

Agenda

1. Call Meeting to Order – Mayor Boschee
2. Approve Agenda – Mayor Boschee
3. Approve Minutes – Mayor Boschee
4. Standing Items – Susan Thompson

Sales Tax Report
July & August YTD General Fund Reports

5. Discussion Topic(s):

Engineering CIP	Tom Knakmuhs
Facilities – Municipal Court	Bekki Majerus Michael Redlinger
Future Agendas – Prioritization	Susan Thompson Michael Redlinger

6. Other Business
7. Adjourn

Next Meetings: November 18, 2026 10:30-noon *tentative*
 December 7, 2026 10A

FINANCE COMMITTEE
Fargo, North Dakota

Regular Meeting:

Friday:

September 25, 2026:

The Regular Meeting of the Finance Committee of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 10:00 a.m., Friday, September 25, 2026.

Commissioners present or absent were as follows:

Present: Gullickson, Peterson, Strand, Turnberg, Boschee.

Absent: None.

Staff attending: Finance Director Susan Thompson, Assistant Finance Director Wyatt Papenfuss, Human Resources Director Jill Minette, City Administrator Michael Redlinger, Transportation Engineer Jeremy Gorden and Director of Public Health Jenn Faul.

Mayor Boschee presiding.

Order of the Agenda:

Commissioner Peterson moved the Order of the Agenda be approved. Second by Gullickson. There was unanimous approval.

Minutes:

Commissioner Turnberg moved the Minutes from the September 23, 2026 meeting be approved. Second by Strand. There was unanimous approval.

2027 Budget Discussion:

Finance Director Susan Thompson, Human Resources Director Jill Minette and City Administrator Michael Redlinger presented the following 2027 budget items to be discussed.

- Utility Rates
- Market Adjustments
- Public Safety Sales Tax

Mayor Boschee, Commissioner Gullickson, Commissioner Peterson, Commissioner Strand and Commissioner Turnberg held a brief discussion regarding those items and the consensus was to move the 2027 budget forward for approval at the September 28, 2026 Fargo City Commission meeting.

Adjourn:

The meeting adjourned at 10:46 o'clock a.m.

City of Fargo
Comparative Sales Tax Analysis of All Sales Tax Revenue - ACCRUAL BASIS
Data as of 10/9/2026

					2% Sales Tax				
Payment Date	Collection Month	County Amount	County Collections	County Growth %	PSST Amount	Infra & FC Amount	Infra & FC Collections Total Amount	City Total Amount	City Growth %
			14,583,146.29	15.68%			41,105,670.62	46,243,879.43	10.57%
	Dec-26	-			-	-			
	Nov-26	-			-	-			
	Oct-26	-			-	-			
	Sep-26	-			-	-			
	Aug-26	-			-	-			
9/22/2026	Jul-26	2,159,431.36			762,144.85	6,097,158.79			
8/21/2026	Jun-26	2,622,745.68			920,555.73	7,364,445.85			
7/22/2026	May-26	2,521,481.29			842,911.06	6,743,288.50			
6/22/2026	Apr-26	1,624,663.49			568,289.22	4,546,313.81			
5/21/2026	Mar-26	2,106,649.76			753,481.55	6,027,852.45			
4/22/2026	Feb-26	1,991,327.23			736,819.60	5,894,556.81			
3/21/2026	Jan-26	1,556,847.48			554,006.80	4,432,054.41			
			23,236,103.87	-0.29%			68,274,579.41	74,935,830.45	-2.22%
2/23/2026	Dec-25	2,153,670.99			814,634.22	6,517,073.77			
1/23/2026	Nov-25	2,416,687.95			869,473.49	6,955,787.93			
12/19/2025	Oct-25	1,397,583.64			528,563.25	4,228,506.01			
11/24/2025	Sep-25	2,379,895.75			836,408.75	6,691,270.01			
10/21/2025	Aug-25	2,281,923.54			835,497.50	6,683,979.99			
9/22/2025	Jul-25	1,796,292.91			622,825.54	4,982,604.32			
8/21/2025	Jun-25	2,270,466.69			803,789.60	6,430,316.85			
7/22/2025	May-25	2,053,576.19			749,363.21	5,994,905.70			
6/20/2025	Apr-25	1,616,213.54			600,695.48	4,805,564.00			
5/21/2025	Mar-25	1,698,986.33				5,424,656.49			
4/23/2025	Feb-25	1,477,568.31				4,523,059.23			
3/21/2025	Jan-25	1,693,238.03				5,036,855.11			
2/21/2025	Dec-24	2,207,030.88	23,304,345.12	0.86%		6,626,714.99	69,824,744.71		0.83%
1/21/2025	Nov-24	2,281,112.22				6,540,733.39			
12/20/2024	Oct-24	1,764,529.62				5,342,358.63			
11/22/2024	Sept-24	2,257,740.11				6,622,406.84			
10/21/2024	Aug-24	2,088,361.27				6,284,633.45			
9/21/2024	July-24	1,746,626.42				5,168,111.30			
8/21/2024	June-24	2,659,707.17				7,859,913.01			
7/22/2024	May-24	1,348,902.41				4,252,926.43			
6/24/2024	Apr-24	1,759,660.73				5,404,517.72			
5/21/2024	Mar-24	2,276,388.27				6,980,911.25			
4/22/2024	Feb-24	1,023,591.77				3,163,097.74			
3/21/2024	Jan-24	1,890,694.25				5,578,419.96			
2023 Collections			23,106,462.71	8.18%			69,250,461.96		4.02%
2022 Collections			21,358,922.89	-2.56%			66,571,120.26		4.28%
2021 Collections			21,920,710.74	31.11%			63,840,810.53		29.90%
2020 Collections			16,719,327.13	0.30%			49,146,842.57		-5.00%
2019 Collections			16,670,136.34	6.04%			51,732,824.69		7.36%
2018 Collections			15,720,221.20				48,185,965.90		
2017 Collections			2,796,024.89						
Totals Since 2019		\$	179,415,401			\$	536,975,077		

City of Fargo, North Dakota
General Fund - Budget to Actual
 Unaudited Monthly Financial Statements - July 31, 2026
 Amounts shown in thousands

		YTD Budget	YTD Actual	YTD Variance
REVENUES:				
1	Taxes	\$ 42,875	\$ 44,020	\$ 1,145
2	Licenses & Permits	3,932	3,421	(511)
3	Intergovernmental Revenue	17,608	17,406	(202)
4	Charges for Services	8,048	9,188	1,141
5	Fines & Traffic Tickets	1,154	1,013	(141)
6	Interest	3,792	6,528	2,737
7	Miscellaneous Revenue	462	888	425
8	Transfers In	12,519	12,526	7
Total Revenues		\$ 90,390	\$ 94,990	\$ 4,601
EXPENDITURES:				
9	General Government	\$ 17,245	\$ 15,717	\$ 1,528
10	Public Safety	36,182	34,272	1,910
11	Public Works	9,149	8,616	533
12	Health & Welfare	8,856	7,660	1,196
13	Culture & Recreation	3,249	3,090	159
14	Economic Development	32	22	10
15	General Support	682	841	(158)
17	Operating Transfers	7,820	7,838	(17)
18	Contingency (Salary Savings)	(907)	(2)	(905)
Total Expenditures		\$ 82,308	\$ 78,054	\$ 4,254
Revenue Over (Under) Expenditures		\$ 8,082	\$ 16,936	\$ 8,854

- 1** Higher YTD Property Tax Receipts - budget at 95%, anticipating early payments.
- 2** Building-related permits/fees are trending below budget.
- 4** Timing with Street Projects and related Engineering Fee CIP Fees.
- 6** Interest earnings will diminish over the year as balances decrease.
- 9-12** Combination of Salary Savings and Timing of Expenses
- 18** Anticipated salary savings reflected within department group, not contingency.

City of Fargo, North Dakota
General Fund - Budget to Actual

Unaudited Monthly Financial Statements - August 31, 2026
Amounts shown in thousands

		YTD Budget	YTD Actual	YTD Variance
REVENUES:				
1	Taxes	\$ 44,406	\$ 44,257	\$ (150)
2	Licenses & Permits	4,448	3,792	(655)
3	Intergovernmental Revenue	19,652	19,039	(613)
4	Charges for Services	10,717	11,149	432
5	Fines & Traffic Tickets	1,334	1,147	(187)
6	Interest	4,333	6,390	2,057
7	Miscellaneous Revenue	548	915	368
8	Transfers In	14,463	14,476	13
Total Revenues		\$ 99,901	\$ 101,165	\$ 1,265
EXPENDITURES:				
9	General Government	\$ 19,497	\$ 18,181	\$ 1,316
10	Public Safety	41,057	38,749	2,308
11	Public Works	10,490	9,975	515
12	Health & Welfare	10,067	8,705	1,362
13	Culture & Recreation	3,698	3,521	177
14	Economic Development	37	22	14
15	General Support	746	988	(242)
17	Operating Transfers	8,233	8,198	34
18	Contingency (Salary Savings)	(1,034)	(3)	(1,031)
Total Expenditures		\$ 92,791	\$ 88,336	\$ 4,455
Revenue Over (Under) Expenditures		\$ 7,110	\$ 12,829	\$ 5,719

- 2** Building-related permits/fees are trending below budget.
- 3** State Aid & Highway Funds slightly below budget; timing w/ grants.
- 6** Interest earnings will diminish over the year as balances decrease.
- 9-12** Combination of Salary Savings and Timing of Expenses
- 18** Anticipated salary savings reflected within department group, not contingency.



2027 ENGINEERING CAPITAL IMPROVEMENT PLAN (CIP)

OCTOBER 12, 2026

Presentation Summary

- What does the Engineering CIP include?
- Network Size
 - Pavement and other assets
- Project Selection Process
- Proposed 2027 – 2030 Projects
- Proposed 2027 CIP Funding Summary
- Next Steps

Presentation Summary

- What does the Engineering CIP include?
- Network Size
 - Pavement and other assets
- Project Selection Process
- Proposed 2027 – 2030 Projects
- Proposed 2027 CIP Funding Summary
- Next Steps

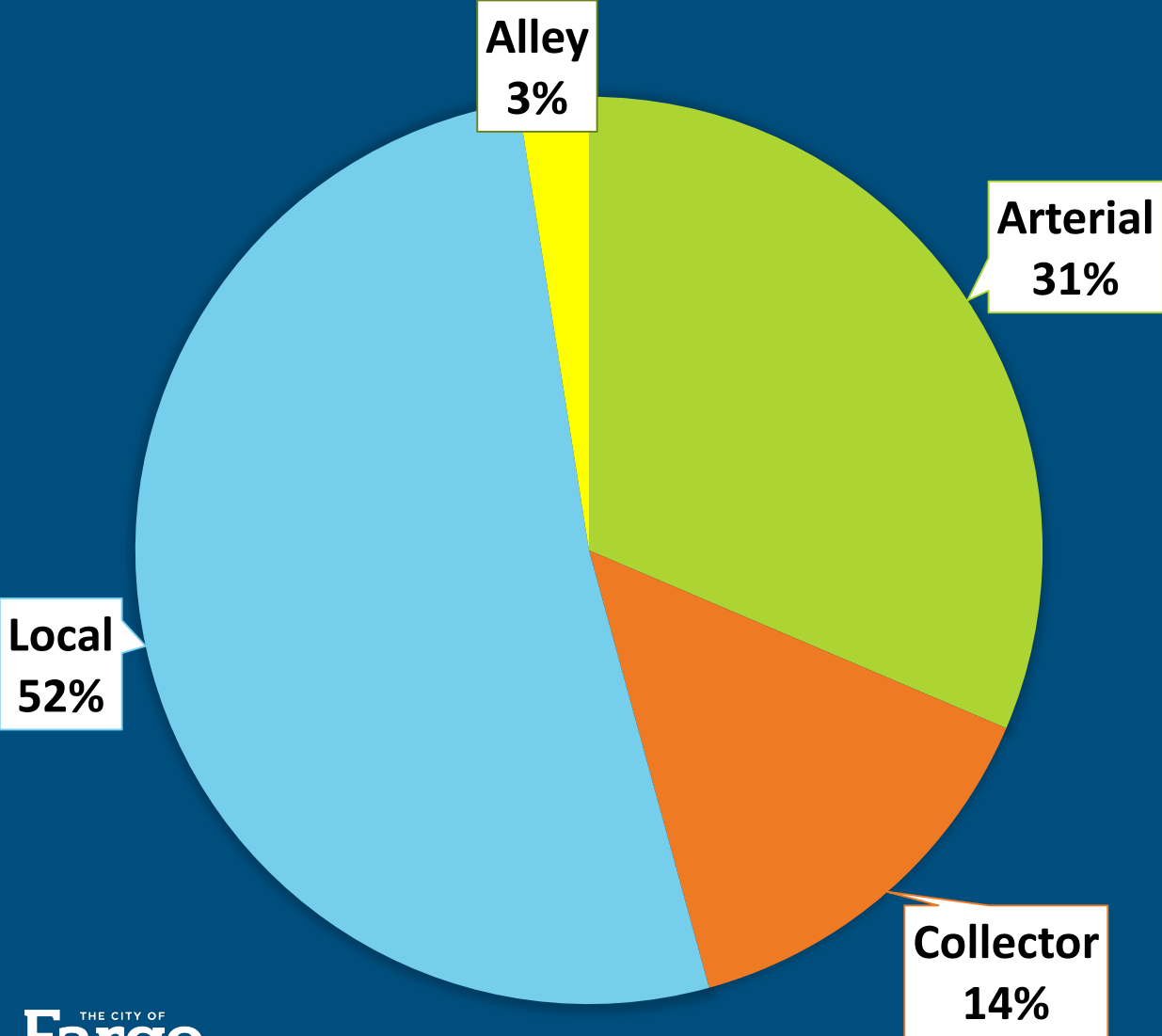
WHAT DOES THE ENGINEERING CIP INCLUDE?

