

FARGO CITY COMMISSION AGENDA
Tuesday, September 2, 2025 - 5:00 p.m.

City Commission meetings are broadcast live on TV Fargo Channel 56 and online at www.FargoND.gov/Streaming. They are rebroadcast Mondays at 5:00 p.m., Thursdays at 7:00 p.m. and Saturdays at 8:00 a.m. They are also included in the video archive at www.FargoND.gov/CityCommission.

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, August 18, 2025 and Special Meeting, August 27, 2025).

CONSENT AGENDA – APPROVE THE FOLLOWING:

- 1. 1st reading of an Ordinance Amending Sections 25-1506, 25-1507 and 25-1508 of Article 25-15 of Chapter 25 of the Fargo Municipal Code Relating to Licensing and Regulating Businesses and Trades.
- 2. 1st reading of an Ordinance Amending Section 2-0202 of Article 2-02 of Chapter 2 of the Fargo Municipal Code Relating to Election Dates.
- 3. 1st reading of an Ordinance Amending Section 2-0205 of Article 2-02 of Chapter 2 of the Fargo Municipal Code Relating to Election Procedures.
- 4. 2nd reading, waive reading and final adoption of an Ordinance Amending Sections 12-0306, 12-0308, 12-0310, 12-0311 and 12-0314 of Article 12-03 of Chapter 12 of the Fargo Municipal Code Relating to Domestic Fowl, Wild Birds and Pets; 1st reading, 8/18/25.
- 5. Applications for Games of Chance:
 - a. Fargo Davies High School for a raffle on 9/4/25-10/30/25.
 - b. NDAWWA Water for People Committee for a raffle on 10/15/25.
- 6. Consolidated Agreement for Special Improvements with Dakota Commerce Center 5, LLC (Improvement District Nos. BN-23-F1 and BN-25-C1).
- 7. Developer Agreement with County 20 Storage & Transfer, Inc. for 46th Avenue Industrial Park Second Addition.
- 8. Developer Agreement with GBP, LLC for Valley View Twelfth Addition.
- 9. Bid award to Dakota Underground Company Inc. in the amount of \$8,585,918.81 for Improvement District No. BN-25-C1.
- 10. Create Improvement District No. BN-26-A and adopt Resolution of Necessity (New Paving and Utility Construction).
- 11. Change Order No. 1 in the amount of \$91,738.00 for Project No. SR-25-A1.

12. Change Order No. 1 for a time extension to the Substantial and Final Completion Dates of 10/31/2025 and 11/30/2025 for Project No. UR-24-C1.
13. Final Balancing Change Order No. 1 in the amount of \$4,335.00 for Project No. ER-24-C1.
14. Bid award in the amount of \$13,860.00 and Agreement with Limble Solutions, Inc. for a computer maintenance management system (RFP25176).
15. Twelfth Amended Lease Agreement with North Dakota State University and Fargo Dome Authority.
16. Items from the FAHR Meeting:
 - a. Receive and file Sales Tax update.
 - b. Receive and file General Fund – Budget to Actual through 6/30/25.
 - c. Receive and file General Fund – Budget to Actual through 7/31/25.
 - d. Receive and file General Fund – 2025 Year End Projections through 6/30/25.
 - e. Independent Auditor's report and the City's Annual Comprehensive Financial Report for the year ending 12/31/24.
 - f. Reallocation of \$279,274.00 from the approved 2025 Public Safety Sales Tax plan to the Public Safety Sales Tax Reserve and to approve the timing adjustments of promotions and hiring as presented.
17. Request for out-of-grade pay for Archie Ingersoll and Brian Sellin effective 8/18/25.
18. Bid award to Safety-Kleen Systems in the amount of \$72,475.60 for Central Garage lubricating oil products (RFP25210).
19. Direct the City Attorney's Office to work with the Public Works Department to review and update Article 8-1009 – Night Parking Restrictions.
20. Solid Waste Management Agreement for Private Haulers with Fuchs Sanitation.
21. Submission of the City of Fargo Transit Policy of Title VI Civil Rights Program to the Federal Transit Administration.
22. ND Department of Transportation Amendment to Contract No. 38231169 for additional transit capital funds (CFDA #20.526).
23. Written Renewal of Contract with Ambassador Inc. d/b/a Ambassador Cleaning.
24. Agreement for Transit Services and 2025-2026 Amendments to Joint Powers Agreement for Transit Support with North Dakota State University.
25. Change Order No. 1 in the amount of \$146,458.00 for Project No. WA2255.
26. Change Order No. 1 in the amount of \$13,981.35 and time extensions to the substantial completion dates to 9/15/25 and 12/1/25 and the final completion date to 12/31/25 for Project No. WW2005.
27. Task Order No. 15 with AE2S in the amount of \$136,400.00 for Project No. WW2352.
28. Bills.

REGULAR AGENDA:

PUBLIC HEARINGS - 5:05 pm:

29. **PUBLIC HEARING** – Special Assessments for Skyway Maintenance Fees.
30. **PUBLIC HEARING** – Special Assessments for Nuisance Abatement Fees - Snow Removal.
31. **PUBLIC HEARING** – Special Assessments for Unpaid Utilities.
32. **PUBLIC HEARING** – Application for the transfer of ownership for a Class “F” Alcoholic Beverage License for La Fiesta Mexican & American Grill, LLC d/b/a Casa Mexico Taqueria Express located at 2511 Kristen Lane South.
33. **PUBLIC HEARING** – Brekke 64th Avenue Addition (1606 and 1648 64th Avenue South); approval recommended by the Planning Commission on 4/1/25:
 - a. Zoning Change from SR-2, Single-Dwelling Residential to SR-4, Single-Dwelling Residential.
 - b. 1st reading of rezoning Ordinance.
 - c. Plat of Brekke 64th Avenue Addition.
34. **PUBLIC HEARING** – Hearing on proposed increase in passenger fares and fare structure adjustments for MATBUS fixed routes and paratransit, effective January 1, 2026.
35. **PUBLIC HEARING** – Permanent Route and Service Changes for MATBUS.
36. **PUBLIC HEARING** – Hearing on a dangerous building located at 1202-1204 1st Avenue South and 103, 105 and 105 1/2 12th Street South.
37. Recommendation to deny the extension request for the dangerous building located at 1102 1st Avenue South.
38. Update on the Communications Department.
39. Construction Update.
40. Recommendation for appointments to the Native American Commission.
41. Liaison Commissioner Assignment Updates.
42. **RESIDENT COMMENTS (Fargo residents will be offered 2.5 minutes for comment with a maximum of 30 minutes total for all resident comments. Residents who would like to address the Commission, whether virtually or in person, must sign-up at FargoND.gov/VirtualCommission).**

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

Minutes are available on the City of Fargo website at www.FargoND.gov/CityCommission.

NOTICE OF HEARING
FOR SPECIAL ASSESSMENT OF
SKYWAY MAINTENANCE FEES

9/2/25
29

The Board of City Commissioners of the City of Fargo, North Dakota, will conduct a Public Hearing on special assessments for skyway maintenance fees, provided in the list below, on Tuesday, September 2, 2025, at 5:05 o'clock p.m. in the City Commission Room, City Hall, Fargo, North Dakota.

Address	Parcel	Assessment
215 BROADWAY N UNIT 1	01-1520-00823-001	10,214.88
215 BROADWAY N UNIT 4	01-1520-00823004	3,312.94
411 2 AVE N	01-1520-00920-040	8,180.64
207 4 ST N	01-2160-00121-000	11,706.24
210 4 ST N	01-2160-00160-000	508.19
115 BROADWAY N	01-1520-00752-115	426.44
117 BROADWAY N	01-1520-00752-117	608.52
119 BROADWAY N	01-1520-00752-119	695.51
117 BROADWAY N UNIT 200	01-1520-00752-200	130.54
117 BROADWAY N UNIT 202	01-1520-00752-202	202.30
117 BROADWAY N UNIT 203	01-1520-00752-203	138.03
117 BROADWAY N UNIT 206	01-1520-00752-206	124.18
117 BROADWAY N UNIT 207	01-1520-00752-207	131.04
117 BROADWAY N UNIT 208	01-1520-00752-208	119.68
117 BROADWAY N UNIT 209	01-1520-00752-209	132.04
117 BROADWAY N UNIT 212	01-1520-00752-212	203.30
117 BROADWAY N UNIT 302	01-1520-00752-302	243.86
117 BROADWAY N UNIT 303	01-1520-00752-303	270.07
117 BROADWAY N UNIT 306	01-1520-00752-306	131.54
117 BROADWAY N UNIT 307	01-1520-00752-307	146.39
117 BROADWAY N UNIT 308	01-1520-00752-308	308.26
201 5 ST N	01-1520-00920-000	19,827.35
117 BROADWAY N UNIT 300	01-1520-00752-300	153.88
117 BROADWAY N UNIT 301	01-1520-00752-301	138.03
215 5 ST N	01-2160-00140-000	6,159.75
215 BROADWAY N UNIT 2	01-1520-00823-002	9,662.02
201 BROADWAY N	01-1520-00827-000	12,884.85
201 5 ST N	01-1520-00921-000	1,232.03
226 5 ST N	01-1520-00826-000	10,856.98
117 BROADWAY N UNIT 205	01-1520-00752-205	111.82
117 BROADWAY N UNIT 201	01-1520-00752-201	130.54
202 4 ST N	01-2160-00170-000	4,338.05
122 BROADWAY N	01-2381-00320-000	2,040.36
123 BROADWAY N	01-1520-00740-000	2,236.04
110 BROADWAY N	01-2381-00291-000	9,081.95
117 BROADWAY N UNIT 211	01-1520-00752-211	210.79
500 2 AVE N	01-1520-00730-000	11,092.60
201 5 ST N	01-1520-00924-000	2,464.05

117 BROADWAY N UNIT 210	01-1520-00752-210	122.18
213 5 ST N	01-1520-00930-000	6,068.77
117 BROADWAY N UNIT 305	01-1520-00752-305	124.68
505 2 AVE N	01-1520-00824-000	12,199.70
117 BROADWAY N UNIT 304	01-1520-00752-304	110.82
201 5 ST N	01-1520-00922-000	2,464.05
415 3 AVE N	01-1520-00954-000	6,781.01
120 BROADWAY N	01-2381-00310-000	898.44
117 BROADWAY N UNIT 204	01-1520-00752-204	122.68
219 BROADWAY N UNIT 3	01-1520-00823-003	551.99

Any person aggrieved may appeal from the action of the Board of City Commissioners by filing with the City Auditor, prior to September 2, 2025, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Board of City Commissioners should not be confirmed.

City Auditor's Office
(August 13 & 20, 2025 - Legals)

(30) 9/2/25

NOTICE OF HEARING
FOR SPECIAL ASSESSMENT OF
NUISANCE ABATEMENT FEES – SNOW REMOVAL

The Board of City Commissioners of the City of Fargo, North Dakota, will conduct a Public Hearing on special assessments for Nuisance Abatement fees, provided in the list below, on Tuesday, September 2, 2025, at 5:05 o'clock p.m. in the City Commission Room, City Hall, Fargo, North Dakota.

Address	Parcel	Assessment
1102 1 AVE S	01-2240-01860-000	150.00
914 12 ST N	01-2900-00080-000	135.00
1605 BROADWAY N	01-2100-00020-000	75.00
1645 1 ST N	01-1890-00600-000	75.00
2509 FULTON LOOP S	01-8841-00150-000	95.00
1113 19 ST N	01-0100-00490-000	75.00
1118 9 ST N	01-0440-00680-000	75.00
2414 7 ST N	01-3060-00090-000	180.00
1229 12 ST N	01-2220-05040-000	100.00
1001 COLLEGE ST N	01-1640-01180-000	145.00
1610 11 ST N	01-0380-01900-000	75.00
1558 68 AVE S	01-8659-02450-000	75.00
1449 4 AVE S	01-0340-00030-000	150.00
2600 74 AVE S	01-8774-00170-000	80.00
1518 11 ST N	01-0380-01220-000	75.00
1620 WEST GATEWAY CIR S	01-4000-01940-000	480.00
302 21 AVE N	01-1100-00510-000	180.00
353 9 AVE S	01-4100-00400-000	230.00
1634 BROADWAY N	01-0380-03120-000	465.00
718 11 AVE N	01-0440-03100-000	75.00
1625 17 ST S	01-1460-00490-000	220.00
4561 BEACH LN S	01-7020-00610-000	140.00
1813 27 AVE S	01-0505-00946-000	80.00
2001 PARK BLVD S	01-2950-00010-000	420.00
1137 12 ST N	01-0440-01520-000	75.00
1602 11 ST N	01-0380-01880-000	180.00
1908 PARK BLVD S	01-2840-02483-000	180.00
7270 16 ST S	01-8530-00170-000	287.00
1121 7 AVE N	01-1120-00670-000	195.00
1537 25 AVE S	01-2211-00690-000	85.00
1546 9 ST N	01-0380-00820-000	180.00
3361 UNIVERSITY DR S	01-2740-00232-000	90.00
334 20 ST N	01-3300-01870-000	75.00
2511 KIRSTEN LN S	01-7600-00200-000	840.00
901 COLLEGE ST N	01-1620-00650-000	200.00
1110 2 ST N	01-1160-00770-000	75.00
7306 29 ST S	01-8774-01020-000	170.00
701 14 ST S	01-0540-00700-000	554.00

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City Auditor's Office
(August 13 & 20, 2025 - Legals)

9/2/25
(31)

NOTICE OF HEARING
FOR SPECIAL ASSESSMENT OF
UNPAID UTILITIES

The Board of City Commissioners of the City of Fargo, North Dakota, will conduct a Public Hearing on special assessments for Unpaid Utilities, provided in the list below, on Tuesday, September 2, 2025, at 5:05 o'clock p.m. in the City Commission Room, City Hall, Fargo, North Dakota.

Address	Parcel	Assessment
706 10 ST N	01-1120-00510-000	753.16
823 10 ST N	01-1130-00140-000	327.13
1525 4 AVE N	01-2340-00830-000	214.53
1509 4 AVE N	01-2340-00870-000	277.79
4277 ESTATE DR S	01-7870-02100-000	314.14
4264 51 ST S	01-7870-02700-000	657.38
4272 51 ST S	01-7870-02800-000	177.44
3653 56 ST S	01-8568-00900-021	186.20
3691 56 ST S	01-8568-00900-033	284.52
7292 30 ST S	01-8725-00180-000	182.67
6616 59 AVE S	01-8449-00350-000	134.88
5932 58 ST S	01-8449-02920-000	120.88
5907 57 AVE S	01-8449-04160-000	127.60
6057 57 AVE S	01-8449-04240-000	245.39
5902 57 AVE S	01-8449-04370-000	130.95
5934 59 ST S	01-8449-05740-000	182.67
6045 58 ST S	01-8449-06890-000	772.72
7331 20 ST S	01-8571-00950-000	439.83
7369 21 ST S	01-8571-01630-000	130.95
7338 17 ST S	01-8632-00040-000	833.11
6507 27 ST S	01-8742-00820-000	301.56
6682 28 ST S	01-8742-00980-000	121.75
6683 28 ST S	01-8742-01260-000	865.35
2102 MAIN AVE	01-0740-00070-000	190.00
2110 MAIN AVE	01-0740-00081-000	222.72
3609 56 ST S	01-8568-00900-004	241.35
3611 56 ST S	01-8568-00900-005	183.77
821 COLLEGE ST N	01-1620-00520-000	1,465.92
1129 COLLEGE ST N	01-1640-01590-000	630.72
914 9 AVE N	01-1130-00130-000	220.68
3112 17 ST S	01-1885-01451-000	236.24
7488 24 ST S	01-8789-00080-000	766.55
7498 24 ST S	01-8789-00090-000	439.99
7566 24 ST S	01-8789-00130-000	316.65
7501 23 ST S	01-8789-00190-000	1,002.45
7419 23 ST S	01-8789-00270-000	1,098.89
4800 39 AVE S	01-7440-00420-000	196.29
4940 39 AVE S	01-7440-00450-000	342.63

3802 50 AVE S	01-8651-00010-000	189.18
3934 50 AVE S	01-8651-00070-000	171.13
3954 50 AVE S	01-8651-00100-000	275.93
3994 50 AVE S	01-8651-00190-000	313.19
3983 50 AVE S	01-8651-00250-000	167.62
3803 50 AVE S	01-8651-00390-000	274.41
6402 21 ST S	01-8615-00300-000	438.64
4953 BIG G OOSELN S	01-8788-00530-000	240.54
921 26 ST N	01-0480-02010-000	325.40
717 28 ST N	01-0480-03140-000	321.96
2101 3 AVE S	01-0740-01140-000	157.58
4019 51 WAY S	01-8482-00140-000	199.66
4034 51 WAY S	01-8482-00200-000	168.06
4062 51 WAY S	01-8482-00240-000	170.60
4096 51 WAY S	01-8482-00280-000	150.40
4120 51 WAY S	01-8482-00310-000	1,232.07
4159 51 WAY S	01-8482-00360-000	1,535.02
4145 51 WAY S	01-8482-00370-000	276.85
3217 15 AVE S	01-1390-02210-000	274.31
3442 32 ST S	01-1396-00010-004	835.51
3526 32 ST S	01-1396-00110-011	705.05
4840 10 AVE S	01-3880-01075-000	2,259.72
3211 15 AVE S UNIT A	01-1390-02201-005	253.68
3211 15 AVE S UNIT B	01-1390-02201-006	509.44
4471 24 AVE S	01-8779-00100-000	193.61
4477 26 AVE S	01-8855-00100-000	1,313.50
4448 24 AVE S	01-8855-00300-000	2,301.01
313 19 ST N	01-3300-02450-000	220.88
1827 3 AVE N	01-3300-02460-000	344.35
5212 BISHOPS BLVD S UNIT A	01-8360-00100-050	319.14
5212 BISHOPS BLVD S UNIT C	01-8360-00100-070	201.74
1626 11 AVE S	01-0960-00050-000	168.99
820 12 ST N	01-2900-00260-000	260.75
3670 VETERANS BLVD S	01-8836-00100-000	124.97
3680 VETERANS BLVD S	01-8836-00200-000	124.97
94 23 AVE N	01-2120-00401-000	339.76
1501 69 AVE S	01-8659-02630-000	844.64
705 15 ST S	01-0560-00750-000	504.90
314 20 ST N	01-3300-01920-000	611.66
57 11 AVE N	01-1160-01450-020	372.25
1226 7 ST N	01-2220-00950-000	150.15
3483 58 CT S	01-8394-00570-000	817.03
3376 MAPLE LEAF LOOP S	01-8599-00580-000	358.00
3378 MAPLE LEAF LOOP S	01-8599-00590-000	767.29
1533 UNIVERSITY DR N	01-0380-01570-000	158.39
1521 UNIVERSITY DR N	01-0380-01600-000	232.83
1422 5 AVE S	01-0700-02440-000	229.56
1105 OAK ST N	01-1160-01430-000	254.27
1735 34 ST S	01-0530-00427-000	207.86
1756 35 ST S	01-0530-00462-000	374.49

1744 35 ST S	01-0530-00464-000	200.79
1738 35 ST S	01-0530-00468-000	620.05
1801 34 ST S	01-0530-00552-000	283.15
1757 34 ST S	01-0530-00553-000	208.99
1502 30 AVE S	01-1885-00930-000	230.93
2830 15 ST S	01-1885-01872-000	389.14
2924 15 ST S	01-1885-01902-000	397.91
109 16 ST S	01-0980-00580-000	812.12
730 COLLEGE ST N	01-1620-00180-000	320.58
911 10 ST S	01-2400-02420-000	345.74
428 10 AVE S	01-4100-00980-000	564.87
6326 31 ST S	01-8550-00070-000	906.87
6340 31 ST S	01-8550-00080-000	92.37
1615 51 ST S	01-2777-00070-000	543.85
1707 50 ST S	01-5050-00764-000	158.34
317 40 ST N	01-0470-00290-000	19.49
325 40 ST N	01-0470-00300-000	19.49
333 40 ST N	01-0470-00310-000	33.94
401 40 ST N	01-0470-00320-000	33.90
2736 33 1/2 AVE S	01-0518-00604-000	249.06
1995 52 ST S	01-6050-00175-000	537.57
122 23 ST S	01-0740-00560-000	237.84
1925 50 ST S	01-5400-01070-000	167.52
1318 12 ST N	01-2220-04670-000	382.50
811 1 AVE S	01-2240-01210-000	111.86
1122 4 AVE N	01-2382-03730-000	748.02
5147 44 ST S	01-8020-00070-008	238.44
1700 32 AVE S	01-5270-00252-000	238.44
1346-1348 13 1/2 ST S	01-2040-00090-000	277.62
2502 18 ST S	01-3750-01230-000	160.70
1108 7 AVE S	01-2400-00390-000	58.47
1522 35 AVE S	01-2705-00634-000	231.65
1669 66 AVE S	01-8659-00750-000	746.85
7428 16 ST S	01-8512-00420-000	136.99
2901 12 AVE N	01-8771-00100-000	172.79
6628 17 ST S	01-8659-01100-000	790.73
4764 52 ST S	01-7760-00631-000	1,292.38
745 45 ST S	01-3880-01601-000	612.73
6002 66 ST S	01-8449-00680-000	983.40
1946 67 AVE S	01-8510-00890-000	364.51
910 MAIN AVE	01-2240-01300-000	184.09
1543 1 AVE S	01-0980-00202-000	479.48
2213 29 AVE S	01-1115-01070-000	341.39
711 NORTHERN PACIFIC AVE N	01-2381-00970-000	708.08
2037 67 AVE S	01-8510-00380-000	207.02
3717 50 ST S	01-8788-00930-000	510.25
5237 50 AVE S	01-8320-00640-000	447.65
1020 7 AVE N	01-2382-03340-000	441.38
1400 MAIN AVE	01-0700-00341-000	216.01
2402 WEST COUNTRY CLUB DR S	01-0501-00500-000	114.36

4743 HARVEST DR S	01-7760-00403-000	177.69
1709 WHITESTONE CIR S	01-2840-01430-000	151.18
4858 50 AVE S	01-8030-01680-000	224.54
2602 34 AVE S	01-2281-00325-000	372.56
730 19 ST N	01-0100-02240-000	221.27
6562 56 AVE S	01-8449-01730-000	334.80
1901 7 AVE N	01-0100-02295-000	221.57
2505 EVERGREEN RD N	01-4040-00520-000	304.77
2114 31 AVE S	01-1405-00300-000	209.60
6593 27 ST S	01-8742-00870-000	258.52
2271 GRIFFIN DR S	01-8772-00050-000	229.03
93 23 AVE N	01-2120-00490-000	199.18
517 23 AVE N	01-2080-00580-000	440.22
14 8 ST S	01-2240-00990-000	483.94
1345 4 AVE S	01-0710-00210-000	62.13
5858 36 ST S	01-8394-00550-000	5,344.92
3542 30 ST S	01-1395-00330-000	158.05
304 15 AVE S	01-0120-01260-000	577.11
3608 TAYLOR ST S	01-7570-00513-000	269.28
912 4 ST N	01-0580-00403-000	378.17
1711 6 ST S	01-0820-00260-000	255.90
2554 66 AVE S	01-8742-00240-000	334.80
7315 AQUILINE DR S	01-8772-00090-000	826.89
1617 16 1/2 ST S	01-2040-04960-000	261.71
819 UNIVERSITY DR N	01-2900-00220-000	496.45
1019 26 ST N	01-0480-01673-000	171.32
1107 10 ST S	01-2060-00040-000	411.70
1601 6 AVE S	01-0340-01230-000	334.05
2106 BROADWAY N	01-3020-00040-000	300.54
7471 16 ST S	01-8512-00580-000	454.81
2568 AMBER VALLEY CT S	01-6660-00663-000	305.43
3313 BIRDIE ST N	01-1005-00240-000	394.56
7390 20 ST S	01-8571-00840-000	395.83
6193 56 AVE S	01-8449-03650-000	151.71
730 2 ST N	01-1760-00220-000	268.55
711 26 ST N	01-0480-03475-000	188.65
316 15 ST N	01-2340-00920-000	193.31
6266 58 ST S	01-8449-03100-000	792.34
3456 18 ST S	01-2831-00590-000	176.21
2825 WESTGATE DR S	01-4000-00350-000	342.97
1804 26 AVE S	01-2195-00665-000	166.38
1028 12 ST N	01-0440-01930-000	653.95
1621 UNIVERSITY DR S	01-8839-00100-000	2,200.07
4404 BLUESTEM CT S	01-7850-00100-000	1,259.76
3527 LINCOLN ST S	01-6950-01400-000	168.04
109 14 ST S	01-0700-00760-000	742.71
1617 MAIN AVE	01-9200-00160-000	293.78
7344 22 ST S	01-8772-00127-000	834.30
1214 43 ST N	01-1170-01100-000	377.01
714 10 ST N	01-1120-00600-000	207.94

125 28 AVE N	01-0720-01040-000	232.36
4778 ARBOR CT S	01-7500-00700-000	201.99
2009 PARK BLVD S	01-2950-00050-000	391.31
2819 35 AVE S	01-1395-00140-000	275.59
4778 51 AVE S	01-8030-01060-000	222.34
1425 9 AVE S	01-0540-01010-000	268.35
2815 WHEATLAND DR S	01-0155-00251-000	255.76
520 15 ST S	01-0340-00770-000	152.05
6615 26 ST S	01-8742-00570-000	207.02
809 18 ST S	01-1700-00130-000	270.18
7272 14 ST S	01-8489-00080-000	782.47
2809 39 1/2 AVE S	01-2920-01410-000	453.62
2305 67 AVE S	01-8466-00150-000	470.33
812 26 ST N	01-0480-02140-030	228.52
6644 27 ST S	01-8742-00700-000	526.64
89 CEDAR AVE N	01-0720-02410-000	270.31
1034 27 ST N	01-0480-01090-000	432.40
3105 18 ST S	01-2350-02380-000	287.42
612 SHORT ST N	01-2200-00540-000	210.66
506 9 ST S	01-2140-00970-000	527.88
3611 GRANDWOOD DR N	01-8554-00410-000	425.77
7325 27 ST S	01-8774-00810-000	670.01
417 12 ST N	01-2382-03580-000	262.95
143 PRAIRIEWOOD DR S UNIT D	01-2330-01064-020	396.64
50 SOUTH TERRACE N	01-2200-00600-000	172.95
7455 15 ST S	01-8489-01140-000	749.67
1521 8 ST S	01-1400-03030-000	300.00
2118 BROADWAY N	01-3020-00010-000	214.34
5213 VETERANS BLVD S	01-8845-00100-000	273.17
2445 65 AVE S	01-8879-00100-000	26.88
1045 10 ST N	01-0440-02500-000	665.02
6038 59 ST S	01-8449-06850-000	266.87
6891 17 ST S	01-8659-00050-000	235.39
4326 39 1/2 AVE S	01-6600-00311-000	722.12
318-320 15 ST N	01-2340-00900-000	447.79
704 2 ST N	01-1760-00140-000	466.14
3379 MONROE ST S	01-6310-01150-000	188.84
1118 27 ST N	01-0480-00440-000	183.86
825 17 ST S	01-1700-00050-000	170.59
1424 7 AVE S	01-0540-00750-000	177.80
1835 49 ST S	01-5050-00363-000	366.15
4331 39 AVE S	01-6600-00273-000	161.58
1522 13 1/2 ST S	01-2040-03590-000	582.02
1402 32 ST S	01-4000-00200-000	2,773.53
1497 68 AVE S	01-8804-00630-000	660.15
4862 51 AVE S	01-8030-00900-000	155.52
1538 2 AVE S	01-0980-01230-000	238.10
1532 31 AVE S	01-1885-01210-000	268.86
3121 7 ST N	01-1660-00650-000	360.10
1111 8 AVE S	01-2400-00370-000	330.79

