

FARGO CITY COMMISSION AGENDA
Monday, September 15, 2025 - 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, September 2, 2025).

CONSENT AGENDA – APPROVE THE FOLLOWING:

- 1. Second Amendment to Purchase Agreement and Earnest Money Contract with Galvanizers, Inc.
- 2. Amendment to Purchase Agreement with ARD Properties, LLC.
- 3. Affirm the language in the Memorandum of Understanding that defers the management and maintenance of the Downtown amenities to the Downtown Community Partnership and BID.
- 4. 2nd reading, waive reading and final adoption of an Ordinance Amending Section 2-0202 of Article 2-02 of Chapter 2 of the Fargo Municipal Code Relating to Election Dates; 1st reading, 9/2/25.
- 5. 2nd reading, waive reading and final adoption an Ordinance Amending Section 2-0205 of Article 2-02 of Chapter 2 of the Fargo Municipal Code Relating to Election Procedures; 1st reading, 9/2/25.
- 6. 2nd reading, waive reading and final adoption of an Ordinance Amending Sections 25-1506, 25-1507 and 25-1508 of Article 25-15 of Chapter 25 of the Fargo Municipal Code Relating to Licensing and Regulating Businesses and Trades; 1st reading, 9/2/25.
- 7. 2nd reading, waive reading and final adoption of an Ordinance Rezoning a Certain Parcel of Land Lying in Brekke 64th Avenue Addition to the City of Fargo, Cass County, North Dakota; 1st reading, 9/2/25.
- 8. Site Authorizations for Games of Chance:
 - a. Fraser Ltd. at Sports Bar.
 - b. North Dakota Horse Park Foundation at Prairie Rose Meadery.
- 9. Applications for Games of Chance:
 - a. Churches United for the Homeless for a raffle on 10/30/25.
 - b. Fargo Davies High School for a raffle on 8/29/25-3/3/2026.
 - c. Fargo Davies High School Theatre for a raffle on 9/26/25-4/19/26.
 - d. Fargo Park District for a raffle on 10/1/25.
 - e. Firstchoice Clinic d/b/a Women's Care Center for bingo on 10/7/25.
 - f. North Dakota Shrine Bowl for a raffle on 12/31/25.

- g. Pink Plaid for a raffle on 10/23/25.
 - h. Sts. Anne & Joachim Catholic Church for a raffle on 11/9/25.
 - i. UND Alumni Association & Foundation for a raffle board on 10/8/25.
- 10. 2026 City Commission meeting dates.
- 11. Recommendation for no monetary incentive program to be included on the project and to include funding in the 2026 Capital Improvement Plan to retain a public relations and marketing firm for Improvement District No. BR-23-A1.
- 12. Change Order No. 2 in the amount of \$3,500.00 for Improvement District No. BR-25-B3.
- 13. Change Order No. 2 in the amount of \$37,188.77 for Improvement District No. PR-24-A1.
- 14. Create Improvement District No. BR-26-A and adopt Resolution of Necessity (Paving and Utility Rehab/Reconstruction).
- 15. Contract and bond for Improvement District No. BN-25-C1.
- 16. Permanent Easement (Bike Trail) with City of Fargo for Use of the Schools aka Fargo Public School District No. 1 (Project No. BR-26-A1).
- 17. Developer Agreement with Brekke Custom Homes, Inc. for Brekke 64th Avenue Addition.
- 18. Revision to the 2026 - 2027 State of North Dakota Flex Funds Project Application.
- 19. Amendment No. 3 with HDR Engineering, Inc. in the amount of \$12,230.00 for Project No. TR-26-A0.
- 20. Pond Construction and Maintenance Agreement (Alex's First Addition) and Permanent Easement (Storm Sewer) with KLC Holdings, LLC and the addition of Project No. VF-25-B1 to the 2025 CIP.
- 21. Resolution Authorizing Sale of Property.
- 22. Change Orders for Fire Station No. 5 Renovation Project:
 - a. No. 4 in the amount of \$18,142.39 (general construction contract).
 - b. No. 2 in the amount of \$3,979.00 (mechanical construction contract).
- 23. License Agreement with The Park District of the City of Fargo.
- 24. ND Department of Transportation State Aid for Public Transit Agreement.
- 25. Bid award to Stone Group Architects for Architectural and Engineering Services at Transit (RFP25215).
- 26. Agreement and Easement (Temporary Pipeline Construction Easement) with Municipal Airport Authority of the City of Fargo.
- 27. Bills.

