
 81  
 82  
 83  
 84  
 85  
 86  
 87  
 88  
 89  
 90  
 91  
 92  
 93  
 94  
 95  
 96  
 97  
 98  
 99  
 100  
 101  
 102  
 103  
 104  
 105  
 106  
 107  
 108  
 109  
 110  
 111  
 112  
 113  
 114  
 115  
 116  
 117  
 118  
 119  
 120  
 121  
 122  
 123  
 124  
 125  
 126  
 127  
 128  
 129  
 130  
 131  
 132  
 133  
 134  
 135  
 136  
 137  
 138  
 139  
 140  
 141  
 142  
 143  
 144  
 145  
 146  
 147  
 148  
 149  
 150  
 151  
 152  
 153  
 154  
 155  
 156  
 157  
 158  
 159  
 160  
 161  
 162  
 163  
 164  
 165  
 166  
 167  
 168  
 169  
 170  
 171  
 172  
 173  
 174  
 175  
 176  
 177  
 178  
 179  
 180  
 181  
 182  
 183  
 184  
 185  
 186  
 187  
 188  
 189  
 190  
 191  
 192  
 193  
 194  
 195  
 196  
 197  
 198  
 199  
 200  
 201  
 202  
 203  
 204  
 205  
 206  
 207  
 208  
 209  
 210  
 211  
 212  
 213  
 214  
 215  
 216  
 217  
 218  
 219  
 220  
 221  
 222  
 223  
 224  
 225  
 226  
 227  
 228  
 229  
 230  
 231  
 232  
 233  
 234  
 235  
 236  
 237  
 238  
 239  
 240  
 241  
 242  
 243  
 244  
 245  
 246  
 247  
 248  
 249  
 250  
 251  
 252  
 253  
 254  
 255  
 256  
 257  
 258  
 259  
 260  
 261  
 262  
 263  
 264  
 265  
 266  
 267  
 268  
 269  
 270  
 271  
 272  
 273  
 274  
 275  
 276  
 277  
 278  
 279  
 280  
 281  
 282  
 283  
 284  
 285  
 286  
 287  
 288  
 289  
 290  
 291  
 292  
 293  
 294  
 295  
 296  
 297  
 298  
 299  
 300  
 301  
 302  
 303  
 304  
 305  
 306  
 307  
 308  
 309  
 310  
 311  
 312  
 313  
 314  
 315  
 316  
 317  
 318  
 319  
 320  
 321  
 322  
 323  
 324  
 325  
 326  
 327  
 328  
 329  
 330  
 331  
 332  
 333  
 334  
 335  
 336  
 337  
 338  
 339  
 340  
 341  
 342  
 343  
 344  
 345  
 346  
 347  
 348  
 349  
 350  
 351  
 352  
 353  
 354  
 355  
 356  
 357  
 358  
 359  
 360  
 361  
 362  
 363  
 364  
 365  
 366  
 367  
 368  
 369  
 370  
 371  
 372  
 373  
 374  
 375  
 376  
 377  
 378  
 379  
 380  
 381  
 382  
 383  
 384  
 385  
 386  
 387  
 388  
 389  
 390  
 391  
 392  
 393  
 394  
 395  
 396  
 397  
 398  
 399  
 400  
 401  
 402  
 403  
 404  
 405  
 406  
 407  
 408  
 409  
 410  
 411  
 412  
 413  
 414  
 415  
 416  
 417  
 418  
 419  
 420  
 421  
 422  
 423  
 424  
 425  
 426  
 427  
 428  
 429  
 430  
 431  
 432  
 433  
 434  
 435  
 436  
 437  
 438  
 439  
 440  
 441  
 442  
 443  
 444  
 445  
 446  
 447  
 448  
 449  
 450  
 451  
 452  
 453  
 454  
 455  
 456  
 457  
 458  
 459  
 460  
 461  
 462  
 463  
 464  
 465  
 466  
 467  
 468  
 469  
 470  
 471  
 472  
 473  
 474  
 475  
 476  
 477  
 478  
 479  
 480  
 481  
 482  
 483  
 484  
 485  
 486  
 487  
 488  
 489  
 490  
 491  
 492  
 493  
 494  
 495  
 496  
 497  
 498  
 499  
 500  
 501  
 502  
 503  
 504  
 505  
 506  
 507  
 508  
 509  
 510  
 511  
 512  
 513  
 514  
 515  
 516  
 517  
 518  
 519  
 520  
 521  
 522  
 523  
 524  
 525  
 526  
 527  
 528  
 529  
 530  
 531  
 532  
 533  
 534  
 535  
 536  
 537  
 538  
 539  
 540  
 541  
 542  
 543  
 544  
 545  
 546  
 547  
 548  
 549  
 550  
 551  
 552  
 553  
 554

631 D38 15040 1-21-81

901818

Figure 1

City of Fargo  
225 4th St N  
Fargo ND 58102

---

USPS CERTIFIED MAIL



9214 8901 9403 8370 1589 90

---

DANIEL WAHL  
1544 3RD AVE S  
FARGO ND 58103-1514





## 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:** 7/18/2024

**ADDRESS AND/OR LEGAL**

**DESCRIPTION OF SUBJECT PROPERTY:** 1544 3 Ave S

**Lot:** 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2

**NAME OF PROPERTY OWNER:** Daniel Wahl

**ADDRESS OF PROPERTY OWNER:** 1544 3 AVE S, Fargo, ND 58103

**NAMES AND ADDRESSES OF  
MORTGAGE HOLDERS, LIENHOLDERS**

**ET CETERA AND LESSEES OF RECORD:** None listed on Cass County Record

**NAME OF INSPECTOR:** Laura Langdahl

---

**YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:**

1. That this Notice is being given to you pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings.
2. That the building with which this Notice is concerned is commonly known as 1544 3 Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows: Lot: 11 Block: 2 CASE PEAKE & HALLS LOT 11 BLK 2 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on 7/17/2024 by Laura Langdahl, Code Enforcement Inspector.
4. That the building inspector for the City of Fargo has found the building, an approximately 1,570 square foot, two story, wood frame, single family home, built in 1922, and recently fire damaged structure to be a Dangerous Building within the standards set forth in the Fargo Municipal Code, Article 21-04, Dangerous Buildings and the International Property Maintenance Code, Section 109 concerning Unsafe Structures and Equipment.
5. This building has been found to be a dangerous building by the code enforcement

inspector. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with the 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. Source: 1952 Rev. Ord. 21-0404.

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 is required to be maintained.

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

9. The building is unsafe and constitutes a public nuisance pursuant to Fargo Municipal Code, Article 21-04 concerning Dangerous Buildings and the International Property Maintenance Code as adopted by Article 21-0101 of the Fargo Municipal Code.

10. You are further given Notice that unless the building is demolished 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, Article 21-04 concerning Dangerous Buildings 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 must be vacated as required by Section 109 of the International Property Maintenance Code, 2024 edition. Therefore, it is hereby ordered that the building or structure shall be vacated immediately, and remain vacated, on this 18<sup>th</sup> day of July, 2024.

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 23<sup>rd</sup> day of July, 2024. **An inspector will continue to verify compliance.** Failure to keep the building 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 107.1 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 the requirements of this code are adequately satisfied by other means.

Dated this 18<sup>th</sup> day of July, 2024.

**CONDITIONS FOUND STATEMENT**

On 7/17/2024, Code Enforcement Inspector Laura Langdahl, was present at 1544 3 Ave S, Fargo, ND 58103 to address a complaint inspection. The following violations were found:

- House shows damage from interior fire on the exterior of both the upper and main levels
- Most windows are broken and missing making the building insecure
- Rear door is either missing or damaged further making the building insecure
- Siding shows signs of damage from fire
- Tents in rear yard indicating illegal camping
- Outstanding junk and garbage violation aggravated by new accumulation
- Possible vermin harborage due to excess of junk in yard

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.

  
\_\_\_\_\_  
Laura Langdahl  
Code Enforcement Inspector  
llangdahl@fargond.gov

  
\_\_\_\_\_  
Shawn Ouradnik  
Building Official  
souradnik@fargond.gov

  
\_\_\_\_\_  
Date Signed



Building Inspections Department  
Housing Inspections  
225 4<sup>th</sup> Street North  
Fargo, ND 58102  
(701) 476-6708

Wednesday, July 18, 2024

Daniel Wahl  
1544 3 Ave S  
Fargo ND 58103

RE: 1544 3 Ave S

1544 3 Ave S was posted as a dangerous building on 7/18/2024. An interior inspection is required. If no interior access is granted by 7/23/2024 remedies provided by law to secure entry will be pursued.

Any person having any record, title, or legal interest in the building described above has the right to appeal this notice and order within 20 days by filing an appeal form with the Building Inspections office. This letter is a notice and order to the owner or persons responsible for the property. If you have any questions about this letter or the results of the inspection you may contact me at 701-476-6710.

Thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Ouradnik", written over a horizontal line.

Shawn Ouradnik  
City of Fargo Building Inspections Department  
701.476.4147  
[souradnik@fargond.gov](mailto:souradnik@fargond.gov)

A handwritten signature in black ink, appearing to read "L. Langdahl", written over a horizontal line.

Laura Langdahl  
City of Fargo Building Inspections Department  
701.476.6710  
[llangdahl@fargond.gov](mailto:llangdahl@fargond.gov)















