

FARGO CITY COMMISSION AGENDA  
Tuesday, September 3, 2024 - 4:00 p.m.

Executive Session at 4:00 p.m.

Roll Call.

**PLEASE NOTE:** The City Commission will convene in the City Commission Chambers at 4:00 p.m. on Tuesday, September 3, 2024, and retire into Executive Session in the Red River Room for the purpose of attorney consultation and to discuss whether to participate in the Class Action Settlements involving Tyco and BASF; and attorney consultation to discuss threatened litigation regarding an employment matter. To discuss these matters in open session would have an adverse fiscal effect on the bargaining or litigation position of the public entity. Therefore, 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, August 19, 2024).

**CONSENT AGENDA – APPROVE THE FOLLOWING:**

- 1. 2nd reading, waive reading and final adoption of an Ordinance Amending Section 23-0211 of Article 23-02 of Chapter 23 of the Fargo Municipal Code Relating to the Electrical Code; 1st reading, 8/19/24.
- 2. 2nd reading, waive reading and final adoption of an Ordinance Rezoning a Certain Parcel of Land Lying in Schatz Fifth Addition to the City of Fargo, Cass County, North Dakota; 1st reading, 8/19/24.
- 3. Amended Findings of Fact, Conclusions and Order of the Board of City Commissioners of the City of Fargo for property located at 909 4th Street North.
- 4. Site Authorization for Game of Chance:
  - a. Fargo Youth Hockey Association at Fargo Youth Hockey Main Office.
- 5. Applications for Games of Chance:
  - a. Essentia Health Fargo Foundation for bingo/raffle on 10/3/24.
  - b. Farm in the Dell of the Red River Valley for a raffle on 10/28/24.
  - c. ND FFA Foundation for a raffle on 11/9/24.
  - d. NDSU Agribusiness, Applied Econ for a raffle on 11/15/24.

- e. NDSU Foundation for a raffle on 9/21/24.
  - f. St. John Paul II Catholic Schools for a raffle on 9/6/24.
  - g. St. John Paul II Catholic Schools for a raffle on 4/26/25.
6. Notice of Grant Award from the ND Department of Health and Human Services for EPR Statewide Response (CFDA #93.069).
  7. Bid award to Dakota Underground Company in the amount of \$17,960,631.45 for Improvement District No. BR-23-G3 (NDDOT Project No. TMA-SU-8-984(169)).
  8. Memorandum of Offer to Landowner for Permanent Easement (Storm Sewer and Utility) and Permanent Easement (Sidewalk) with Northern States Power Company (Improvement District No. PR-24-A1).
  9. US Department of the Interior US Geological Survey Joint Funding Agreement for Water Resource Investigations for installation and maintenance of a webcam monitoring system for the Red River at 2nd Street South.
  10. Pipeline License with BNSF Railway Company (Improvement District No. UR-24-C1).
  11. Change Order No. 3 in the amount of \$23,469.07 for Improvement District No. BR-24-B1.
  12. Change Order No. 3 in the amount of \$54,433.09 for Improvement District No. BR-24-A1.
  13. Negative Final Balancing Change Order No. 3 in the amount of -\$50,999.20 for Improvement District No. BR-23-J1.
  14. Change Order No. 1 for time extensions to 6/13/25 for Substantial Completion Date and 7/14/25 for Final Completion Date for Improvement District No. BR-24-G1.
  15. Amendment No. 1 in the amount of \$10,670.00 for Improvement District No. BR-26-B0.
  16. Easement (Temporary Construction Easement) with Sysco North Dakota, Inc. (Improvement District No. NR-24-C1).
  17. Create Improvement District No. UR-24-F (Sanitary Sewer Lining).
  18. Create Improvement District No. BN-24-B (New Paving and Utility Construction).
  19. Negative Final Balancing Change Order No. 2 in the amount of -\$9,173.06 for Project No. UN-23-B2.
  20. NDDOT Cost Participation, Construction and Maintenance Agreements – LPA Federal Aid Projects for Red River Shared Use Path Phase 2 and Drain 27 Crossing (Project Nos. SN-24-A1 and SN-25-A1).
  21. Change Order No. 2 in the amount of \$74,240.00 for Project No. NR-24-B2.
  22. Bid advertisement for Project No. UR-24-I (Sanitary Sewer Repair and Incidentals).
  23. Change Order No. 3 in the amount of \$3,132.79 for Fire Station No. 8 (electrical construction contract).

24. Change Orders for Fire Station No. 8 (general construction contract):
  - a. No. 16 in the amount of \$2,100.00.
  - b. No. 17 in the amount of -\$4,043.00
  - c. No. 18 in the amount of \$6,608.60
  
25. Items from the FAHR Staff meeting:
  - a. Receive and file Sales Tax update.
  - b. Authorization of up to \$99,500.00 in funding from FARGODOME permanent fund for the purpose of hiring a firm to prepare a campaign of factual information pieces surrounding the planned FARGODOME remodel project.
  - c. Approve MOU with Craftwell including City of Fargo's share of landscaping initial costs of \$6,980.00.
  - d. Approve 2023 ACFR & Audit Report.
  - e. Authorize contract amendment/extension (RFP22106) with czb, LLC as the consultant for the Fargo Growth Plan 2024.
  - f. Approve funding sources for the NP Parking Garage construction.
  - g. Approve Resolution identifying projects to be included in the Fall 2024 Tax-Exempt Appropriation Bond.
  
26. Resolution approving Plat of Westrac Fifth Addition.
  
27. Accept donation and budget adjustment for Police Department in the amount of \$7,000.00 raised through Hometown Hero's event.
  
28. Extension of the 2022/2023 Services Agreements – Snow Hauling Trucking Services with Master Construction; Lenzeimer Trucking Inc.; and Diesel Dogs Trucking, LLC for the 2024/2025 snow season (RFP22137).
  
29. Extension of the 2022/2023 Services Agreement – Sidewalk Snow and Ice Removal Services City Owned Properties with Turf Tamers LLC and Valley Green & Associates for the 2024/2025 snow season (RFP22129).
  
30. Extension of the 2023/2024 Street Snow Plowing Services Agreement with Master Construction Company for the 2024/2025 snow season (RFP23138).
  
