

FARGO CITY COMMISSION AGENDA
Monday, October 28, 2024 - 5:00 p.m.

Executive Session at 4:00 p.m.

Roll Call.

PLEASE NOTE: The Board of City Commissioners will convene in the City Commission Chambers at 4:00 p.m. on Monday, October 28, 2024 and retire into Executive Session in the Red River Room for the purpose of attorney consultation regarding the pending litigation titled Liquid Hospitality, LLC d/b/a Windbreak Saloon vs. Board of City Commissioners of the City of Fargo, File No: 09-2024-CV-01023. Discussing these matters in an open meeting will have a negative fiscal effect on the bargaining and or litigation position of the City of Fargo. An Executive Session for this legal matter 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. They are rebroadcast Mondays at 5:00 p.m., Thursdays at 7:00 p.m. and Saturdays at 8:00 a.m. They are also included in the video archive at www.FargoND.gov/CityCommission.

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, October 14, 2024).

CONSENT AGENDA – APPROVE THE FOLLOWING:

1. Receive and file an Ordinance Amending Article 11-09, of Chapter 11, of the Fargo Municipal Code, Relating to Littering of Public Places by Contractors.
2. Site Authorizations for Games of Chance:
 - a. Homeward Animal Shelter, Inc. at Speck's Bar.
 - b. North Dakota Horse Park Foundation at Dogleg North.
3. Applications for Games of Chance:
 - a. Shiloh Masonic Lodge #1 for a raffle on 4/26/25.
 - b. Sts. Anne and Joachim Catholic Church for bingo and a raffle on 11/10/24.
 - c. The Village Family Service Center for a raffle board on 11/8/24.
4. Agreement Regarding Deferral of Special Assessments with Sanford North.
5. Reimbursement to Property Owner at 149 South Woodcrest Drive North in the amount of \$8,160.00 for irrigation repairs due to Project No. FM-19-C1.
6. Modifications to the Sanitary Sewer Service Participation Policy.

7. Maintenance Certification for Urban Federal Aid Projects for NDDOT.
8. Negative Final Balancing Change Order No. 2 in the amount of -\$26,927.00 for Project No. SL-22-A1.
9. Change Order No. 1 in the amount of \$0.00 for Project No. FM-24-A1.
10. Declare protest insufficient for Improvement District No. FP-19-A4.
11. Amendment No. 3 with Houston Engineering in the amount of \$501,000.00 for Improvement District No. FP-19-A0.
12. Access Easement (Storm Sewer, Sanitary Sewer and Water Main) and Access Easement (Storm Sewer Easement) with Southeast Cass Water Resource District for Improvement District No. BN-24-B1.
13. Change Order No. 2 in the amount of \$118,363.00 for Improvement District No. BN-23-F1.
14. Change Order No. 1 in the amount of \$27,267.50 and associated time extension for Improvement District No. BN-24-A1.
15. Change Order No. 3 in the amount of \$11,945.13 for Improvement District No. BR-24-F1.
16. Negative Final Balancing Change Order No. 2 in the amount of -\$51,131.52 for Improvement District No. PR-24-E1.
17. Negative Final Balancing Change Order No. 2 in the amount of -\$6,170.00 for Improvement District No. TN-23-A2.
18. Bid award to Municipal Pipe Tool Company in the amount of \$1,819,337.31 for Improvement District No. UR-24-F1.
19. Contract and bond for Improvement District No. BN-24-B1.
20. Contracts with Valley Green and All Terrain for snow and ice removal services (RFP24314).
21. Bid award to Gast Construction in the amount of \$62,150.00 for the North Parking Deck Repairs Assessment (RFQ24351).
22. Items from the FAHR Meeting:
 - a. Receive and file General Fund - Budget to Actual through 9/30/24.
 - b. Receive and file General Fund -2024 Year End Projections as of September 2024.
 - c. Amendment No. 3 to Agreement between City of Fargo and First Transit.
 - d. Purchasing One Card Master Contract with JPMorgan Chase Bank, N.A. for PCard services.
23. Change Order No. 21 in the amount of \$2,011.00 for Fire Station No. 8 (general construction contract).
24. Change Order No. 22 in the amount of \$1,124.00 for Fire Station No. 8 (general construction contract).
25. Change Order No. 23 in the amount of \$1,890.00 for Fire Station No. 8 (general construction contract).

26. Contract Agreement for Services with Southeast Human Service Center.
27. Contract Agreement for Services with Liz Hannig.
28. Contract Agreement for Services with Center Point Tactical, LLC.
29. Amendment to Agreement with Tyler Technologies, Inc. (EX25013).
30. Resolution approving Plat of Timber Parkway Eleventh Addition.
31. Direct the City Attorney's Office to draft revisions to Fargo Municipal Code Section 8-0305.
32. Resolution Authorizing the Issuance and Sale of \$15,000,000 City of Fargo Sales Tax and Water Revenue Bond and ND State Revolving Fund Program Loan Agreement with the ND Public Finance Authority for the Advanced Metering Infrastructure (AMI) Project (Project No. WA2402).
33. Bills.

REGULAR AGENDA:

34. Recommendation to direct staff to prepare a winter warming plan.

PUBLIC HEARINGS - 5:15 pm:

35. **PUBLIC HEARING** – Annexation of 243.16 acres, more or less as part of the West Half of Section 4, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota.
 - a. 1st reading of annexation Ordinance.
36. **PUBLIC HEARING** – Southwest Fargo Mission Second Addition (4475 40th Avenue South); approval recommended by the Planning Commission on 10/1/24:
 - a. Zoning Change from GC, General Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay.
 - b. 1st reading of rezoning Ordinance.
37. **PUBLIC HEARING** - Application for an ownership change for a Class "Z" Alcoholic Beverage License for Vault Partners LLP d/b/a Fort Noks located at 52 Broadway North.
38. Applications for Property Tax Exemptions for Improvements Made to Buildings:
 - a. Barret and Jennifer Wood, 2308 34 1/2 Avenue South (5 years).
 - b. Katie Youngbauer and Kevin Roach, 1726 Whitestone Circle South (5 years).
 - c. Eloise Haaland Life Estate, 733 Oak Street North (5 years).
 - d. Drummond Family Revocable Living Trust ET AL, 1210 Elm Street North (5 years).
 - e. Drummond Family Revocable Living Trust ET AL, 1210 Elm Street North (5 years).
 - f. Derek and Lisa Johnson, 1326 4th Street North (5 years).
 - g. Derek and Lisa Johnson, 1326 4th Street North (5 years).
 - h. Derek and Lisa Johnson, 1326 4th Street North (5 years).
 - i. Karen E. Balsbaugh Living Trust, 3208 Elm Street North (5 years).
 - j. Karen E. Balsbaugh Living Trust, 3208 Elm Street North (5 years).
 - k. Isaiah and Jennifer Bodensteiner, 3010 7th Street North (5 years).
 - l. Jason Schenheit and Elspeth Helblad, 1114 8th Street North (5 years).
 - m. Kari Bollingberg, 1246 3rd Street North (5 years).

39. Liaison Commissioner Assignment Updates.
40. **RESIDENT COMMENTS (Fargo residents will be offered 2.5 minutes for comment with a maximum of 30 minutes total for all resident comments. Residents who would like to address the Commission, whether virtually or in person, must sign-up at FargoND.gov/VirtualCommission).**

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


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



John Strand, City Commissioner
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Fargo, ND 58102-4817
Phone: 701.715.3269 | Fax: 701.476.4136
Email: JStrand@FargoND.gov
www.FargoND.gov

34

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS
FROM: CITY COMMISSIONER JOHN STRAND 
DATE: OCTOBER 28, 2024
SUBJECT: WINTER WARMING PROGRAM

Last year the City of Fargo utilized the American Rescue Plan Act (ARPA) Funds and initiated the winter warming program.

On average, approximately 37 unhoused individuals were served nightly by winter warming last year. With the availability of unanticipated state grant funding, we were able to have funds remaining that can be used this year. As we enter the winter season, it is extremely important that we continue to assist with providing an overnight environment that protects those that are unhoused from the winter elements.

My recommendation would be to direct staff to assemble a plan to utilize the remaining ARPA funds towards winter warming and then to report back on the finalized plan once complete.

RECOMMENDED MOTION: To direct staff to prepare a winter warming plan and provide an update.

MEMORANDUM

35

TO: Board of City Commissioners

From: Donald Kress, Current Planning Coordinator *DK*

Date: October 24th, 2024

RE: Annexation by Petition for a portion of the West Half of Section 4, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota,

October 28th, 2024, is the date advertised for the presentation to the City Commission of a petition of annexation of a portion of the West Half of Section 4, Township 138 North, Range 49 West.