- Preservation, rehabilitation, replacement, and new installation of city owned infrastructure within the public right of way
 - Water mains, gate valves, fire hydrants, and services
 - Sewer mains, manholes, and services
 - Storm sewer mains, manholes, inlets, ponds, and lift stations
 - Street lights, traffic signals, pavement markings, traffic signs, and fiber optic (city communications)
 - Asphalt pavement, concrete pavement, bridges, underpass retaining walls, box culverts, sidewalks/shared use paths
 - Levees/Floodwalls

Presentation Summary

- What does the Engineering CIP include?
- Network Size
 - Pavement and other assets
- Project Selection Process
- Proposed 2027 – 2030 Projects
- Proposed 2027 CIP Funding Summary
- Next Steps

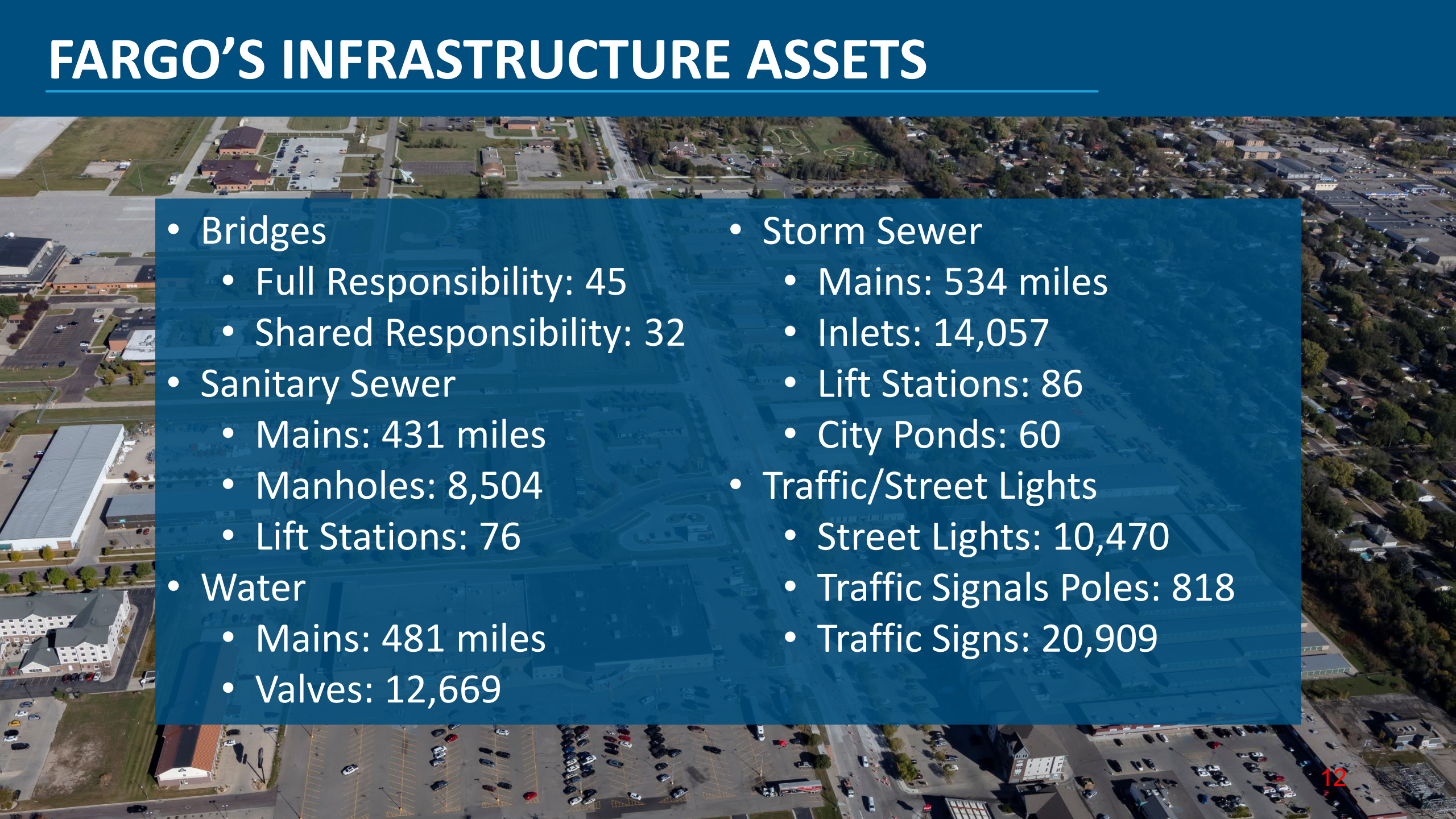
FARGO'S PAVEMENT NETWORK



Classification	SY of Pavement	% of Network
Arterial	3,188,676	31.1%
Collector	1,448,135	14.1%
Local	5,321,282	51.9%
Alley	290,817	2.8%
Total	10,248,910	100%

Equivalent to over
1,600 football fields!

FARGO'S INFRASTRUCTURE ASSETS

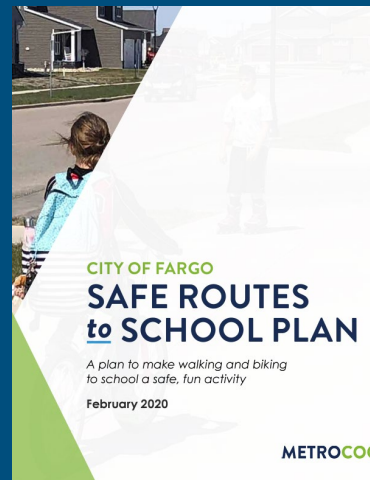
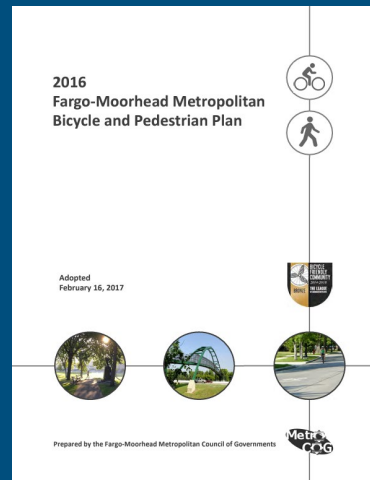
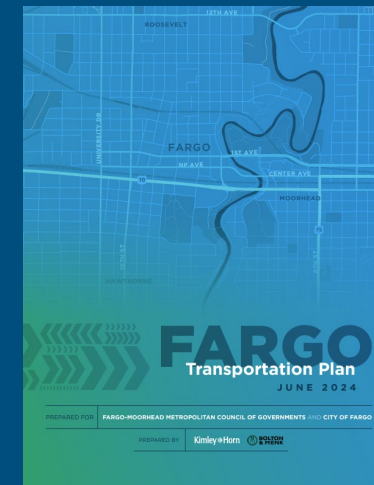
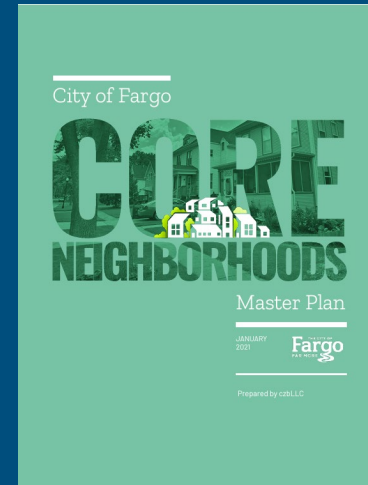
- 
- An aerial photograph of a city street scene, showing buildings, parking lots, and green spaces. A semi-transparent blue rectangular overlay is positioned in the center of the image, containing a list of infrastructure assets. The list is organized into two columns. The left column includes categories like Bridges, Sanitary Sewer, and Water, while the right column includes Storm Sewer and Traffic/Street Lights. Each category has a list of specific assets and their quantities, such as 'Full Responsibility: 45' or 'Mains: 534 miles'.
- Bridges
 - Full Responsibility: 45
 - Shared Responsibility: 32
 - Sanitary Sewer
 - Mains: 431 miles
 - Manholes: 8,504
 - Lift Stations: 76
 - Water
 - Mains: 481 miles
 - Valves: 12,669
 - Storm Sewer
 - Mains: 534 miles
 - Inlets: 14,057
 - Lift Stations: 86
 - City Ponds: 60
 - Traffic/Street Lights
 - Street Lights: 10,470
 - Traffic Signals Poles: 818
 - Traffic Signs: 20,909

Presentation Summary

- What does the Engineering CIP include?
- Network Size
 - Pavement and other assets
- Project Selection Process
- Proposed 2027 – 2030 Projects
- Proposed 2027 CIP Funding Summary
- Next Steps

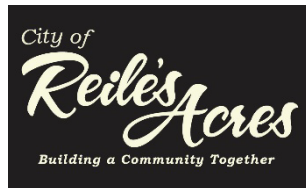
PROJECT SELECTION

- Collaboration between many city departments
 - Planning, Public Works, Water Treatment, Water Reclamation, and Engineering
- Taking into consideration:



- Other items:
 - Pavement condition
 - Underground utility condition
 - Severity/risk of failure
 - Public safety

PROJECT PARTNERS



West Fargo Public Schools
Educating all learners for tomorrow's world.



Presentation Summary

- What does the Engineering CIP include?
- Network Size
 - Pavement and other assets
- Project Selection Process
- Proposed 2027 – 2030 Projects
- Proposed 2027 CIP Funding Summary
- Next Steps

PROJECT CATEGORIES WITHIN CIP

- Locally Funded and Programmed Projects
- Federal Aid Projects
- Prairie Dog/Flex Fund Projects
- Flood Control Projects
- New Development Projects
- Alley Paving Projects

PROJECT CATEGORIES WITHIN CIP

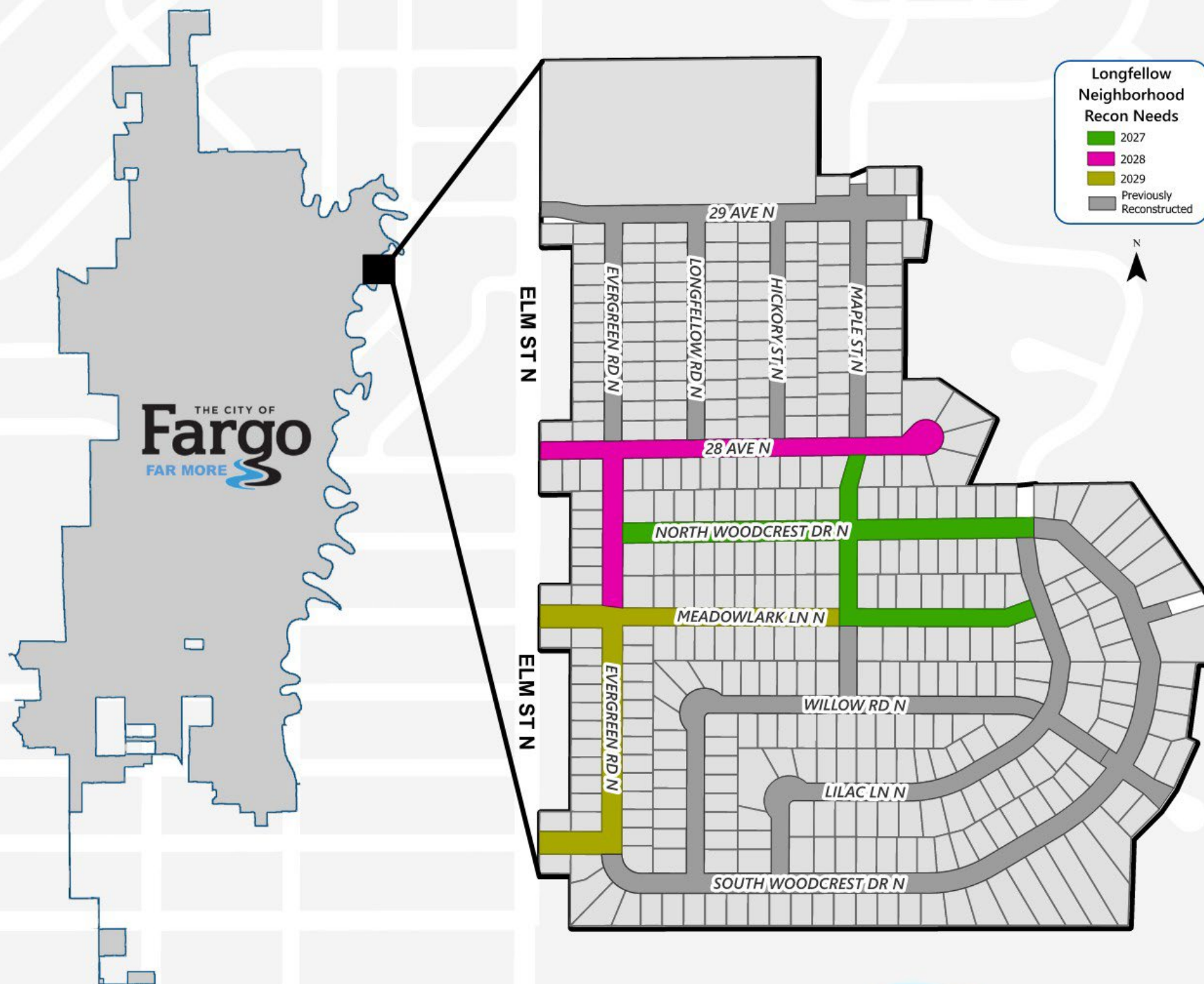
- Locally Funded and Programmed Projects
 - City determines project locations and are funded locally
- Federal Aid Projects
- Prairie Dog/Flex Fund Projects
- Flood Control Projects
- New Development Projects
- Alley Paving Projects