31. Extension of the 2022/2023 Services Agreement – Snow Groomer Equipment Services with Midwest Snow Services LLC for the 2024/2025 winter season with a 3% hourly price increase (RFP22156).
  
32. Extension of the 2022/2023 Services Agreement - Sidewalk Snow and Ice Removal Services City Owned Properties with Valley Green & Associates for the 2024/2025 snow season (RFP22139).
  
33. Interim Joint Powers Agreement with the City of Moorhead for implementation of the Transit Reorganization Study.
  
34. ND Department of Transportation State Aid for Public Transit Agreement for FY 2025.
  
35. Operation and maintenance surcharge increase for Southeast Cass Sewer District 89-1.
  
36. Amendment No. 1 to Task Order No. 10 with AE2S in the amount of \$42,400.00 for Improvement District No. BN-23-F0.

37. Amendment No. 1 to Task Order No. 11 with AE2S in the amount of \$21,900.00 for Project No. WW1707.
38. Change Order No. 5 from PKG Contracting, Inc. in the amount of \$523,095.00 for complete heating ventilation and plumbing improvements associated with the Trickling Filter Pump Station for Project WW1701 (Phase IIB Improvements).
39. Task Order No. 12 with AE2S in the amount of \$70,000.00 for preliminary engineering, final design and bidding services for Lift Station No. 62 improvements (Project No. WW2005).
40. Bills.

**REGULAR AGENDA:**

41. Construction update.

**PUBLIC HEARINGS - 5:15 pm:**

42. **PUBLIC HEARING** – WITHDRAWN – Application for an ownership change for the Class “Z” Alcoholic Beverage License for Vault Partners LLP d/b/a Fort Noks located at 52 Broadway North; continued from the 7/22/24 Regular Meeting.
43. **PUBLIC HEARING** – Application for an ownership change for the Class “GH” Alcoholic Beverage License for Slice, LLC to Blarney Stone Pub LLC d/b/a Duane’s House of Pizza located at 1629 South University Drive.
44. **PUBLIC HEARING** – Application for a Class “O” Alcoholic Beverage License for Agassiz Wine d/b/a Agassiz Wine to be located at 612 23rd Street South.
45. **PUBLIC HEARING** – Application to transfer the Class “A” Alcoholic Beverage License from Jones Enterprises, Inc. d/b/a Slammers to Jones Enterprises, Inc. d/b/a Xcalibur Entertainment located at 707 28th Avenue North.
46. 2nd reading and final adoption of an Ordinance Enacting Article 10-14 of Chapter 10 of the Fargo Municipal Code Relating to Camping on Public Property; 1st reading, 8/19/24.
  - a. Recommendation to adopt a Resolution Regarding Ordinance Prohibiting Camping on Public Property and Rights of Way in the City of Fargo.
47. Department updates on The Arbors.
48. Recommendation for appointments to the Housing and Redevelopment Authority.
49. Applications for Property Tax Exemptions for Improvements Made to Buildings:
  - a. Benjamin Balas and Erin Conwell, 1258 4th Street North (5 years).
  - b. James and Deneen Gilmour, 3061 Bohnet Boulevard North (5 years).
  - c. Nelvin and Jeanette Miller, 323 21st Street South (5 years).
  - d. Howard and Kathleen Fulks, 1719 10th Street South (5 years).
50. Liaison Commissioner Assignment Updates.
51. **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](https://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](http://www.FargoND.gov/CityCommission).

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August 26, 2024

Honorable Board of  
City Commissioners  
225 4<sup>th</sup> Street North  
Fargo, ND 58102

Re: Construction Update

Dear Commissioners,

On September 3<sup>rd</sup>, 2024, I will be providing an update on the progress of construction projects overseen by the Engineering Department. This will be an informational update only, with no action required.

Sincerely,



Tom Knakmuhs, PE  
City Engineer

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## MEMORANDUM

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TO: Board of City Commissioners

FROM: Steven Sprague, City Auditor

SUBJECT: Liquor License Application – Duane's House of Pizza

DATE: August 21, 2024

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

License Class: GH – beer and wine with food, service at table  
Business Name: Blarney Stone Pub LLC d/b/a Duane's House of Pizza  
Location: 1629 South University  
Applicants: James Poolman, Chad Watcher, Dustin Hollevoet, Jean Walton

Being no significant concerns, the Liquor Control Board voted to approve the transfer of a Class GH alcoholic beverage license from Slice, LLC to Blarney Stone Pub LLC d/b/a Duane's house of Pizza. The complete application is available for review in the Auditor's Office.

**Recommended Motion:**

**Move to approve the transfer of a Class GH alcoholic beverage license from Slice, LLC to Blarney Stone Pub LLC d/b/a Duane's House of Pizza.**



# FARGO POLICE DEPARTMENT

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

## CRIMINAL INVESTIGATIONS DIVISION

RECEIVED  
FARGO POLICE DEPARTMENT

JUL 11 2024

WILLIAM S AHLFELDT  
CAPTAIN  
REF: CHIEF ZIBOLSKI  
- FORWARD  
- ALSO SENT VIA AXON

# MEMORANDUM

To: Chief David Zibolski

From: Sergeant Jerrod Wagner *JW*

Date: 07.09.2024

RE: Alcoholic Beverage License Application, Class "GH", Transfer from Slice LLC to Blarney Stone Pub LLC

Transfer for a class "GH" Alcoholic Beverage License from  
Slice LLC to Blarney Stone Pub LLC, Located at 1629 S. University Dr.

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:

### James Poolman 5/15/1970

#### 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 -

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



**Chad Wachter 04/30/1973**

**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:

- **ND Courts shows a 1991 driving under suspension conviction, this was not disclosed on the background packet.**
  - **Chad said that he did not remember this when filling out the packet as he was only 18 years old at the time.**

**Credit History -**

Chad's credit history was reviewed.

- **Chad submitted his credit report to me because he had frozen his credit due to past identity theft. There are no concerns with the report.**

**Dustin Hollevoet 09/17/1981**

**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 -**

Dustin's credit history was reviewed.