REGULAR AGENDA:

PUBLIC HEARINGS - 5:05 pm:

28. **PUBLIC HEARING** – Public Comment on the 2026 Preliminary Budget.
29. Discussion regarding revisions to the Public Comment Policies to align with ND State Law.
30. Recommendation to continue Engagement Services in 2026 and authorize staff to begin outreach for the potential relocation.
31. Applications for Property Tax Exemptions for Improvements Made to Buildings:
 - a. Sherri Mutalipassi (5 years).
 - b. Brian Brockner (5 years).
 - c. Bradley and Stacy Winter (5 years).
 - d. Kevin and Cynthia Liedahl (5 years).
 - e. John and Nancy Lunde (5 years).
 - f. Thomas and Jadin Stromme (5 years).
 - g. Douglas and Nancy Kalk (5 years).
 - h. Shyam Kandel and Jinita Sthapit Kandel (5 years).
 - i. Tracy and Terri Doyle (5 years).
32. Liaison Commissioner Assignment Updates.
33. **PUBLIC COMMENTS (2.5 minutes will be offered for comment with a maximum of 30 minutes total for all public comments. Individuals who would like to address the Commission, whether virtually or in person, must sign-up at [FargoND.gov/VirtualCommission](https://www.fargoND.gov/VirtualCommission)).**

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

Minutes are available on the City of Fargo website at [www.FargoND.gov/CityCommission](https://www.fargoND.gov/CityCommission).

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MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIMOTHY J. MAHONEY



DATE: SEPTEMBER 15, 2025

SUBJECT: 2026 PRELIMINARY BUDGET PUBLIC HEARING

The Board of City Commissioners approved the Preliminary Budget on August 4th.

A Public Hearing, which is required by North Dakota Century Code, is to allow for Public Comment on the Preliminary Budget and recommended tax levies.

The City Commission will consider the Final Budget for 2026 on September 29, 2025.



29

September 15, 2025

To: Board of City Commissioners
Fr: Michael Redlinger, City Administrator
Re: Discuss Public Comment Policy Revisions to Governance Policies

As the City Commission is aware, the North Dakota Legislature has adopted new statutory language pertaining to public comment at all governing body meetings in the State of North Dakota. SB 2180 specifically requires the governing body of a city to have a public comment opportunity available at every regular meeting. In preparation for the implementation of the law change, policy revisions have been made in the City of Fargo in accordance with the new statute. However, two policy questions remain that require feedback and direction from the City Commission.

These two questions include:

- Should public comment at City Commission meetings be limited only to those items on the agenda for that meeting and the meeting preceding it?
- Does the City Commission wish to limit virtual public comment, given that the Legislature eliminated the requirement that the speaker be a Fargo resident or business owner?

Once the City Commission's direction is received on these two questions, policy updates will be prepared and presented by the City Attorney to approve the revisions and update your Governance Policies. This resolution can be available for your consideration at the September 29, 2025 City Commission meeting.

SUGGESTED MOTION: While there is no specific motion for this item, the City Commission is requested to propose a motion for each policy question if a revision is desired. If no changes are requested, a motion (or motions) will not be necessary. The City Commission is asked to provide this guidance to the City Administrator and City Attorney and, if applicable, direct the City Attorney to prepare a resolution to implement public comment policy revisions.

30

September 11, 2025

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

Re: Engagement Center to Resource and Recovery Center

Dear Commissioners:

On behalf of the Mayor, I would like to discuss the City's future commitment to the operations of the Engagement Center as well as potential relocation options. On Monday I will provide a presentation to the Commission and will be seeking affirmation to continue with the engagement center operations that were established in 2020, along with permission to begin public outreach on three potential sites for relocation of the center along with the necessary project development documents to support this effort.

Recommended Motion:

Confirm the continuation of Engagement Services in 2026 and authorize staff to begin outreach and gather feedback along with the necessary project development documents on potential relocation sites and report back to the City Commission on Monday, September 29, 2025.