PROJECT CATEGORIES WITHIN CIP

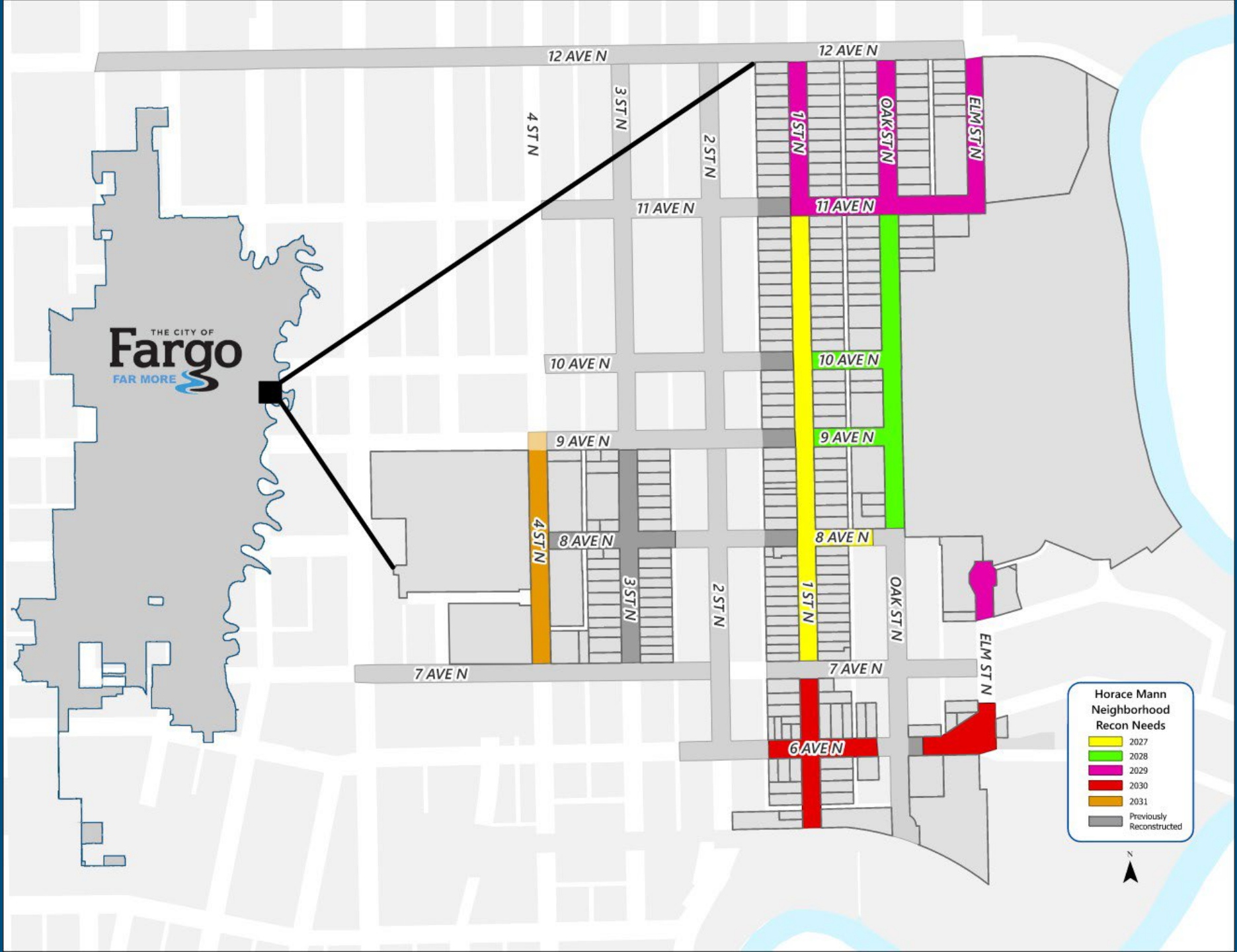
- Locally Funded and Programmed Projects
 - Core Neighborhood – Street Reconstruction and Utility Replacement
 - Pavement Preservation
 - Storm Sewer Utility
 - Sidewalk Improvements
 - Miscellaneous
- Federal Aid Projects
- Prairie Dog/Flex Fund Projects
- Flood Control Projects
- New Development Projects
- Alley Paving Projects

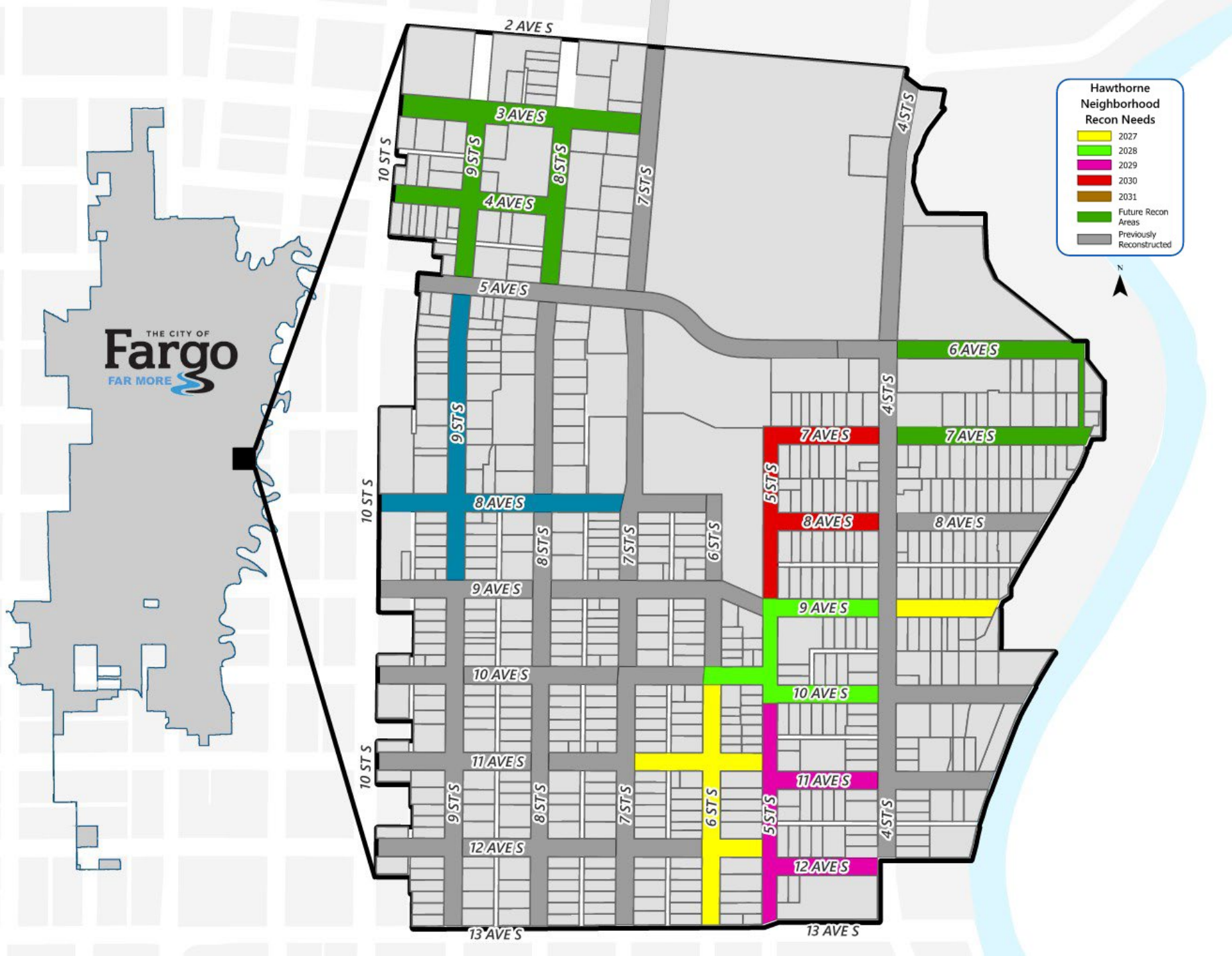
LOCALLY FUNDED - CORE NEIGHBORHOOD PROJECTS

Year	Location
2027	Longfellow - North Woodcrest Dr N from Evergreen Rd N to Lilac Ln N; Maple St N from 28 Ave N to Meadowlark Ln N; Meadowlark Ln N from Maple St N to Lilac Ln N
	Hawthorne - 6 St S from 10 Ave S to 13 Ave S; 11 Ave S from 7 St S to 5 St S; 12 Ave S from 6 St S to 5 St S
	Horace Mann - 1 St N from 11 Ave N to 7 Ave N; 8 Ave N from 1 St N to Oak St N
	Hawthorne - 9 Ave S from 4 St S to the east
2028	Longfellow - 28 Ave N from Elm St N to cul-de-sac east of Maple St N; Evergreen Rd N from 28 Ave N to Meadowlark Ln N
	Hawthorne - 5 St S from 9 Ave S to 10 Ave S; 9 Ave S from 5 St S to 4 St S; 10 Ave S from 6 St S to 4 St S
	Horace Mann – Oak St N from 8 Ave N to 11 Ave N; 10 Ave N and 9 Ave N from 1 St N to Oak St N
2029	Longfellow - Meadowlark Ln N from Elm St N to Maple St N; Evergreen Rd N from Meadowlark Ln N to South Woodcrest Dr N; South Woodcrest Dr N from Elm St N to Evergreen Rd N
	Hawthorne – 5 St S from 10 Ave S to 13 Ave S; 11 Ave S and 12 Ave S from 5 St S to 4 St S
	Horace Mann – Elm St N, Oak St N, and 1 St N from 11 Ave N to 12 Ave N; 11 Ave N from 1 St N to Elm St N
2030	Hawthorne – 5 St S from 7 Ave S to 9 Ave S; 7 Ave S from 4 St S to 5 St S; 8 Ave S from 4 St S to 5 St S
	Horace Mann – 6 Ave N from 2 St N to Elm St N; 1 St N from 7 Ave N to BNSF RR
	Belmont – Location to be determined



THE CITY OF
Fargo
FAR MORE

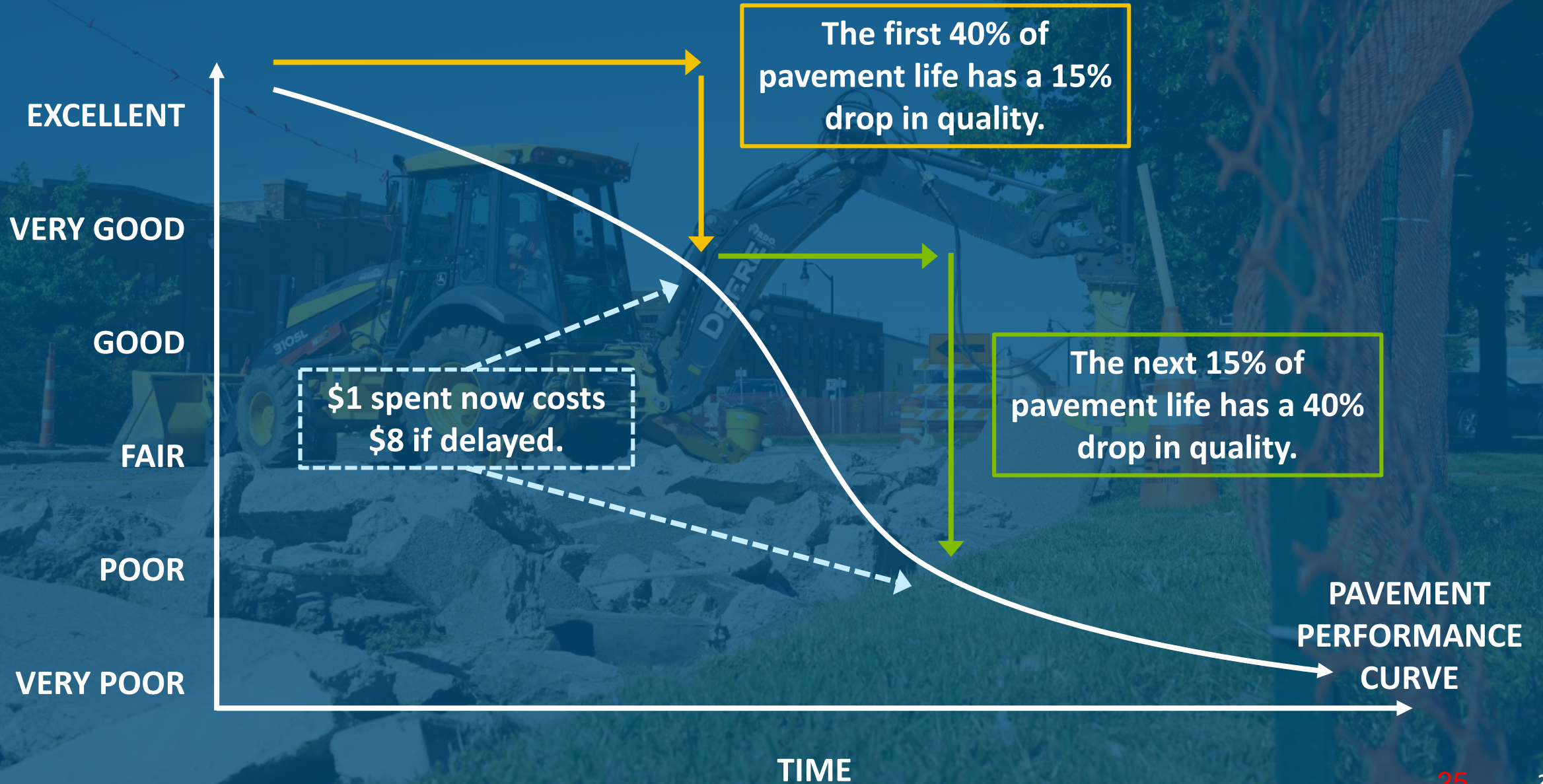




PAVEMENT PRESERVATION PROJECTS

- Pavement preservation
 - Proactive approach implementing a series of low-cost, preventative maintenance treatments
 - Aimed at preserving the investment of our roadway network, extending the pavement life, and meeting our citizens' needs
- No pavement will last forever, but with timely applications of these projects we can extend the pavement life resulting in cost savings

Pavement Preservation



PAVEMENT PRESERVATION PROJECTS

- To preserve the City's pavement, the following types of projects are included in the Engineering CIP each year.
 - Asphalt Crack Seal
 - Seal Coat
 - Mill and Overlay
 - Bridge Rehab/Repairs
 - Concrete Spot Repairs
 - Concrete Pavement Rehab (CPR)