- **Dustin had a freeze on his credit and submitted a recent credit report from March of 2024 for review. Dustin said he was the victim identity theft and had his credit frozen to prevent further theft.**

**Jean Walton 12/30/1964**

**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 -**

Jean'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 transfer of class "GH" alcoholic beverage license (Authorizes the licensee to sell Wine and Beer) for Blarney Stone Pub LLC "Duane's House of Pizza.

**Business Location**

Duane's House of Pizza is located at 1629 University Dr. South. Other businesses in the area with alcoholic beverage licenses are Luna Coffee and Bernie's liquor store.

**Conclusion**

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

*J. Wegner 347*

RECEIVED  
FARGO POLICE DEPARTMENT  
  
JUL 13 2024  
  
DAVID B ZIBOLSKI  
CHIEF OF POLICE  
REF: *J. SPRAGUE* *[Signature]*

*- Rec. approval*

### TRANSFER OF AN ALCOHOLIC BEVERAGE LICENSE

**Legal Company Name:** Blarney Stone Pub, LLC

(Must match State of North Dakota registration name)

**DBA Name:** Duane's House of Pizza

Slice, LLC

**License Transferred From:** \_\_\_\_\_

**\*\*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: 1629 S University Drive, Fargo, ND 58102

Mailing address: PO Box 1437, Bismarck, ND 58502

Business E-mail address: cw@investcore.com

Local Manager E-mail address: jeanduanespizza@yahoo.com

Best Contact Phone number: (     ) 701-319-5000

Anticipated Date of Opening: Currently Open

**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: 7/8/24 Class of License: 6 H

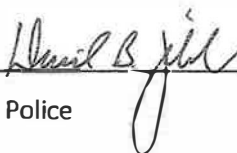
Investigations Fee Paid (\$250)  Yes  No Date Paid: 7/8/24 Check/CC # 21035

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

(Attached recommendation report):

Approval Recommendation

Denial Recommendation

  
Chief of Police

07-13-24  
Date

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**MEMORANDUM**

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TO: Board of City Commissioners  
FROM: Steven Sprague, City Auditor  
SUBJECT: Liquor License Application – Agassiz Wine  
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: O – Winemaker, samples allowed, no direct sales  
Business Name: Agassiz Wine d/b/a Agassiz Wine  
Location: 612 23<sup>rd</sup> Street South  
Applicants: Levi Jesz

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

**Recommended Motion:**

**Move to approve the issuance of a Class O alcoholic beverage license to Agassiz Wine d/b/a Agassiz Wine.**



# FARGO POLICE DEPARTMENT

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

## CRIMINAL INVESTIGATIONS DIVISION

RECEIVED  
FARGO POLICE DEPARTMENT

JUL 30 2024

WILLIAM S AHLFELDT  
CAPTAIN  
REF: A.C. STEFONOWICZ  
- FORWARD

# MEMORANDUM

To: Chief David Zibolski

From: Sergeant Jerrod Wagner *[Signature]*

Date: 07.02.2024

RE: Alcoholic Beverage License Application, Class "D", Agassiz Wine

Application for a class "0" Alcoholic Beverage License from  
Agassiz Wine, Located at 612 23<sup>rd</sup> St South.

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

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

The following information was discovered through this investigation:

### Levi Jesz

#### 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 the following information.

- 2018 Reckless driving conviction related to an APC in Bismarck ND. This was disclosed on the background packet.
- 2017 Game and fish violation for "Fail to leave identification on game birds", this is an administrative offense with no level.
- 2012 Driving without liability insurance was dismissed after Levi provided proof of insurance later.

**Credit History -**

Levi'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 "O" alcoholic beverage license (Authorizes the licensee to produce wine) for Agassiz Wine.

**Business Location**

Agassiz Wine is located at 612 23<sup>rd</sup> St South. Other businesses in the area with alcoholic beverage licenses are Avalon Events Center.

**Conclusion**

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

Sgt. Jerrod Wagner

*J. Wagner 347*

RECEIVED  
FARGO POLICE DEPARTMENT  
  
JUL 08 2024  
  
MATT CHRISTENSEN  
LIEUTENANT  
REF: CHIEF ZIBOLSKI

RECEIVED  
FARGO POLICE DEPARTMENT  
  
AUG 05 2024  
  
DAVID B ZIBOLSKI  
CHIEF OF POLICE  
REF: S. SPRADUE *DS*

*- Rec. approval*

RECEIVED  
FARGO POLICE DEPARTMENT  
  
AUG 01 2024  
  
TRAVIS STEFONOWICZ  
ASSISTANT CHIEF OF POLICE  
REF: CHIEF ZIBOLSKI

**NEW APPLICATION FOR AN ALCOHOLIC BEVERAGE LICENSE**

Legal Company Name: Agassiz Wine  
(Must match State of North Dakota registration name)

DBA Name: Agassiz Wine

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

Business location address: 612 23rd St S Fargo ND 58102

Mailing address: 2934 10th St N 58102

Business E-mail address: Levi.Jess@Hotmail.com

Local Manager E-mail address: None

Best Contact Phone number: (701) 793-0947

Anticipated Date of Opening: August 01 2024

***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: 6/13/24

Class of License: 0

Investigations Fee Paid (\$250) X Yes \_\_\_\_\_ No \_\_\_\_\_ Date Paid: 6/13/24 Check/CC # 1021

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

(Attached recommendation report):

X Approval Recommendation

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

  
Chief of Police

08-05-24  
Date

45

## MEMORANDUM

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TO: Board of City Commissioners  
FROM: Steven Sprague, City Auditor  
SUBJECT: Liquor License Application – Xcalibur Entertainment  
DATE: January 18, 2023

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

License Class: A – full alcohol no food requirements  
Business Name: Jones Enterprises Inc. d/b/a Xcalibur Entertainment  
Location: 707 28<sup>th</sup> Avenue North  
Applicants: Gregory Kurtsinger, Michael Jones, Mary Jones Kenna Groft

Being no significant concerns, the Liquor Control Board voted to approve the transfer of a Class A alcoholic beverage license from Jones Enterprises, Inc. d/b/a Slammers to Jones Enterprises, Inc. Xcalibur Entertainment. The complete application is available for review in the Auditor's Office.

