

RENAISSANCE ZONE AUTHORITY
Wednesday, September 11, 2024 | 8:00 AM
City Commission Chambers
AGENDA

1. Approval of Minutes: July 24, 2024 Meeting and August 28, 2024 Workshop
2. Review application from TA Investments, LLC (Rehabilitation) located at 315 Main Ave
3. Renaissance Zone Development Plan Workshop update
4. Other Business
5. Adjourn – Next Meeting: September 25, 2024

Renaissance Zone Authority meetings are broadcast live on cable channel TV Fargo 56 and can be seen live at www.FargoND.gov/streaming. They are rebroadcast each Friday at 3:00 p.m. Minutes are available on the City of Fargo Web site at www.FargoND.gov/renaissancezoneauthority.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

RENAISSANCE ZONE AUTHORITY MINUTES

Regular Meeting:

Wednesday, July 24, 2024

The Regular Meeting of the Renaissance Zone Authority of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 8:00 a.m., Wednesday, July 24, 2024.

The Renaissance Zone Authority members present or absent were as follows:

Present: Deb Mathern, Reid Middaugh, Prakash Mathew, Dr. Dean Bresciani, Brian Larson, Commissioner Dave Piepkorn

Absent: Chad Peterson, Mayor Tim Mahoney

Chair Mathern called the meeting to order.

Chair Mathern recognized former Member Steve Swiontek for his time on the Renaissance Zone Authority noting he served since 2006, and extended thanks for his service to the community.

Item 1: Minutes: Regular Meeting of December 21, 2023

Member Mathew moved the minutes of the December 21, 2023 Renaissance Zone Authority meeting be approved. Second by Member Bresciani. All Members present voted aye and the motion was declared carried.

Planning Coordinator Maegin Elshaug shared an update on the Renaissance Zone Development Plan exemptions.

Item 2: Review Application from Campsite, LLC (Rehabilitation) located at 5 14 Street North.

Ms. Elshaug presented the staff report for a rehabilitation project at 5 14 Street North. She stated staff is recommending approval as the proposal meets the guidelines and all required approval criteria.

Discussion was held on the scoring of the project, and criteria for scoring.

Planning and Development Director Nicole Crutchfield spoke on the scoring, the proposed growth plan, and the subjectivity in review.

Discussion continued on the importance of working to have all the City plans work together cohesively, and being flexible.

Chair Mathern took a moment to introduce and welcome new Renaissance Zone Authority Member Brian Larson.

Further discussion was held on the benefits of the project.

Applicant representative Kevin Bartram, MBA Architects, and Max Kringen, Tellwell, spoke on behalf of the application.

Member Piepkorn moved to recommend approval to the City Commission to approve the application submitted by Campsite, 4, LLC and to grant the property tax exemption and the State income tax exemptions as allowed by the North Dakota Renaissance Zone law contingent upon completion of the project and verification of costs. Second by Member Mathew. On call of the roll Members Piepkorn, Middaugh, Mathew, Larson, Bresciani, and Mathern voted aye. Absent and not voting: Members Peterson and Mahoney. The motion was declared carried.

Item 3: Renaissance Zone Development Plan update: Discussion on Investment Thresholds

Ms. Elshaug stated this is the year to update to development plan. She gave an overview of projects from recent years and the investment and returns.

Ms. Crutchfield noted the timeline for submitting the plan and provided a tentative plan for the next few months of Renaissance Zone coordination.

Discussion was held on rising inflation and building costs, long range planning, investment thresholds, and the importance of deeper discussions.

Item 4: Other Business

No other business was presented.

Item 5: Adjournment

The time at adjournment was 8:45 a.m.

**RENAISSANCE ZONE AUTHORITY
MINUTES**

Workshop:

Wednesday, August 28, 2024

A Workshop of the Renaissance Zone Authority of the City of Fargo, North Dakota, was held in the Meadowlark Room at City Hall at 8:00 a.m., Wednesday, August 28, 2024.

The Renaissance Zone Authority members present or absent were as follows:

Present: Deb Mathern, Reid Middaugh, Brian Larson, Prakash Mathew

Absent: Chad Peterson, Dr. Dean Bresciani, Commissioner Dave Piepkorn, Mayor Tim Mahoney

Chair Mathern called the meeting to order.

Item 1: Renaissance Zone Development Plan Workshop

Discussion was held on the Renaissance Zone Development Plan.

No motions were made.

Item 2: Upcoming Meetings:

- a. **Special Meeting: September 11, 2024**
- b. **Regular Meeting: September 25, 2024**

Item 3: Adjourn

The time at adjournment was 9:10 a.m.



PLANNING AND DEVELOPMENT

225 4th Street North
Fargo, North Dakota
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E-Mail: planning@FargoND.gov
www.fargond.gov

MEMORANDUM

TO: Renaissance Zoe Authority

FROM: Maegin Elshaug, Planning Coordinator

DATE: September 5, 2024

RE: 315 Main Avenue and previous project 19-F

Recently, Planning staff received an application for a Renaissance Zone project at 315 Main Avenue. Upon review, it was found there was a previous application at the site in 2001 (project 19-F), by a different owner than the current applicant. The project was approved by the Renaissance Zone Authority and City Commission, and also received conditional approval from the State. Work began on the site, however, based on records from the Assessor's Department, it appears that the project was not completed as approved. Therefore, likely, the project was not finalized and final approval was not requested or granted from the State. Though the project did not receive final approval, staff found that local property tax benefits were applied to the property between 2006-2010, totaling approximately \$18,700.

Based on this information, the Planning and Assessor's departments, and Administration has met with the City Attorney to discuss the findings. Collectively, it was determined that the benefit received by the previous property owner was applied in error, and that the new owner should be eligible for a Renaissance Zone project.

Staff's recommendation is to allow this application to move forward based on the determination of eligibility for the tax benefit. This memo is informational and no action is being requested of the Renaissance Zone Authority.



**Staff Report
Renaissance Zone Application for
TA Investments, LLC (366-F)
315 Main Avenue**

Project Evaluation:

The City of Fargo received a Renaissance Zone application from TA Investments, LLC for a residential rehabilitation project at 315 Main Avenue. Pursuant to the application, the intent of the project is to rehabilitate the building to renovate portions of the interior into five residential units. Interior remodel will occur on the main floor and front portion of the second floor, and work to the exterior, detailed below. For clarity, there are three existing residential units with no or some work proposed, and a portion on the rear of the second floor related to the tower with no work proposed (see plans for more details). The project is rehab with no expansion and the whole building is approximately 10,000 square feet.