Respectfully Submitted,



Brenda Derrig, PE
Assistant City Administrator



3/a

September 5, 2025

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 submitted by Sherri Mutalipassi. A description of the types of improvements to be made 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 \$141 with the City of Fargo's share being \$24.

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 _____
2. Address of Property _____
3. Parcel Number _____
4. Name of Property Owner Sherri Mutalipassi Phone No. _____
5. Mailing Address of Property Owner _____

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). Vinyl siding installed on home and garage
7. Building permit No. 2503-0280 8. Year built (residential property) 1939
9. Date of commencement of making the improvements 08/01/2025
10. Estimated market value of property before the improvements \$ 216,700.00
11. Cost of making the improvement (all labor, material and overhead) \$ 4,000.⁰⁰
12. Estimated market value of property after the improvements \$ 227,200.00

Applicant's Certification And Signature

13. I certify that the information contained in this application is correct to the best of my knowledge.
Applicant Sherri Mutalipassi Date 8/30/2025

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 9-10-2025

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 _____



(316)

August 6, 2025

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 submitted by Brian Brockner. A description of the types of improvements to be made 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 \$802 with the City of Fargo's share being \$136.

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 _____
2. Address of Property _____
3. Parcel Number _____
4. Name of Property Owner BRIAN W BROCKNER Phone No. _____
5. Mailing Address of Property Owner _____

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). Attached
7. Building permit No. _____
8. Year built (residential property) 1958
9. Date of commencement of making the improvements Attached
10. Estimated market value of property before the improvements \$ 234,000
11. Cost of making the improvement (all labor, material and overhead) \$ 59,749
12. Estimated market value of property after the improvements \$ 264,000

Applicant's Certification And Signature

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

Applicant Brian Brockner Date 8-4-25

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 9-10-2025

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 _____



3/c

August 1, 2025

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 submitted by Bradley and Stacy Winter. A description of the types of improvements to be made 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 \$194 with the City of Fargo's share being \$33.

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 _____
2. Address of Property _____
3. Parcel Number _____
4. Name of Property Owner Bradley and Stacey Winter Phone No. _____
5. Mailing Address of Property Owner _____

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). Walk in Shower, New windows, 2 d floor remodel of 2 bedrooms, bathroom and hallway. Main floor bedroom - new sheetrocked walls and ceiling
7. Building permit No. 2209-0418 8. Year built (residential property) 1917
9. Date of commencement of making the improvements 09/01/2022
10. Estimated market value of property before the improvements \$ 187,000
11. Cost of making the improvement (all labor, material and overhead) \$ 75,000
12. Estimated market value of property after the improvements \$ 300,000

Applicant's Certification And Signature


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

Applicant 

Date 7/28/25

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 9-10-2025

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 _____



3/d

July 14, 2025

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 submitted by Kevin and Cynthia Liedahl. A description of the types of improvements to be made 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 \$3,355 with the City of Fargo's share being \$570.

Sincerely,

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

Mike Splonskowski
City Assessor

nlb
attachment



3/e

August 1, 2025

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 submitted by John and Nancy Lunde. A description of the types of improvements to be made 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 \$407 with the City of Fargo's share being \$69.

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 _____
2. Address of Property _____
3. Parcel Number _____
4. Name of Property Owner John W and Nancy R Phone No. _____
5. Mailing Address of Property Owner _____

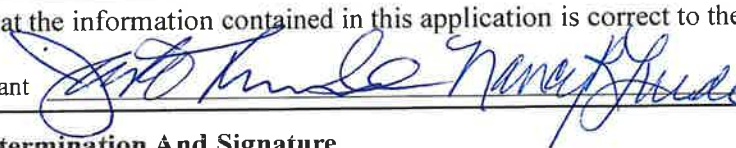
Description Of Improvements For Exemption

6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). signed proposal is attached.
Upgraded 2 bathrooms plus bath/laundry.
7. Building permit No. 2405-0356-SEL 8. Year built (residential property) 1973
(electrical?)
9. Date of commencement of making the improvements April 23, 2024
10. Estimated market value of property before the improvements \$ 343,100
11. Cost of making the improvement (all labor, material and overhead) \$ 30,320.00
12. Estimated market value of property after the improvements \$ 373,420

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

7-28-25

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

9-10-2025

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



(314)

August 6, 2025

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 submitted by Thomas and Jadin Stromme. A description of the types of improvements to be made 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 \$1,342 with the City of Fargo's share being \$228.