INFRASTRUCTURE MAINTENANCE PROJECTS

- The following categories include projects completed annually to maintain, preserve, or improve the City's infrastructure:
 - Storm Sewer Utility
 - Storm sewer repairs – lining, outfalls, inlet/manhole
 - Storm sewer lift stations – rehab and replacements
 - Sidewalk Improvements
 - New installation and rehab/replacement
 - Miscellaneous
 - Sanitary Sewer Lining/Rehab

PROJECTS COMPLETED BY RFP

- In addition to projects listed in the CIP, a number of other improvements are completed by the two utilities within Engineering:
 - Traffic/Streetlight Utility
 - Street light rehab and replacement
 - Traffic signal rehab and replacement
 - Pavement marking replacement and improvements
 - Signage replacement and improvements
 - Storm Sewer Utility
 - Lift station rehab and repair
 - Storm Sewer rehab and repair

PROJECT CATEGORIES WITHIN CIP

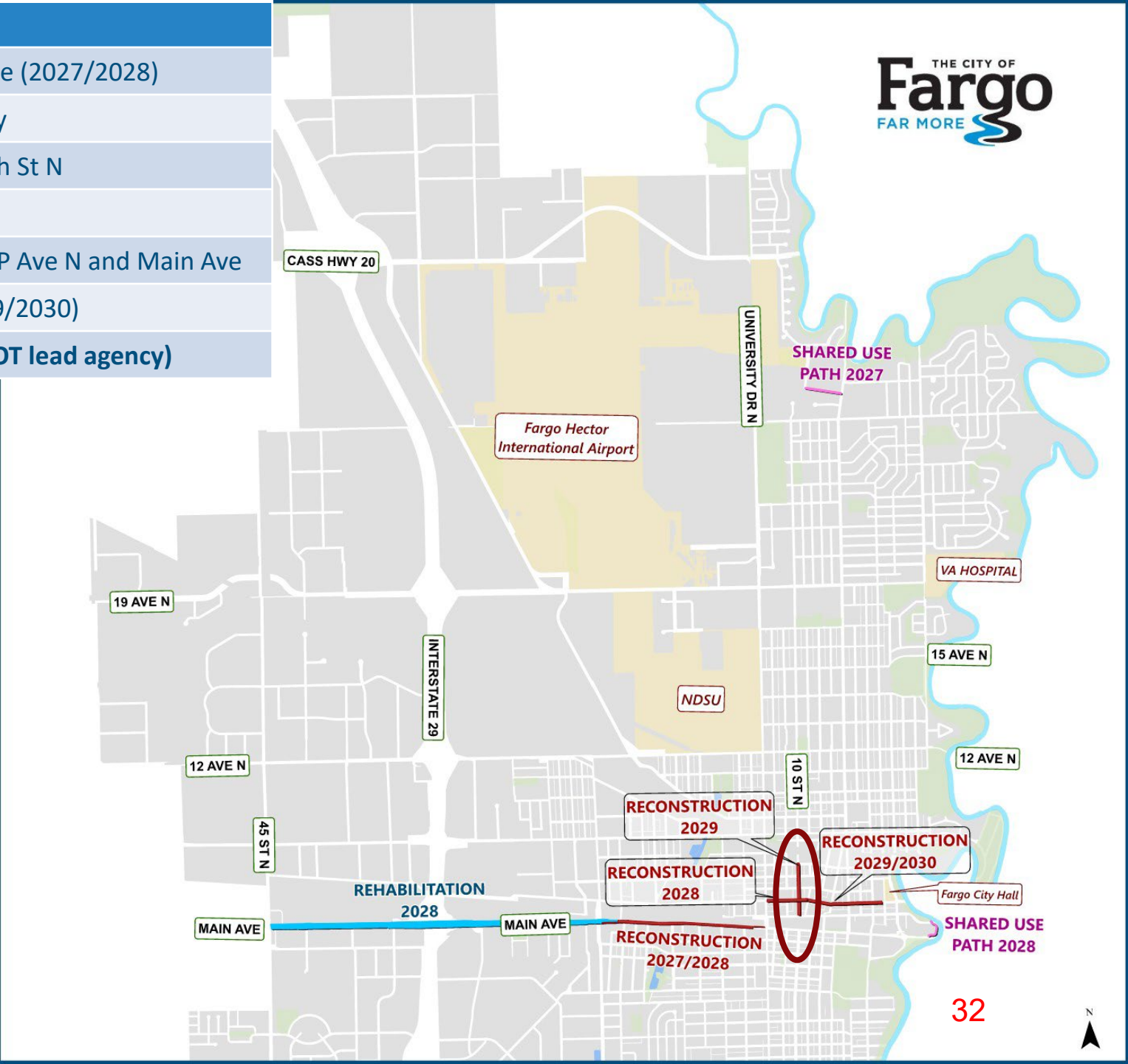
- Locally Funded and Programmed Projects
- Federal Aid Projects
 - City has some say in project locations and partially funded locally
- Prairie Dog/Flex Fund Projects
- Flood Control Projects
- New Development Projects
- Alley Paving Projects

PROJECT CATEGORIES WITHIN CIP

- Locally Funded and Programmed Projects
- Federal Aid Projects
 - Arterial Reconstruction
 - Pavement Rehabilitation
 - Shared Use Paths
 - Bridge
 - Safety Improvements
- Prairie Dog/Flex Fund Projects
- Flood Control Projects
- New Development Projects
- Alley Paving Projects

Federal Aid Projects		
Year	Project Type	Location
2027	Reconstruction	Main Ave from 25 th St to University Drive (2027/2028) (NDDOT is lead agency)
	Reconstruction	17 th Ave S from 25 th St S to University Drive
	Shared Use Path	South side of Water Reclamation Facility
	Bridge	Bike/Pedestrian Bridge – Over Red River at 40 th Ave S (Bluestem)
2028	Reconstruction	1 st Ave N from University Drive N to 10th St N
	Pavement Rehab	Main Ave from 45th St to 25th St (NDDOT is lead agency)
	Shared Use Path	Drain 27/Deer Creek – 52 nd Ave S to 64 th Ave S
	Shared Use Path	Red River Path replacement between NP Ave N and Main Ave
	Bridge	I-29/64 th Ave S – Interchange Ramps and Bridge Widening
2029	Reconstruction	1 st Ave N from 10 th St N to 3 rd St N (2029/2030)
	Reconstruction	10 th St N from NP Ave to 4 th St N (NDDOT is lead agency)
	Shared Use Path	Drain 27/Deer Creek – Veterans Blvd to 63 rd St S
2030	Pavement Rehab	52 nd Ave S from I-29 to University Dr (NDDOT is lead agency)
	Reconstruction	17 th Ave S from 25 th St S to 38 th St S (2030/2031)

Year	Project Type	Location
2027	Reconstruction	Main Ave from 25 th St to University Drive (2027/2028)
	Shared Use Path	South side of Water Reclamation Facility
2028	Reconstruction	1 st Ave N from University Drive N to 10th St N
	Pavement Rehab	Main Ave from 45th St to 25th St
	Shared Use Path	Red River Path replacement between NP Ave N and Main Ave
2029	Reconstruction	1 st Ave N from 10 th St N to 3 rd St N (2029/2030)
	Reconstruction	10 th St N from NP Ave to 4 th St N (NDDOT lead agency)



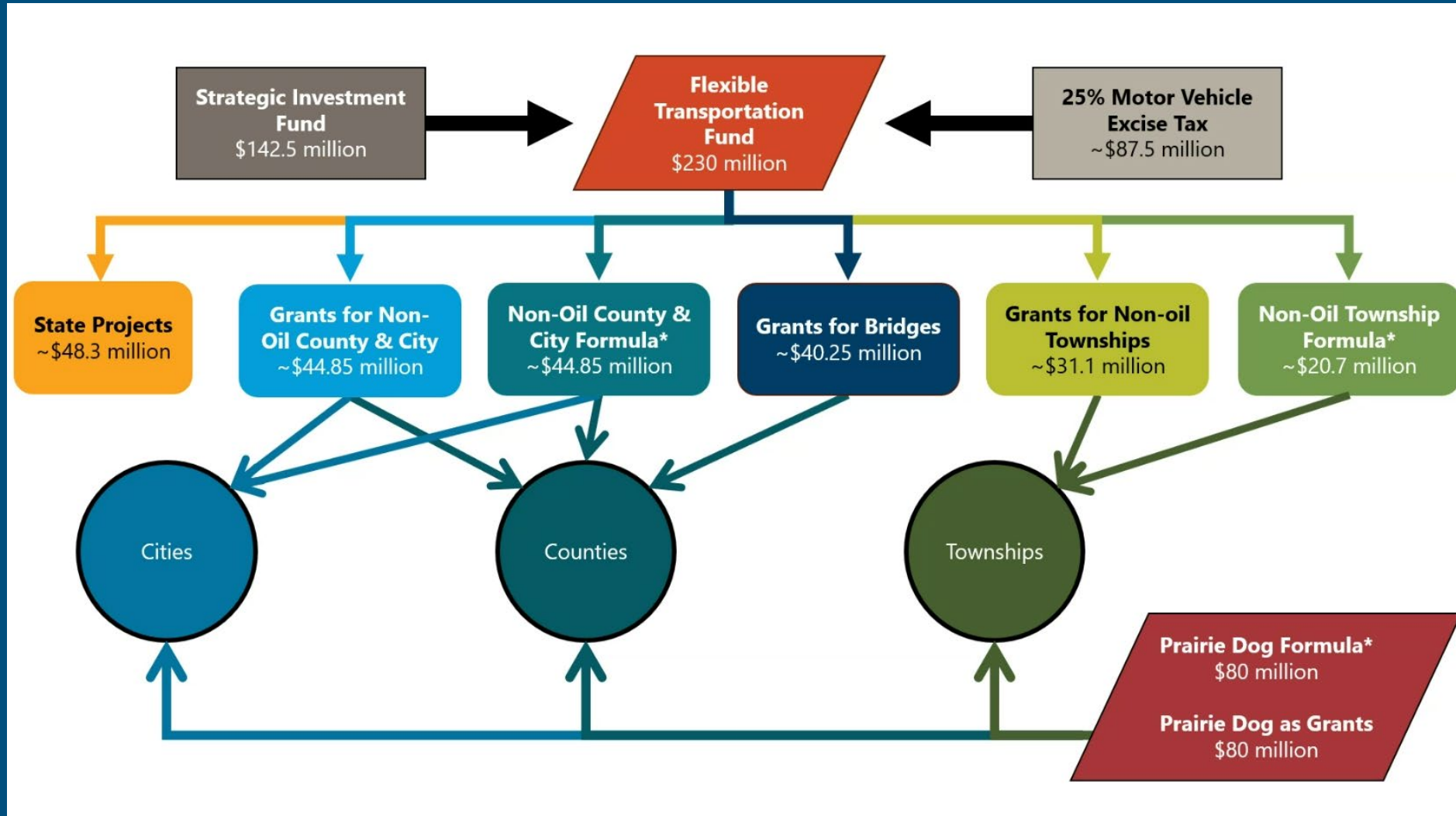
Year	Type	Location
2027	Recon	17 th Ave S from 25 th St S to University Drive
	Bridge	Bike/Pedestrian Bridge – Over Red River at 40 th Ave S (Bluestem)
2028	Path	Drain 27/Deer Creek – 52 nd Ave S to 64 th Ave S
	Bridge	I-29/64 th Ave S – Interchange Ramps and Bridge Widening
2029	Path	Drain 27/Deer Creek – Veterans Blvd to 63 rd St S
2030	Rehab	52 nd Ave S from I-29 to University Dr (NDDOT is lead agency)
	Recon	17 th Ave S from 25 th St S to 38 th St S (2030/2031)



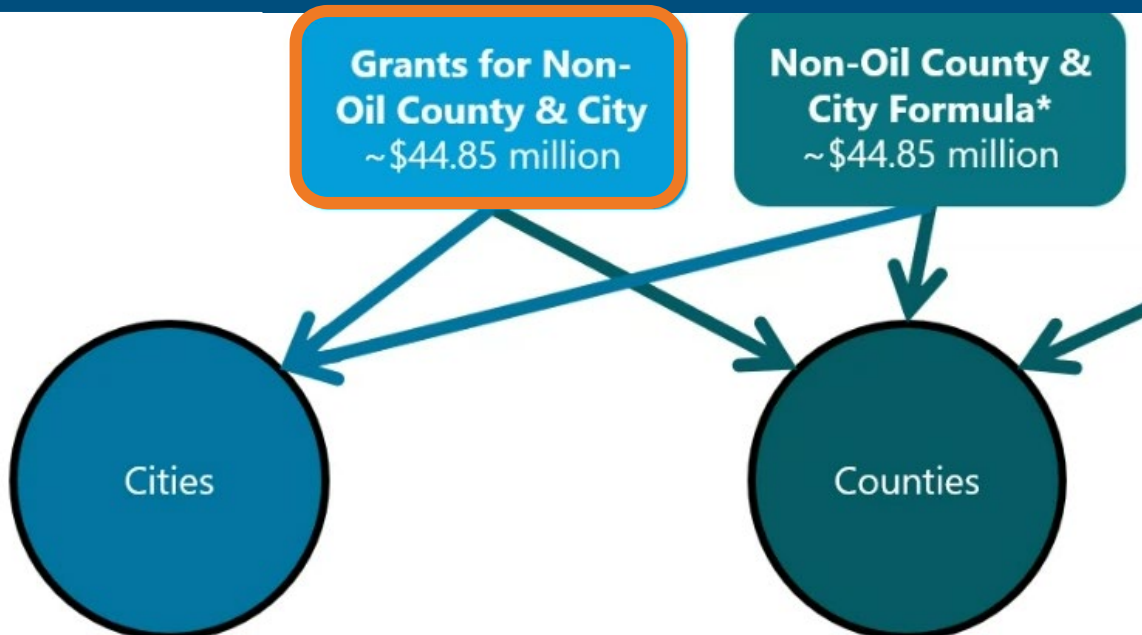
PROJECT CATEGORIES WITHIN CIP

- Locally Funded and Programmed Projects
- Federal Aid Projects
- Prairie Dog/Flex Fund Projects
 - City determines project locations and are possible only with Prairie Dog Funds and/or Flex Funds
- Flood Control Projects
- New Development Projects
- Alley Paving Projects

