

**EDIC MEETING**  
**Tuesday, April 28, 2026– 1:00 p.m.**  
**City Commission Chambers, Fargo City Hall**

**AGENDA**

- 1. Approve EDIC Meeting Minutes of 3/24/2026**
  - a. March 24, 2026 [Page 1-4]
- 2. Fargo Housing Authority Application for Property Tax Incentive [Page 5-8]**
- 3. Najaxa Software LLC Application for Property Tax Incentive [Page 9-20]**

**ECONOMIC AND DEVELOPMENT INCENTIVE COMMITTEE**  
**Fargo, North Dakota**

**Regular Meeting**

**Tuesday, March 24, 2026**

The March meeting of the Economic and Development Incentive Committee of the City of Fargo, North Dakota was held in the City Commission Room at City Hall at 1:00 p.m., Tuesday March 24, 2026.

The committee members present or absent are:

Members Present: Dave Piepkorn, Mayor Mahoney, Lucas Paper, Matt Schlenvogt, John Cosgriff, Robert Wilson

Others Present: Jim Gilmour, Jackie Gapp, Michael Splonskowski

Others Absent: Levi Bachmeier, Erik Barner, Matt Schlenvogt, Jon Eisert

Commissioner Piepkorn called the meeting to order at 1:00 p.m.

**Minutes Approved**

A motion was made by John Cosgriff to approve the minutes from November 25, 2025. Lucas Paper seconded. Motion carries.

**Sign Badgers – Property Tax Exemption**

- Jim Gilmour began the discussion by presenting the staff report on a request from Sign Badgers (B2 LLC) for a five-year property tax exemption related to the acquisition and reuse of the former Fargo Brewing building at 610 University Drive North.
- Project overview and funding:
  - The building is currently vacant; the project proposes converting it into an owner-occupied production facility for Sign Badgers, along with office/co-working space and a coffee shop tenant in the former taproom/patio area.
  - The company plans to expand from its current West Fargo location (approximately 6,000 square feet) into about 22,000 square feet in the Fargo building, including production and office space.
  - The project scored 168 points on the City’s incentive scoring matrix, exceeding the 110-point threshold, with points primarily for job creation and reuse of an existing structure. Staff recommended approval of a five-year exemption on the new production space.
- Developer presentation (Dawson Chapter, Sign Badgers):

- Described the business as a signage and graphics company with a strong local and national customer base and stated that the current facility is functionally constrained, particularly for fleet graphics and loading.
- Noted the advantages of the Fargo Brewing site, including on-site parking, overhead doors, and loading facilities, and indicated an expectation to grow jobs beyond the minimums projected in the application.
- Committee discussion:
  - Members and the Mayor discussed the benefit of bringing a long-vacant building back into productive use, as well as the importance of job creation.
  - Staff and members noted West Fargo’s offer of a forgivable loan and emphasized the need for Fargo to remain competitive by using non-cash, tax-based incentives rather than direct grants.

A motion was made to approve a five-year property tax exemption for Sign Badgers as presented by staff. John Cosgriff moved. Mayor Mahoney seconded. Motion carries.

### **Lenin Lofts**

- Jim Gilmour introduced the Lenin Lofts item, a previously approved project involving demolition of a fire-damaged, long-vacant apartment building and construction of a new 22-unit apartment building with enclosed first-floor parking.
- Incentive background:
  - The project had been approved for a five-year Renaissance Zone property tax exemption and an additional five-year tax increment financing (TIF) exemption, with the intent that the existing base taxes continue while the improved value comes on the rolls after year ten.
  - The original development partner withdrew due to feasibility concerns and construction costs, and the project did not move forward under that partnership.
- Developer presentation (Kevin Bartram, NBA Architects):
  - Mr. Bartram explained that NBA Architects now wishes to assume the project, acquire the LLC, and proceed with essentially the same 22-unit design previously approved.
  - He stated that demolition is expected to occur within the next month to six weeks, with construction to follow, and noted that some construction costs and market conditions have improved since the original proposal.
- Committee discussion:
  - Members discussed the need to address the nuisance and safety concerns posed by the existing burned structure and the benefits of adding new housing in the neighborhood.