**Recommended Motion:**

**Move to approve the transfer of a Class A alcoholic beverage license from Jones Enterprises d/b/a Slammers to Jones Enterprises, Inc. d/b/a Xcalibur Entertainment.**





# FARGO POLICE DEPARTMENT

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

## CRIMINAL INVESTIGATIONS DIVISION

RECEIVED  
FARGO POLICE DEPARTMENT

JUL 11 2024

WILLIAM S AHLFELDT  
CAPTAIN  
REF: CN2EF ZIBOLSKI  
-FORWARD  
-ALSO SFN7 V2A AXON

# MEMORANDUM

To: Chief David Zibolski

From: Sergeant Jerrod Wagner 

Date: 07.03.2024

RE: Application for Transfer of Class "A" Alcoholic Beverage License from Jones Enterprises Inc. dba Slammers to Jones Enterprises "Xcalibur Entertainment"

### Application for Transfer of Class "A" Alcoholic Beverage License from

Jones Enterprises Inc. dba Slammers to Jones Enterprises "Xcalibur Entertainment", Located at 707 28<sup>th</sup> Ave N.

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:

### Gregory Kurtsinger

**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 -**

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

## Michel Jones

### **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 the following criminal history.

- **2017 DUI conviction which was disclosed but in the wrong section in the packet.**

### **Credit History -**

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

## Mary Jones

### **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 -**

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

## Sarah Ferry

### **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 the following history.

- **2023 Bismarck driving under suspension citation which was not disclosed on the packet. This charge was later dismissed.**
  - I talked to Sarah about this. Sarah said her license was under suspension for a year as a result of getting a no insurance ticket. She said she had changed her address and didn't receive the documents from the driver's license department and didn't know she was suspended. She said she was stopped for turning right on red and was issued the driving under suspension ticket. This was later dismissed.
- **The date of birth was found to be incorrect for Sarah on the packet she submitted. Her correct date of birth is 6/19/1982, this date was used for this investigation.**
  - Sarah said that she didn't fill out the applicant information page so that's likely what led to the data entry mistake.
- **Sarah's driver's license status is "Current" but has a "Proof of liability requirement" restriction currently.**

**Credit History -**

Sarah's credit history was reviewed. There are multiple past due accounts or debts turned over to collections.

- Sarah currently has 20 different accounts in delinquency or collections.
- I called Sarah and talked to her about these accounts. Sarah said that she went through a divorce recently and this is the reason these accounts are delinquent or in collections. Sarah said she is working with a debt consolidation company to resolve many of the accounts.

**Investigation Notes**

This application is for a class "A" alcoholic beverage license (Authorizes the licensee to sell Spirits, beer, wine, on sale) for Jones Enterprises Inc. "Xcalibur Entertainment".

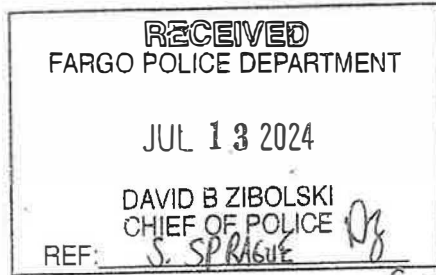
**Business Location**

Xcalibur Entertainment is located at 707 28<sup>th</sup> Ave N. Other businesses in the area with alcoholic beverage licenses are Royal liquors.

**Conclusion**

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

*J. Wagner 3/7*



- REC. APPROVAL FOR: KURT SINGER, MICHAEL & MARY JONES
- DO NOT REC. APPROVAL FOR: SARAH FERRY PER 25-15 (P.) FALSE INFO & CREDIT CONCERNS ALSO ISSUE w/ APPLICANT NOT FILLING OUT INFO RESULTING IN INCOMPLETE O.D.B.

### TRANSFER OF AN ALCOHOLIC BEVERAGE LICENSE

Legal Company Name: Jones Enterprises Inc

(Must match State of North Dakota registration name)

DBA Name: Xcalibur Entertainment

License Transferred From: Jones Enterprises Inc dba slammers - Mike Jones

**\*\*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 Yes No \_\_\_\_\_

Business location address: 707 28th Avenue North, Fargo, ND 58102

Mailing address: 707 28th Avenue North, Fargo, ND 58102

Business E-mail address: majones512@gmail.com

Local Manager E-mail address: sarah.ferry@xcalibur.com

Best Contact Phone number: ( ) 701-219-0452 Steve Aune

Anticipated Date of Opening: September 1, 2024

**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: 6/27/24 Class of License: A

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

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

(Attached recommendation report):

X Approval Recommendation

Denial Recommendation

- KEVIN GIFF  
- CAROL KUMASINBER  
- MICHEL & MARY JONES

Daniel B. Jell  
Chief of Police

08-05-24  
Date



# FARGO POLICE DEPARTMENT

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

## CRIMINAL INVESTIGATIONS DIVISION

RECEIVED  
FARGO POLICE DEPARTMENT

JUL 30 2024

WILLIAM S AHLFELDT

CAPTAIN

REF: A.C. STEFANOWICZ

*- FORWARD*

# MEMORANDUM

To: Chief David Zibolski

From: Sergeant Jerrod Wagner

Date: 07.23.2024

RE: Alcoholic Beverage License Application: New manager background investigation "Excalibur Entertainment"

Background investigation for new manager of "Excalibur Entertainment" Keanna Groft.

Excalibur Entertainment is Located at 707 28<sup>th</sup> Ave N.

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:

### Keanna Groft

#### 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 -

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

**Investigation Notes**

This new manager application is for a class "A" alcoholic beverage license for) for Jones Enterprises Inc. "Xcalibur Entertainment".

**Business Location**

Xcalibur Entertainment is located at 707 28<sup>th</sup> Ave N. Other businesses in the area with alcoholic beverage licenses are Royal Liquors.