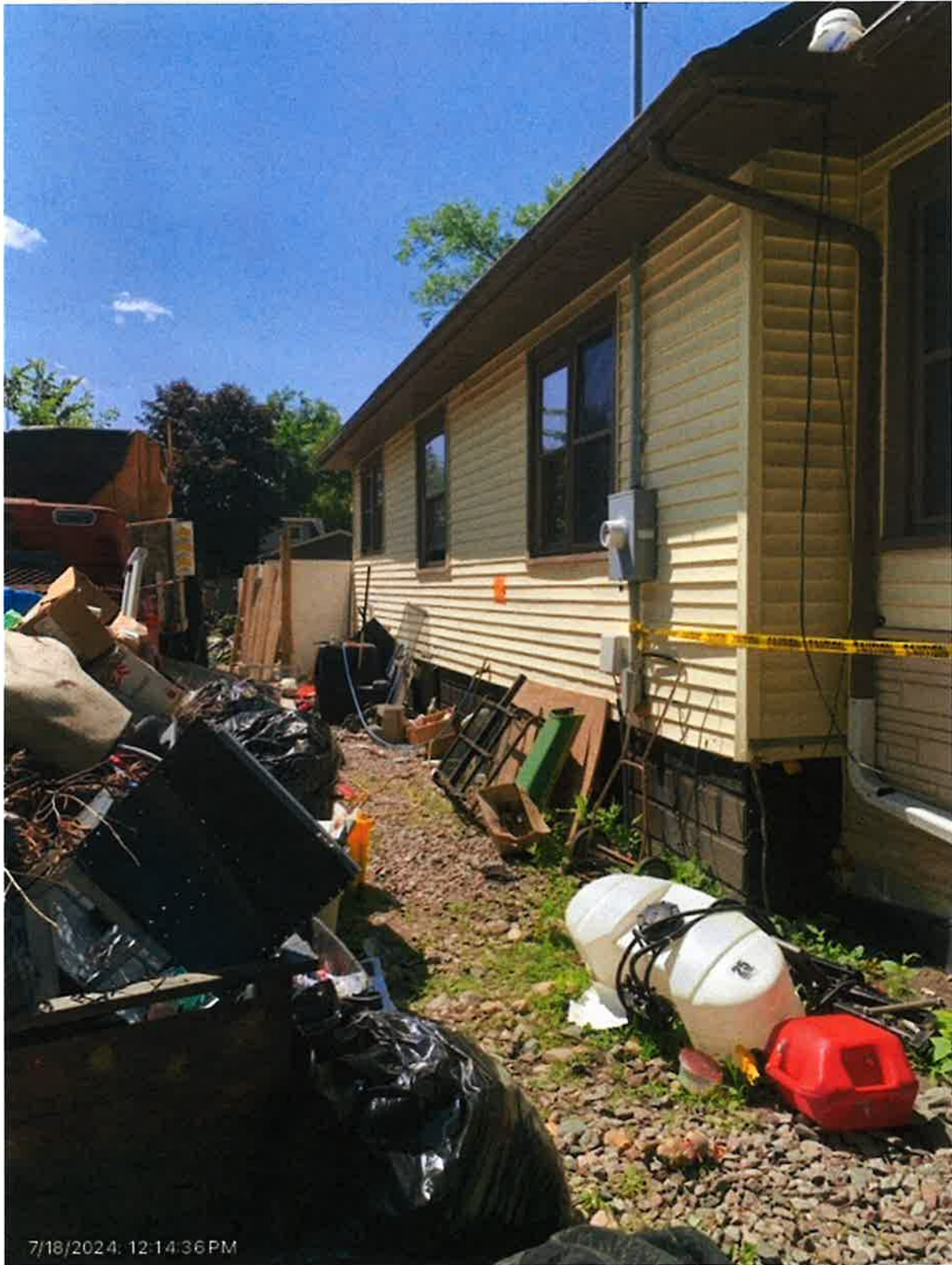




















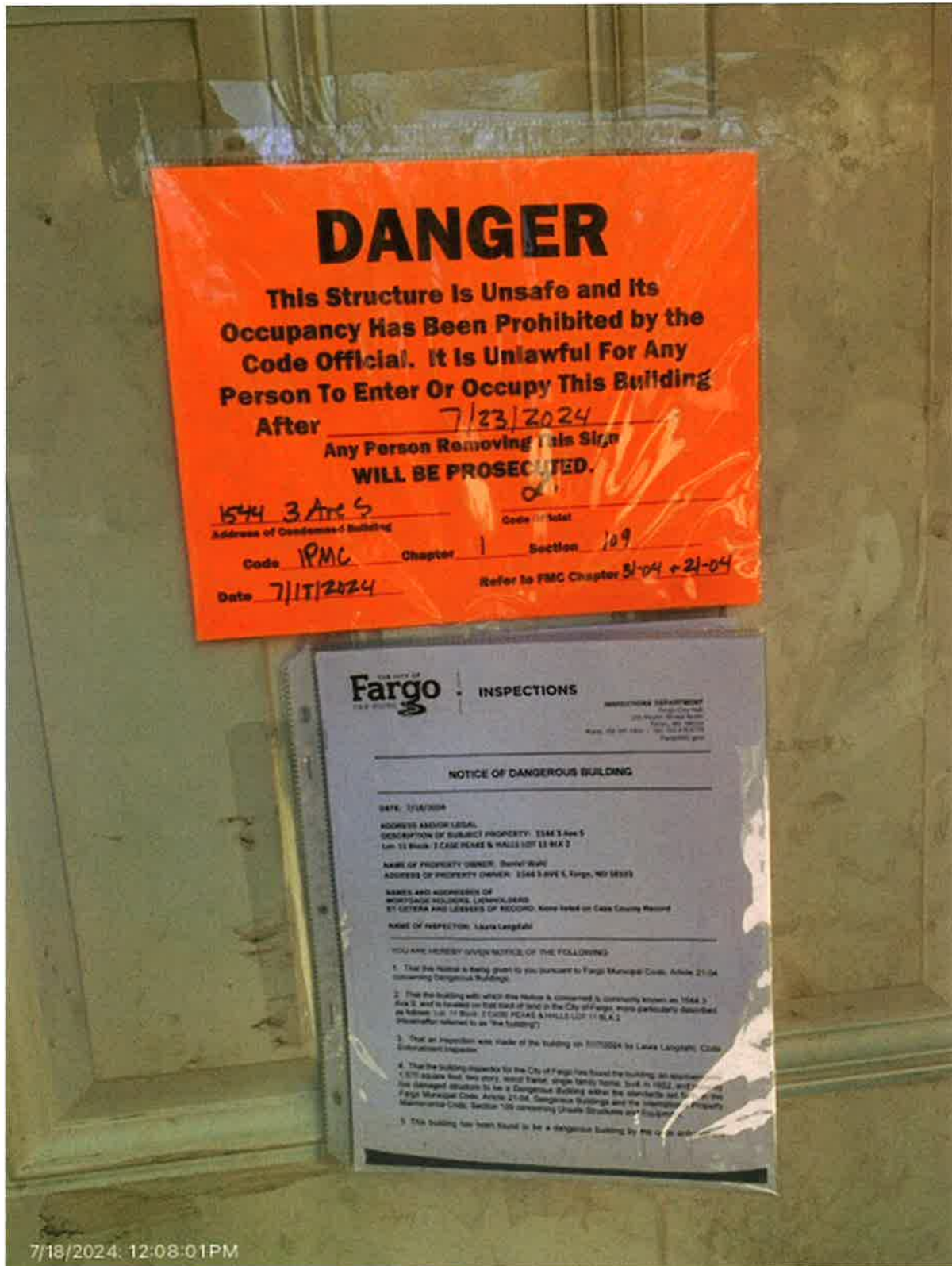




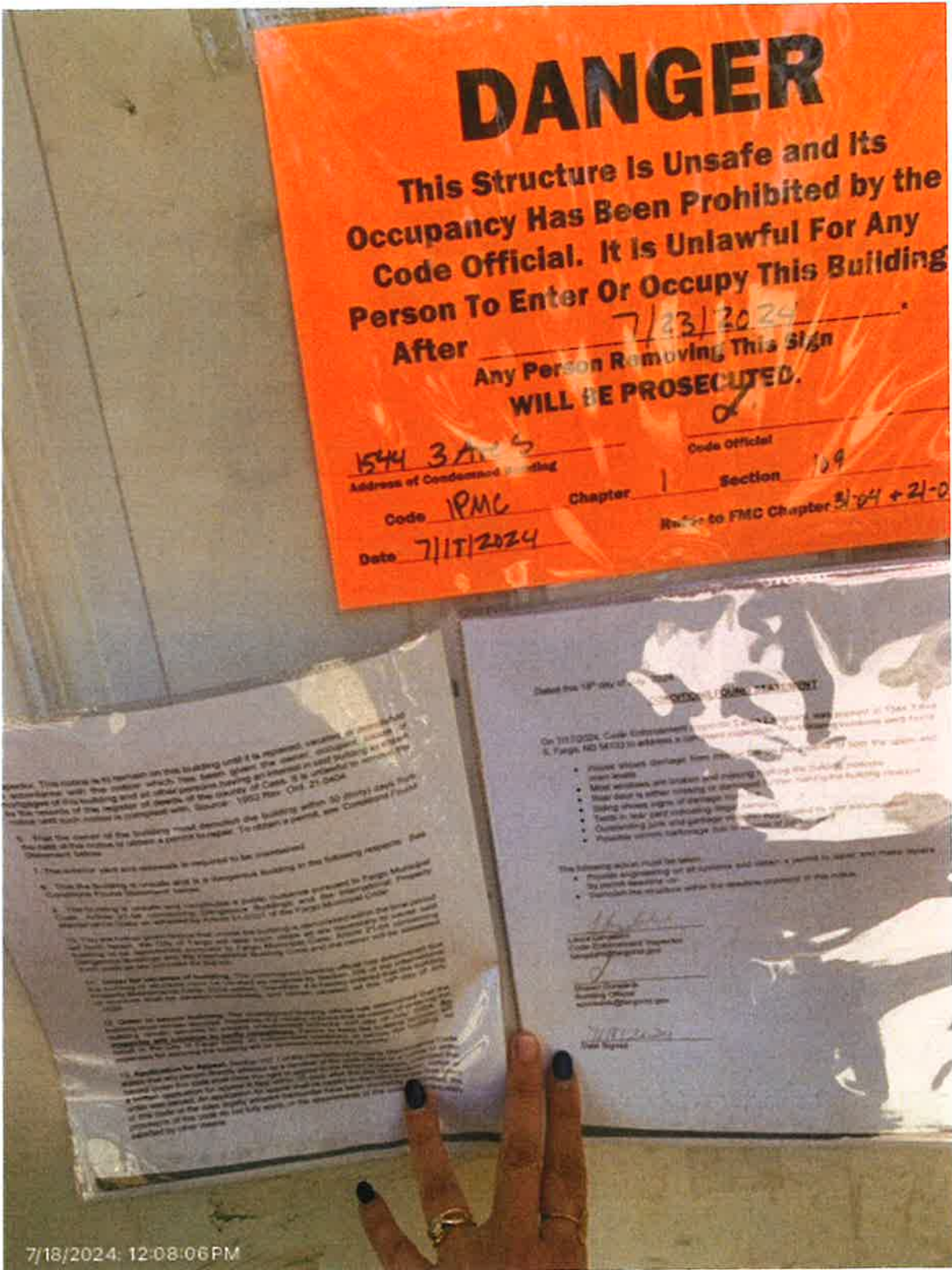


7/18/2024: 12:08:21PM

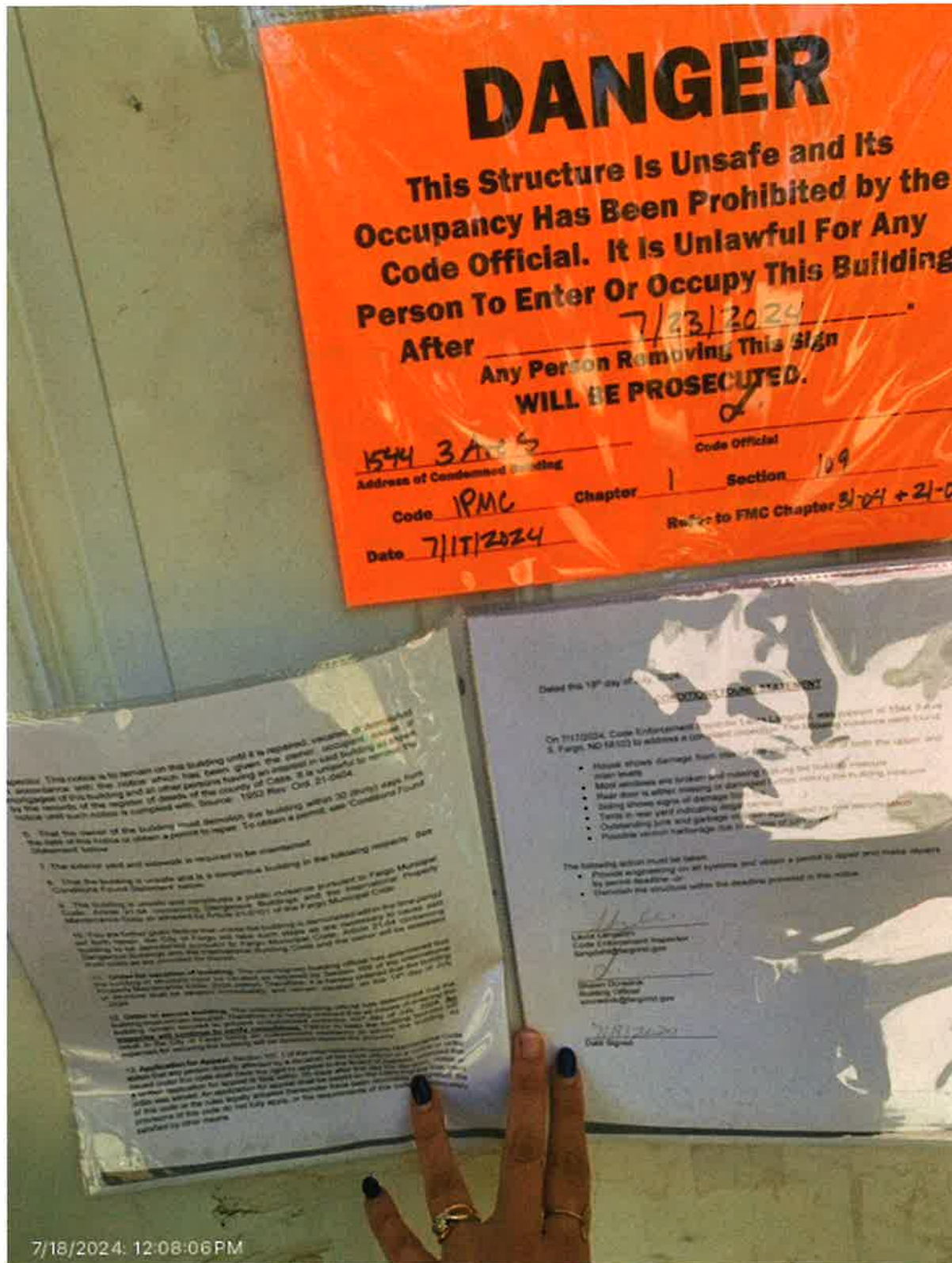




7/18/2024: 12:08:01PM









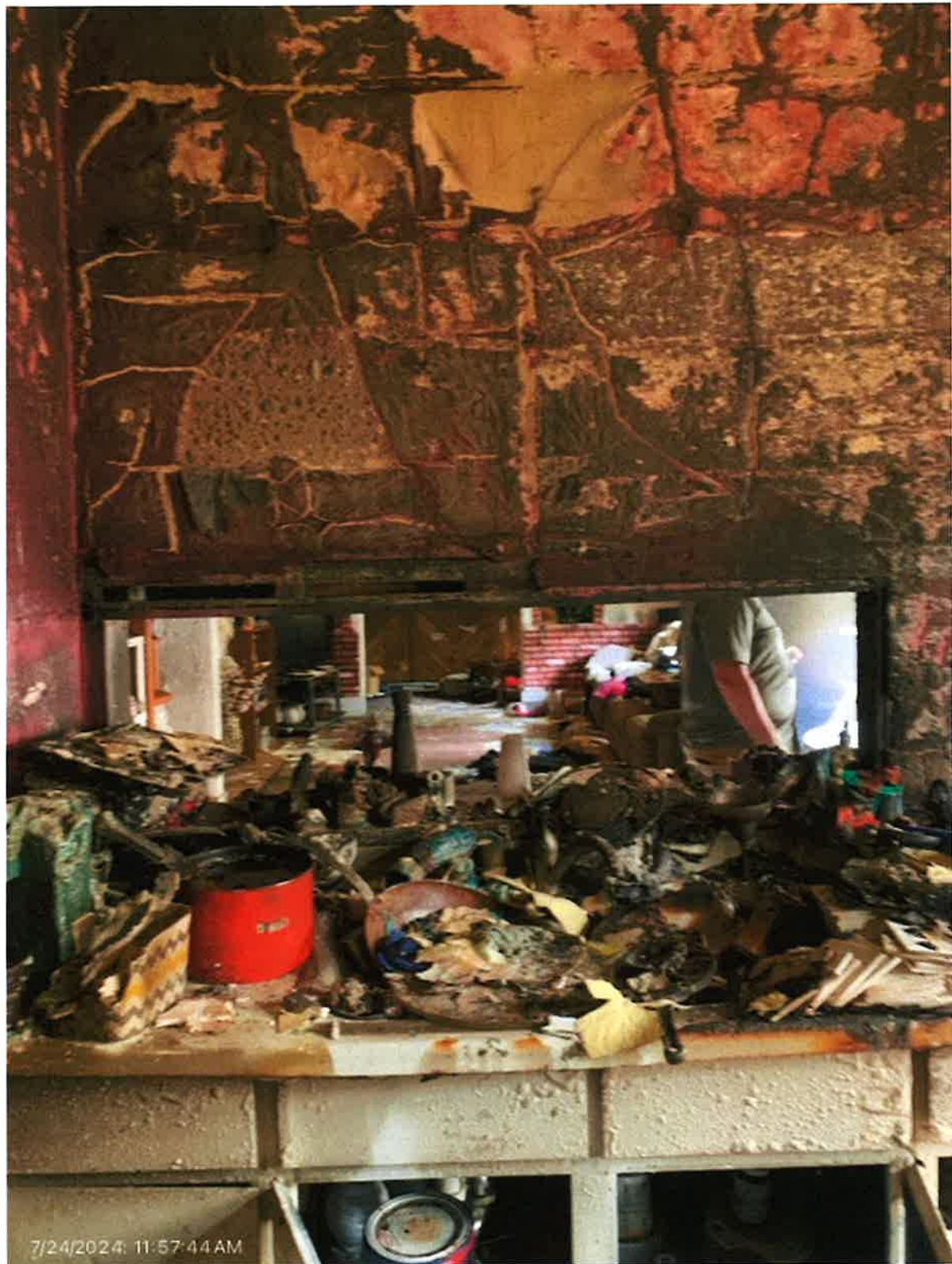




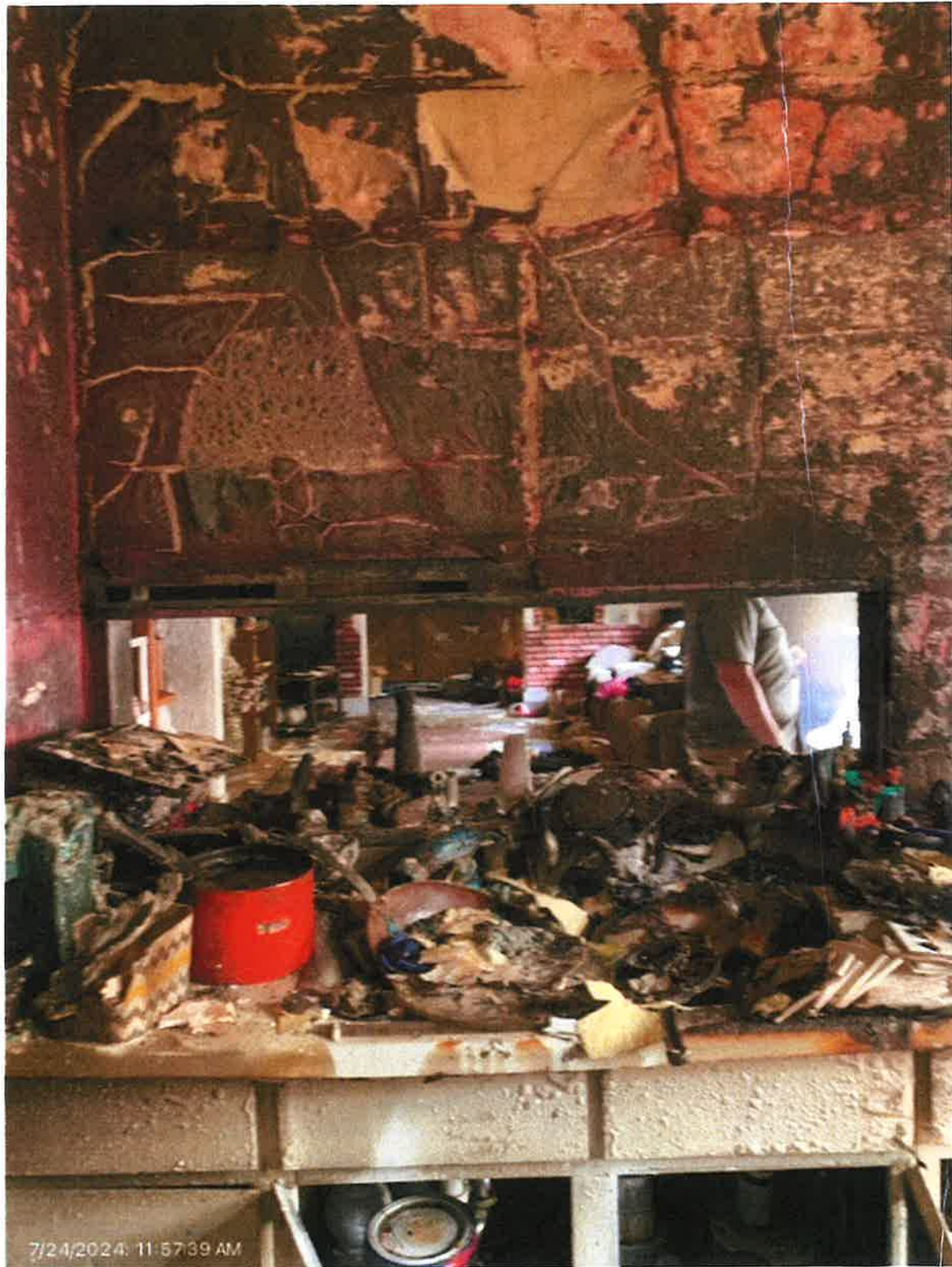


7/24/2024: 11:57:51 AM









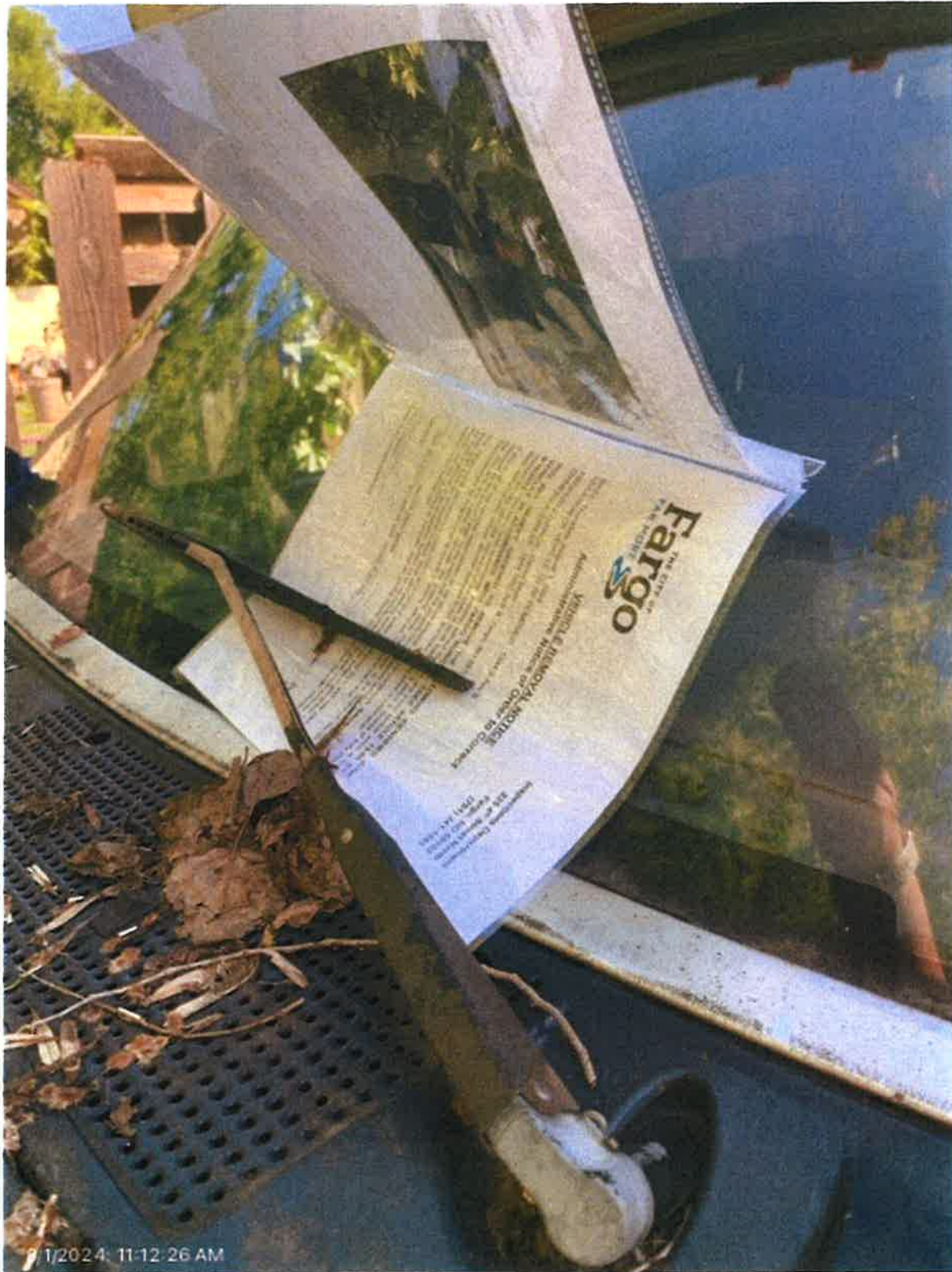








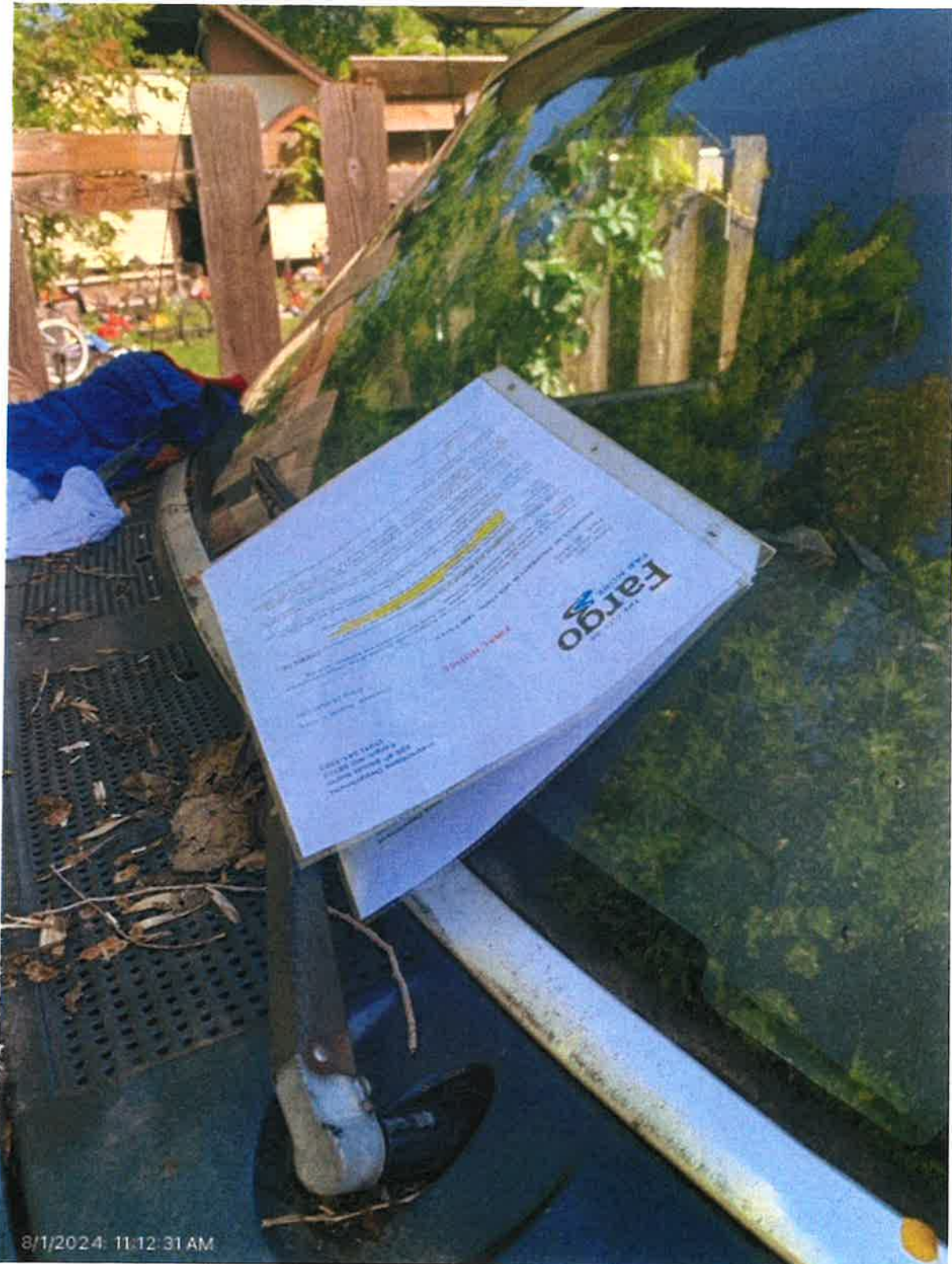










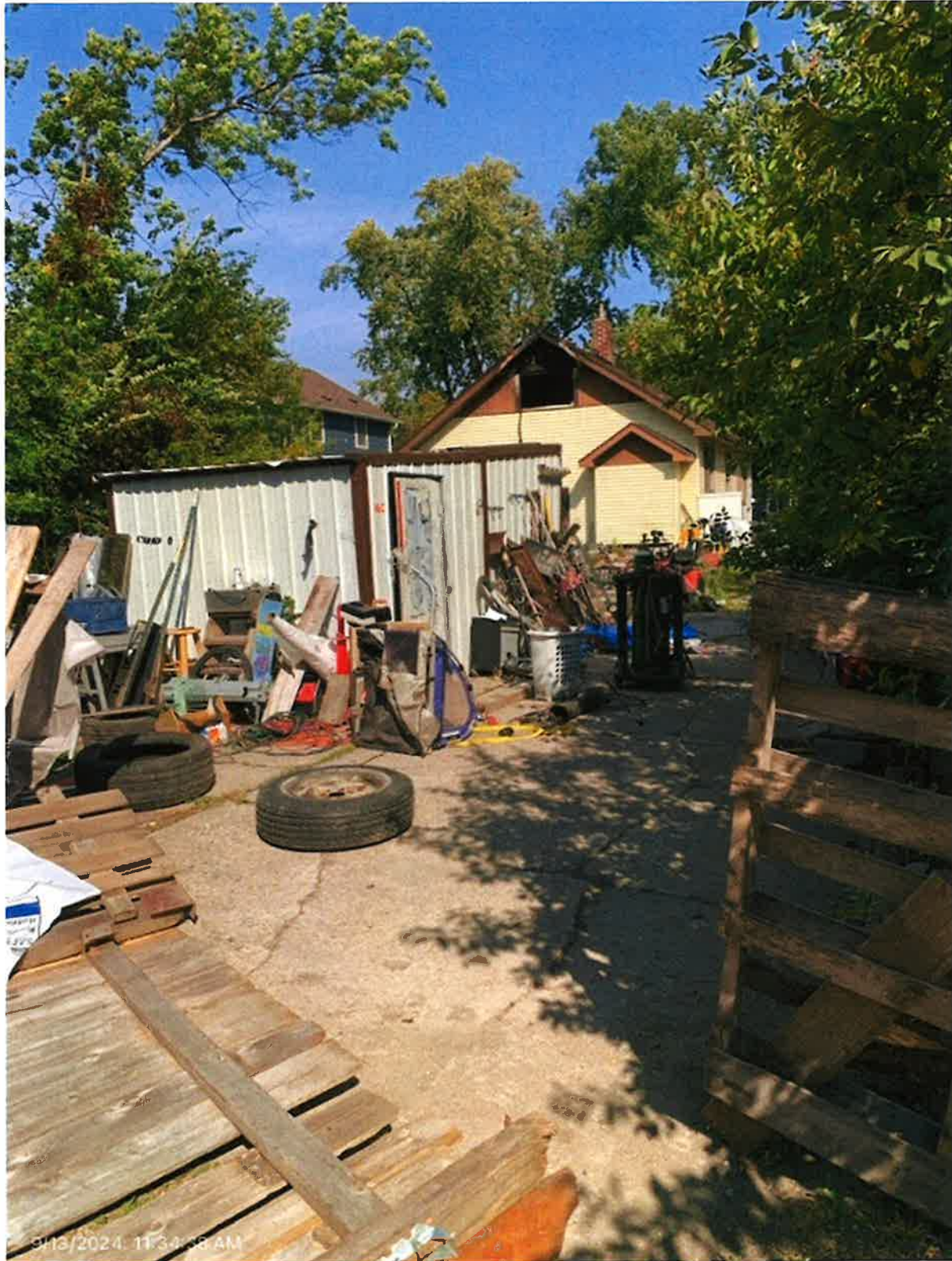




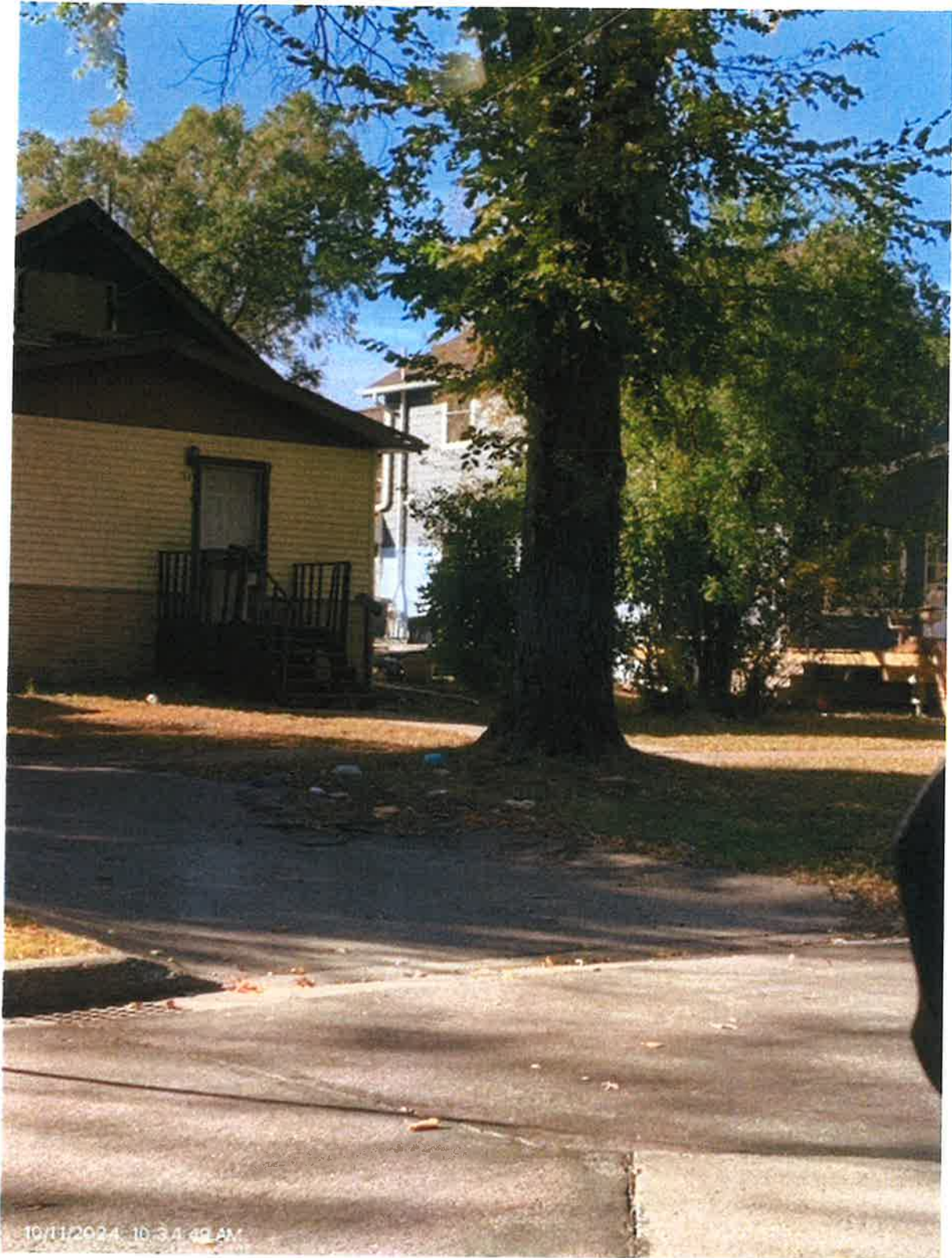
















Address of Condemned Building \_\_\_\_\_ Code Official \_\_\_\_\_

Code PMC Chapter 11 Section 111

Date 3/18/25 Refer to FMC Chapter 3-01 + 2-04

forth in the Fargo Municipal Code, Article 21-04, Dangerous Buildings and the International Property Maintenance Code, Section 115.1.5 concerning Dangerous Structures.

5. This building has been found to be a dangerous building by the building inspector. The notice is to remain on this building until it is repaired, vacated, or demolished in accordance with the notice which has been given the owner, occupant, lessee, or manager of the 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 the 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 Field Statement below.

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

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

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

10. You are further given notice that unless the building is demolished or conditions 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 Article 21-04 concerning Dangerous Buildings 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 115.2 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 the 18th day of March, 2025. An inspector will continue to verify compliance. Failure to comply with these orders and take necessary 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 exiting the building remain secured to prevent unauthorized entrance by the 18th day of March, 2025. Approvals for entrance of the police, fire department, or other personnel must be obtained by contacting their respective departments. An inspector will continue to verify compliance. Failure to keep the building secured or otherwise secured will result in the City of Fargo taking an independent contractor to secure the building. An inspector will continue to verify compliance. Failure to keep the building secured will result in the City of Fargo taking an independent contractor to secure the building. All expenses for securing the building will be assessed against the owner.

Building will be assessed against the property.

13. Application for Appeal. Section 117 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 with the Board of Appeals, provided that the appeal is filed within 30 days after the date of the decision, notice or order was served. An application for appeal shall be based on the claim that the decision of the code official is not legally adopted, that the code official has acted arbitrarily, capriciously, or in bad faith, or that the requirements of the code are unreasonably applied to the property.

Dated the 18th day of March, 2025.