341 20 ST N	01-3300-02320-000	199.59
5550 13 AVE N	01-8628-00300-000	106.72
5570 13 AVE N	01-8628-00400-000	106.87
1414 14 ST S	01-2040-03310-000	199.82
2919 35 AVE S	01-1395-00082-000	274.67
1958 57 AVE S	01-5260-00460-000	240.88
1846 50 ST S	01-5050-00465-000	410.31
1621 28 AVE S	01-1910-00070-000	157.95
5528 BISHOPS BLVD S UNIT C	01-8360-00010-070	486.48
1454 20 ST S	01-1240-01020-000	195.82
3102 1 AVE N	01-3180-00350-000	431.63
1017 17 ST N	01-0100-01210-000	165.97
550 36 ST S	01-5000-00100-000	170.53
1421 14 1/2 ST S	01-2040-02690-000	350.42
3029 20 ST S	01-2350-00772-000	207.53
1010 1 ST N	01-1160-01970-000	317.21
1629 11 ST N	01-0380-02270-000	596.27
5518 18 ST S	01-1061-00070-000	185.87
1112 9 ST N	01-0440-00690-000	218.13
5582 43 ST S	01-8511-00970-000	174.77
613 1 AVE N	01-8748-00300-000	771.35
508 BROADWAY N	01-0450-00400-000	1,725.66
830 49 ST S	01-3880-00550-000	183.32
6653 TORONTO DR S	01-8742-00350-000	385.34
3113 11 AVE N	01-1880-00190-000	305.32
6677 TORONTO DR S	01-8742-00320-000	114.83
535 21 ST N	01-3300-00700-000	169.09
1021 17 ST S	01-1270-01080-000	159.02
3132 BROADWAY N	01-1660-00520-000	360.62
3015 30 AVE S	01-0196-00200-000	859.13
3457 47 AVE S	01-8551-00030-000	297.12
4645 TIMBERLINE DR S	01-3210-00600-000	410.31
5528 58 ST S	01-8449-02550-000	153.73
2769 65 AVE S	01-8791-00020-000	687.46
1629 10 ST N	01-0380-02500-000	404.62
921 4 AVE S	01-2240-03330-000	268.92
4895 53 ST S	01-8436-00660-000	303.62
1530 68 AVE S	01-8659-02410-000	173.99
5971 58 AVE S	01-8449-04520-000	130.95
2736 UMBER CT S	01-8400-00260-000	368.46
7448 24 ST S	01-8789-00040-000	792.40
1417 6 AVE S	01-0700-02480-000	274.92
5577 TUSCAN CT S	01-845 2-00050-000	462.33
6003 67 ST S	01-8449-00430-000	798.86
4212 PINE PKWY S	01-8511-01170-000	671.27
505 10 ST S	01-2140-00690-000	151.91
855 45 ST S	01-3880-01609-000	1,435.03
1902 52 AVE S	01-1060-00410-000	272.99
1605 8 AVE S	01-0560-00530-000	155.68
1630 8 AVE S	01-0560-01410-000	160.88

5136 8 AVE S	01-5170-00230-000	409.30
3711 10 ST N UNIT A	01-2335-00821-010	207.69
1610 11 ST N	01-0380-01900-000	286.04
3702 10 ST N UNIT B	01-7490-00030-000	407.12
1138 18 ST N	01-0100-00360-000	366.19
1602 37 AVE S	01-2705-01340-000	153.34
5119 47 AVE S	01-7760-00150-000	271.14
3610 VETERANS BLVD S	01-8682-00300-000	857.81
1120 40 ST S	01-3600-00023-000	252.88
1516 7 AVE S	01-0560-00960-000	292.86
7498 17 ST S	01-8571-00170-000	136.99
1905 16 1/2 ST S	01-0163-03050-000	287.94
5263 50 AVE S	01-8320-00670-000	388.89
1638 9 AVE S	01-0560-01630-000	151.91
4243 31 AVE S	01-8400-00761-000	213.93
3975 50 AVE S	01-8651-00270-000	277.82
2600 74 AVE S	01-8774-00170-000	303.90
1125 16 ST N	01-1500-00200-000	755.00
909 45 ST S	01-3880-01671-000	287.20
3265 62 AVE S	01-8394-02230-000	925.15
1001 28 ST N	01-0480-01180-000	519.47
1438 4 AVE S	01-0700-02270-000	176.63
2154 65 AVE S	01-8584-00050-000	126.92
1521 2 AVE S	01-0980-00950-000	230.81
6375 56 AVE S	01-8449-01670-000	564.25
6425 15 ST S	01-5950-00040-000	710.91
714 20 ST N	01-0100-02130-000	229.56
703 10 AVE N UNIT 3	01-0440-03210-003	187.48
4302 13 1/2 AVE S UNIT E	01-2332-01602-040	216.26
4269 ESTATE DR S	01-7870-02300-000	474.19
3333 16 AVE S	01-1390-00340-000	552.36
4239 39 AVE S	01-6600-00093-000	167.62
1319 8 AVE S	01-0540-00310-000	428.56
1610 17 ST S	01-2040-05040-000	159.73
2616 64 AVE S	01-8421-00080-000	919.01
3528 32 ST S	01-1396-00110-012	290.96
131 PRAIRIEWOOD DR S	01-2330-01030-000	322.61
339-341 7 AVE S	01-1440-00440-000	380.63
6132 61 AVE S	01-8449-07200-000	228.14
401 22 ST S	01-0740-02140-000	227.91
1208 UNIVERSITY DR S	01-1860-00170-000	259.30
6188 59 AVE S	01-8449-05930-000	842.20
921 4 ST N	01-1160-02570-000	233.65
719 10 ST S	01-2400-00540-000	268.64
1322 GATEWAY DR S	01-4000-00107-000	602.11
3900 54 ST S	01-8835-00100-000	221.61
1002 7 ST N	01-0440-03200-000	598.34
1619 2 AVE S	01-0980-00675-000	323.89
1518 4 AVE N	01-2340-00950-000	216.05
3434 39 AVE S	01-2326-00390-000	1,275.92

826 27 ST N	01-0480-02380-000	248.10
1801 PRAIRIE LN S	01-2840-00725-000	355.96
1835 4 ST N	01-2100-01860-000	170.59
1918 55 AVE S	01-1061-00320-000	224.49
1215 11 ST S	01-1860-00250-000	343.52
6702 DEER CREEK PKWY S	01-8449-07690-000	206.25
302 20 AVE N	01-1100-00170-000	276.43
5409 49 AVE S	01-8436-00790-000	494.22
1440 16 1/2 ST S	01-2040-02231-000	208.03
2614 EASTGATE DR S	01-4000-01280-000	231.70
6235 63 AVE S	01-8449-07310-000	265.84
810 27 ST N	01-0480-02420-000	146.73
4496 50 ST S	01-7001-01340-000	235.82
1722 EAST ROSE CREEK PKWY S	01-2486-00040-000	334.41
6296 63 AVE S	01-8449-07530-000	182.67
206 22 ST S	01-0740-01190-000	204.07
4887 51 AVE S	01-8030-02100-000	410.31
1431 75 AVE S	01-8489-00470-000	309.84
4767 51 ST S	01-7760-00693-000	244.18
1516 5 AVE S	01-0340-00830-000	234.58
1939 54 AVE S	01-1060-00630-000	490.87
1010 7 AVE N	01-2382-03380-000	238.34
6169 59 AVE S	01-8449-05090-000	776.18
913 19 ST S	01-1270-01520-000	213.21
21 18 ST S	01-8874-00100-000	1,111.31
1320 10 ST N	01-2220-03190-000	192.59
1954 55 AVE S	01-1061-00380-000	272.84
2630 56 AVE S	01-8386-00951-000	617.02
3557 19 ST S	01-2833-00500-000	177.33
1445 1 AVE N	01-2340-02660-000	631.01
201 23 ST S	01-0740-00890-000	418.13
5530 19 ST S	01-1062-00150-000	351.26
1412 11 AVE S	01-0020-01060-000	214.34
1444 2 AVE S	01-0700-01590-000	195.46
85 28 AVE NE	01-0751-00480-000	571.24
1000 45 ST S	01-8393-00010-000	1,681.21
1537 3 AVE N	01-2340-01040-000	403.72
302 21 AVE N	01-1100-00510-000	203.50
3640 56 ST S	01-8568-00470-000	540.18
1614 8 AVE S	01-0560-01450-000	785.85
81 22 AVE N	01-2120-00240-000	248.97
1324 11 AVE S	01-0020-00790-000	205.60
914 18 ST S	01-1270-01190-000	346.82
2516 39 1/2 AVE S	01-2920-00030-000	253.13
1210 1 ST N	01-1360-02410-000	365.43
2114 5 AVE S	01-0740-03180-000	151.04
3030 9 ST N	01-1660-00440-000	222.75
1305 9 ST N	01-2220-01480-000	398.60
3634 HARRISON ST S	01-7570-00063-000	284.77
139 PRAIRIEWOOD DR S UNIT B	01-2330-01063-020	153.40

5451 53 AVE S	01-8060-00084-000	315.58
645 ROYAL OAKS DR N	01-5120-00121-000	153.87
410 14 ST N	01-2340-00700-000	214.72
1002 25 ST N	01-0480-01620-000	355.88
306 22 ST S	01-0740-01830-000	98.18
926 15 ST N	01-1500-00019-000	631.93
2636 74 AVE S	01-8774-00190-000	1,230.99
1442 8 AVE S	01-0540-01005-000	463.43
518 9 ST S	01-2400-01060-000	233.19
520 9 ST S	01-2400-01050-000	38.69
433 OAKLAND AVE S	01-0120-00630-000	182.08
3935 30 AVE S	01-8597-00300-000	262.05
2578 GOLDEN VALLEY PKWY S	01-8509-00170-000	483.69
2013 11 AVE S	01-1270-01890-000	384.99
1622 MAIN AVE	01-0980-00389-000	617.78
6102 14 ST S	01-6810-00101-000	190.34
706 8 ST N	01-1120-00060-000	241.13
17 UNIVERSITY DR N	01-2382-04131-000	58.76
706 3 ST N	01-0580-00260-000	165.00
7412 18 ST S	01-8632-00470-000	328.80
3014 BROADWAY N	01-1660-00020-000	292.31
3544 19 ST S	01-2833-00530-000	184.55
4270 BRISTLECONE LOOP S	01-8511-00980-000	40.94
3032 19 ST S	01-2350-00480-000	660.28
37 NORTH WOODCREST DR N	01-4050-00390-000	159.02
1522 EAST GATEWAY CIR S	01-4000-00170-000	277.62
109 6 AVE N	01-1540-03190-000	290.55
110 UNIVERSITY DR S	01-2240-01760-000	183.84
2972 74 AVE S	01-8774-00570-000	130.95
1510 9 ST S	01-1400-03210-000	423.11
4805 CHELSEA LN S	01-8440-00380-000	304.13
2577 PACIFIC DR S UNIT 408	01-0065-00838-000	119.63
1013-1015 BROADWAY N	01-3280-00040-000	181.99
4271 51 ST S	01-7870-03400-000	311.15
1521 SUNDANCE DR S	01-6450-00075-000	167.62
41 PRAIRIEWOOD DR S	01-2330-00650-000	663.97
1605 9 AVE S	01-0560-01250-000	341.20
1346 15 ST S	01-2040-00890-000	231.77
1605 35 AVE S	01-2705-00512-000	176.29
3106 23 ST S	01-1405-00760-000	243.18
2019 52 ST S	01-6050-00193-000	186.10
1012 16 ST N	01-0100-01150-000	190.65
3636 10 ST N	01-2531-00160-000	288.03
1129 7 ST N	01-0440-00100-000	656.86
2102 23 AVE S	01-3750-00170-000	159.36
1727 52 ST S	01-5050-01500-000	154.28
3427 RIVER DR S	01-1143-00090-000	208.98
822 18 ST S	01-1700-00090-000	570.60
1821 15 ST S	01-0162-02060-000	261.68
2567 54 AVE S	01-8386-00330-000	124.89

2797 UMBER CT S	01-8400-00121-000	370.75
6645 27 ST S	01-8742-00930-000	851.60
709 10 ST S	01-2400-00560-000	242.80
4791 UNIVERSITY DR N	01-3500-51840-000	222.05
2196 65 AVE S	01-8584-00010-000	555.62
1555 72 AVE S	01-8530-00090-000	94.78
2704-2706 10 AVE N	01-0480-02565-000	248.93
1518 12 AVE S	01-0960-00440-000	530.80
1109 18 ST N UNIT A	01-0100-00265-000	198.22
601 10 ST S	01-2400-00180-000	665.98
52 WOODLAND DR N	01-2360-00340-000	233.03
4740 52 ST S	01-7760-00610-000	394.55
1406 21 ST S	01-1240-01460-000	956.64
2265 32 AVE S	01-1405-00900-000	225.21
7334 27 ST S	01-8774-00510-000	136.99
11 15 ST S	01-0980-00062-000	261.53
101 16 AVE N	01-1890-00950-000	303.95
2925 37 AVE S	01-2922-00080-000	196.21
2538 AMBER VALLEY CT S	01-6660-00591-000	326.45
1935 49 ST S	01-5400-00701-000	214.26
4367 47 AVE S	01-7500-00101-000	258.19
1454 11 ST N	01-2220-03540-000	273.52
1428 1 AVE S	01-0700-00660-000	429.37
1318 39 ST N	01-6700-00200-000	244.91
85 18 AVE N	01-1890-00370-000	153.24
1506 9 ST N	01-0380-00720-000	289.03
1513 36 AVE S	01-2705-00736-000	214.34
2831 UMBER CT S	01-8400-00151-000	188.90
36 SOUTH TERRACE N	01-2200-00630-000	163.41
825 KENNEDY CT N	01-0440-02950-000	250.07
1434 3 AVE S	01-0700-01690-000	214.34
1589 69 AVE S	01-8659-02510-000	860.14
4261 51 ST S	01-7870-03600-000	247.13
7342 AQUILINE DR S	01-8772-00104-000	350.26
2613 72 AVE S	01-8763-00460-000	129.96
81 CEDAR AVE N	01-0720-02430-000	500.23
414 22 ST S	01-0740-02390-000	186.95
1335 5 AVE N	01-2340-00475-000	394.70
1705 2 AVE S	01-0060-00180-000	153.26
1230 10 ST N	01-2220-02990-000	379.81
2253 68 AVE S	01-8466-00340-000	207.02
7449 CLAIRE DR S	01-8512-00310-000	313.26
2308 26 1/2 CT S	01-0505-00419-000	1,035.94
6270 13 CIR S	01-5720-00960-000	366.23
3607 CORDOVA LOOP S	01-8568-00780-000	189.60
1524 5 AVE S	01-0340-00850-000	358.13
1415-1417 7 AVE S	01-0540-00530-000	274.24
2704 34 AVE S	01-0518-00739-000	219.78
1459 WEST GATEWAY CIR S	01-4000-00226-000	255.49
1639 2 AVE S	01-0060-00160-000	240.09

213 21 ST S	01-0740-01120-000	183.60
817 12 AVE N	01-2220-01190-000	163.31
111 6 AVE N	01-1540-03180-000	607.29
3266 51 ST S	01-8688-00300-000	334.82
115 6 AVE N	01-1540-03120-000	449.99
1325 12 AVE S	01-0020-00851-000	182.56
3535 BUCHANAN ST S	01-6950-01180-000	194.44
4260 RUSSET AVE S	01-8400-00580-000	189.64
1319 5 ST S	01-0140-00060-000	402.47
1433 12 AVE S	01-0020-01190-000	172.80
2050 67 AVE S	01-8510-00840-000	278.11
1826 ROSE CREEK DR S	01-2482-00070-000	209.32
1634 6 AVE S	01-0560-00430-000	214.34
2125 33 AVE S	01-2832-00039-000	425.71
74 7 AVE N	01-1540-03355-000	164.81
2502 AMBER VALLEY CT S	01-6660-00501-000	618.92
6618 17 ST S	01-8659-01090-000	901.54
3205 CHERRY LN N	01-3540-00195-000	195.38
6219 24 ST S	01-7810-00880-000	344.15
3518 32 ST S	01-1396-00110-007	494.67
1409 15 ST S	01-2040-02350-000	158.00
1344 1 AVE N	01-2340-03300-000	506.76
3509 58 CT S	01-8394-00580-000	174.40
742 19 ST N	01-0100-01522-000	550.89
1602 28 1/2 AVE S	01-1910-00660-000	418.25
6043 56 AVE S	01-8449-03560-000	248.05
3206 20 ST S	01-2834-00055-000	412.34
6650 17 ST S	01-8659-01120-000	366.68
6124 22 ST S	01-6350-01480-000	267.33
1014 7 AVE S	01-2400-00590-000	207.31
5455 38 AVE S	01-8556-00170-000	176.38
449 23 ST S	01-0740-02560-000	422.41
613 3 ST N	01-1540-03090-000	1,039.51
2508 ARROWHEAD RD S	01-0065-00022-000	211.20
5817 41 ST S	01-8577-00021-002	188.84
7423 20 ST S	01-8571-01050-000	464.00
1031 COLLEGE ST N	01-1640-01360-000	304.26
701 SOUTH DR S	01-2660-00180-000	214.26
2521 26 AVE S	01-4006-00358-000	164.35
6643 55 AVE S	01-8671-00340-000	92.20
421 19 AVE N	01-1100-00290-000	538.86
1946 57 AVE S	01-5260-00480-000	160.84
4295 39 1/2 AVE S	01-6600-00573-000	229.14
708-710 18 ST S	01-1270-00600-000	494.62
1630 6 AVE S	01-0560-00440-000	153.59
1521 4 AVE S	01-0340-00260-000	229.56
4859 34 AVE S	01-8440-00100-000	595.60
2108 UNIVERSITY DR S UNIT 4	01-2710-00205-040	367.36
3177 17 ST S	01-1885-01662-000	281.45
1450 10 ST S	01-1400-01420-000	209.50

1431 7 AVE N	01-3500-04703-010	483.84
2356 20 AVE S	01-2840-02730-000	355.51
5096 WOODHAVEN DR S	01-8020-00620-000	211.50
6587 21 ST S	01-8584-00160-000	188.80
99 PRAIRIEWOOD DR S	01-2330-00915-000	163.09
1901 16 ST S	01-0163-02890-000	284.76
1101 19 AVE N	01-0010-00300-000	528.94
4624 38 AVE S	01-7540-00110-020	504.00
2021 PARK BLVD S	01-2950-00100-000	200.15
1818 2 AVE S	01-0060-00210-000	638.60
1017-1019 8 AVE S	01-2400-00510-000	415.27
4318 55 ST S	01-7000-01210-000	425.77
1814 18 ST S	01-1490-00230-000	476.60
1217 13 1/2 ST S	01-0020-01530-000	185.98
5148 10 AVE S	01-5170-00700-000	562.33
2905 42 ST N	01-8819-03100-000	371.04
2714 MAIN AVE	01-2301-00151-000	204.36
6085 35 ST S	01-8394-01710-000	153.36
1148 8 ST N	01-0440-00470-000	155.80
3219 1 ST N	01-3560-00510-000	344.59
3101 38 AVE S	01-2920-01220-000	178.33
1813 27 AVE S	01-0505-00946-000	519.59
1913 13 AVE S	01-1200-00240-000	197.29
1485 69 AVE S	01-8804-00360-000	789.88
1506 10 ST N	01-0380-00960-000	157.69
1643 19 AVE N UNIT PT OF A	01-8600-01151-000	199.27
1837-1839 7 AVE S	01-1270-00500-000	2,203.86
2001 PARK BLVD S	01-2950-00010-000	763.68
3226 LONGFELLOW RD N	01-1001-00420-000	198.02
3102 8 AVE N	01-2020-00550-000	115.33
315 15 ST S	01-0340-00300-000	265.86
912 12 AVE N	01-0440-00850-000	293.41
4230 ESTATE DR S	01-7870-00700-000	189.18
1902 1 AVE S	01-5360-00050-000	457.97
3110 ELM ST N	01-0730-00770-040	262.92
3155 17 ST S UNIT C	01-1885-01605-030	475.95
6254 58 ST S	01-8449-03090-000	350.26
4318 9 AVENUE CIR S	01-3610-00810-000	626.69
3037 20 ST S	01-2350-00785-000	151.91
1409 16 1/2 ST S	01-2040-01840-000	844.93
6290 31 ST S	01-8550-00040-000	16.12
4704 8 AVE S	01-3880-01186-000	320.98
1336 2 AVE N	01-2340-02840-000	204.19
524 15 ST S	01-0340-00780-000	181.00
6087 PRAIRIE GROVE CT S	01-8721-00020-000	114.56
2303 18 ST S	01-3750-00225-000	93.55
826 29 ST N	01-2020-00010-000	269.79
218 22 ST S	01-0740-01160-000	276.76
1602 11 ST N	01-0380-01880-000	482.62
915-917 4 AVE S	01-2240-03340-000	520.30

4973 38 AVE S	01-7440-00150-000	207.27
6794 SMYLLIE LN S	01-8518-00040-000	963.49
4753 51 ST S	01-7760-00711-000	191.11
1241 11 1/2 ST N	01-2220-02850-000	376.06
6643 26 ST S	01-8742-00600-000	324.51
831 17 AVE N	01-5300-00100-000	452.36
1433 13 AVE S	01-0020-01430-000	286.28
1723 49 ST S	01-5050-00165-000	328.22
404 24 ST S	01-0740-02120-000	180.78
1425 12 ST S	01-0280-00350-000	158.76
6033 AUTUMN DR S	01-8394-01090-000	191.80
7218 29 ST S	01-8725-00440-000	123.64
206 23 ST S	01-0740-01070-000	281.56
2756 GOLDEN LN S	01-8509-00820-000	833.54
3304 30 AVE S	01-4028-00013-010	161.58
7270 16 ST S	01-8530-00170-000	826.14
1424 18 ST S	01-1240-00400-000	170.59
1316 10 AVE S	01-0020-00540-000	372.60
1901 11 AVE S	01-1270-01610-000	310.39
709 19 AVE S	01-2660-00770-000	423.10
3033 21 ST S	01-2350-00935-000	178.85
2831 WHEATLAND DR S	01-0155-00273-000	287.85
3365 MONROE ST S	01-6310-01140-000	563.79
1522 10 ST N	01-0380-01000-000	84.33
3670 56 ST S	01-8568-00410-000	189.41
1301 16 ST S	01-2040-01290-000	228.38
3607 FILLMORE ST S	01-7570-00990-020	258.19
3716 MERRIFIELD DR S	01-8744-00540-000	212.15
4696 47 ST S	01-8170-00050-000	6,063.65
613 17 ST S	01-1270-00050-000	153.32
402 23 ST S	01-0740-02271-000	213.76
1520 11 ST S	01-0280-00200-000	249.23
1618 7 AVE S	01-0560-00720-000	330.40
4344 ESTATE DR S	01-7730-01000-000	270.10
4297 51 ST S	01-7730-03100-000	186.83
2555 54 AVE S	01-8386-00340-000	544.73
322 23 ST S	01-0740-01665-000	181.49
1749 15 ST S	01-0161-01000-000	237.66
1542 9 ST N	01-0380-00810-000	169.87
1712 50 ST S	01-5050-00725-000	80.68
2109 5 AVE S	01-0740-02830-000	361.25
1622-1626 16 AVE S	01-2040-04930-000	193.77
6212 35 ST S	01-8394-01380-000	919.85
3115 23 AVE S	01-0172-01733-000	680.36
3217 23 AVE S	01-0172-01683-000	716.83
1728 35 ST S	01-0530-00478-000	165.01
3001 40 AVE S	01-6130-00200-000	172.78
2945 40 AVE S	01-6130-00100-000	523.08
2764 44 AVE N	01-5910-02207-000	226.17
3002 18 ST S	01-2350-00219-000	246.07

741 50 ST S	01-3880-00090-000	606.06
2545 FULTON LOOP S	01-8841-00240-000	481.57
1133 4 ST N	01-1160-00400-000	1,018.62
1117 7 AVE N	01-1120-00680-000	222.27
1121 7 AVE N	01-1120-00670-000	259.30
2939 WHEATLAND DR S	01-5350-00210-000	247.65
7375 24 ST S	01-8718-00030-000	120.88
3111 35 AVE S	01-1396-00030-000	150.96
714 OAK ST N	01-1760-00671-000	261.82
1022 8 AVE S	01-2400-01900-000	1,244.11
3102 23 ST S	01-1405-00750-000	159.11
3016 38 1/2 AVE S	01-2920-01110-000	438.93
5138 48 AVE S	01-7760-00881-000	297.87
1614 1 AVE S	01-0980-00610-000	193.48
418 24 ST S	01-0740-02080-000	548.49
2345 59 AVE S	01-6210-01220-000	273.35
303 15 ST S	01-0340-00060-000	221.64
1410 2 AVE S	01-0700-01470-000	615.42
709 27 ST N	01-0480-03290-000	520.67
3233 46 AVE S	01-0900-01230-000	215.46
5903 59 ST S	01-8449-06050-000	197.89
1801 38 ST S	01-6000-00100-000	250.25
6590 DEER CREEK PKWY S	01-8449-07580-000	309.05
6601 27 ST S	01-8742-00880-000	129.99
1350 MAIN AVE	01-0700-00270-000	172.53
2854 ELM ST N	01-0070-00200-000	203.84
912 6 ST S	01-2400-03070-000	281.18
1707 6 AVE S	01-0040-00380-000	314.26
3235 15 AVE S UNIT C	01-1390-01750-070	298.99
521 15 ST S	01-0340-01050-000	164.00
2216 40 AVE S	01-2484-00110-000	222.48
6231 60 AVE S	01-8449-06220-000	869.22
2328 DEMORES DR S	01-2840-00273-000	214.33
706 21 ST N	01-0100-02010-000	625.21
6011 63 AVE S	01-8449-07050-000	152.60
1825-1827 7 AVE S	01-1270-00530-000	498.24
4298 ESTATE DR S	01-7730-00300-000	184.55
7252 28 ST S	01-8725-00570-000	521.91
6749 27 ST S	01-8806-00240-000	123.66
1510 57 AVE S	01-5080-00310-000	161.58
418 22 ST S	01-0740-02380-000	217.26
802 16 ST S	01-0560-01150-000	474.92
434 22 ST S	01-0740-02890-000	293.24
1302 21 ST S	01-1240-00010-000	747.40
1442 68 AVE S	01-8804-00260-000	700.48
1818 52 ST S	01-5050-01200-000	380.36
6054 59 ST S	01-8449-06840-000	110.99
1144 2 ST N	01-1160-00850-000	175.75
1320 8 ST N	01-2220-01670-000	260.66
1625 10 AVE S	01-0560-01550-000	560.57

1326 12 ST N	01-2220-04650-000	588.69
5946 59 ST S	01-8449-05730-000	293.07
917 14 ST N	01-1620-00710-000	151.91
922 11 ST N	01-1140-00520-000	151.91
1410 15 ST S	01-2040-02810-000	684.58
6064 PRAIRIE GROVE CT S	01-8549-00630-000	354.38
1450 BROADWAY N	01-2220-00600-000	232.22
3251 36 AVE S	01-2924-00780-000	218.46
6214 58 AVE S	01-8449-05240-000	130.95
420 11 AVE S	01-4100-01500-000	440.14
1513 34 1/2 AVE S	01-2705-00390-000	938.11
2327 SUNDANCE CIR S	01-2840-02445-000	887.64
3324 39 AVE S	01-2326-01010-000	190.25
3576 POLK ST S	01-6950-00490-000	190.25
4248 47 AVE S	01-7500-01150-000	202.11
1117 3 AVE S	01-2240-02891-000	205.20
1637 13 AVE S	01-0960-00250-000	213.11
721 29 ST N	01-0480-02990-000	253.73
3409 17 ST S	01-2705-00792-000	215.54
3467 58 CT S	01-8394-00530-000	925.75
101 16 ST S	01-0980-00571-000	330.17
518 19 ST N	01-3300-00360-000	300.00
2319 35 AVE S	01-2830-01400-000	600.59
1307 5 ST S	01-0140-00030-000	275.51
3627 PARKER PL N	01-8881-00200-000	58.18
2307 10 ST S	01-2710-00480-000	391.56
4280 ESTATE DR S	01-7870-01800-000	313.80
3028 18 ST S	01-2350-00261-000	193.90
724 8 ST N	01-1120-00200-000	378.20
838 49 ST S	01-3880-00560-000	403.47
7362 28 ST S	01-8774-00730-000	768.07
334 20 ST N	01-3300-01870-000	152.44
1105 13 AVE S	01-0780-01740-000	177.36
1641 51 ST S	01-2777-00135-000	476.65
3880 51 ST S	01-8496-00680-000	221.54
2813 24 AVE S	01-4005-00060-000	181.30
1309 6 AVE S	01-0700-02810-000	281.61
1521 13 AVE S	01-0960-00540-000	164.64
5207 50 AVE S	01-8320-00590-000	218.01
4722 WOODHAVEN ST S	01-7500-01490-000	324.07
220 23 ST S	01-0740-01040-000	315.79
1113 28 ST N	01-0480-00520-000	389.91
6085 59 AVE S	01-8449-05050-000	746.85
901 COLLEGE ST N	01-1620-00650-000	325.27
415 7 AVE S	01-1440-00110-000	465.44
3814 3 AVE N	01-0470-00614-000	366.21
1513 2 AVE S	01-0980-00980-000	225.36
2323 SUNDANCE CIR S	01-2840-02440-000	240.92
2113 9 1/2 ST N	01-3100-00010-000	236.57
6588 56 AVE S	01-8449-01720-000	789.47