Note that the architectural plans submitted include 315 and 307 Main Avenue. The applicant contemplated including 307 with the original application, but has not at this time and may come back with a separate application in the future. A red box indicates the project at 315 Main on attached plans.

The Planning Department has reviewed the application and has provided a project ranking based on the analysis below.

1. **Renaissance Zone Plan Goals:** Use consistent with the RZ Plan (as per Visions and Goals): As noted in the 2019 Renaissance Zone Development Plan. *(portions of responses are from applicant, as noted)*
 - a. *Grow as a Neighborhood:* Invest in housing to increase the population living Downtown and maintain Downtown's diversity.
The project will provide additional housing units downtown.
 - b. *Prosper as a Business Center:* Increase the number and types of jobs Downtown.
The application is for a residential rehab project; there is no creation of jobs.
 - c. *Thrive as a Destination:* Create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop of the community's social life.
The applicant states that their goal is to bring green space, rooftop patios, and unique living opportunities to the building, which will draw people to more of downtown Fargo. The project will likely not be a destination location, however, it will provide more people at the location throughout day and night, as it is a residential project.
 - d. *Be a model for Inclusive Growth and Development:* Protect Downtown's diversity and evolve as a model for equitable growth and development.
The project does not address diversity in housing, public amenities, or needs for specific populations, such as those experiencing homelessness.
 - e. *Complete our Streets:* Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.
Being downtown, the residential project provides the opportunity for more foot, bike and bus trips in a dense area. The GTC (Ground Transportation Center) for MATBus is located a block from the property.

- f. *Park Smart*: Manage parking resources to meet the needs of drivers, while also making room for new development and activity.
Parking is provided on an adjacent property, accessible to tenants through the adjacent building.
- g. *Play with purpose*: Develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater).
The proposed project does not include green spaces or storm water retainage. Future plans (as part of a separate project) are to provide more greenspace and rooftop patio space.

(10/20 points)

2. **Investment Thresholds**: Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan?

According to the application, the structure accommodates 10,000 square feet.
Overall, the application estimates a total capital investment of \$900,000. This equates to roughly a \$90 investment per square foot.

(10/10 points)

3. **High Priority Land Use**: The new construction or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan (page 9).

- a. Primary Sector Business:
The project is residential only.
- b. Active Commercial, Specialty Retail or Destination Commercial:
The project is residential only.
- c. Mixed Use Development:
The project is not mixed-use.

(3/20 points)

4. **Targeted Areas**: Is the investment located in a “Targeted Area” as defined by this RZ Plan? Consideration shall be given to whether this property has been vacant or underutilized for a period of time and/or whether the property is specifically targeted for clearance.

- a. Parcels that have been vacant or underutilized for an extended period of time:
The building was built in 1917, and an addition as added about 20 years ago. The property currently includes three residential units and space for tower operations.
- b. Parcels specifically targeted for clearance:
The RZ Plan identifies Block 15 for: Redevelopment of surface parking lots; re-establish southwest corner with multiple stories in height and ground level retail/commercial activity on NP Ave and 4th Street.

(5/10 points)

5. **Urban Design**: Is the project representative of strong urban design principles?

The building was constructed in the 1917 with an addition on the east added about 20 years ago. The project includes minimal updates to the exterior, including new lighting, some painting, cleanup of vegetation/green space and potentially windows. The project is located within the DMU, Downtown-Mixed Use zoning district and will have to meet the architectural intent of that zoning district requirements as well.

(6/10 points)

6. **Investment Analysis:** Consideration and analysis as to the total actual investment.

As proposed, the redevelopment project and improvement costs significantly exceed both the 20% (true and full value of the building) and \$25 per square foot requirement for residential rehabilitation. The application represents a total estimated capital investment of \$900,000 with a current building valuation of \$420,000, which exceeds 50%. The capital investment is \$90 per square foot, which exceeds the \$24 per square foot.

(10/10 points)

7. **Business Relocation:** Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?

The project does not involve the movement or relocation of a business from another community. This is a residential project.

(N/A)

8. **Street Activation:** Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?

Renaissance Zone projects are anticipated to be conscience of four-sided design, which has been seen with other projects within the downtown, this project will be a rehabilitation of an existing building. The building was built in 1917 with an addition about 20 years ago, and there are minor updates to the exterior, including new lighting, some painting, cleanup of vegetation/green space and potentially windows.

(5/10 points)

Summary:

This application received a score of 49 on a 90-point scale. The proposed project surpasses the local capital improvement requirement of \$25 per square foot requirement for residential rehabilitation. The amount invested in the project exceeds state and local guidelines.

Since the adoption of the 2019 Renaissance Zone Development Plan, where Renaissance Zone Plan Goals (item 1) were replaced with the goals of the newly adopted Downtown InFocus plan (2018), project scoring has been different due to the specifics of those goals (housing, parking, storm water, etc.). However, there are other factors for the scoring on this particular project, including that the project is residential only, is not high priority land use, and minimal improvements proposed to the exterior of the structure. The Downtown InFocus plan identifies the block as mixed-use.

Staff is recommending approval and believes this project is a benefit to the downtown community will positively contribute to the health of surrounding neighborhood and nearby businesses.

Suggested motion:

Recommend approval to the Fargo City Commission to approve the application submitted by TA Investments, LLC and to grant the property tax exemption and the State income tax exemptions as allowed by the ND Renaissance Zone law contingent upon completion of the project and verification of costs.

Minimum Criteria (New Construction Proposals)			
Criteria:		Staff Rating	Possible Points
1	Use consistent with the plan (as per Vision and Goals)	10	20
2	Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in the RZ Plan?	10	10
3	The new construction or proposed improvements are representative of "High Priority Land Uses" as defined in the RZ Plan: <ul style="list-style-type: none"> • Primary sector business, industry and talent-dependent Enterprises • Active Commercial, Specialty Retail and/or Destination Commercial • Mixed use development (combination of housing, commercial, and/or retail uses in a horizontal or vertical fashion) 	3	20
4	The investment is located in a 'Target Area' as defined by the RZ Plan: <ul style="list-style-type: none"> • Parcels that have been vacant or underutilized for an extended period of time / Parcels specifically targeted for clearance 	5	10
5	Is the project representative of strong urban design principles?	6	10
6	Consideration and analysis as to the total actual investment in the project: <ul style="list-style-type: none"> • Consideration can be given for the level of capital investment in a project. (i.e., additional consideration can be given for higher levels of investment) 	10	10
7	Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community: <ul style="list-style-type: none"> • Commercial tenants that are re-locating within the Downtown Area (as defined by the 1996 Downtown Area Plan) are not eligible for tax incentives without special approval from the Zone Authority • Commercial tenants that are relocating from a North Dakota community (other than Fargo) to the Fargo Renaissance Zone are not eligible for tax incentives without special approval from the Zone Authority. 	N/A	N/A
8	Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?	5	10
Total Rating (90 possible points)		49	90



City of Fargo, ND

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

366-F 315 Main Ave

1:4,514

9/6/2024 10:00 AM

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.