- Staff noted that the School Board and other taxing entities had previously approved the incentive structure and that this action would transfer and extend, rather than expand, the existing incentive package.

Motion was made by John Cosgriff to recommend approval of the transfer and time extension, subject to City Commission approval. Lucas Piper seconded. Motion carries.

### **Duplex Infill Pilot**

- Jim Gilmour presented a conceptual request for a possible payment-in-lieu-of-taxes (PILOT) incentive, up to five years, for an infill duplex project at 1021 10th Street North.
- Project description and context:
  - The proposal is to construct a duplex on a vacant lot where a house previously stood, with the building designed to appear as a single-family home from the street and an efficiency unit at the rear.
  - Staff noted that the City typically does not provide incentives for projects of this small size but that infill projects can have unique cost challenges.
- Applicant presentation (Matt Zimmerman):
  - Mr. Zimmerman described his experience in real estate, his interest in the lot as an infill opportunity, and the evolution from lower-cost designs to a more neighborhood-sensitive duplex design, which increased construction costs.
  - He discussed projected rents, financing, and his intention to hold the property long-term, with one unit potentially used for mid-term rental and the smaller unit for longer-term tenancy.
- Committee discussion:
  - Members discussed how the project aligns with the City's goals for "gentle density" and increased infill/brownfield development, as well as the relatively modest scale of the potential incentive.
  - Questions were raised about the cost of the financial review (approximately \$3,000) relative to the project size and the need to apply the same "but-for" analysis that is used on larger projects.

A motion was made to support the concept as presented and, if a formal application is submitted, to refer the project to the City's financial advisor for "but-for" analysis and bring it back to the committee if it qualifies. Motion by Lucas Paper. Seconded by Matt Schlenvogt. Motion carries.

## **School Board Engagement and Incentive Policy**

- Mayor Mahoney opened a discussion on improving communication with the School Board regarding the City's use of development incentives.
- Discussion points:
  - Committee and staff discussed the possibility of a joint informational meeting with the School Board to explain how incentives work, including timing and long-term tax base impacts.
  - It was also suggested that School Board members be invited to regularly attend EDIC meetings as observers, similar to other partner entities.
  - Jim Gilmour reported that the Chamber/EDC is working on a broader committee involving the City, County, and school districts to review and coordinate incentive policies.
  - Staff briefly mentioned an upcoming Fargo Housing Authority redevelopment project and related policy items that will be brought to a future meeting.

No formal action was taken on this item; it was for discussion and direction.

The meeting was adjourned at 1:40 p.m.

# Application For Property Tax Incentives For New or Expanding Businesses

N.D.C.C. Chapter 40-57.1

Project Operator's Application To Fargo  
City or County

File with the City Auditor for a project located within a city; County Auditor for locations outside of city limits.

A representative of each affected school district and township is included as a non-voting member in the negotiations and deliberation of this application.

**This application is a public record**

## Identification Of Project Operator

1.	Name of project operator of new or expanding business	<u>Fargo HRA Low Income Housing</u>	
2.	Address of project	<u>1711 25th Avenue South</u>	
	City	<u>Fargo</u> County <u>Cass</u>	
3.	Mailing address of project operator	<u>325 Broadway</u>	
	City	<u>Fargo</u> State <u>ND</u> Zip <u>58102</u>	
4.	Type of ownership of project		
	<input checked="" type="checkbox"/> Partnership	<input type="checkbox"/> Subchapter S corporation	<input type="checkbox"/> Individual proprietorship
	<input type="checkbox"/> Corporation	<input type="checkbox"/> Cooperative	<input checked="" type="checkbox"/> Limited liability company
5.	Federal Identification No. or Social Security No.	_____	
6.	North Dakota Sales and Use Tax Permit No.	_____	
7.	If a corporation, specify the state and date of incorporation	_____	
8.	Name and title of individual to contact	<u>Chris Brungardt, CEO Fargo Housing and Redevelopment Authority</u>	
	Mailing address	<u>325 Broadway</u>	
	City, State, Zip	<u>Fargo ND 58102</u> Phone No. <u>701.715.4171</u>	