4221 51 ST S	01-7870-04300-000	443.25
6215 35 ST S	01-8394-01850-000	835.71
301 23 AVE N	01-2080-00420-000	74.33
1224 UNIVERSITY DR S	01-0780-01690-000	584.25
3296 62 AVE S	01-8394-02100-000	425.11
2713 24 AVE S	01-4005-00090-000	1,143.10
3028 22 ST S	01-1405-00070-000	185.83
615 1 ST N	01-1540-03360-000	268.37
4757 52 ST S	01-7760-00530-000	267.32
2006 BROADWAY N	01-3020-00090-000	200.04
6275 56 AVE S	01-8449-03880-000	850.81
2942 23 AVE S	01-4007-00155-000	98.34
6696 TORONTO DR S	01-8742-00210-000	890.96
7339 24 ST S	01-8718-00070-000	527.62
1315 11 AVE N	01-1640-01420-000	280.12
1010 25 ST N	01-0480-01610-000	230.09
2209 6 AVE S	01-0740-03110-000	278.80
1350 10 ST N	01-2220-03480-000	170.51
205 24 ST S	01-0740-00830-000	263.48
710 OAK ST N	01-1760-00660-000	397.67
509 21 AVE N	01-2780-00360-000	222.56
421 23 ST S	01-0740-02040-000	176.07
4900 23 AVE S	01-7680-00103-000	228.40
1820 56 AVE S	01-1062-00351-000	366.47
701 14 ST S	01-0540-00700-000	431.52
4725 TOWNSITE PL S	01-7001-00361-000	239.03
6187 49 AVE S	01-8559-00810-000	126.92
1110 1 AVE S	01-2240-01881-030	209.48
402 24 AVE N	01-2080-00690-000	327.53
48 PRAIRIEWOOD DR S	01-2330-01820-000	288.39
921 16 ST S	01-0560-01510-000	443.73
4589 38 AVE S	01-7540-00011-000	1,068.58
5106 16 AVE S	01-2777-00021-000	203.30
1220 38 AVE S	01-0290-00750-000	235.82
112 15 ST S	01-0980-01030-000	185.45
1826 5 ST N	01-2100-00590-000	550.59
5541 59 ST S	01-8449-02400-000	314.20
1426 13 AVE S	01-2040-00720-000	456.60
1834 5 ST N	01-2100-00630-000	271.54
1146 9 ST N	01-0440-00620-000	195.14
1025 7 AVE S	01-2400-00240-000	298.64
3416 WHEATLAND PINES DR S	01-6440-00163-000	288.35
6413 OSGOOD PKWY S	01-7020-01410-000	858.17
4963 55 ST S	01-8436-01230-000	263.42
1446 3 AVE N	01-2340-01960-000	918.91
3889 51 ST S	01-8835-00200-000	219.55
5923 59 ST S	01-8449-06070-000	245.39
3105 7 AVE N	01-2020-00635-000	333.63
2589 55 AVE S	01-8386-00830-000	406.94
912 4 ST S	01-4100-00960-000	285.73

6857 23 ST S	01-8466-00600-000	210.10
4876 BLUEBELL LOOP S	01-8669-00060-000	340.49
5416 BISHOPS BLVD S UNIT D	01-8360-00060-080	175.60
4751 TOWNSITE PL S	01-7001-00423-000	194.62
1544 3 AVE S	01-0340-00170-000	184.34
1626 4 AVE S	01-0340-00400-000	547.41
1340 6 ST S	01-1400-00080-000	220.04
1592 68 AVE S	01-8659-02500-000	849.83
2529 FULTON LOOP S	01-8841-00200-000	207.02
2311 7 ST N	01-3040-00170-000	162.53
3337 MONROE ST S	01-6310-01120-000	609.01
3439 39 AVE S	01-2326-00410-000	235.04
2925 18 ST S	01-2350-00200-000	161.32
7255 26 ST S	01-8715-00360-000	925.68
2008 25 1/2 AVE S	01-2195-00510-000	360.99
3221 42 AVE S	01-0900-00080-000	160.88
4993 SPENCER LN S	01-8440-01170-000	194.18
1831 PARK BLVD S	01-2840-00980-000	172.78
330 EDDY CT S	01-0710-00051-000	167.10
1450 68 AVE S	01-8804-00240-000	544.73
2716 WHEATLAND DR S	01-5040-00381-000	293.57
2105 5 AVE S	01-0740-02820-000	282.82
153 NORTH WOODCREST DR N	01-4080-00440-000	151.91
3317 FIECHTNER DR S	01-7960-00200-000	514.87
901 38 ST S	01-3600-00060-000	403.28
5909 59 AVE S	01-8449-04960-000	905.02
2595 72 AVE S	01-8715-00010-000	1,158.67
3327 19 ST S	01-2833-00050-000	1,175.23
433 23 ST S	01-0740-02510-000	198.37
909 20 ST S	01-1270-01770-000	331.25
3509 INTERSTATE BLVD S	01-1420-00040-000	353.77
1909 9 AVE S	01-1270-00830-000	250.33
920 1 ST N	01-3260-00500-000	235.05
7317 22 ST S	01-8772-00111-000	843.46
5221 50 AVE S	01-8320-00610-000	196.72
1527 10 AVE S	01-0560-01790-000	169.16
3001 37 AVE S	01-2922-00100-000	1,576.86
6286 23 ST S	01-7810-01040-000	269.83
442 ELMWOOD AVE S	01-0120-02350-000	220.13
4863 51 AVE S	01-8030-02050-000	270.15
1513 4 AVE N	01-2340-00860-000	261.01
5201 49 AVE S	01-8320-00150-000	403.85
1418 17 ST S	01-2040-02020-000	294.94

Any person aggrieved may appeal from the action of the Board of City Commissioners by filing with the City Auditor, prior to September 2, 2025, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Board of City Commissioners should not be confirmed.

City Auditor's Office
(August 13 & 20, 2025 - Legals)

MEMORANDUM

32

TO: City Commission

FROM: Steven Sprague, City Auditor

SUBJECT: Liquor License Application – Casa Mexico Taqueria Express

DATE: August 20, 2025

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

License Class: F – Full Alcohol, no bar allowed, food required
Business Name: Casa Mexico Taqueria Express
Location: 2511 Kirsten Lane South
Applicants: Sergio Aguirre and Jose Cordoba Ramirez

This application is for the issuance of a Class F liquor license to Casa Mexico Taqueria Express.

No concerns were found in the criminal history background check. The background check was approved by the Police Chief. Staff & Liquor Control recommend approval of the issuance of a Class F alcoholic beverage license to Casa Mexico Taqueria Express. The complete application is available for review in the Auditor's Office.

Recommended Motion:

Move to approve the issuance of a Class F alcoholic beverage license to Casa Mexico Taqueria Express.



FARGO POLICE DEPARTMENT

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

NEIGHBORHOOD SERVICES DIVISION

MEMORANDUM

To: Chief David Zibolski

From: Sergeant Daniel Hulbert *DMH*

Date: 07.24.2025

RE: Alcoholic Beverage License Application, Class "F", Casa Mexico Taqueria Express

Application for a class "F" Alcoholic Beverage License from

La Fiesta Mexican & American Grill, LLC d/b/a Casa Mexico Taqueria Express, Located at 2511 Kirsten Lane South.

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

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

The following information was discovered through this investigation:

Aguirre, Sergio (Owner)

Criminal History -

A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (<https://chs.state.mn.us>) showed no criminal history.

Credit History -

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

Cordoba Ramirez, Jose (Owner/Manager)

Criminal History -

A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (https://chs.state.mn.us) showed no criminal history.

Credit History -

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

Investigation Notes

This application is for a class "F" alcoholic beverage license (Authorizes the licensee to sell "on-sale" only) for La Fiesta Mexican & American Grill, LLC d/b/a Casa Mexico Taqueria Express.

Business Location

Casa Mexico Taqueria Express is located at 2511 Kirsten Lane South. Other businesses in the area with alcoholic beverage licenses are Fargo Hi-Ho Burgers & Brews and Woody's Bar & Grill.

Conclusion

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

RECEIVED
Fargo Police Department

JUL 27 2025

Travis Moser
Lieutenant

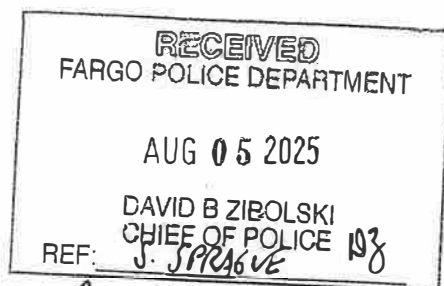
REF: *[Signature]*

RECEIVED
Fargo Police Department

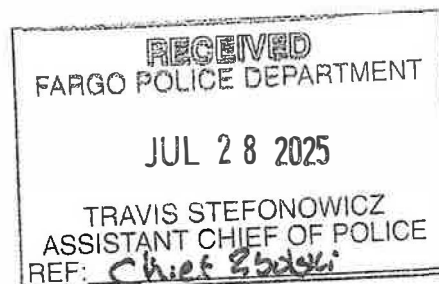
JUL 24 2025

Matt Christensen
Captain

REF: *AC STEFONOWICZ*



* Rec. Approval



TRANSFER Application for an Alcoholic Beverage License

Legal Company Name: La Fiesta Mexican & American Grill LLC

(Must match State of North Dakota registration name)

DBA Name: Casa Mexico Taqueria Express

License Transferred From: Same LLC, new member

****Applicant must include letter from current license holder approving transfer of license****

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

Business location address: 2511 Kirsten Lane South, Fargo ND. 5810

Mailing address: PO Box 6518, Fargo ND. 58109

Business E-mail address: Say2@live.com

Local Manager E-mail address: Say2@live.com

Best Contact Phone number: (605) 228-6628

Anticipated Date of Opening: currently open/new partner change

Please contact the Auditor's Office at 701-241-1301 or 241-8108 to determine the appropriate License Classification Type that would fit your business model.

The following section to be completed by City Staff:

Date Received: 7/14/25

Class of License: F

Investigations Fee Paid (\$250) X Yes No

Date Paid: 7/14/25 Check/CC # 1235

Police Department review completed by: _____ Date: _____

(Attached recommendation report):

_____ Approval Recommendation

Denial Recommendation

Chief of Police

Date _____

La Fiesta Mexican & American Grill LLC

Db: Casa Mexico Taqueria Express

Agreement

This written Action is declared by the Sole Member of La Fiesta Mexican & American Grill LLC, (herein "La Fiesta"), with the intention that such Written Action shall have full force and effect.

WHEREAS, Jose Cordoba Ramirez has received contingent transfer of 51% Membership Interest in La Fiesta; and

WHEREAS, the business of La Fiesta requires a liquor license; and

WHEREAS, the Members acknowledge that any member holding more than a 5% equity interest in La Fiesta must satisfy the background checks required by the licensing authorities, prior to the issuance of the liquor license; and

WHEREAS, the Members of La Fiesta agree that Jose Cordoba Ramirez has received the contingent transfer of 51% Membership Interest in La Fiesta, pending satisfactory completion of his background check.

Based on the recitals above, the Members declare the following Written Action:

1. As of June 5, 2025, the Members agree that Jose Cordoba Ramirez has received the transfer of 51% Membership Interest in La Fiesta; provided, however, such transfer shall have no legal effect, and shall not be entered upon the books of La Fiesta, until such time as Jose Cordoba Ramirez satisfies any background check requirements and any other qualifying requirements, necessary for La Fiesta to retain its liquor license. In the event that Jose Cordoba Ramirez fails to satisfy such requirements, with the result that his ownership of his Membership Interest will prevent La Fiesta from retaining its liquor license, the transfer of the 51% Membership interest to him shall be declared null and void and shall be cancelled on the books of La Fiesta.

Dated this 5 day of June, 2025.



Sergio Aguirre



Jose Cordoba Ramirez

33

City of Fargo Staff Report			
Title:	Brekke 64 th Avenue Addition	Date: Update:	2/26/2025 3/26/2025 8/28/2025
Location:	1606 and 1648 64 th Avenue South	Staff Contact:	Donald Kress, current planning coordinator
Legal Description:	Portion of the NW ¼ of the NE 1/4, Sec. 12, T138N, R49W City of Fargo, Cass County, North Dakota		
Owner(s)/Applicant:	Brekke Custom Homes / Houston Engineering, Inc.	Engineer:	Houston Engineering, Inc.
Entitlements Requested:	Major Subdivision (Plat of Brekke 64th Avenue Addition , a plat of an unplatted portion of the NW ¼ of the NE 1/4, Sec. 12, T138N, R49W City of Fargo, Cass County, North Dakota), and a Zoning Change (from SR-2, Single-Dwelling Residential to SR-4, Single Dwelling Residential)		
Status:	City Commission Public Hearing: September 2nd, 2025		
Existing		Proposed	
Land Use: Originally residential. Currently vacant; residences have been demolished or removed.		Land Use: Single-Dwelling Residential	
Zoning: SR-2, Single-Dwelling Residential		Zoning: SR-4, Single-Dwelling Residential	
Uses Allowed: SR-2 Allows detached houses, daycare centers up to 12 children, parks and open space, religious institutions, safety services, schools, certain telecommunications facilities, and basic utilities		Uses Allowed: SR-4 Allows detached houses, daycare centers up to 12 children, attached houses, duplexes, parks and open space, religious institutions, safety services, schools, certain telecommunications facilities, and basic utilities	
Maximum Density Allowed: 5.4 dwelling units per acre		Maximum Density Allowed: 12.1 dwelling units per acre	
Proposal:			
<p><i>PROJECT HISTORY NOTE: This project was heard by the Planning Commission at their March 4th, 2025 Planning Commission meeting. The Commission moved to continue the hearing to the April 1st, 2025 Planning Commission agenda, and gave direction to the applicant. A summary of the March 4th Planning Commission hearing and the Commission's direction is below.</i></p> <p>The applicant requests two entitlements:</p> <ol style="list-style-type: none"> 1. A major subdivision, entitled of Brekke 64th Avenue Addition, a plat of an unplatted portion of the NW ¼ of the NE 1/4, Sec. 12, T138N, R49W City of Fargo, Cass County, North Dakota; and 2. A zoning change from SR-2, Single-Dwelling Residential to SR-4, Single Dwelling Residential <p>This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: (across 64th Avenue South) SR-3 and SR-4, Single-Dwelling Residential; detached and attached residences • East: SR-2, Single Dwelling Residential; detached residences • South: AG; City of Fargo stormwater facility • West: SR-3 and SR-4, Single-Dwelling Residential; Cass Rural Water water tower; Fargo Park District property. 			

(continued on next page)

Area Plans:

Fargo Growth Plan 2024 designates the place type of the subject property as “Suburban Neighborhood.” The primary use in this place type is small to medium lot detached housing. The proposed development is consistent with this place type designation.

Context:

Schools: The subject property is located within the Fargo School District and is served by Bennett Elementary, Discovery Middle and Davies High schools.

Neighborhood: The subject property is located within the Davies Neighborhood.

Parks: Legacy Park, 6297 22nd Street South, is approximately 0.25 mile west of the subject property along 64th Avenue South. This park offers amenities of basketball court, grill, picnic table, playground, ages 2-5, playground, ages 5-12, recreational trails, and a shelter.

Pedestrian / Bicycle: An off-road multi-use path runs along the west and south sides of the subject property. That path is part of the metro area trail system.

MATBUS Route: The subject property is not on a MATBUS route at this time.

Staff Analysis:**MAJOR SUBDIVISION AND ZONE CHANGE**

The subdivision plat creates 30 lots in one block, to be zoned SR-4, Single-Dwelling Residential, for residential development. The plat depicts a dedication of right of way for 64th Avenue South (45 feet).

The 30 proposed lots are mostly in the 5,300—5,400 square foot range in area; the lots along 64th Avenue South are over 5,800 square feet and two lots on the south are over 12,000 square feet. All lots are at least 45 feet wide. All meet the minimum area and width requirements of the SR-4 zone. Density is approximately 6.5 dwelling units per acre. SR-4 allows a maximum of 12.1 dwelling units per acre. *(NOTE: In the March 4th Planning Commission staff report, the density was incorrectly noted as 7.2 dwelling units per acre. $30 \text{ dwelling units} / 4.62 \text{ acres} = 6.49 \text{ dwelling units per acre}$)*

A concept plan showing the proposed future layout of the sidewalk and house footprints is attached for the Commission's reference.

ACCESS and UTILITIES

The subdivision will take access from 64th Avenue South by way of a private access and utility easement, which will have two access points on 64th Avenue South. This roadway and the utilities within this easement will be owned and maintained by the property owners, not the City of Fargo. Staff has worked with the applicant to develop covenants for the homeowners' association to manage the maintenance of this easement as well as some other property maintenance activities. The City is not a party to the covenants.

DEVELOPER AGREEMENT and AMENITIES PLAN

The applicant has signed a developer agreement and an amenities plan specifying developer considerations related to public improvements, stormwater, and water. There are no attachments.

EASEMENTS

The project includes two easements granted by the City:

1. for a sidewalk from the south side of the development across City-owned property to connect to the shared use path; and
2. for a storm sewer pipe from the development across City-owned property to connect to the to the City-owned stormwater detention basin south of the proposed subdivision.

These easements are attached. Approval of these easements is included in the approval motion.

(continued on next page)

STAFF COMMENTS

During the review of this project, City staff commented on the following aspects of the subdivision design:

1. **Parking:** Parking is only allowed in the driveways and garages of the individual lots. There will be no parking along the private drive; no guest parking is provided; no parking is available along 64th Avenue South, an arterial street.
2. **Pedestrian Access and Connectivity:** There are no sidewalks within the subdivision. There is no provision for a connection to nearby multi-use paths to the west and south. *(NOTE: Following the March 4th Planning Commission, the applicant has revised the project design to include a sidewalk and connection to the multi-use path to the south, as described below).*
3. **Snow Storage:** The subdivision is adjacent to City property on the south—a regional stormwater detention facility. There is no barrier between the subdivision and this City property. The developer agreement will prohibit the subdivision's owners from using this City property for snow storage.
4. **Ownership and maintenance of access and utilities easement:** It is the developer's responsibility to make clear to the buyers of the lots in this subdivision that ownership and maintenance of the private drive and utilities within the 30-foot wide access and utilities easement is entirely the responsibility of the property owners. The City will not own these utilities and will not maintain them, nor will the City plow snow from the private drive.

In support of this project, City staff finds that:

1. This is an infill project. The existing two unplatted lots were developed with one single-dwelling residence each before this area was annexed into the City, and development happened around these lots. This makes the lots difficult to redevelop for residential uses with an efficient use of land.
2. Access to a 30-lot subdivision would usually be provided by a dedicated public right of way rather than a 30-foot wide access easement. The minimum width of a dedicated right of way for this zoning is 50 feet; more commonly a 62-foot wide right of way is used. For the subject property, surrounded as it is by existing development and City-owned property, there is no place for a dedicated right of way through the property to connect to. A dedicated right of way within the subject property would have to be a cul-de-sac or a U-shaped configuration. Such a right of way width would consume a large area of the subject property and limit the number of residential lots that could be developed.
3. This subdivision provides an opportunity to test a more compact subdivision configuration in an effort to increase the variety of housing options available in Fargo.
4. The applicant could develop this property as a 30-unit condominium property with individual residences as the condominium units; the City does not regulate the creation of condominiums. The applicant has chosen to subdivide the property into lots to allow for ownership of individual lots.

SUMMARY OF ACTION AT THE MARCH 4th, 2025 PLANNING COMMISSION

At the March 4th, 2025 Planning Commission hearing, that Commission heard a presentation from staff that provided background on the subject property and why it is considered an infill project; summarized the project; and noted concerns expressed by neighboring property owners. Those concerns were:

- loss of trees and wildlife habitat;
- the subject property will be overbuilt;
- the density of the project will be excessive both in number of units and number of people living on the property;
- school capacity may be affected; and
- what the boundary between the project site and adjacent properties will be like.

Staff pointed out that all the infrastructure within the subdivision, including the private drive and utilities within the access and utility easement, will be private. The City will not own and will not maintain these. Ownership and maintenance are the responsibility of the homeowners and their association.

COMMISSIONER QUESTIONS TO STAFF

In response to Commissioner questions, staff clarified that:

- There is a similarly laid out subdivision, Sundance Square First and Second Addition, located at 55th Avenue and 14th Street South.
- There are no sidewalks within Sundance Square

- There had been discussion with the developer regarding sidewalks in the proposed project, but the developer did not propose them with the development.
- The applicant proposed SR-4 zoning; there was no discussion of using SR-3 zoning to get a lower density or larger setbacks.
- There is no specific access to the adjacent shared use paths on City-owned property. However, on the south side of the subdivision, there is no barrier to access the adjacent City-owned property.
- The developer agreement will state the applicant's responsibility for snow removal.
- The subject property has two access points to 64th Avenue South at this time. There will be no additional access points. Traffic from those points will increase.

APPLICANT'S TESTIMONY

The Commission heard a presentation from developer Mike Brekke and project engineer Brian Pattengale. They gave the history of the developer's ownership of the property and described the project. They made the following points:

- The project is geared toward residents 55 years old and older ("55+"), but there will be no actual age restriction.
- Homeowners will pay into a maintenance and repair fund as part of their purchase of a lot in the subdivision.
- Access to the shared use path to the west through the easement between Lots 7 and 8 is not possible; that easement is for the water line.
- There are many areas in Fargo without sidewalks, such as Maple Valley.
- The project design includes storm water inlets along the east and west sides of the project site, which will actually improve the drainage on the site. The site is currently flat and doesn't drain well.

COMMISSIONER QUESTIONS TO THE APPLICANT

In response to Commissioner questions, the applicant clarified that:

- The fact that there are no sidewalks proposed in the subdivision is mitigated by the private drive being a low-intensity street; there are multi-use paths on the north, west, and south sides of the subdivision; and there will be no parking allowed on the private drive.
- Having sidewalks on both sides of the private drive would make the roadway cramped.
- Setbacks are intended to allow residents to park in their driveways without having their vehicles overhang the sidewalk.
- All existing trees on the site will need to be removed as in order to develop in compliance with the City's flood ordinance. The entire site will need to be raised approximately three feet.
- Many trees are ash trees.

NEIGHBORS' TESTIMONY

Two neighbors testified in opposition to the project, making the following points:

- There is no separation between the private drive on the south side of the project site and the adjacent park [property is owned by the City but maintained by the Park District]. Having the private drive this close could become a safety hazard to park users.
- Re-orienting the lots so that backyards were along the southerly boundary of the subdivision would resolve the safety issue and possibly save some trees.
- People generally want sidewalks for walkability and connectivity.
- The Planning Commission should be concerned for the safety of elderly persons walking within the subdivision and require sidewalks.
- The proposed density in terms of both number of units and number of people who will live there is too great.
- This density will create traffic problems.
- The grade change between the project site and adjacent residential property to the east could result in flooding of that adjacent property's yard.
- If the Planning Commission approves this project with private streets and no sidewalks, it will set a precedent and future developers will want to develop residential subdivisions the same way.

One of the testifiers did note that it was good to be making use of the subject property.

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COMMISSION DISCUSSION FOLLOWING PUBLIC HEARING

After the chair closed the public hearing, the Commission's discussion focused on sidewalks. They pointed out how encountering areas with no sidewalks is frustrating, and made several suggestions to be able to accommodate a sidewalk within the project, including narrowing the street or having a one-way street. They questioned whether approving this subdivision without sidewalks would set a precedent for future development. One Commissioner pointed out that if there were no sidewalks within the project, there would be no reason to have a pedestrian connection to the adjacent shared use path.

The project engineer responded to Commissioner comments by saying that minimum street width was regulated by fire code, and also the street width should be "comfortable" for people making turning movements as they back out of their driveways.

Regarding the boundary between the project site and park to the south, one Commissioner suggested re-orienting the lots on the south side and have those lots back up to the park to the south and the private drive on the north frontage of those lots, so the private drive wasn't up against the park. A landscape buffer was also suggested.

COMMISSION MOTION

After making a motion and a second to accept the findings and recommendations of staff and recommend approval of the project, the Commission, after discussion with staff, revised their motion to continue the hearing to the April 1st, 2025 Planning Commission agenda and directed the applicant to revise the project design in relation to the Commission's comments on street width; sidewalks; landscape buffer on the south side; and connection to trails.

ADDITIONAL STAFF COMMENTS

Staff from the Fargo Park District and F-M MetroCOG also reviewed this subdivision and supported having a connection between the subdivision and the adjacent multi-use path.

APPLICANT'S REVISION TO THE PROJECT BASED ON PLANNING COMMISSION DIRECTION

Prior to the April 1st, 2025 Planning Commission hearing, the applicant revised the project design to provide

- a narrower private drive;
- a 4 ½ foot wide sidewalk along the outer perimeter of the access and utility easement;
- a full 20 feet between the property owner's side of the sidewalk and the closed garage door of the future houses; and
- a sidewalk connection to the multi-use path to the south of the project site.

The changes to the roadway width and sidewalk are all within the proposed 30-foot wide access and utility easement. The applicant has determined that some minor adjustments to the lot dimensions will be required to accommodate these modifications, but the layout of the plat will remain the same.

The sidewalk within the subdivision will now be along much of the southerly boundary of the project side.

The connection to the multi-use path is outside of the plat. The City owns the property adjacent to the south; the developer will work with the City on the required easement to access the multi-use path. This path is maintained by the Fargo Park District. The Park District will review the design of the applicant's connection to the shared use path.

The applicant did not reconfigure the lots or provide any landscape buffer on the south side.

SUMMARY OF ACTION AT THE APRIL 1st, 2025 PLANNING COMMISSION

At the April 1st, 2025 Planning Commission hearing, that Commission heard a presentation from staff that provided background on the subject property that summarized the project that had been made to the project at the direction of the Planning Commission at the March 4th, 2025 Planning Commission hearing. Those changes were:

- a sidewalk along the private drive within the subdivision;
- a sidewalk connecting the subdivision to the shared use path to the south, outside of the subdivision;

- a modification of lot sizes to allow a full 20-foot long driveway between the sidewalk and the closed garage door for vehicle parking.

Staff noted that some additional comments and questions had been received from neighbors since the March 4th, 2025 hearing, which were included in the packet.

The Commission had no questions for staff.

APPLICANT'S TESTIMONY

The Commission heard a presentation from project engineer Brian Pattengale. He provided additional detail on the changes that had been made at the Commission's direction, and noted that the sidewalk will be the standard 4 ½ foot width of a public sidewalk.

COMMISSIONER QUESTIONS TO THE APPLICANT

In response to Commissioner questions, the applicant clarified that:

- The sidewalk would be against the private drive; there would be no boulevard separating the sidewalk from the private drive.

NEIGHBORS' TESTIMONY

The Commission chair opened the public hearing. There were no public comments. The Commission chair closed the public hearing.

COMMISSION MOTION

A motion of approval as recommended by staff was seconded, and the motion was approved by a vote of 9-0 with two Commissioners absent.

PUBLIC COMMENTS

Staff has received four comment e-mails from neighboring property owners—two prior to the March 4th Planning Commission hearing, one prior to the April 1st Planning Commission hearing, and one prior to the September 2nd City Commission hearing. All opposed the project. Major concerns expressed were that the new subdivision would create:

- loss of wildlife habitat;
- more "cookie-cutter" houses;
- significant increase in traffic on 64th Avenue South, along with a decrease in pedestrian safety;
- increased noise associated with increased traffic;
- parking for visitors to the subdivision overflowing into adjacent residential areas; and
- reduction in the property values of surrounding homes.

Additional concerns were:

- the developer should install a landscape buffer on the south side of the project site, as discussed at the March 4th, 2025 Planning Commission hearing, as a safety measure
- developer should restrict ownership to age 55 and older residents ("55+").

Copies of the comment e-mails are attached. Staff also received several phone calls inquiring about the project and generally opposing it.