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

APPLICATION FOR RENAISSANCE ZONE PROJECT

Property owners, business owners, developers or investors interested in pursuing a Renaissance Zone project should review the 2019 RZ Plan. The RZ Plan delineates the current geographical boundaries of the program (only certain blocks within the downtown core are included) and provides additional detail on minimum investment requirements and applicable program goals and objectives that must be met.

Application submitted for (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Commercial Lease |
| <input checked="" type="checkbox"/> Purchase with Major Improvements | <input checked="" type="checkbox"/> Rehabilitation: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential |
| <input type="checkbox"/> Primary Residential Purchase | <input type="checkbox"/> Block Addition |

Property Owner Information
Name (<i>printed</i>): TA Investments LLC
Name (<i>printed</i>):
Address: PO Box 104, Horace ND 58047

Contact Person Information (<i>if different than owner</i>)
Name (<i>printed</i>): Josh Teigen
Address: 229 Chestnut Dr, Horace ND 58047

Parcel Information
Address: 315 Main Ave, Fargo ND
Unit Number:
Renaissance Zone Block Number: 19
Legal Description (<i>attach separate sheet if more space is needed</i>):
Parcel Number: 01-3508-00600-000

- Is this property listed on or a contributing structure to the National Register of Historic Places? Yes No
- Do you intend to apply for a Historic Preservation Tax Credit in conjunction with this project? Yes No

Project Information	
Total Project Cost: (Qualified Capital Improvements) 900,000	
Current Use of Property: Residential	
Anticipated Use Upon Completion: Residential	
Expected Date of Purchase:	Expected Date of Occupancy: 5/1/25
Estimated Property Tax Benefit: (Over five year exemption period) 100,000	Estimated State Income Tax Benefit: (Over five year exemption period) 50,000
Current Employees: 1 (Full-time equivalent)	Anticipated Employees: 5 (Full-time equivalent)

Scope of Work

315 Main Ave is prime real estate in downtown Fargo and a vastly underutilized asset. This building is almost 10k square feet and home to only one studio apartment. The building has tremendous potential with exposed brick walls, and tons of character and appeal that an older building brings. Our plan is to add five additional units. The work will include demo, framing, insulation, plumbing, HVAC, electrical, drywall, paint, flooring, cabinetry, appliances, and high end tile and wood finishes throughout. We will transform the building from an empty shell, to a beautiful and unique downtown living space from top to bottom.

Additional Project Information

New Construction/Rehabilitation/Purchase with Improvements Only

Current Building Value: (Taxable Improvement Value) 420,000	Estimated Building Value Upon Completion: (Taxable Improvement Value) 1,800,000
Building Area Upon Completion (SF): 10,000	Number of Stories Upon Completion: 2


Commercial Lease Only

Lease Area Upon Completion (SF):			
Type of Business:			
<input type="checkbox"/> New business moving to the Renaissance Zone	<input type="checkbox"/> Expanding Business moving to the Renaissance Zone	<input type="checkbox"/> Existing Business Expanding within the Renaissance Zone	<input type="checkbox"/> Continuation of a lease moving from one Renaissance Zone Project to another Renaissance Zone Project

Residential Purchase Only

Will this be your primary place of Residency?: No

Acknowledgement – We hereby acknowledge that we have familiarized ourselves with the rules and regulations to the preparation of this submittal and that the forgoing information is true and complete to the best of our knowledge.

Owner (Signature):  Josh Teigen	Date: 8/16/24
Joint Owner (Signature): _____	Date: _____
Representative (Signature): _____	Date: _____

THE FOLLOWING CHECKLIST MUST BE COMPLETED AND SUBMITTED WITH THE APPLICATION FORM:

		Submitted	N/A
Renaissance Zone Project	Current photos of property, relevant to project scope and proposed renderings of the proposed project	<input checked="" type="checkbox"/>	
	Certificate of Good Standing from the Office of the State Tax Commissioner	<input checked="" type="checkbox"/>	
	Business Incentive Agreement from the Department of Commerce for all non-residential projects	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	For residential purchases provide proof of ownership and closing date	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Goals and objectives as outlined in the 2015 Fargo Renaissance Zone Development Plan (Attachment A)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

APPLICATION DEADLINES:

The Renaissance Zone Authority regularly meets on the Fourth Wednesday of each month at 8:00 am in the in the City Commission Chambers at 225 4th Street North, Fargo, ND 58102. For consideration during a monthly meeting:

- **Renaissance Zone** applications are due by 4:30 pm on the **last weekday of each month.**

REQUIREMENTS, POLICIES, AND GUIDELINES:

The Renaissance Zone is administered according to the following written documents, each of which are available on the City of Fargo's website.

- **Renaissance Zone Designation**
 - o City of Fargo Renaissance Zone Development Plan
 - o North Dakota Renaissance Zone Program Guidelines

CERTIFICATION:

Applicant certifies that, to the best of his/her knowledge and belief, the information contained in the application and attached hereto is true and correct. Applicant also certifies that he/she understands all written requirements, policies, and guidelines of the Fargo Renaissance Zone Authority, the City of Fargo, and/or the State of North Dakota governing the use of the procedure or program being applied for:

  _____ (Applicant's Signature)	Josh Teigen _____ (Printed Name)	8/16/24 _____ (Date)
--	--	----------------------------

If the property owner(s) and applicant are different, the property owner certifies that he/she has full knowledge of this application and consents to its submission:

_____ (Applicant's Signature)	_____ (Printed Name)	_____ (Date)
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_____ (Applicant's Signature)	_____ (Printed Name)	_____ (Date)
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Goals of the Fargo Renaissance Zone Plan

Is the proposed use of the project consistent with the RZ Plan? As noted in the Renaissance Zone Development Plan the desired land use will contribute to a number of goals:

1. *Grow as a Neighborhood.* How will this project invest in housing to increase the population living Downtown and maintain Downtown's diversity?

The building at 315 Main ave is nearly 10,000 square feet and is currently home to only one studio apartment. Our vision is to take all of that empty space and add housing density. Given we are just framing out existing space and it won't be new construction, we will have a unique offering to the market in terms of character and unique living space that is hard to find downtown.

2. *Prosper as a Business Center.* How will this project increase the number and type of jobs Downtown (or accessible from Downtown)?