## Project Operator's Application For Tax Incentives

9.	Indicate the tax incentives applied for and terms. Be specific.	
	<input type="checkbox"/> <b>Property Tax Exemption</b>	<input checked="" type="checkbox"/> <b>Payments In Lieu of Taxes</b>
	_____ Number of years	<u>2028</u> Beginning year <u>2044</u> Ending year
	_____ Percent of exemption	_____ Amount of annual payments (attach schedule if payments will vary)
10.	Which of the following would better describe the project for which this application is being made:	
	<input checked="" type="checkbox"/> New business project	<input type="checkbox"/> Expansion of a existing business project

**Description of Project Property**

11. Legal description of project real property

Lot: 7 Block: 7 WENTZ LOT 7 BLK 7 LESS ST R/2 AND ALL LOT 8

12. Will the project property be owned or leased by the project operator?  Owned  Leased

If the answer to 12 is leased, will the benefit of any incentive granted accrue to the project operator?

Yes  No

If the property will be leased, attach a copy of the lease or other agreement establishing the project operator's benefits.

13. Will the project be located in a new structure or an existing facility?  New construction  Existing facility

If existing facility, when was it constructed? \_\_\_\_\_

If new construction, complete the following:

a. Estimated date of commencement of construction of the project covered by this application July 2026

b. Description of project to be constructed including size, type and quality of construction

65 Unit Low Income Multi-Family residential apartment building, consisting of 1,2 and 3 bedrooms. Building will be 100% HUD vouchered for 0 to 50% Area Median Income.

c. Projected number of construction employees during the project construction 150 to 200

14. Approximate date of commencement of this project's operations October 2027

15. Estimated market value of the property used for this project:

a. Land..... \$ 600,000


b. Existing buildings and structures for which an exemption is claimed..... \$ 0

c. Newly constructed buildings and structures when completed ..... \$ 8,000,000

d. Total ..... \$ 8,600,000

e. Machinery and equipment ..... \$ \_\_\_\_\_

16. Estimate taxable valuation of the property eligible for exemption by multiplying the market values by 5 percent:

a. Land (not eligible) ..... 

b. Eligible existing buildings and structures ..... \$ 0

c. Newly constructed buildings and structures when completed..... \$ 400,000

d. Total taxable valuation of property eligible for exemption (Add lines b and c)..... \$ 400,000

e. Enter the consolidated mill rate for the appropriate taxing district ..... 298.43

f. Annual amount of the tax exemption (Line d multiplied by line e) ..... \$ 119,372.00

**Description of Project Business**

**Note: "project" means a newly established business or the expansion portion of an existing business. Do not include any established part of an existing business.**

17. Type of business to be engaged in:  Ag processing  Manufacturing  Retailing  
 Wholesaling  Warehousing  Services

18. Describe in detail the activities to be engaged in by the project operator, including a description of any products to be manufactured, produced, assembled or stored (attach additional sheets if necessary).

Affordable rental property serving low income households. The building will have FHRA's Project Based Vouchers attached which will allow for deep housing subsidies for income as low as \$0. This is a partnership between Blueline Development and the Fargo Housing Authority. After 15-17 years, the Fargo Housing Authority will be the sole owner.

19. Indicate the type of machinery and equipment that will be installed

The building will have typical apertances associated with newly constructed apartment buildings including an elevator. Further, the building will be constructed to green community standards, have a minimum 20% universal design and ADA units.

20. For the project only, indicate the projected annual revenue, expense, and net income (before tax) from either the new business or the expansion itself for each year of the requested exemption.

Year (12 mo. periods)	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only
	Year 1	Year 2	Year 3	Year 4	Year 5
Annual revenue	891000	908881	927059	945600	964511
Annual expense	810916	822874	835190	847876	860942
Net income	80144	86007	91869	97724	103569

21. Projected number and salary of persons to be employed by the project for the first five years:

Current positions & positions added the initial year of project

# Current Positions	New Positions Under \$13.00	New Positions \$13.01-\$15.00	New Positions \$15.01-\$20.00	New Positions \$20.01-\$28.00	New Positions \$28.01-\$35.00	New Positions Over \$35.00