**Conclusion**

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

RECEIVED  
FARGO POLICE DEPARTMENT  
  
AUG 05 2024  
  
DAVID B ZIBOLSKI  
CHIEF OF POLICE  
REF: *J. Spivey*

*- Rec. App. - G. Hoff*

RECEIVED  
FARGO POLICE DEPARTMENT  
  
AUG 01 2024  
  
TRAVIS STEFONOWICZ  
ASSISTANT CHIEF OF POLICE  
REF: *Chief Zibolski*

496

OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE ENACTING ARTICLE 10-14 OF  
CHAPTER 10 OF THE FARGO  
MUNICIPAL CODE RELATING TO CAMPING ON  
PUBLIC PROPERTY

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WHEREAS, the electorate of the city of Fargo has adopted a home rule charter in accordance with Chapter 40-05.1 of the North Dakota Century Code; and,

WHEREAS, Section 40-05.1-06 of the North Dakota Century Code provides that the City shall have the right to implement home rule powers by ordinance; and,

WHEREAS, Section 40-05.1-05 of the North Dakota Century Code provides that said home rule charter and any ordinances made pursuant thereto shall supersede state laws in conflict therewith and shall be liberally construed for such purposes; and,

WHEREAS, the Board of City Commissioners deems it necessary and appropriate to implement revisions to the city of Fargo Municipal Code addressing camping and campsites in the city of Fargo on public property by the adoption of this Ordinance and Resolution; and

WHEREAS, the Board of City Commissioners of the city of Fargo deems camping or establishing a campsite on public property to be a public health and safety risk to both the housed and unhoused and intends, through the adoption of this Ordinance and Resolution, to create enforcement tools to prevent camping or the establishment of campsites on public property, and to establish a program for the removal of the camping and campsite materials and personal property associated with camping on public property; and

WHEREAS, the Board of City Commissioners of the city of Fargo intends to address the social, public safety and health hazards, environmental issues, physical safety and property risks of those persons experiencing homelessness and camping on public property, in a manner that is compatible with the needs of everyone in Fargo to be healthy, safe, and have access to public places, in an objectively reasonable time, place, and manner process; and

WHEREAS, the Board of City Commissioners of the city of Fargo intends to adopt by Resolution reasonable policies related to the enforcement of this Ordinance prohibiting camping on public property and the removal of prohibited and non-compliant camping sites.

NOW, THEREFORE, Be It Ordained by the Board of City Commissioners of the city of Fargo:

OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

ORDINANCE NO. \_\_\_\_\_

Section 1. Enactment.

10-1401. Definitions.

For the purpose of this Article, the following definitions will apply:

- 1 1. "City" means the city of Fargo, North Dakota.
- 2 2. "Camp" means to set up or to remain in a campsite.
- 3 3. "Campsite" means to pitch, erect, create, use, or occupy camp facilities for the purposes  
4 of habitation or maintaining a temporary place to live, as evidenced by the use of camp  
5 paraphernalia.
- 6 4. "Camp facilities" include, but are not limited to, lean-to, shacks, tents, huts, temporary  
7 shelters, or vehicles.
- 8 5. "Camp paraphernalia" includes, but is not limited to, tarpaulins, cots, beds, sleeping bags,  
9 pallets, mattresses, hammocks, stoves or fires, outdoor cooking devices or utensils and  
10 similar equipment.
- 11 6. "Enforcement officer" means a sworn law enforcement officer employed by the city of  
12 Fargo.
- 13 7. "Park areas" or "Park property" means those parks and recreation facilities identified in  
14 the city of Fargo owned and maintained by the Park District of the city of Fargo.
- 15 8. "Public property" means vacant or occupied lands that are owned, possessed or under the  
16 control of the city of Fargo, open to the public, premises, and buildings, including but  
17 not limited to any building used in connection with the transaction of public business and  
18 includes public rights-of-way. Public property as used in this Article shall include Park  
19 areas and Park property designated by the Park District of the city of Fargo for inclusion  
20 in this Article and corresponding Resolution, as the same shall be adopted from time to  
21 time.
- 22 9. "Public rights of way" means the area between boundary lines of a public street or other  
23 public easement that is reserved, used, or to be used for a public street, alley, or pathway.
10. "Store" or "storage" means to put aside or accumulate for use when needed, to put for  
safekeeping, to place or leave in a location.



OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

ORDINANCE NO. \_\_\_\_\_

11. "Unsanitary" means a hazard to the health and safety of the public, to include but not limited to human waste, bodily fluids, or chemical contamination.

1 10-1402. Prohibited Camping.

2 No person may camp or establish any campsite in or upon any public property except as  
3 expressly authorized by this Article 10-14 or by Resolution of the Board of City Commissioners  
4 of the city of Fargo.

4 10-1403. Removal of a Campsite.

5 1. Any person camping unlawfully shall vacate and remove all belongings from the public  
6 property within forty-eight (48) hours of receiving notice to vacate from an enforcement  
7 officer.

7 2. After notice has been given to vacate a campsite and the allotted time has expired, the  
8 City or its contractor shall remove the campsite, all camp facilities and camp  
9 paraphernalia as the same has been deemed a public nuisance.

10 (a) All unclaimed personal property with apparent value or utility will be stored for  
11 60 days as required by Fargo Municipal Code § 28-0101.

11 (b) All unclaimed items that have no apparent utility or value, are in an unsanitary  
12 condition, or present an immediate hazard or danger, may be immediately  
13 discarded upon removal of individuals from the campsite.

13 (c) Any personal property that remains unclaimed for 60 days after the campsite  
14 cleanup may be disposed of in accordance with Fargo Municipal Code § 28-0101.

15 (d) Weapons, drug paraphernalia, and items which reasonably appear to be evidence  
16 of a crime may be retained and/or disposed of by the police department in  
17 accordance with the department's written policies and procedures.

17 10-1404. Penalties and Enforcement.

18 1. Violations of any provision of this Article is an infraction and may result in additional  
19 violations of Fargo Municipal Code or North Dakota Century Code.

20 2. In addition to any other penalties that may be imposed, any campsite used in a manner  
21 not authorized by this Article, or other provisions of this code shall constitute a public  
22 nuisance and may be abated as such.

OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

ORDINANCE NO. \_\_\_\_\_

3. The remedies described in this Article shall not be the exclusive remedies of the City for violations of this Article.

Section 2. Penalty.

A person who willfully violates this Ordinance is guilty of an infraction. Every person, firm or corporation violating an ordinance which is punishable as an infraction shall be punished by a fine not to exceed \$1,000.00; the court to have power to suspend said sentence and to revoke the suspension thereof.