The petition for annexation was brought forward by the City of Fargo, which is the majority land owner. The SE Cass Water Resources District owns approximately 13.73 of the 243.16 acre annexation area. SE Cass has agreed to participate in the annexation.

Advertisements were placed in The Forum and notices were sent to Stanley Township and Cass County. Staff has not received any form of protest or concerns from the public.

The property includes the large stormwater detention facility, which is identified in planning documents as the "Southwest Pond" No other development is proposed at this time.

RECOMMENDED MOTION:

To accept the findings and recommendations of staff and hereby waive the requirement to receive the Ordinance one week prior to the first reading and place the annexation Ordinance on the first reading, and move to approve the proposed annexation of a portion of the West Half of Section 4, Township 138 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota, as depicted in the attached map and legal description.

City of Fargo Staff Report			
Title:	Annexation of a portion of the West Half of Section 4, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota,	Date:	10/24/2024
Location:	5636 and 6056 Veterans Boulevard South	Staff Contact:	Donald Kress, Planning Coordinator
Legal Description:	Portion of the West Half of Section 4, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota		
Owner(s)/Applicant:	City of Fargo; SE Cass Water Resource District / City of Fargo	Engineer:	Fargo City Engineering Dept.
Entitlements Requested:	Approval of a property-owner initiated annexation.		
Status:	City Commission Public Hearing: October 28, 2024		
Proposal:			
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> 1. Owner-initiated annexation of an approximately 243.16 acre portion of the West Half of Section 4, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota <p>This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: GC, General Commercial and GC, General Commercial with a conditional use permit for industrial uses in the GC zone; commercial and industrial uses • East: AG, undeveloped; within Fargo four-mile extra-territorial jurisdiction • South: AG, undeveloped; within Fargo city limits • West: AG, undeveloped and unpaved Veterans Boulevard South; within Fargo city limits 			
Staff Analysis:			
<u>LOCATION</u>			
<p>The annexation area is within Fargo's four-mile extra-territorial jurisdiction (ETJ) and is contiguous with Fargo city limits on its north, west, and south sides. Street access to the subject property is from 64th Avenue South, along the southerly property line.</p> <p>There are no residences or businesses in the annexation area. The Southwest Pond regional stormwater detention facility occupies a portion of the annexation area.</p>			
<u>OWNERSHIP</u>			
<p>The annexation area is owned by the City of Fargo (229.43 acres) and SE Cass Water Resource District (13.73 acres). The SE Cass-owned acreage is a portion of Cass County Drain No. 27. SE Cass has agreed to participate in the annexation.</p>			
<u>ZONING</u>			
<p>The annexation area is zoned AG, Agricultural. No zone change is proposed. The regional stormwater detention facility is considered a basic utility. This land use is allowed by right in the AG zone. No other development is proposed at this time.</p>			
<u>PROCESS</u>			
<p>Owner-initiated annexations are done by ordinance, pursuant to North Dakota Century Code Section 40-51.2. The annexation was noticed as required by that statute. When a copy of the ordinance and an accurate map of the annexed area, certified by the executive officer of the city, are filed and recorded with</p>			

the county recorder, the annexation becomes effective. The annexation ordinance will have a second reading on the consent agenda of the November 12th, 2024 City Commission meeting.

Staff Recommendation:

To accept the findings and recommendations of staff and hereby waive the requirement to receive the annexation Ordinance one week prior to the first reading and place the annexation Ordinance on for first reading, and move to approve the proposed annexation of a portion of the West Half of Section 4, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, as depicted in the attached map and legal description.

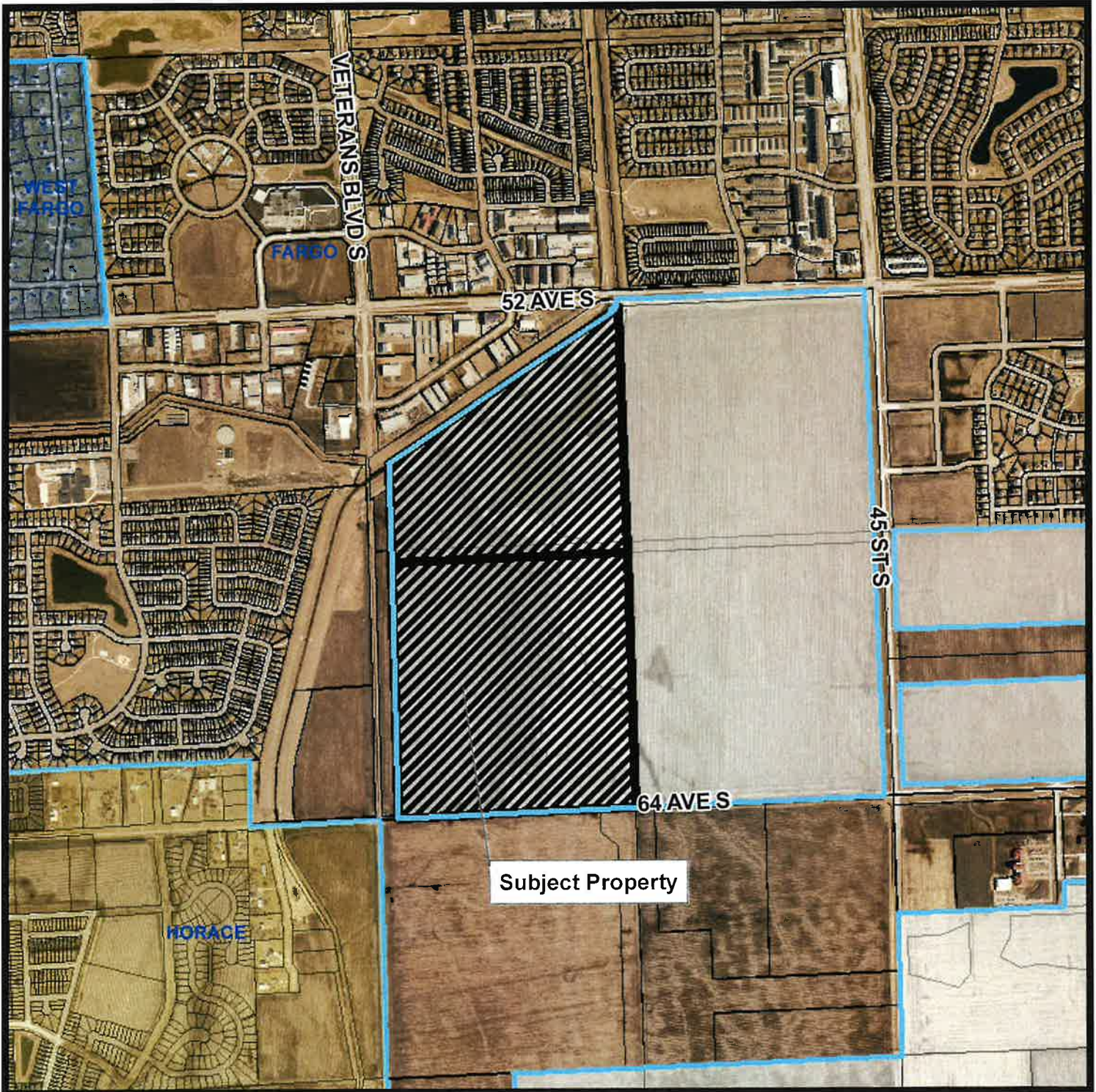
Attachments:

1. Location map
2. Zoning map
3. Annexation map
4. Annexation petition
5. Legal description of annexation area

Annexation

Portion of the West ½ of Sec. 4, T138N R49W

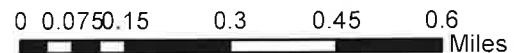
5636 Veterans Blvd S
6056 Veterans Blvd S