CONCERNING PUBLIC STATEMENT

On 3/18/2025, Code Enforcement Supervisor Laura Langdon, was present at 1445 3 Ave SW Fargo ND 58102 to address a complaint inspection. The following violations were found:

- Previous Permit 2022-1004-001 has expired. Since the permit has expired the dangerous building process has commenced.
- House Sheds: Damage from interior fire on the exterior of both the upper and lower levels.
- Many windows are broken-out and have been boarded up. Direct light can be seen through the windows.
- Missing shades/signs of damage from the roof is completely missing in some areas.
- Outcroppings and overhanging eaves that are completely missing in some areas.
- Large equipment is being stored on the lot and overhanging eaves.
- Possible serious damage due to damage of roof in place.
- Poor yard fence is damaged and falling.

The following action shall be taken:

- Provide engineering to all aspects, and obtain a permit to repair and secure means by permit application.
- Demolish the building within the deadline specified in the code.

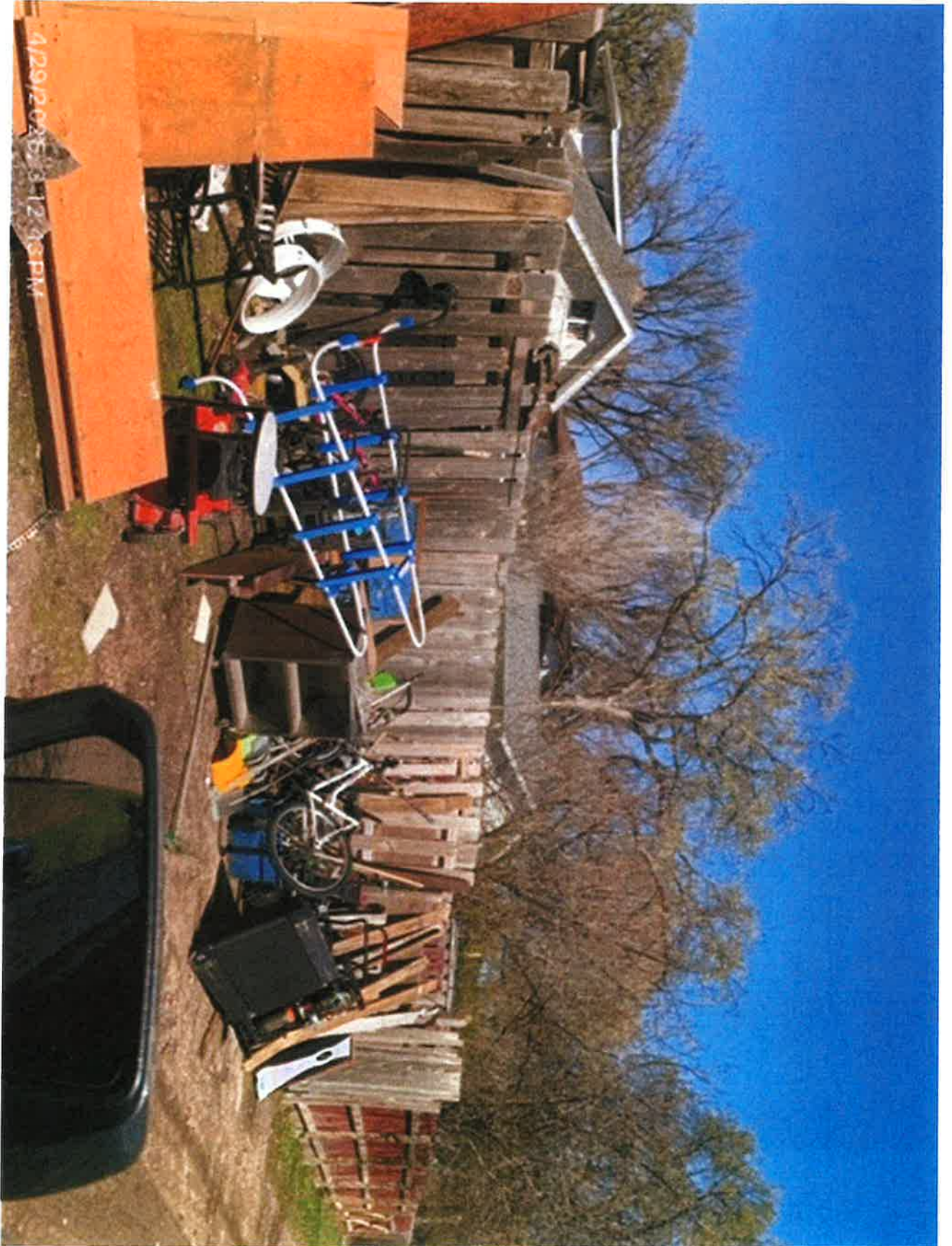
*Laura Langdon*  
Code Enforcement Supervisor  
langdon@cityof Fargo.org

3/18/2025, 2:48:36 PM













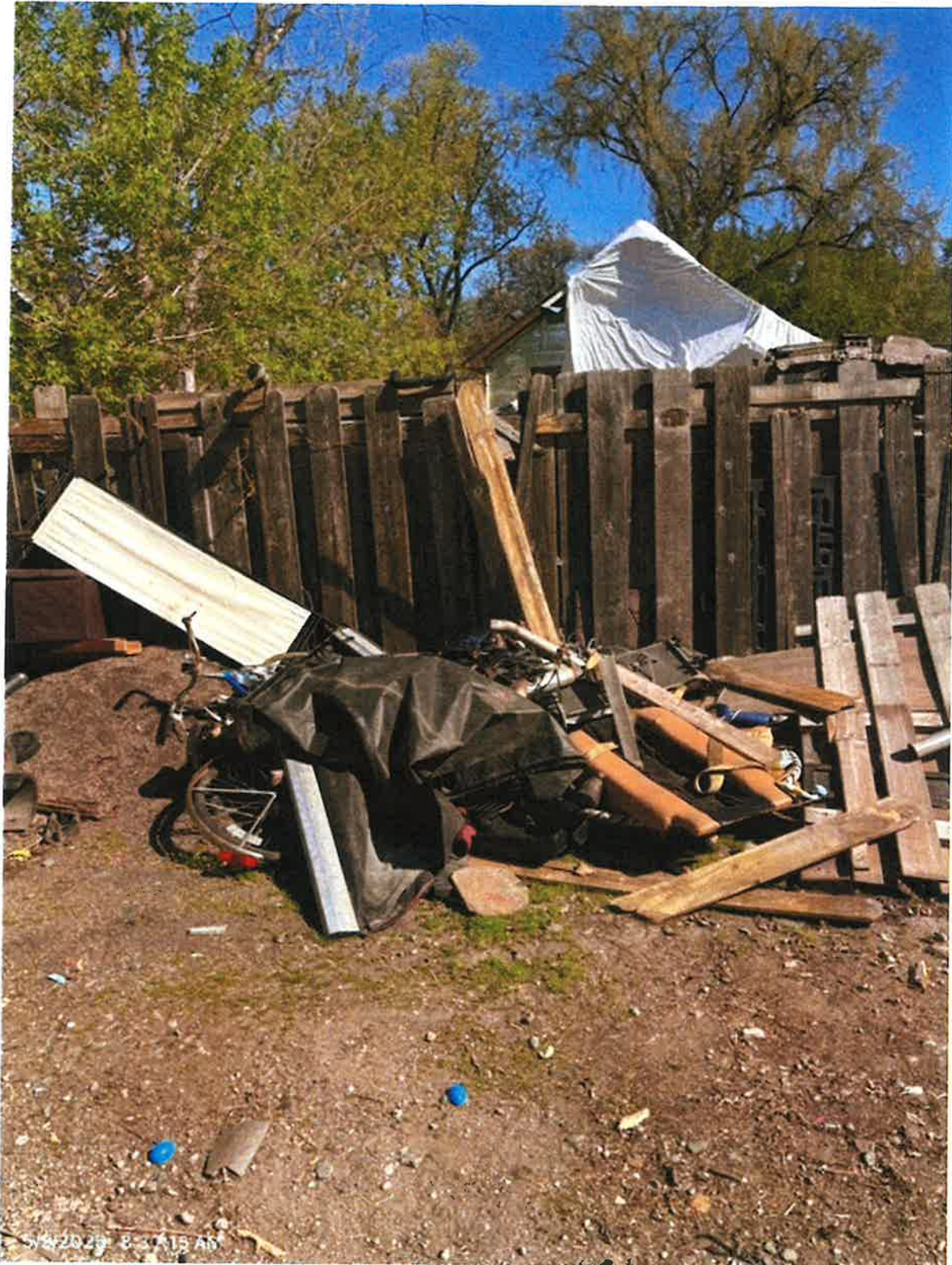
































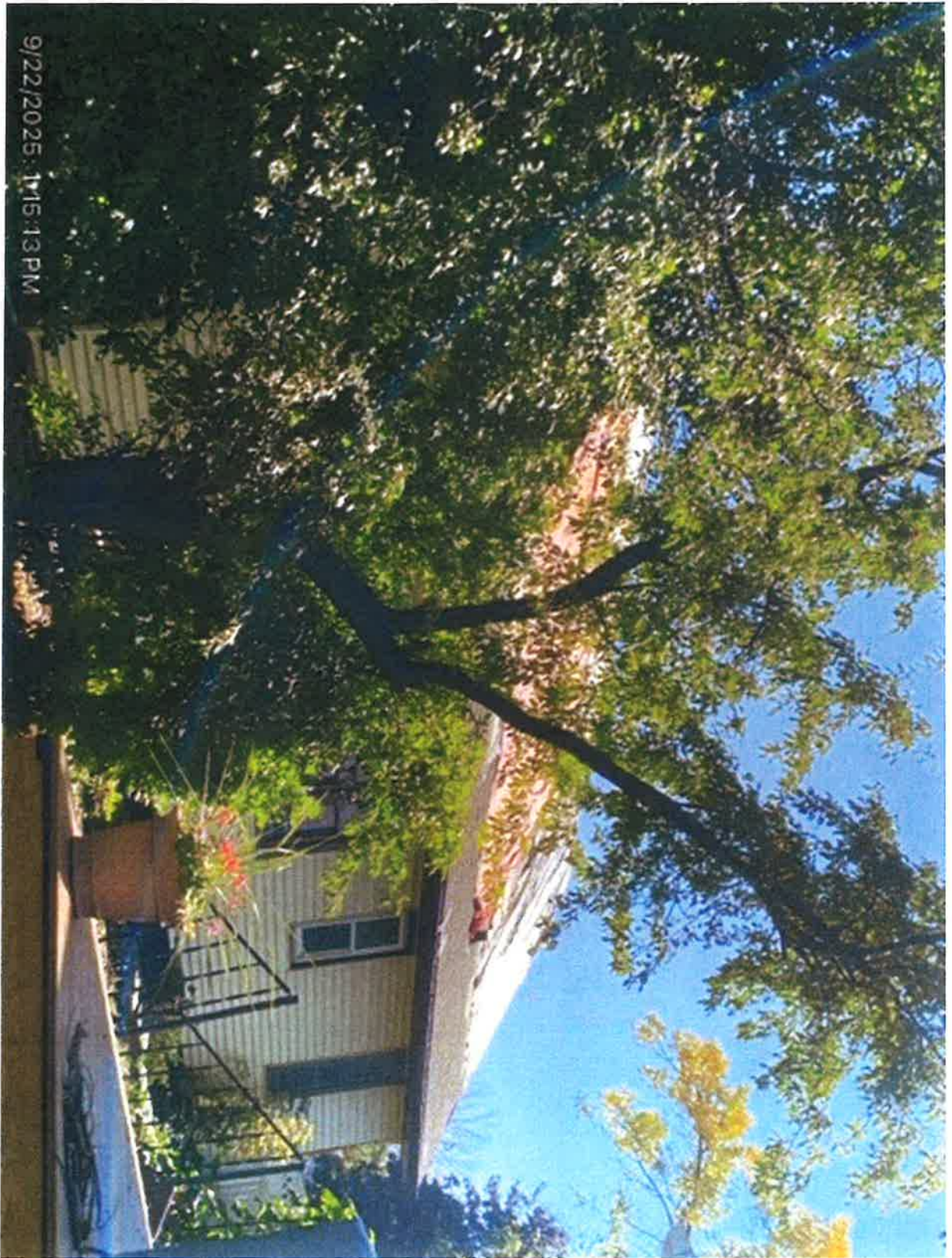












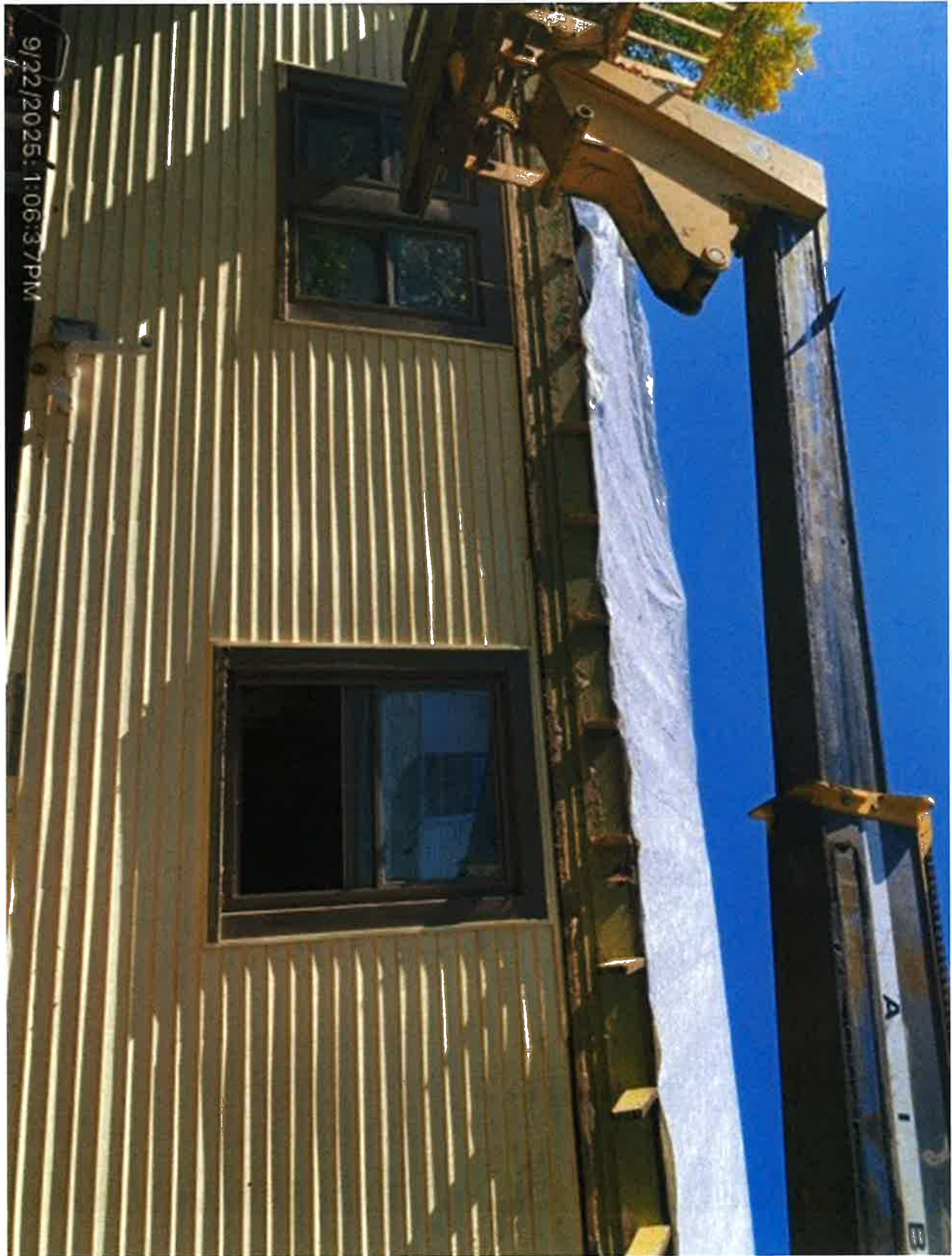


















22/2025: 1:03:41PM





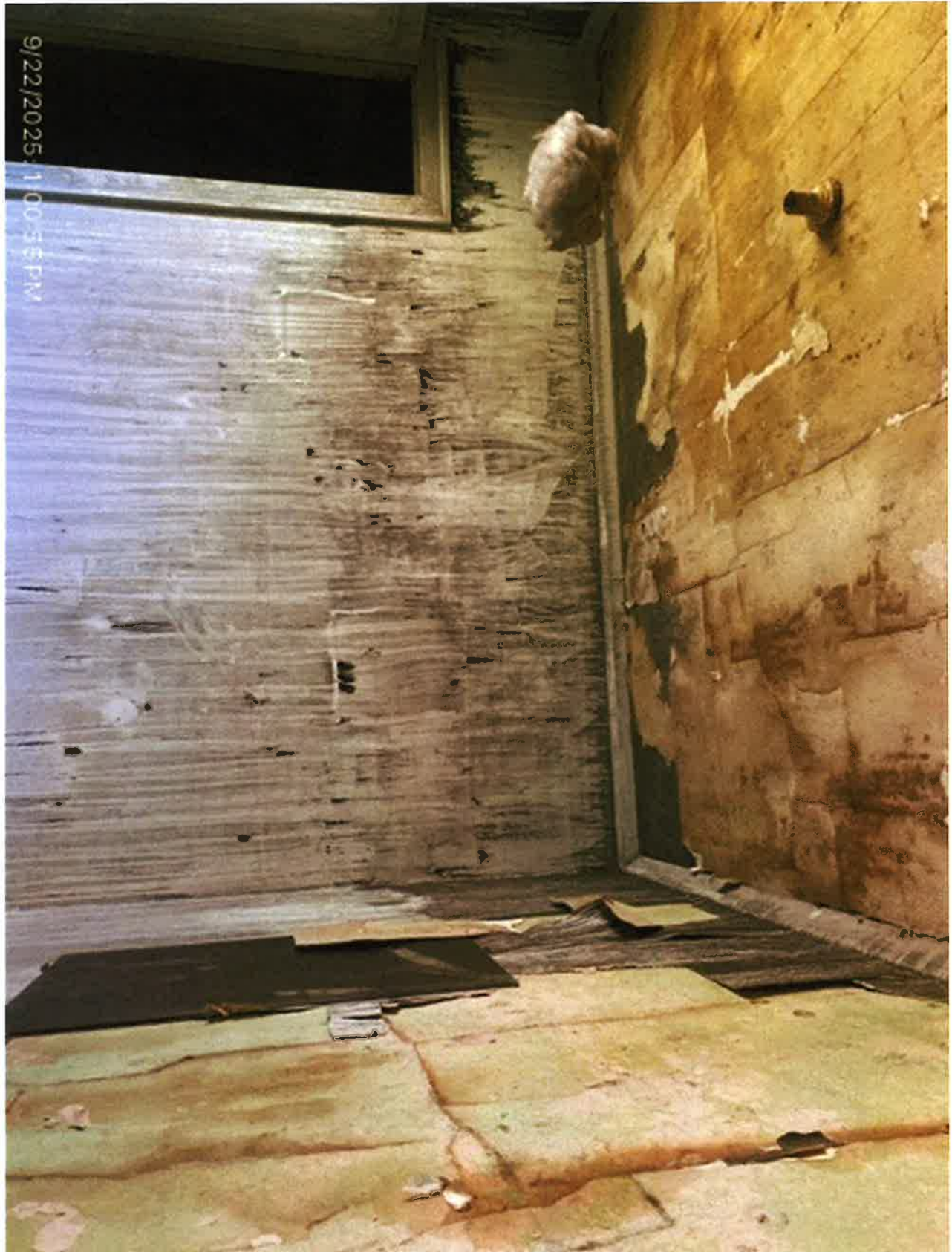






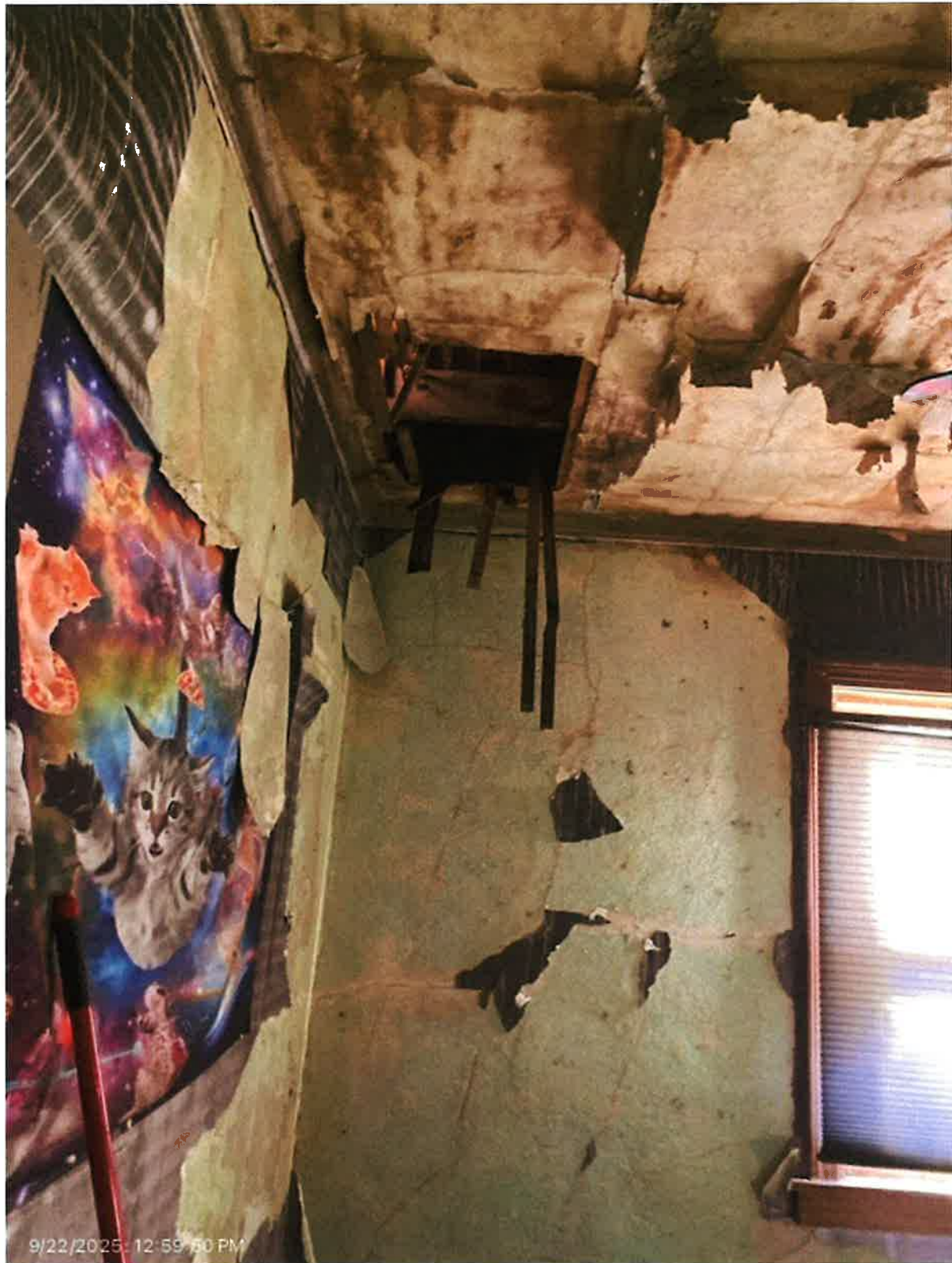
9/22/2025 1:01:26PM

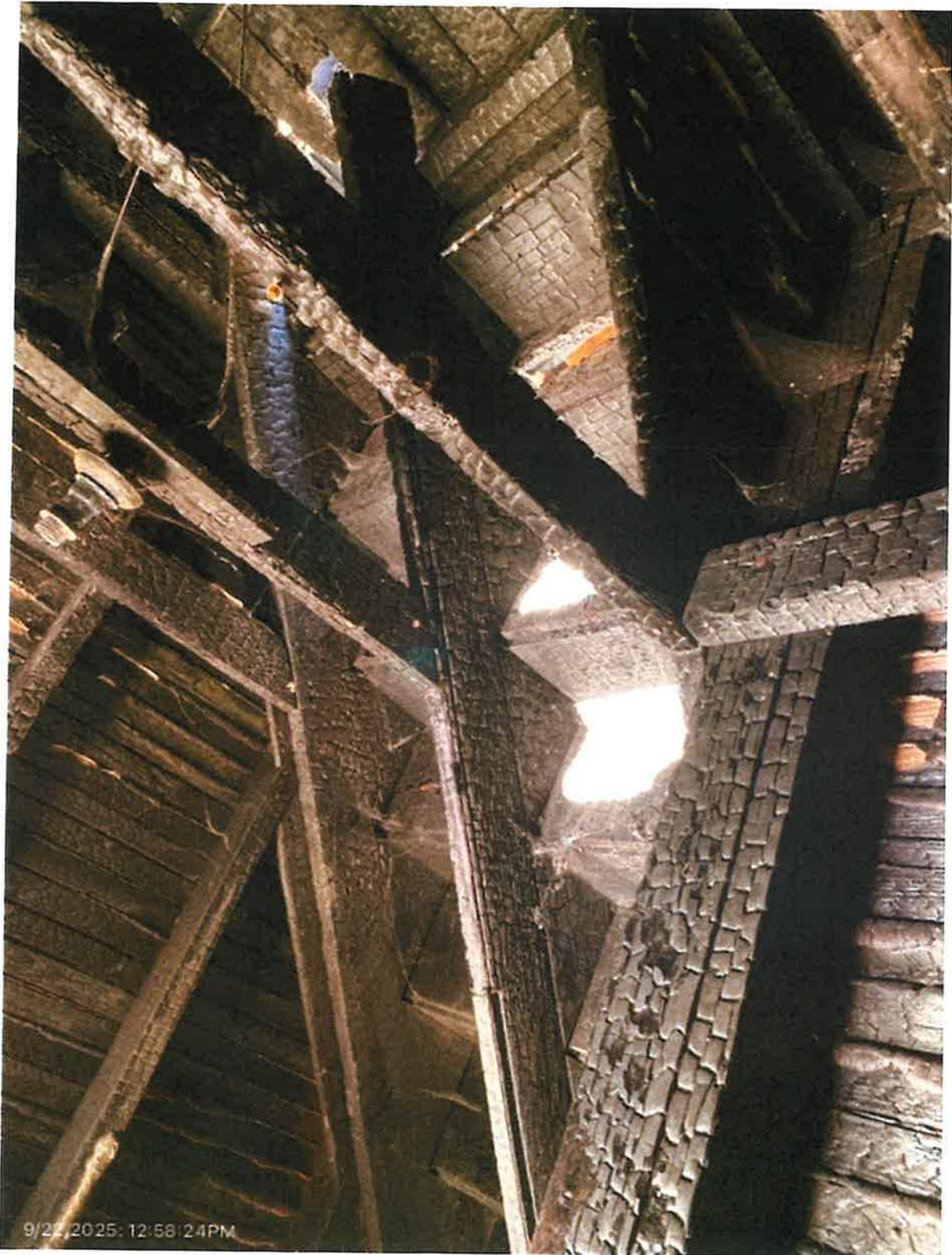
















(41)

**To:** Fargo City Commission  
**From:** Ben Griffith, AICP, Executive Director  
**Date:** November 24, 2025  
**Re:** **Metro Railroad Needs Study**

Metro COG, local jurisdictions and BNSF Railway began discussing the need for a study of key rail crossings or rail-related locations throughout the region nearly 3 years ago. These discussions centered around the growing need to evaluate the impacts of the existing rail infrastructure on urban mobility, safety, and long-term planning within the metro area. The parties identified the need for a comprehensive study that would assess current conditions and explore future improvements. Local jurisdictions also helped identify specific locations for inclusion in the study.