Public comment letters and e-mails that were included in the March 4th and April 1st, 2025 Planning Commission packets, as well as those received since April 1st, are included in this packet,

FINDINGS

Zoning

Section 20-0906. F (1-4) of the LDC stipulates the following criteria be met before a zone change can be approved:

1. **Is the requested zoning change justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map?**

Staff is unaware of any error in the zoning map as it relates to this property. The property is currently zoned SR-2, Single-Dwelling Residential. The applicant requests a zoning change to SR-

4. Single-Dwelling Residential to allow residential development at a higher density that is allowed in SR-2. **(Criteria Satisfied)**

2. **Are the City and other agencies able to provide the necessary public services, facilities, and programs to serve the development allowed by the new zoning classifications at the time the property is developed?**

City staff and other applicable review agencies have reviewed this proposal. The project will be served by Cass Rural Water. The subject property fronts on an existing public right-of-way which provide access to public water and sewer. **(Criteria satisfied)**

3. **Will the approval of the zoning change adversely affect the condition or value of the property in the vicinity?**

Staff has no documentation or evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. Written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, Planning staff has received the comments noted above. Staff finds that the approval of the zoning change will not adversely affect the condition or value of the property in the vicinity. **(Criteria satisfied)**

4. **Is the proposed amendment consistent with the purpose of this LDC, the Growth Plan, and other adopted policies of the City?**

The LDC states "This Land Development Code is intended to implement Fargo's Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo." Fargo Growth Plan 2024 designates the place type of the subject property as "Suburban Neighborhood." The primary use in this place type is small to medium lot detached housing. The proposed development is consistent with this place type designation. **(Criteria satisfied)**

Major Subdivision

The LDC stipulates that the following criteria is met before a major subdivision plat can be approved

1. **Section 20-0907.C.1 of the LDC stipulates that no major subdivision plat application will be accepted for land that is not consistent with an approved Growth Plan or zoned to accommodate the proposed development.**

The requested zoning for the residential development on this property is SR-4, Single-Dwelling Residential, which is consistent with the place type designation of Fargo Growth Plan 2024. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received the comments noted above. **(Criteria Satisfied)**

2. **Section 20-0907.C.4.c of the LDC further stipulates that the Planning Commission shall recommend approval or denial of the application and the City Commission shall act to approve or deny, based on whether it is located in a zoning district that allows the proposed development, complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**

The property is proposed to be zoned SR-4, Single-Dwelling Residential. As noted in the zone change findings above, this zone is consistent with the place type designation of the Fargo Growth Plan 2024. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments. **(Criteria Satisfied)**

3. **Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**

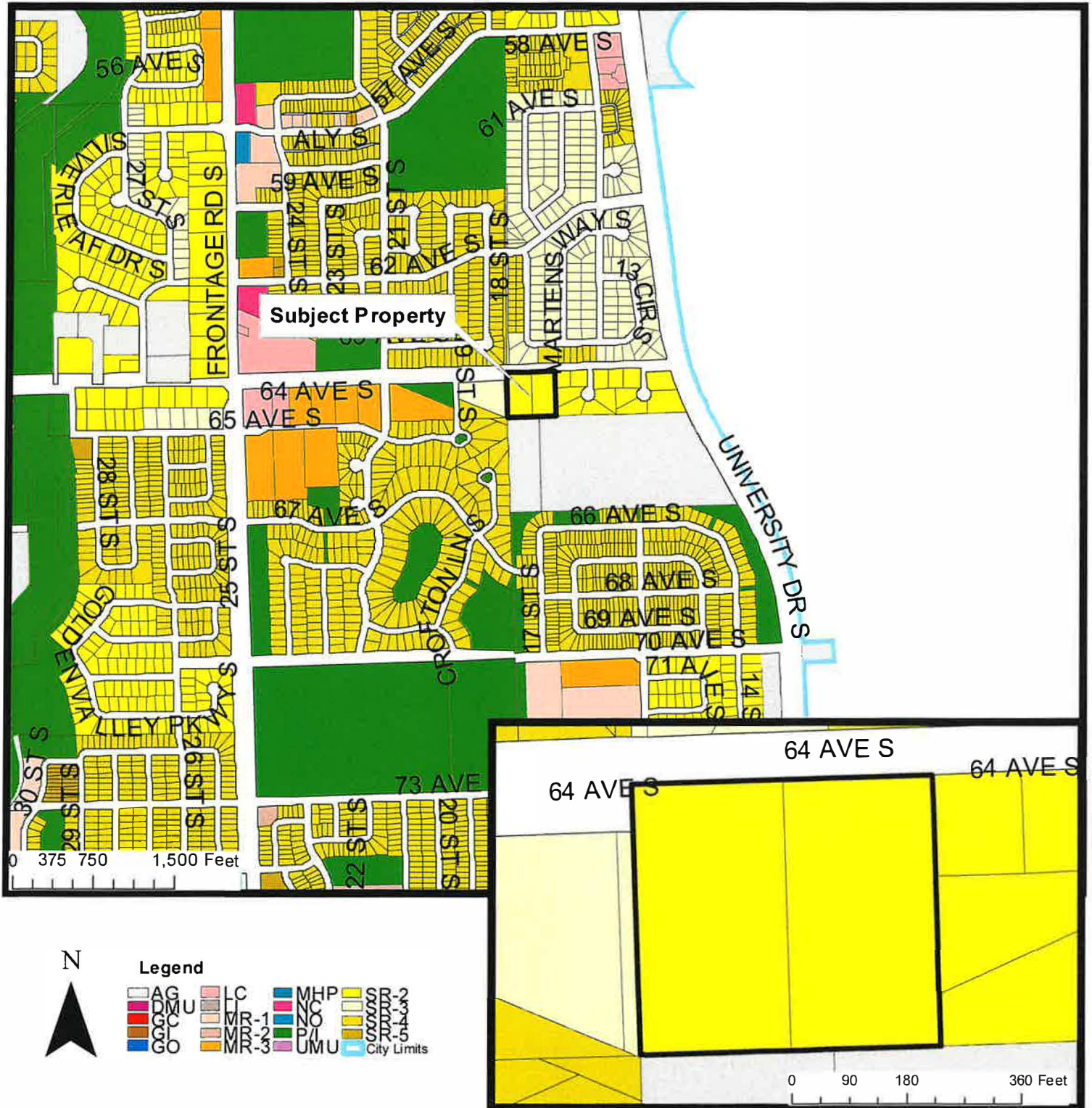
The applicant has signed an amenities plan that specifies the terms for securing installation of public improvements to serve the subdivision. This amenities plan has been reviewed by the Public Works Project Evaluation Committee (PWPEC). Any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles. **(Criteria Satisfied)**

Staff Recommendation:
Suggested Motion: "To accept the findings and recommendations of the Planning Commission and staff and hereby waive the requirement to receive the rezoning Ordinance one week prior to the first reading and place the rezoning Ordinance on for first reading and move to approve the proposed 1) Zoning Change from SR-2, Single-Dwelling Residential to SR-4, Single-Dwelling ; 2) plat of the Brekke 64th Avenue Addition ; and 3) the two easements noted above, as outlined in the staff report, as the proposal complies with the Standards of Article 20-06, and Sections 20-0906.F (1-4) and 20-0907.C of the LDC and all other applicable requirements of the LDC, and the 2024 Growth Plan."
Planning Commission Recommendation: March 4 th , 2025
At the March 4 th , 2025 Planning Commission hearing, that Commission, by a vote of 10-0 with one Commissioner absent, moved to continue the project to the April 1 st , 2025 Planning Commission agenda, and directed the applicant to revise the project design in relation to the Commission's comments on street width; sidewalks; landscape buffer on south side; and connection to trails.
Planning Commission Recommendation: April 1 st , 2025
At the April 1 st , 2025 Planning Commission hearing, that Commission, by a vote of 9-0 with two Commissioners absent, moved to accept the findings and recommendations of staff and recommended to the City Commission approval of the proposed 1) Zoning Change from SR-2, Single-Dwelling Residential to SR-4, Single-Dwelling Residential, and 2) Subdivision Plat Brekke's 64th Avenue Addition, as outlined within the staff report, as the proposal complies with the Standards of Article 20-06, Sections 20-0906.F (1-4) and 20-0907.C of the Land Development Code, and all other applicable requirements of the Land Development Code and the 2024 Growth Plan <i>(NOTE: The easements are not included in the Planning Commission approval motion as that Commission would take no action on the easements.)</i>
Attachments:
<ol style="list-style-type: none"> 1. Zoning map 2. Location map 3. Preliminary plat 4. Concept site plan showing sidewalk and house footprints 5. Cross section of private drive and sidewalk 6. Public comments 7. Sidewalk easement 8. Storm sewer easement

Major subdivision and zone change from AG, Agricultural to SR-4, Single Dwelling Residential

Brekke's 64th Avenue Addition

1606 and 1648 64th Avenue South



Major subdivision and zone change from AG, Agricultural to SR-4, Single Dwelling Residential

Brekke's 64th Avenue Addition

1606 and 1648 64th Avenue South



BREKKE 64TH AVENUE ADDITION

A MAJOR SUBDIVISION
BEING A PLAT OF PART OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 12, T138N, R49W OF THE 5TH P.M.
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA



PROJECT BENCHMARK
TOP NOT OF HYDRANT
911.85 (NAVD 1988)

64TH AVENUE SOUTH

BLOCK 1

BREKKE WAY S

BREKKE WAY S

BREKKE WAY S
(PRIVATE DRIVE)

LEGEND

IRON MONUMENT FOUND	
1/2" 10 PIPE SET	
MEASURED BEARING	90°00'00"E
PLAT BEARING	100°00'00"E
MEASURED DISTANCE	530.00
PLAT DISTANCE	1100.00
PLAT BOUNDARY	
UTILITY	
UTILITY EASEMENT	
EXISTING PARCEL LINE	
EXISTING UTILITY EASEMENT	
ELEVATION CONTOUR (1988)	
ZONE AS - AREA WITHIN FEMA 100 YEAR FLOODPLAIN	

CITY OF FARGO STREET & UTILITY
EASEMENT TO BE LOCATED BY THIS PLAT

BEARINGS SHOWN ARE BASED ON THE
CITY OF FARGO GROUND COORDINATE
SYSTEM - DECEMBER 1992

NOTES

- A PORTION OF THE PROPERTY IS SITUATED IN ZONE
AE (100 YEAR FLOODPLAIN) AS DEPICTED ON FEMA
FIRM PANEL 36017C079 (G DATED JAN 16 2015)
- BASE FLOOD ELEVATION = 937.5 (NAVD 1988)



Sheet 1 of 2
Project No. 5675-0017

BREKKE 64TH AVENUE ADDITION

A MAJOR SUBDIVISION

BEING A PLAT OF PART OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 12, T138N, R49W OF THE 5TH P.M.

TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS That Brekke Custom Homes, Inc. a North Dakota corporation is the owner and proprietor of the following described tract of land:

That part of the Northwest Quarter of the Northeast Quarter of Section 12, Township 138 North Range 49 West of the Fifth Principal Meridian, in the City of Fargo, Cass County, North Dakota, described as follows:

Beginning at the northwest corner of said Northeast Quarter; thence South 02°00'37" East, along the westerly line of said Northeast Quarter, for a distance of 425.00 feet; thence North 88°07'34" East, parallel with the northerly line of said Northeast Quarter, for a distance of 471.97 feet to the southwest corner of Glen Van Enk Subdivision, on file at the Cass County Recorder's Office, thence North 01°50'36" West, along the westerly line of said Glen Van Enk Subdivision and its northerly extension, for a distance of 426.00 feet to a point of intersection with the northerly line of said Northeast Quarter; thence South 88°07'34" West, along the northerly line of said Northeast Quarter, for a distance of 473.25 feet to the true point of beginning.

Said tract contains 4.622 acres, more or less.

And that said party does hereby vacate the existing City of Fargo Street and Utility Easement along 64th Avenue South as shown for vacation on this plat, that said party has caused the described tract to be surveyed and platted as BREKKE 64TH AVENUE ADDITION to the City of Fargo, Cass County, North Dakota, and does hereby dedicate to the public, for public use, 64th Avenue South and public utility easements as shown on this plat, and does hereby dedicate to the present and future owners of Lots 1 - 30 shown on this plat, the private easements for access, watermain, storm sewer, sanitary sewer and drainage purposes, as shown on the plat.

OWNER

Brekke Custom Homes, Inc. a North Dakota corporation

Michael J. Brekke
Michael Brekke, President

State of North Dakota
County of Cass

On this 27th day of February, 2015, before me personally appeared Michael Brekke, President of Brekke Custom Homes, Inc., a North Dakota corporation known to me to be the person who executed the within instrument and acknowledged to me that he executed the same on behalf of said non-profit corporation.

Notary Public John D. De



SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, James A. Schlemmer, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this 26th day of February, 2015

James A. Schlemmer
James A. Schlemmer, Professional Land Surveyor No. 6606



State of North Dakota
County of Cass

On this 26th day of FEBRUARY, 2015, before me personally appeared James A. Schlemmer, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as the true and correct.

Notary Public John D. De



CITY ENGINEER'S APPROVAL

Approved by the Fargo City Engineer this _____ day of _____, 20____.

Tom Knakmuh, P.E., City Engineer

State of North Dakota
County of Cass

On this _____ day of _____, 20____, before me personally appeared Tom Knakmuh, P.E., Fargo City Engineer, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as City Engineer.

Notary Public _____

FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this _____ day of _____, 20____.

April 2, 2015
Marlene Rittenberg

Marlene Rittenberg, Chair
Fargo Planning Commission

State of North Dakota
County of Cass

On the _____ day of _____, 20____, before me personally appeared Marlene Rittenberg, Chair of the Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

Notary Public Marlene Rittenberg



FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this _____ day of _____, 20____.

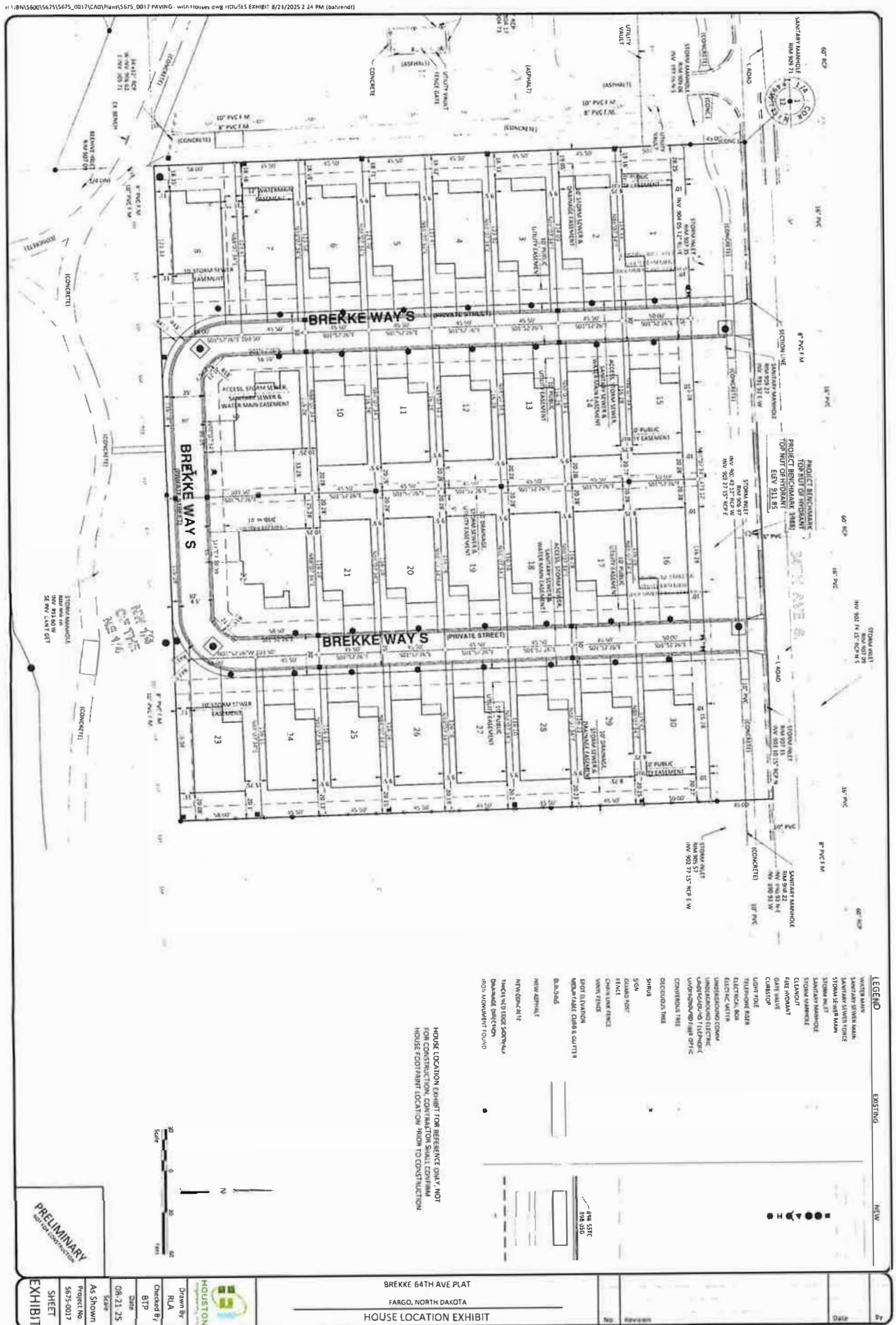
Timothy J. Mahoney, Mayor

Attest:
Steven Sprague, City Auditor

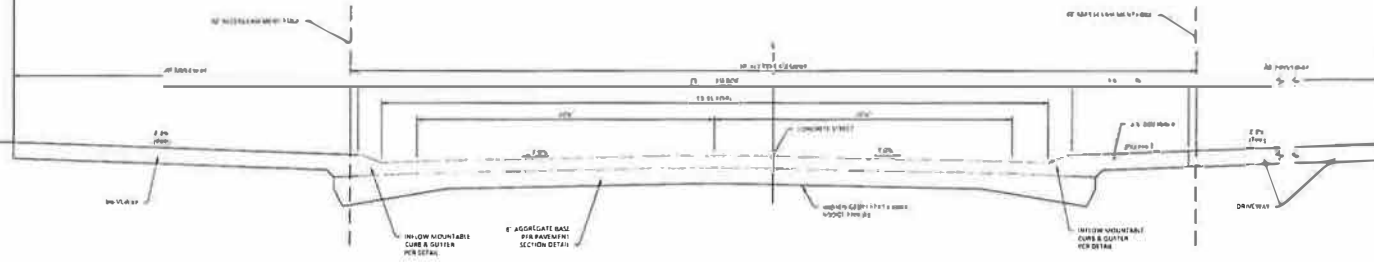
State of North Dakota
County of Cass

On the _____ day of _____, 20____, before me personally appeared Timothy J. Mahoney, Mayor of City of Fargo, and Steven Sprague, City Auditor of City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public _____



\\houston\ss\ss\5675\5675.dwg, 001\PC\01\Engineering\Brekke Street Layout 03202025.dwg, 21-24 Landscape Section 123 3/28/2025 2:46 PM [Browningh4]



TYPICAL STREET SECTION
NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

No.	Revision	Date	By



Drawn by BWA	Date 03-20-25
Checked by BTP	Scale AS SHOWN

BREKKE 64TH AVE PLAT
FARGO, NORTH DAKOTA

TYPICAL STREET SECTION
PROJECT NO. 5675-0017

SHEET
2

From: Vitaliy Starosta
Sent: Thursday, February 27, 2025 1:41 PM
To: Planning E-mails <planning@FargoND.gov>
Subject: Protest letter

This letter is official letter of protest for a zoning change from SR-2 to single dwelling residential on 64th Avenue S , Brekkes 64 Ave addition, in Fargo, ND.

As a neighbouring property owner I am appalled by the plans of city of Fargo to place more cookie-cutter homes in already overbuild area.

I propose to create a recreation area, like a Japanese garden with large number of trees, bushes and flowers in above mentioned area for the joy of all people residing here. Initially it was considered a wildlife refuge area. All wild life is currently gone due to more than 300 recently build homes. The majority of trees on the plot in question has been already cut in preparation for building new properties, and it seems decision about city plans has been made already. I request review of the case by Fargo environmental committee to ensure replanting same amount of trees.

Vitaliy Starosta
6411 15 St S, Fargo, ND 58104

March 2, 2025

Dear Fargo City Commission,

This letter is in protest to the projected rezoning of Brekke's 64th Avenue Addition, a plat of the Northwest Quarter of the Northeast Quarter of Section 12, Township 138 North, Range 49 West, of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota.

The area described has been occupied by single family dwellings with large lots and mature trees for many years. The trees in the area allow shelter for wildlife that transits the area which also utilizes the ponds with tall grass just to the south of the area for water and cover.

The development to the south of this area, called Bison Meadows, was re-zoned in the last handful of years from a less dense development to a higher density development which has brought significant traffic and safety concerns to the area.

The increased density to this area has yielded numerous calls for service to the Fargo PD for traffic issues through the Crofton Cove and Bison Meadows areas that include instances of road rage and individuals failing to yield for school busses with stop lights on while children are actively crossing the street.

The recent increase in population after school boundary changes a few years ago has also caused concern for the capacity of schools in this area with more population growth forecast for this part of the city.

I understand the desire for the city and developers to increase the population density as it brings in more revenue for the developers and potentially more tax revenue for the city.

The fact is, there is an abundance of land in this area already zoned for higher density housing that has not yet been developed. Specifically, there is significant acreage East of 25th St S, between 67th Ave S. and 64th Avenue S. that is zoned MR-3 Multiple Dwelling that has ample space and appropriate zoning for the additional higher density housing in this area.

Changing the zoning of the proposed property is not good for the city or for the residents of this area. I strongly encourage the Commission to follow the zoning that is already in place. There is no need for additional high-density housing in this area, especially with land within a few blocks already zoned for higher density housing that has not yet been developed.

I look forward to voicing my opposition to this change in zoning at the March 4th Public Hearing.

Respectfully,

Dustin Jostad – 6602 Crofton Lane S. Fargo, ND

From: Linda Brown
Sent: Tuesday, March 18, 2025 10:35 AM
To: Donald Kress <dkress@FargoND.gov>
Cc: Linda Brown 'bstreitz'; 'kelliekringlie'; bradkeller
Subject: Proposed Brekke 64th Ave Addition

Mr. Kress,

Thank you for providing an update regarding the proposed Brekke 64th Ave Addition and providing a link to the materials provided to the Planning Commission.

We will be directly impacted by the development of this property, especially in the manner proposed, as we live directly across 64th Ave from the property. We disagree with staff's comment that "the proposed change will not adversely affect the condition or value of the property in the vicinity". We believe that we, and other property owners, will be negatively impacted by the proposed development.

Our concerns are primarily regarding the number and size of the proposed lots, the likely size of the residences due to the small lot sizes, a private drive rather than a dedicated public right of way, the lack of parking within the development, and the expectation that owners within the development will be responsible for maintaining and monitoring the access.

The development, as proposed, would significantly increase traffic on 64th Avenue – an avenue that has experienced a significant increase in traffic since it was paved and much traffic that does follow the speed limit for this avenue. The further increase in traffic and accompanying noise would impact enjoyment of our backyard as would also be the case for all property owners whose homes are on the north side of 64th Avenue.

The size of the lots and the consequent sizes of the dwellings is inconsistent with other properties in the vicinity north, east and south of the proposed Brekke 64th Ave Addition.

Parking within the proposed development is to be limited to garages and driveways with parking not allowed on the private drive. Where will guests park? There is no parking allowed along 64th Avenue which means that excess parking could be pushed into neighborhoods to the east or north of the proposed development. Additional traffic within these neighborhoods would negatively impact enjoyment of our properties.

The developer also expects the property owners to monitor and enforce parking restrictions within the development. Such expectations are challenging at best if it means pitting neighbor against neighbor.

We understand that the property will be developed. We request consideration of a revised proposal that reduces density, is more in keeping with property in the vicinity, accommodates a dedicated public right of way rather than an easement, and provides appropriate parking opportunities within the development.

Thank you,
Linda and Jim Brown

August 25, 2025

Mayor and Commissioners,

I am writing in concern of the Brekke 64th Avenue Addition on the agenda for the 9-2-25 commission meeting.

This agenda item is for a zoning change and plat.

This item was originally on the agenda and discussed during the 3-04-25 planning commission meeting. A motion was made to continue the item to the 4-1-25 planning commission meeting. Clarification was made by Commissioner Paul Gleye that the concerns to be addressed by the developer were: "street width, sidewalk, landscape buffer at the south end and connection to the shared use paths." The motion was passed on a vote of 10-0.

Many of the concerns were addressed by the developer except for the landscape buffer at the south end. The developer did not make any changes to the landscape buffer at the south end as directed by Commissioner Gleye.

As the plat is designed in its current state, there is a private street directly abutting the park on the south side of the property.

In December of 2023, the attorney representing the City of Fargo, Nancy Morris, raised safety concerns in the nearby Crofton Cove neighborhood when kids were playing hockey on a makeshift ice rink in the middle of a grass cul-de-sac adjacent to a street which did not have an adequate safety buffer from the street.

Ms. Morris stated in her letter to property owners;

"it has been determined by numerous City Departments that this rink poses a safety hazard to the traveling public, and even more so to the persons anticipated to using the rink. Placement in the middle of the street with a mountable curb is fraught with danger and cannot be permitted to remain. The City cannot accept the risk and possible liability posed by this structure on city land."

In the proposed Brekke 64th Ave addition there is no boulevard, no landscaping and absolutely no buffer that separates the street from the park. On any given day, there are hundreds of people that use the park and having no separation between a street and the park poses the same risks that Ms. Morris identified regarding a rink near the road in her letter to property owners dated December 21, 2023.

The remainder of the park is surrounded by homes and/or large buffer areas insulating it from any street or traffic safety concerns.

From my previous experience as a federal transportation safety inspector, I agree that a buffer is necessary for continued safe use of the park adjacent to this new development. An additional aggravating risk factor in this case is the fact that the proposed road is private. As you are aware, policing for activities on a private road have unique challenges for law enforcement and which may make it difficult to enforce dangerous driving behaviors such as speeding and reckless driving on this proposed private road. This would increase the risk to users of the adjoining park.

Please do not compromise the beauty of the park and the safety of families and children by failing to ensure some type of acceptable separation between the new private street and the park.

Additionally, during the Planning meeting, the applicant indicated the development was targeted toward 55+ residents. This statement appeared to have impact on the planning commission's further discussions of the lack of sidewalks, street width, and the road buffer. Assuming the applicant, Mr. Brekke, is acting in good faith, he and the council should have no issue with amending the plan to include a 55+ age designation to the development in addition to adding a safety buffer for the park that the developer failed to address after direction from Commissioner Paul Gleye.

Thank you for your time.

Dustin Jostad

PERMANENT EASEMENT
(Sidewalk)

KNOW ALL MEN BY THESE PRESENTS that **THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA**, a municipal corporation, hereinafter referred to as “Grantor”, for and in consideration of the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, to it in hand paid the receipt whereof is hereby acknowledged, **HEREBY GRANTS UNTO BREKKE CUSTOM HOMES, INC.**, a North Dakota corporation, its successors and assigns, hereinafter referred to as “Grantee”, a permanent and perpetual easement under, over, upon and in the land hereinafter described for construction and maintenance of a sidewalk, together with the customary appurtenances, said tracts being described as follows:

That part of the Northwest Quarter of the Northeast Quarter of Section 12, Township 138 North, Range 49 West of the Fifth Principal Meridian, City of Fargo, Cass County, North Dakota, described as follows:

A 6.00-foot-wide strip of land, centered on the following described line:

Commencing at the southwest corner of Brekke 64th Avenue Addition, on file at the Cass County Recorder’s Office; thence North 88°07’34” East, along the southerly line of said Brekke 64th Avenue Addition, for a distance of 202.61 feet to the true point of beginning of the line to be described; thence South 01°52’26” East, for a distance of 39.00 feet, said line there terminating.

Said strip shall be lengthened or shortened as necessary to intersect the southerly line of said Brekke 64th Avenue Addition on the north.

Said strip contains 234 square feet, more or less.

The easement area is pictorially represented on Exhibit A attached hereto and incorporated herein by reference.

Grantor, its successors and assigns, hereby covenant to and with Grantee that Grantee's officers, contractors, agents and employees may at any and all times when necessary or convenient to do so, go over and upon said above-described tract of land and perform any and all acts necessary or convenient to carry into effect the purpose for which the grant is made.

Grantor, its successors and assigns, further agree that they will not disturb, injure, molest or in any manner interfere with said sidewalk and customary appurtenances, or with material for laying, maintaining, operating or repairing the same, in, over or upon the above described premises. Grantee, at its own expense, shall refill any excavation it makes and level the ground thereafter, leaving the premises in as good condition as it was prior to the time of constructing of said sidewalk and customary appurtenances was begun.

[Signature pages to follow]

IN WITNESS WHEREOF, Grantor has set his hand and caused this instrument to be executed this _____ day of _____, 2025.