Main Ave has an amazing opportunity to be a secondary business corridor to compliment Broadway. A key element to bringing businesses downtown is ensuring there is adequate housing options for people that choose to live, work, and play downtown.

3. *Thrive as a Destination.* How will this project create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop to the community's social life?

The sidewalks of main ave have the potential to be a premier walking area for downtown. Buffering Broadway and Island Park, main ave can create a tremendous sense of place. Our goal is to bring green spaces, rooftop patios, and unique living opportunities to this building which will draw people to more of downtown Fargo.

4. *Be a Model for Inclusive Growth and Development.* How will this project protect Downtown's diversity and evolve as a model for equitable growth and development?

We will provide inclusivity through the offering of a different type of housing than the new construction offerings that exist today in downtown.

5. *Complete our Streets.* How will this project make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car?

Main ave in downtown is becoming a thriving area for walkability. We have the ability to connect the river to Broadway, and with the mixed use building across the street from us that was just developed, we have the ability to bring a different housing product to market that will enhance foot traffic through that key east-west corridor.

6. *Park Smart.* How will this project manage parking resources to meet the needs of drivers, while also making room for new development and activity?

We have a portion of our lot that is undeveloped, and we plan to keep it that way to provide ample off street parking for our tenants.

7. *Play with Purpose*. Will this project develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater)?

There is an area on the north side of the building that is completely overgrown with weeds and filled with trash. We plan to clean that up and make it a beautiful green space for tenants to enjoy. Additionally, we have later plans to add a rooftop patio that will be a unique amenity for this area.

Maegin Elshaug

From: Josh Teigen [REDACTED]
Sent: Monday, August 19, 2024 7:21 AM
To: Maegin Elshaug
Cc: Shayden Akason
Subject: Re: RZA application

Follow Up Flag: Follow up
Flag Status: Completed

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

Hi Maegin,

In regards to your questions below:

Please use the architectural plans provided. There will not be any changes to the 315 building from what is in the plans that you have.

There will be some exterior work as well. New lighting, some paint, some cleanup of the green space along main, and potentially some new windows. We won't know on the windows until we get into things further and see what kind of condition they are in.

There will not be employees on site, thanks for catching that. That was transposed over from the old application and I forgot to delete that out.

The building today is essentially vacant, with one small studio apartment in it and a storage room for American Tower, which operates the cell tower on the roof.

The response in section 6 I think is still relevant as tenants for the building at 315 will have access to dedicated parking on the East side of the property. It's technically a different parcel, but the parking will be reserved for them. On section 7, that is part of the 315 project and relevant to remain in this application.

I'll get started on the RZ certificate right away.

Let us know if there is anything else that you need!

Josh

On Fri, Aug 16, 2024 at 4:39 PM Maegin Elshaug <MElshaug@fargond.gov> wrote:

Hi Josh,

I have a few follow-up items for the application:

- Based on the change in the application to just the west building, do you have updated plans, such as the architectural, or should the ones provided be used?

- Is there any exterior work occurring with the project? Painting, brick work, new doors, windows, etc?
- The application notes additional employees, however this project is residential only. Will there be employees at the site?
- How is the building being used today? (if I recall, it's a combination of one residential unit, storage space, and some commercial space?)
- The answer provided to questions 6 & 7 appear to be outdated to the current application. Can this be clarified if it is part of a separate project and on another property (and if residents have access to it).

I'd be glad to talk through any of the items if there are questions, and am available on Monday. Please respond at your earliest convenience, as we are working to process this item for the August 28 Renaissance Zone Authority meeting (8 AM). We try to get a packet out about a week ahead of time, so please respond, if possible, but the end of the day Monday. Let me know if that will be an issue for you.

Let me know if you have any questions. I'll let you know if there are any other items that come up.

Thanks,

Maegin Elshaug

Planning Coordinator - Urban Development

THE CITY OF FARGO | PLANNING & DEVELOPMENT

Office: 701.476.4120

MElshaug@FargoND.gov

At The City of Fargo, We Work for You.

From: Maegin Elshaug

Sent: Friday, August 16, 2024 11:23 AM

To: 'Josh Teigen'

Cc: 'Shayden Akason'

Subject: RE: RZA application



RENDERINGS FOR REFERENCE ONLY



307 & 315 MAIN AVE

307 & 315 MAIN AVE FARGO, ND 58103

SITE INFORMATION

PROJECT SQUARE FOOTAGES:

LEGAL DESCRIPTION:

315:
UNPLATTED - BNSF A TRACT OF LD IN NW 1/4 OF NE 1/4 OF SEC. 7, TWP. 139N, RGE. 48 W. DECC. AS FOLL. COMM. AT AN IRON MONUMENT DESIGNATING NW COR. OF LT. 5, BLK. 4, RESUBDIVISION REVENUE IN PD. DECC. ON NW 1/4 SEC. 7, TWP. 139N, RGE. 48 W. DECC. AS FOLL. COMM. AT AN IRON MONUMENT DESIGNATING NW COR. OF LT. 5, BLK. 4 OF A DECC. CASH PLAT OF NO. 42 URBAN RENEWAL ADD. THRS 3 BDOG 13'3" E ON AN ASSAD BRG ON S. ALD N LN OF SD LT. 5

307:
UNPLATTED - BNSF A TRACT OF LD IN NW 1/4 OF NE 1/4 OF SEC. 7, TWP. 139N, RGE. 48 W. DECC. AS FOLL. COMM. AT AN IRON MONUMENT DESIGNATING NW COR. OF LT. 5, BLK. 4 OF A DECC. CASH PLAT OF NO. 42 URBAN RENEWAL ADD. THRS 3 BDOG 13'3" E ON AN ASSAD BRG ON S. ALD N LN OF SD LT. 5

ZONING DISTRICT: DMU

PARKING REQUIREMENTS: -

LANDSCAPING: -

POSSIBLE VARIANCES: -

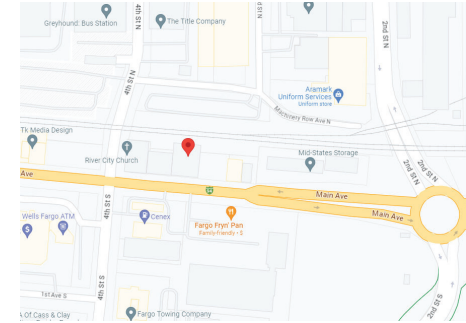
PROJECT DIRECTORY

OWNER:

Prime Property Management
2334 S. University Dr #3
Fargo, ND 58103
Contact: Jonathan Teigen
E. jon@primeproperties701.com
@jon701.com
P. 701.705.5024