Year	(Before project)	Year 1	Year 2	Year 3	Year 4	Year 5
No. of Employees	(1) _____	1	1	1	1	1
	(2) _____	2	2	2	2	2
Estimated payroll	(1) _____	128000	132000	135000	140000	144000
	(2) _____	_____	_____	_____	_____	_____

(1) - full time  
(2) - part time

**Previous Business Activity**

- 22. Is the project operator succeeding someone else in this or a similar business?  Yes  No
- 23. Has the project operator conducted this business at this or any other location either in or outside of the state?  
 Yes  No
- 24. Has the project operator or any officers of the project received any prior property tax incentives?  Yes  No

If the answer to 22, 23, or 24 is yes, give details including locations, dates, and name of former business (attach additional sheets if necessary).

FHRA has received PILOTs for other affordable housing projects such as the 96 unit New Horizons, 84 unit Elliott Place and 110 unit Lashkowitz.

**Business Competition**

- 25. Is any similar business being conducted by other operators in the municipality?  Yes  No

If YES, give name and location of competing business or businesses

YWCA, Beyond Shelter, Jeremiah Program

Percentage of Gross Revenue Received Where Underlying Business Has ANY Local Competition \_\_\_\_\_ %

**Property Tax Liability Disclosure Statement**

- 26. Does the project operator own real property in North Dakota which has delinquent property tax levied against it?  Yes  No
- 27. Does the project operator own a greater than 50% interest in a business that has delinquent property tax levied against any of its North Dakota real property?  Yes  No

If the answer to 26 or 27 is Yes, list and explain

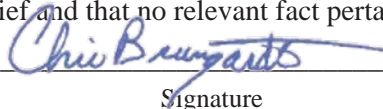
**Use Only When Reapplying**

- 28. The project operator is reapplying for property tax incentives for the following reason(s):
  - To present additional facts or circumstances which were not presented at the time of the original application
  - To request continuation of the present property tax incentives because the project has:
    - moved to a new location
    - had a change in project operation or additional capital investment of more than twenty percent
    - had a change in project operators
  - To request an additional annual exemption for the year of \_\_\_\_\_ on structures owned by a governmental entity and leased to the project operator. (See N.D.C.C. § 40-57.1-04.1)

**Notice to Competitors of Hearing**

Prior to the hearing, the applicant must present to the governing body of the county or city a copy of the affidavit of publication giving notice to competitors unless the municipality has otherwise determined there are no competitors.

I, Chris Brungardt, do hereby certify that the answers to the above questions and all of the information contained in this application, including attachments hereto, are true and correct to the best of my knowledge and belief and that no relevant fact pertaining to the ownership or operation of the project has been omitted.



Signature

CEO, Fargo Housing/Redevelopment

Title

4/13/2026

Date

# Application For Property Tax Incentives For New or Expanding Businesses

N.D.C.C. Chapter 40-57.1

Project Operator's Application To Fargo  
City or County

File with the City Auditor for a project located within a city; County Auditor for locations outside of city limits.

A representative of each affected school district and township is included as a non-voting member in the negotiations and deliberation of this application.

**This application is a public record**

## Identification Of Project Operator

1.	Name of project operator of new or expanding business	<u>Najaxa Software LLC</u>	
2.	Address of project	<u>201 5th Street North, 14th Floor</u>	
	City	<u>Fargo</u> County <u>CASS</u>	
3.	Mailing address of project operator	<u>102 Broadway N Suite 201</u>	
	City	<u>Fargo</u> State <u>ND</u> Zip <u>58102</u>	
4.	Type of ownership of project		
	<input type="checkbox"/> Partnership	<input type="checkbox"/> Subchapter S corporation	<input type="checkbox"/> Individual proprietorship
	<input type="checkbox"/> Corporation	<input type="checkbox"/> Cooperative	<input checked="" type="checkbox"/> Limited liability company
5.	Federal Identification No. or Social Security No.	<u>[REDACTED]</u>	
6.	North Dakota Sales and Use Tax Permit No.	<u>[REDACTED]</u>	
7.	If a corporation, specify the state and date of incorporation	<u>Nevada, 7/18/2018</u>	
8.	Name and title of individual to contact	<u>Nathan Evenson, President</u>	
	Mailing address	<u>102 Broadway N STE 201</u>	
	City, State, Zip	<u>Fargo, ND 58102</u> Phone No. <u>701-238-5490</u>	