The consultants, HDR, began work on the study in June of 2024, looking at 15 locations, providing infrastructure evaluation, improvement options and planning-level cost estimates for each crossing. The study was guided by a Study Review Committee (SRC) consisting of representatives of Moorhead, Dilworth and Clay County in Minnesota, and Fargo, West Fargo and Cass County in North Dakota, as well as NDDOT, MnDOT, OTVR and BNSF. A Stakeholder Committee, made up of representatives from MATBUS, school district transportation staff, first responders and community organizations was also convened to provide additional feedback.

Public engagement was a major part of the study with pop-up events held at the Rourke Art Museum in Moorhead during the Frostival Winter Warm Up and the Spring-A-Ding-Fling and 67<sup>th</sup> Annual Kiwanis Pancake Carnival Event at the FargoDome. Four advertised public meetings were held throughout July at the Rustad Recreation Center in West Fargo, the Downtown Public Library in Fargo, the Hjemkomst Center in Moorhead and the Dilworth Depot facility. An engagement summary is provided as an appendix to the study's final report.

Metro COG and the consultant team will be glad to answer any questions you may have. Presentations have been scheduled for all the local jurisdictions located within the study area prior to adoption of the study by Metro COG's Policy Board.

To view the draft study document, please visit the project page on Metro COG's website at: <http://fmmetrocog.org/projects-rfps/metro-railroad-needs-study>



Fargo City Commission  
November 24, 2025







# Engagement

- SRC and Stakeholder Committee
  - Fargo Engineering
  - Fargo Fire
  - Fargo Police
  - Fargo Public Schools
  - Fargo Parks
  - MATBUS
  - Cass County Engineering
  - Cass County Planning
  - NDDOT
- 67<sup>th</sup> Annual Kiwanis Pancake Karnival at the Fargodome
  - February 8, 2025
- Public Meeting at Fargo Public Library
  - July 8, 2025



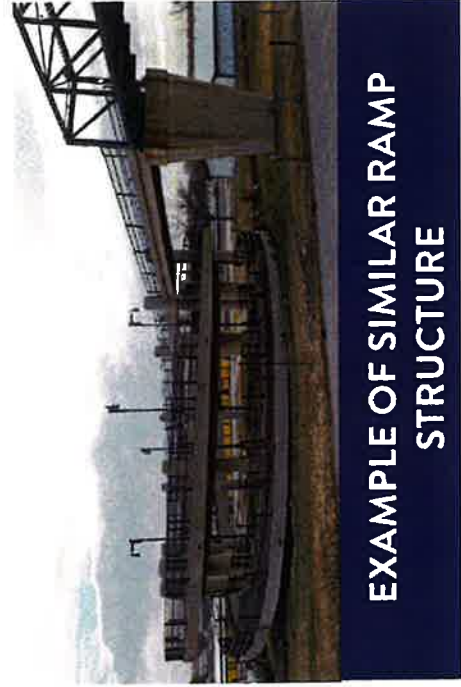
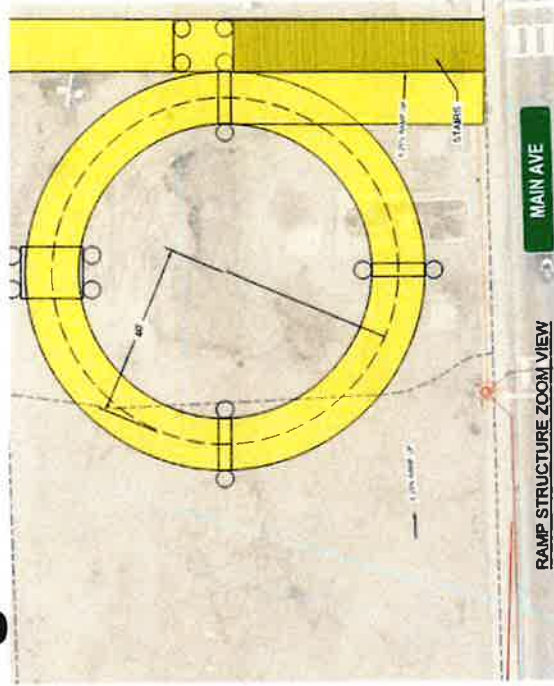
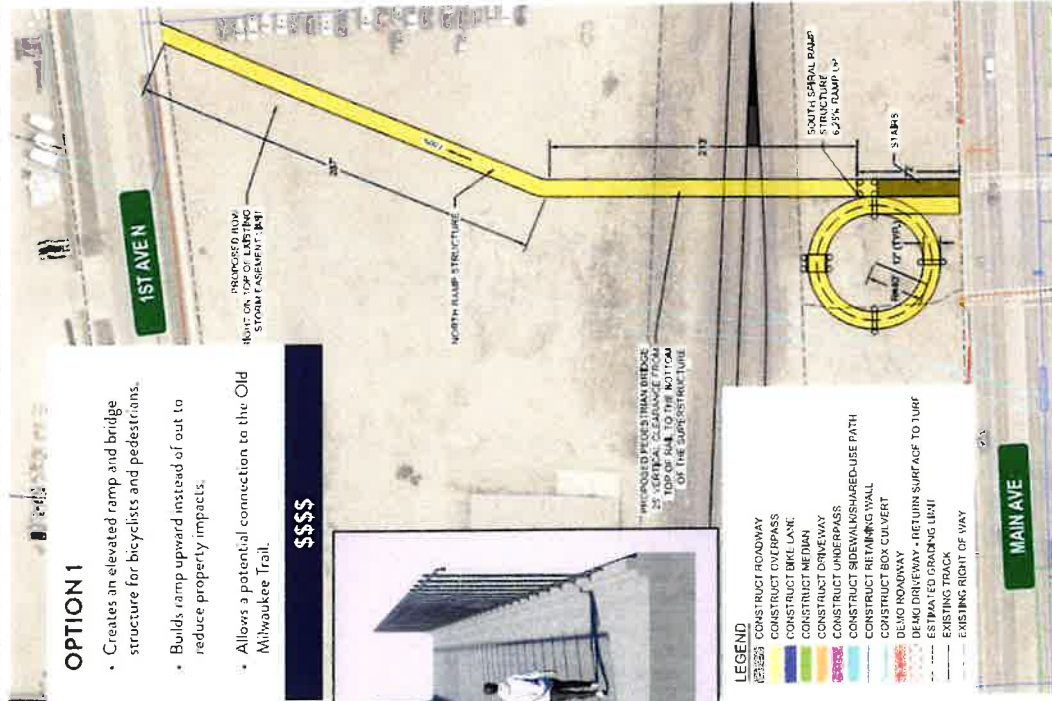
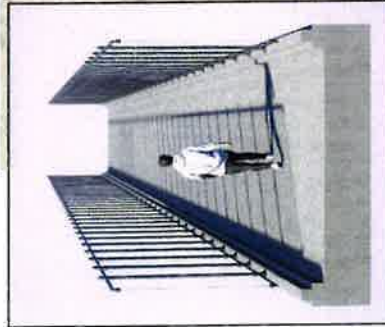


# Preferred Alternatives

**OPTION 1**

- Creates an elevated ramp and bridge structure for bicyclists and pedestrians.
- Builds ramp upward instead of out to reduce property impacts.
- Allows a potential connection to the Old Milwaukee Trail.

\$\$\$

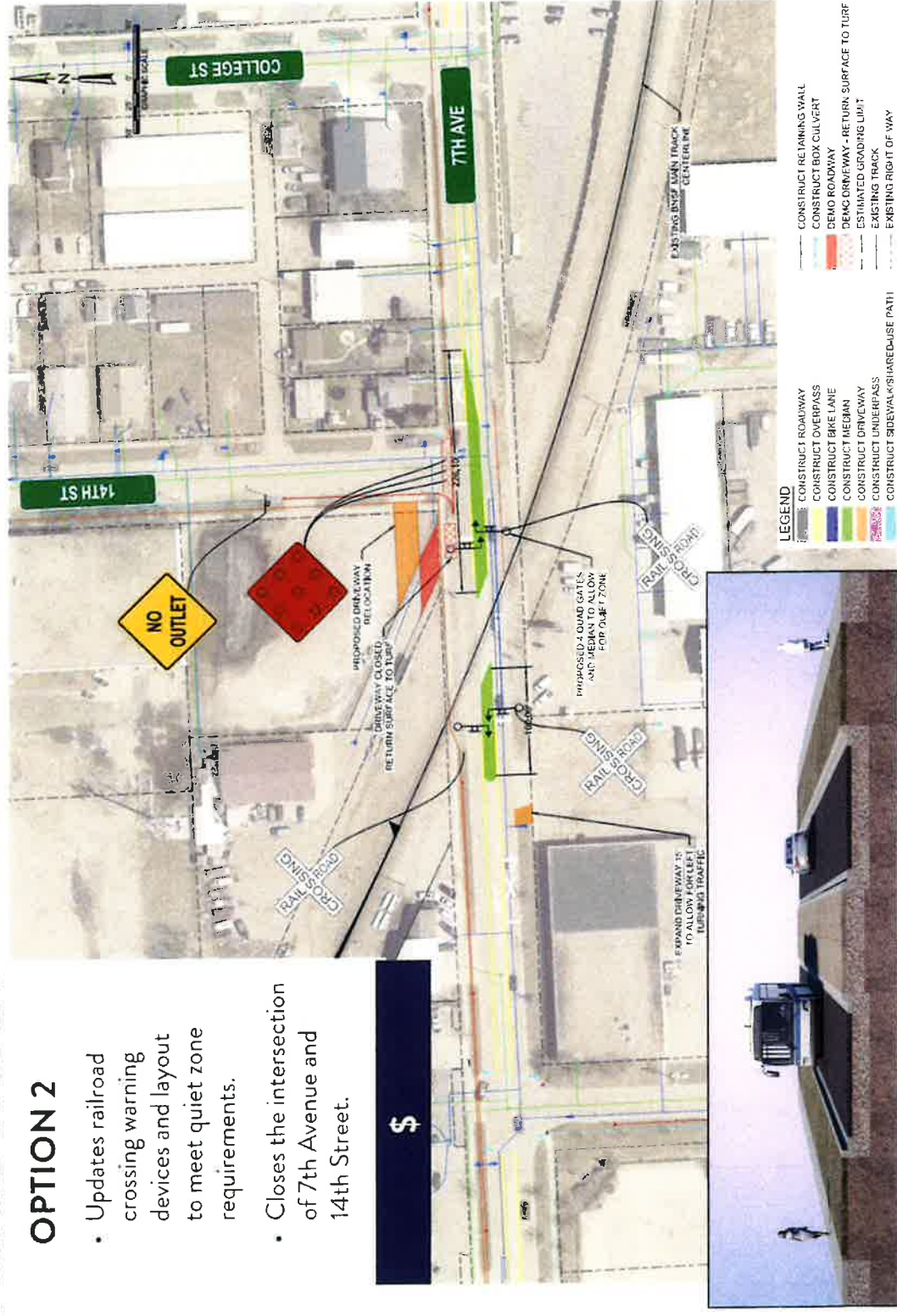




# 7th Avenue North

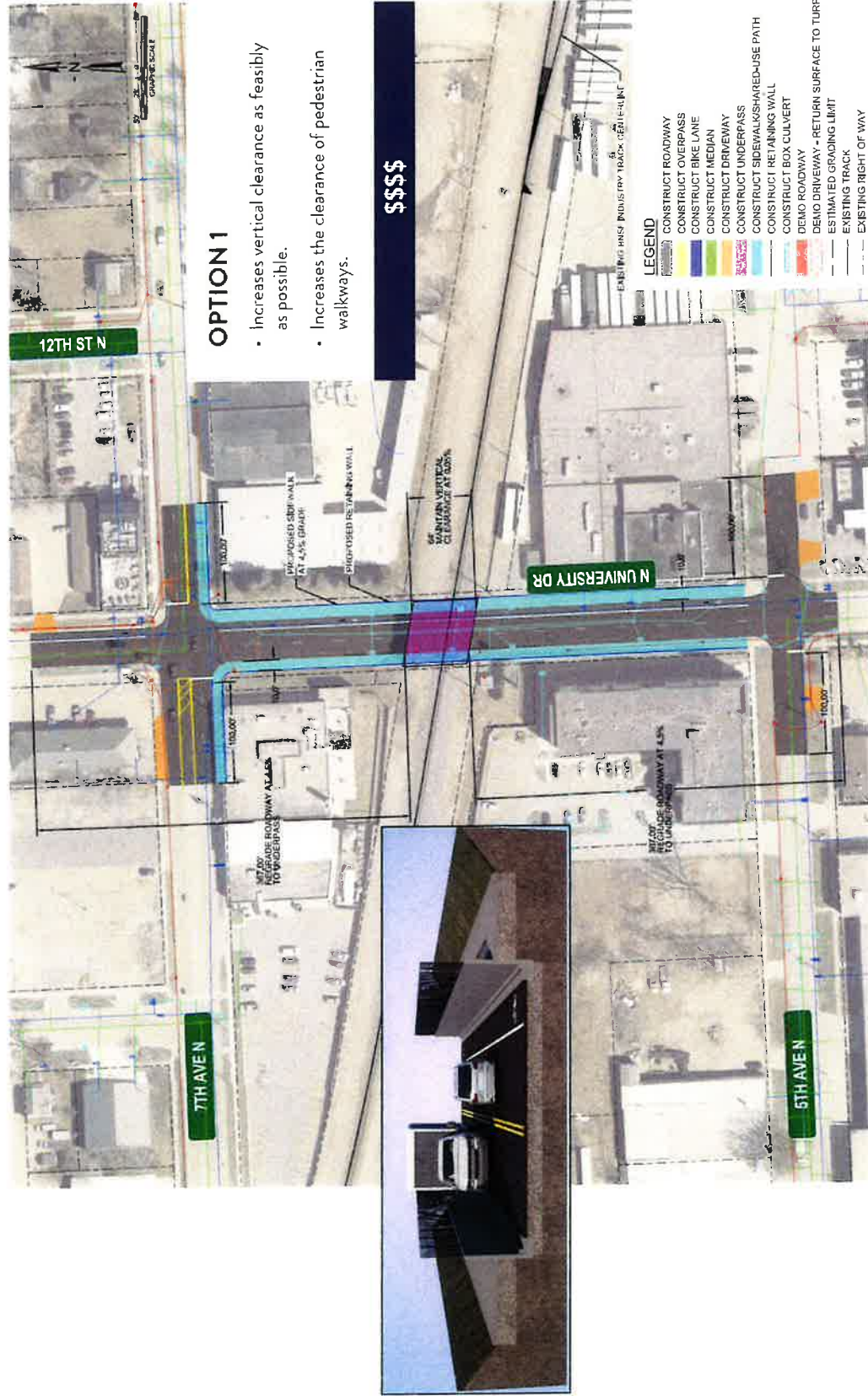
## OPTION 2

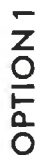
- Updates railroad crossing warning devices and layout to meet quiet zone requirements.
- Closes the intersection of 7th Avenue and 14th Street.





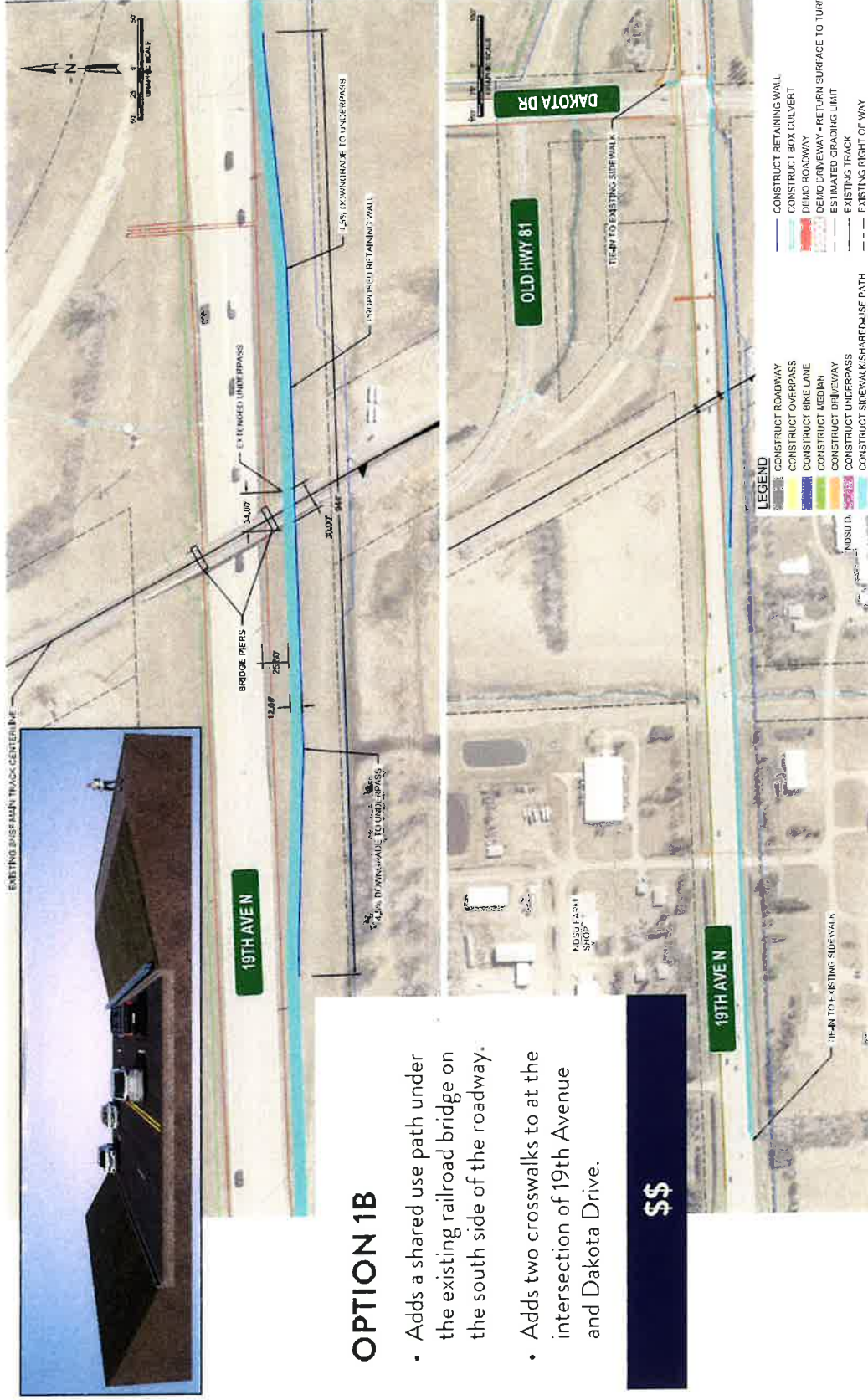
# University Near 7<sup>th</sup> Underpass







# 19th Avenue North



# Multiple Account Evaluation

Alternative	Magnitude of Project Benefits	Magnitude of Project Costs	Emergency Service Access	Railroad Support	Train Traffic	Discretionary Funding Potential	Multimodal Mobility & Active Transportation	Community Impacts	School Bus Traffic	Total Score
40th Ave N & 93rd St N – Option 1	16.7%	12.6%	16.1%	7.1%	7.5%	10.1%	8.8%	13.3%	7.8%	1.3
40th Ave N & 93rd St N – Option 2	0	4	0	4	0	1	0	0	0	0.9
26th St NW – Option 1	4	1	5	4	5	2	0	3	5	3.2
26th St NW – Option 2	5	0	5	4	5	2	5	3	5	3.7
15th St Overpass – Option 1	4	1	5	2	0	0	0	0	0	1.7
9th St NW Underpass – Option 1	4	2	0	3	4	1	5	3	0	2.4
9th St NW Underpass – Option 2	5	1	0	4	4	1	5	3	0	2.5
Center St Underpass – Option 1	5	2	0	3	4	1	5	3	0	2.5
Center St Underpass – Option 2	5	1	0	4	4	1	5	3	0	2.5
18th St Pedestrian Crossing – Option 1	4	3	0	2	0	2	5	0	0	1.8
18th St Pedestrian Crossing – Option 2	4	3	0	0	0	2	5	0	0	1.7
18th St Pedestrian Crossing – Option 3	4	3	0	1	0	2	5	0	0	1.8
7th Ave – Option 1	4	1	5	4	3	2	3	5	0	3.2
7th Ave – Option 2	1	5	0	3	3	1	0	3	0	1.7
University Near 7th Underpass – Option 1	4	2	0	3	3	1	3	0	0	1.7
10th Near 7th Underpass – Option 1	5	1	0	3	3	1	3	0	0	1.8
19th Ave N – Option 1A	3	4	0	3	3	1	5	0	0	2.0
19th Ave N – Option 1B	2	4	0	3	3	1	5	0	0	1.8
34th St Underpass – Option 1	1	4	0	1	1	0	0	3	0	1.2
Main St & 14th St Grade Separation – Option 1	4	0	5	5	5	2	5	5	1	3.6
40th Ave S – Option 1A	0	5	0	3	1	0	3	0	5	1.6
40th Ave S – Option 1B	1	5	0	3	1	0	3	3	5	2.1
40th Ave S – Option 2A	1	5	0	5	1	1	0	3	5	2.1
50th Ave S – Option 1	1	5	0	3	2	1	3	3	0	1.9
50th Ave S – Option 2	2	2	5	4	2	1	5	3	0	2.8
60th Ave S – Option 1	1	5	0	3	2	0	3	3	5	2.2
60th Ave S – Option 2A	4	1	5	4	2	1	5	3	5	3.4
60th Ave S – Option 2B	3	2	5	3	2	1	5	3	5	3.2



# Thank you!

The final draft report is available on FM Metro COG's website:  
<https://www.fmmetrocog.org/projects-rfps/metro-railroad-needs-study>



42

**ASSESSOR'S OFFICE**  
Fargo City Hall  
225 4<sup>th</sup> Street North  
Fargo, ND 58102  
Phone: 701.241.1340 | Fax: 701.241.1339  
[www.FargoND.gov](http://www.FargoND.gov)

**November 20, 2025**

Board of City Commissioners  
City Hall  
Fargo, ND 58102

Dear Commissioners:

Attached is the Application for Abatement or Refund of Taxes #4595. The applications are for a residence located at 1437 15<sup>th</sup> St S. The application requests the following:

#4595 – for 2025, a reduction from \$225,700 to \$106,200

We have provided information regarding the valuation of this property and the reasons for a value adjustment. With the information provided by the owner and our staff appraiser's review, and based on the current conditions and issues of the property, we created new approaches to value and we feel a reduction is warranted.