GRANTOR:

City of Fargo, North Dakota, a North Dakota
Municipal Corporation

Timothy J. Mahoney, Mayor

ATTEST:

Steve Sprague, City Auditor

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

On this _____ day of _____, 2025, before me a notary public in and for said county and state, personally appeared Timothy J. Mahoney and Steve Sprague, known to me to be the Mayor and City Auditor, respectively, of the city of Fargo, the Grantor described in and that they executed the within and foregoing instrument, and acknowledged to me that said Grantor executed the same.

(SEAL)

Notary Public
My Commission Expires:

GRANTEE:

BREKKE CUSTOM HOMES, INC.



By: Michael Brekke
Its: President

STATE OF NORTH DAKOTA)

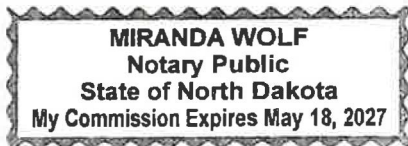
COUNTY OF CASS)

On this 21st day of August, 2025, before me, a notary public in and for said county and state, personally appeared Michael Brekke, to me known to be the President of Brekke Custom Homes, Inc., a North Dakota corporation, and who executed the within and foregoing instrument, and acknowledged the same on behalf of said corporation.

(SEAL)



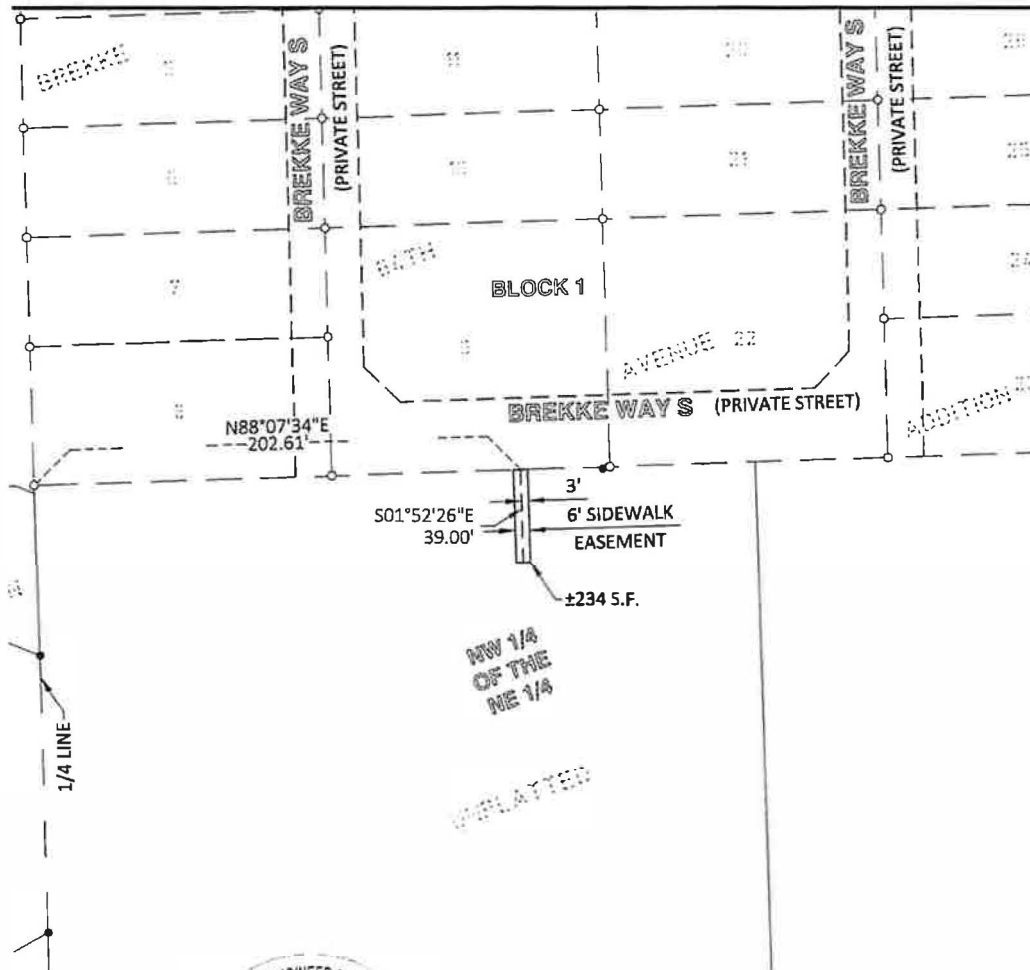
Notary Public
My Commission Expires:



The legal description was prepared by:
Curtis A. Skarphol (LS-4723)
Professional Land Surveyor
Houston Engineering, Inc.
1401 21st Ave N
Fargo ND 58102
(701) 237-5065

This document prepared by:
Kasey D. McNary (ND# 06590)
Assistant City Attorney
SERKLAND LAW FIRM
10 Roberts Street N.
Fargo, ND 58102
(701) 232-8957

PART OF THE NW 1/4 OF THE NE 1/4
SECTION 12, T138N, R49W
CITY OF FARGO, CASS COUNTY
STATE OF NORTH DAKOTA

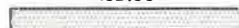


Scale: 1" = 60'

LEGEND:

IRON MONUMENT FOUND
IRON MONUMENT SET
MEASURED BEARING
MEASURED DISTANCE
SIDEWALK EASEMENT

S59°27'46"E
105.00'



NOTE: ALL BEARINGS GIVEN ARE
BASED ON THE CITY OF
FARGO GROUND COORDINATE
SYSTEM, DECEMBER 1992.

HOUSTON
engineering, inc.

EASEMENT EXHIBIT A

PROJECT NO.
5675-0017

PART OF THE NW 1/4 OF THE NE 1/4
SECTION 12, T138N, R49W, CITY OF FARGO, CASS CO., ND

SHEET
1 OF 2

H:\JBN\5600\5675\5675_0017\CAD\Easements\5675-0017 Sidewalk Easement Exhibit.dwg

PART OF THE NW 1/4 OF THE NE 1/4
SECTION 12, T138N, R49W
CITY OF FARGO, CASS COUNTY
STATE OF NORTH DAKOTA

Description - (Sidewalk Easement):

That part of the Northwest Quarter of the Northeast Quarter of Section 12, Township 138 North, Range 49 West of the Fifth Principal Meridian, City of Fargo, Cass County, North Dakota, described as follows:

A 6.00-foot-wide strip of land, centered on the following described line:

Commencing at the southwest corner of Brekke 64th Avenue Addition, on file at the Cass County Recorder's Office; thence North 88°07'34" East, along the southerly line of said Brekke 64th Avenue Addition, for a distance of 202.61 feet to the true point of beginning of the line to be described; thence South 01°52'26" East, for a distance of 39.00 feet, said line there terminating.

Said strip shall be lengthened or shortened as necessary to intersect the southerly line of said Brekke 64th Avenue Addition on the north.

Said strip contains 234 square feet, more or less.



HOUSTON
engineering, inc.

EASEMENT EXHIBIT A

PROJECT NO.
5675-0017

PART OF THE NW 1/4 OF THE NE 1/4
SECTION 12, T138N, R49W, CITY OF FARGO, CASS CO., ND

SHEET
2 OF 2

H:\BNA\5600\5675\5675_0017\CAD\Easements\5675-0017 Sidewalk Easement Exhibit.dwg

PERMANENT EASEMENT
(Storm Sewer)

KNOW ALL MEN BY THESE PRESENTS that **THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA**, a municipal corporation, hereinafter referred to as “Grantor”, for and in consideration of the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, to it in hand paid the receipt whereof is hereby acknowledged, **HEREBY GRANTS UNTO BREKKE CUSTOM HOMES, INC.**, a North Dakota corporation, its successors and assigns, hereinafter referred to as “Grantee”, a permanent and perpetual easement under, over, upon and in the land hereinafter described for construction, installation, and maintenance of a storm sewer, together with the customary appurtenances, said tracts being described as follows:

That part of the Northwest Quarter of the Northeast Quarter of Section 12, Township 138 North, Range 49 West of the Fifth Principal Meridian, City of Fargo, Cass County, North Dakota, described as follows:

A 15.00-foot-wide strip of land, centered on the following described line:

Commencing at the southwest corner of Brekke 64th Avenue Addition, on file at the Cass County Recorder’s Office; thence North 88°07’34” East, along the southerly line of said Brekke 64th Avenue Addition, for a distance of 342.45 feet to the true point of beginning of the line to be described; thence South 10°19’03” East, for a distance of 215.00 feet, said line there terminating.

Said strip shall be lengthened or shortened as necessary to intersect the southerly line of said Brekke 64th Avenue Addition on the north.

Said strip contains 3,225 square feet, more or less.

The easement area is pictorially represented on Exhibit A attached hereto and incorporated herein by reference.

Grantor, its successors and assigns, hereby covenants to and with Grantee that Grantee's officers, contractors, agents and employees may at any and all times when necessary or convenient to do so, go under, over, in and upon said above-described tract of land and perform any and all acts necessary or convenient to carry into effect the purpose for which the grant is made.

Grantor, its successors and assigns, further agrees that it will not disturb, injure, molest or in any manner interfere with said storm sewer and customary appurtenances, or with material for laying, maintaining, operating or repairing the same, in, over or upon the above-described premises. Grantee, at its own expense, shall refill any excavation it makes and level the ground thereafter, leaving the premises in as good condition as it was prior to the time of constructing of said storm sewer and customary appurtenances was begun.

[Signature pages to follow]

IN WITNESS WHEREOF, Grantor has set his hand and caused this instrument to be executed this ____ day of _____, 2025.

GRANTOR:

City of Fargo, North Dakota, a North Dakota
Municipal Corporation

Timothy J. Mahoney, Mayor

ATTEST:

Steve Sprague, City Auditor

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

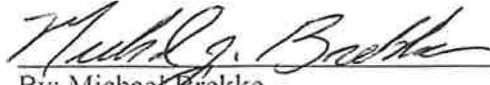
On this _____ day of _____, 2025, before me a notary public in and for said county and state, personally appeared Timothy J. Mahoney and Steve Sprague, known to me to be the Mayor and City Auditor, respectively, of the city of Fargo, the Grantor described in and that they executed the within and foregoing instrument, and acknowledged to me that said Grantor executed the same.

(SEAL)

Notary Public
My Commission Expires:

GRANTEE:

BREKKE CUSTOM HOMES, INC.



By: Michael Brekke

Its: President

STATE OF NORTH DAKOTA

)

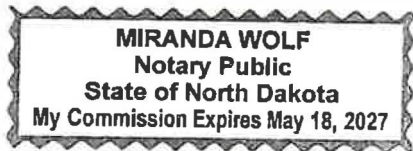
)

COUNTY OF CASS

)

On this 21st day of August, 2025, before me, a notary public in and for said county and state, personally appeared Michael Brekke, to me known to be the President of Brekke Custom Homes, Inc., a North Dakota corporation, and who executed the within and foregoing instrument, and acknowledged the same on behalf of said corporation.

(SEAL)



Notary Public
My Commission Expires:

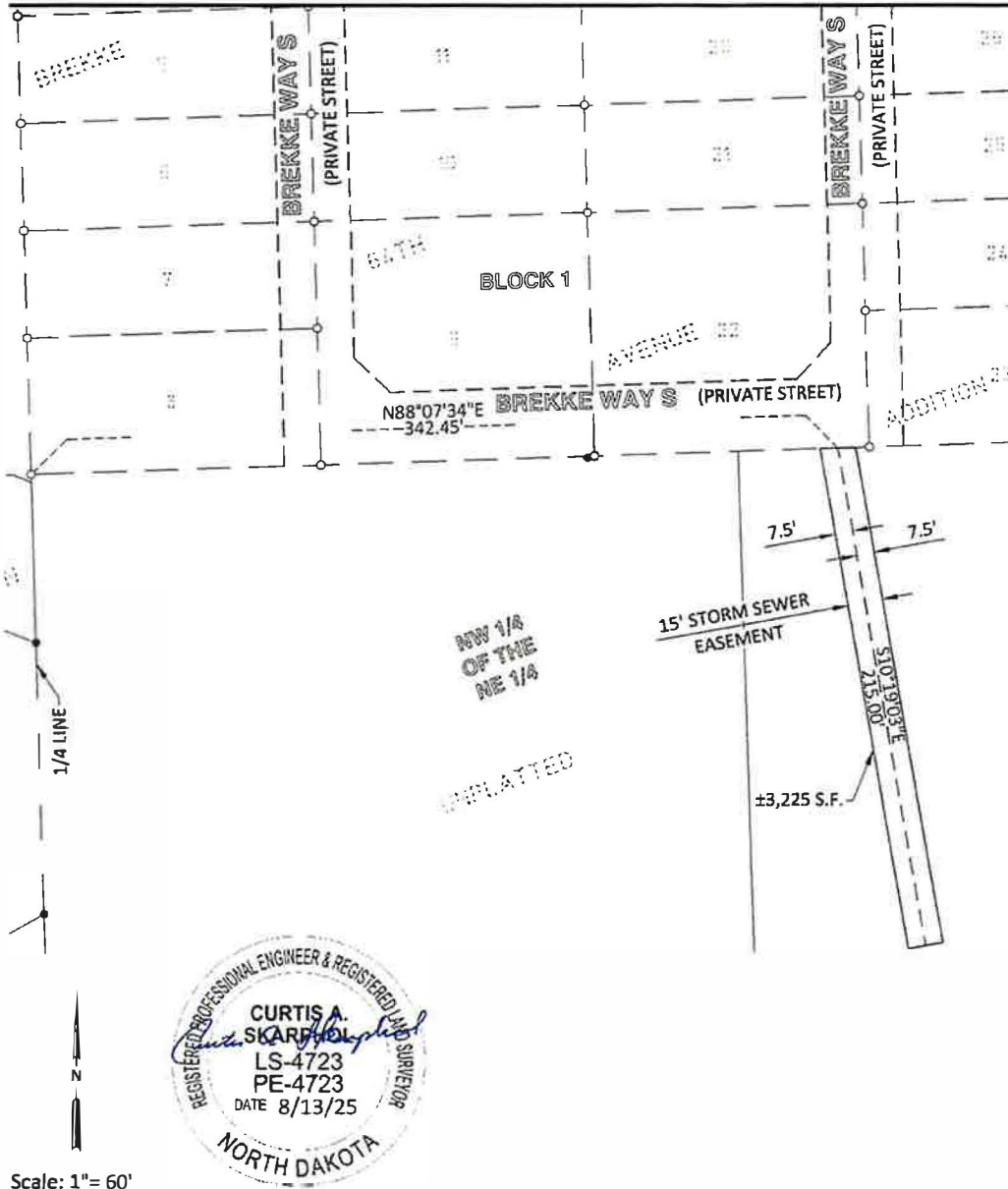
The legal description was prepared by:

Curtis A. Skarphol (LS-4723)
Professional Land Surveyor
Houston Engineering, Inc.
1401 21st Ave N
Fargo ND 58102
(701) 237-5065

This document prepared by:

Kasey D. McNary (ND# 06590)
Assistant City Attorney
SERKLAND LAW FIRM
10 Roberts Street N.
Fargo, ND 58102
(701) 232-8957

PART OF THE NW 1/4 OF THE NE 1/4
SECTION 12, T138N, R49W
CITY OF FARGO, CASS COUNTY
STATE OF NORTH DAKOTA



Scale: 1" = 60'

LEGEND:

IRON MONUMENT FOUND •
IRON MONUMENT SET ○
MEASURED BEARING S59°27'46"E
MEASURED DISTANCE 105.00'
STORM SEWER EASEMENT

NOTE: ALL BEARINGS GIVEN ARE
BASED ON THE CITY OF
FARGO GROUND COORDINATE
SYSTEM, DECEMBER 1992.

HOUSTON
engineering, inc.

EASEMENT EXHIBIT A

PROJECT NO.
5675-0017

PART OF THE NW 1/4 OF THE NE 1/4
SECTION 12, T138N, R49W, CITY OF FARGO, CASS CO., ND

SHEET
1 OF 2

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PART OF THE NW 1/4 OF THE NE 1/4
SECTION 12, T138N, R49W
CITY OF FARGO, CASS COUNTY
STATE OF NORTH DAKOTA

Description - (Storm Sewer Easement):

That part of the Northwest Quarter of the Northeast Quarter of Section 12, Township 138 North, Range 49 West of the Fifth Principal Meridian, City of Fargo, Cass County, North Dakota, described as follows:

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Said strip shall be lengthened or shortened as necessary to intersect the southerly line of said Brekke 64th Avenue Addition on the north.

Said strip contains 3,225 square feet, more or less.



HOUSTON
engineering, inc.

EASEMENT EXHIBIT A

PROJECT NO.
5675-0017

PART OF THE NW 1/4 OF THE NE 1/4
SECTION 12, T138N, R49W, CITY OF FARGO, CASS CO., ND

SHEET
2 OF 2

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OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

536

ORDINANCE NO. _____

AN ORDINANCE REZONING A CERTAIN PARCEL
OF LAND LYING IN BREKKE 64TH AVENUE ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

WHEREAS, the Fargo Planning Commission and the Board of City Commissioners of the City of Fargo have held hearings pursuant to published notice to consider the rezoning of a certain parcel of land lying in Brekke 64th Avenue Addition to the City of Fargo, Cass County, North Dakota; and,

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on April 1, 2025; and,

WHEREAS, the rezoning changes were approved by the City Commission on September 2, 2025,

NOW, THEREFORE,

Be It Ordained by the Board of City Commissioners of the City of Fargo:

Section 1. The following described property:

All of Brekke 64th Addition to the City of Fargo, Cass County, North Dakota;
is hereby rezoned from "SR-2", Single-Dwelling Residential, District to "SR-4", Single-Dwelling Residential, District.

Section 2. The City Auditor is hereby directed to amend the zoning map now on file in his office so as to conform with and carry out the provisions of this ordinance.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. _____

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Dr. Timothy J. Mahoney, M.D., Mayor

(SEAL)

Attest:

Steve Sprague, City Auditor

First Reading:
Second Reading:
Final Passage:

September 2, 2025

The Honorable Board of City Commissioners
City Hall – 225 4th St N
Fargo, ND 58102

34

Commissioners:

Due to the diminishing revenue projections, there has been discussion concerning an increase for cash fares, simplifying the existing fare structure and the addition of a 7-day pass to allow more purchasing flexibility for passengers. This proposal does *not* include increasing bus pass prices.

It is important to note cash bus fares have not been adjusted since 2009 – over 15 years ago. Maintaining fare rates at 2009 levels is no longer sustainable given our financial realities. Additional fare changes were made in 2012 and again in 2021, when the new MATBUS farebox system was implemented.

The cash fare increase is expected to generate approximately \$196,000 system-wide in additional revenue. This also assumes, based on analysis of transit industry trends, there will be an overall decrease in ridership of approximately 10% due to the increase; there is the possibility we will not see a decrease in ridership as a result of a cash fare increase.

This proposal was discussed during the April 16, 2025 MATBUS Coordination Committee meeting and voted with the Committee unanimously approving the proposal at the May 21, 2025 MATBUS Coordination Committee meeting (see attachments).

Notices of the proposed cash fare increase, informational meetings and public hearings were published in The Forum and provided to passengers by posting notices at the Ground Transportation Center (GTC), posting on the MATBUS website, digital display board at the GTC and social media. An informational meeting was held on August 25, 2025, from 4-6 p.m. at the GTC to gather public comments and input. Comment sheets were also available. The public hearing notice, posters and detailed comments received are attached.

Recommended motion: Approve the attached new fare structure which includes an increase in cash fares and the addition of a 7-day pass.

Respectfully,



Julie Bommelman
Transit Director
City of Fargo

Attachments

Memorandum



To: MATBUS Coordination Committee

From: Julie Bommelman, Transit Director

Date: April 16, 2025

RE: *Potential Fare Increase and Fare Structure Adjustment*

Due to the diminishing revenue projections, there has been discussion about potentially increasing fares and simplifying the existing fare structure.

The last time cash fares were increased was in 2009. Additional fare changes were made in 2012 and again in 2021, when the new MATBUS farebox system was implemented.

The current fares for MATBUS and various comparable transit systems are listed below:

		Grand	GF Jan 25	Fargo	Bismarck	Minot	St. Cloud	Mankato	Rochester	Sioux Falls
Cash Fare	Adults	\$1.50	\$2.00	\$1.50	\$1.50	\$1.50	\$1.25	\$1.50	\$2.00	\$1.50
	Senior/Disabled/Medicare	\$0.60	\$0.80	\$0.75	\$0.75	\$0.75	\$0.60	\$0.75	\$1.00	
	Youth (K-12)	\$0.75	\$0.80	\$0.75	\$0.75	\$0.75	x	x	\$1.00	
Fixed Period Pass	1-day pass	\$5.00	\$6.00	\$5.00	\$6.00	\$5.00	\$4.25	\$5.00	\$4.00	x
	Discounted 1-day pass	x	x	\$3.00	\$3.00	\$5.00	\$4.00	\$4.00	\$4.00	x
	7-day pass	x	x	x	x	x	\$17.00	x	\$16.00	\$12.50
	14-day pass	\$18.00	\$20.00	\$21.00	x	x	x	\$20.00	x	x
	Month pass (30 or 31 days)	\$35.00	\$40.00	\$42.00	\$36.00	\$36.00	\$47.00	\$40.00	\$42.00	\$30.00
	Discounted Month pass (30 or 31 days)	x	x	\$27.00	\$24.00	\$28.00	x	x	\$42.00	x
	Summer Youth Pass	\$18.00	\$18.00	\$27.00	x	x	x	x	x	x
10-ride Fare	Adults	\$13.00	\$15.00	\$15.00	x	\$10.00	\$10.50	x	\$16.00	x
	Senior/Disabled/Medicare	\$6.50	\$7.00	x	x	\$8.00	x	x	\$8.00	x
	Youth (K-12)	\$6.50	\$7.00	x	x	\$8.00	x	x	\$8.00	x

Please note, while researching other Transit systems' fare structures, we concluded the MATBUS fare structure may be overly complicated and perhaps a more simplified structure would be advantageous.

In addition, in the past MATBUS has coordinated fares for paratransit with Valley Senior Ride as passengers often use both services and we each accept the other's fare media. Valley Senior Ride is proposing a fare increase from \$3.00/ride to \$4.00/ride effective July 1, 2025.

Lastly, we researched the typical impact of a fare increase within the Transit industry. Generally, there is a decrease in ridership when fares are increased, though the magnitude of that decrease can vary based on factors like the size of the fare increase, the availability of alternative transportation options, and the price sensitivity of passengers.

Industry averages and general findings suggest:

1. **Price Elasticity of Demand (PED):**

- The average **elasticity of demand for public transit** ranges from **-0.2 to -0.5**. This means for a 10% increase in fare, ridership typically drops by 2% to 5%.
- **Shorter Trips** tend to have more elastic demand (higher elasticity), while **longer commutes** might have more inelastic demand.

2. **Typical Ridership Impact:**

- A **33% increase** (e.g., from \$1.50 to \$2.00) could generally lead to a **10% to 15% drop in ridership**, depending on the elasticity and the context.
- **Higher fare increases** often lead to more significant decreases in ridership. For instance, a **50% fare increase** could result in ridership falling by **15% to 20%**.

Examples of Ridership Decline:

- **Washington, D.C. Metro:** Historically, a fare increase of about 20% resulted in a **5-10% drop in ridership**.
- **San Francisco Muni:** A 10% fare increase led to a **3-5% decrease in ridership**.
- **New York City MTA:** On average, **each 10% increase in fares** has resulted in about **2-3% fewer riders**.

Key Considerations:

- **Income Sensitivity:** Public transit systems serving lower-income populations tend to see more significant ridership declines when fares are increased, as these riders may have fewer transportation alternatives.
- **Availability of Alternatives:** If there are readily available alternatives (e.g., biking, rideshare, or carpooling), the decrease in ridership could be more pronounced.
- **Geographic and Demographic Factors:** Transit systems in larger, denser urban areas often experience less elasticity than those in smaller cities or rural areas where public transit is more limited.

Conclusion:

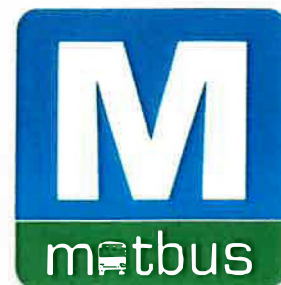
Based on industry averages and typical trends, a fare increase of 33% (from \$1.50 to \$2.00) is likely to result in a **10% to 15% decrease in ridership**, assuming average elasticity. However, the exact impact will depend on factors like local alternatives to public transit, income levels, and the importance of transit to the community's daily life.

Initial analysis demonstrates how MATBUS's proposed increased fares projected revenue would be impacted if adult cash fares go from \$1.50 to \$2.00; discount fares go from \$.75 to \$1.00:

Service	Projected 2026 revenue with current fares	Projected 2026 revenue with fare increase and 10% ridership loss	Projected 2026 revenue with fare increase and 15% ridership loss
Fixed	\$950,970	\$1,138,311	\$1,075,072
	<i>Difference</i>	\$187,341	\$124,102
Para	\$206,500	\$247,181	\$233,448
	<i>Difference</i>	\$40,681	\$26,948

Recommended Motion: Based on input received at today's meeting, authorize staff to provide specific fare adjustment recommendations to the MATBUS Coordination Committee at the May 2025 meeting.

Memorandum



To: MATBUS Coordination Committee

From: Cole Swingen, Assistant Transit Director – Operations

Date: May 21, 2025

RE: *Fare Increase and Fare Structure Recommendation*

Previously, a potential fare increase and fare restructure was discussed at the April 16 MATBUS Coordination Committee due to diminishing revenue projections.

MATBUS staff propose the following changes to the existing fare structure:

Cash Fares and Passes		Current		Proposed
Adult Cash Fare		\$ 1.50	→	\$ 2.00
Discount Cash Fare (Youth, Elderly, Disabled)		\$ 0.75	→	\$ 1.00
1-Day Pass		\$ 5.00	→	\$ 5.00
14-Day Pass		\$ 20.00	→	Eliminate
10-Ride Pass		\$ 15.00	→	\$ 20.00
120-Day College Semester Pass		\$ 60.00	→	\$ 80.00
31-Day Business Pass		\$ 27.00	→	\$ 30.00
Single-Ride Tickets (Pack of 20)		\$ 30.00	→	\$ 40.00
7-Day Pass			→	\$ 10.00
MATBUS Connect		Current		Proposed
Adult Fare		\$ 1.50	→	\$ 2.00
Adult 1-Day Fare Cap		\$ 3.00	→	Eliminate
Adult 31-Day Pass		\$ 42.00	→	\$ 45.00
Discount Fare		\$ 0.75	→	\$ 1.00
Discount 1-Day Fare Cap		\$ 3.00	→	Eliminate
Discount 31-Day Pass		\$ 27.00	→	\$ 30.00
Youth 90-Day Pass		\$ 27.00	→	\$ 30.00
Replacement Card Fee		\$ 10.00	→	\$ 10.00
1-Day Pass			→	\$ 5.00
7-Day Pass			→	\$ 10.00
Fare-Free		Current		Proposed
Children Preschool Age and Under		Free	→	Free
Service-Connected Veteran		Free	→	Free
Personal Care Attendant		Free	→	Free
U-Pass College Students		Free	→	Free
Paratransit		Current		Proposed
Cash/Check Fare		\$ 3.00	→	\$ 4.00
Prepaid Coupons (Book of 20)		\$ 60.00	→	\$ 80.00
Personal Care Attendant		Free	→	Free
Children Preschool Age and Under		Free	→	Free
Guest (Accompanying an ADA Paratransit Rider)		\$ 3.00	→	\$ 4.00
Agency Rate (Applied to Skilled Nursing & ICF-IID Facilities for Non-Emergency Medical Rides)		\$ 38.00	→	\$ 40.00

Item 3a

In addition to the changes listed above, MATBUS staff propose transitioning from an account-based fare system to a card-based fare system. Instead of having an account where funds are added to, funds will be added directly to the card that is given to a passenger. This will simplify pass purchasing and operations for both passengers and Dispatch staff.

Based on industry averages and typical trends, a fare increase of 33% (from \$1.50 to \$2.00) is likely to result in a **10% to 15% decrease in ridership**, assuming average elasticity. However, the exact impact will depend on factors like local alternatives to public transit, income levels, and the importance of transit to the community's daily life.

Initial analysis demonstrates how MATBUS's proposed increased fares projected revenue would be impacted if adult cash fares are increased from \$1.50 to \$2.00; discount fares increased from \$.75 to \$1.00:

Service	Projected 2026 revenue with current fares	Projected 2026 revenue with fare increase and 10% ridership loss	Projected 2026 revenue with fare increase and 15% ridership loss
Fixed	\$950,970	\$1,138,311	\$1,075,072
	<i>Difference</i>	\$187,341	\$124,102
Para	\$206,500	\$247,181	\$233,448
	<i>Difference</i>	\$40,681	\$26,948

Recommended Motion: After discussion, approve portions of, or all of the proposed fare increases/fare structure changes and allow MATBUS staff to bring the approved changes forward for public input and adoption through a public hearing.