Legend

 City Limits

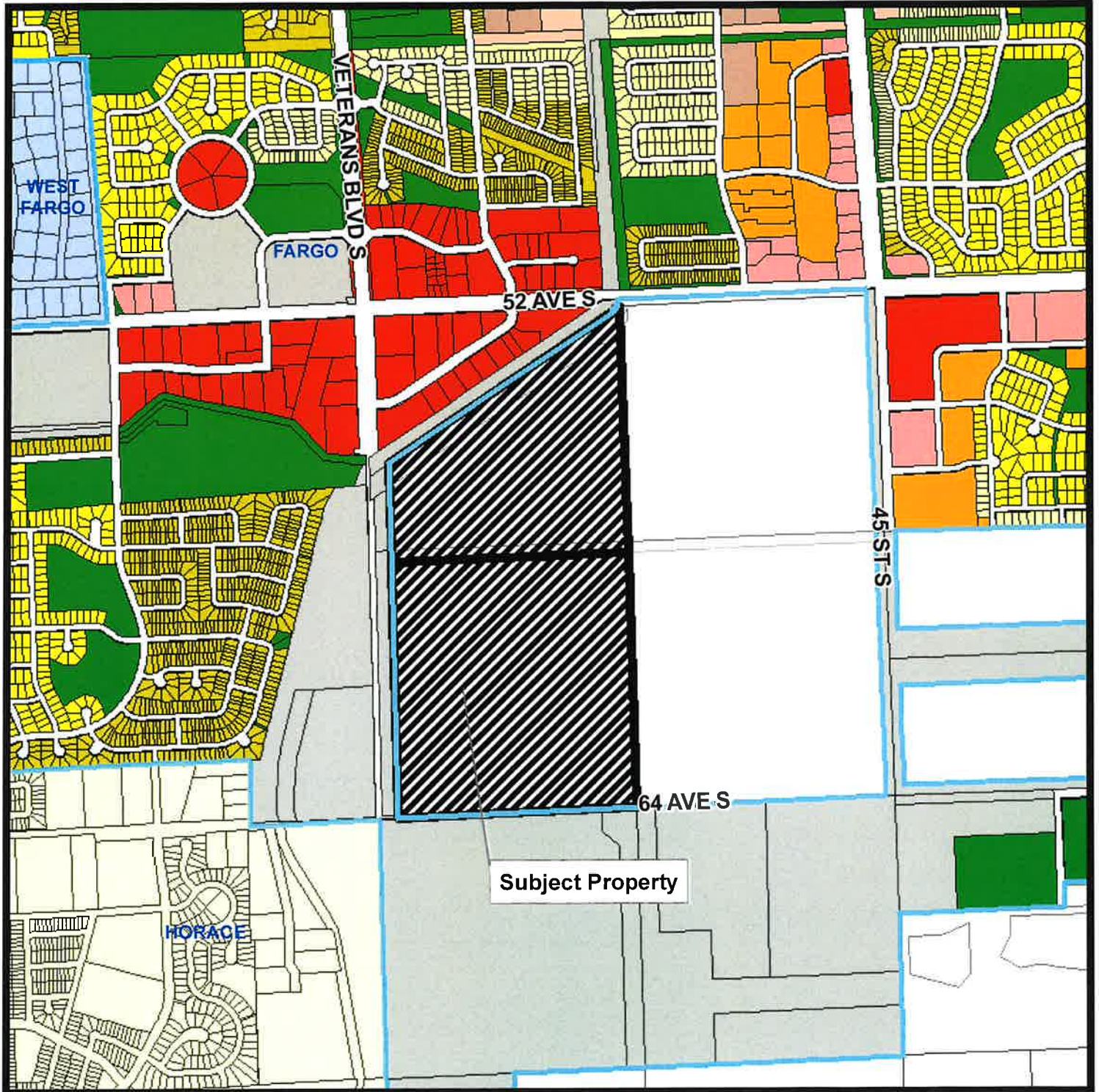
Fargo City Commission
October 28, 2024



Annexation

Portion of the West ½ of Sec. 4, T138N R49W

5636 Veterans Blvd S
6056 Veterans Blvd S

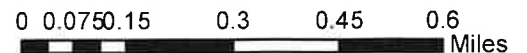


Legend

AG	DMU	LC	MHP	2000-1
CC	CC	MR-1	NCO	2000-2
GO	MR-2	MR-3	DT	2000-3
			UMU	2000-4
				2000-5
				2000-6
				2000-7
				2000-8
				2000-9
				2000-10
				City Limits

Fargo City Commission

October 28, 2024





Planning & Development
225 4th Street North
Fargo, ND 58102
Office: 701.241.1474 | Fax: 701.241.1526
Email: Planning@FargoND.gov
www.FargoND.gov

PETITION FOR ANNEXATION

To: City of Fargo

The undersigned, being the owner of not less than three-fourths in assessed value of the following described property, hereby petitions the City of Fargo to annex said property pursuant to Section 40-51.2-03 NDCC. The following is a description of the property to be annexed:

Portion of the West Half of Section 4, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, containing 243.16 acres, more or less (see attached for detailed description)

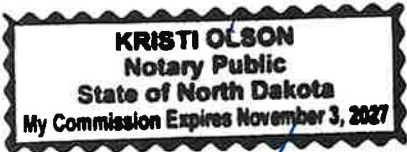
The undersigned further certifies that City of Fargo is the owner of at least three-fourths in assessed value of the property hereinabove described.

Dated this 2ND day of October, in the year 2024

Signature *Nathan Boerboom*

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

On this 2nd day of October, in the year 2024, before me, a notary public in and for said County and State, personally appeared Nathan Boerboom, who executed to foregoing instrument, and acknowledged to me that he/she executed the same.



Kristi Olson
Notary Public
Cass County, North Dakota
My Commission Expires:

ANNEXATION PLAT OF:

Part of the West Half of Section 4, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more fully described as:

Beginning at the northeast corner of said West Half and the existing City of Fargo corporate limits; thence southerly on the east line of said West Half, leaving the existing City of Fargo corporate limits, to the southeast corner of said West Half and the existing City of Fargo corporate limits; thence westerly on the south line of said West Half and the existing City of Fargo corporate limits to a point on a line parallel to and 200 feet east of the west line of said West Half; thence northerly, continuing on the existing City of Fargo corporate limits, on said line parallel to the west line of said West Half to a point on the south line of Austin's Subdivision on file at the Recorder's Office for said county as document 932115; thence northeasterly, continuing on the existing City of Fargo corporate limits, on the south line of said Austin's Subdivision to the north line of said West Half; thence easterly, continuing on the existing City of Fargo corporate limits, on the north line of said West Half to the point of beginning.

Said part of the West Half of Section 4 contains 243.16 acres, more or less.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

3500

ORDINANCE NO. _____

1 AN ORDINANCE ANNEXING A CERTAIN PARCEL OF LAND
2 LYING IN A PORTION OF THE WEST HALF OF
3 SECTION 4, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL
4 MERIDIAN IN CASS COUNTY, NORTH DAKOTA

5 WHEREAS, A Petition for Annexation has been submitted by the owners of not less than
6 three-fourths in assessed value of the property described in said Petition for Annexation to the City
7 of Fargo, Cass County, North Dakota, in accordance with Section 40-51.2-03 N.D.C.C.; and,

8 WHEREAS, Public notice of the submission of such Petition has been given by publication
9 in The Forum as required by Section 40-51.2-05 N.D.C.C.; and,

10 WHEREAS, Said Section 40-51.2-03 N.D.C.C. requires that such annexation be
11 accomplished by ordinance,

12 NOW, THEREFORE,

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

14 Section 1. The following described property located in Section 4, Township 138 North,
15 Range 49 West of the 5th Principal Meridian, Cass County North Dakota, is hereby annexed to the
16 City of Fargo, Cass County, North Dakota:

17 Beginning at the Northeast corner of said West Half and the existing City of Fargo
18 corporate limits; thence southerly on the East line of said West Half, leaving the existing City of Fargo
19 corporate limits, to the Southeast corner of said West Half and the existing City of Fargo
20 corporate limits; thence Westerly on the South line of said West Half and the existing City of Fargo
21 corporate limits to a point on a line parallel to and 200 feet East of the West line of said
22 West Half; thence northerly, continuing on the existing City of Fargo corporate limits, on said
23 line parallel to the West line of said West Half to a point on the South line of Austin's
Subdivision on file at the Recorder's Office for said county as Document 932115; thence
Northeasterly, continuing on the existing City of Fargo corporate limits, on the South line of said
Austin's Subdivision to the North line of said West Half; thence Easterly, continuing on the
existing City of Fargo corporate limits, on the North line of said West Half to the point of
beginning.

Said part of the West Half of Section 4 contains 243.16 acres, more or less.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. _____

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Section 2. Effective Date.