**SUGGESTED MOTION:**

**Approve a reduction of the property value at 1437 15<sup>th</sup> St S in the following manner:**

**#4595 – reduce the 2025 certified value to \$134,200**

Sincerely,

*Michael Splonskowski*

Michael Splonskowski  
Fargo City Assessor

## Appeal of Property Tax Assessment

### City of Fargo Staff Report

#### General Appeal Information

Tax Year: 2025  
 Filed Via: Abatement #2025-4595  
 Parcel Number: 01-2040-02430-000  
 Address: 1437 15th St S  
 Owner Name: Rodney Enger  
 Appellant: Rodney Enger  
 Requested Value: \$106,200

#### Subject Property



Property Type:	Single Family Dwelling
Story Height:	One Story
Year Built:	1956
Size (SF):	1,128 sf

Transaction History:	Sold July 2025, \$ 124,900 (\$ 111 / sf)
True and Full Value:	\$ 225,700 (\$ 200 / sf)

#### Appeal Summary

This property was sold as part of an estate. Our appraiser was in the house in 2021 but was unable to get into all the rooms due to aggressive dogs being present. The house was downgraded to fair condition at that time. The current owner has since gutted the house to begin renovations, but we were not allowed access to the house prior to that, so we were unable to verify the condition at the time of sale. An appraisal of the house shortly after the sale describes the house as being functional and livable but needing major repairs. This matches our description of "fair condition", but certain aspects of the appraisal suggest that the condition may have been on the worse side of fair. The appellant has described the property in poor condition and unlivable at the time of sale. We have received no documentation of the condition of the house as of February 1, 2025.

### City of Fargo Staff Analysis

The property has been viewed recently by city staff, with renovation being in progress already, and it being partially gutted. With the house being in a state of renovation, we must consider the value as of the assessment date of February 1, 2025. The subject is an average quality one-story dwelling located in an area with similar properties with which to compare assessments.

#### Assessment Fairness

To test for assessment fairness, we compare the true and full value to that of similar properties in fair condition. We identified 18 similar properties in fair condition. Comparably assessed properties ranged from \$100/SF to \$200/SF, with a median of \$162/SF. The subject appears to have been on the high end of the range relative to its peers. This list is available from our work file upon request. We also looked at properties in poor condition. We only have a few comparable properties in poor condition, and these are assessed in a range from \$69/sf up to \$215/SF, with a median value of \$116/SF.

#### Valuation Accuracy

We tested the accuracy of the true and full value by studying comparable sale prices. We do not have any sales of properties in poor condition. The following sales are in fair condition and are comparable to the subject. The comparable sales range from \$119/SF to \$200/SF, with the median sales price at \$139/SF. The subject was valued higher than the median sale price.

Address	Story Height	Year Built	Baths	Garage Stalls	Size (SF)	Sale Date	Sale Price (w/ SPUN)	Price / SF
1838 5 AVE S	1 Sty	1933	1 ¾	3	1280	06-May-24	175,400	137
1315 3 AVE N	1 Sty	1935	1	0	924	31-Jan-24	128,300	139
1532 11 ST S	1 Sty	1952	1	1	1180	13-Dec-24	197,600	167
305 24 AVE N	1 Sty	1955	1	1	963	12-Jul-24	192,200	200
722 29 ST N	1 Sty	1957	2	0	864	28-Jun-24	121,000	140
1469 WEST GATEWAY CIR S	1 Sty	1975	2	1	1004	13-Jun-24	130,400	130
3115-3117 10 AVE N	1 Sty	1975	2	2	1440	31-May-24	172,000	119
2614 ATLANTIC DR S	1 Sty	1978	2	1	1152	08-Nov-24	180,000	156
<b>Subject</b>	<b>1 Sty</b>	<b>1956</b>	<b>1 ¾</b>	<b>3</b>	<b>1,128</b>	<b>Original</b>	<b>\$ 225,700</b>	<b>\$ 200</b>
						<b>Recommended</b>	<b>\$134,200</b>	<b>\$ 119</b>

#### Cost Approach

A new cost approach with updated information was calculated for the property in fair condition. The new cost indicates a value of \$155,100, or \$138/SF. When we added extra depreciation for additional conditional issues, the cost approach indicated a value of \$132,300. This value is significantly below the current assessment.

#### Conclusion

We agree that the subject's 2025 value was overstated. However, we think that the sales data support a value higher than the requested value. Due to the sale being from an estate, it is not considered an arms-length transaction according to law, so we must limit the weight given to this specific transaction. An appraisal was conducted six months after the assessment date using 2025 sales, with an indicated value of \$142,000. The appraisal puts the house in fair condition, but the appellant states that a construction loan was acquired and \$20,000 of work was done to clean and fix the house prior to the appraisal. However, no documentation of this was produced by the appellant.

Given this information, we think it is reasonable that the house was in fair condition, but on the worse side of fair. The sales median of \$139/SF and the poor condition comparably assessed median of \$116/SF presents us with a range that bridges the gap between the two conditions. Being the subject falls on the low end of the fair condition its value is most similar to the

*Information provided above is a summary of the analysis conducted. Full analysis is provided in the Assessment Department's work file.*



lowest property in the sales approach. Our recommended value takes the condition issues into account and is within the value range for equity and is supported overall by the sales range.

**Recommended Action:**

Reduce the value to \$134,200 for the 2025 tax year

# Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

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

State of North Dakota Assessment District City of Fargo  
 County of Cass Property I.D. No. 01-2040-02430-000  
 Name \_\_\_\_\_ Telephone No. (701) 361-4450  
 Address 1437 15th St. S. Fargo 58103

Legal description of the property involved in this application:

Block: 10

Lot: S 10FT OF 10 & N 30 FT OF 11

Total true and full value of the property described above for the year 2025 is:

Land \$ 36,200  
 Improvements \$ 189,500  
 Total \$ 225,700  
 (1)

Total true and full value of the property described above for the year 2025 should be:

Land \$ 36,200  
 Improvements \$ 70,000  
 Total \$ 106,200  
 (2)

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

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

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

1. Purchase price of property: \$ 118,000 Date of purchase: 09/12/2025  
 Terms: Cash ☒ Contract \_\_\_\_\_ Trade \_\_\_\_\_ Other (explain) \_\_\_\_\_  
 Was there personal property involved in the purchase price? \_\_\_\_\_ Estimated value: \$ \_\_\_\_\_  
 yes/no
2. Has the property been offered for sale on the open market? NO If yes, how long? \_\_\_\_\_  
 yes/no  
 Asking price: \$ \_\_\_\_\_ Terms of sale: \_\_\_\_\_
3. The property was independently appraised: NO Purpose of appraisal: \_\_\_\_\_  
 yes/no  
 Market value estimate: \$ \_\_\_\_\_  
 Appraisal was made by whom? \_\_\_\_\_
4. The applicant's estimate of market value of the property involved in this application is \$ 120,000
5. The estimated agricultural productive value of this property is excessive because of the following condition(s): \_\_\_\_\_

Applicant asks that This house is not live able. I will need to remodel the whole house and basement needs drain  
I bought the house for \$118,000.00 I had to pay cash, because the bank wouldn't allow a conventional loan

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

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

Signature of Preparer (if other than applicant) \_\_\_\_\_

Date \_\_\_\_\_

Signature of Applicant Rodney J Enger

Date 10/14/2025

**Recommendation of the Governing Body of the City or Township**

Recommendation of the governing board of \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

City Auditor or Township Clerk

**Action by the Board of County Commissioners**

Application was \_\_\_\_\_ by action of \_\_\_\_\_ County Board of Commissioners.

Approved/Rejected

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

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

\_\_\_\_\_

\_\_\_\_\_

Dated \_\_\_\_\_

County Auditor

Chairperson

**Certification of County Auditor**

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

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

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

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

**Application For Abatement  
Or Refund Of Taxes**

Name of Applicant

Rodney Enger

County Auditor's File No.

4585

Date Application Was Filed  
With The County Auditor

10/14/2025

Date County Auditor Mailed  
Application to Township  
Clerk or City Auditor

10/14/2025

(must be within five business days of filing date)



November 19, 2025

Honorable Board of City Commissioners  
City of Fargo  
Fargo, North Dakota

RE: Approval Request for 2026 Engineering Capital Improvement Plan (CIP), 2027 Core Neighborhood Reconstruction Projects, 2027 Federal Aid Reconstruction Project, and Update to the Infrastructure Funding Policy

Honorable Commissioners,

At the Finance Committee meeting on November 10, 2025, I presented the proposed 2026 Engineering Capital Improvement Plan (CIP), 2027 Core Neighborhood reconstruction projects, 2027 Federal Aid reconstruction project and a recommended update to the Infrastructure Funding Policy. Details of the 2026 CIP, including project costs and funding sources, are provided in the attached spreadsheet. Below is a summary of the 2027 Core Neighborhood reconstruction projects, 2027 Federal Aid reconstruction project and the recommended update to the Infrastructure Funding Policy. Approval of the 2027 Core Neighborhood and Federal Aid reconstruction projects will allow us to initiate project design and communicate with the impacted property owners a year in advance of the construction occurring.

**2027 Core Neighborhood Reconstruction Projects:**

- BR-27-A1: Longfellow Neighborhood – North Woodcrest Dr N from Evergreen Rd N to Lilac Ln N; Maple St N from 28 Ave N to Meadowlark Ln N; Meadowlark Ln N from Maple St N to Lilac Ln N
- BR-27-B1: Hawthorne Neighborhood – 6 St S from 10 Ave S to 13 Ave S; 11 Ave S from 7 St S to 5 St S; 12 Ave S from 6 St S to 5 St S
- BR-27-C1: Horace Mann Neighborhood – 1 St N from 11 Ave N to 7 Ave N; 8 Ave N from 1 St N to Oak St N

**2027 Federal Aid Reconstruction Project:**

- BR-27-E1: 17 Ave S from 25 St S to University Dr S (2026 funds to be spent in 2027)

**Infrastructure Funding Policy:**

The current Infrastructure Funding Policy states that the initial wear course and initial seal coat are to be special assessed over a 25-year term. I am requesting that this be shortened to a 15-year term. Moving to a 15-year term will increase annual payments by approximately 37 percent, but will reduce the total amount paid over the life of the assessment by approximately 42 percent.



At the Public Works Project Evaluation Committee (PWPEC) meeting on November 17, 2025, this same request was considered and unanimously approved by the Committee.

**Recommended Motion:**

Approve the 2026 Engineering CIP, 2027 Core Neighborhood Reconstruction, 2027 Federal Aid Reconstruction Project and the updated language to the Infrastructure Funding Policy.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Knakmuhs', with a stylized, cursive script.

Tom Knakmuhs  
City Engineer

## REPORT OF ACTION

## PUBLIC WORKS PROJECTS EVALUATION COMMITTEE

Type: 2025 CIP, 2027 Core Neighborhood & 2027 Federal Aid Reconstruction Projects

Location: Citywide

Date of Hearing: 11/17/2025

<u>Routing</u>	<u>Date</u>
City Commission	<u>11/24/2025</u>
PWPEC File	<u>X</u>
Project Files	<u>Tom Knakmuhs</u>

The Committee reviewed the accompanying correspondence from City Engineer, Tom Knakmuhs, regarding the 2026 Capital Improvement Plan (CIP), 2027 Core Neighborhood Reconstruction Projects and 2027 Federal Aid Reconstruction Projects.

Engineering is seeking approval of the 2026 CIP, 2027 Core Neighborhood Reconstruction and 2027 Federal Aid Reconstruction Projects.

On a motion by Nicole Crutchfield, seconded by Ben Dow, the Committee voted to recommend approval of the 2026 CIP, 2027 Core Neighborhood Reconstruction and 2027 Federal Aid Reconstruction Projects as shown.

RECOMMENDED MOTION

Concur with the recommendations of PWPEC and approve the 2026 CIP, 2027 Core Neighborhood Reconstruction and 2027 Federal Aid Reconstruction Projects.

PROJECT FINANCING INFORMATION:

Recommended source of funding for project: Various

Developer meets City policy for payment of delinquent specials  
 Agreement for payment of specials required of developer  
 Letter of Credit required (per policy approved 5-28-13)

Yes	No
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>

COMMITTEE

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

<u>Present</u>	<u>Yes</u>	<u>No</u>	<u>Unanimous</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

ATTEST:

  
 Tom Knakmuhs, P.E.  
 City Engineer

# Memorandum

**To:** Members of PWPEC  
**From:** Tom Knakmuhs, City Engineer  
**Date:** November 12, 2025  
**Re:** Approval Request for 2026 Engineering CIP, 2027 Core Neighborhood Reconstruction Projects and 2027 Federal Aid Reconstruction Project

---

## **Background:**

Attached is the proposed 2026 Capital Improvement Plan (CIP) funding spreadsheet and the presentation that was shared at the Finance Committee meeting on November 10, 2025. The Engineering Department is seeking PWPEC's approval for the 2026 CIP, as well as for the following 2027 Core Neighborhood Reconstruction Projects and 2027 Federal Aid Reconstruction Projects. Approval of these projects will allow us to begin project design and engage with impacted property owners one year prior to construction.

### Core Neighborhood Reconstruction Projects:

- BR-27-A1: Longfellow Neighborhood – North Woodcrest Dr N from Evergreen Rd N to Lilac Ln N; Maple St N from 28 Ave N to Meadowlark Ln N; Meadowlark Ln N from Maple St N to Lilac Ln N
- BR-27-B1: Hawthorne Neighborhood – 6 St S from 10 Ave S to 13 Ave S; 11 Ave S from 7 St S to 5 St S; 12 Ave S from 6 St S to 5 St S
- BR-27-C1: Horace Mann Neighborhood – 1 St N from 11 Ave N to 7 Ave N; 8 Ave N from 1 St N to Oak St N

### Federal Aid Reconstruction Project:

- BR-27-E1: 17 Ave S from 25 St S to University Dr S (2026 funds to be spent in 2027)

## **Recommended Motion:**

Approve the 2026 Engineering CIP, 2027 Core Neighborhood Reconstruction and 2027 Federal Aid Reconstruction Project.

TAK/klb

### Attachments:

- 2026 CIP Spreadsheet
- CIP Presentation

001-555-5555 Total Program Includes: Design, Build, and Staffing Services  
 1000 Corporate Center Drive, Suite 1000, Dallas, Texas 75201  
 1000 Corporate Center Drive, Suite 1000, Dallas, Texas 75201

[illegible]



An aerial photograph of a suburban neighborhood with numerous houses, streets, and trees showing autumn foliage. A large, dark blue rectangular overlay is positioned in the center of the image, containing white text.

# 2026 ENGINEERING CAPITAL IMPROVEMENT PLAN (CIP)

NOVEMBER 10, 2025

# Presentation Summary

- What does the Engineering CIP include?
- Network Size
  - Pavement and other assets
- Project Selection Process
- Proposed 2026 – 2029 Projects
- Proposed 2026 CIP Funding Summary
- Next Steps

# Presentation Summary

- What does the Engineering CIP include?
- Network Size
  - Pavement and other assets
- Project Selection Process
- Proposed 2026 – 2029 Projects
- Proposed 2026 CIP Funding Summary
- Next Steps



# WHAT DOES THE ENGINEERING CIP INCLUDE?

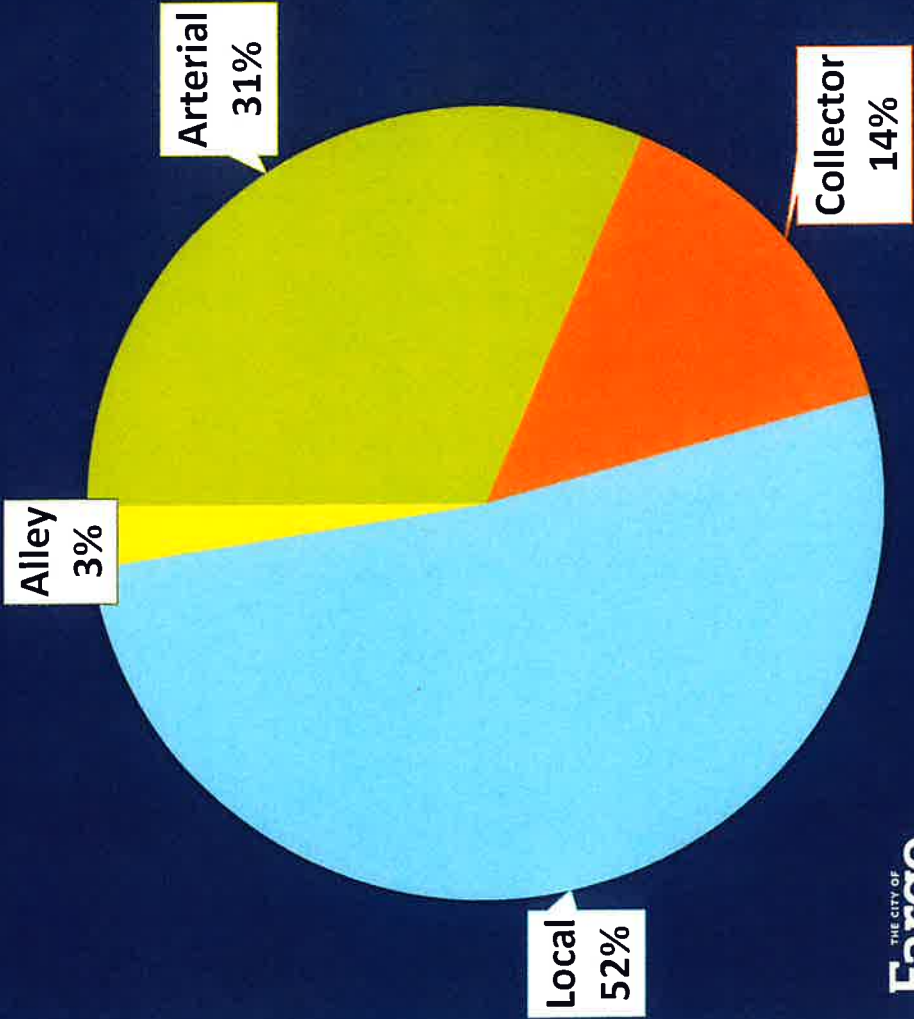
- Preservation, rehabilitation, replacement, and new installation of city owned infrastructure within the public right of way
  - Water mains, gate valves, fire hydrants, and services
  - Sewer mains, manholes, and services
  - Storm sewer mains, manholes, inlets, ponds, and lift stations
  - Street lights, traffic signals, pavement markings, traffic signs, and fiber optic (city communications)
  - Asphalt pavement, concrete pavement, bridges, underpass retaining walls, box culverts, sidewalks/shared use paths
- Levees/Floodwalls



# Presentation Summary

- What does the Engineering CIP include?
- Network Size
  - Pavement and other assets
- Project Selection Process
- Proposed 2026 – 2029 Projects
- Proposed 2026 CIP Funding Summary
- Next Steps

# FARGO'S PAVEMENT NETWORK



Classification	SY of Pavement	% of Network
Arterial	3,188,676	31.1%
Collector	1,448,135	14.1%
Local	5,321,282	51.9%
Alley	290,817	2.8%
Total	10,248,910	100%

Equivalent to over  
1,600 football fields!

# FARGO'S INFRASTRUCTURE ASSETS

- Bridges
  - Full Responsibility: 45
  - Shared Responsibility: 32
- Sanitary Sewer
  - Mains: 430 miles
  - Manholes: 8,468
  - Lift Stations: 73
- Water
  - Mains: 539 miles
  - Valves: 5,476
- Storm Sewer
  - Mains: 532 miles
  - Inlets: 14,041
  - Lift Stations: 88
  - City Ponds: 60
- Traffic/Street Lights
  - Street Lights: 15,855
  - Traffic Signals Poles: 754
  - Traffic Signs: 20,708

# Presentation Summary

- What does the Engineering CIP include?
- Network Size
  - Pavement and other assets
- Project Selection Process
- Proposed 2026 – 2029 Projects
- Proposed 2026 CIP Funding Summary
- Next Steps



# PROJECT SELECTION

- Collaboration between many city departments
  - Planning, Public Works, Water Treatment, Water Reclamation, and Engineering
- Taking into consideration:



- Other items:
  - Pavement condition
  - Underground utility condition
  - Severity/risk of failure
  - Public safety

# PROJECT PARTNERS



# Presentation Summary

- What does the Engineering CIP include?
- Network Size
  - Pavement and other assets
- Project Selection Process
- Proposed 2026 – 2029 Projects
- Proposed 2026 CIP Funding Summary
- Next Steps

# PROJECT CATEGORIES WITHIN CIP

---

- Locally Funded and Programmed Projects
- Federal Aid Projects
- Prairie Dog/Flex Fund Projects
- Flood Control Projects
- New Development Projects
- Alley Paving Projects



# PROJECT CATEGORIES WITHIN CIP

---

- Locally Funded and Programmed Projects
  - City determines project locations and are funded locally
- Federal Aid Projects
- Prairie Dog/Flex Fund Projects
- Flood Control Projects
- New Development Projects
- Alley Paving Projects