Section 3. Effective Date.

This Ordinance shall be in full force and effect from and after its passage, approval and publication.

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

Attest:

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

First Reading:  
Second Reading:  
Final Passage:  
Publication:

4/69

August 29, 2024

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

Re: Resolution Regarding Ordinance 10-14 Prohibiting Camping on Public Property and Rights of Way.

Dear Commissioners:

Please find attached the final Resolution, including a revised Homeless Camp Expectation exhibit. The revised Resolution considers earlier comments, and includes several new priority enforcement areas. It also identifies the intention to implement Housing First, so this Resolution is recognized as a short-term solution that will precede the comprehensive long-term Housing First strategy.

City Staff are proposing a minimum of a twice-yearly touch point (spring and fall) or as requested. This will allow staff to report on the status of our Housing First Initiative along with camp reductions. As we have discussed, the flexibility of the Resolution also allows us to adjust in the event modifications are needed based on actual experiences encountered during inception. The revised Homeless Camp Expectations document addresses previous discussions regarding distance from the riverbank and active management of the number of persons in a campsite.

The Ordinance is on the Regular Agenda for second reading and adoption on September 3, 2024, and will be effective upon publication. The Fargo Park District Board will be presented with a Park Resolution authorizing Fargo PD to enforce the City Ordinance along with the Resolution and its associated expectations and process on Park District property September 10th to provide for uniformity of rules and enforcement across the City.

During my presentation I will highlight the feedback received.

**Suggested Motion:** Approve the Resolution regarding public camping, as presented.

Respectfully submitted,



Brenda Derrig, PE  
Assistant City Administrator

COMMISSIONER \_\_\_\_\_ introduced the following resolution and moved its adoption:

**Resolution Regarding Ordinance Prohibiting Camping on Public Property and Rights of Way in the city of Fargo**

**WHEREAS**, the city of Fargo has adopted an Ordinance prohibiting camping on public property and on the public rights of way except pursuant to Resolution; and

**WHEREAS**, the city of Fargo wishes to prioritize enforcement of Fargo Municipal Code Article 10-14 to address the City resources needed to remove all campsites and in recognition of the need to address the housing needs of persons camping on public property and public rights of way; and

**WHEREAS**, the city of Fargo recognizes that temporary, controlled permission of camping in compliance with approved rules and expectations may be necessary for a limited duration, until such time as permanent housing resources become available; and

**WHEREAS**, the city of Fargo's goal is to implement a Housing First program that will eliminate the need for any camping on public property and rights of way as housing becomes available; and

**WHEREAS**, in conjunction with the approval of this Resolution, the Board of City Commissioners requires a minimum of two reports (spring and fall) from Fargo Cass Public Health or other appropriate City staff be presented, with additional updates as requested. The reports shall include, but not be limited to, data regarding the progress of the Housing First initiative, status of existing camps and information regarding camp reductions; and

**WHEREAS**, in accordance with Fargo Municipal Code Article 10-14, the Board of City Commissioners of the city of Fargo approves the following enforcement priorities, rules and expectations for camping on public property and public rights of way.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of City Commissioners of the city of Fargo:

1. Camping in or within 100 feet of critical infrastructure (under bridges, lift stations, outfalls, city buildings, water intake and pump house), within 100 feet of a bridge embankment, on public sidewalks, and within 30 feet adjacent to public bike paths is strictly prohibited. An enforcement officer shall provide notice as provided by Fargo Municipal Code §10-1403 and immediately cite persons in violation of the removal notice. Appropriate steps will then be taken to remove the unlawful campsite.
2. Camping in, or within 100 feet of a Park established by the Park District of the city of Fargo (Park District), is prohibited pursuant to Resolution of the Park District adopting Fargo Municipal Code Article 10-14 and Resolutions and Guidelines adopted by the Board of City Commissioners of the city of Fargo.
3. Camping in areas posted as No Trespassing or No Camping by authorized City personnel is strictly prohibited.
4. Campsites within the service area of the Downtown Engagement Center in compliance with all Camp Protocols and Expectations, attached hereto as Exhibits A & B, and not located in a priority enforcement area, shall be monitored and persons occupying such camps shall be expected to engage in such services available.
5. Persons who have been warned that their conduct is not in compliance with the approved Camp Protocols and Expectations will be subject to citation and Notice of Camp Removal in accordance with Fargo Municipal Code Article 10-14.

The motion for the adoption of the foregoing resolution was duly seconded by COMMISSIONER \_\_\_\_\_, and upon roll call vote, the following voted in favor thereof: COMMISSIONERS \_\_\_\_\_. The following were absent and not voting: \_\_\_\_\_, and the following voted against the same: \_\_\_\_\_, whereupon the resolution was declared duly passed and adopted.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

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

ATTEST:

\_\_\_\_\_  
Steve Sprague, City Auditor

Exhibit "A"



Although camping along the Red River is not permitted, The City of Fargo and area service providers recognize that due to the lack of available shelter and housing options, many people who find themselves without a home have no other option besides sleeping outside. As we work towards implementing Housing First, and to minimize the likelihood of your camp being removed, the following expectations have been developed to ensure the peace and safety of the campsite, campers, and community members.

### Homeless Camp Expectations

- Keep camps at least 30 feet away from public paths. The visibility of camps is a main driver of public complaints.
- Camps must maintain a minimum distance of 15 feet from the riverbank. This is to prevent the loss of life and property from flash flooding and prevent garbage from entering the river.
- Camps must remain peaceful and safe. There can be no violence or threats of violence to fellow campers or passersby. Inability to maintain a peaceful and safe environment may result in camp removal.
- Camp size should be kept to no more than 3 people in one camp, unless authorized by the Harm Reduction Division. Camps must also maintain a distance of at least 30 yards (90 feet) between other camps. This is to ensure camps are discreet, quiet and cleanliness is easier to maintain.
- To allow consistent access to services, all camps must be within one-half mile north or south of the Downtown Engagement Center (DEC) along the Red River. All people in camps must be willing to engage with DEC services and staff. Not doing so may result in the removal of your camp.
- Keep your camp tidy. You will be provided with garbage bags and sharps containers which will be collected once per week by the Outreach Team. This helps to minimize negative impacts on the local environment, decrease the likelihood of a fire in your camp, and prevent biohazard concerns.
- All City policies regulating recreational fires apply to camp fires. All open burning, including recreational fires, is banned when the fire index is at the high, very high or extreme level and any time during a red flag warning. This information, including red flag days, will be made available at the DEC and provided by the Outreach Team when possible.