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

CITY OF FARGO

Timothy J. Mahoney, M.D., Mayor

(SEAL)

ATTEST:

First Reading:
Second Reading:
Final Passage:

Steven Sprague, City Auditor

36

City of Fargo Staff Report			
Title:	Southwest Fargo Mission Second Addition	Date:	09/25/2024
		Update:	10/24/2024
Location:	4475 40 th Avenue South	Staff Contact:	Donald Kress, current planning coordinator
Legal Description:	Lot 1 Block 1, Southwest Fargo Mission Addition		
Owner(s)/Applicant:	4540 Investments, LLC / Christianson Companies	Engineer:	None
Entitlements Requested:	Zoning Change (from GC, General Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay)		
Status:	City Commission Public Hearing: October 28 th , 2024		

Existing	Proposed
Land Use: Undeveloped	Land Use: Multi-dwelling residential
Zoning: GC, General Commercial with conditional overlay	Zoning: MR-3, Multi-Dwelling Residential with conditional overlay
<p>Uses Allowed: 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 establishment, offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, and some telecommunication facilities.</p> <p>Conditional Overlay 5405 prohibits certain uses, as noted above, and provides building and site design standards; CUP 2023-004 allows residential use in the GC zone</p>	<p>Uses Allowed: MR-3, Multi-Dwelling allows detached houses, attached houses, duplexes, multi-dwelling structures, group living, daycare centers up to 12 children or adults, parks and open areas, religious institutions, safety services, schools, and basic utilities.</p> <p>Proposed conditional overlay provides building design and site design standards</p>
<p>Maximum Building Coverage Allowed: GC has a maximum 85% building coverage Maximum Density Allowed By CUP: 13.5 dwelling units per acre</p>	<p>Maximum Density Allowed: MR-3 allows a density of 24 dwelling units per acre</p>

Proposal:
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> Zoning Change (from GC, General Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay) <p>The project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.</p> <p>(continued on next page)</p>

Surrounding Land Uses and Zoning Districts:

- North: AG, Agricultural; Cass County Drain No. 27
- East: P/I, Living Waters Lutheran Church
- South: Across 40th Avenue South P/I, Public and Institutional; shared-use path, MR-1, Multi-dwelling Residential
- West: Across 45th Street South LC: Limited Commercial; offices.

Context:

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

Neighborhood: The subject property is located within the Woodhaven neighborhood.

Parks: Vista Park, Edgewood Village Park, and Woodhaven North Park are within a quarter mile of the subject properties. Vista Park provides trails; Edgewood Village Park provides picnic tables, a playground for ages 2-5, and recreational trails; and Woodhaven North Park provides fishing with an ADA fishing ramp, picnic tables, and a playground for ages 5-12, recreational trails, and a shelter.

Pedestrian / Bicycle: There are shared-use paths running along both sides of 45th Street South and 40th Avenue South, through Vista Park, Edgewood Village Park, and Woodhaven North Park, and along County Drain 27.

Bus Route: The subject properties are within a quarter mile of MATBUS route 18, which runs along 40th Avenue South. This route has bus stops near the crossing streets of 47th Street South, 45th Street South, 43rd Street South, and 42nd Street South.

Staff Analysis:

The subject property located at 4475 40th Avenue South is currently undeveloped but has a portion of an existing stormwater pond.

EXISTING CONDITIONAL USE PERMIT REPEALED BY ZONE CHANGE

Conditional Use Permit No. 2023-004 was approved on May 2nd, 2023. This CUP allows residential living in the GC, General Commercial zoning district at a density of 13.5 dwelling units per acre. If the proposed zone change to MR-3, Multi-Dwelling Residential, is approved, the CUP will be repealed, as it would no longer be necessary. Residential living is a permitted use in the MR-3 zone.

CONDITIONAL OVERLAY—EXISTING AND PROPOSED

The property is currently covered by conditional overlay ordinance No. 5405, established in 2023. The proposed zone change will replace this conditional overlay, which is more typical of a commercial or mixed use building along an arterial, with a new one more specific to multi-dwelling residential development. A draft overlay is attached. The conditional overlay is part of the overall approval of the zone change.

CONDITIONAL OVERLAY CORRECTION

The conditional overlay included in the Planning Commission packet incorrectly included a reference to a master plan in item no. 4 of the overlay. There is no master plan for this project. Item no. 4 has been corrected on the attached conditional overlay.

ACCESS

Access will be taken from 40th Avenue South and 45th Street South from existing driveways. The developer will enter into an agreement with the City for the maintenance of a portion of the driveway from 45th Street South, as this driveway also provides access to a City-owned lift station.

EXISTING DRAIN SETBACK

The north end of this property is within the 175 setback from the centerline of Drain 27. Any encroachment into this setback would have to be approved by the Southeast Cass Water Resources District.

RELOCATION OF CELLULAR COMMUNICATIONS ANTENNAS

Existing cellular communications antennas on the adjacent property to the east (Living Waters Lutheran Church) will be relocated to the roof of the future building on the subject property. Planning staff has determined that no additional entitlement is required for these antennas.

Zoning

Section 20-0906.F(1-4) of the LDC stipulates that the following criteria be met before a zone change can be approved:

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

Staff is unaware of any error in the zoning map as it relates to this property. The applicant is requesting to rezone the property in order to develop a multi-dwelling residential building on the subject property. The property is currently zoned GC, General Commercial with a conditional overlay. The applicant is requesting to rezone to MR-3, Multi-Dwelling Residential with a, conditional overlay to apply use restrictions and design standards that are consistent with other overlays for multi-dwelling residential buildings along the City's arterial roadways. Staff finds that the requested zoning change is justified by change in conditions since the previous zoning classification was established.

(Criteria Satisfied)

2. Are the City and other agencies able to provide the necessary public services, facilities, and programs to serve the development allowed by the new zoning classifications at the time the property is developed?

City staff and other applicable review agencies have reviewed this proposal. Staff finds no deficiencies in the ability to provide all of the necessary services to the site. The subject property is adjacent to existing developed public rights-of-way, which provide access and public utilities to serve the property.

(Criteria Satisfied)

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

Staff has no documentation or supporting evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. In accordance with the notification requirements of the Land Development Code, notice was provided to neighboring property owners within 300 feet of the project site. To date, staff has received no comment or inquiries from the public. Staff finds that the proposal will not adversely affect the condition or value of the property in the vicinity.

(Criteria Satisfied)

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

The purpose of the LDC is to implement Fargo's Comprehensive Plan in a way that will protect the general health, safety, and welfare of the citizens. Staff finds that the proposed zone change is consistent with the purpose of the LDC, the Go2030 Comprehensive Plan, the recently adopted Fargo Growth Plan 2024, and other adopted policies of the City.

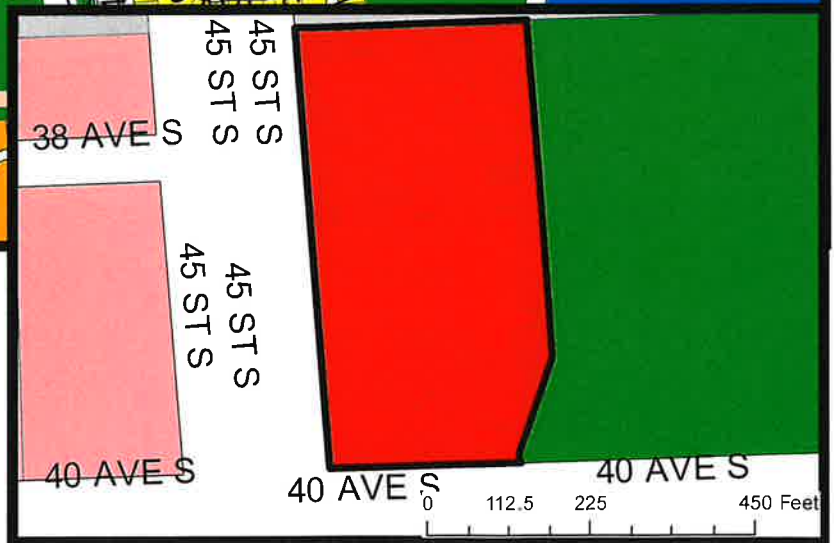
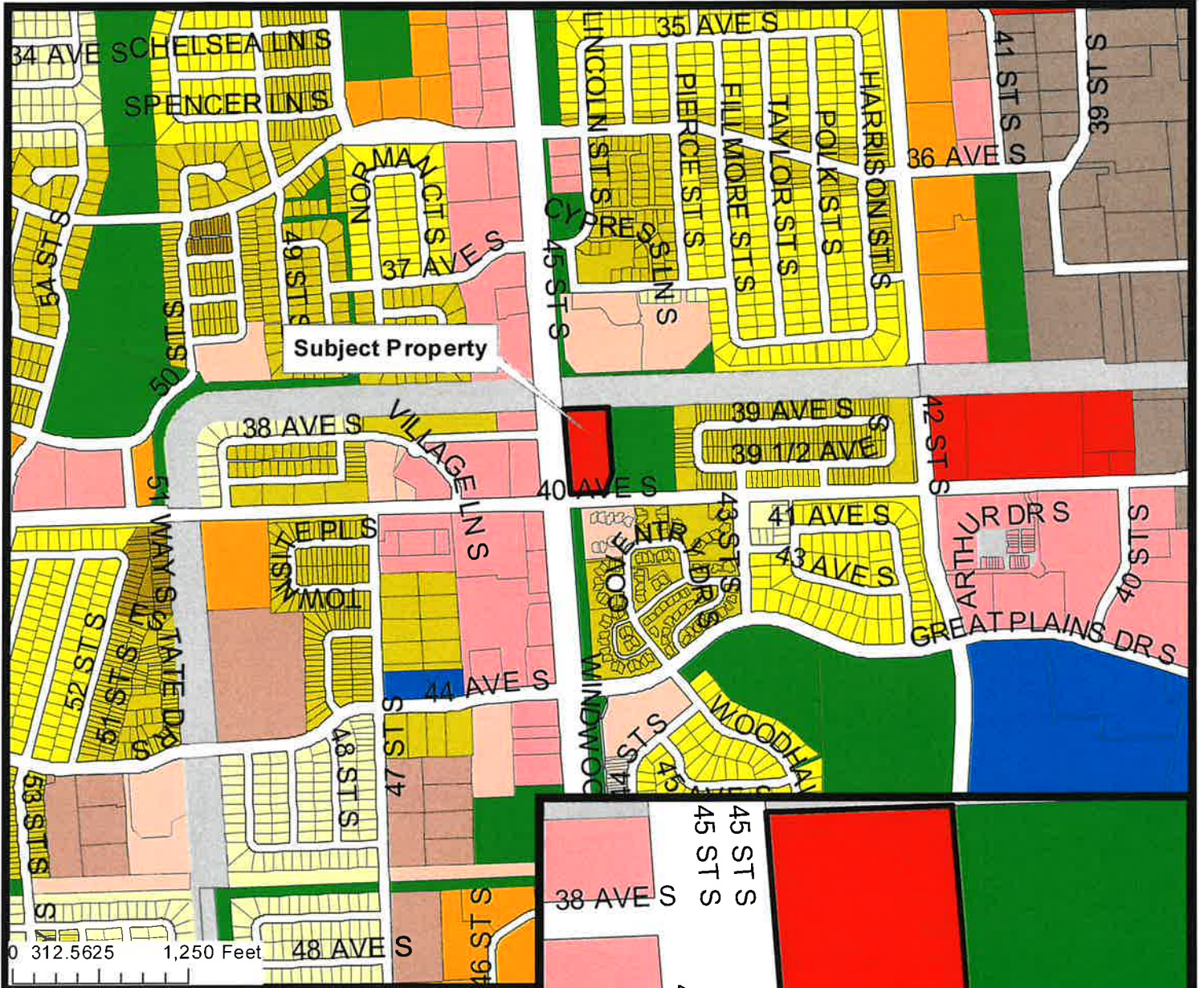
(Criteria Satisfied)