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

Property Owner *

STROMME, THOMAS M & JADIN T

Description Of Improvements For Exemption

Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed. *

There were two separate projects:

1. Bathroom renovation/remodel including plumbing and electrical - date Jan/Feb 2023. General contractor filed permits on homeowner behalf.

Building permit No. *

2409-0292-DEM

Year built (residential property) *

1915

Date of commencement of making the improvements *

1/30/2023

Estimated market value of property before the improvements *

\$ 485,000.00

Cost of making the improvement (all labor, material and overhead) *

\$ 100,000.00

Estimated market value of property after the improvements *

\$ 560,000.00

Applicant's Certification And Signature

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



Date *

7/27/2025

Assessor's Determination And Signature

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): *

The residential property was built 25 or more years ago

Assessor/Director of Tax Equalization



Date *

8/6/2025

Action of Governing Body

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

Year



3/9

September 4, 2025

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 submitted by Douglas and Nancy Kalk. A description of the types of improvements to be made 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 \$1,086 with the City of Fargo's share being \$185.

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

Property Owner *

KALK, DOUGLAS A & NANCY M

Description Of Improvements For Exemption

Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed. *

kitchen remodel

Building permit No. *

2508-0072-REN

Year built (residential property) *

1977

Date of commencement of making the improvements *

8/4/2025

Estimated market value of property before the improvements *

\$ 381,200.00

Cost of making the improvement (all labor, material and overhead) *

\$ 81,000.00

Estimated market value of property after the improvements *

\$ 462,200.00

Applicant's Certification And Signature

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



Date *

9/3/2025

Assessor's Determination And Signature

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): *

The residential property was built 25 or more years ago

Assessor/Director of Tax Equalization

Sign



Date *

9/4/2025

Action of Governing Body

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

Year



3/12

August 12, 2025

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 submitted by Shyam Kandel and Jinita Sthapit Kandel. A description of the types of improvements to be made 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 \$438 with the City of Fargo's share being \$75.

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

Property Owner *

KANDEL, SHYAM & STHAPIT KANDEL, JINITA

Description Of Improvements For Exemption

Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed. *

This house has original wood siding which is not acceptable anymore and vulnerable to the existing building structure, safety and energy. Therefore, current siding will be replaced with new siding materials, insulation and other finishing materials.

Building permit No. *

Permit associated to contractor, Western Products, Inc.

Year built (residential property) *

1972

Date of commencement of making the improvements *

8/28/2025

Estimated market value of property before the improvements *

\$ 414,500.00

Cost of making the improvement (all labor, material and overhead) *

\$ 32,670.70

Estimated market value of property after the improvements *

\$ 440,000.00

Applicant's Certification And Signature

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



Date *

8/10/2025

Assessor's Determination And Signature

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): *

The residential property was built 25 or more years ago

Assessor/Director of Tax Equalization

Sign

Date *

8/12/2025

Action of Governing Body

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

Year



3/i

September 10, 2025

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 submitted by Tracy and Terri Doyle. A description of the types of improvements to be made 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 \$1,408 with the City of Fargo's share being \$240.

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

Property Owner *

DOYLE, TRACY J & TERRI J

Description Of Improvements For Exemption

Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed. *

Removal and replacement of all interior flooring. Removal and replacement of kitchen casework, appliances, etc. Rework of both bathrooms to swap tub and shower locations and add bedroom access to upper level bathroom. Relocation of 2 closets, addition of a pantry. Exterior replacement of all

Building permit No. *

87M6KE

Year built (residential property) *

1987

Date of commencement of making the improvements *

8/29/2025

Estimated market value of property before the improvements *

\$ 185,000.00

Cost of making the improvement (all labor, material and overhead) *

\$ 105,000.00

Estimated market value of property after the improvements *

\$ 340,000.00

Applicant's Certification And Signature

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

Date *

9/2/2025

Assessor's Determination And Signature

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): *

The residential property was built 25 or more years ago

Assessor/Director of Tax Equalization

Sign

Date *

9/3/2025

Action of Governing Body

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

Year