ARCHITECT:

Craftwell Architecture + Construction
2334 S. University Dr #3
Fargo, ND 58103
Contact: Mike Dawson
E. mike@craftwell.com
P. 701.478.4600



VICINITY MAP (NOT TO SCALE)



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

PROJECT GENERAL NOTES

- IF ANY DISCREPANCIES EXIST BETWEEN ARCHITECTURE AND OTHER DRAWINGS CONSULT WITH ARCHITECT BEFORE COMMENCING WITH CONSTRUCTION.
- DO NOT SCALE DRAWINGS IF ADDITIONAL DIMENSIONS ARE REQUIRED CONTACT ARCHITECT.
- CONTRACTORS SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WITH WORK AND TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTORS SHALL VERIFY AND INSURE ALL UTILITIES ARE LOCATED IN FIELD AND CORRECT AS NECESSARY WITH HOW WORK.
- CONTRACTORS SHALL PERFORM WORK IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES AND LAWS.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN SPECIFICATIONS, PLANS, AND NOTES. CONTRACTOR SHALL BE HELD TO COMPLY WITH THE MORE STRINGENT REQUIREMENTS.
- REQUIRED MEANS OF EGRESS AND SECURITY TO SPACE SHALL BE MAINTAINED DURING CONSTRUCTION.
- ROOF CHIMNEY CONTRACTOR SHALL COORDINATE AND INSTALL ALL NECESSARY BLOCKING STRIPS AND BACKING FOR FUTURES, EQUIPMENT, AND ACCESSORIES RELATED TO THE SCOPE OF WORK. SUBMIT ALL COLOR SAMPLES TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ALLOW AMPLE TIME FOR SELECTIONS AND APPROVALS.
- EXTERIOR DIMENSIONS ARE FROM OUTSIDE OF FOUNDATION (FACE OF CONCRETE).
- INTERIOR DIMENSIONS ARE EITHER TO FACE OF FRAMING OR CENTER OF WALL.

INDEX OF DRAWINGS	
SHEET NO.	SHEET NAME
GENERAL	
G001	TITLE SHEET
G100	USE SAFETY PLAN
G200	USE SAFETY PLAN
STRUCTURAL	
S001	STRUCTURAL NOTES
S001	FRAMING PLANS
ARCHITECTURAL	
A100	FIRST LEVEL DEMOLITION PLAN
A101	SECOND LEVEL DEMOLITION PLAN
A200	FIRST LEVEL PLAN
A201	SECOND LEVEL PLAN
A202	ENLARGED UNIT PLANS
A204	ENLARGED UNIT PLANS
A220	FIRST LEVEL RCP
A221	SECOND LEVEL RCP
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A310	EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

PRIME PROPERTY MANAGEMENT
307 & 315 MAIN AVE
307 & 315 MAIN AVE FARGO, ND 58103

PROJECT PHASE	
DATE	PROJECT
1.12.2024	23049
TITLE SHEET	
G001	



DEMOLITION KEY NOTES

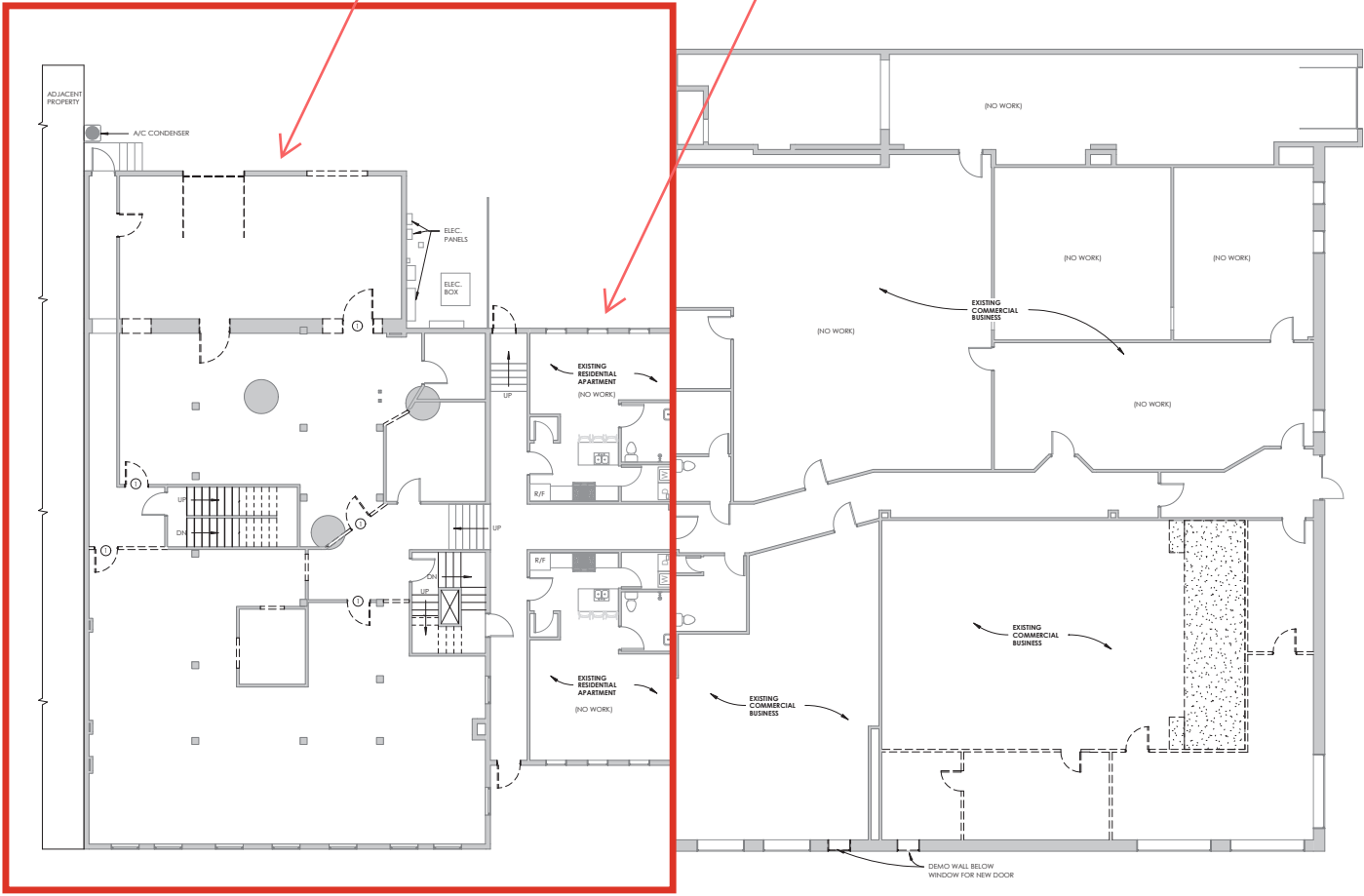
- ① EXISTING FIRE DOORS TO BE SALVAGED FOR RE-USE.