Staff Recommendation:
Suggested Motion: "To accept the findings and recommendations of the Planning Commission and staff and hereby waive the requirement to receive the rezoning Ordinance one week prior to the first reading and place the rezoning Ordinance on for first reading and move to approve the zoning change from GC, General Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a Conditional Overlay on Lot 1, Block 1 of the Southwest Fargo Mission Second Addition , as the proposal complies with the Fargo Growth Plan 2024, standards of Section 20-0906.F(1-4) and all other applicable requirements of the Land Development Code."
Planning Commission Recommendation: October 1st, 2024
At the October 1 st , 2024 Planning Commission hearing, that Commission, by a vote of 7-0 with three Commissioners absent and one Commission seat vacant, moved to accept the findings and recommendations of staff and recommended approval to the City Commission of the zoning change GC, General Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a Conditional Overlay on Lot 1, Block 1 of the Southwest Fargo Mission Second Addition , as the proposal complies with the Fargo Growth Plan 2024, standards of Section 20-0906.F(1-4) and all other applicable requirements of the Land Development Code.
Attachments:
<ol style="list-style-type: none">1. Zoning map2. Location map3. Draft conditional overlay

Zone change from GC, General Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O

Southwest Fargo Mission Second Addition

4475 40th Avenue South



Legend

AG	DMU	GC	GO	LC	MR-1	MR-2	MR-3	MHP	NC	NO	UMU	Res 1-2	Res 3-4	Res 5-6	City Limits
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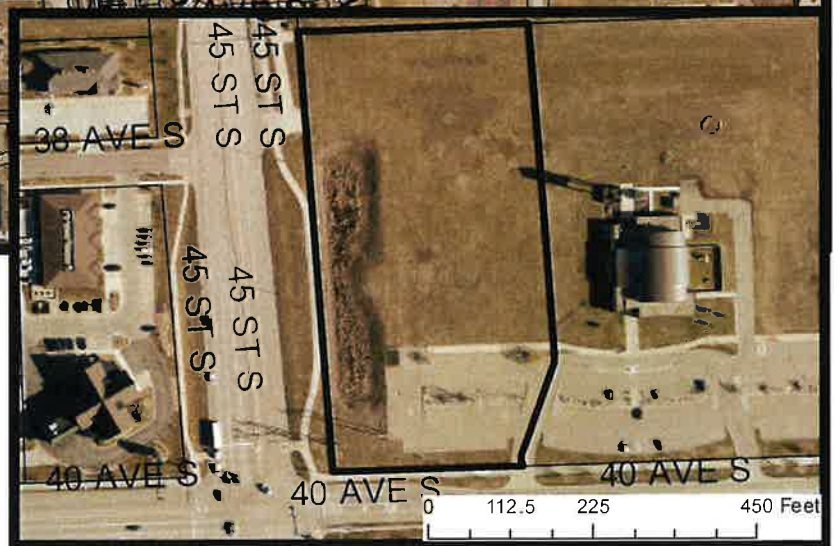


Fargo Planning Commission
October 1, 2024

Zone change from GC, General Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O

Southwest Fargo Mission Second Addition

4475 40th Avenue South



Legend

 City Limits



Fargo Planning Commission
October 1, 2024

**SOUTHWEST FARGO MISSION SECOND ADDITION DRAFT CONDITIONAL OVERLAY
REVISED 7 October 24 (item 4)
MR-3, Multi-Dwelling Residential Zoning**

1. All primary buildings shall be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain their appearance over time, including but not limited to natural or synthetic stone; brick; stucco; integrally-colored, textured or glazed concrete masonry units; high-quality pre-stressed concrete systems; glass; or commercial metal siding. Natural wood or wood paneling shall not be used as a principal exterior wall material, but durable synthetic materials with the appearance of wood may be used.
2. Ground floor facades that exceed four feet in height above grade, that face public streets shall have arcades, windows, entry areas, awnings, or other such features along no less than 30% of their horizontal length. If the facade facing the street is not the front, it shall include the same features and/or landscaping in scale with the facade.
3. Flat roofs and rooftop equipment, such as HVAC units, shall be totally screened when viewing angle is from the finish floor elevation, measured 150 feet from the exterior wall or provided with a parapet or screening wall half the height of the equipment, including but not limited to the back of the structure.
4. Dumpsters and outdoor storage areas must be completely screened from view. Collection area enclosures shall contain permanent walls on three (3) sides. The fourth side shall incorporate a metal gate to visually screen the dumpster or compactor. ~~Dumpster enclosure must be set back minimum of 20 feet from abutting site and rear lot lines of SR-zoned properties. The location and orientation of the dumpster enclosure shall be identified on the master land use plan and considered acceptable if the master land use plan is approved.~~
5. The cumulative total building footprint for all accessory buildings shall be a maximum of 40 percent of the primary building coverage.
6. No accessory buildings shall be allowed between the primary building(s) and the front or street side along public right of way or between building front and private road.
7. Individual accessory buildings shall have a maximum length of 80 feet.
8. A minimum of 40 percent of the area of the footprint of the primary building shall be used for underground or first floor parking.
9. Separate vehicular and pedestrian circulation systems shall be provided. An on-site system of pedestrian walkways shall be designed to provide direct access and connections to and between the following:
 - a. Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the development.
 - b. Parking areas that serve each primary building.
 - c. Connections between the on-site (internal) pedestrian walkway network and any public sidewalk system located along adjacent perimeter streets shall be provided at regular intervals along the perimeter street as appropriate to provide easy access from the public sidewalks to the interior walkway network.
 - c. Any public sidewalk system along the perimeter streets adjacent to the development.
 - d. Where practical and appropriate, adjacent land uses and developments, including but not limited to residential developments, parks, retail shopping centers, and office buildings.
10. A minimum of 4.5% of the internal surface area of the parking lot shall be landscaped. The cumulative open space (green space) of each lot shall consist of at least 15% of the lot.