Public Hearing Notice for Route and Fare Changes

The City of Fargo is seeking the following permanent changes, effective January 1, 2026. These proposed changes are due to the ongoing rise in operational costs and the stagnation of both State and Federal revenue streams that support the City's transit services.

Cash Bus Fare Increase: Fixed Route increase from \$1.50 full fare & \$0.75 discount fare to \$2.00 full/\$1.00 discount. Paratransit fare increase from \$3.00 to \$4.00.

Route and Service Changes affecting: Route 13, Route 14, Route 15, Route 16, Route 18, Route 20, West Acres Transit Hub, Industrial Park On-Demand Service, and MAT Paratransit Service

--- Informational Display ---

An informational display on the proposed changes to fares, routes and services, as well as comment cards, will be in the lobby of the Ground Transportation Center from August 18 – August 27 2025.

--- Public Hearing ---

Notice is hereby given that public hearings will be held for the purpose of permanent fare, route and service changes. There will be two separate hearings on the same date, held in the order determined by the Fargo City Commission agenda - one for the fare changes and one for the route/service changes.

Fargo City Commission
Tuesday, September 2, 2025
5:05 p.m.
Fargo City Hall
225 4th Street North
Fargo, ND 58102

For full details visit matbus.com or scan the QR code on the left. To view a MATBUS system map showing the route changes and leave a comment scan the QR on the right.

Full Details



Remove 9/3/25

Comment Map





Forum Communications Company

ND Affidavit No. cf5G7NZnFJfhHWyENqEk

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of the The Forum of Fargo-Moorhead (ND), a newspaper printed and published in the City of Fargo, County of Cass, State of North Dakota.

1. I am the designated agent of The The Forum of Fargo-Moorhead (ND), under the provisions and for the purposes of, Section 31-04-06, NDCC, for the newspaper listed on the attached exhibit.

2. The newspaper listed on the exhibit published the advertisement of: **Display Ad Notice**; (2) time: *Sunday, August 17, 2025, Sunday, August 24, 2025*, as required by law or ordinance.

3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: **08/25/2025**

J. Thompson

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARING
CITY OF FARGO
Cash Bus Fare Increase**

The City of Fargo is seeking to permanently increase the price of fixed route and paratransit cash bus fares, effective Jan 1, 2026 as well as add a 7-day pass option for passengers. This proposal does not include increasing any bus pass prices.

This proposed increase is due to the ongoing rise in operational costs and the stagnation of both State and Federal revenue streams that support the City's transit services. City of Fargo Transit cash bus fares have not been adjusted since 2009.

The proposed fare structure is as follows:

Cash Fares and Passes (Fixed Route)	Current		Proposed
Adult Cash Fare	\$ 1.50	→	\$ 2.00
Discount Cash Fare (Youth, Elderly, Disabled)	\$ 0.75	→	\$ 1.00
1-Day Pass	\$ 5.00	→	\$ 5.00
10-Ride Pass	\$ 15.00	→	\$ 15.00
120-Day College Semester Pass	\$ 60.00	→	\$ 60.00
31-Day Business Pass	\$ 27.00	→	\$ 27.00
Single-Ride Tickets (Pack of 20)	\$ 30.00	→	\$ 30.00
7-Day Pass		→	\$ 10.00
MATBUS Connect (Fixed Route)			
Adult Fare	\$ 1.50	→	\$ 2.00
Adult 31-Day Pass	\$ 42.00	→	\$ 42.00
Discount Fare	\$ 0.75	→	\$ 1.00
Discount 31-Day Pass	\$ 27.00	→	\$ 27.00
Youth 90-Day Pass	\$ 27.00	→	\$ 27.00
Replacement Card Fee	\$ 10.00	→	\$ 10.00
1-Day Pass		→	\$ 5.00
7-Day Pass		→	\$ 10.00
Fare-Free (Fixed Route)			
Children Preschool Age and Under	Free	→	Free
Veteran	Free	→	Free
Personal Care Attendant	Free	→	Free
U-Pass College Students	Free	→	Free
Paratransit			
Cash/Check Fare	\$ 3.00	→	\$ 4.00
Prepaid Coupons (Book of 20)	\$ 60.00	→	\$ 80.00
Personal Care Attendant	Free	→	Free
Children Preschool Age and Under	Free	→	Free
Guest (Accompanying an ADA Paratransit Rider)	\$ 3.00	→	\$ 4.00
Agency Rate (Applied to Skilled Nursing & ICF-IID Facilities for Non-Emergency Medical Rides)	\$ 38.00	→	\$ 38.00

Informational Display: Comment cards, will be in the lobby of the Ground Transportation Center from August 18 – August 27, 2025. Staff will be at the Ground Transportation Center to answer questions on August 25, 2025, from 4:00pm to 6:00pm. Written comments may be turned into the customer care center window and will be considered by staff prior to the final recommendation to the Fargo City Commission.

Public Hearing Dates: Notice is hereby given that public hearings will be held for the purpose of permanent route and service changes:

Fargo City Commission
Tuesday, September 2, 2025
5:05 p.m.
Fargo City Hall
225 4th Street North
Fargo, ND 58102

At the hearing, interested persons will be afforded an opportunity to be heard with respect to the route reduction. In addition, written comments may be submitted in advance of the public hearing to:

Julie Bommelman
City of Fargo Transit Director

City of Fargo Transit Bureau
650 23rd St N
Fargo, ND 58102
(701) 476-6737
For TDD Relay Service call 7-1-1
transit@matbus.com

Upon request, accommodations for people with disabilities, language barriers, or other needs to allow participation in meetings will be provided. To arrange assistance, call at least 48 hours before the meeting to give staff adequate time to make arrangements. For the Fargo City Commission call 701-241-1310 or 7-1-1 (TDD/TTY).



News & Events



Public Hearing Notice for Route and Fare Changes

Cash Fare Increase, Routes 13, 14, 15, 16, 18, 20, Industrial Park, West Acres Hub, Sunday Paratransit

08/19/2025

Notice of Public Hearing Cash Bus Fare Increase Route and Service Changes

The City of Fargo is seeking the following permanent changes, effective January 1, 2026. These proposed changes are due to the ongoing rise in operational costs and the stagnation of both State and Federal revenue streams that support the City's transit services.

--- Cash Bus Fare Increase ---

This proposed change will permanently increase the price of fixed route and paratransit cash bus fares, as well as add a 7-day pass option for passengers. This proposal does not include increasing any bus pass prices.

City of Fargo Transit cash bus fares have not been adjusted since 2009.

The proposed changes to fare structure are as follows:

- Adult Cash Fare - from the current \$1.50 to the proposed \$2.00
- Discount Cash Fare (Youth, Elderly, Disabled) - from the current \$0.75 to the proposed \$1.00
- 7-Day Pass - a new fare type sold for \$10.00

- MATBUS Connect Adult Fare - from the current \$1.50 to the proposed \$2.00
- MATBUS Connect Discount Fare - from the current \$0.75 to the proposed \$1.00
- MATBUS Connect 1-Day Pass - a new fare type sold for \$5.00
- MATBUS Connect 7-Day Pass - a new fare type sold for \$10.00
- MAT Paratransit Cash/Check Fare - from the current \$3.00 to the proposed \$4.00
- MAT Paratransit Prepaid Coupon Books (20 rides) - from the current \$60.00 to the proposed \$80.00
- MAT Paratransit Guest Fare - from the current \$3.00 to the proposed \$4.00

View the full fare structure, included current and proposed prices: [Proposed Fare Structure 2026](#)

--- Route and Service Changes ---

This proposed change will permanently eliminate the following routes and services as described below. Transit Department staff have done extensive research to ensure that the proposed changes affect the smallest number of citizens possible.

- **Route 13**

The proposed change would reduce the frequency of Route 13. Route 13 would only depart the Ground Transportation Center at :15 after the hour. Currently Route 13 departs at :15 and :45 after the hour from 6:15am to 5:45pm Monday through Friday.

- This change is expected to reduce departmental expenses by approximately \$230,000.

- **Route 14**

The proposed change would reduce the frequency of Route 14. Route 14 would only depart the Ground Transportation Center at :45 after the hour. Currently Route 14 departs at :15 and :45 after the hour from 6:15am to 5:45pm.

- This change is expected to reduce departmental expenses by approximately \$420,000.

- **Route 15**

The proposed change would increase Route 15 from a 60-minute route to a 90-minute route to improve on-time performance. A pilot program of this change was introduced in May of 2025 to determine the effectiveness of this change.

- This change is not expected to have any budgetary impacts.

- **Route 16**

The proposed change would eliminate Route 16.

- This change is expected to reduce departmental expenses by approximately \$300,000.

- **Route 18**

The proposed change would reduce Route 18 from a 90-minute route to a 60-minute route. Route 18 would end at the Essentia Health clinic on 32nd Ave S, and would no longer service any areas south of 32nd Ave S. The northern portion of the route would also be adjusted to service the Cass County Jail and surrounding areas.

- This change is not expected to have any budgetary impacts. This change is being proposed due to scheduling issues created by reducing the frequency of Route 14 and the proposed route path change for Route 20.

- **Route 20**

The proposed change would reduce Route 20 from a 60-minute route to a 30-minute route. Route 20 would only travel as far east as 42nd St S. This would eliminate service to the Cass County Jail and surrounding areas. This area would instead be serviced by Route 18.

- This change is expected to reduce departmental expenses by approximately \$90,000.

- **West Acres Transit Hub**

The proposed change is to no longer utilize the West Acres Transit Hub as a transfer point for MATBUS routes. Instead, transfers would be made at the Walmart bus shelter, located at the intersection of 47th St S and 11th Ave S. This change would affect Route 14, Route 15, Route 20 and Route 24 (as well as Route 16 if it is not eliminated). This change is being recommended in order to improve on-time performance on the routes listed above due to the time required to enter and exit the West Acres parking lot.

- Operational cost savings may also be seen.

- **Industrial Park On-Demand Service**

The proposed change would eliminate the Industrial Park On-Demand Service.

- This change is expected to reduce departmental expenses by approximately \$280,000.

- **MAT Paratransit Service**

The proposed change would eliminate Sunday Paratransit services. Currently, MAT Paratransit operates from 7:00am to 5:00pm on Sundays.

- This change is expected to reduce departmental expenses by approximately \$75,000.

--- Informational Display ---

An informational display on the proposed changes to fares, routes and services, as well as comment cards, will be in the lobby of the Ground Transportation Center from August 18 – August 27 2025. Staff will be at the Ground Transportation Center to answer questions on August 25, 2025, from 4:00pm to 6:00pm. Written comments may be turned into the customer care center window and will be considered by staff prior to the final recommendation to the Fargo City Commission.

--- Public Hearing ---

Notice is hereby given that public hearings will be held for the purpose of permanent fare, route and service changes. There will be two separate hearings on the same date, held in the order determined by the Fargo City Commission agenda - one for the fare changes and one for the route/service changes.

Fargo City Commission
Tuesday, September 2, 2025
5:05 p.m.
Fargo City Hall
225 4th Street North
Fargo, ND 58102

Upon request, accommodations for people with disabilities, language barriers, or other needs to allow participation in meetings will be provided. To arrange assistance, call at least 48 hours before the meeting to give staff adequate time to make arrangements. For the Fargo City Commission call [\(701\) 241-1310](tel:7012411310) or 7-1-1 (TDD/TTY).

At the hearing, interested persons will be afforded an opportunity to be heard with respect to the route reduction. In addition, written comments may be submitted in advance of the public hearing to:

Julie Bommelman
City of Fargo Transit Director
650 23rd St N
Fargo, ND 58102
[\(701\) 232-7500](tel:(701)232-7500) Option 3
For TDD Relay Service call 7-1-1
transit@matbus.com

Online Public Comment Map

View the [Online Public Comment Map](#) in order to leave comments on specific portions of the map. On mobile devices, select the white "Comment" bubble in the upper left corner of the screen. On desktops, select the blue text bubble box in the upper right corner to get started.

Calendar

[View Full Calendar ›](#)

[Jun](#)

[01](#)

[Free Rides to the Public Library](#)

[Sep](#)

[01](#)

[Labor Day - No Bus Service](#)

[Oct](#)

[20](#)

[Try MATBUS Week \(Oct 20 - 25\)](#)

[Oct](#)

[31](#)

[Halloween Treats](#)

[Nov](#)

[11](#)

[Veterans Day Holiday](#)



Fare Increase Comments



Feedback - **FB2508192816**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	No	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
8/19/2025 3:30 PM		
Employee Name	Vehicle	

Feedback Comments

Rec'd a call from Evangelina Escobar very upset about the route changes and fare increases. How can you charge more for fare but offer fewer buses. She is concerned about getting a ride with fewer buses, as that will mean fewer handicap seats and she is already denied seating because people who are not handicapped are taking the handicapped seats and the drivers don't make them move.

Reply Requested



Feedback - **FB2508202822**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	No	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
8/20/2025 11:30 AM		
Employee Name	Vehicle	

Feedback Comments

Rec'd in Transit email:

Good Morning, I would like to thank you for the letter asking for feedback on the proposed fee changes for the transit services in the Fargo area.

Our daughter started to ride the Paratransit service about 2 months ago. This was new for us, giving her that extra freedom and option to get to Red River Human Resources for her day program. It is an excellent program and I'm so thank-full for it in our community and that we heard about it.

Paratransit has been life-changing for our daughter—it gives her the freedom to move independently and the confidence to thrive. The buses are always clean, and the staff are friendly, patient, and incredibly helpful—making sure she gets where she needs to go every day. As parents, it gives us peace of mind knowing she's in good hands. Thank you for making such a meaningful difference in our lives with this affordable service.

We utilize the coupon book that is going from \$60 to \$80 dollars for 20 tickets, basically an increase from \$3.00 a ride to \$4.00 per ride.

We don't currently use the Sunday service and would be comfortable with that being discontinued. For the individuals this service supports, weekend transportation options are generally more accessible I would believe. In contrast, weekday transit is critical for families like ours, as parents are working and rely on this service to ensure Kenna can get where she needs to go.

I strongly encourage you to reconsider any proposal to raise bus service fees, particularly for those in our community who rely on public transit and live on fixed incomes.

These individuals often have limited transportation options and depend on affordable transit to access essential services, employment, and community life.

Increasing fares would disproportionately impact those least able to absorb the cost, effectively penalizing them for broader budget challenges. Public transportation should remain a reliable and equitable resource—not a financial hurdle.

Please explore alternative solutions that preserve access and affordability for all residents.

Thank you for giving us the opportunity to share our concerns. We also want to express our appreciation for the excellent service provided by Paratransit in the FM area—it truly makes a meaningful difference in our daily lives.

Terry & Jeff Heley

701-412-5619

Reply Requested

Contact Name	Reply Requested	Contact Phone	Contact Email
Terry Heley	Yes		Terry Heley

Response to Customer

Julie Harris (08-20-2025 11:55 AM)

Sent response to rider:

Mr. Heley -

We appreciate your input and value your participation in this process. All comments received will be shared with the City Commission for their review at the meeting on September 2nd.

If you would like to provide feedback in person, the public hearing will be held on September 2nd at 5:05 p.m. in the City of Fargo Commission Chambers.

Thank you

Investigation Comments

--

Employee / Passenger Resolution

Resolution Status	Employee Disciplined	Completion Date



Feedback - **FB9912302828**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	No	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
Employee Name	Vehicle	

Feedback Comments

From Remix Map. Tim Myers

25 hours ago

...

It Matbus is going to raise rates, they had better resume scheduling back to pre-covid times (11:45pm). If they can't hire enough drivers to do that, rates need to stad right where the are!!!

From our public comment Remix map on Route 3.

Reply Requested



Feedback - **FB2508202835**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/20/2025 12:00 AM

Location

Route

Employee Name

Vehicle

Feedback Comments

Tim Myers made a comment on one of our Facebook ads about free U-Pass rides.

"If you are thinking of increasing fares and reducing service, stop offering students rides for free. Matbus is still running at a reduced schedule from the Covid years, and they didn't reduce rates because of that!"

I replied to explain that we have U-Pass contracts that pay for these rides, so it doesn't affect our budget.

Reply Requested



Feedback - **FB2508212860**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	No	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
8/21/2025 12:00 AM		
Employee Name	Vehicle	

Feedback Comments

From comment box at the GTC:

Fares should only be increased if service returns to 11:45pm. MATBUS has been running on reduced schedules for several years without reducing their rates!!

Reply Requested



Feedback - **FB2508232862**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	No	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
8/23/2025 12:00 AM		
Employee Name	Vehicle	

Feedback Comments

from comment box at the GTC:

Life is hard enough without you increasing cost of living prices for the poor, elderly and disabled!

I don't like your state of ND!

Reply Requested



Feedback - **FB2508212870**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/21/2025 12:00 AM

Location

Route

Employee Name

Vehicle

Feedback Comments

from comment box at the GTC:

Increases for people barely making fare now, the homeless, less fortunate , vets, women with kids trying to survive. This town and business should be helping the community, and I think it should be free. Yet the rich and ones who think they are better only help who they want, so why would they help the community? Instead you want to increase the fare! Well, less people will ride, so you will lose more than you will gain. Greedy people should help their community. My opinion won't matter though this company just wants to be greedy instead of helping. God don't like ugly and greedy

Reply Requested

September 2, 2025

The Honorable Board of City Commissioners
City Hall – 225 4th St N
Fargo, ND 58102

35

Commissioners:

The City of Fargo Transit Department is proposing service changes to routes and operating hours (Sunday paratransit only) to become effective January 1, 2026. The purpose of conveying the suggested changes to the Fargo City Commission tonight is to allow public input ahead of Transit requesting formal action on the proposed changes at the September 15, 2025 Fargo City Commission meeting.

The proposed changes are due to ongoing rises in operational costs and relatively stagnant revenue streams available to support Transit services. While additional state funding was secured during the last North Dakota legislative session, service adjustments are being proposed to assist in ensuring the viability of the City of Fargo's Transit Department.

MATBUS staff have completed widespread research to ensure the proposed changes affect the smallest number of riders possible while recognizing potential impacts on riders.

There were extensive public outreach efforts and notifications of the proposed changes:

Public Hearings were published in The Forum;

Notices were posted at the Ground Transportation Center (GTC) and comment cards were made available for input;

Notices were posted on buses and a mailing was sent to all registered paratransit riders;

Notices were posted on the MATBUS website;

Notices were posted to social media;

An informational meeting was held on August 25, 2025, from 4-6 p.m. at the GTC;

A press release was published August 28, 2025.

To date, comments/input from the public and interested businesses/agencies, were received from several interested parties and are attached to this communication. Public hearing notices, posters and ridership data are also attached.

Estimated cost impacts are contingent upon budgetary adjustments impacting the City of Fargo and participating jurisdictions who are parties to the existing Interim Joint Powers Agreement (approved and adopted at the September 3, 2024 Fargo City Commission meeting; attached). Participating jurisdictions include the Cities of West Fargo, Moorhead (including Dilworth) and North Dakota State University and have representation on the MATBUS Coordination Committee.

Proposed Changes:

Route 13: The proposed change would reduce the frequency of Route 13 from once every half hour to once every hour. The cost for a year to provide half hour frequency is approximately \$230,000.

Route 14: The proposed change would reduce the frequency of Route 14 from once every half hour to once every hour. The cost for a year to provide half-hour frequency is approximately \$420,000.

Route 15: The proposed change would increase Route 15 from a 60-minute route to a 90-minute route to improve on-time performance. A pilot program of the change was introduced in May of 2025 to determine the effectiveness of this change, which has been successful. There is no cost impact to implement this proposed change.

Route 16: The proposed change would eliminate Route 16. Route 14 and Route 15 currently cover a majority of the areas serviced by this route. The cost for a year to provide this service is approximately \$300,000.

Route 18: The proposed change would reduce Route 18 from a 90-minute route to a 60-minute route. Route 18 would end at the Essentia Health clinic on 32nd Ave S and would no longer service any areas south of 32nd Ave S. The northern portion of the route would also be adjusted to service the Cass County Jail and surrounding areas (this area is currently served by Route 20). There are minimal cost impacts to the suggested changes, however, the change is tied to the adjustments to Route 20, where there are cost impacts.

Route 20: The proposed change would reduce Route 20 from a 60-minute route to a 30-minute route. Route 20 would only travel as far east as 42nd St S. This would eliminate service to the Cass County Jail and surrounding areas (this area would instead be served by Route 18 as outlined above). These proposed changes are closely tied to adjustments to Route 18 and have an estimated cost impact of approximately \$90,000.

West Acres Transit Hub: The proposed change is to no longer utilize the West Acres Transit Hub as a transfer point for MATBUS routes, instead, transfers would be made at the Walmart bus shelter, located at the intersection of 47th St S and 11th Ave S. This change would affect Routes 14, 15, 20 and 24 (as well as Route 16 if it is not eliminated). The cost for a year to lease and provide security services is approximately \$175,000; a portion of the existing costs could potentially be necessary at the proposed location (Walmart), resulting in a lower cost savings.

Industrial Park On-Demand (TapRide) Service: The proposed change would eliminate the Industrial Park On-Demand Service. The number of trips per day on this service is approximately 10-12 riders. Please note the nature of the businesses in the Industrial Park is shift work, Transit may be able to bring someone to work or pick them up after work, but likely not both. The cost for a year to provide this service is approximately \$280,000.

Complimentary Paratransit Service: The proposed change would eliminate Sunday Paratransit services. Currently, MAT Paratransit operates from 7:00am to 5:00pm on Sundays and transports 10-12 riders per Sunday. Complimentary paratransit services are federally required during the same hours fixed route service operates. Fixed Route service does not operate on Sundays; therefore, this service is offered above and beyond what is required of the City/Department. The cost for a year to provide this service is approximately \$75,000.

September 2, 2025
Transit Proposed Service Changes

These service changes have been assumed in the 2026 Transit Department budget. If any of the proposed changes are not approved at the September 15, 2025 Fargo City Commission meeting, additional funding will need to be allocated to the Transit Department to ensure a balanced budget.

At the August 20, 2025 MATBUS Coordination Committee meeting the proposed changes were discussed but not approved; discussions continue with these partners and there is a follow-up MATBUS Coordination Committee meeting scheduled for September 10, 2025 to discuss the input from the Fargo City Commission tonight and its impacts to services and budgets.

There is no requested motion at this time; the request for action by the Fargo City Commission will be brought forward at the September 15, 2025 meeting.

Respectfully,



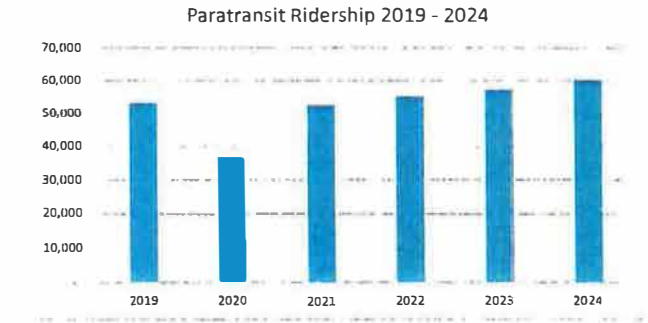
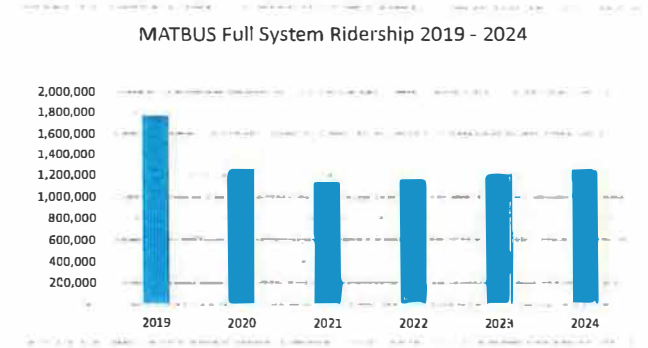
Julie Bommelman
Transit Director
City of Fargo

Attachments:

System-wide Transit Ridership Summary
Individual Route Maps with Suggested Changes
Public Hearing Notice & Affidavit of Publication
Bus Posters Notifications
Paratransit Letter to Registered Riders
MATBUS.COM/Social Media Notifications
Press Release
Public Input Comments Received Through 8.27.25
Interim Joint Powers Agreement dated 9.3.24

MATBUS Full System Ridership 2019 - 2024 YTD								Notes
City/College	Route	2019	2020	2021	2022	2023	2024	
Moorhead	1	80,046	61,976	55,768	59,886	71,410	67,007	
Moorhead	2	117,197	91,236	76,480	79,828	78,231	75,862	
Moorhead	3	57,732	60,435	54,114	45,639	51,117	56,097	
Moorhead	4	115,207	138,038	117,623	104,010	111,840	119,296	
Moorhead	5	52,511	54,076	45,721	41,800	47,323	47,451	
Dillworth	6	16,710	15,244	10,315	8,736	9,110	10,598	
Moorhead	9	5,646	4,742	3,705	3,964	8,597	5,710	
Fargo	11	74,592	55,227	50,021	41,098	35,318	39,457	
Fargo	13	120,856	64,803	69,846	65,756	74,244	90,285	
Fargo/NDSU	13U	39,970	17,626	15,461	-	-	-	* 13U name changed to 36 in 2022
Fargo	14	148,180	115,371	110,333	91,340	87,636	96,290	
Fargo	15	321,702	300,090	251,303	220,016	222,635	249,940	
Fargo	16	37,213	23,913	21,926	28,822	27,137	22,034	
Fargo	17	40,524	34,209	27,842	31,609	32,254	31,192	
Fargo	18	49,730	31,035	30,353	39,833	42,639	40,747	
Fargo/West Fargo	20	38,047	31,040	26,455	25,425	27,584	27,371	
Fargo/West Fargo	24	26,369	18,396	17,834	17,547	20,837	22,929	
Fargo/NDSU	31	28,679	10,465	6,908	13,072	13,634	27,019	
Fargo/NDSU	32	-	-	-	81,657	71,426	40,943	* Route 32E and 32W combined into Route 32 in 2022. Route 32 canceled fall 2024.
Fargo/NDSU	32E	118,256	53,917	49,220	-	-	-	* 32E & 32W combined ridership 2020
Fargo/NDSU	32W	24,435	-	-	-	-	-	
Fargo/NDSU	33	186,414	69,518	83,220	115,938	142,911	153,997	
Fargo/NDSU	34	51,452	21,298	15,009	25,893	41,206	36,751	
Fargo/NDSU	36	-	-	-	24,172	1,194	-	* Route 36 rolled into Route 13 2023.
LinkFM	40	29,959	93	3,867	2,245	3,781	3,829	* LinkFM canceled spring 2025.
Total		1,781,427	1,272,748	1,143,324	1,168,286	1,222,064	1,264,805	
Percentage Change Year to Year			-29%	-10%	2%	5%	3%	

Paratransit Ridership 2019 - 2024						
Year	2019	2020	2021	2022	2023	2024
Ridership	53,350	37,137	52,802	55,422	57,545	60,436
Percentage Change Year to Year		-30%	42%	5%	4%	5%



Route 13

Route 13 frequency reduced
from every 30 minutes to every
60 minutes M-Sat.