NDDOT FLOWCHART OF FUNDS



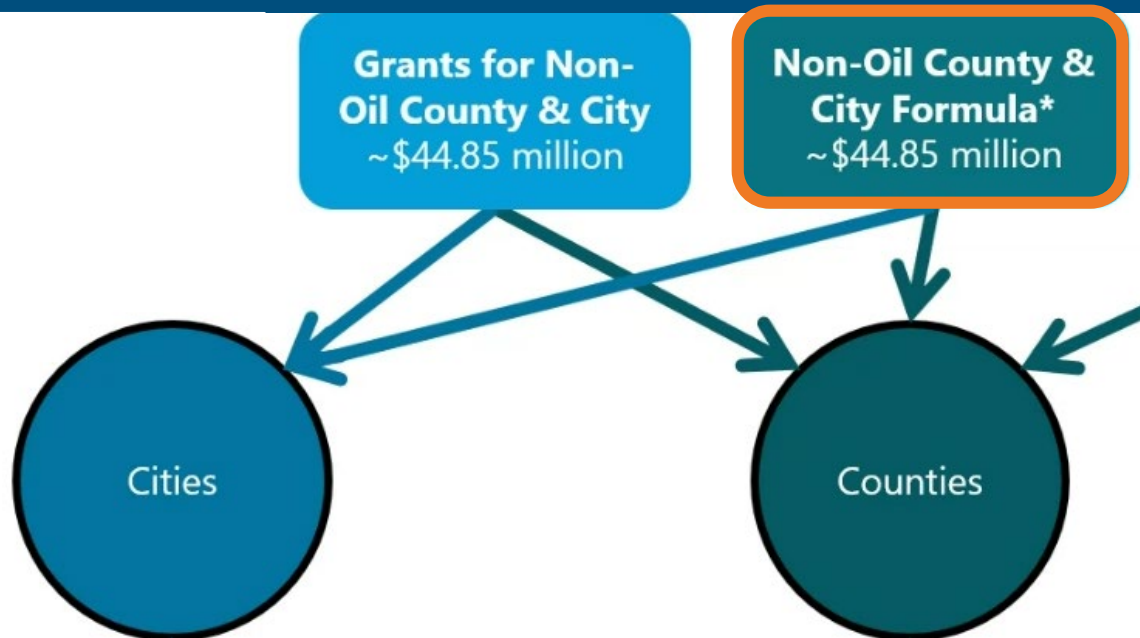
FLEXIBLE TRANSPORTATION FUND (FLEX FUND)



Grants for Non-Oil County & City

- \$44.85 million
 - 50% to non-oil counties
 - 25% to small cities
 - 25% to large cities
 - Population of 5,000 or greater as of the 2020 census
- \$11.21 million in grants to be split:
 - Fargo, Bismarck, Grand Forks, Minot, West Fargo, Dickinson, Mandan, Jamestown, Wahpeton, Devils Lake, and Valley City

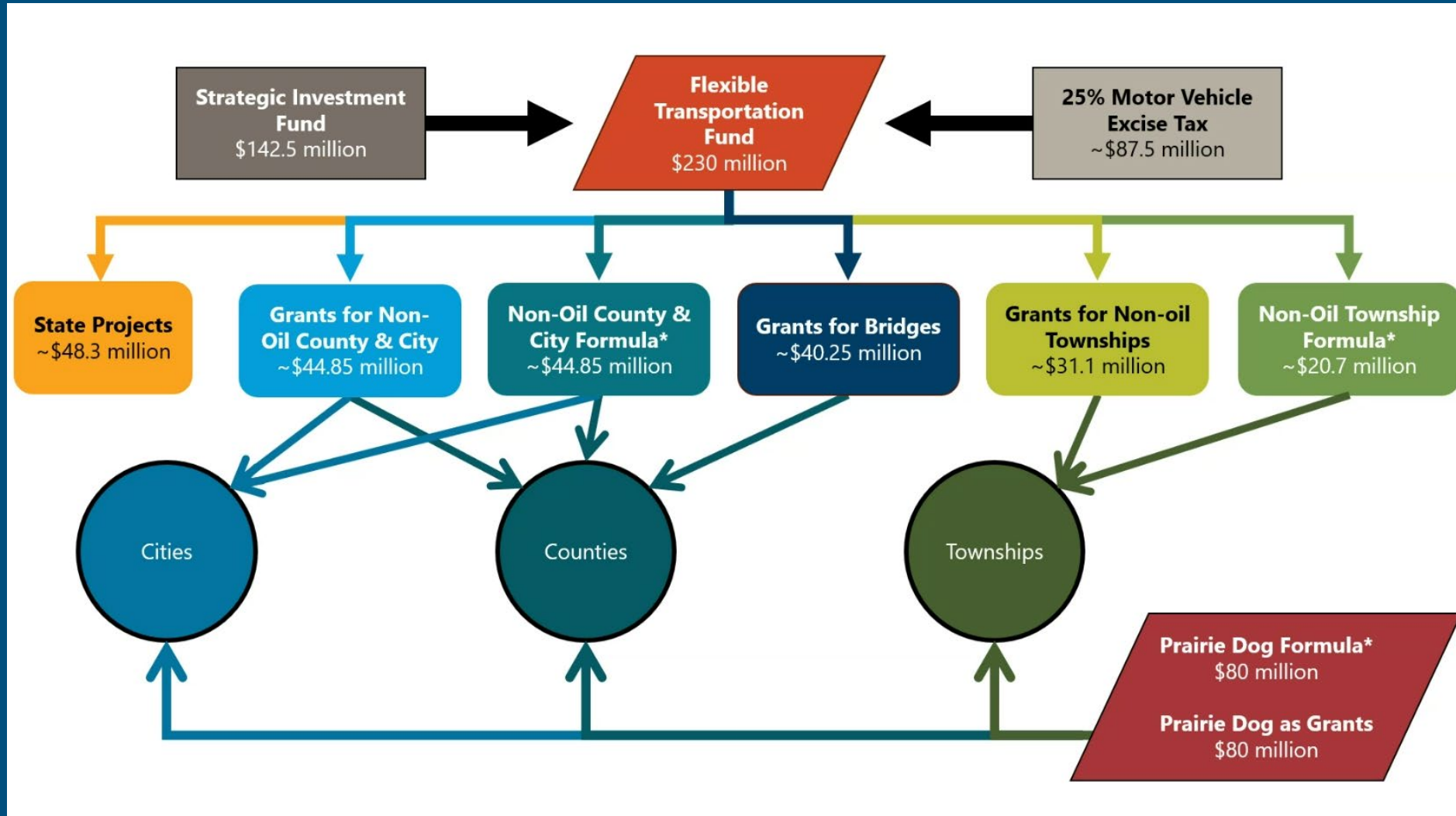
FLEXIBLE TRANSPORTATION FUND (FLEX FUND)



Non-Oil County & City Formula

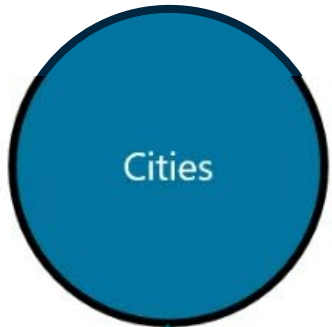
- Total distribution to Fargo is \$3,228,046
- To Fund 480 (Engineering CIP):
 - August 2025 Distribution = \$2,001,388
 - Additional 2025 Distribution = \$204,443
 - 2027 Distribution = \$408,886
- To General Fund (Public Works Pavement Maintenance):
 - 2026 Distribution = \$613,329