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OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND
LYING IN SOUTHWEST FARGO MISSION SECOND ADDITION TO THE
CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

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

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on October 1, 2024; and,

WHEREAS, the rezoning changes were approved by the City Commission on October 28, 2024,

NOW, THEREFORE,

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

Section 1. The following described property:

Lot One (1), Block One (1) of Southwest Fargo Mission Second Addition to the City of Fargo, Cass County, North Dakota,

that is currently zoned "GC", General Commercial, District with an existing "C-O", Conditional Overlay, District, as established by Fargo Municipal Ordinance No. 5405, will hereby be rezoned to "MR-3", Multi-Dwelling Residential, District, repealing said "C-O", Conditional Overlay, District and establishing a new "CO", Conditional Overlay, District as follows:

1. All primary buildings shall be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain their appearance over time, including but not limited to natural or synthetic stone; brick; stucco; integrally-colored, textured or glazed concrete masonry units; high-quality pre-stressed concrete systems;

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. _____

1 glass; or commercial metal siding. Natural wood or wood paneling shall not be used as a
2 principal exterior wall material, but durable synthetic materials with the appearance of
3 wood may be used.

- 4 2. Ground floor facades that exceed four feet in height above grade, that face public streets
5 shall have arcades, windows, entry areas, awnings, or other such features along no less
6 than 30% of their horizontal length. If the facade facing the street is not the front, it shall
7 include the same features and/or landscaping in scale with the facade.
- 8 3. Flat roofs and rooftop equipment, such as HVAC units, shall be totally screened when
9 viewing angle is from the finish floor elevation, measured 150 feet from the exterior wall
10 or provided with a parapet or screening wall half the height of the equipment, including
11 but not limited to the back of the structure.
- 12 4. Dumpsters and outdoor storage areas must be completely screened from view. Collection
13 area enclosures shall contain permanent walls on three (3) sides. The fourth side shall
14 incorporate a metal gate to visually screen the dumpster or compactor.
- 15 5. The cumulative total building footprint for all accessory buildings shall be a maximum of
16 40 percent of the primary building coverage.
- 17 6. No accessory buildings shall be allowed between the primary building(s) and the front or
18 street side along public right of way or between building front and private road.
- 19 7. Individual accessory buildings shall have a maximum length of 80 feet.
- 20 8. A minimum of 40 percent of the area of the footprint of the primary building shall be
21 used for underground or first floor parking.
- 22 9. Separate vehicular and pedestrian circulation systems shall be provided. An on-site
23 system of pedestrian walkways shall be designed to provide direct access and connections
to and between the following:
- a. Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the development.
 - b. Parking areas that serve each primary building.
 - c. Connections between the on-site (internal) pedestrian walkway network and any

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. _____

public sidewalk system located along adjacent perimeter streets shall be provided at regular intervals along the perimeter street as appropriate to provide easy access from the public sidewalks to the interior walkway network.

- c. Any public sidewalk system along the perimeter streets adjacent to the development.
- d. Where practical and appropriate, adjacent land uses and developments, including but not limited to residential developments, parks, retail shopping centers, and office buildings.

10. A minimum of 4.5% of the internal surface area of the parking lot shall be landscaped. The cumulative open space (green space) of each lot shall consist of at least 15% of the lot.

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

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

Dr. Timothy J. Mahoney, M.D., Mayor

(SEAL)

Attest:

Steven Sprague, City Auditor

First Reading:
Second Reading:
Final Passage:

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NOTICE OF HEARING

Application for Alcoholic Beverage License

Notice is hereby given that the Board of City Commissioners of the City of Fargo, North Dakota, will conduct a Public Hearing in the City Commission Room, City Hall, on Monday, October 28, 2024, at 5:15 o'clock p.m. to consider an application for an ownership change for a Class "Z" license for Vault Partners LLP d/b/a Fort Nok's located at 52 Broadway North.

Any interested person may appear and will be heard.

City Auditor's Office



AUDITOR'S OFFICE

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

MEMORANDUM

TO: Board of City Commissioners
FROM: Steven Sprague, City Auditor
SUBJECT: Liquor License Application – Fort Noks
DATE: August 21, 2024

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

License Class: Z –full alcohol, no food sales required, bar allowed
Business Name: Vault Partners LLP d/b/a Fort Noks
Location: 52 Broadway North
Applicants: Anthony Lavoy & Cole Jirik

No significant concerns for Cole Jirik, he has an approval recommendation. Anthony Lavoy has a denial recommendation from the Chief, the Liquor Control Board voted to approve the issuance of a Class Z alcoholic beverage license to Vault Partners LLP d/b/a Fort Noks. The complete application is available for review in the Auditor's Office.

Recommended Motion:

Move to approve the issuance of a Class Z alcoholic beverage license to Vault Partners d/b/a Fort Noks.



FARGO POLICE DEPARTMENT

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

CRIMINAL INVESTIGATIONS DIVISION

MEMORANDUM

To: Chief David Zibolski

From: Sergeant Jerrod Wagner *JW*

Date: 06.04.2024

RE: Alcoholic Beverage License Application, Class "Z", Fort Nok's

Application for a class "Z" Alcoholic Beverage License from
Vault Partners LLP "Fort Nok's", Located at 52 Broadway N 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:

Anthony Michael Lavoy

Criminal History -

A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (<https://chs.state.mn.us>) showed the following criminal history that was not disclosed on the background packet.

- A search of ND Courts shows a 2015 DUI arrest for Lavoy. This case was later pled down to reckless driving which Lavoy pled Guilty. This alcohol related citation was not listed on the background packet.
- A search of MN Public records shows a 2010 conviction for Disorderly conduct in Mahnomon County. This misdemeanor offense was not listed on the background packet.

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

Cole Barton Jirik

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

Investigation Notes

This application is for a class "Z" alcoholic beverage license (Authorizes the licensee to sell Spirits, beer, wine, on-sale) for Vault Partners LLP (Fort Nok's)

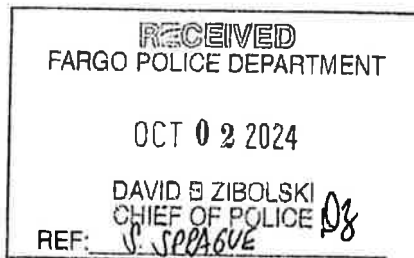
Business Location

Fort Nok's is located at 52 Broadway N. Other businesses in the area with alcoholic beverage licenses are The Old Broadway, Sports Bar.

Conclusion

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

J. Wegner 347



COLE JIRIK - RECOMMEND APPROVAL

*ANTHONY LAVOY - DENIED PURSUANT TO ARTICLE 25-15, SECTION 25-15(7) FARGO MUNICIPAL CODE AS FOLLOWS:
- QUESTIONS 3 & 4 WERE FALSE STATEMENTS. ALSO, PURSUANT TO 25-15 (6).*

TRANSFER OF AN ALCOHOLIC BEVERAGE LICENSE

Legal Company Name: Vault Partners LLP

(Must match State of North Dakota registration name)

DBA Name: Fort Nok's

License Transferred From: Same LLP, new partner

****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: 52 Broadway N, Fargo, ND. 58102

Mailing address: PO Box 2051, Fargo, ND. 58107

Business E-mail address: noks@fortnoks.com

Local Manager E-mail address: noks@fortnoks.com

Best Contact Phone number: (612) 703-3411

Anticipated Date of Opening: currently open / new partner change

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: 5/30/24 Class of License: 2

Investigations Fee Paid (\$250) Yes No Date Paid: 5/30/24 Check/CC # 5346

Police Department review completed by: _____ Date: _____

(Attached recommendation report):

Approval Recommendation
COLE JIRIK

Denial Recommendation
ANTHONY LAVOY

Daniel B. Jilk
Chief of Police

10-02-24
Date



A handwritten signature or set of initials, possibly "38W", enclosed within a hand-drawn circle.

October 9, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

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

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 2308 34 ½ Ave S submitted by Barret and Jennifer Wood. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for 5 years.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$359 with the City of Fargo's share being \$61.

Sincerely,

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

Mike Spionskowski
City Assessor

nlb
attachment

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

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

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

Property Identification

1. Legal description of the property for which exemption is claimed Lot 4, Blk 4, South Pointe 1st

2. Address of Property 2308 34 1/2 Ave S

3. Parcel Number 01-2830-01180-000

4. Name of Property Owner Barret & Jennifer Wood Phone No. _____

5. Mailing Address of Property Owner 2308 34 1/2 Ave S

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). Gut basement to fix walls, remodel basement

7. Building permit No. 2312-0101 8. Year built (residential property) 1987

9. Date of commencement of making the improvements 12/06/2023

10. Estimated market value of property before the improvements \$ 352,200.00

11. Cost of making the improvement (all labor, material and overhead) \$ 26,900.00 VALUATION SET BY ASSESSOR

12. Estimated market value of property after the improvements \$ 379,100.00

ii. ACTUAL COST FOR HOMEOWNER = \$180,000.00

Applicant's Certification And Signature

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

Applicant JENNIFER WOOD Barret & Jennifer Wood Date 9-26-2024

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization [Signature] Date 10-11-2024

Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved Denied

Approval is subject to the following conditions: _____

Exemption is allowed for years 20____, 20____, 20____, 20____, 20____.