28 service hours/day (15 Saturday)
18 Service hours/day (15 Saturday)



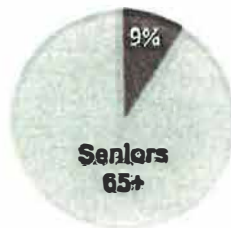
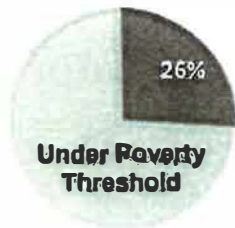
30-minute frequency until 6:15pm
60-minute frequency until close
60 minute frequency M-Sat. 39% fewer trips M-F

83,534
Revenue Miles
Per Year
50,955

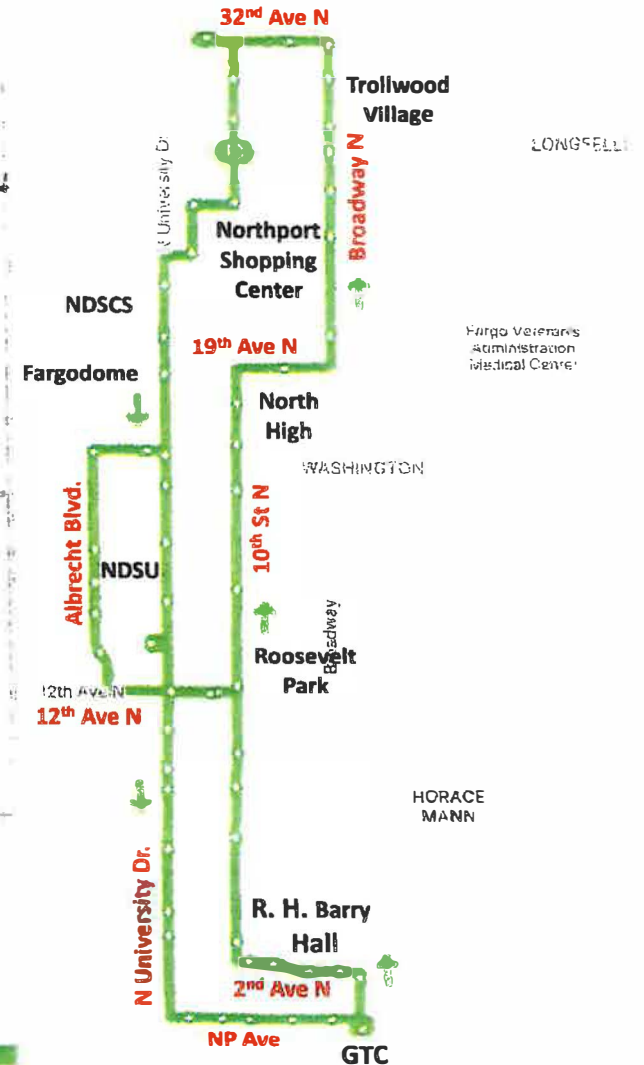
Population: 17,500
Jobs: 17,000



112,900
Ridership
Per Year



NDSU Downtown Roosevelt Elementary Fargo North Northport Shopping Center Trollwood Village U32 Apartments NDSCS NDSU Campus Family Fare People Ready



Route 14

Route 14 frequency reduce from every 30 minute to every 60 minutes M-Sat.



43 service hours/day (41 Saturday)
24 Service Hours per Day (22.5 Sat.)



30-minute frequency until 6:15pm
60-minute frequency until close
60 minute frequency M-Sat. 45% fewer trips



191,121
Revenue Miles
Per Year
105,116

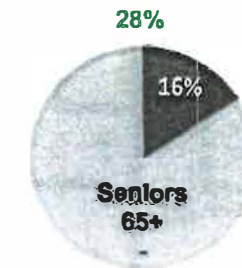
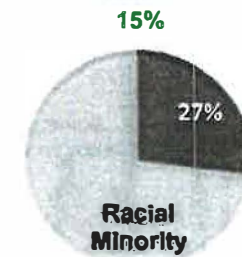
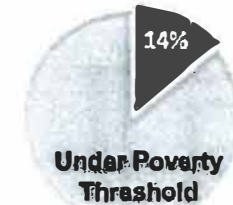
Population: 20,300
20,500
Jobs: 18,900
19,300



98,600
Ridership
Per Year



Changes to this route
will affect Route 11



Island Park
Hornbacher's
Plaza Senior
Apartments
Family Fare
Essentia
Anne Carlson
West Acres
YMCA
Ponderosa
Employment
Sanford
YWCA
Boys & Girls
Club
Courthouse
People
Ready

Route 15



48 service hours/day (35.5 Saturday)
48 service hours/day (45 Saturday)



30-minute frequency all day
30/60-minute frequency Saturday
30 minute frequency M-Sat.

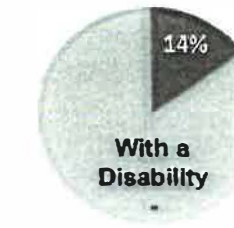
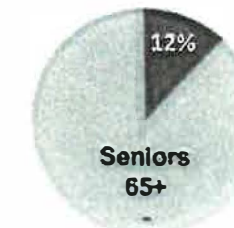
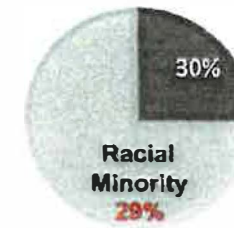
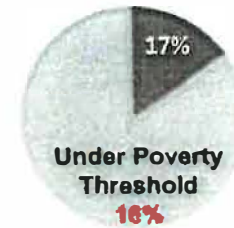
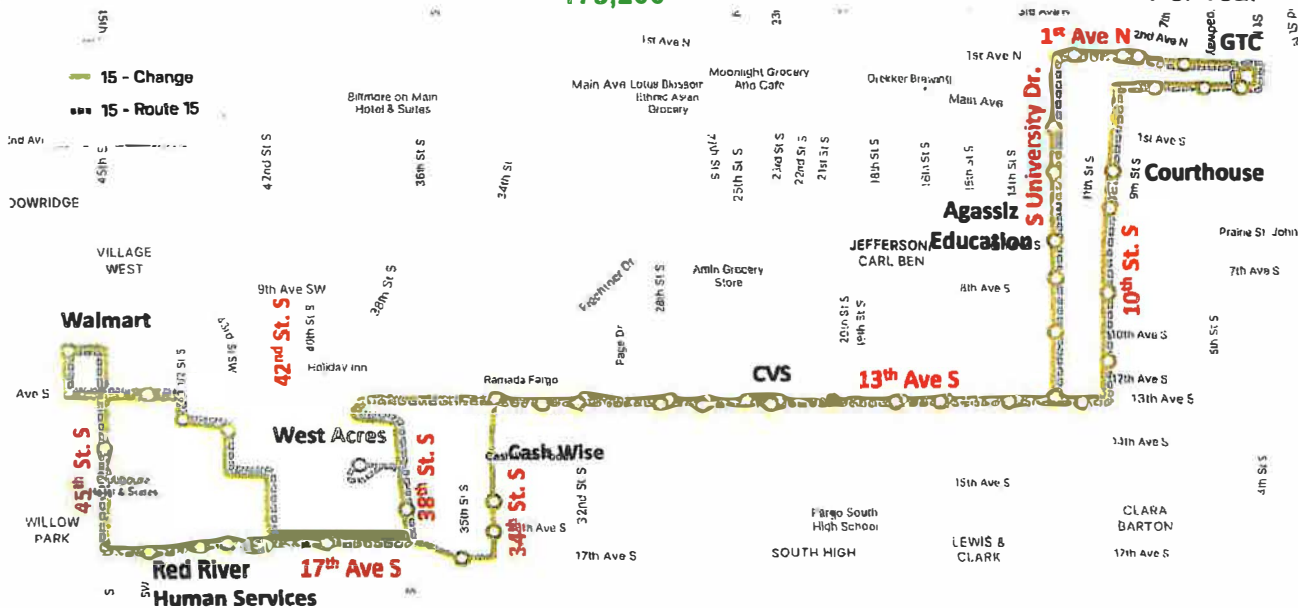
- Route 15 frequency increased from 30/60 minutes to 30 minutes on Saturday.
- Route 15 will no longer serve the West Acres hub.

173,140
Revenue Miles
Per Year
179,200

Population: 14,300
15,800
Jobs: 22,500
22,600



240,400
Ridership
Per Year



Fraser
Emergency
Shelter

Agassiz
Education

Carl Ben
Elson

CVS

West Acres

Target

Walmart

Cash Wise

ND Job
Service

Courthouse

People
Ready

Route 16



13.5 service hours/day (12.5 Saturday)
0 Service hours M-Sat.



30-minute frequency all day
0 Frequency

Route 16 Cancelled due to low ridership. Western portion of route 16 will be covered by changes to Route 15.

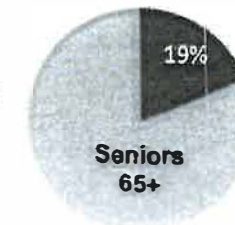
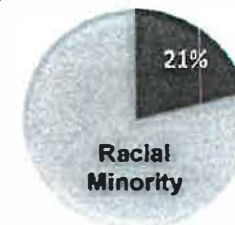
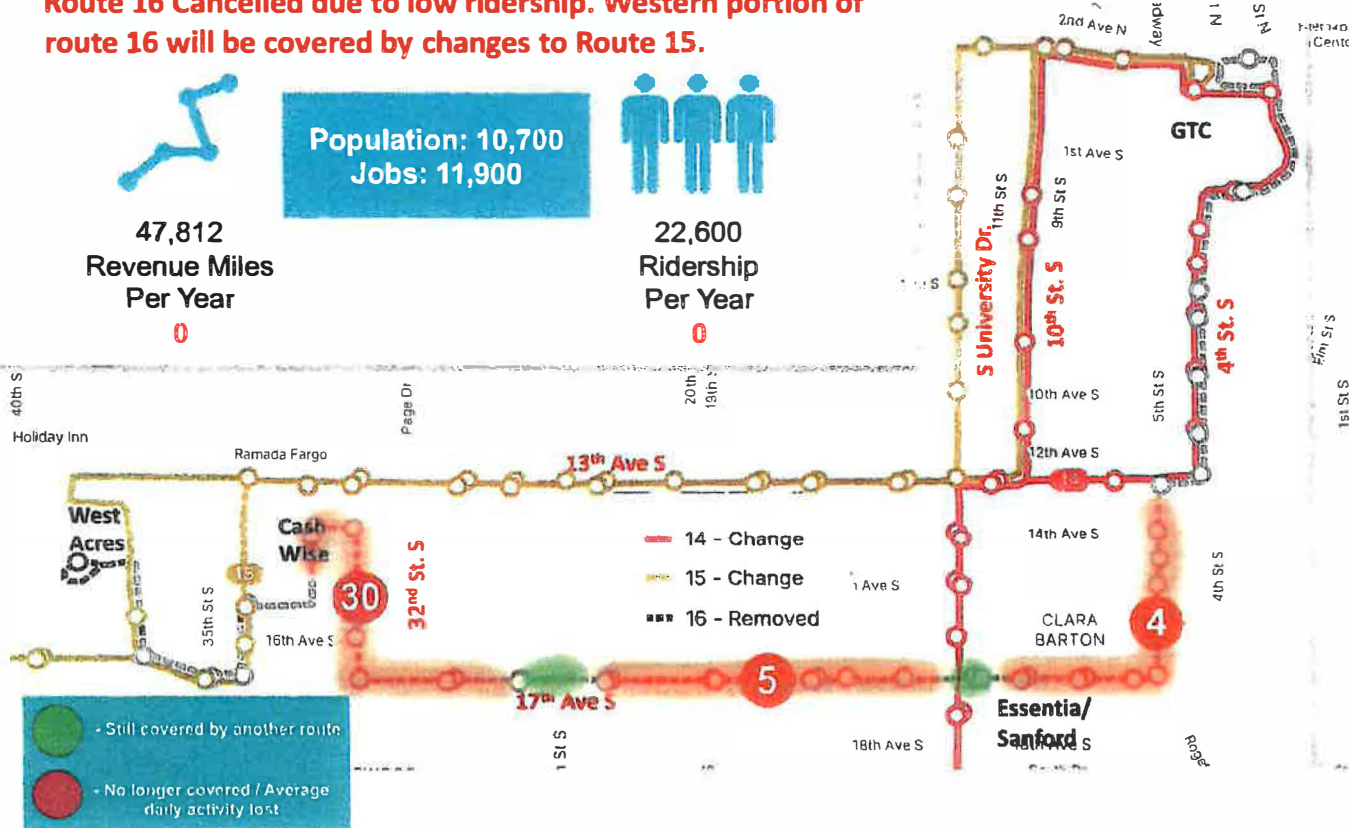


47,812
Revenue Miles
Per Year
0

Population: 10,700
Jobs: 11,900



22,600
Ridership
Per Year
0



Route 18



23.5 service hours/day (22.5 Sat.)
18 service hours/day (15 Sat.)



60-minute frequency all day
80-minute frequency. More, shorter trips.

Route 18
 18 - Change

Route 18 trip length reduced from 90 minutes to 60 requiring 2 fewer buses and drivers daily. Route 18 will serve Cass County Jail.



106,832
 Revenue Miles
 Per Year
76,920

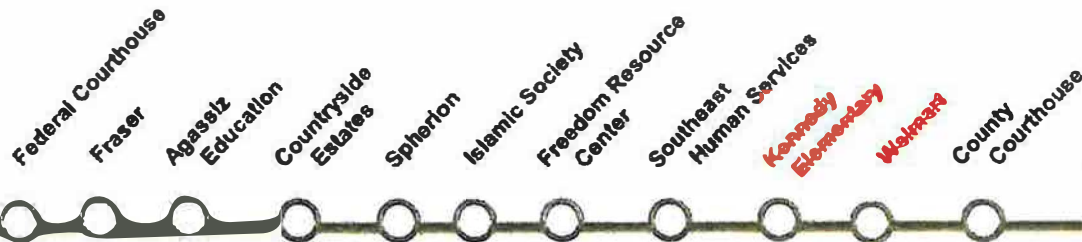
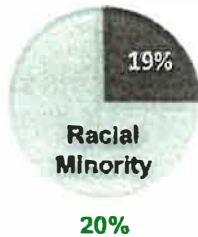
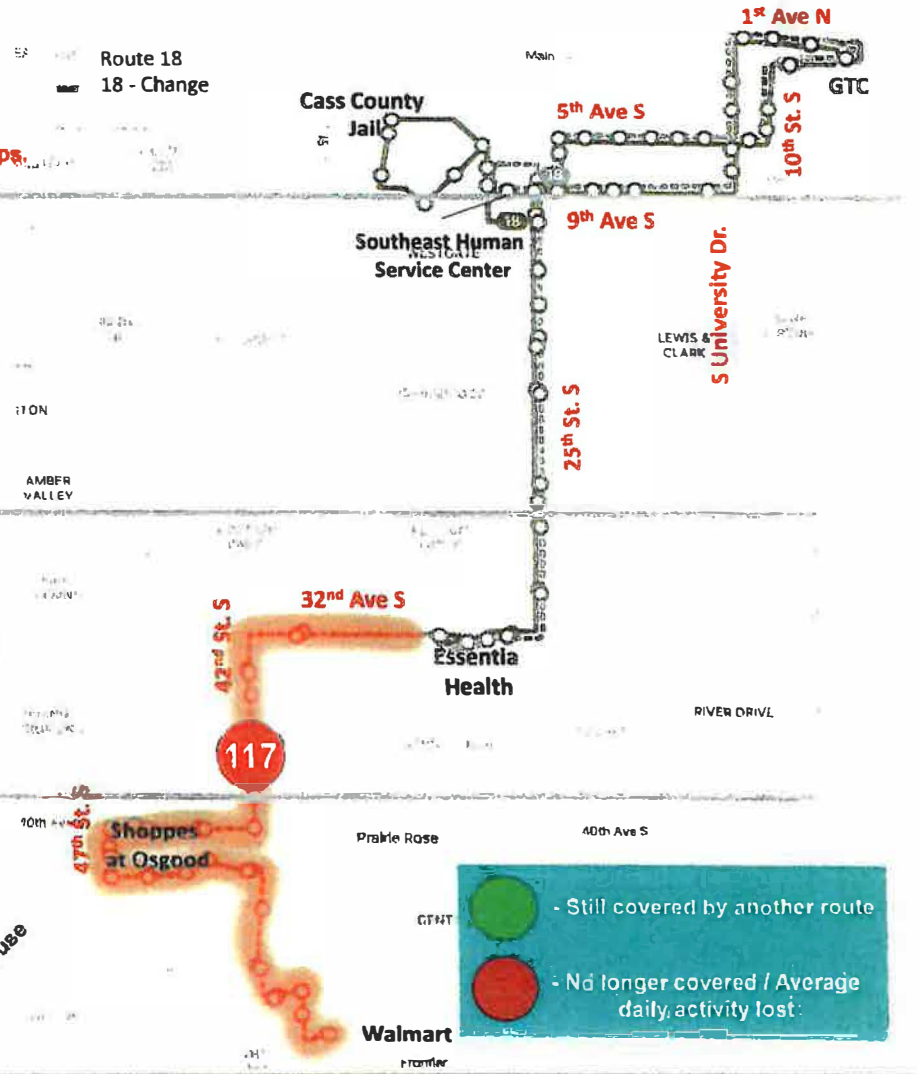
Population: 23,200
16,500
 Jobs: 19,000
16,500



38,600
 Ridership
 Per Year



Changes to this route
 will affect Route 17



Route 20



15.6 service hours/day (14.6 Saturday)



60-minute frequency all day M-Sat.

30 Minute frequency M-Sat.

- Route 20 will be reduced from a 1 hour loop to a 30 minute loop with increased frequency.
- Route 20 will hub out of Walmart on 13th Ave S.



70,590
Revenue Miles
Per Year
64,236

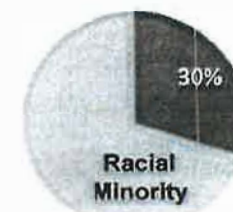
Population: 18,700
13,800
Jobs: 21,100
9,400



30,300
Ridership
Per Year



10%



18%



15%*



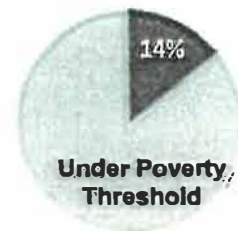
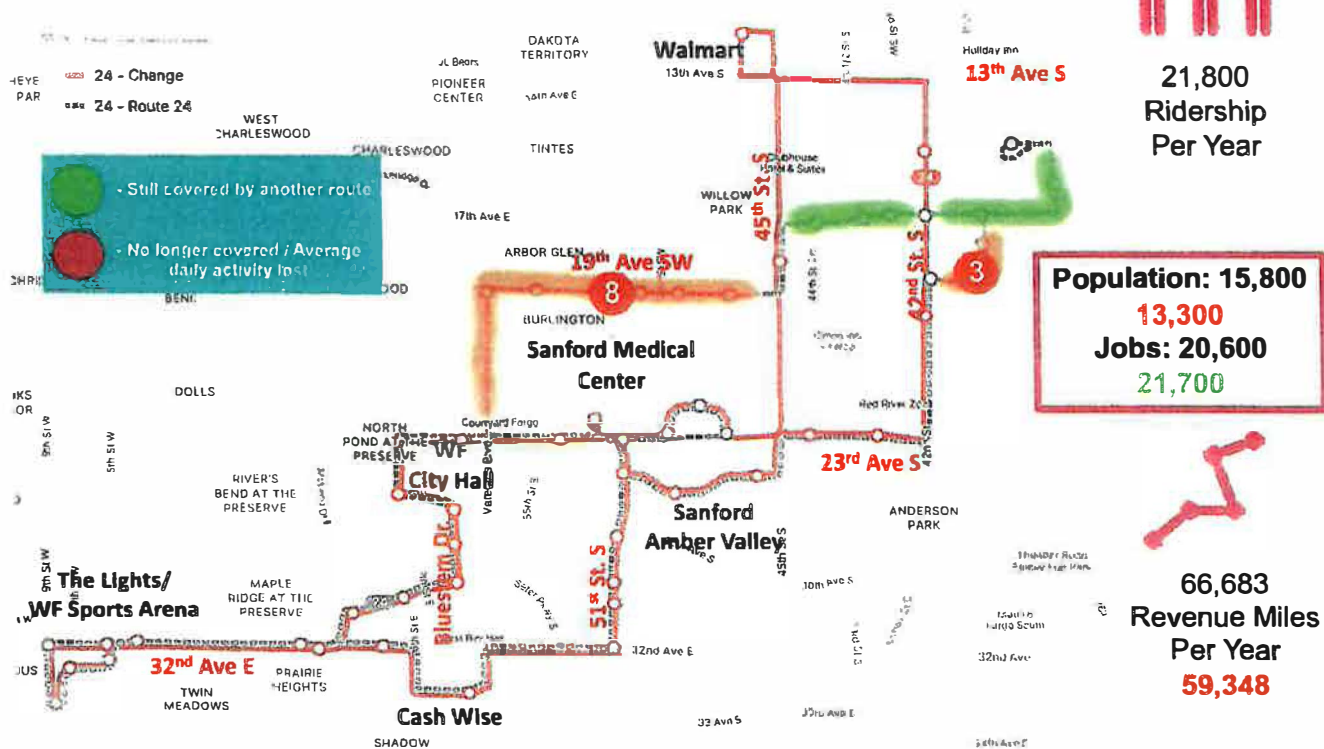
13%

Centro
County Jail
Countryside Estates
Jennings Properties
CHI Friendship
ShareHouse
WF High School
Lodoen Community Center
South Elementary
WF High Rise
Westside Elementary
Sanford Clinic

Route 24



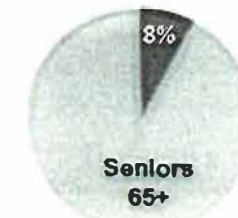
- **Route 24 will no longer serve the West Acres hub.**
- **Route 24 will hub out of Walmart on 13th Ave S.**



17%



27%



7%



8%

**West Acres
YMCA**

Red River Zoo
Ronald
McDonald
House

**Sanford Medical
Center**

Scheels Arena
Wise

Schedule
Cash Wise

The Lights

**West Fargo
Arena**

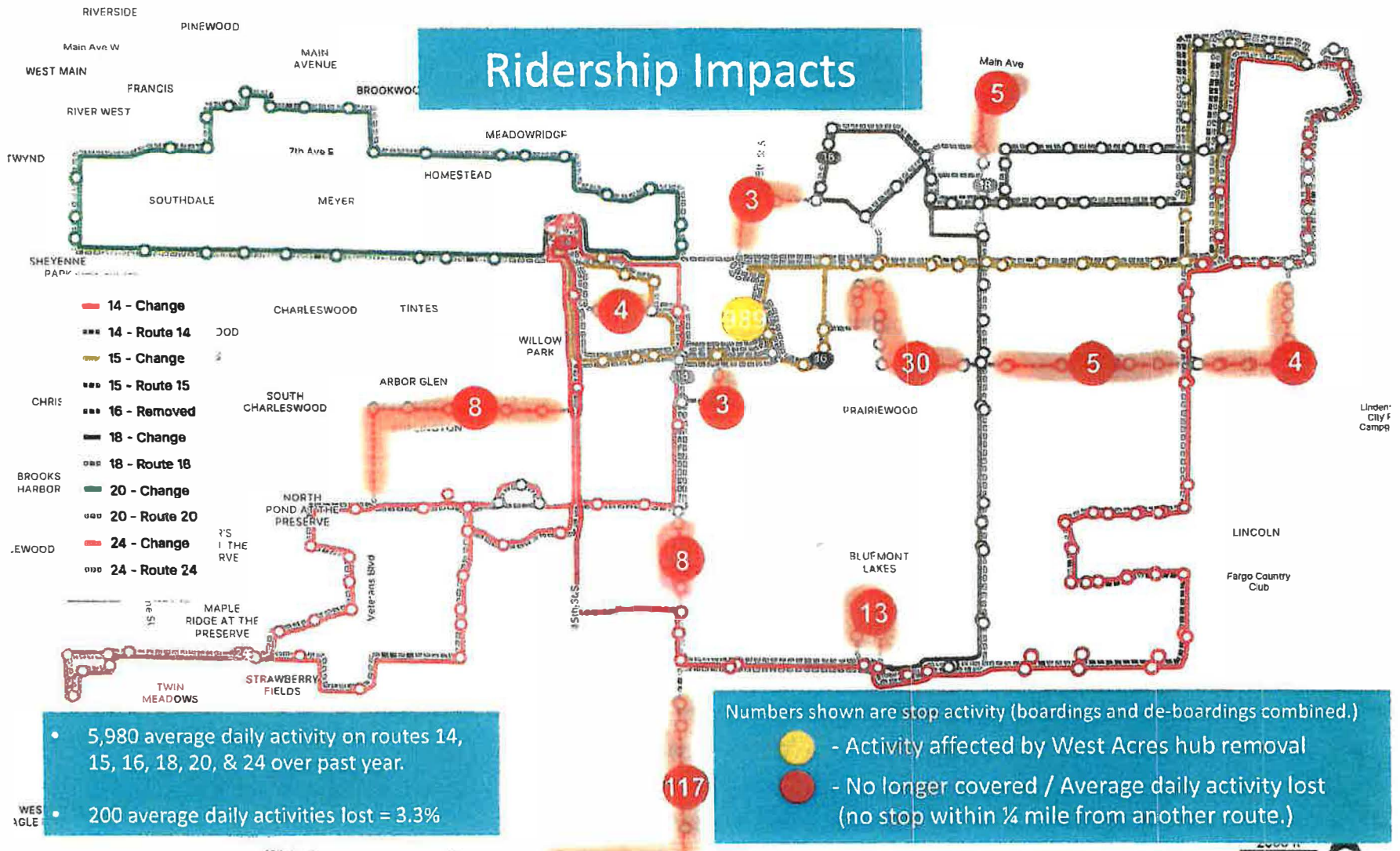
West
Sports Area
Dustad

**Rust
Recreation**

West Fargo
City Hall

West
City Hall

Ridership Impacts



Public Hearing Social Media – Facebook, Instagram, X

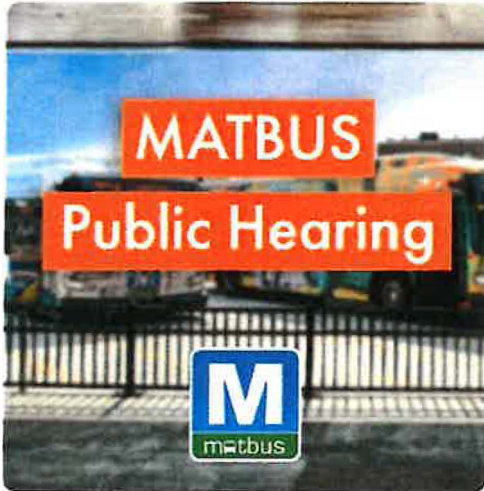
Wednesday, August 20



MATBUS

@MATBUS... • Just now

On September 2, there will be a public hearing at Fargo City Commission to allow for comments on various proposed service changes. Full details on our website <https://ow.ly/bqck50WIVZR> You can also leave notes ahead of time on our Public Comment Map <https://ow.ly/jo6j50WIVZY>



Thursday, August 28



MATBUS

@MATBUS... • Just now

At our Sept. 2 public hearing, all are welcome to attend and give comments to the Fargo City Commission. Can't make it? Add notes ahead of time on our Public Comment Map <https://ow.ly/x77B50WIVZT>

Full details of proposed changes are on our website <https://ow.ly/PajT50WIVZX>



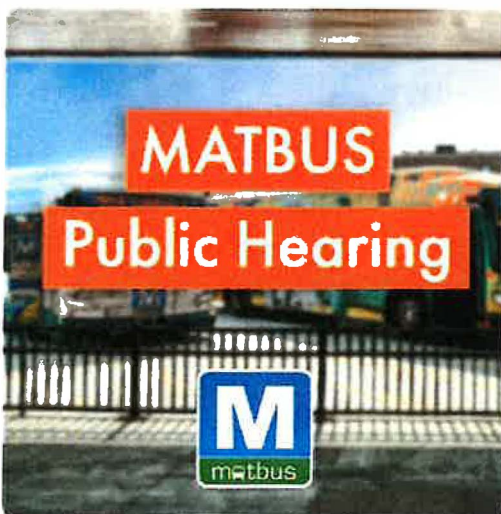
Tuesday, September 2



MATBUS

@MATBUS... • Just now

Tonight is the public hearing for proposed MATBUS changes. All are welcome to attend and provide comments for the Commission. They will vote on the fare changes tonight, but will not make a decision on the route/service changes until the Sept. 15 meeting.
<https://ow.ly/4NAw50WNGup>



City of Fargo

Transit Department
650 23rd Street North
Fargo, ND 58102
(701) 241-8140 | transit@matbus.com

8/15/2025



Subject: Public Notices – Proposed Transit Service Changes & Fare Adjustment

Enclosed are two official public notices regarding proposed changes to the MATBUS public transit system:

1. **Proposed Permanent Route and Service Changes** – including frequency adjustments, route eliminations, and transfer location changes.
2. **Proposed Cash Fare Price Increase** – including an increase to fixed-route and paratransit cash fares effective January 1, 2026.

These proposals are in response to 2026 budget constraints due to rising operational costs and stagnant public transit funding. Our goal is to make necessary adjustments while minimizing the impact on our passengers and continuing to provide reliable transit services.

Public hearings will be held by the Fargo City Commission on **Tuesday, September 2, 2025, at 5:05 p.m.** at **Fargo City Hall, 225 4th Street North, Fargo, ND 58102**. At these hearings, residents will have the opportunity to provide feedback in person. Written comments may also be submitted in advance to the Fargo Transit Department at the address above or by email at transit@matbus.com.