## Project Operator's Application For Tax Incentives

9.	Indicate the tax incentives applied for and terms. Be specific.	
	<input checked="" type="checkbox"/> <b>Property Tax Exemption</b>	<input type="checkbox"/> <b>Payments In Lieu of Taxes</b>
	<u>5</u> Number of years	<u>          </u> Beginning year <u>          </u> Ending year
	<u>100%</u> Percent of exemption	<u>          </u> Amount of annual payments (attach schedule if payments will vary)
10.	Which of the following would better describe the project for which this application is being made:	
	<input type="checkbox"/> New business project	<input checked="" type="checkbox"/> Expansion of a existing business project

**Description of Project Property**

11. Legal description of project real property

All that part of the following described property lying between elevation 1,039.6 feet and 1,050.9 feet U.S.G.S. Datum: All that part of Lots One, Fifteen, Sixteen, Seventeen and Eighteen, in Block Ten, of Keeney and Devitt's Addition to the City of Fargo, Cass County, North Dakota, described as follows: Commencing at a point on the West line of Lot Fifteen, 13.46 feet North of the Southwest corner thereof, thence North 89°56'43" East 61.58

12. Will the project property be owned or leased by the project operator?  Owned  Leased

If the answer to 12 is leased, will the benefit of any incentive granted accrue to the project operator?

Yes  No

If the property will be leased, attach a copy of the lease or other agreement establishing the project operator's benefits.

13. Will the project be located in a new structure or an existing facility?  New construction  Existing facility

If existing facility, when was it constructed? 1984

If new construction, complete the following:

a. Estimated date of commencement of construction of the project covered by this application \_\_\_\_\_

b. Description of project to be constructed including size, type and quality of construction

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

c. Projected number of construction employees during the project construction \_\_\_\_\_

14. Approximate date of commencement of this project's operations July 1st, 2026

15. Estimated market value of the property used for this project:

a. Land..... \$ 141,000


b. Existing buildings and structures for which an exemption is claimed..... \$ 776,200

c. Newly constructed buildings and structures when completed ..... \$ 0

d. Total ..... \$ 917,200

e. Machinery and equipment ..... \$ 0

16. Estimate taxable valuation of the property eligible for exemption by multiplying the market values by 5 percent:

a. Land (not eligible) ..... 

b. Eligible existing buildings and structures ..... \$ 38,810

c. Newly constructed buildings and structures when completed..... \$ 0

d. Total taxable valuation of property eligible for exemption (Add lines b and c)..... \$ 38,810

e. Enter the consolidated mill rate for the appropriate taxing district ..... 298.43

f. Annual amount of the tax exemption (Line d multiplied by line e) ..... \$ 11,582.06

**Description of Project Business**

**Note: "project" means a newly established business or the expansion portion of an existing business. Do not include any established part of an existing business.**

17. Type of business to be engaged in:  Ag processing  Manufacturing  Retailing  
 Wholesaling  Warehousing  Services

18. Describe in detail the activities to be engaged in by the project operator, including a description of any products to be manufactured, produced, assembled or stored (attach additional sheets if necessary).

Najaxa Software LLC is a technology services and software development company. We are a growing company focused in the staffing industry. We are bringing our team to Fargo, to make Fargo our HQ. We have created a software product called "Najaxa Middle Office". Najaxa works with customer world wide, we are not focused on the local Fargo/North Dakota market. We bringing in almost 100% of our revenue from out of state.

19. Indicate the type of machinery and equipment that will be installed  
No machinery or equipment.

20. For the project only, indicate the projected annual revenue, expense, and net income (before tax) from either the new business or the expansion itself for each year of the requested exemption.