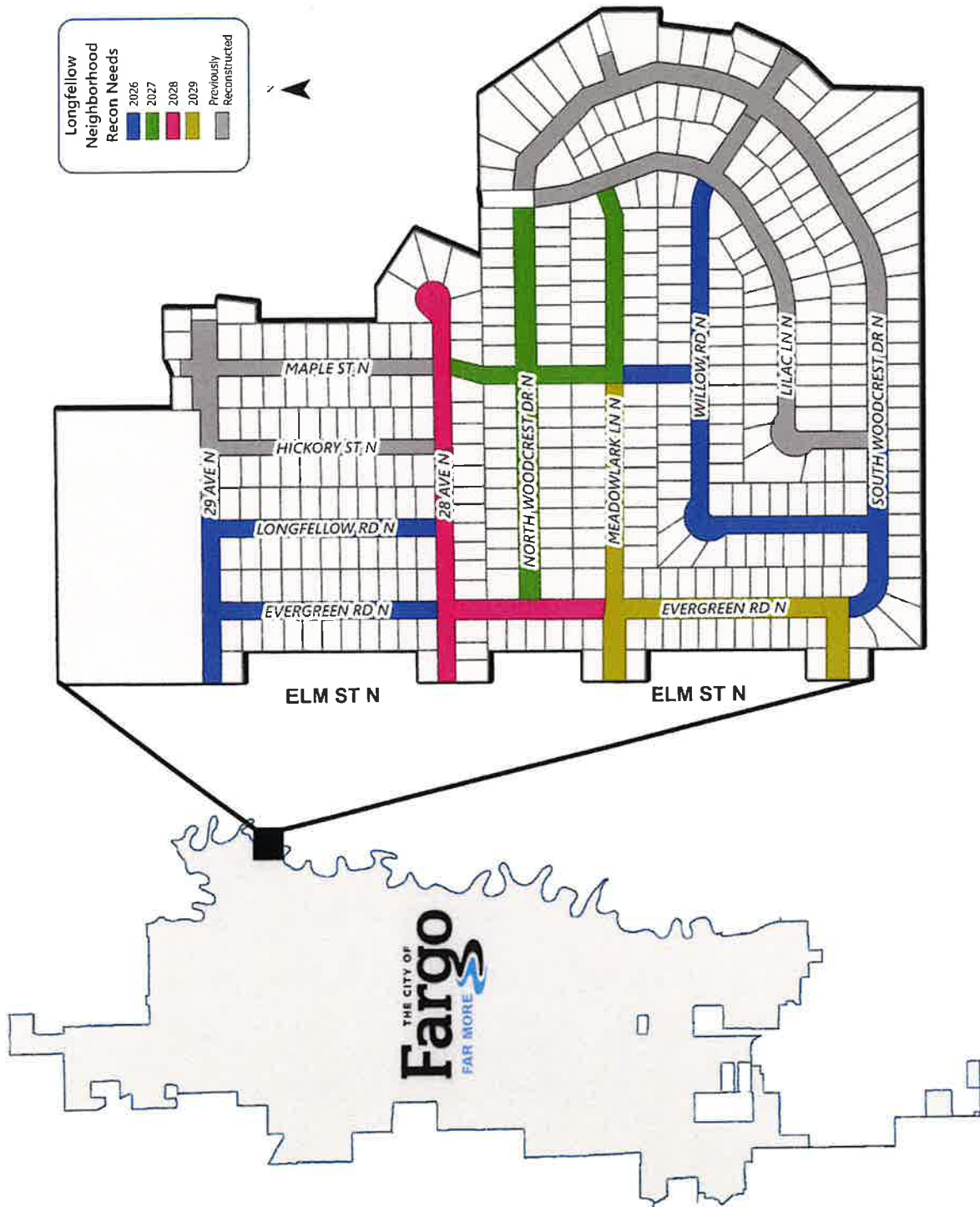
# PROJECT CATEGORIES WITHIN CIP

---

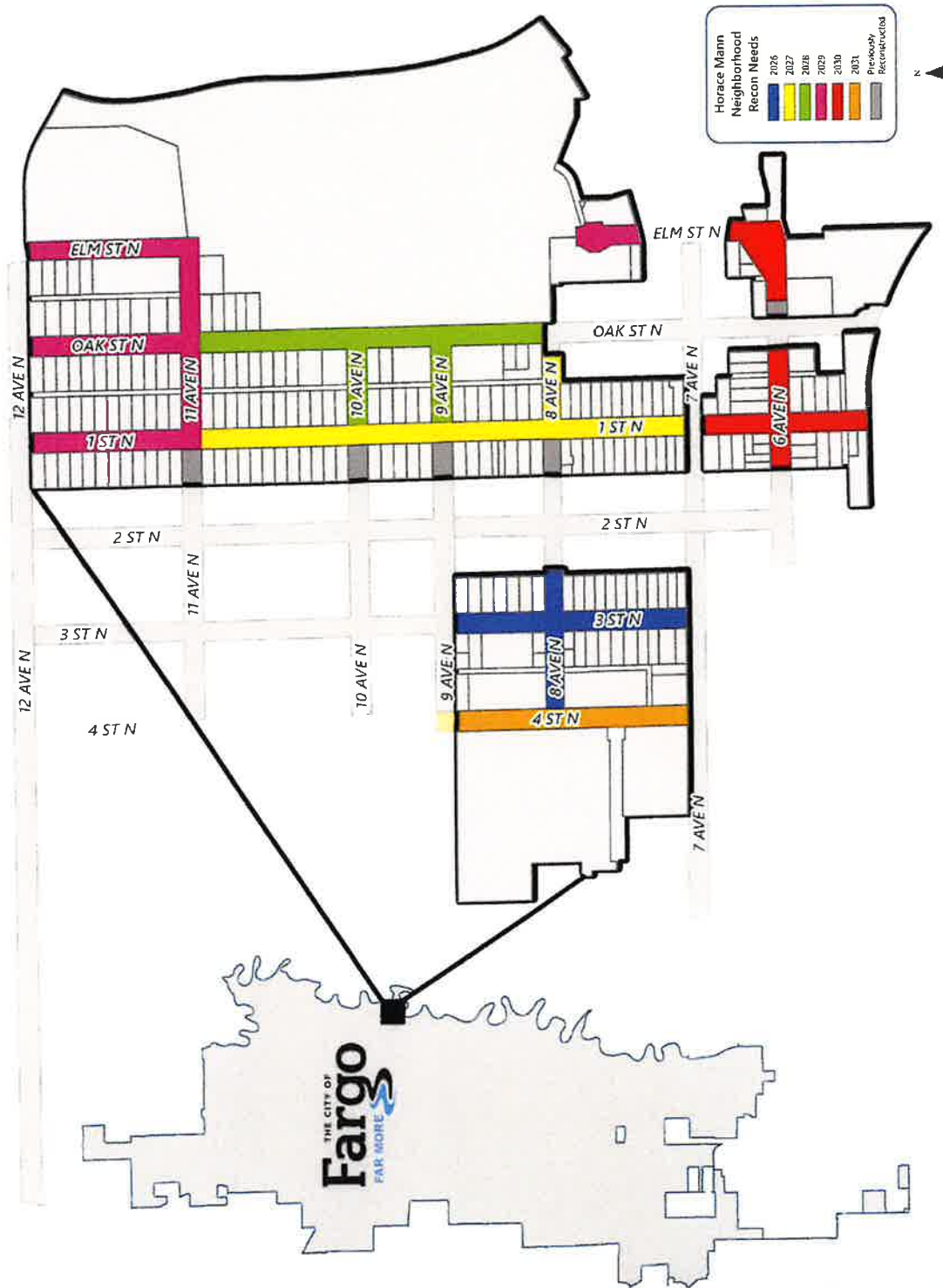
- Locally Funded and Programmed Projects
  - Core Neighborhood – Street Reconstruction and Utility Replacement
  - Pavement Preservation
  - Storm Sewer Utility
  - Sidewalk Improvements
  - Miscellaneous
- Federal Aid Projects
- Prairie Dog/Flex Fund Projects
- Flood Control Projects
- New Development Projects
- Alley Paving Projects

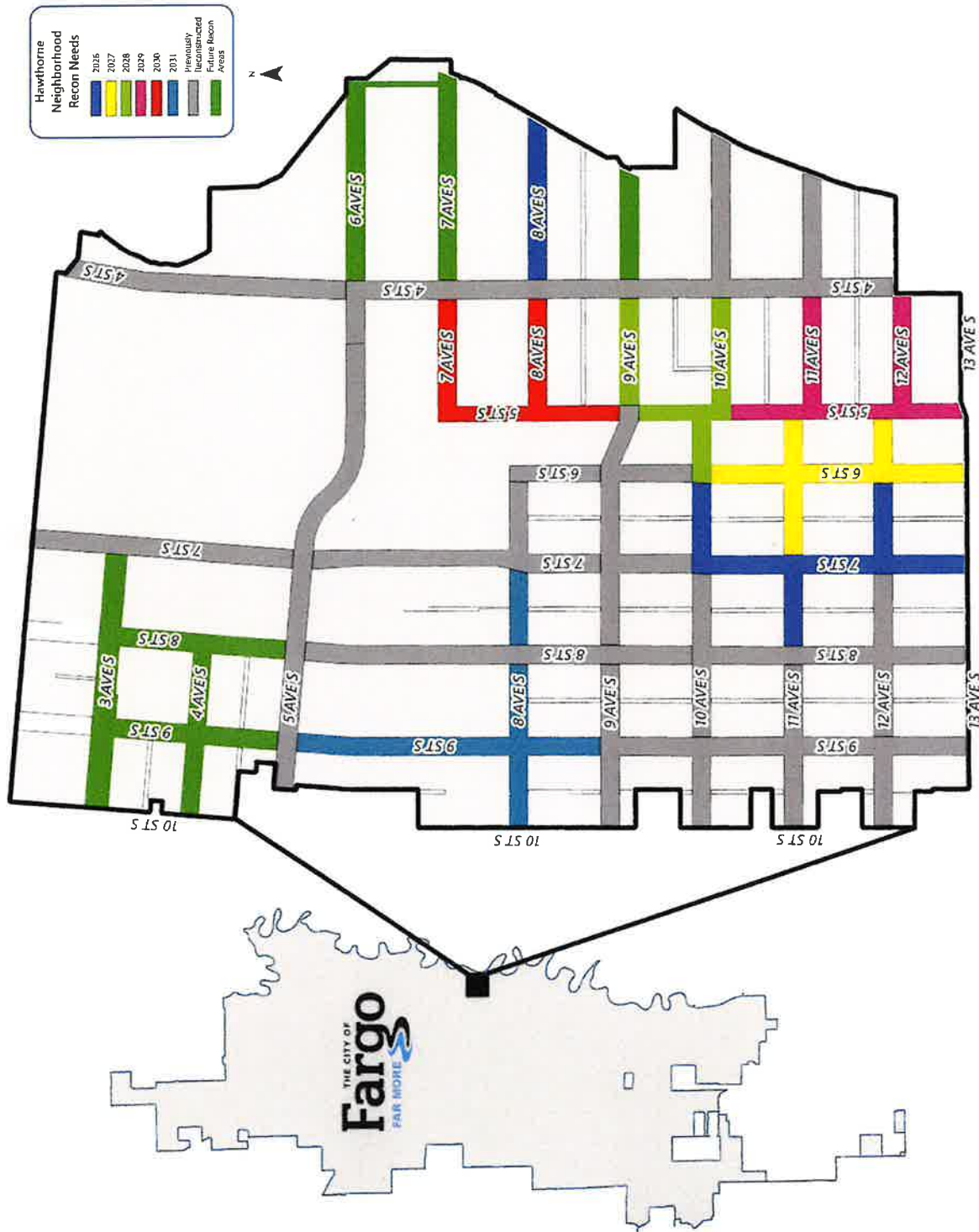
# LOCALLY FUNDED - CORE NEIGHBORHOOD PROJECTS

Year	Location
2026	Longfellow - Evergreen Rd N from 28 Ave N to 29 Ave N; Longfellow Rd N from 28 Ave N to 29 Ave N; 29 Ave N from Elm St N to Longfellow Rd N
	Longfellow - Willow Rd N from South Woodcrest Dr N to Lilac Ln; South Woodcrest Dr N from Evergreen Rd N to Lilac Ln N
	Hawthorne - 7 St S from 10 Ave S to 13 Ave S; 10 Ave S from 7 St S to 6 St S; 11 Ave S from 8 St S to 7 St S; 12 Ave S from 7 St S to 6 St S
	Hawthorne - 8 Ave S from 4 St S to the east
2027	Longfellow - North Woodcrest Dr N from Evergreen Rd N to Lilac Ln N; Maple St N from 28 Ave N to Meadowlark Ln N; Meadowlark Ln N from Maple St N to Lilac Ln N
	Hawthorne - 6 St S from 10 Ave S to 13 Ave S; 11 Ave S from 7 St S to 5 St S; 12 Ave S from 6 St S to 5 St S
	Horace Mann - 1 St N from 11 Ave N to 7 Ave N; 8 Ave N from 1 St N to Oak St N
2028	Longfellow - 28 Ave N from Elm St N to cul-de-sac east of Maple St N; Evergreen Rd N from 28 Ave N to Meadowlark Ln N
	Hawthorne - 5 St S from 9 Ave S to 10 Ave S; 9 Ave S from 5 St S to 4 St S; 10 Ave S from 6 St S to 4 St S
	Horace Mann - Oak St N from 8 Ave N to 11 Ave N; 10 Ave N and 9 Ave N from 1 St N to Oak St N
2029	<b>Longfellow</b> - Meadowlark Ln N from Elm St N to Maple St N; Evergreen Rd N from Meadowlark Ln N to South Woodcrest Dr N; South Woodcrest Dr N from Elm St N to Evergreen Rd N
	<b>Hawthorne</b> - 5 St S from 10 Ave S to 13 Ave S; 11 Ave S and 12 Ave S from 5 St S to 4 St S
	<b>Horace Mann</b> - Elm St N, Oak St N, and 1 St N from 11 Ave N to 12 Ave N; 11 Ave N from 1 St N to Elm St N







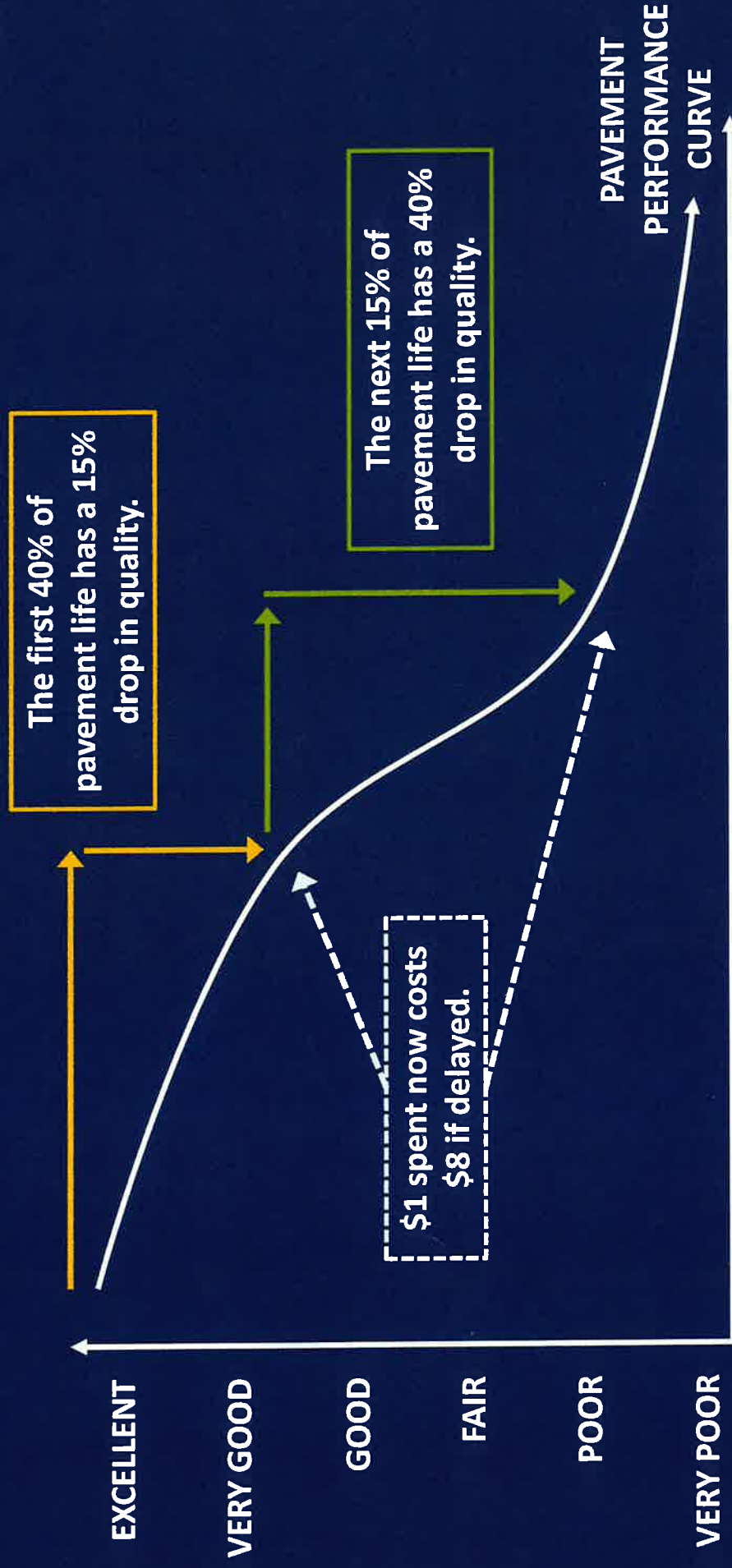


# PAVEMENT PRESERVATION PROJECTS

---

- Pavement preservation
  - Proactive approach implementing a series of low-cost, preventative maintenance treatments
  - Aimed at preserving the investment of our roadway network, extending the pavement life, and meeting our citizens' needs
- No pavement will last forever, but with timely applications of these projects we can extend the pavement life resulting in cost savings

# Pavement Preservation





## PAVEMENT PRESERVATION PROJECTS

---

- To preserve the City's pavement, the following types of projects are included in the Engineering CIP each year.
  - Asphalt Crack Seal
  - Seal Coat
  - Mill and Overlay
  - Concrete Spot Repairs

## **INFRASTRUCTURE MAINTENANCE PROJECTS**

- The following categories include projects completed annually to maintain, preserve, or improve the City's infrastructure:
  - Storm Sewer Utility
    - Storm sewer repairs – lining, outfalls, inlet/manhole
    - Storm sewer lift stations – rehab and replacements
  - Sidewalk Improvements
    - New installation and rehab/replacement
  - Miscellaneous
    - Sanitary Sewer Lining/Rehab
    - New Traffic Signal at 23<sup>rd</sup> Ave S and 55<sup>th</sup> St S

## PROJECTS COMPLETED BY RFP

---

- In addition to projects listed in the CIP, a number of other improvements are completed by the two utilities within Engineering:
  - Traffic/Streetlight Utility
    - Street light rehab and replacement
    - Traffic signal rehab and replacement
    - Pavement marking replacement and improvements
    - Signage replacement and improvements
  - Storm Sewer Utility
    - Lift station rehab and repair
    - Storm Sewer rehab and repair

# PROJECT CATEGORIES WITHIN CIP

---

- Locally Funded and Programmed Projects
- Federal Aid Projects
  - City has some say in project locations and partially funded locally
- Prairie Dog/Flex Fund Projects
- Flood Control Projects
- New Development Projects
- Alley Paving Projects



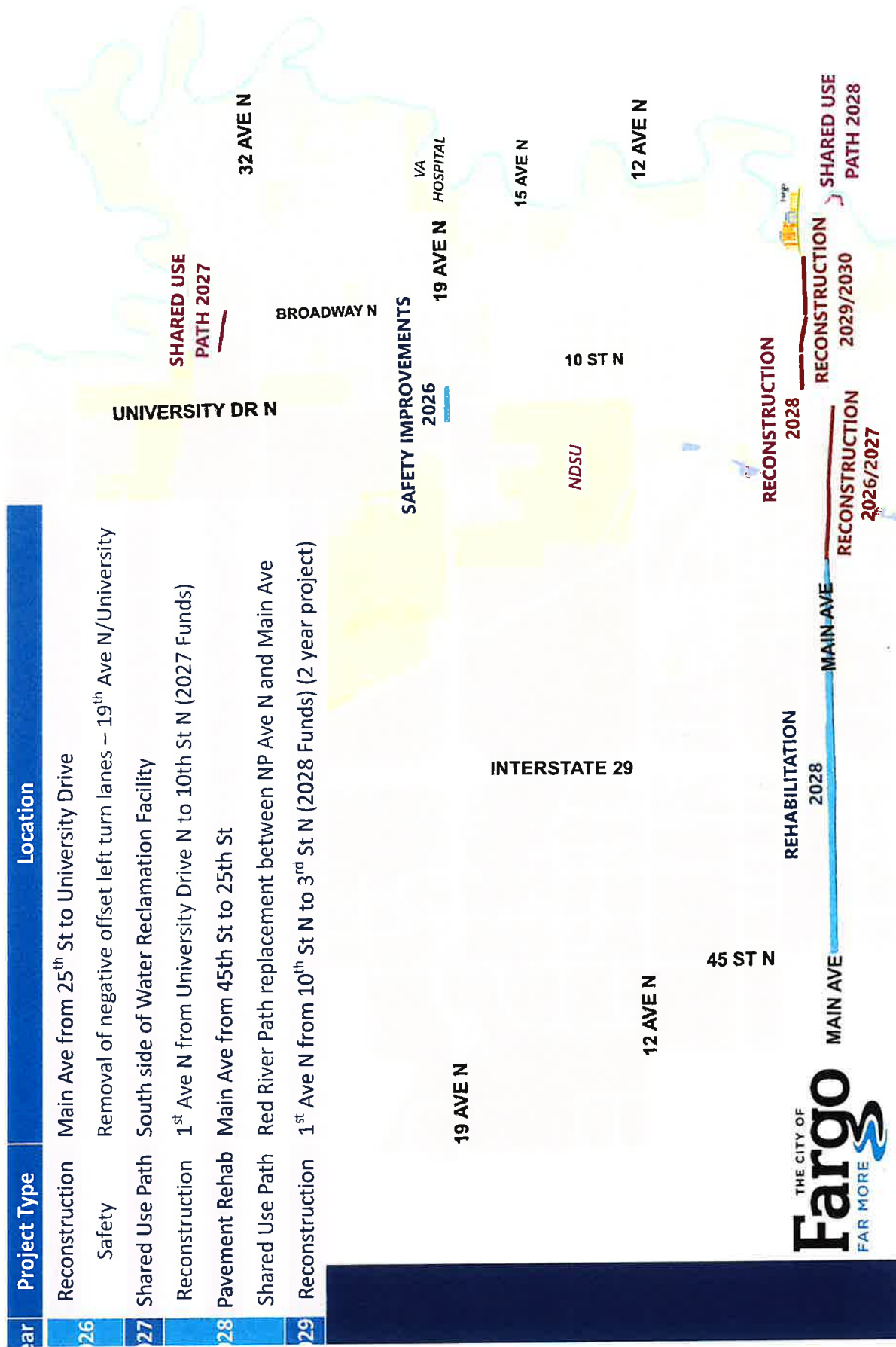
# PROJECT CATEGORIES WITHIN CIP

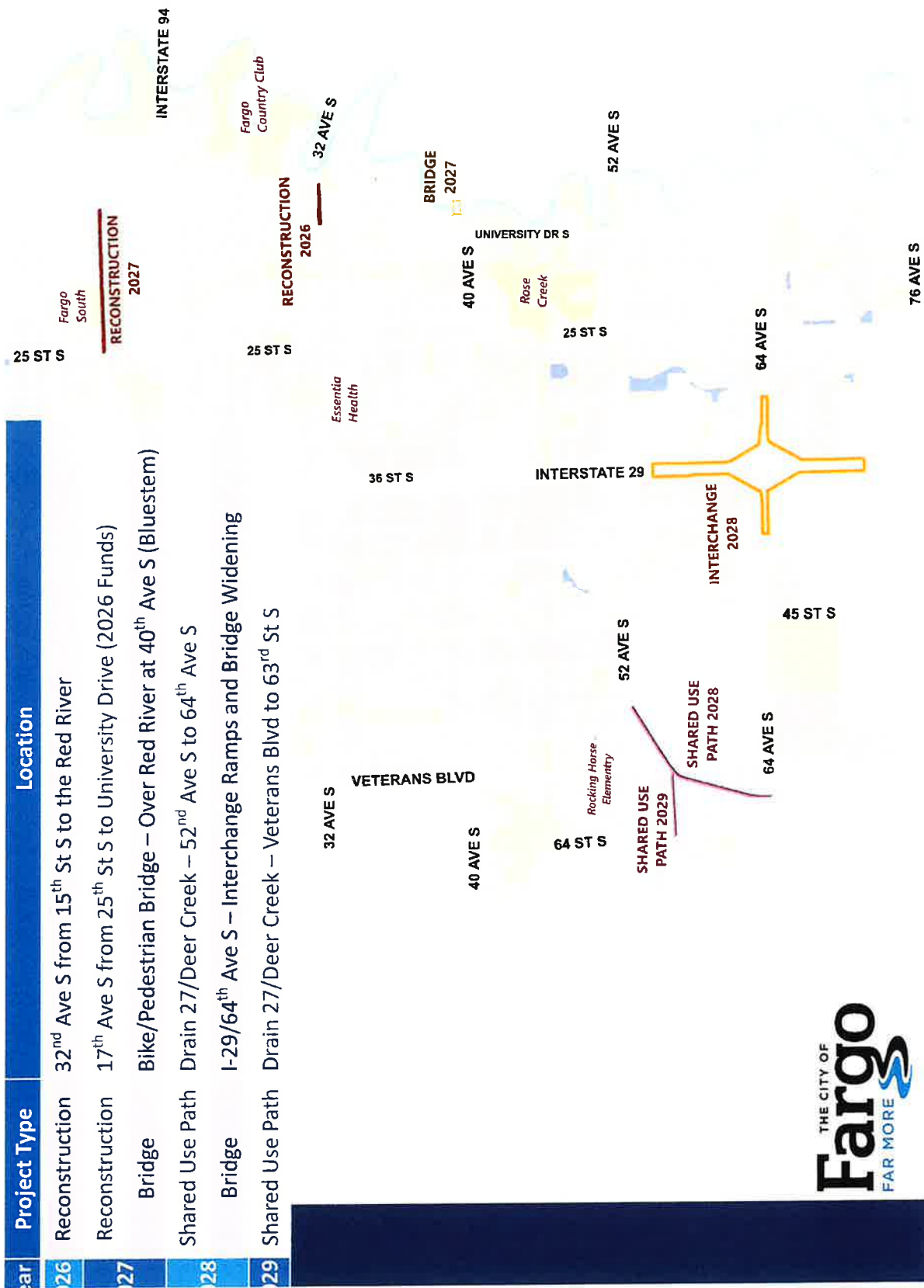
---

- Locally Funded and Programmed Projects
- Federal Aid Projects
  - Arterial Reconstruction
  - Pavement Rehabilitation
  - Shared Use Paths
  - Bridge
  - Safety Improvements
- Prairie Dog/Flex Fund Projects
- Flood Control Projects
- New Development Projects
- Alley Paving Projects