NDDOT FLOWCHART OF FUNDS



PRAIRIE DOG FUNDS – FORMULA

\$40,000,000



\$34,800,000



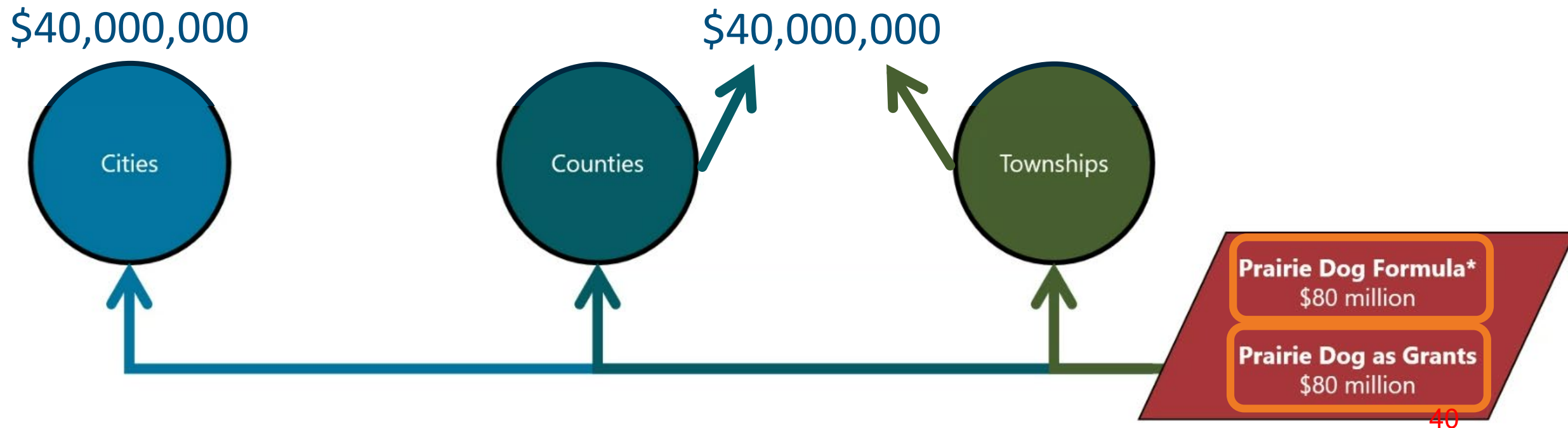
\$5,200,000



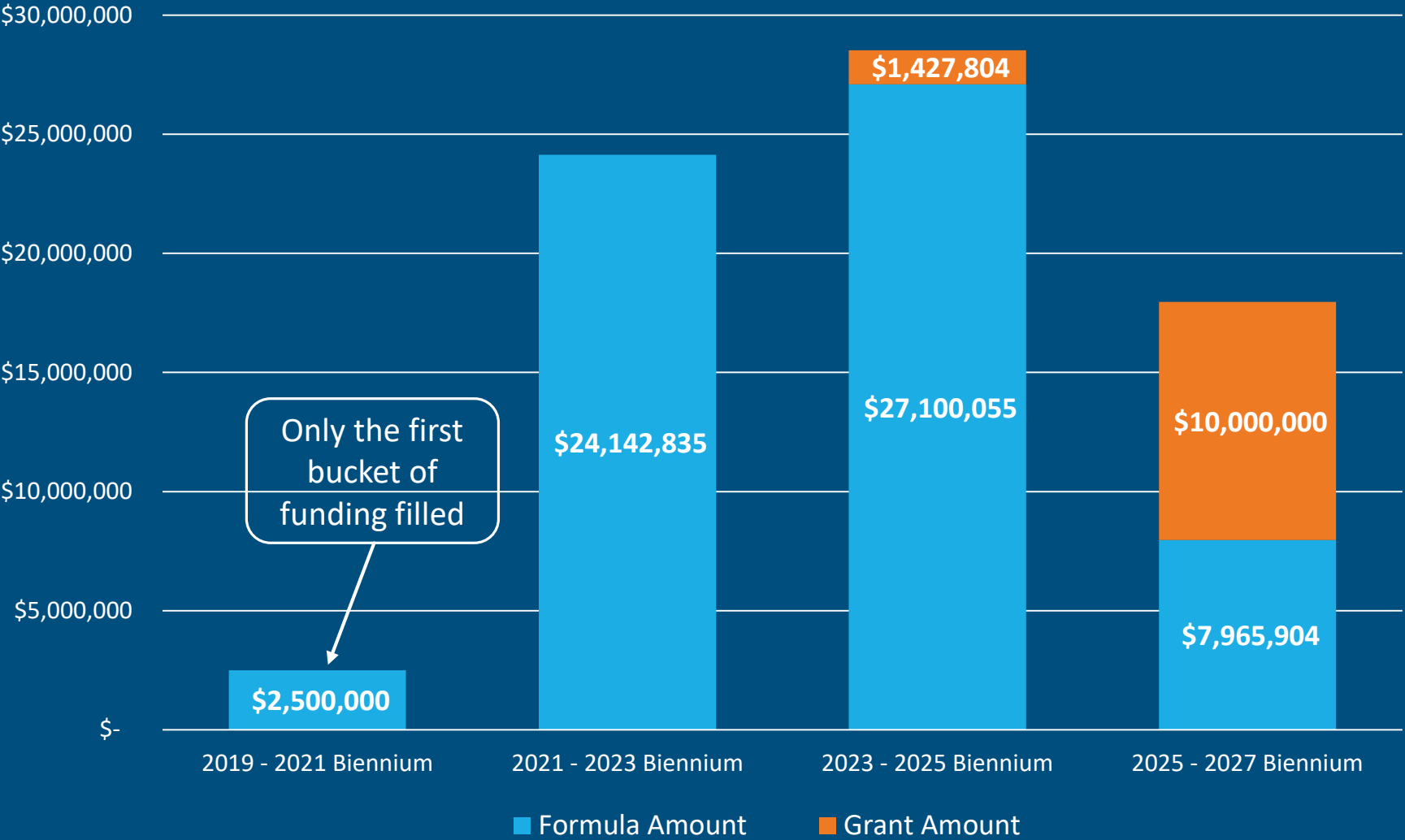
Prairie Dog Formula*
\$80 million

Prairie Dog as Grants
\$80 million

PRAIRIE DOG FUNDS - GRANTS

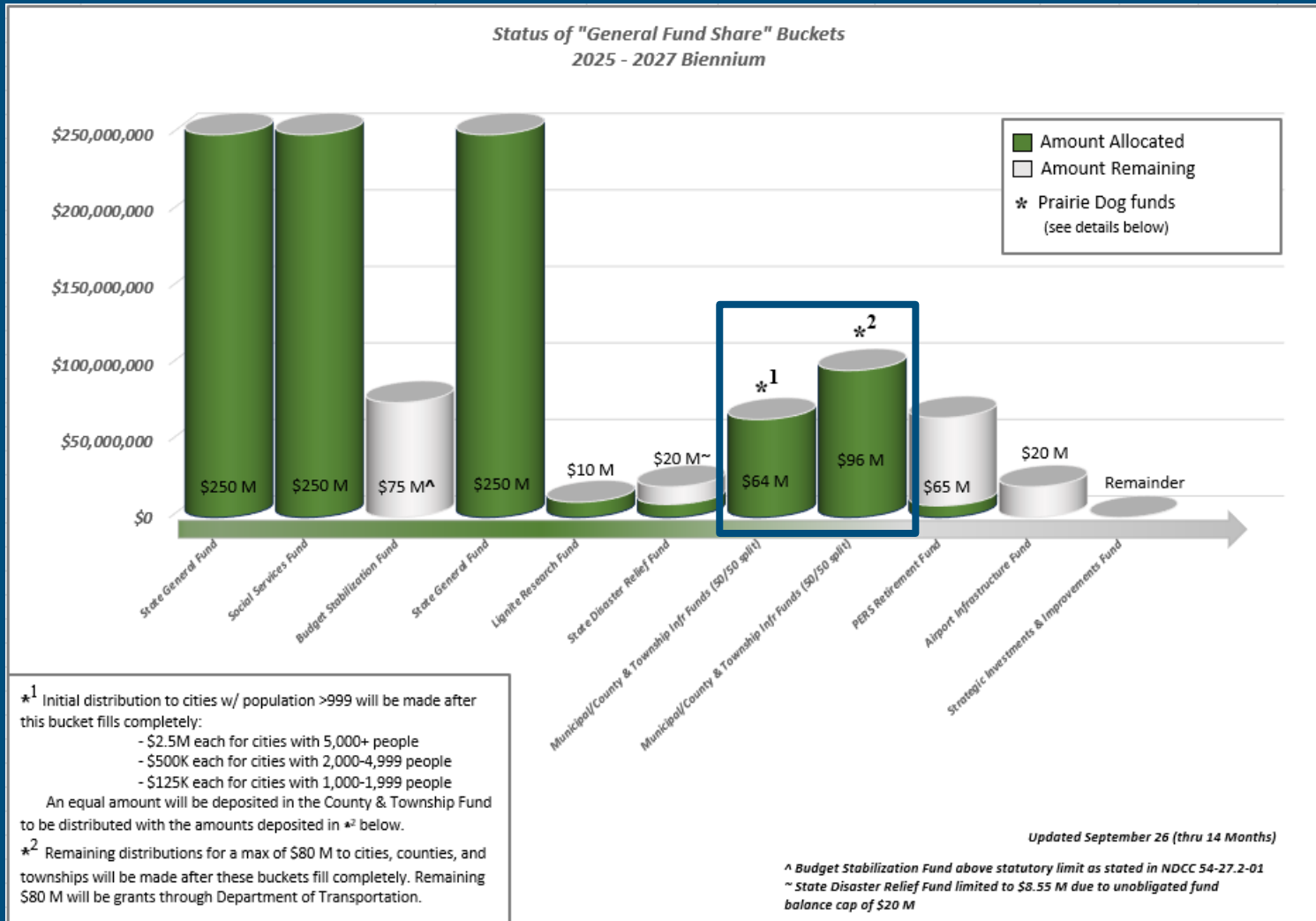


PRAIRIE DOG/FLEX FUNDS



Total Amount Received	
Biennium	Total
2019 - 2021	\$ 2,500,000
2021 - 2023	\$ 24,142,835
2023 - 2025	\$ 28,527,859
2025 - 2027	\$ 17,965,904
Total	\$ 73,136,598

PRAIRIE DOG FUND TRACKING



Funding Milestones:

- Bucket #1 Filled:
 - August 2026
- Bucket #2 Filled:
 - September 2026

CIP Timeline:

- Prairie Dog funds are generally deployed across a 2-year window once buckets fill.
- 2023–2025 Funds:
 - Applied to 2025 & 2026 CIPs
- 2025–2027 Funds:
 - Applied to 2027 & 2028 CIPs

PROJECT CATEGORIES WITHIN CIP

- Locally Funded and Programmed Projects
- Federal Aid Projects
- **Prairie Dog/Flex Fund Projects**
 - The goal was to program necessary projects, such as pavement rehabilitation, core neighborhood improvements, and arterial reconstruction, that could not be supported by available sales tax revenues.
- Flood Control Projects
- New Development Projects
- Alley Paving Projects

Prairie Dog/Flex Fund Projects

Year	Project Type	Funding Source	Location
2027	Pavement Rehabilitation	Prairie Dog as Grant	Concrete Pavement Rehab (45 th St S from I-94 to 15 th Ave S)
	Arterial Reconstruction	2023–25 Biennium Formula	4 th St S from Main Ave to 1 st Ave N
	Arterial Reconstruction	2025–27 Biennium Formula	1 st Ave N from University Drive to 8 th St N
2028	Interchange	2023–25 Biennium Formula	I-29/64 th Ave S Interchange
	Arterial Reconstruction	2025–27 Biennium Formula	1 st Ave N from 8 th St N to 3 rd St N

PROJECT CATEGORIES WITHIN CIP

- Locally Funded and Programmed Projects
- Federal Aid Projects
- Prairie Dog/Flex Fund Projects
- **Flood Control Projects**
 - City oversees in-town projects (project locations determined as part of overall FM Diversion project) and funded by Diversion Authority
- New Development Projects
- Alley Paving Projects

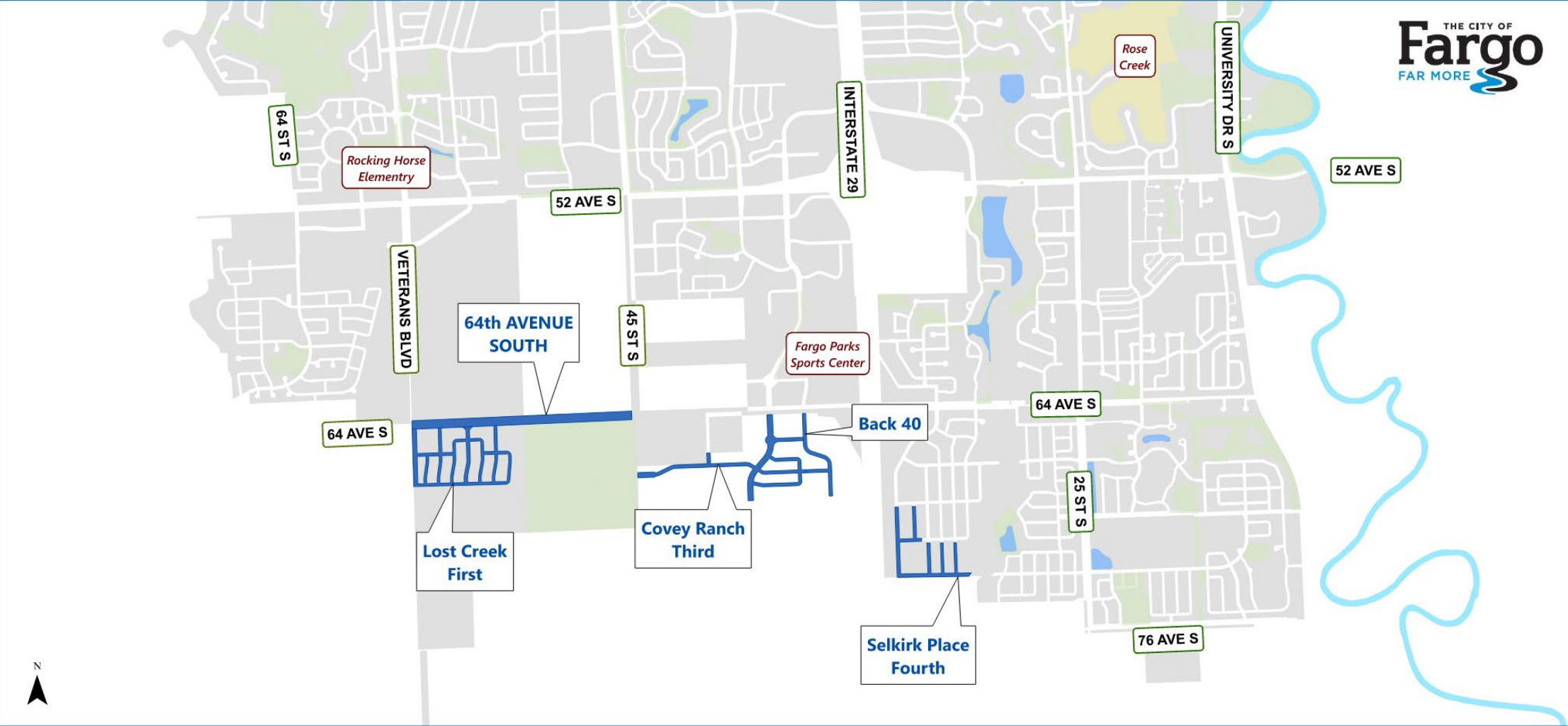
FLOOD CONTROL PROJECTS

An aerial photograph of a suburban neighborhood with several houses, green lawns, and trees. A river or creek flows through the upper portion of the image. A table is overlaid on the center of the image, providing information about flood control projects for the years 2027, 2028, and 2029.

Year	Location
2027	STS LS #67 & #68 Reconstruction
2028	None
2029	STS LS #66 Reconstruction Harwood Drive – Home Demolition and Levee Construction

PROJECT CATEGORIES WITHIN CIP

- Locally Funded and Programmed Projects
- Federal Aid Projects
- Prairie Dog/Flex Fund Projects
- Flood Control Projects
- **New Development Projects**
 - Developer requested and are typically 100% special assessed
 - Selkirk Place Fourth (last phase of this development)
 - Covey Ranch Third
 - Back 40
 - Lost Creek First
 - 64th Ave S from Veterans to 45th St S – Necessary to support Lost Creek
 - As additional requests come in, projects will be added to the CIP
- Alley Paving Projects



PROJECT CATEGORIES WITHIN CIP

- Locally Funded and Programmed Projects
- Federal Aid Projects
- Prairie Dog/Flex Fund Projects
- Flood Control Projects
- New Development Projects
- Alley Paving Projects
 - Property owner requested and are 100% special assessed
 - From 7 Ave N to Great Northern Dr between 19 St N and 20 St N
 - From 16 Ave N to 17 Ave N between 11 St N and 12 St N
 - From 10 Ave N to 12 Ave N between 25 St N and 27 St N (CDBG Grant)
 - As additional requests come in, projects will be added to the CIP

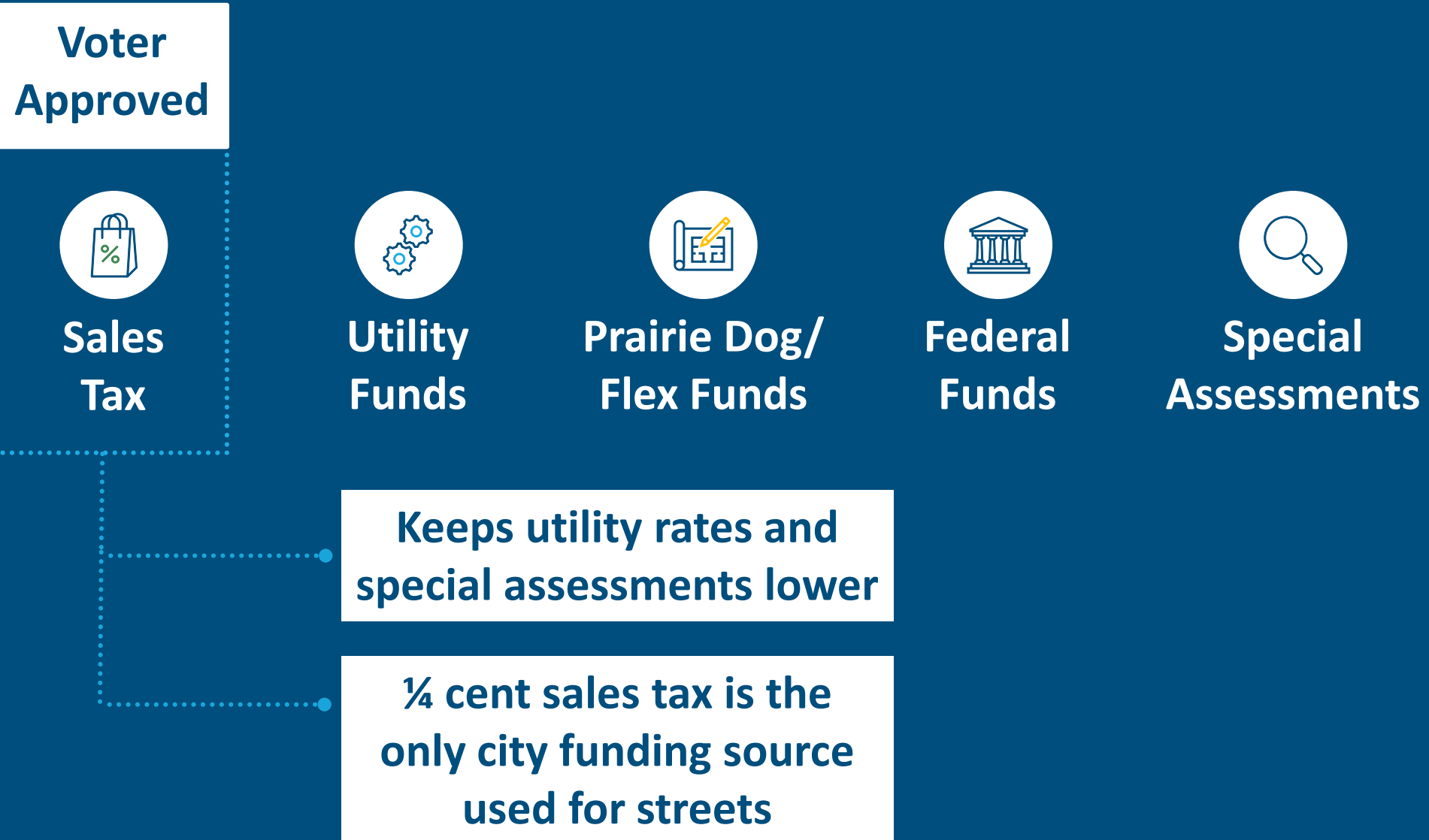
Presentation Summary

- What does the Engineering CIP include?
- Network Size
 - Pavement and other assets
- Project Selection Process
- Proposed 2027 – 2030 Projects
- Proposed 2027 CIP Funding Summary
- Next Steps