Year (12 mo. periods)	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only
	Year 1	Year 2	Year 3	Year 4	Year 5
Annual revenue	<u>1750000</u>	<u>2200000</u>	<u>2750000</u>	<u>3400000</u>	<u>4275000</u>
Annual expense	<u>1275000</u>	<u>1606000</u>	<u>2007500</u>	<u>2482000</u>	<u>3120750</u>
Net income	<u>475000</u>	<u>594000</u>	<u>742500</u>	<u>918000</u>	<u>1154250</u>

21. Projected number and salary of persons to be employed by the project for the first five years:

Current positions & positions added the initial year of project

# Current Positions	New Positions Under \$13.00	New Positions \$13.01-\$15.00	New Positions \$15.01-\$20.00	New Positions \$20.01-\$28.00	New Positions \$28.01-\$35.00	New Positions Over \$35.00
<u>7</u>					<u>1</u>	<u>1</u>

Year	(Before project)	Year 1	Year 2	Year 3	Year 4	Year 5
No. of Employees	(1) <u>7</u>	<u>9</u>	<u>11</u>	<u>13</u>	<u>15</u>	<u>17</u>
	(2) <u>4</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>
Estimated payroll	(1) <u>585000</u>	<u>745000</u>	<u>902000</u>	<u>1060000</u>	<u>1218000</u>	<u>1376000</u>
	(2) <u>75000</u>	<u>30000</u>	<u>30000</u>	<u>30000</u>	<u>30000</u>	<u>30000</u>

(1) - full time  
(2) - part time

**Previous Business Activity**

22. Is the project operator succeeding someone else in this or a similar business?  Yes  No
23. Has the project operator conducted this business at this or any other location either in or outside of the state?  
 Yes  No
24. Has the project operator or any officers of the project received any prior property tax incentives?  Yes  No
- If the answer to 22, 23, or 24 is yes, give details including locations, dates, and name of former business (attach additional sheets if necessary).  
102 Broadway N STE 201, Fargo, ND 58102

**Business Competition**

25. Is any similar business being conducted by other operators in the municipality?  Yes  No
- If YES, give name and location of competing business or businesses
- Percentage of Gross Revenue Received Where Underlying Business Has ANY Local Competition %

**Property Tax Liability Disclosure Statement**

26. Does the project operator own real property in North Dakota which has delinquent property tax levied against it?  Yes  No
27. Does the project operator own a greater than 50% interest in a business that has delinquent property tax levied against any of its North Dakota real property?  Yes  No
- If the answer to 26 or 27 is Yes, list and explain

**Use Only When Reapplying**

28. The project operator is reapplying for property tax incentives for the following reason(s):
- To present additional facts or circumstances which were not presented at the time of the original application
  - To request continuation of the present property tax incentives because the project has:
    - moved to a new location
    - had a change in project operation or additional capital investment of more than twenty percent
    - had a change in project operators
  - To request an additional annual exemption for the year of \_\_\_\_\_ on structures owned by a governmental entity and leased to the project operator. (See N.D.C.C. § 40-57.1-04.1)

**Notice to Competitors of Hearing**

Prior to the hearing, the applicant must present to the governing body of the county or city a copy of the affidavit of publication giving notice to competitors unless the municipality has otherwise determined there are no competitors.

I, Nathan Evenson, do hereby certify that the answers to the above questions and all of the information contained in this application, including attachments hereto, are true and correct to the best of my knowledge and belief and that no relevant fact pertaining to the ownership or operation of the project has been omitted.

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 President

\_\_\_\_\_  
 Title

\_\_\_\_\_  
 Date

**PRIVACY ACT NOTIFICATION**

In compliance with the Privacy Act of 1974, disclosure of a social security number or Federal Employer Identification Number (FEIN) on this form is required under N.D.C.C. §§ 40-57.1-03, 40-57.1-07, and 57-01-15, and will be used for tax reporting, identification, and administration of North Dakota tax laws. Disclosure is mandatory. Failure to provide the social security number or FEIN may delay or prevent the processing of this form.