## Federal Aid Projects

Year	Project Type	Location
2026	Reconstruction	Main Ave from 25 <sup>th</sup> St to University Drive (2 year project)
	Reconstruction	32 <sup>nd</sup> Ave S from 15 <sup>th</sup> St S to the Red River
	Safety	Removal of negative offset left turn lanes – 19 <sup>th</sup> Ave N/University
2027	Reconstruction	17 <sup>th</sup> Ave S from 25 <sup>th</sup> St S to University Drive (2026 Funds)
	Shared Use Path	South side of Water Reclamation Facility
	Bridge	Bike/Pedestrian Bridge – Over Red River at 40 <sup>th</sup> Ave S (Bluestem)
2028	Reconstruction	1 <sup>st</sup> Ave N from University Drive N to 10th St N (2027 Funds)
	Pavement Rehab	Main Ave from 45th St to 25th St
	Shared Use Path	Drain 27/Deer Creek – 52 <sup>nd</sup> Ave S to 64 <sup>th</sup> Ave S
	Shared Use Path	Red River Path replacement between NP Ave N and Main Ave
	Bridge	I-29/64 <sup>th</sup> Ave S – Interchange Ramps and Bridge Widening
2029	Reconstruction	1 <sup>st</sup> Ave N from 10 <sup>th</sup> St N to 3 <sup>rd</sup> St N (2028 Funds) (2 year project)
	Shared Use Path	Drain 27/Deer Creek – Veterans Blvd to 63 <sup>rd</sup> St S





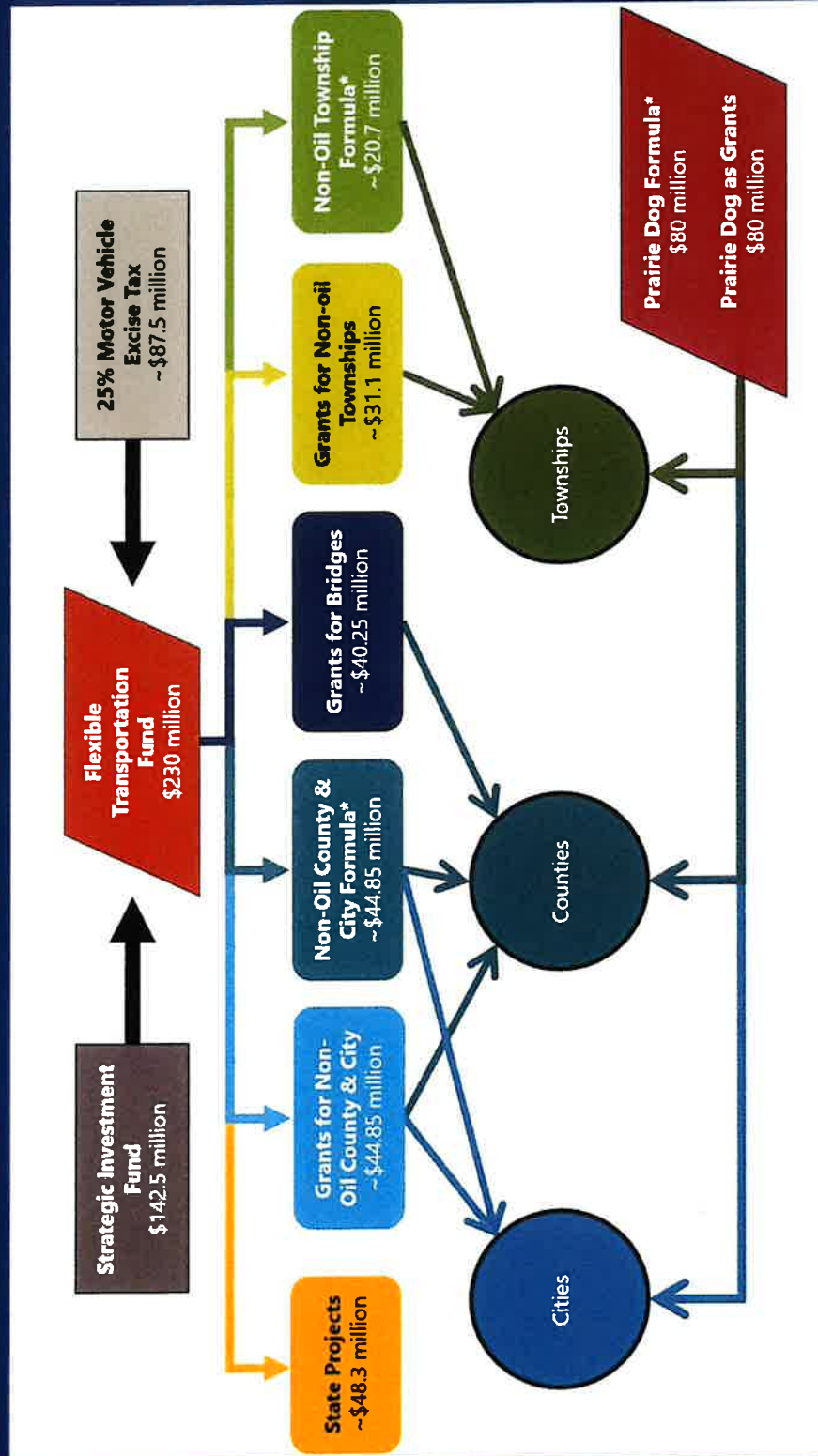


## PROJECT CATEGORIES WITHIN CIP

---

- Locally Funded and Programmed Projects
- Federal Aid Projects
- Prairie Dog/Flex Fund Projects
  - City determines project locations and are possible only with Prairie Dog Funds and/or Flex Funds
- Flood Control Projects
- New Development Projects
- Alley Paving Projects

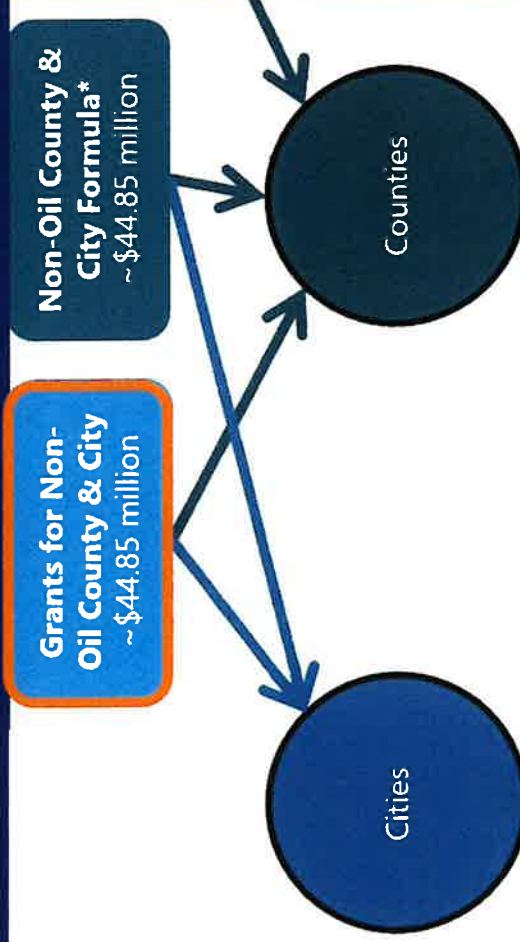
# NDDOT FLOWCHART OF FUNDS



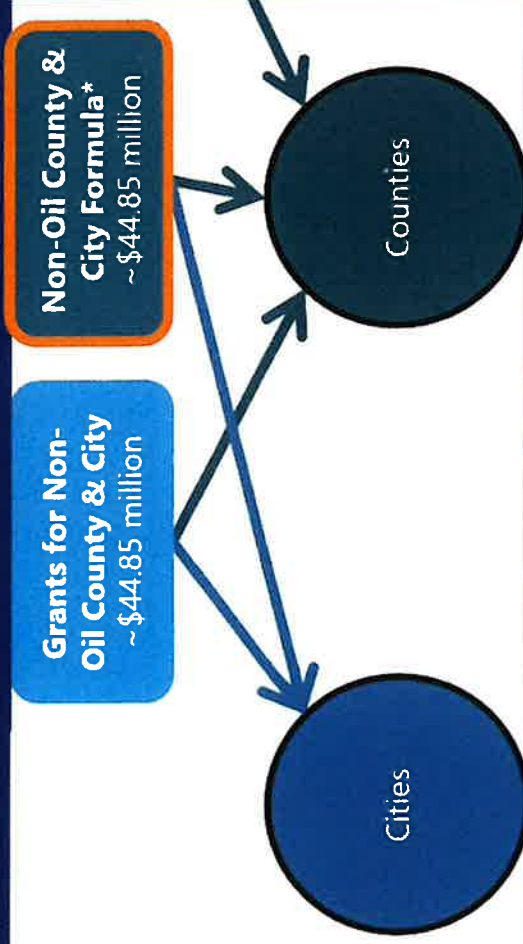
# FLEXIBLE TRANSPORTATION FUND (FLEX FUND)

## Grants for Non-Oil County & City

- \$44.85 million
  - 50% to non-oil counties
  - 25% to small cities
  - 25% to large cities
    - Population of 5,000 or greater as of the 2020 census
- \$11.21 million in grants to be split:
  - Fargo, Bismarck, Grand Forks, Minot, West Fargo, Dickinson, Mandan, Jamestown, Wahpeton, Devils Lake, and Valley City



# FLEXIBLE TRANSPORTATION FUND (FLEX FUND)

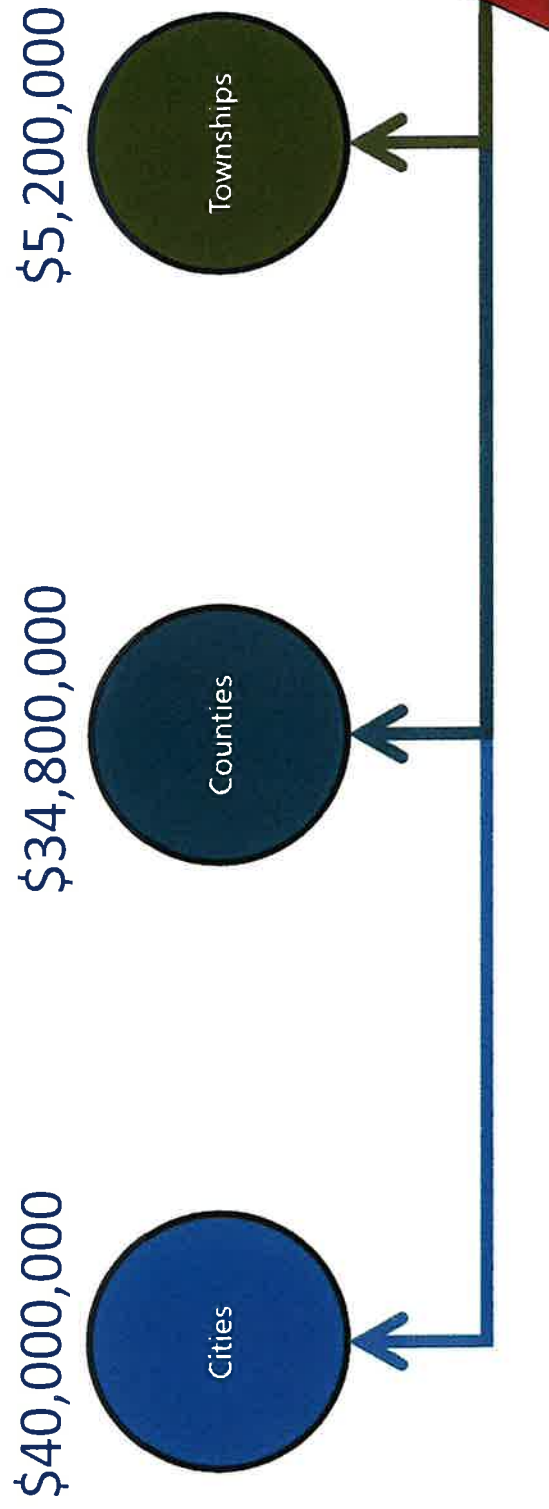


## Non-Oil County & City Formula

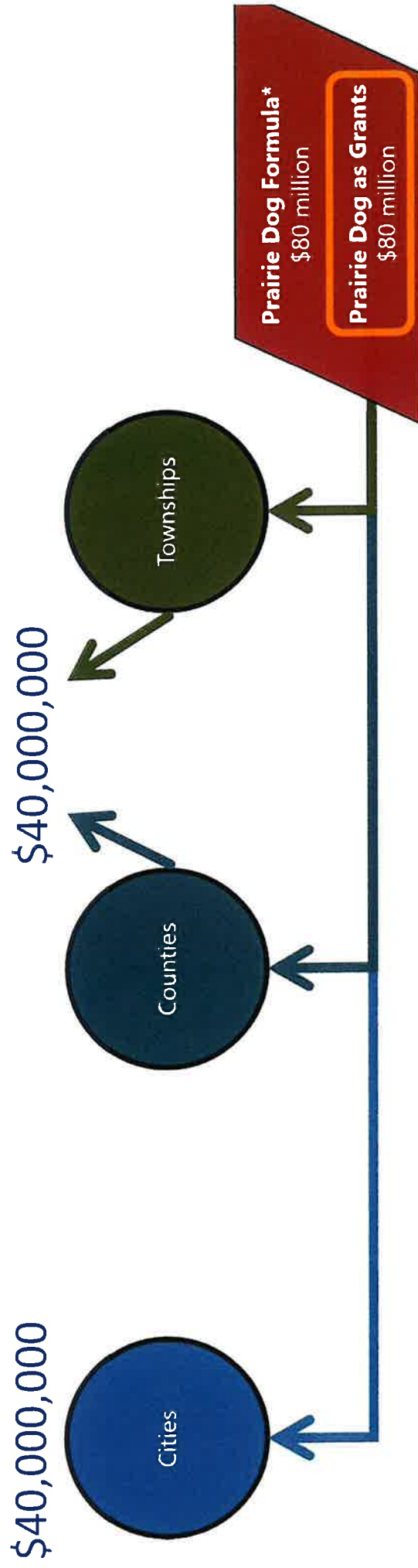
- Total distribution to Fargo is \$3,228,046
- To Fund 480 (Engineering CIP):
  - August 2025 Distribution = \$2,001,388
  - Additional 2025 Distribution = \$204,443
- To General Fund (Public Works Pavement Maintenance):
  - 2026 Distribution = \$613,329
  - 2027 Distribution = \$408,886



# PRAIRIE DOG FUNDS – FORMULA



# PRAIRIE DOG FUNDS - GRANTS



# PRAIRIE DOG/FLEX FUNDS – FORMULA

Formula Amount Received



# PRAIRIE DOG/FLEX FUNDS – GRANTS





## PRAIRIE DOG/FLEX FUND – GRANTS

- City Commission approved the submittal of 3 grant applications:
  - NP Ave (from 4<sup>th</sup> St N to 2<sup>nd</sup> St N) – Reconstruction
    - Total Estimated Project Cost = \$5,726,154
    - **Requested amount = \$2,500,000 (44% of total project cost)**
  - 45<sup>th</sup> St S (from I-94 to 9<sup>th</sup> Ave S) – Concrete Pavement Rehab
    - Total Estimated Project Cost = \$15,257,945
    - **Requested amount = \$7,500,000 (49% of total project cost)**
  - 64<sup>th</sup> Ave S (from Veterans to 45<sup>th</sup> St S) – Asphalt paving, shared use path, and street lights
    - Total Estimated Project Cost = \$1,897,404
    - **Requested amount = \$1,897,404 (100% of total project cost)**

## PROJECT CATEGORIES WITHIN CIP

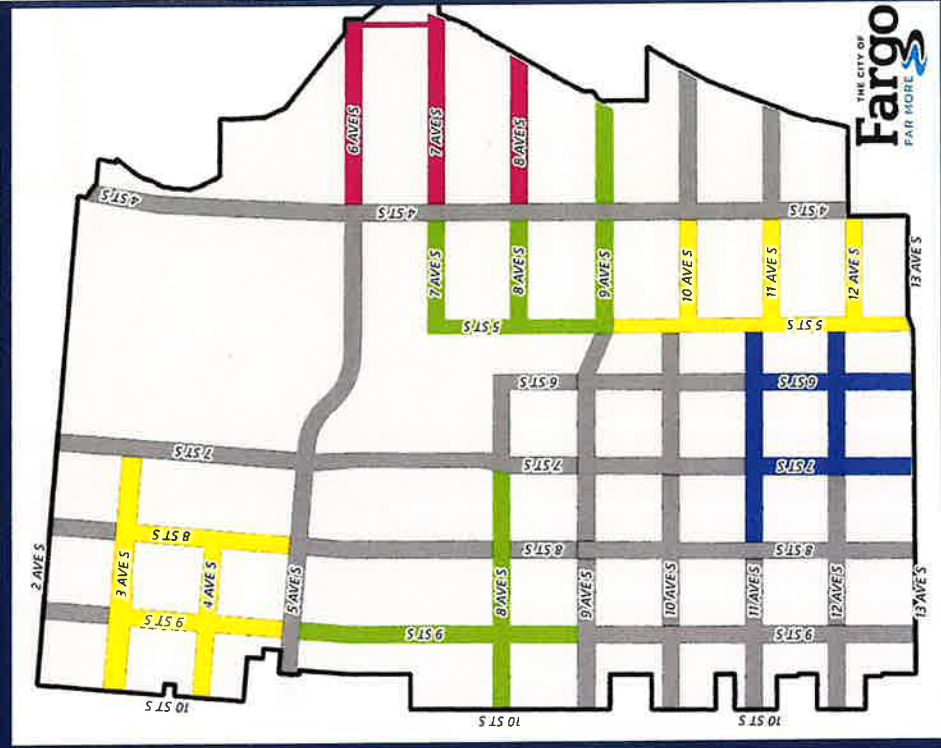
---

- Locally Funded and Programmed Projects
- Federal Aid Projects
- Prairie Dog/Flex Fund Projects
  - The goal was to program additional Core Neighborhood, Downtown Reconstruction Projects, and Pavement Preservation Projects
- Flood Control Projects
- New Development Projects
- Alley Paving Projects

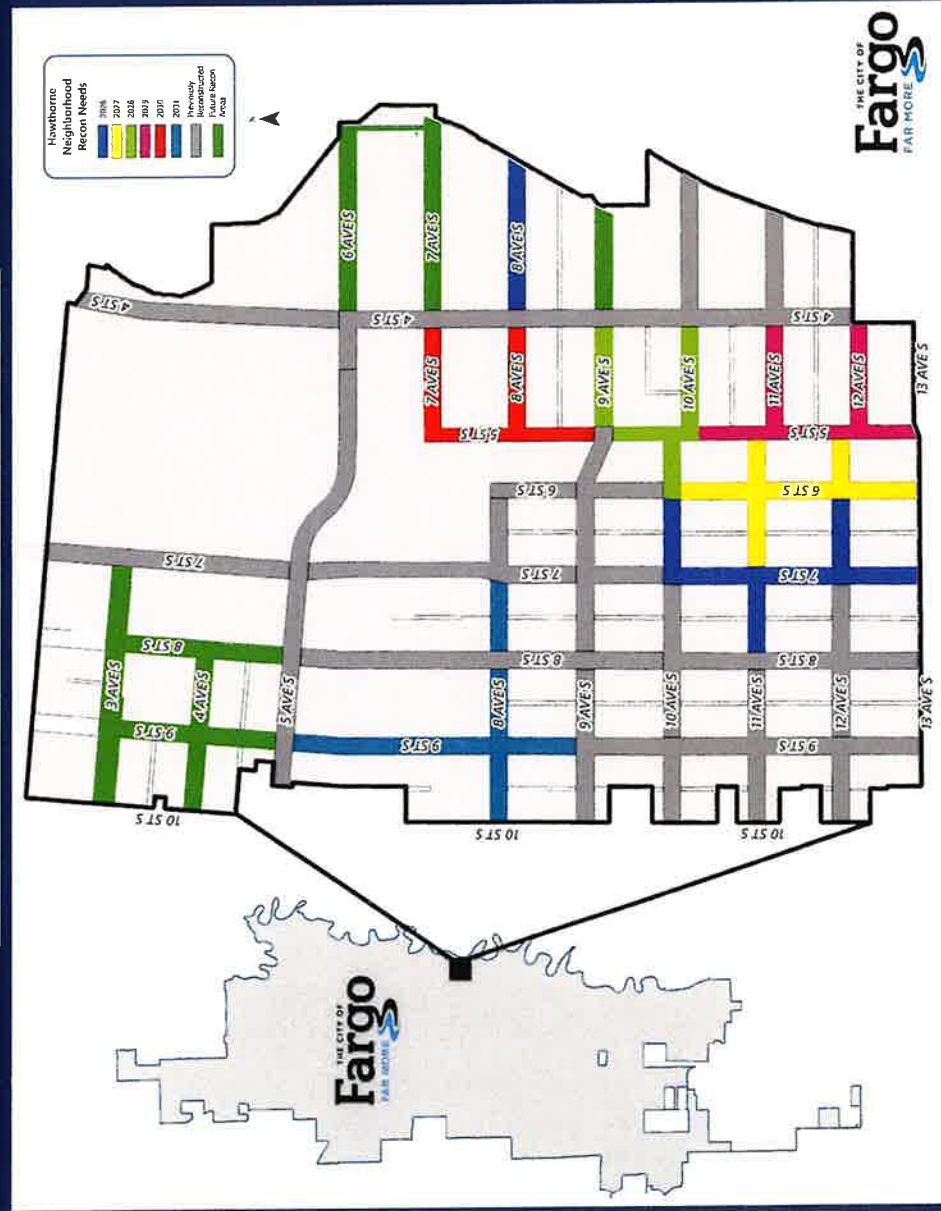
Prairie Dog/Flex Fund Projects		
Year	Project Type	Location
2026	Core Neighborhood	Horace Mann - 3 St N from 7 Ave N to 9 Ave N; 8 Ave N from 4 St N to 2 St (project size reduced)
	Downtown	NP Ave from 4 <sup>th</sup> St S to 2 <sup>nd</sup> St S
	Pavement Rehab	Concrete Pavement Rehab (45 <sup>th</sup> St S) – Project size reduced
	Core Neighborhood	Hawthorne – Project delayed due to change in Prairie Dog funding
2027	Downtown	NP Ave/4 <sup>th</sup> St S – Project delayed due to change in Prairie Dog funding
	Pavement Rehab	Concrete Pavement Rehab – Project delayed due to change in Prairie Dog funding
	Core Neighborhood	Horace Mann – Project delayed due to change in Prairie Dog funding
2028	Downtown	None
	Pavement Rehab	Concrete Pavement Rehab – Project delayed due to change in Prairie Dog funding
	Core Neighborhood	Hawthorne – Project delayed due to change in Prairie Dog funding
2029	Downtown	None
	Pavement Rehab	Concrete Pavement Rehab – Project delayed due to change in Prairie Dog funding

# Impact of Prairie Dog Funding Change – Hawthorne Neighborhood

## Proposed Timeline Before Prairie Dog Funding Change (4 years)



## Current Proposed Timeline (8+ years)





## PROJECT CATEGORIES WITHIN CIP

---

- Locally Funded and Programmed Projects
- Federal Aid Projects
- Prairie Dog/Flex Fund Projects
- **Flood Control Projects**
  - City oversees in-town projects (project locations determined as part of overall FM Diversion project) and funded by Diversion Authority
- New Development Projects
- Alley Paving Projects

# FLOOD CONTROL PROJECTS

Year	Location
2026	STS LS #40 Reconstruction
	STS LS #67 & #68 Reconstruction
	Harwood Drive Levee Construction
	Belmont Phase 3 Levee and Floodwall Construction
2027	None
2028	None
2029	STS LS #66 Reconstruction