If the above expectations are not met, or you are unable to get your camp into compliance in a timely manner, your camp may be subject to removal. A written notice will be provided to you at least 48 hours in advance of a planned camp removal.

### Outreach Team Expectations

You can expect certain predictable supports from our Outreach Team in order to be successful in meeting the above expectations.

- The Outreach Team will visit camps often, no less than once per week, to collect garbage, sharps containers, and address any concerns that may arise.
- If and when shelter space or housing options become available, the Outreach Team will notify you and can assist in creating a plan to store your belongings and move into shelter or housing.
- Connection to staff and services at the DEC is required to keep your camp in good standing. A variety of area service providers are on-site at the DEC each week day to connect you to the services you may need.
- The DEC is open daily from 8:00am-5:00pm to assist in additional needs that may come up. Showers, lockers, food, and connection to resources are available daily.
  - Homeless Healthcare is provided at the DEC on a first-come-first-serve basis from 8:00am-12:00pm Monday-Friday to assist in addressing any physical or mental health concerns you may have.
  - Often bug spray, sun screen, hand warmers, and other necessities are available at the DEC if you need them.
  - If you have questions, stop by the DEC or call us at 701-476-6723.

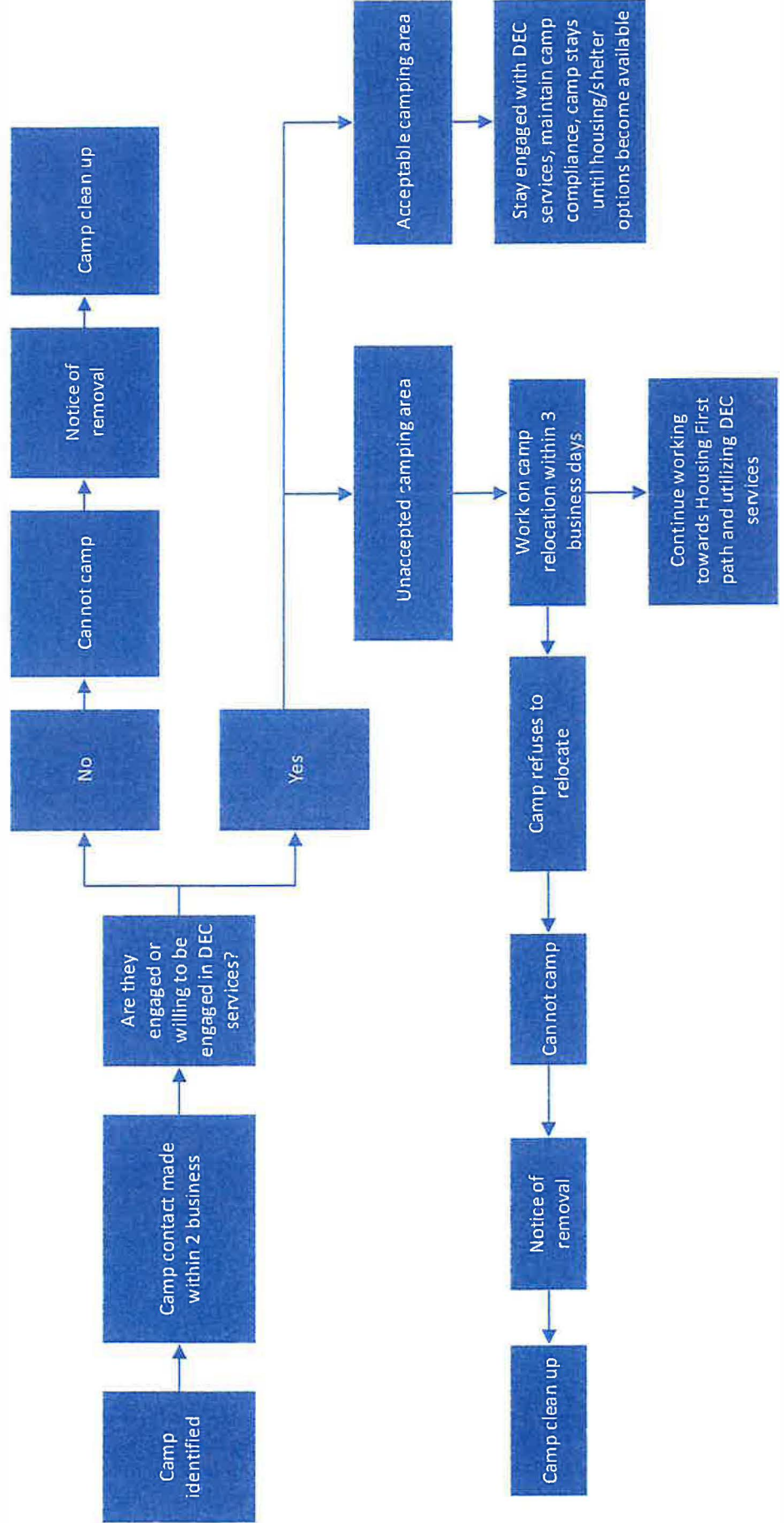
**Downtown Engagement Center – 222 4<sup>th</sup> St. N. Fargo, ND 58102**  
**Phone: 701-476-6723**

Exhibit "B"

When a homeless camp is reported in FargoOne:



When camp contact is made:







47

**John Strand, City Commissioner**  
Fargo City Hall  
225 4th Street North  
Fargo, ND 58102-4817  
Phone: 701.715.3269 | Fax: 701.476.4136  
Email: [JStrand@FargoND.gov](mailto:JStrand@FargoND.gov)  
[www.FargoND.gov](http://www.FargoND.gov)

**MEMORANDUM**

**TO: BOARD OF CITY COMMISSIONERS**  
**FROM: CITY COMMISSIONER JOHN STRAND** *J.S.*  
**DATE: SEPTEMBER 3, 2024**  
**SUBJECT: DEPARTMENT UPDATES ON THE ARBORS**

On an ongoing basis we have a community of people living at The Arbors who are communicating their serious concerns regarding safety and public health conditions. The Human Rights Commission has addressed these issues many times, and now is the time to bring it to the full City Commission.