**Certification of Governing Body (To be completed by the Auditor of the City or County)**

The municipality shall, after granting any property tax incentives, certify the findings to the State Tax Commissioner and Director of Tax Equalization by submitting a copy of the project operator's application with the attachments. The governing body, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, granted the following:

**Property Tax Exemption**

\_\_\_\_ Number of years

\_\_\_\_ Percent of exemption

**Payments in lieu of taxes**

\_\_\_\_ Beginning year      \_\_\_\_ Ending year

\_\_\_\_ Amount of annual payments (Attach schedule if payments will vary)

\_\_\_\_\_  
Auditor

# Business Incentive Agreement

1. In fulfillment of the requirements of N.D.C.C. § 54-60.1-03, Grantor and Recipient enter into this Business Incentive Agreement.

## Grantor

Name	City of Fargo
Address	225 4th Street North Fargo, ND 58102

## Recipient

Name	
Address	
Contact Person	E-mail Address
Recipient Parent Company (If applicable)	
Business Type (NAICS Code)	
Location of Recipient Prior to Receiving Incentive (If different)	

2. Description of project.

--

3. Grantor(s) agrees to provide recipient with a business incentive described as follows:

3.a. Is this incentive tax increment financing?  Yes  No

If yes, describe the type of district:

4. The business incentive will be provided on \_\_\_\_\_.  
This date is the benefit date.

5. The public purpose(s) of the business incentive are:

- Assisting community development
- Increase tax base
- Directly create employment opportunities
- Indirectly increase employment opportunities
- Job retention
- Other \_\_\_\_\_

6. Value of Business Incentive: \$\_\_\_\_\_

7. Recipient currently employs \_\_\_\_\_ people, located in \_\_\_\_\_.

8. In return for the business incentive, Recipient shall, within two years create: \_\_\_\_\_  
Number of full-time equivalent jobs

$$\begin{array}{ccccccc}
 \underline{\hspace{2cm}} & + & \underline{\hspace{2cm}} & = & \underline{\hspace{2cm}} \\
 \text{Average hourly wage} & & \text{Benefits per hour value} & & \text{Average hourly compensation}
 \end{array}$$

9. The Recipient shall continue operations in the jurisdiction in which the business incentive was issued for five years or more after the benefit date.

10. Recipient shall file a recipient report with the Grantor, as described in N.D.C.C. § 54-60.1-05 annually on or before March 1st of each year for two years, beginning in 2007, following the benefit date or until the goals of paragraph 8 are met, whichever is later.

10.a. Grantor shall mail the recipient a warning letter if no report is received by March 8th. Recipient shall file the progress report within 14 days of the postmarked date of the warning letter.

10.b. If a recipient report is not received within 14 days of the warning letter, Recipient agrees to pay to Grantor a \$100 penalty for each subsequent day until the report is filed. The maximum penalty under this section may not exceed \$1,000.

11. Recipient shall pay back the value of the incentive to the Grantor, prorated to reflect any partial fulfillment of the job and compensation goals, if, after two years, the job and compensation goals listed in paragraph 8 are not met.

- 11.a. Paragraph 11 does not apply if the job and compensation goals were not met as a result of an act of God or terrorism.
12. This business incentive agreement shall only be modified or extended by the Grantor pursuant to N.D.C.C. § 54-60.1-04.
13. If the terms of this business incentive agreement are not met, Recipient shall not receive a business incentive from any grantor for five years from the date of failure or until a recipient satisfies the repayment obligation.
14. The Recipient has disclosed, in attachment “A” of this agreement, all additional financial assistance received from state or political subdivision Grantors for this project since inception.
15. By signing this agreement, Recipient verifies that it has not failed to meet the terms of any business incentive agreement in the last five years.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Grantor: \_\_\_\_\_ on behalf of \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Recipient: \_\_\_\_\_ on behalf of \_\_\_\_\_

## Attachment "A"

Recipient has received the following additional financial assistance from state or political subdivision Grantors for this project since inception.

Grantor	Description of Assistance	
Value of Assistance	Benefit Date	Pending Benefit Date

Grantor	Description of Assistance	
Value of Assistance	Benefit Date	Pending Benefit Date

Grantor	Description of Assistance	
Value of Assistance	Benefit Date	Pending Benefit Date

Grantor	Description of Assistance	
Value of Assistance	Benefit Date	Pending Benefit Date

Grantor	Description of Assistance	
Value of Assistance	Benefit Date	Pending Benefit Date

April 1, 2026

Nathan Evenson  
Najaxa Software LLC  
102 Broadway N Ste 201  
Fargo, ND 58102

Dear Nathan:

Thank you for your application for primary-sector certification by the North Dakota Department of Commerce, Economic Development & Finance Division. We have reviewed your application and determined that ED&F can certify your company, **Najaxa Software LLC**, as primary sector and a new wealth creator in the economy of North Dakota. This certification is valid for **four years** (3/30/2026 to 3/30/2030).