Chairperson _____ Date _____



386

October 9, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

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

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1726 Whitestone Circle S submitted by Katie Youngbauer and Kevin Roach. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for 5 years.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$164 with the City of Fargo's share being \$28.

Sincerely,

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

Mike Splonskowski
City Assessor

nlb
attachment

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

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

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

Property Identification

- 1. Legal Description of the property for which exemption is claimed Lot 30, Block 8, South View Villages
- 2. Address of Property 1726 WHITESTONE CIR S FARGO, ND. 58103
- 3. Parcel Number 01-2840-01500-000
- 4. Name of Property Owner YOUNGBAUER, KATIE & ROACH, KEVIN Phone No. _____
- 5. Mailing Address of Property Owner 1726 WHITESTONE CIR S FARGO, ND. 58103

Description Of Improvements For Exemption

- 6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). New Siding
- 7. Building permit No. 24030195
- 8. Year built (residential property) 1976
- 9. Date of commencement of making the improvements 3/28/2024
- 10. Estimated market value of property before the improvements \$ 273,100
- 11. Cost of making the improvement (all labor, material and overhead) \$ 16055.00
- 12. Estimated market value of property after the improvements \$ 289,155

Applicant's Certification And Signature

- 13. I certify that the information contained in this application is correct to the best of my knowledge.
Applicant [Signature] Date 10/1/2024

Assessor's Determination And Signature

- 14. The assessor/county director of tax equalization finds that the improvements described in this application do not meet the qualifications for exemption for the following reason(s): _____
Assessor/Director of Tax Equalization [Signature] Date 10-11-2024

Action Of Governing Body

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



386

October 9, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

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

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 733 Oak St N submitted by Eloise Haaland Life Estate. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for 5 years.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$274 with the City of Fargo's share being \$47.

Sincerely,

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

Mike Splonskowski
City Assessor

nlb
attachment

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

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

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

Property Identification

1. Legal description of the property for which exemption is claimed Lot 4 Block 4 Lindsays

2. Address of Property 733 Oak St N

3. Parcel Number 01-1760-00780-000

4. Name of Property Owner Eloise Haaland Life Estate Phone No. _____

5. Mailing Address of Property Owner 733 Oak St N

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). basement remodel; new central air unit

7. Building permit No. _____ 8. Year built (residential property) 1972

9. Date of commencement of making the improvements July 1, 2024

10. Estimated market value of property before the improvements \$ 156,800

11. Cost of making the improvement (all labor, material and overhead) \$ 10,000.

12. Estimated market value of property after the improvements \$ 164,800

Applicant's Certification And Signature

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

Applicant Eloise McHaaland Date 9/23/2024

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization Matt Glenskuli Date 10-11-2024

Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved Denied

Approval is subject to the following conditions: _____

Exemption is allowed for years 20____, 20____, 20____, 20____, 20____.

Chairperson _____ Date _____



38d

September 25, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

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

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1210 Elm St N as submitted by Drummond Family Revocable Living Trust ET AL. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for 5 years.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$316 with the City of Fargo's share being \$54.

Sincerely,

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

Mike Splonskowski
City Assessor

lml
attachment

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

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

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

Property Identification

1. Legal description of the property for which exemption is claimed Lot 22 Block 4 Bernard Holes 2nd

2. Address of Property 1210 Elm St N

3. Parcel Number 01-1320-00620-000

4. Name of Property Owner Drummond Family RLT Et Al Phone No. _____

5. Mailing Address of Property Owner 1210 Elm St N

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). New air conditioning unit & full bath remodel - 2024
New AC - \$6048 (7/12/24) Full Bath Remodel - \$32,982.50 (8/11)

7. Building permit No. 2404-0141-ADD 8. Year built (residential property) 1960

9. Date of commencement of making the improvements _____

10. Estimated market value of property before the improvements \$ 360,000

11. Cost of making the improvement (all labor, material and overhead) \$ \$39,610.50

12. Estimated market value of property after the improvements \$ 400,210.50

Applicant's Certification And Signature

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

Applicant: James A. Drummond Date: 9-23-2024

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization: [Signature] Date: 10-11-2024

Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved Denied

Approval is subject to the following conditions: _____

Exemption is allowed for years 20____, 20____, 20____, 20____, 20____.

Chairperson _____ Date _____



380

September 25, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

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

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1210 Elm St N as submitted by Drummond Family Revocable Living Trust ET AL. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for 5 years.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$121 with the City of Fargo's share being \$21.

Sincerely,

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

Mike Spionskowski
City Assessor

lml
attachment

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

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

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

Property Identification

1. Legal description of the property for which exemption is claimed Lot 22 Block 4 Bernard Holes 2nd

2. Address of Property 1210 Elm St N

3. Parcel Number 01-1320-00620-000

4. Name of Property Owner Drummond Family RLT Et Al Phone No. _____

5. Mailing Address of Property Owner 1210 Elm St N

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). New furnace - 2023 (03-22-2021)

7. Building permit No. _____ 8. Year built (residential property) 1960

9. Date of commencement of making the improvements _____

10. Estimated market value of property before the improvements \$ 340,200.00

11. Cost of making the improvement (all labor, material and overhead) \$ 5,617.⁰⁰/₁₀₀

12. Estimated market value of property after the improvements \$ 345,817.⁰⁰

Applicant's Certification And Signature

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

Applicant: James R Drummond Date: 9-23-2024

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization: Mike Selubacki Date: 10-11-2024

Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved Denied

Approval is subject to the following conditions: _____

Exemption is allowed for years 20 __, 20 __, 20 __, 20 __, 20 __.

Chairperson _____ Date _____



38f

September 13, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

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

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1326 4 St N submitted by Derek and Lisa Johnson. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for 5 years.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$102 with the City of Fargo's share being \$17.

Sincerely,

A handwritten signature in black ink that reads "Mike Spionskowski".

Mike Spionskowski
City Assessor

nlb
attachment

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

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

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

Property Identification

1. Legal description of the property for which exemption is claimed Pt of Lot 26, lot 27, Block 2, Holes 1st

2. Address of Property 1326 4 St N

3. Parcel Number 01-1360-00520-000

4. Name of Property Owner Derek & Lisa Johnson Phone No. _____

5. Mailing Address of Property Owner 1326 4 St N

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). Removal and replacement of all insulation in attic, removal and replacement of all roof decking, removal and replacement of shingles, repair chimney.

7. Building permit No. _____ 8. Year built (residential property) 1938

9. Date of commencement of making the improvements 10/31/2023

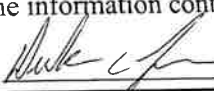
10. Estimated market value of property before the improvements \$ 375,000.00

11. Cost of making the improvement (all labor, material and overhead) \$ 50,000.00

12. Estimated market value of property after the improvements \$ 385,000.00


Applicant's Certification And Signature

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

Applicant  Date 09/05/2024

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization  Date 10-11-2024

Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved Denied

Approval is subject to the following conditions: _____

Exemption is allowed for years 20____, 20____, 20____, 20____, 20____.

Chairperson _____ Date _____



A handwritten signature in black ink, enclosed in a hand-drawn oval. The signature appears to be "SSG" or similar initials.

September 13, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

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

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1326 4 St N submitted by Derek and Lisa Johnson. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for 5 years.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$845 with the City of Fargo's share being \$144.

Sincerely,

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

Mike Splonskowski
City Assessor

nlb
attachment

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

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

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

Property Identification

1. Legal description of the property for which exemption is claimed Pt of Lot 26, Lot 27, Block 2, Holes 1st

2. Address of Property 1326 4 St N

3. Parcel Number 01-1360-00520-000

4. Name of Property Owner Derek & Lisa Johnson Phone No. _____

5. Mailing Address of Property Owner 1326 4 St N

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). Remodeled mainfloor and upstairs, installed hardwood floors throughout, gutted and remodeled kitchen, gutted and remodeled bath, installed custom cabinetry

7. Building permit No. _____ 8. Year built (residential property) 1938

9. Date of commencement of making the improvements 06/01/2024


10. Estimated market value of property before the improvements \$ 375,000.00

11. Cost of making the improvement (all labor, material and overhead) \$ 180,000.00

12. Estimated market value of property after the improvements \$ 500,000.00


Applicant's Certification And Signature

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

Applicant  Date 09/05/2024

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization  Date 10-11-2024

Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved Denied

Approval is subject to the following conditions: _____

Exemption is allowed for years 20 __, 20 __, 20 __, 20 __, 20 __.