DEMOLITION NOTES

1. VERIFY ALL EXISTING CONDITIONS, UTILITIES, AND STRUCTURE
2. EXISTING FLOOR TO BE FILLED AND LEVELED AS NEEDED
* ALL UNIT WALLS/SPACES, ETC. DASHED TO BE REMOVED
* EXISTING PLASTER CEILING TO REMAIN
3. ALL NON-FUNCTIONING WIRING, PLUMBING, AND HVAC TO BE REMOVED.
4. ALL EXISTING DOORS AND MILLWORK TO BE REMOVED ON WALLS THAT WILL REMAIN.

Original Building

Addition



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

PRIME PROPERTY MANAGEMENT
307 & 315 MAIN AVE
 307 & 315 MAIN AVE FARGO, ND 58103

① FIRST LEVEL DEMOLITION PLAN
 1/8" = 1'-0"



PROJECT PHASE
 PROJECT PHASE

DATE PROJECT
 1.12.2024 23049

FIRST LEVEL DEMOLITION PLAN
A100

DEMOLITION KEY NOTES

- ① EXISTING FIRE DOORS TO BE SALVAGED FOR RE-USE.

DEMOLITION NOTES

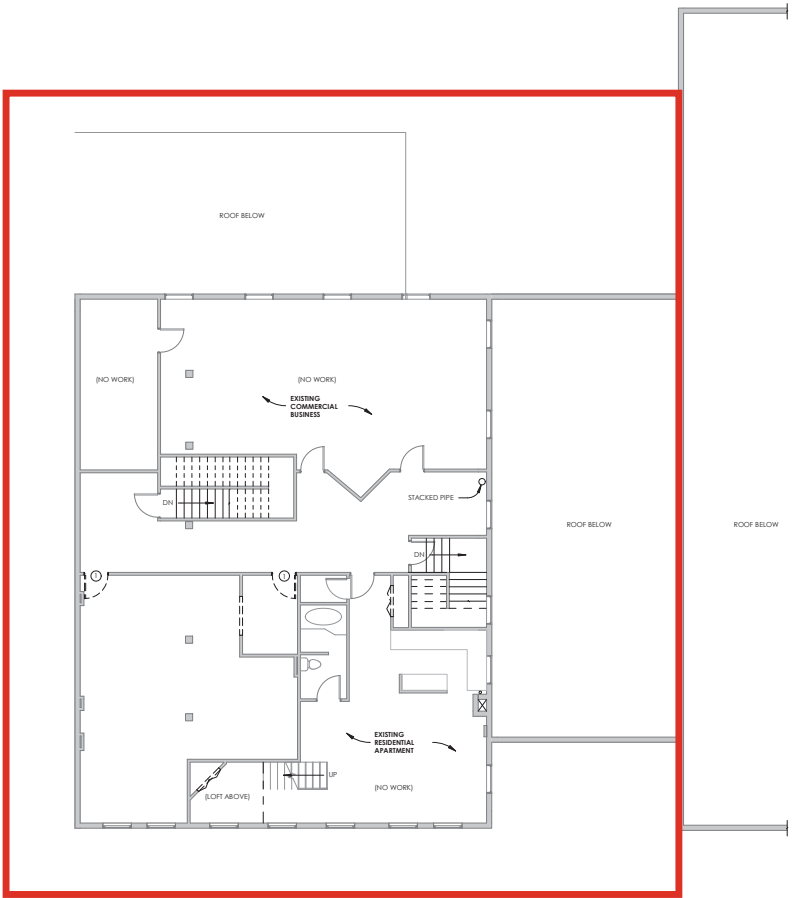
1. VERIFY ALL EXISTING CONDITIONS, UTILITIES, AND STRUCTURE
2. EXISTING FLOOR TO BE FILLED AND LEVELED AS NEEDED
* ALL UNIT WALLS/SPACES, ETC. DASHED TO BE REMOVED
* EXISTING PLASTER CEILING TO REMAIN
3. ALL NON-FUNCTIONING WIRING, PLUMBING, AND HVAC TO BE REMOVED.
4. ALL EXISTING DOORS AND MILLWORK TO BE REMOVED ON WALLS THAT WILL REMAIN.



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

PRIME PROPERTY MANAGEMENT
307 & 315 MAIN AVE
 307 & 315 MAIN AVE FARCO, ND 58103



1 SECOND LEVEL DEMOLITION PLAN
A101 1/8" = 1'-0"



PROJECT PHASE	
PROJECT PHASE	PROJECT
DATE	PROJECT
1.12.2024	23049
SECOND LEVEL DEMOLITION PLAN	
A101	



ARCHITECTURE • INTERIOR DESIGN

307 & 315 MAIN AVE FARGO, ND 58103

701.478.4100

11/22/2024 12:03:33 PM

PROJECT PHASE

DATE 1.12.2024 PROJECT 23049

FIRST LEVEL PLAN

A200

NOT FOR CONSTRUCTION

PRIME PROPERTY MANAGEMENT

307 & 315 MAIN AVE

307 & 315 MAIN AVE FARGO, ND 58103

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

FLOOR PLAN GENERAL NOTES

- ALL EXISTING EXPOSED PLUMBING TO BE PAINTED.
- VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, AND CONDITIONS.