Most of North Dakota's economic development programs, tools and incentives are targeted toward primary-sector clients. You may be requested to provide a copy of this primary-sector certification letter when you apply for certain economic development incentive and funding programs.

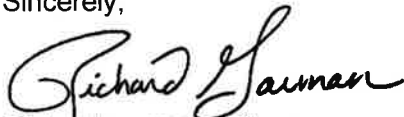
This certification does not guarantee the receipt of any North Dakota business incentive. For example, there are additional qualification criteria for the Seed Capital Investment and Agricultural Business Investment personal income tax credits, and it is critical that investments **NOT** be made prior to the business receiving certification for these two credits. If you are pursuing certification for investment tax credits and need to know the criteria required for qualification, contact Guillermo Fregoso.

This certification is not the application process for the North Dakota New Jobs Training Program administered by Job Service North Dakota. To apply for the North Dakota New Jobs Training Program, you must contact Job Service North Dakota for the required application forms. Application forms for other programs that require primary sector certification are available from the agency administering the program.

Also, companies and individuals pursuing the investment tax credit incentive are reminded there is a cap on available dollars. Please visit with the ND Office of the Tax Commissioner regarding the remaining balance for investment tax credits. The credits are available on a first-come-first-serve basis until the law-defined cap is met.

North Dakota appreciates your contribution to the citizens and economy of our state. If your company needs additional assistance, please contact us at 701-328-5300.

Sincerely,



Richard Garman, Director  
Economic Development & Finance Division

<b>Exemption Evaluation Calculator</b>				<b>178.0</b>			<b>178.0</b>	
Najaxa Software LLC				<b>Points</b>			<b>Points</b>	
Project Type Code (Ctrl-C to view)			4	<b>38.0</b>		4	<b>38.0</b>	
Current Number Of Employees		<b>Year 1</b>	7		<b>Year 3</b>	7		
Hourly Salary Without Benefits		<b># Jobs</b>			<b># Jobs</b>			
Under \$13.00								
\$13.01-\$15.00								
\$15.01-\$20.00								
\$20.01-\$28.00			Pts. For # Jobs->	<b>10.0</b>		Pts. For # Jobs->	<b>10.0</b>	
\$28.01-\$35.00		1	Pts. For \$ Jobs->	<b>55.0</b>	2	Pts. For \$ Jobs->	<b>55.0</b>	
Over \$35.00		1			2			
<b>TOTAL # OF JOBS CREATED</b>		<b>2</b>			<b>4</b>			
% GI w/ Local Competition (not downtown)			0%	<b>25.0</b>		0%	<b>25.0</b>	
Value of Proposed Buildings		\$	776,200	<b>15.0</b>		\$	776,200	<b>15.0</b>
Downtown Location (Y/N)			y	<b>25.0</b>		y	<b>25.0</b>	
Startup Firm (Y/N)			n	<b>0.0</b>		n	<b>0.0</b>	
Has Const Started or Has Bldg Been Occupied If Existing (Y/N)			n	<b>0.0</b>		n	<b>0.0</b>	
Number of Years (Exemption)			5			5		
Company Safety Experience Rating			2	<b>10.0</b>		2	<b>10.0</b>	
<b>RECOMMENDATION IS TO APPROVE</b>					<b>APPROVE</b>			
Description		Primary Sector Service			Primary Sector Service			
Estimated New Annual Payroll		\$141,440			\$282,880			
Estimated Annual Real Estate Tax		\$11,582			\$11,582			
Estimated PV of Exemption		\$50,144			\$50,144			
Payroll / PV of Exemption		2.8			5.6			
Property Value / # of Jobs		\$ 388,100			\$ 194,050			
Total Value Of Benefit		\$ 57,910			\$ 57,910			