Chairperson _____ Date _____



Handwritten initials "38h" enclosed in a hand-drawn oval.

September 13, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

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

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1326 4 St N submitted by Derek and Lisa Johnson. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for 5 years.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$190 with the City of Fargo's share being \$32.

Sincerely,

Handwritten signature of Mike Splonskowski in black ink.

Mike Splonskowski
City Assessor

nlb
attachment

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

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

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

Property Identification

1. Legal description of the property for which exemption is claimed Pt of Lot 26, Lot 27, Block 2, Holes 1st

2. Address of Property 1326 4 St N

3. Parcel Number 01-1360-00520-000

4. Name of Property Owner Derek & Lisa Johnson Phone No. _____

5. Mailing Address of Property Owner 1326 4 St N

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). Finished basement. Added bedroom, bathroom, Family room, laundry room. Drywall, flooring, fixtures.

7. Building permit No. _____ 8. Year built (residential property) 1938

9. Date of commencement of making the improvements 8/11/2021

10. Estimated market value of property before the improvements \$ 300,000

11. Cost of making the improvement (all labor, material and overhead) \$ 104,000

12. Estimated market value of property after the improvements \$ 375,000

Applicant's Certification And Signature

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

Applicant [Signature] Date 9/5/2024

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization [Signature] Date 10-11-2024

Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved Denied

Approval is subject to the following conditions: _____

Exemption is allowed for years 20____, 20____, 20____, 20____, 20____.

Chairperson _____ Date _____



September 11, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

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

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 3208 Elm St N as submitted by Karen Balsbaugh. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for 5 years.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$76 with the City of Fargo's share being \$13.

Sincerely,

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

Mike Splonskowski
City Assessor

lml
attachment

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

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

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

Property Identification

1. Legal description of the property for which exemption is claimed Lot 17 Block 3 Van Radens 2nd

2. Address of Property 3208 Elm St N

3. Parcel Number 01-3560-00560-000

4. Name of Property Owner Karen Balsbaugh Living Trust Phone No. _____

5. Mailing Address of Property Owner _____ *Jelie Harstal*

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). Master Bath remodel - 2023

7. Building permit No. N/A 8. Year built (residential property) 1972

9. Date of commencement of making the improvements _____

10. Estimated market value of property before the improvements \$ 358,700

11. Cost of making the improvement (all labor, material and overhead) \$ 18,000

12. Estimated market value of property after the improvements \$ 376,700

Applicant's Certification And Signature

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

Applicant *Jelie Harstal POA* Date 9/3/24

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization *[Signature]* Date 10-11-2024

Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved Denied

Approval is subject to the following conditions: _____

Exemption is allowed for years 20 __, 20 __, 20 __, 20 __, 20 __.

Chairperson _____ Date _____



38j

September 11, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

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

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 3208 Elm St N as submitted by Karen Balsbaugh. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for 5 years.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$77 with the City of Fargo's share being \$13.

Sincerely,

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

Mike Splonskowski
City Assessor

lml
attachment

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

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

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

Property Identification

1. Legal description of the property for which exemption is claimed Lot 17 Block 3 Van Radens 2nd

2. Address of Property 3208 Elm St N

3. Parcel Number 01-3560-00560-000

4. Name of Property Owner Karen Balsbaugh Living Trust Phone No. _____

5. Mailing Address of Property Owner _____ *Julie Horstak*

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). New windows - 2024

7. Building permit No. N/A 8. Year built (residential property) 1972

9. Date of commencement of making the improvements _____

10. Estimated market value of property before the improvements \$ 369,500

11. Cost of making the improvement (all labor, material and overhead) \$ 38,000

12. Estimated market value of property after the improvements \$ 407,500

Applicant's Certification And Signature

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

Applicant *Julie Horstak POA* Date 9/3/24

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization *Chris J. [Signature]* Date 10-11-2024

Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved Denied

Approval is subject to the following conditions: _____

Exemption is allowed for years 20 __, 20 __, 20 __, 20 __, 20 __.

Chairperson _____ Date _____



382

September 11, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

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

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 3010 7 St N submitted by Isaiah and Jennifer Bodensteiner. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for 5 years.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$39 with the City of Fargo's share being \$7.

Sincerely,

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

Mike Splonskowski
City Assessor

nlb
attachment

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

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

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

Property Identification

1. Legal description of the property for which exemption is claimed Lot 6 Block 2 Knollbrook

2. Address of Property 3010 7 St N

3. Parcel Number 01-1660-00170-000

4. Name of Property Owner Isaiah Bodensteiner Phone No. _____

5. Mailing Address of Property Owner 3010 7 St N

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). Main floor bath remodel, shingles

7. Building permit No. 22120565 8. Year built (residential property) 1960

9. Date of commencement of making the improvements _____

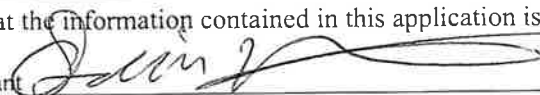
10. Estimated market value of property before the improvements \$ 232,400

11. Cost of making the improvement (all labor, material and overhead) \$ 20,000

12. Estimated market value of property after the improvements \$ 252,400


Applicant's Certification And Signature

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

Applicant  Date 8/29/24

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization  Date 10-11-2024

Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved Denied

Approval is subject to the following conditions: _____

Exemption is allowed for years 20 __, 20 __, 20 __, 20 __, 20 __.

Chairperson _____ Date _____



388

September 6, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

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

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1114 8 St N submitted by Jason Schenheit and Elspeth Helbad. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for 5 years.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$400 with the City of Fargo's share being \$68.

Sincerely,

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

Mike Splonskowski
City Assessor

nlb
attachment

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

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

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

Property Identification

1. Legal description of the property for which exemption is claimed RESIDENTIAL HOME

2. Address of Property 1114 8th St N Fargo ND 58104

3. Parcel Number 01-0440-00540-000

4. Name of Property Owner JASON SCHENHEIT & ELSPETH HELGAP Phone No. _____

5. Mailing Address of Property Owner 1114 8th St N Fargo ND 58104

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). REPLACING SHINGLES, UPDATING AC UNIT, FURNANCE, AND WATER HEATER

7. Building permit No. N/A 8. Year built (residential property) 1916

9. Date of commencement of making the improvements 9/6/2024

10. Estimated market value of property before the improvements \$ 218,300

11. Cost of making the improvement (all labor, material and overhead) \$ 30,000

12. Estimated market value of property after the improvements \$ 218,300

Applicant's Certification And Signature

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

Applicant [Signature] Date 9/5/2024

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization [Signature] Date 10-11-2024

Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved Denied

Approval is subject to the following conditions: _____

Exemption is allowed for years 20____, 20____, 20____, 20____, 20____.

Chairperson _____ Date _____



38m

September 4, 2024

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

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

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1246 3 St N submitted by Kari Bollingberg. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for 5 years.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$498 with the City of Fargo's share being \$85.

Sincerely,

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

Mike Splonskowski
City Assessor

nlb
attachment

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

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

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

Property Identification

1. Legal description of the property for which exemption is claimed Lot: 21 Block: 4 HOLES 1ST LOT 21 BI

2. Address of Property 1246 3rd St N, Fargo, ND 58102

3. Parcel Number 01-1360-01110-000

4. Name of Property Owner Kari Bollingberg Phone No. _____

5. Mailing Address of Property Owner 1246 3rd St N, Fargo, ND 58102

Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). Attic gut, insulate, sheetrock, tape/finish, refinish floor, New electrical panel added, roofing removed and re-shingled,

7. Building permit No. _____ 8. Year built (residential property) 1926

9. Date of commencement of making the improvements 06/01/2023

10. Estimated market value of property before the improvements \$ 222,100.00

11. Cost of making the improvement (all labor, material and overhead) \$ 110,000.00

12. Estimated market value of property after the improvements \$ 267,200.00

Applicant's Certification And Signature

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

Applicant Kari Bollingberg Date 09/03/2024

Assessor's Determination And Signature

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

Assessor/Director of Tax Equalization *Walter J. ...* Date 10-11-2024

Action Of Governing Body

15. Action taken on this application by the governing board of the county or city: Approved Denied

Approval is subject to the following conditions: _____

Exemption is allowed for years 20 __, 20 __, 20 __, 20 __, 20 __.

Chairperson _____ Date _____