FLOOR PLAN KEY NOTES

- TELECOM SYSTEM
- LUXURY VINYL PLANK (LVP)
- CABINET
- FIRE EXTINGUISHER
- PROVIDE BLOCKING AS REQ'D FOR FUTURE GRAB BAR / DRINK-UP GRAB BAR INSTALLATION @ SHOWER AND TOILET

1/2" = 1'-0"

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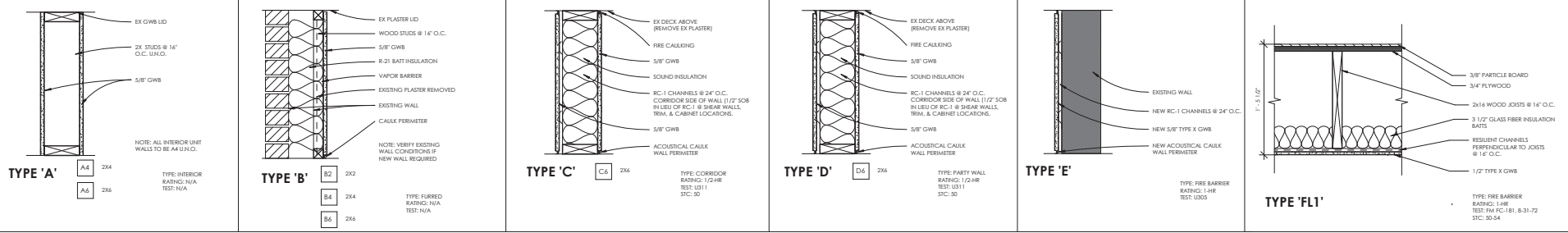
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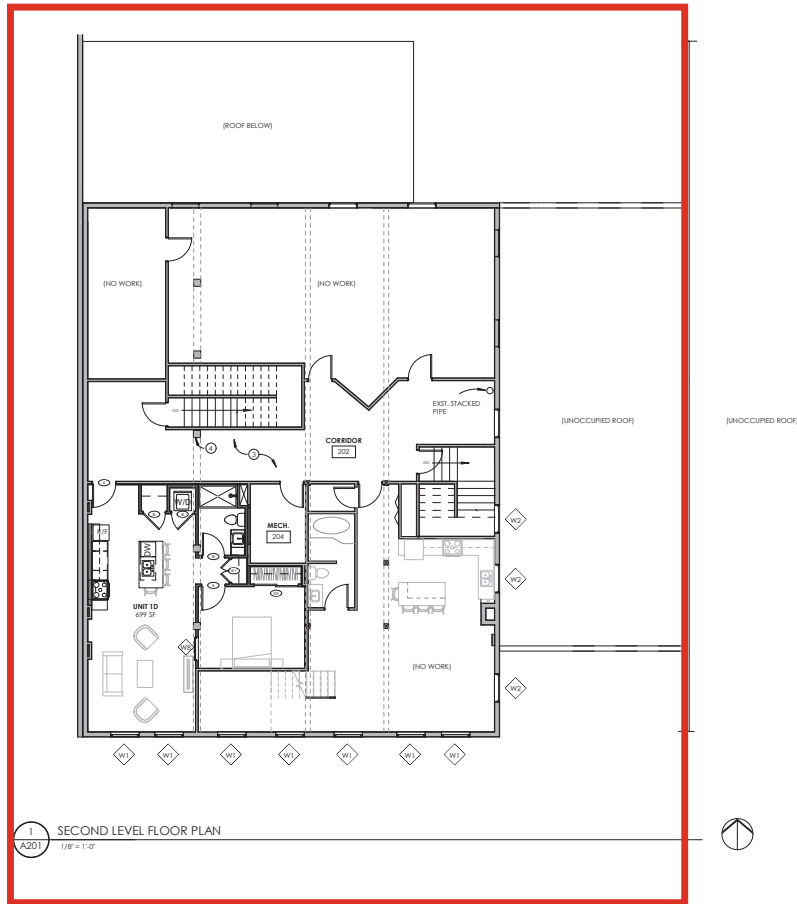
1/2" = 1'-0"

1/2" = 1'-0"



2 WALL TYPES
 A201 1/2" = 1'-0"

7 FLOOR/CEILING TYPES
 A201 1/2" = 1'-0"



1 SECOND LEVEL FLOOR PLAN
 A201 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL EXISTING EXPOSED PLUMBING TO BE PAINTED.
2. VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, AND CONDITIONS.

FLOOR PLAN KEY NOTES

- 1 TELECOM SYSTEM
- 2 LUXURY VINYL PLANK (LVP)
- 3 CABINET
- 4 FIRE EXTINGUISHER
- 5 PROVIDE BLOCKING AS REQ'D FOR FUTURE GRAB BAR / SPRING-UP GRAB BAR INSTALLATION @ SHOWER AND TOILET

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

PRIME PROPERTY MANAGEMENT
307 & 315 MAIN AVE
 307 & 315 MAIN AVE FARGO, ND 58103

PROJECT PHASE	
DATE	PROJECT
1.12.2024	23049
SECOND LEVEL PLAN	
A201	



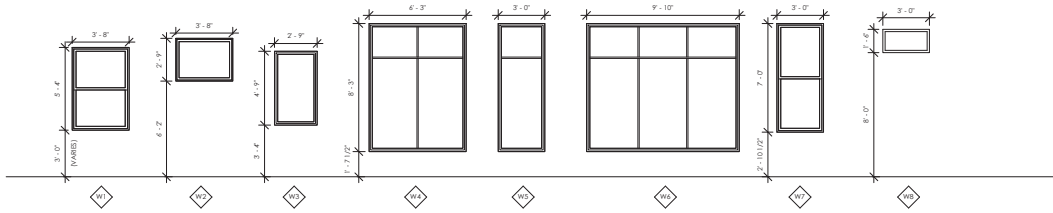
307 & 315 MAIN AVE FARGO, ND 58103
701.478.4100

EXTERIOR ELEVATION GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, AND CONDITIONS.