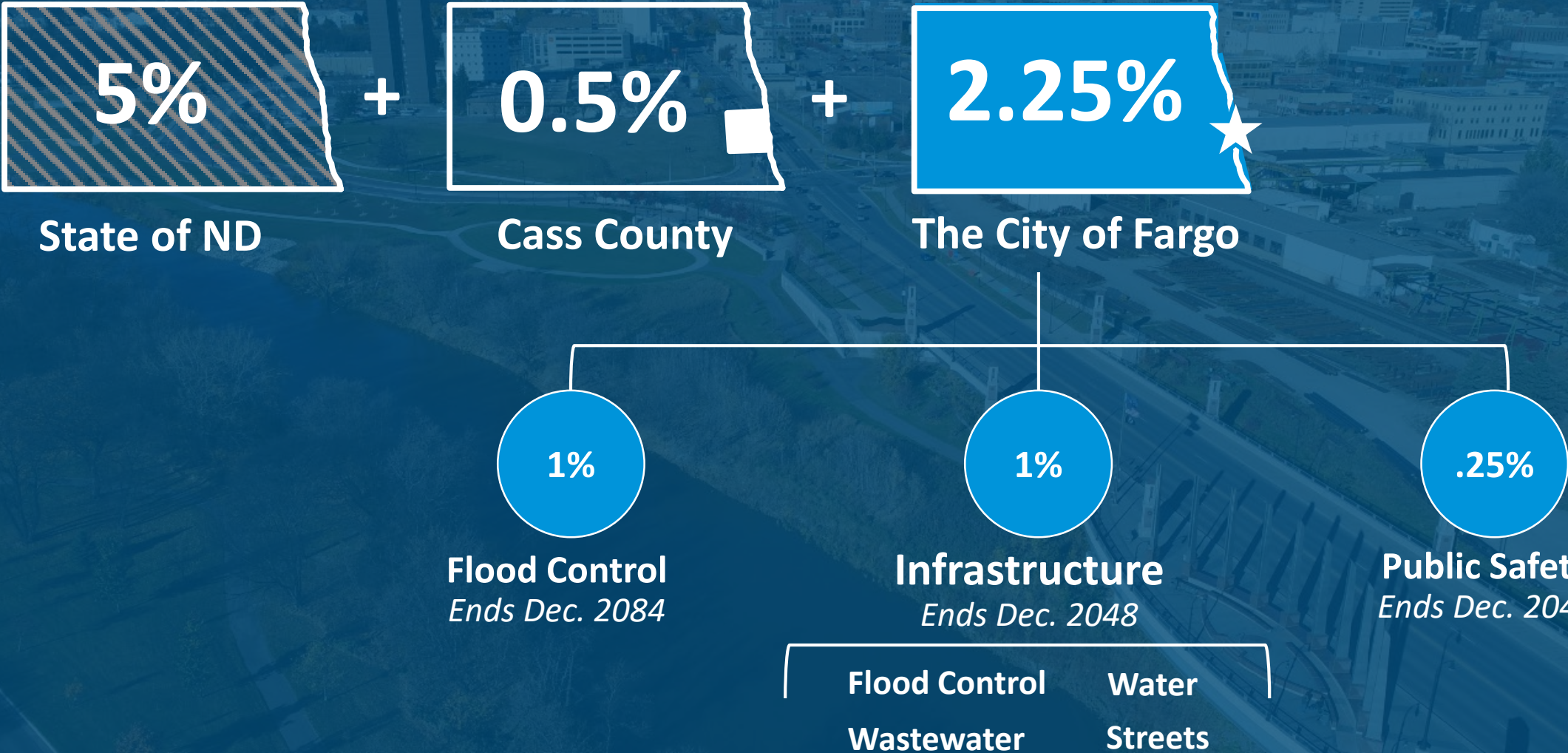
SUMMARY OF COSTS

Cost by Category	2026 CIP	2027 CIP	2028 CIP	2029 CIP	2030 CIP	2027-2030 Average
Core Neighborhood	\$ 13,755,391	\$ 16,838,275	\$ 13,187,705	\$ 21,081,723	\$ 22,914,917	\$ 18,505,655
Pavement Preservation	\$ 7,894,406	\$ 12,574,901	\$ 12,884,236	\$ 13,596,136	\$ 13,911,136	\$ 13,241,602
Storm Sewer Utility	\$ 3,238,181	\$ 3,906,000	\$ 4,032,000	\$ 4,032,000	\$ 4,032,000	\$ 4,000,500
Sidewalk	\$ 2,169,183	\$ 1,890,000	\$ 2,016,000	\$ 2,016,000	\$ 2,016,000	\$ 1,984,500
Miscellaneous	\$ 7,267,393	\$ 2,205,000	\$ 2,614,500	\$ 2,614,500	\$ 2,614,500	\$ 2,512,125
Federal Aid	\$ 51,450,996	\$ 25,216,784	\$ 76,805,754	\$ 15,173,691	\$ 39,361,651	\$ 39,139,470
Prairie Dog/Flex Fund	\$ 21,188,402	\$ 16,235,003	\$ -	\$ -	\$ -	\$ 4,058,751
Flood Control	\$ 16,803,034	\$ 8,010,000	\$ -	\$ 8,435,488	\$ 4,912,000	\$ 5,339,372
Total CIP:	\$ 123,766,985	\$ 86,875,963	\$ 111,540,194	\$ 66,949,538	\$ 89,762,204	\$ 88,781,975

CIP FUNDING



Sales Tax Summary in The City of Fargo



CIP FUNDING



**Sales
Tax**



**Utility
Funds**



**Prairie Dog/
Flex Funds**

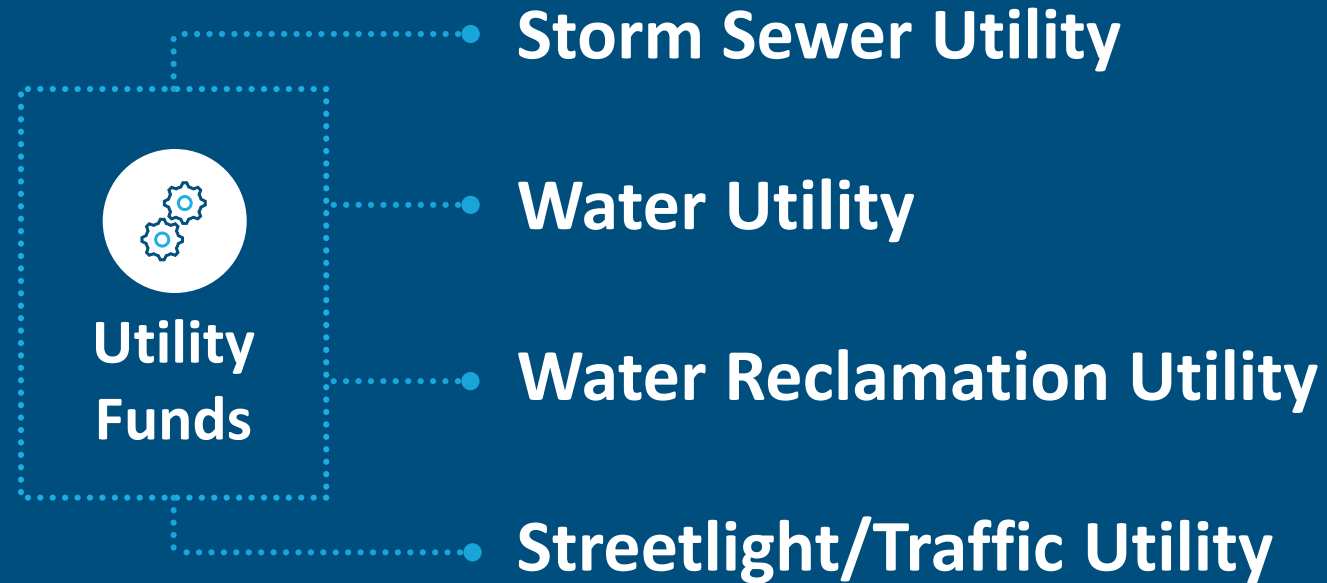


**Federal
Funds**



**Special
Assessments**

CIP FUNDING



CIP FUNDING



**Sales
Tax**



**Utility
Funds**



**Prairie Dog/
Flex Funds**

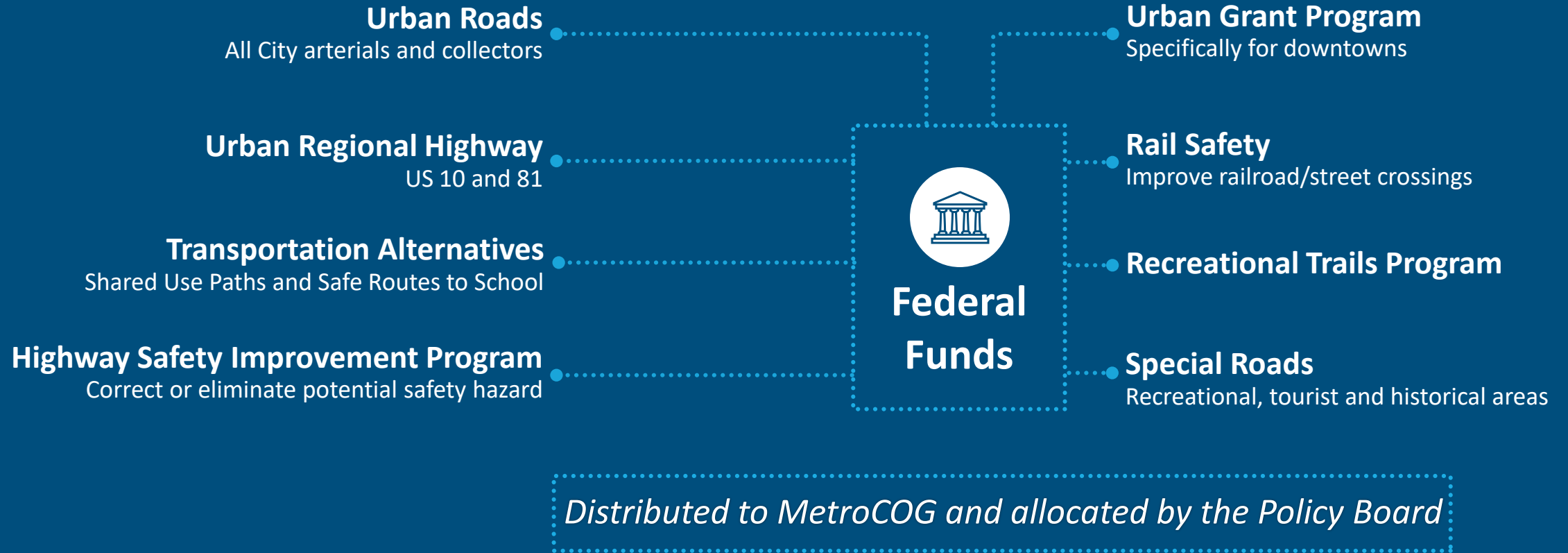


**Federal
Funds**



**Special
Assessments**

CIP FUNDING



CIP FUNDING



**Sales
Tax**



**Utility
Funds**



**Prairie Dog/
Flex Funds**



**Federal
Funds**



**Special
Assessments**

CIP FUNDING

Governed by ND Century Code

Chapter 40-22 and Chapter 40-23

ND Supreme Court Ruling on September 17, 2024

Requires Special Assessment Commission to determine benefit in dollars independent of, and without regard to, the cost of the improvement district

Ruling added step in process

But does not impact the City's ability to special assess (as long as benefit exceeds cost)



**Special
Assessments**

CIP FUNDING

Infrastructure Funding Policy

Determines how costs are allocated
Adopted by City Commission

Paving rehab (mill and overlay)

50% special assessed & 50% City funded

Most other items are “capped”

Water, sewer and pavement replacement



**Special
Assessments**

**2026 Core Neighborhood Street Recon
and Utility Replacement Projects**

Approximately 18.1% Special Assessed

WHAT ARE SPECIAL ASSESSMENT CAPS?