I am expecting an update from various departments on calls for service, the nature of their working relationship with The Arbors community and management, any issues left in the balance that are not being addressed and are unresolved and best advice for stepping up our attention and service to that community.

**RECOMMENDED MOTION:** This item is for informational purposes only.



OFFICE OF THE MAYOR

DR. TIM MAHONEY
FARGO CITY HALL
225 Fourth Street North
Fargo, ND 58102
Phone: 701.241.1310 | Fax: 701.476.4136
FargoND.gov

Handwritten circled number 48

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS
FROM: MAYOR TIMOTHY J. MAHONEY [Signature]
DATE: SEPTEMBER 3, 2024
SUBJECT: APPOINTMENTS TO THE HOUSING AND REDEVELOPMENT AUTHORITY

The terms of Thomas Jefferson and Chris Larson on the Housing and Redevelopment Authority expire on September 30, 2024. Both Mr. Jefferson and Mr. Larson are willing to continue their service and I am, therefore, recommending their reappointment.

Your favorable consideration of this recommendation is greatly appreciated.

RECOMMENDED MOTION: To approve the reappointment of Thomas Jefferson and Chris Larson to the Housing and Redevelopment Authority for three-year terms ending September 30, 2027.

mmapt24hra



499

August 20, 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 1258 4 St N as submitted by Benjamin Balas and Erin Conwell. 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 \$148 with the City of Fargo's share being \$25.

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 HOLES 1ST LOT 18 BLK 1

2. Address of Property 1258 4th St. N

3. Parcel Number 01 - 1360 - 00160 - 000

4. Name of Property Owner Benjamin J. Balas et al. Phone No. \_\_\_\_\_

5. Mailing Address of Property Owner 1258 4th 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). We replaced the roof

7. Building permit No. \_\_\_\_\_ 8. Year built (residential property) 1928

9. Date of commencement of making the improvements 6/6/2023

10. Estimated market value of property before the improvements \$ 353,500

11. Cost of making the improvement (all labor, material and overhead) \$ 35,687

12. Estimated market value of property after the improvements \$ 403,000

### Applicant's Certification And Signature

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

Applicant B. R Date 8/10/2024

### 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 8-20-2024

### 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 \_\_\_\_\_



496

August 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 3061 Bohnet Blvd N submitted by James and Deneen Gilmour. 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 \$239 with the City of Fargo's share being \$41.

Sincerely,

A handwritten signature in black ink that reads "Mike Splonskowski". The signature is written in a cursive style.

Mike Splonskowski  
City Assessor

nlb  
attachment

**Application For Property Tax Exemption For Improvements  
To Commercial And Residential Buildings**  
N.D.C.C. ch. 57-02.2

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

**Property Identification**

1. Legal description of the property for which exemption is claimed Lot 5, Block 3,  
Edgewood Farms

2. Address of Property 3061 Bohnet Blvd

3. Parcel Number 01-0735-00290-000

4. Name of Property Owner James and Deneen Gilmour Phone No.     

5. Mailing Address of Property Owner 3061 Bohnet Blvd. Fargo, ND

**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). Kitchen and Bathroom Remodeling

7. Building permit No. 2203-0124-REN 8. Year built (residential property) 1984

9. Date of commencement of making the improvements 03/14/2022

10. Estimated market value of property before the improvements \$ 340,000.00

11. Cost of making the improvement (all labor, material and overhead) \$ 60,000.00

12. Estimated market value of property after the improvements \$ 400,000.00

**Applicant's Certification And Signature**

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

Applicant *James Gilmour* Date 08/09/2024

**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. Lambert* Date 8-20-2024

**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



49c

August 7, 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 323 21 St S as submitted by Melvin and Jeanette Miller. 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 \$59 with the City of Fargo's share being \$10.

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 6A & 1/2 VAC ALLEY, Block 19, Egbert, O'Neil & Haggarts
- 2. Address of Property 323 21 ST S FARGO, ND. 58103
- 3. Parcel Number 01-0740-01760-000
- 4. Name of Property Owner MILLER, MELVIN H & JEANETTE M Phone No. \_\_\_\_\_
- 5. Mailing Address of Property Owner 323 21 ST 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. 24050350
- 8. Year built (residential property) 1951
- 9. Date of commencement of making the improvements 6-11-24
- 10. Estimated market value of property before the improvements \$ 178,200
- 11. Cost of making the improvement (all labor, material and overhead) \$ 7,000<sup>00</sup>
- 12. Estimated market value of property after the improvements \$ 185,200

### Applicant's Certification And Signature

- 13. I certify that the information contained in this application is correct to the best of my knowledge.  
Applicant Jeanette M Miller Date 8-1-24

### 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 8-70-2024

### 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 \_\_\_\_\_





49d

August 7, 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 1719 10 St S as submitted by Howard and Kathleen Fulks. 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 \$174 with the City of Fargo's share being \$29.

Sincerely,

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

Mike Splonskowski  
City Assessor

nib  
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 6, Fargo Investment Co 1st
- 2. Address of Property 1719 10 ST S FARGO, ND. 58103
- 3. Parcel Number 01-0820-01130-000
- 4. Name of Property Owner FULKS, HOWARD D & KATHLEEN E Phone No. \_\_\_\_\_
- 5. Mailing Address of Property Owner 1719 10 ST 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). Gutter and spout replacement, Removal and replacement of siding, including insulation wrap.
- 7. Building permit No. 24020393
- 8. Year built (residential property) 1957
- 9. Date of commencement of making the improvements March 1, 2024
- 10. Estimated market value of property before the improvements \$ 275,000
- 11. Cost of making the improvement (all labor, material and overhead) \$ 44,000
- 12. Estimated market value of property after the improvements \$ 320,000

### Applicant's Certification And Signature

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

Applicant *Howard D. Fulks* Date 7-27-2024

### 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 *Michelle L. Kelly* Date 8-20-2024

### 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 \_\_\_\_\_