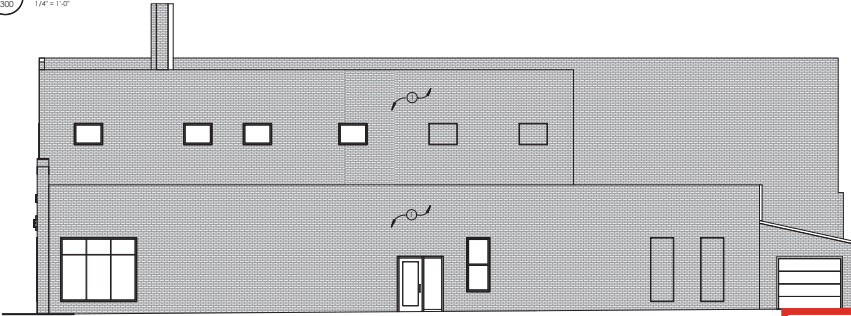
EXTERIOR ELEVATION KEY NOTES

- ① PAINTED EXISTING BRICK
- ② NEW RAILING
- ③ NEW DOOR
- ④ NEW WINDOW

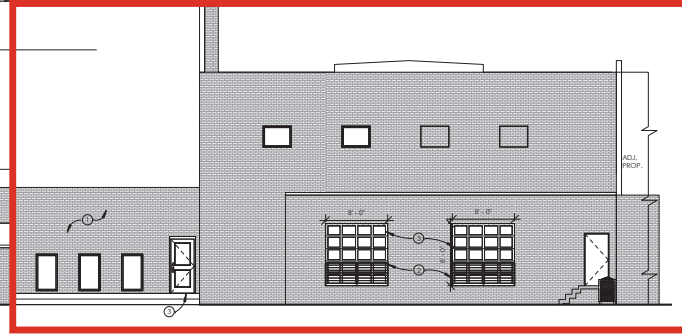


4 WINDOW TYPES
A300
1/4" = 1'-0"

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

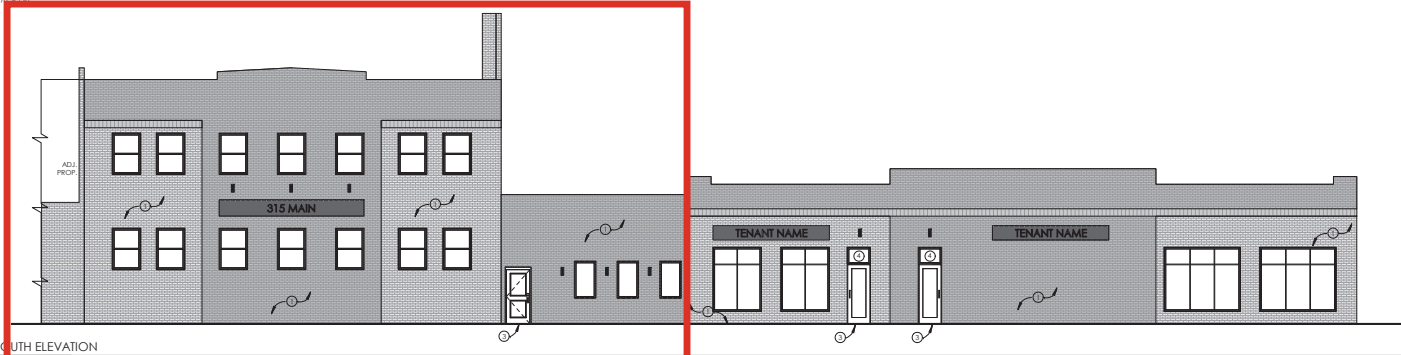


3 EAST ELEVATION
A300
1/8" = 1'-0"



NOT FOR CONSTRUCTION

2 NORTH ELEVATION
A300
1/8" = 1'-0"



1 SOUTH ELEVATION
A300
1/8" = 1'-0"

PRIME PROPERTY MANAGEMENT
307 & 315 MAIN AVE
307 & 315 MAIN AVE FARGO, ND 58103

PROJECT PHASE	
DATE	PROJECT
1.12.2024	23049
EXTERIOR ELEVATIONS	
A300	



PLANNING AND DEVELOPMENT

225 4th Street North
Fargo, North Dakota
Phone: (701) 241-1474
Fax: (701) 241-1526
E-Mail: planning@FargoND.gov
www.fargond.gov

MEMORANDUM

TO: Renaissance Zoe Authority

FROM: Maegin Elshaug, Planning Coordinator

DATE: September 6, 2024

RE: Summary of August Workshop and September Open House

At the August 28, 2024 workshop meeting, staff presented an update on the Renaissance Zone Development Plan (RZDP) update. Topics included the recently approved Fargo Growth Plan, of which a primary recommendation is to align economic development incentives with future land development strategies for “optimal growth”; brief comparison of other North Dakota cities; recommendation regarding investment thresholds and benefit years; Zone boundary; and next steps.

The Renaissance Zone Authority (RZA) members in attendance affirmed to hold on changes until further review of the economic development incentives occur, which is anticipated to happen within the next several years. The Zone boundary will continue to be evaluated as part of this development plan review.

A public open house has been scheduled for Tuesday, September 24, 2024, from 3:30-5:00 pm in the Commission Chambers, City Hall. Staff is seeking input from property owners, the public, and other stakeholders, and will bring findings from outreach to the Renaissance Zone Authority as we continue the plan update process. The RZA is invited to attend this meeting.

For plan completion this year, steps and anticipated timeline are:

- Public open house – September
- Additional coordination with the RZA, if necessary – September
- RZA review and recommendation of the final draft document – October
- Present to School District – November
- Present to Cass County – November
- Fargo City Commission review – November
- Plan Completion and Agreement with State – December

Attached are several slides from the workshop. Please reach out to staff with any questions at melshaug@fargond.gov or ncrutchfield@fargond.gov.

DEVELOPMENT PLAN RECOMMENDATION



2024 GROWTH PLAN UPDATE



Plan kick off

March 2023



Public Engagement

end 2023 -
early 2024



Preferred Growth Scenario

December 2023



Final Plan Draft

July/August
2024



City Commission Plan Approval

August 2024



Changes to Financial and Economic Development Practices



4

Align economic development incentives with the Growth Plan's optimal growth outcomes

The Framework for Practical Growth Management provides a basis for targeting public assistance to projects recognized as "optimal" forms of growth and should serve as the foundation for a revised set of policies and guidelines for economic development incentives. Some of these incentives should be imbedded in the new LDC as density bonuses. Other incentives should be provided in the form of special assessments, predevelopment incentives, or general financing incentives that lower a project's development or eventual operating costs.

Owing to the cost and complexity of redevelopment and infill, proper incentives to promote development in the Growth Centers will require the most attention. The City has been very effective in targeting an entire suite of incentives to downtown Fargo through the Renaissance Zone program. Unless and until the State of North Dakota expands that program dramatically, its utility beyond downtown will be very limited, requiring the use of other tools (property tax exemptions, PILOTs, and TIFs, for example) that will be applicable to the outcomes sought in different types of centers.

INVESTMENT THRESHOLDS

- Additional time to further evaluate concrete data of investment thresholds to know whether a change makes sense
- We anticipate hiring a economic expert to fully evaluate this as part of the incentive policy review

Staff Recommendation:

Hold with current thresholds until more thorough analysis has been completed

8 YEAR BENEFIT

- Additional time is needed to further evaluate the potential benefit prior to increasing it
- Time is needed to coordinate any proposed change with Fargo School Board and Cass County
- We anticipate hiring a economic expert to fully evaluate the potential and recommendations for the 8 year benefit

Staff Recommendation:

Hold with 5 year benefit until there's more information to determine the need and coordinate with peer agencies

BOUNDARY

- Currently, 47 of 49 blocks are identified
- The last 5 years hasn't seen the volume of projects as years prior, so many properties/blocks are still available
- Two areas for consideration are
 - Northeast part of Downtown (near Sahr's block)
 - West, along First Ave N
- Satellite Block

Staff Recommendation:

Hold with current boundary until review of incentive policy and until we learn more through implementation of Growth Plan (targeted centers)