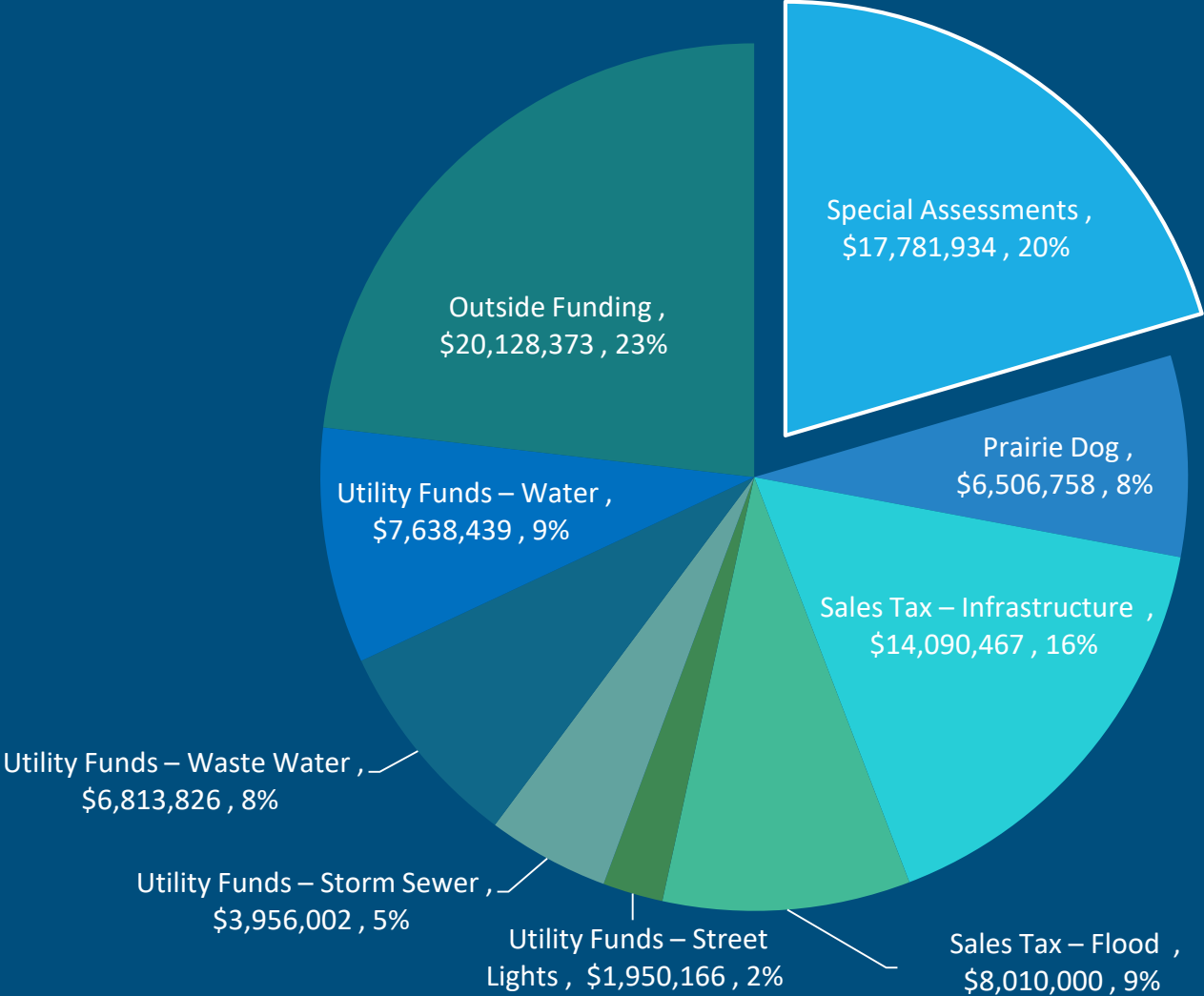
The way in which the City of Fargo limits the maximum amount a property owner will pay for an improvement

Provides for a predictable special assessment amount for property owners

Ensures all property owners are treated fairly and consistently

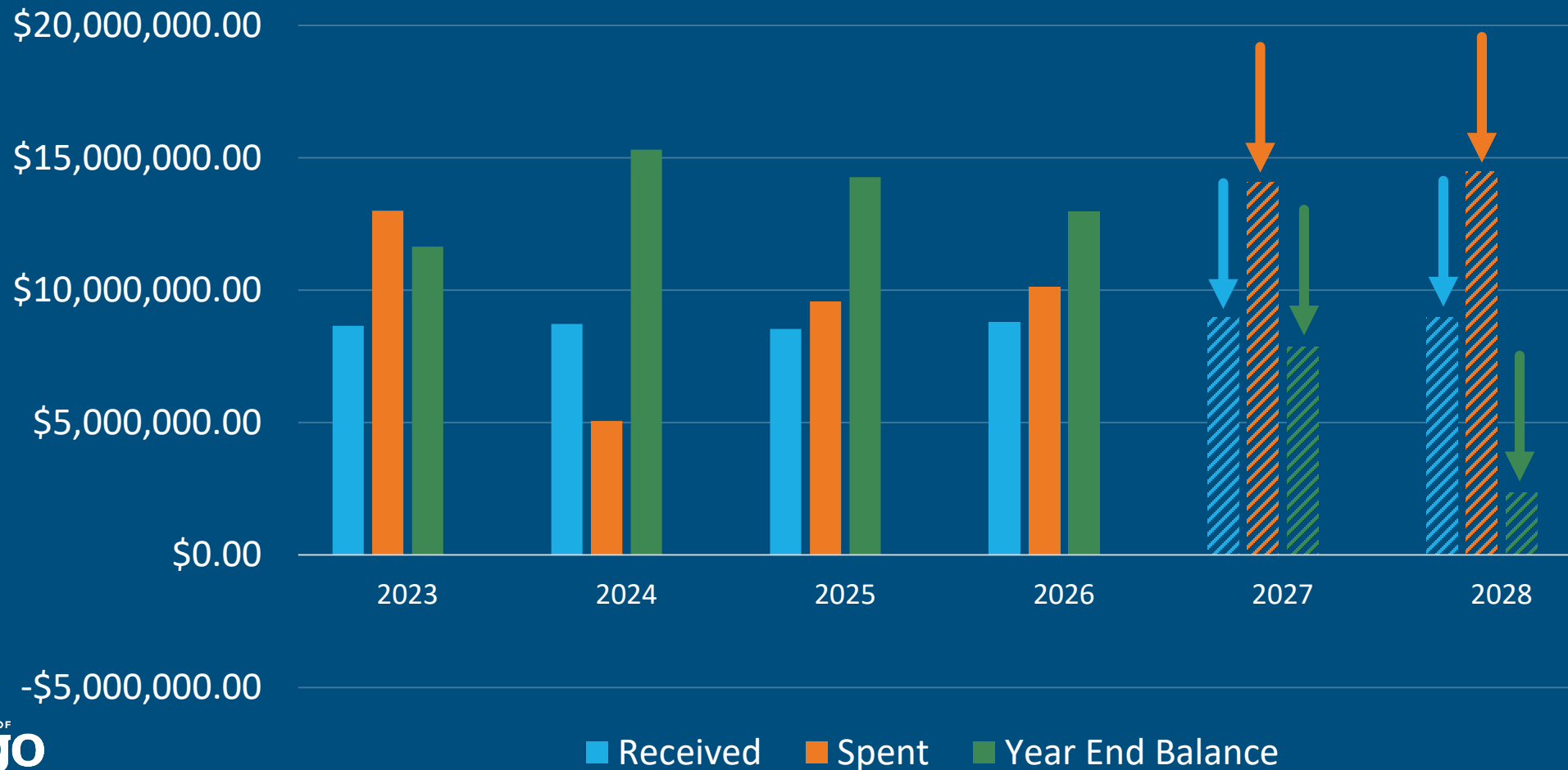


2027 CIP FUNDING SUMMARY – \$ BY FUND



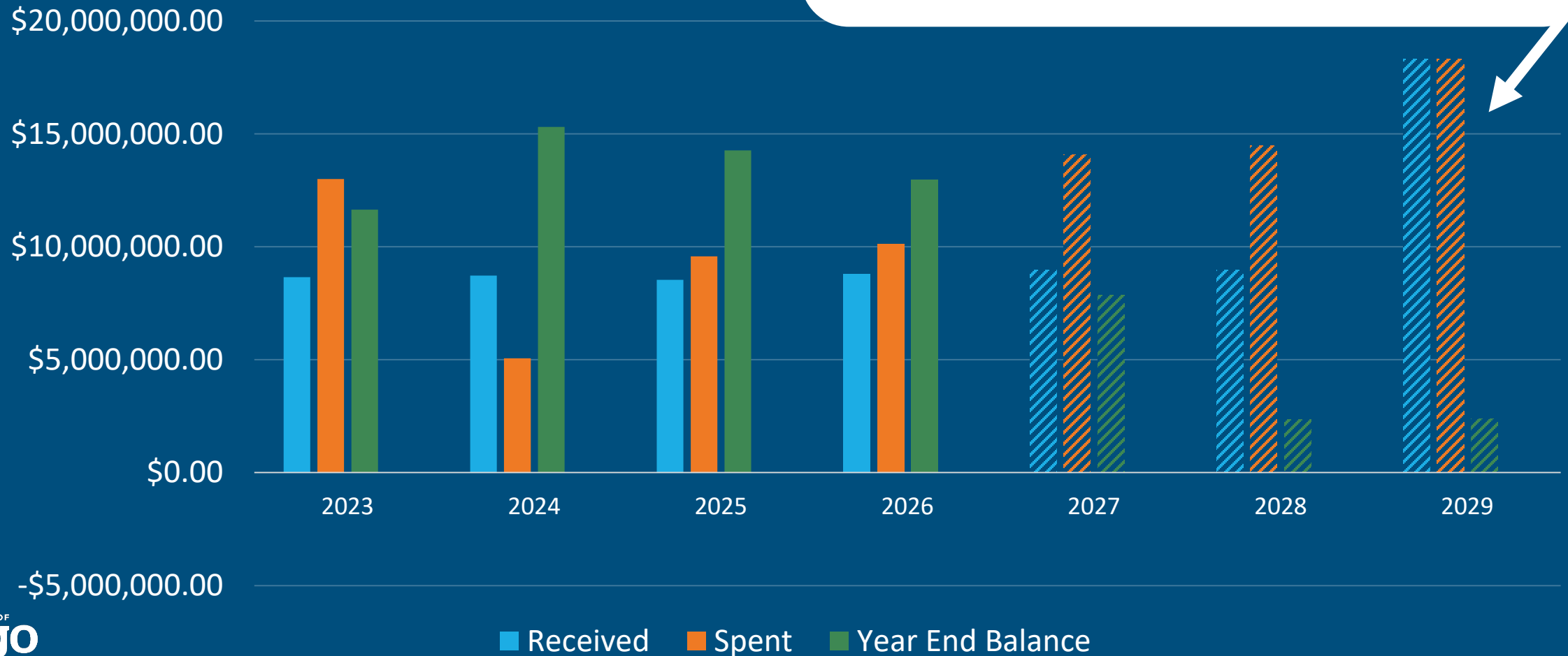
STREETS SALES TAX HISTORY AND PROJECTED

Recently, the **NEEDS**
have outpaced the **REVENUES**,
resulting in a diminishing **FUND BALANCE**.



STREETS SALES TAX HISTORY AND PROJECTED

The utility rate increase approved by the Commission as part of the 2027 Budget allows for a greater share of the voter-approved Infrastructure Sales Tax extension to be allocated to streets, helping address the imbalance between infrastructure needs and available revenues.



Presentation Summary

- What does the Engineering CIP include?
- Network Size
 - Pavement and other assets
- Project Selection Process
- Proposed 2027 – 2030 Projects
- Proposed 2027 CIP Funding Summary
- Next Steps

WHAT COMES NEXT?



Approvals Required

- Seek PWPEC approval on **October 19, 2026**
- Seek Commission Approval on **October 26, 2026**
 - 2027 Capital Improvement Plan (CIP)
 - 2028 Core Neighborhood Reconstruction Projects and Federal Aid Projects
 - This allows the Engineering Department to initiate project design and communicate with impacted property owners a year before construction



MUNICIPAL COURT RELOCATION

FINANCE COMMITTEE



10.12.2026



300 23rd Ave E
Suite 100
West Fargo, ND 58078-7820
701-232-5353
KLJENG.COM

August 26, 2026

Bekki Majerus
Director of Facilities Management
City of Fargo
225 4th Street North
Fargo, ND 58102

Re: MS-23-A0 Task Order No. 9 - GTC Site Observations & Evaluation

Dear Ms. Majerus:

Since July 27, 2026, KLJ has been conducting daily site visits, Monday through Friday, for the GTC Site as part of the services outlined in MS-23-A0 Task Order No. 9 (Task Order) to identify the presence of ruptured post-tensioned (P/T) tendons. These site visits will conclude on August 28, 2028.

In the KLJ/Kimley-Horn memorandum dated April 14, 2026, the following statement was made regarding the current condition of the facility due to the discovery of several damaged and broken P/T tendons in 2025:

“The useful life of the facility as it stands has been reduced to effectively zero due to the inability to assure the structural integrity of the P/T deck without significant investigation and analysis. It is important to recall that visual observations of the deck do NOT show signs of imminent structural failure. However, it would be irresponsible to assume that the structure will continue to perform for any measurable time.”

In addition, KLJ completed a simplified analysis in conjunction with this Task Order to get a baseline understanding of the limitations of the deck in the event the P/T tendons are no longer viable and no longer contribute to the structural system. The results of the simplified analysis were summarized in a memorandum issued on August 13, 2026. The analysis concluded “the live load capacity of the deck, without the support of the P/T tendons, does not appear to meet the live load requirements outlined in the 2024 IBC for the current occupancy of the facility. Hence, without supplemental support, temporary shoring, or repair of the damaged P/T tendons, the deck does not appear to have the capacity necessary to support continued occupancy of the facility.”

It is our professional opinion that continued occupancy of the facilities on the GTC site, in its current condition, is not feasible and the facilities should be vacated. Prior to future occupancy and use of the facility, KLJ recommends the City install shoring or complete repairs to the damaged P/T tendons.

Sincerely,
KLJ Engineering

Cassie McNames, PE
Senior Project Manager
Enclosure(s): None
Project #: 2604-11588
cc: Michael Redlinger

Memorandum

To: Finance Committee
From: Bekki Majerus, Director of Facilities Management
Date: October 12, 2026
Re: Relocation of Municipal Court

OVERVIEW

In August 2026, the current Municipal Court facility was deemed not structurally capable of meeting code requirements for occupancy load. This finding prompted the relocation of Municipal Court to the Civic Center Sky Commons space. However, as noted at the time of relocation, the space is not a long-term solution as the Civic Center is slated to be substantially renovated into the new Convention Center.

Consultants have reviewed conditions at the former Municipal Court facility and determined that any option to “shore up” the existing facility to continue operations are not likely technically feasible or cost effective. Additionally, moving forward with these efforts would take up to two years, prompting a second temporary relocation of Court operations.

With this information, Administration and Facilities began to work with the City’s real estate consultant to identify potential future locations for Municipal Court. Several locations have been vetted. We plan to bring forward negotiation strategies for a proposed site purchase at a future Executive Session.