## PROJECT CATEGORIES WITHIN CIP

---

- Locally Funded and Programmed Projects
- Federal Aid Projects
- Prairie Dog/Flex Fund Projects
- Flood Control Projects
- **New Development Projects**
  - Developer requested and are typically 100% special assessed
  - Selkirk 4<sup>th</sup> Addition – single-family residential
  - J&O Development (EOLA) – multi-family
  - As additional requests come in, projects will be added to the CIP
- Alley Paving Projects

# PROJECT CATEGORIES WITHIN CIP

---

- Locally Funded and Programmed Projects
- Federal Aid Projects
- Prairie Dog/Flex Fund Projects
- Flood Control Projects
- New Development Projects
- **Alley Paving Projects**
  - Property owner requested and are 100% special assessed
    - From 15<sup>th</sup> Ave N to 16<sup>th</sup> Ave N between 4<sup>th</sup> St N and 5<sup>th</sup> St N
  - CDBG funded alley paving
  - As additional requests come in, projects will be added to the CIP



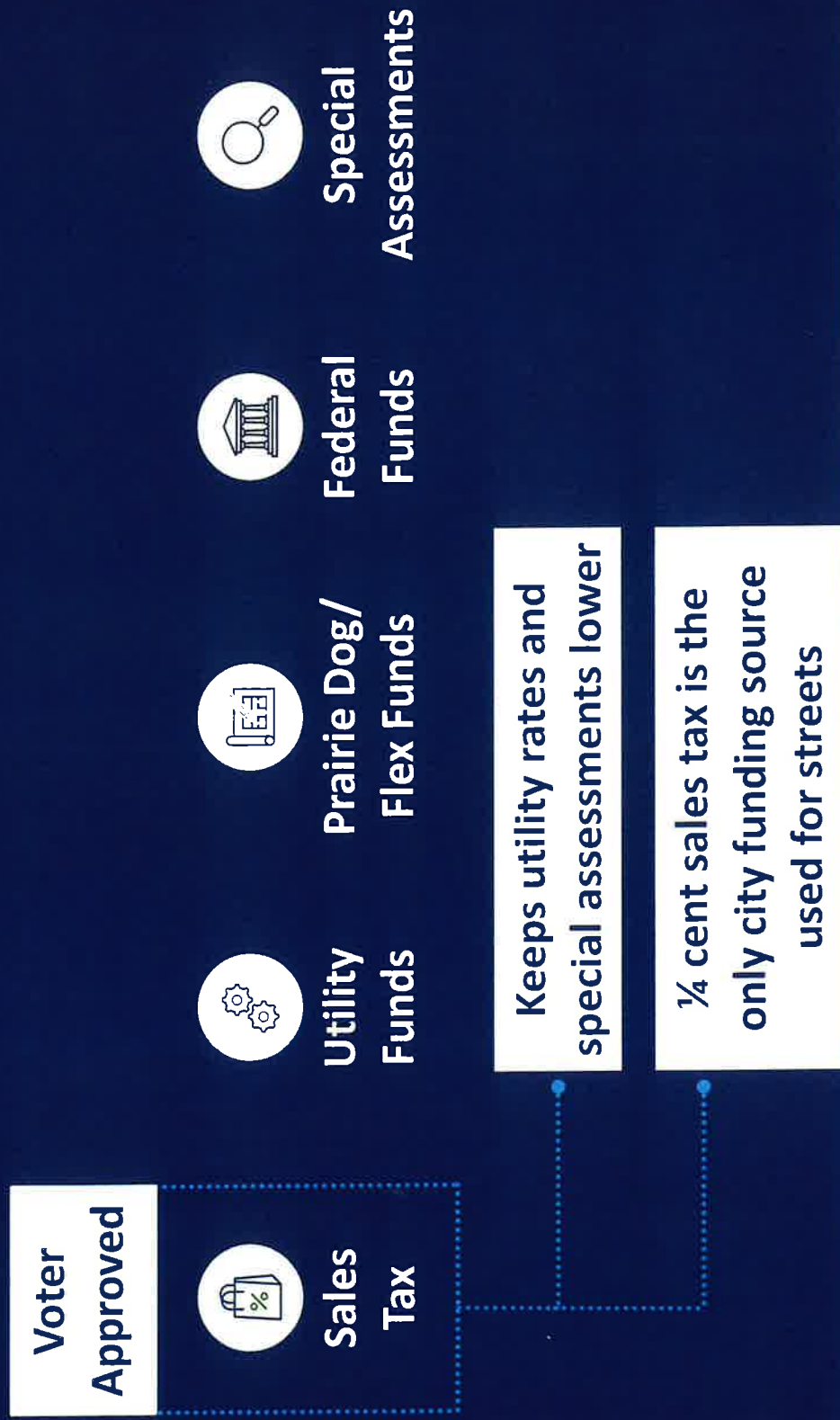
# Presentation Summary

- What does the Engineering CIP include?
- Network Size
  - Pavement and other assets
- Project Selection Process
- Proposed 2026 – 2029 Projects
- Proposed 2026 CIP Funding Summary
- Next Steps

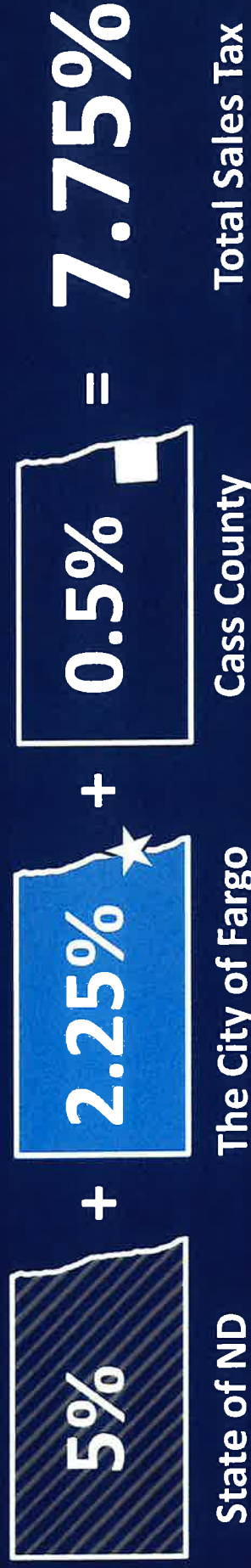
# SUMMARY OF COSTS

Cost by Category	2025 CIP	2026 CIP	2027 CIP	2028 CIP	2029 CIP	2026-2029 Average
Core Neighborhood	\$ 13,718,240	\$ 16,611,660	\$ 16,470,151	\$ 18,585,029	\$ 22,914,917	\$ 18,645,439
Pavement Preservation	\$ 9,768,150	\$ 11,137,298	\$ 11,629,901	\$ 11,876,236	\$ 12,525,136	\$ 11,792,142
Storm Sewer Utility	\$ 3,791,993	\$ 3,528,000	\$ 3,906,000	\$ 4,032,000	\$ 4,032,000	\$ 3,874,500
Sidewalk	\$ 1,512,000	\$ 1,701,000	\$ 1,890,000	\$ 2,016,000	\$ 2,016,000	\$ 1,905,750
Miscellaneous	\$ 723,900	\$ 1,470,420	\$ 945,000	\$ 1,354,500	\$ 1,354,500	\$ 1,281,105
Federal Aid	\$ 25,666,996	\$ 47,773,316	\$ 36,677,737	\$ 89,271,614	\$ 650,228	\$ 43,593,224
Prairie Dog/Flex Fund	\$ 17,907,776	\$ 14,968,092	\$ -	\$ -	\$ -	\$ 3,742,023
Flood Control	\$ 21,004,000	\$ 18,442,500	\$ -	\$ -	\$ 4,912,000	\$ 5,838,625
Total CIP:	\$ 94,093,055	\$ 115,632,285	\$ 71,518,789	\$ 127,135,379	\$ 48,404,781	\$ 90,672,808

# CIP FUNDING



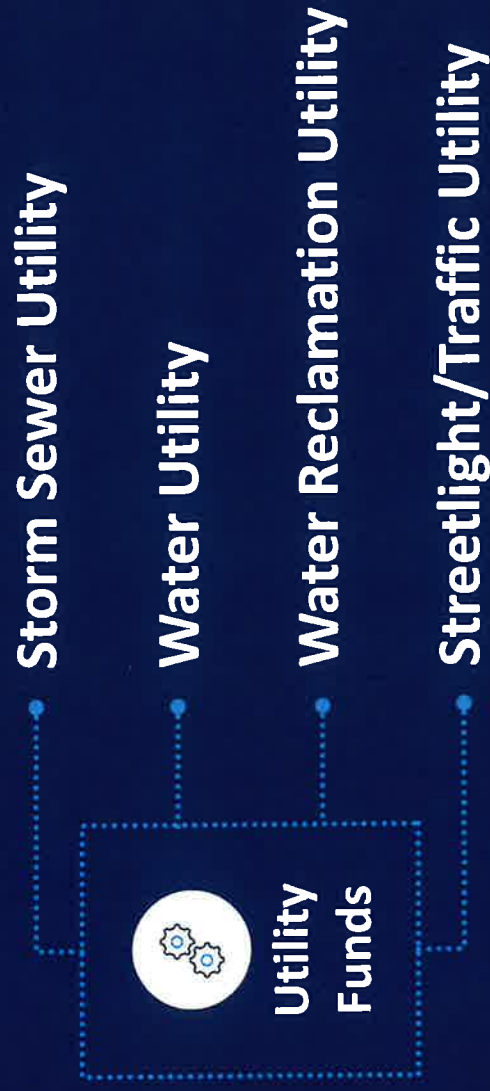
# Sales Tax Summary in The City of Fargo



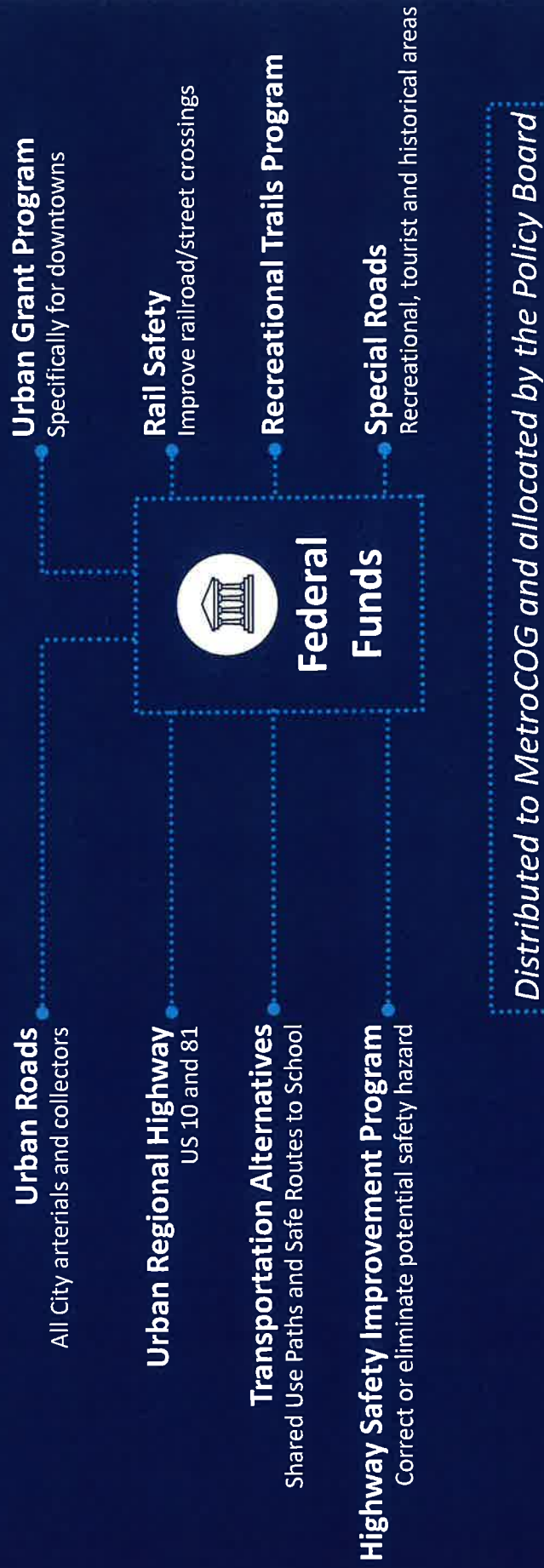
Anticipate Informational Meeting  
in early 2026 for discussion on  
Sales Tax extension



# CIP FUNDING



# CIP FUNDING



# CIP FUNDING

## Governed by ND Century Code

Chapter 40-22 and Chapter 40-23

## ND Supreme Court Ruling on September 17, 2024

Requires Special Assessment Commission to determine benefit in dollars independent of, and without regard to, the cost of the improvement district

## Ruling added step in process

But does not impact the City's ability to special assess (as long as benefit exceeds cost)



# CIP FUNDING

## Infrastructure Funding Policy

Determines how costs are allocated  
Adopted by City Commission

## Paving rehab (mill and overlay)

50% special assessed & 50% City funded

## Most other items are "capped"

Water, sewer and pavement replacement



## Special Assessments

## 2025 Core Neighborhood Street Recon and Utility Replacement Projects

Approximately 17.4% Special Assessed



# WHAT ARE SPECIAL ASSESSMENT CAPS?

The way in which the City of Fargo limits the maximum amount a property owner will pay for an improvement

Provides for a predictable special assessment amount for property owners

Ensures all property owners are treated fairly and consistently

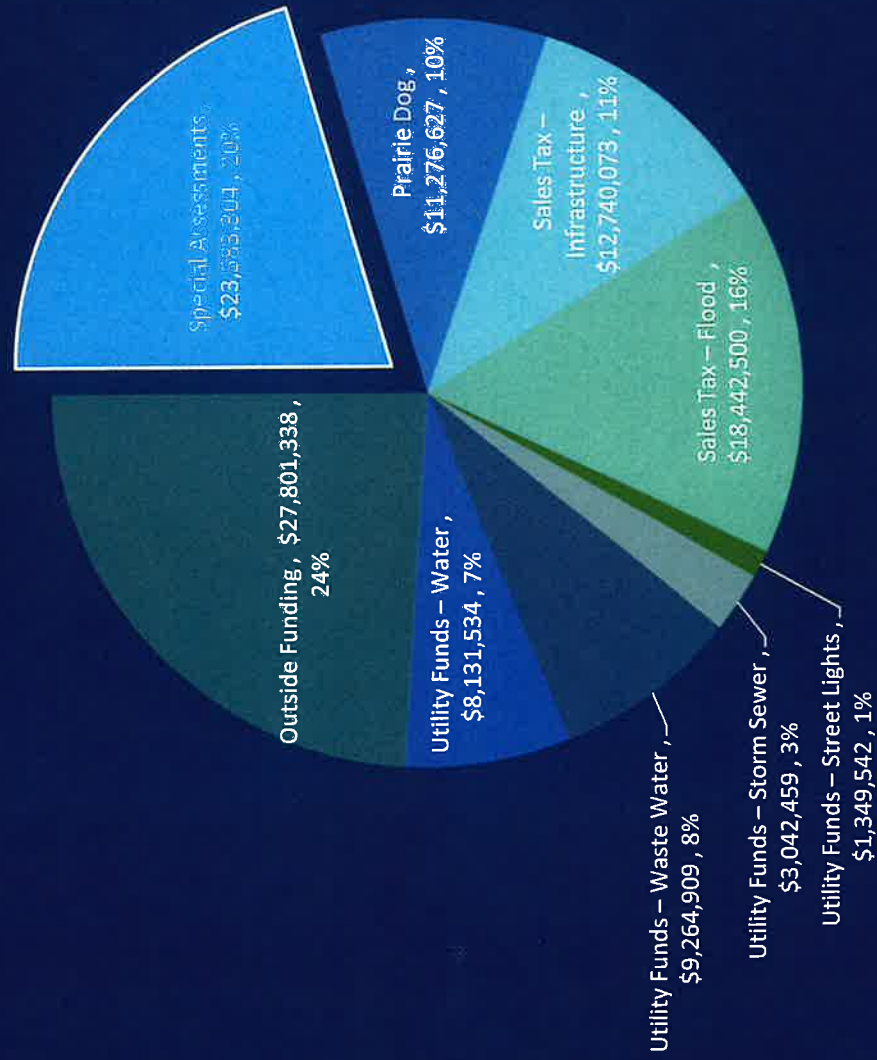


# INFRASTRUCTURE FUNDING POLICY

## PROPOSED REVISION

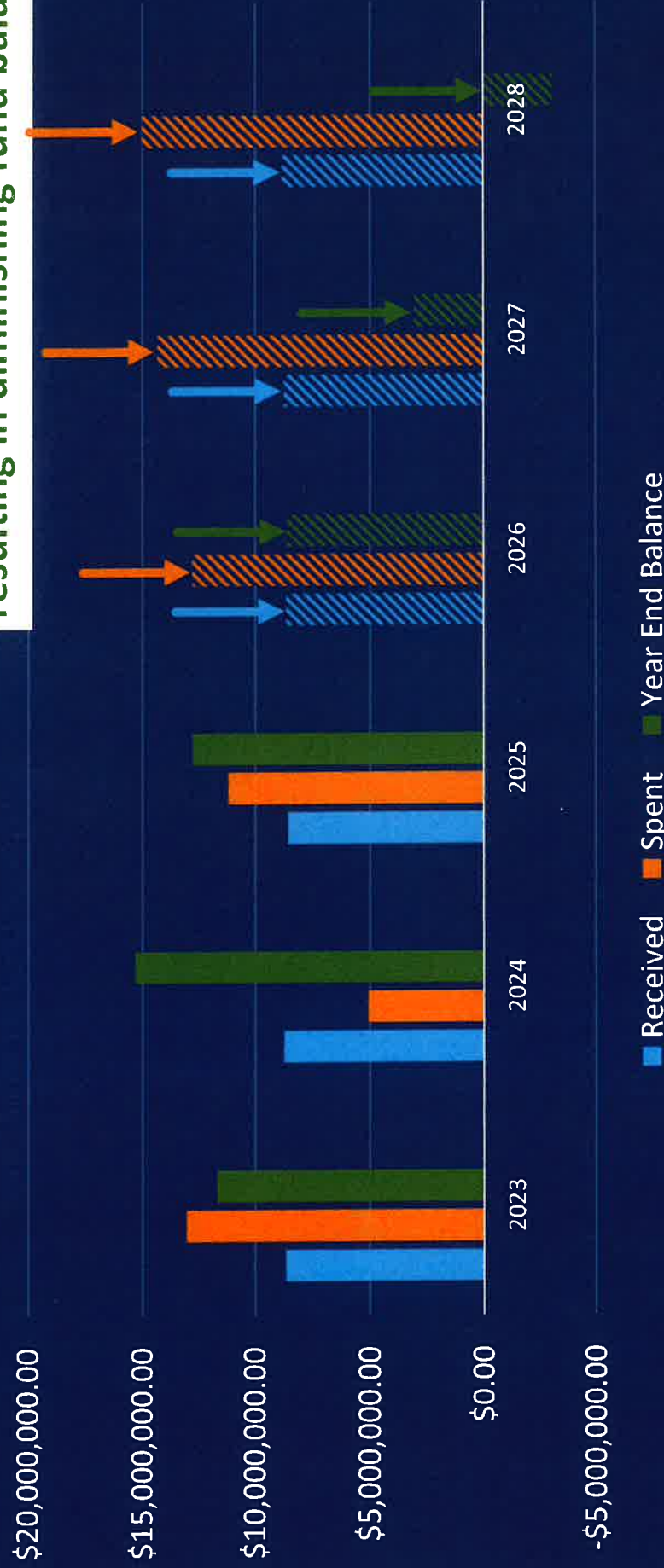
- Current Policy:
  - Initial Wear Course and Initial Seal Coat are special assessed over a 25-year term
- Proposed Revision:
  - Initial Wear Course and Initial Seal Coat to be special assessed over a 15-year term
- Change to Property Owners:
  - Assuming 50' lot; \$2,100 assessment for wear course @ 4.61%
  - 25 Year Term: \$11.93 per month; Total payment of \$3,581 (\$1,481 in interest)
  - 15 Year Term: \$16.42 per month; Total payment of \$2,955 (\$855 in interest)
    - \$4.49 increase per month
    - Savings of \$626

# 2026 CIP FUNDING SUMMARY – \$ BY FUND



# STREETS SALES TAX HISTORY AND PROJECTED

**Needs** are outpacing **revenues**,  
resulting in diminishing fund balance.





# Presentation Summary

- What does the Engineering CIP include?
- Network Size
  - Pavement and other assets
- Project Selection Process
- Proposed 2026 – 2029 Projects
- Proposed 2026 CIP Funding Summary
- Next Steps

# WHAT COMES NEXT?



## Approvals Required

- Seek PWPEC approval on **November 17, 2025**
- Seek Commission Approval on **November 24, 2025**
  - 2026 Capital Improvement Plan (CIP)
  - 2027 Core Neighborhood Reconstruction Projects, Prairie Dog/Flex Fund, and Federal Aid Projects
    - This allows the Engineering Department to initiate project design and communicate with impacted property owners a year before construction
  - Changes to the Infrastructure Funding Policy



**Denise Kolpack, City Commissioner**

Fargo City Hall

225 4th Street North

Fargo, ND 58102-4817

Phone: 701.715.4895 | Fax: 701.476.4136

[www.FargoND.gov](http://www.FargoND.gov)

**MEMORANDUM**

**TO: BOARD OF CITY COMMISSIONERS**

**FROM: COMMISSIONER DENISE KOLPACK**

DK

**DATE: NOVEMBER 24, 2025**

**SUBJECT: PUBLIC COMMENTS NOT BEING BROADCAST**

On September 10, 2018 a Policy was approved by the City Commission that all public meetings held in the City Commission would be broadcasted and recorded and every effort would be made to televise, livestream and webcast them as well.

At the last City Commission meeting Mayor Mahoney made a statement that Public Comments would no longer be broadcast starting this evening. I feel this is contradictive to the Policy that was approved in 2018 and would like to have a City Commission discussion.

**RECOMMENDED MOTION:** No action requested for discussion purposes only.

cm180910.doc Page 1

Policy Related to Broadcasting and Recording of Public Meetings Approved:

Commissioner Gehrig said he feels public meetings should be recorded whenever possible and placed on the City website. He said this is an attempt to make a policy official and he proposed the following: The City of Fargo is committed to promoting transparency in government and has made investments in the technology and personnel required to do so.

In support of this mission, it shall be the policy of the City to make all efforts to **televis**e, livestream and webcast regularly scheduled and special meetings of the various committees, commissions, boards and taskforces appointed by the City Commission. This will include brown bag, study and educational sessions. All meetings held within the City Commission Chambers, where members of the public may attend in person, shall be recorded and broadcast in real-time.

Every effort will be made to record and broadcast City-related public meetings not held within the City Commission Chambers as technology and staffing resources allow.

Commissioner Piepkorn said a number of meetings are not currently televised and he is concerned that there will be additional costs related to having all meetings broadcast, such as expenses to have additional staff attend every meeting.

Communications and Public Affairs Manager Gregg Schildberger said there would not be additional cost associated with broadcasting all the meetings. An employee attends nearly every meeting currently held in the Commission Chambers, he said, and in most cases, they can handle the additional workload without additional work time.

Commissioner Strand said every element of transparency that can be delivered to the public has value.

Mayor Mahoney said the equipment in the new City Hall will have advantages compared to the current equipment.

In response to a question from Commissioner Grindberg about this going far beyond the requirement in the ND Century Code for open meetings, City Attorney Erik Johnson said North Dakota's open meeting law has requirements on quorums, notices and minutes; however, recording is not a requirement.

Commissioner Strand said the public needs to know that Executive Sessions are an exemption for recording, protected by law and confidential.

Commissioner Gehrig moved the Policy for Broadcasting and Recording all public meetings held in the Commission Chambers be approved and to make efforts to **televis**e, livestream and webcast meetings.

Second by Strand. On call of the roll Commissioners Gehrig, Strand, Grindberg and Mahoney voted aye. Commissioner Piepkorn voted nay.

The motion was declared carried.



26a

The City of Fargo is committed to promoting transparency in government and has made investments in the technology and personnel required to do so.

In support of this mission, it shall be the policy of the City to make all efforts to televise, livestream and webcast regularly scheduled and special meetings of the various committees, commissions, boards and taskforces appointed by the City Commission. This will include brown bag, study and educational sessions.

All meetings held within the City Commission Chambers, where members of the public may attend in person, shall be recorded and broadcast in real-time.

Every effort will be made to record and broadcast City-related public meetings not held within the City Commission Chambers as technology and staffing resources allow.