We encourage all community members to review the enclosed notices, consider the proposed changes, and share your input. Your feedback plays a vital role in shaping the future of public transportation.

Thank you for your attention and for supporting your public transit system.

Sincerely,

Julie Bommelman

Transit Director
City of Fargo

NOTICE OF PUBLIC HEARING

CITY OF FARGO

Cash Bus Fare Increase

The City of Fargo is seeking to permanently increase the price of fixed route and paratransit cash bus fares, effective Jan 1, 2026 as well as add a 7-day pass option for passengers. This proposal does not include increasing any bus pass prices.

This proposed increase is due to the ongoing rise in operational costs and the stagnation of both State and Federal revenue streams that support the City's transit services. City of Fargo Transit cash bus fares have not been adjusted since 2009.

The proposed fare structure is as follows:

Cash Fares and Passes (Fixed Route)	Current		Proposed
Adult Cash Fare	\$ 1.50	→	\$ 2.00
Discount Cash Fare (Youth, Elderly, Disabled)	\$ 0.75	→	\$ 1.00
1-Day Pass	\$ 5.00	→	\$ 5.00
10-Ride Pass	\$ 15.00	→	\$ 15.00
120-Day College Semester Pass	\$ 60.00	→	\$ 60.00
31-Day Business Pass	\$ 27.00	→	\$ 27.00
Single-Ride Tickets (Pack of 20)	\$ 30.00	→	\$ 30.00
7-Day Pass		→	\$ 10.00
MATBUS Connect (Fixed Route)			
Adult Fare	\$ 1.50	→	\$ 2.00
Adult 31-Day Pass	\$ 42.00	→	\$ 42.00
Discount Fare	\$ 0.75	→	\$ 1.00
Discount 31-Day Pass	\$ 27.00	→	\$ 27.00
Youth 90-Day Pass	\$ 27.00	→	\$ 27.00
Replacement Card Fee	\$ 10.00	→	\$ 10.00
1-Day Pass		→	\$ 5.00
7-Day Pass		→	\$ 10.00
Fare-Free (Fixed Route)			
Children Preschool Age and Under	Free	→	Free
Veteran	Free	→	Free
Personal Care Attendant	Free	→	Free
U-Pass College Students	Free	→	Free
Paratransit			
Cash/Check Fare	\$ 3.00	→	\$ 4.00
Prepaid Coupons (Book of 20)	\$ 60.00	→	\$ 80.00
Personal Care Attendant	Free	→	Free
Children Preschool Age and Under	Free	→	Free
Guest (Accompanying an ADA Paratransit Rider)	\$ 3.00	→	\$ 4.00
Agency Rate (Applied to Skilled Nursing & ICF-IID Facilities for Non-Emergency Medical Rides)	\$ 38.00	→	\$ 38.00

Informational Display: Comment cards, will be in the lobby of the Ground Transportation Center from August 18 – August 27, 2025. Staff will be at the Ground Transportation Center to answer questions on August 25, 2025, from 4:00pm to 6:00pm. Written comments may be turned into the customer care center window and will be considered by staff prior to the final recommendation to the Fargo City Commission.

Public Hearing Dates: Notice is hereby given that public hearings will be held for the purpose of permanent route and service changes:

Fargo City Commission
Tuesday, September 2, 2025
5:05 p.m.
Fargo City Hall
225 4th Street North
Fargo, ND 58102

At the hearing, interested persons will be afforded an opportunity to be heard with respect to the route reduction. In addition, written comments may be submitted in advance of the public hearing to:

Julie Bommelman
City of Fargo Transit Director
650 23rd St N
Fargo, ND 58102
(701) 476-6737
For TDD Relay Service call 7-1-1
transit@matbus.com

Upon request, accommodations for people with disabilities, language barriers, or other needs to allow participation in meetings will be provided. To arrange assistance, call at least 48 hours before the meeting to give staff adequate time to make arrangements. For the Fargo City Commission call 701-241-1310 or 7-1-1 (TDD/TTY).

**NOTICE OF PUBLIC HEARING
CITY OF FARGO
PERMANENT ROUTE AND SERVICE CHANGES**

The City of Fargo is seeking to permanently eliminate the following routes and services as described below.

This proposed changes are due to the ongoing rise in operational costs and the stagnation of both State and Federal revenue streams that support the City's transit services. Transit Department staff have done extensive research to ensure that the proposed changes affect the smallest amount of citizens possible. These proposed changes would take effect on January 1, 2026.

Changes to Route 13: The proposed change would reduce the frequency of Route 13. Route 13 would only depart the Ground Transportation Center at :15 after the hour. Currently Route 13 departs at :15 and :45 after the hour from 6:15am to 5:45pm Monday through Friday. This change is expected to reduce departmental expenses by approximately \$230,000.

Changes to Route 14: The proposed change would reduce the frequency of Route 14. Route 14 would only depart the Ground Transportation Center at :45 after the hour. Currently Route 14 departs at :15 and :45 after the hour from 6:15am to 5:45pm. This change is expected to reduce departmental expenses by approximately \$420,000.

Changes to Route 15: The proposed change would increase Route 15 from a 60-minute route to a 90-minute route to improve on-time performance. A pilot program of this change was introduced in May of 2025 to determine the effectiveness of this change. This change is not expected to have any budgetary impacts.

Changes to Route 16: The proposed change would eliminate Route 16. This change is expected to reduce departmental expenses by approximately \$300,000.

Changes to Route 18: The proposed change would reduce Route 18 from a 90-minute route to a 60-minute route. Route 18 would end at the Essentia Health clinic on 32nd Ave S, and would no longer service any areas south of 32nd Ave S. The northern portion of the route would also be adjusted to service the Cass County Jail and surrounding areas. This change is not expected to have any budgetary impacts. This change is being proposed due to scheduling issues created by reducing the frequency of Route 14 and the proposed route path change for Route 20.

Changes to Route 20: The proposed change would reduce Route 20 from a 60-minute route to a 30-minute route. Route 20 would only travel as far east as 42nd St S. This would eliminate service to the Cass County Jail and surrounding areas. The service area no longer serviced by Route 20 would instead be serviced by Route 18. This change is expected to reduce departmental expenses by approximately \$90,000.

West Acres Transit Hub: The proposed change is to no longer utilize the West Acres Transit Hub as a transfer point for MATBUS routes. Instead transfers would be made at the Walmart bus shelter, located at the intersection of 47th St S and 11th Ave S. This change would affect Route 14, Route 15, Route 20 and Route 24 (as well as Route 16 if it is not eliminated). This change is being recommended in order to improve on-time performance on the routes listed above due to the time required to enter and exit the West Acres parking lot. Operational cost savings may also be seen.

Changes to Industrial Park On-Demand Service: The proposed change would eliminate the Industrial Park On-Demand Service. This change is expected to reduce departmental expenses by approximately \$280,000.

Changes to Paratransit Service: The proposed change would eliminate Sunday Paratransit services. Currently, MAT Paratransit operates from 7:00am to 5:00pm on Sundays. This service is not federally required through ADA Complementary Paratransit Service Requirements, as fixed route transit services do not operate on Sundays. This change is expected to reduce departmental expenses by approximately \$75,000.

Open House:

Staff will be at the Ground Transportation Center to answer questions on **August 25, 2025, from 4:00pm to 6:00pm**. Written comments may be turned into the customer care center window and will be considered by staff prior to the final recommendation to the Fargo City Commission.

Public Hearing Dates: Notice is hereby given that public hearings will be held for the purpose of permanent route and service changes:

Fargo City Commission
Tuesday, September 2, 2025
5:05 p.m.
Fargo City Hall
225 4th Street North
Fargo, ND 58102

At the hearing, interested persons will be afforded an opportunity to be heard with respect to the route reduction. In addition, written comments may be submitted in advance of the public hearing to:

Julie Bommelman
City of Fargo Transit Director
650 23rd St N
Fargo, ND 58102
(701) 241-8140
For TDD Relay Service call 7-1-1
transit@matbus.com

Upon request, accommodations for people with disabilities, language barriers, or other needs to allow participation in meetings will be provided. To arrange assistance, call at least 48 hours before the meeting to give staff adequate time to make arrangements. For the Fargo City Commission call 701-241-1310 or 7-1-1 (TDD/TTY).

COMMENT SHEET

Name: _____ Phone: _____ Route #: _____

Date: _____ Email: _____

Comments: _____

COMMENT SHEET

Name: _____ Phone: _____ Route #: _____

Date: _____ Email: _____

Comments: _____



Forum Communications Company

ND Affidavit No. zidKzPWLvC98kgFOKEy

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of the The Forum of Fargo-Moorhead (ND), a newspaper printed and published in the City of Fargo, County of Cass, State of North Dakota.

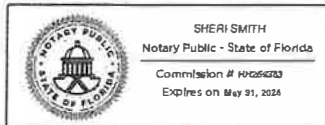
1. I am the designated agent of The The Forum of Fargo-Moorhead (ND), under the provisions and for the purposes of, Section 31-04-06, NDCC, for the newspaper listed on the attached exhibit.

2. The newspaper listed on the exhibit published the advertisement of: **ND General Public Notice Notice; (1) time: Friday, August 15, 2025**, as required by law or ordinance.

3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 08/20/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING CITY OF FARGO PERMANENT ROUTE AND SERVICE CHANGES

The City of Fargo is seeking to permanently eliminate the following routes and services as described below.

This proposed increase is due to the ongoing rise in operational costs and the stagnation of both State and Federal revenue streams that support the City's transit services. Transit Department staff have done extensive research to ensure that the proposed changes affect the smallest amount of citizens possible.

Changes to Route 13: The proposed change would reduce the frequency of Route 13. Route 13 would only depart the Ground Transportation Center at :15 after the hour. Currently Route 13 departs at :15 and :45 after the hour from 8:15am to 5:45pm Monday through Friday.

Changes to Route 14: The proposed change would reduce the frequency of Route 14. Route 14 would only depart the Ground Transportation Center at :45 after the hour. Currently Route 14 departs at :15 and :45 after the hour from 8:15am to 5:45pm.

Changes to Route 15: The proposed change would increase Route 15 from a 60-minute route to a 90-minute route to improve on-time performance. A pilot program of this change was introduced in May of 2025 to determine the effectiveness of this change.

Changes to Route 16: The proposed change would eliminate Route 16.

Changes to Route 18: The proposed change would reduce Route 18 from a 90-minute route to a 60-minute route. Route 18 would end at the Essentia Health clinic on 32nd Ave S, and would no longer service any areas south of 32nd Ave S. The northern portion of the route would also be adjusted to service the Cass County Jail and surrounding areas.

Changes to Route 20: The proposed change would reduce Route 20 from a 60-minute route to a 30-minute route. Route 20 would only travel as far east as 42nd St S. This would eliminate service to the Cass County Jail and surrounding areas.

West Acres Transit Hub: The proposed change is to no longer utilize the West Acres Transit Hub as a transfer point for MATBUS routes. Instead transfers would be made at the Walmart bus shelter, located at the intersection of 47th St S and 11th Ave S. This change would affect Route 14, Route 15, Route 20 and Route 24 (as well as Route 16 if it is not eliminated).

Changes to Industrial Park On-Demand Service: The proposed change would eliminate the Industrial Park On-Demand Service.

Changes to Paratransit Service: The proposed change would eliminate Sunday Paratransit services.

Currently, MAT ParaTransit operates from 7:00am to 5:00pm on Sundays.

Informational Display: An informational display on the proposed route and service changes, as well as comment cards, will be in the lobby of the Ground Transportation Center from August 18 - August 27, 2025. Staff will be at the Ground Transportation Center to answer questions on August 25, 2025, from 4:00pm to 6:00pm. Written comments may be turned into the customer care center window and will be considered by staff prior to the final recommendation to the Fargo City Commission.

Public Hearing Dates : Notice is hereby given that public hearings will be held for the purpose of permanent route and service changes:

Fargo City Commission
Tuesday, September 2, 2025
5:05 p.m.
Fargo City Hall
225 4th Street North
Fargo, ND 58102

At the hearing, interested persons will be afforded an opportunity to be heard with respect to the route reduction. In addition, written comments may be submitted in advance of the public hearing to:

Julie Bommelman
City of Fargo Transit Director
850 23rd St N
Fargo, ND 58102
(701) 476-6737
For TDD Relay Service call 7-1-1
transit@matbus.com

Upon request, accommodations for people with disabilities, language barriers, or other needs to allow participation in meetings will be provided. To arrange assistance, call at least 48 hours before the meeting to give staff adequate time to make arrangements. For the Fargo City Commission call 701-241-1310 or 7-1-1 (TDD/TTY).
(Aug. 13, 2025)



Public Hearing Notice for Route and Fare Changes

The City of Fargo is seeking the following permanent changes, effective January 1, 2026. These proposed changes are due to the ongoing rise in operational costs and the stagnation of both State and Federal revenue streams that support the City's transit services.

Cash Bus Fare Increase: Fixed Route increase from \$1.50 full fare & \$0.75 discount fare to \$2.00 full/\$1.00 discount. Paratransit fare increase from \$3.00 to \$4.00.

Route and Service Changes affecting: Route 13, Route 14, Route 15, Route 16, Route 18, Route 20, West Acres Transit Hub, Industrial Park On-Demand Service, and MAT Paratransit Service

--- Informational Display ---

An informational display on the proposed changes to fares, routes and services, as well as comment cards, will be in the lobby of the Ground Transportation Center from August 18 – August 27 2025.

--- Public Hearing ---

Notice is hereby given that public hearings will be held for the purpose of permanent fare, route and service changes. There will be two separate hearings on the same date, held in the order determined by the Fargo City Commission agenda - one for the fare changes and one for the route/service changes.

Fargo City Commission
Tuesday, September 2, 2025
5:05 p.m.
Fargo City Hall
225 4th Street North
Fargo, ND 58102

For full details visit matbus.com or scan the QR code on the left. To view a MATBUS system map showing the route changes and leave a comment scan the QR on the right.

Full Details



Remove 9/3/25

Comment Map





News & Events



Public Hearing Notice for Route and Fare Changes

Cash Fare Increase, Routes 13, 14, 15, 16, 18, 20, Industrial Park, West Acres Hub, Sunday Paratransit

08/19/2025

Notice of Public Hearing Cash Bus Fare Increase Route and Service Changes

The City of Fargo is seeking the following permanent changes, effective January 1, 2026. These proposed changes are due to the ongoing rise in operational costs and the stagnation of both State and Federal revenue streams that support the City's transit services.

--- Cash Bus Fare Increase ---

This proposed change will permanently increase the price of fixed route and paratransit cash bus fares, as well as add a 7-day pass option for passengers. This proposal does not include increasing any bus pass prices.

City of Fargo Transit cash bus fares have not been adjusted since 2009.

The proposed changes to fare structure are as follows:

- Adult Cash Fare - from the current \$1.50 to the proposed \$2.00
- Discount Cash Fare (Youth, Elderly, Disabled) - from the current \$0.75 to the proposed \$1.00
- 7-Day Pass - a new fare type sold for \$10.00

- MATBUS Connect Adult Fare - from the current \$1.50 to the proposed \$2.00
- MATBUS Connect Discount Fare - from the current \$0.75 to the proposed \$1.00
- MATBUS Connect 1-Day Pass - a new fare type sold for \$5.00
- MATBUS Connect 7-Day Pass - a new fare type sold for \$10.00
- MAT Paratransit Cash/Check Fare - from the current \$3.00 to the proposed \$4.00
- MAT Paratransit Prepaid Coupon Books (20 rides) - from the current \$60.00 to the proposed \$80.00
- MAT Paratransit Guest Fare - from the current \$3.00 to the proposed \$4.00

View the full fare structure, included current and proposed prices: [Proposed Fare Structure 2026](#)

--- Route and Service Changes ---

This proposed change will permanently eliminate the following routes and services as described below. Transit Department staff have done extensive research to ensure that the proposed changes affect the smallest number of citizens possible.

- **Route 13**

The proposed change would reduce the frequency of Route 13. Route 13 would only depart the Ground Transportation Center at :15 after the hour. Currently Route 13 departs at :15 and :45 after the hour from 6:15am to 5:45pm Monday through Friday.

- This change is expected to reduce departmental expenses by approximately \$230,000.

- **Route 14**

The proposed change would reduce the frequency of Route 14. Route 14 would only depart the Ground Transportation Center at :45 after the hour. Currently Route 14 departs at :15 and :45 after the hour from 6:15am to 5:45pm.

- This change is expected to reduce departmental expenses by approximately \$420,000.

- **Route 15**

The proposed change would increase Route 15 from a 60-minute route to a 90-minute route to improve on-time performance. A pilot program of this change was introduced in May of 2025 to determine the effectiveness of this change.

- This change is not expected to have any budgetary impacts.

- **Route 16**

The proposed change would eliminate Route 16.

- This change is expected to reduce departmental expenses by approximately \$300,000.

- **Route 18**

The proposed change would reduce Route 18 from a 90-minute route to a 60-minute route. Route 18 would end at the Essentia Health clinic on 32nd Ave S, and would no longer service any areas south of 32nd Ave S. The northern portion of the route would also be adjusted to service the Cass County Jail and surrounding areas.

- This change is not expected to have any budgetary impacts. This change is being proposed due to scheduling issues created by reducing the frequency of Route 14 and the proposed route path change for Route 20.

- **Route 20**

The proposed change would reduce Route 20 from a 60-minute route to a 30-minute route. Route 20 would only travel as far east as 42nd St S. This would eliminate service to the Cass County Jail and surrounding areas. This area would instead be serviced by Route 18.

- This change is expected to reduce departmental expenses by approximately \$90,000.

- **West Acres Transit Hub**

The proposed change is to no longer utilize the West Acres Transit Hub as a transfer point for MATBUS routes. Instead, transfers would be made at the Walmart bus shelter, located at the intersection of 47th St S and 11th Ave S. This change would affect Route 14, Route 15, Route 20 and Route 24 (as well as Route 16 if it is not eliminated). This change is being recommended in order to improve on-time performance on the routes listed above due to the time required to enter and exit the West Acres parking lot.

- Operational cost savings may also be seen.

- **Industrial Park On-Demand Service**

The proposed change would eliminate the Industrial Park On-Demand Service.

- This change is expected to reduce departmental expenses by approximately \$280,000.

- **MAT Paratransit Service**

The proposed change would eliminate Sunday Paratransit services. Currently, MAT Paratransit operates from 7:00am to 5:00pm on Sundays.

- This change is expected to reduce departmental expenses by approximately \$75,000.

--- Informational Display ---

An informational display on the proposed changes to fares, routes and services, as well as comment cards, will be in the lobby of the Ground Transportation Center from August 18 – August 27 2025. Staff will be at the Ground Transportation Center to answer questions on August 25, 2025, from 4:00pm to 6:00pm. Written comments may be turned into the customer care center window and will be considered by staff prior to the final recommendation to the Fargo City Commission.

--- Public Hearing ---

Notice is hereby given that public hearings will be held for the purpose of permanent fare, route and service changes. There will be two separate hearings on the same date, held in the order determined by the Fargo City Commission agenda - one for the fare changes and one for the route/service changes.

Fargo City Commission
Tuesday, September 2, 2025
5:05 p.m.
Fargo City Hall
225 4th Street North
Fargo, ND 58102

Upon request, accommodations for people with disabilities, language barriers, or other needs to allow participation in meetings will be provided. To arrange assistance, call at least 48 hours before the meeting to give staff adequate time to make arrangements. For the Fargo City Commission call [\(701\) 241-1310](tel:7012411310) or 7-1-1 (TDD/TTY).

At the hearing, interested persons will be afforded an opportunity to be heard with respect to the route reduction. In addition, written comments may be submitted in advance of the public hearing to:

Julie Bommelman
City of Fargo Transit Director
650 23rd St N
Fargo, ND 58102
[\(701\) 232-7500](tel:7012327500) Option 3
For TDD Relay Service call 7-1-1
transit@matbus.com

Online Public Comment Map

View the [Online Public Comment Map](#) in order to leave comments on specific portions of the map. On mobile devices, select the white "Comment" bubble in the upper left corner of the screen. On desktops, select the blue text bubble box in the upper right corner to get started.

Calendar

[View Full Calendar >](#)

[Jun](#)

[01](#)

[Free Rides to the Public Library](#)

[Sep](#)

[01](#)

[Labor Day - No Bus Service](#)

[Oct](#)

[20](#)

[Try MATBUS Week \(Oct 20 - 25\)](#)

[Oct](#)

[31](#)

[Halloween Treats](#)

[Nov](#)

[11](#)

[Veterans Day Holiday](#)



THE CITY OF FARGO | MATBUS
FOR IMMEDIATE RELEASE
08.26.2025

View this release online at FargoND.gov/NewsReleases.

MATBUS to Hold Public Hearing on Proposed Route and Fare Changes

The public hearing is scheduled for Tuesday, September 2, during the Fargo City Commission meeting

FARGO, NORTH DAKOTA – The City of Fargo Transit Department – MATBUS – has announced proposed changes to various routes and services, as well as fare changes, that would take effect January 1, 2026. To give members of the public the opportunity to comment on the proposed changes, a public hearing is scheduled for 5:05 p.m. on Tuesday, September 2, 2025, during the Fargo City Commission meeting in the Commission Chambers at Fargo City Hall (225 4th St. N.).

The proposed changes described below are due to the ongoing rise in operational costs, along with the stagnation of both state and federal revenue streams that support the metro area's transit services. MATBUS staff have completed extensive research to ensure that the proposed changes affect the smallest number of riders possible. These changes, once approved, would be permanent.

Fare Changes

- Single-ride fares to increase to \$2.00 for adults and \$1.00 for youth/elderly/disabled. They are currently \$1.50 for adults and \$0.75 for youth/elderly/disabled.
- Addition of a 7-Day Pass for \$10.00.

Route/Service Changes

- Elimination of Route 16
- Elimination of Industrial Park On-Demand service
- Elimination of Sunday service on MAT Paratransit
- Frequency reductions to Routes 13, 14, 15
- Service area changes to Routes 18 and 20
- Shifting the South Fargo transit hub from West Acres to Walmart (13th Avenue South)

Full details of the changes and their financial impacts are located on the MATBUS website at FargoND.gov/ProposedChanges.

Public CommentResidents will have the opportunity to address the Fargo City Commission during the September 2 public hearing. In addition, residents are welcome to submit comments to MATBUS prior to the hearing. . Comments can be submitted through the methods below:

- Email Transit@MATBUS.com
- Call 701.232.7500, Option 3
- Mail written comments to 650 23rd St. N., Fargo, ND 58102
- Submit written comments at the Customer Care window at the Ground Transportation Center, 502 NP Ave., Fargo, ND 58102

- ### -

MEDIA CONTACT:

Julie Bommelman – *Transit Director*

701.476.6737

JBommelman@FargoND.gov

City of Fargo Transit Department

650 23rd Street North
Fargo, ND 58102
(701) 232-7500 Option 3
transit@matbus.com



8/27/2025

Subject: Public Hearing Communication and Comments

MATBUS staff have proposed an increase in some fare types and several changes to routes, in an effort to balance the department's 2026 budget. These proposed changes would go into effect on January 1, 2026, if approved.

MATBUS policy directs that staff must solicit and consider public comment for implementation of all changes in fares or major changes in service. As part of this process, there will be a public hearing held during the Fargo City Commission meeting on Tuesday, September 2, 2025. During this public hearing, members of the public are welcome to present their comments in person, verbally, to Commission members.

The public is also invited to register their comments prior to the public hearing, and those comments will be presented to the Commission members for their consideration. These public comments can be made by email, phone call, social media comment or direct message, paper comment cards, or the online public comment map.

Efforts to inform the public of this hearing and potential changes are described below:

- **Public Hearing Notices** - formal notices placed in The Forum on August 17 and 22, describing changes in detail – one for route changes and one for fare changes in each edition
- **Public Comment Map** – online map of the fixed route system, showing all proposed changes – public can add comments by dropping pins on specific sections of the map
- **Rider Alerts** – email blasts sent to 1,802 people on our subscriber list
- **Bus Posters** – placed in all 43 fixed route vehicles, with QR codes linking to detailed information and the public comment map
- **GTC Display** – details posted in the GTC display case, with comment sheets available to be filled out by hand and turned in to the Customer Care window

- **Social Media** – announcements and reminders posted on Facebook, X and Instagram
- **MATBUS Website News Post** – full details posted with a link to the public comment map
- **MATBUS Website Homepage Rotator** – image in the rotating homepage carousel that links to the news post
- **GTC Display Screens** – TV screens in the GTC lobby that display rotating information
- **Paratransit Rider Direct Mailing** – sent to every rider in the MAT Paratransit system, including both public hearing notices (one for route changes, one for fare changes) and an explanatory cover letter

Enclosed are two official public notices regarding proposed changes to the MATBUS public transit system:

1. **Proposed Permanent Route and Service Changes** – including frequency adjustments, route eliminations, and transfer location changes.
2. **Proposed Cash Fare Price Increase** – including an increase to fixed-route and paratransit cash fares effective January 1, 2026.

These proposals are in response to 2026 budget constraints due to rising operational costs and stagnant public transit funding. Our goal is to make necessary adjustments while minimizing the impact on our passengers and continuing to provide reliable transit services.

Public hearings will be held by the Fargo City Commission on **Tuesday, September 2, 2025, at 5:05 p.m.** at **Fargo City Hall, 225 4th Street North, Fargo, ND 58102**. At these hearings, residents will have the opportunity to provide feedback in person. Written comments may also be submitted in advance to the Fargo Transit Department at the address above or by email at **transit@matbus.com**.

We encourage all community members to review the enclosed notices, consider the proposed changes, and share your input. Your feedback plays a vital role in shaping the future of public transportation.

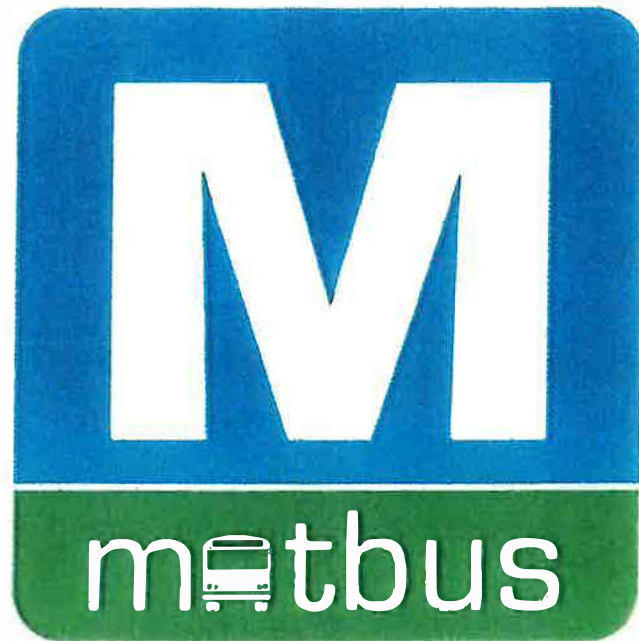
Thank you for your attention and for supporting your public transit system.

Sincerely,

Julie Bommelman

Transit Director

City of Fargo



Route 13 Frequency Reduction Comments



Feedback - **FB9912302886**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

Location

Route

Route 13

Employee Name

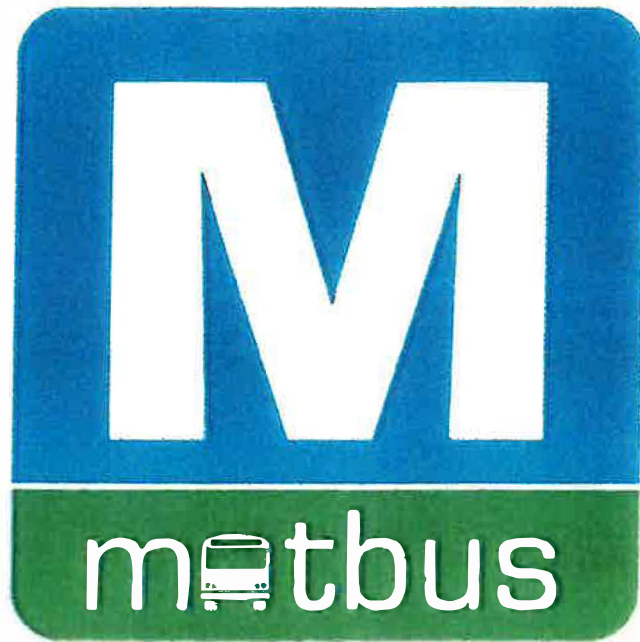
Vehicle

Feedback Comments

from comment box at GTC:

I fully embrace the change to Route 13

Reply Requested



Route 14 Frequency Reduction Comments



Feedback - **FB9912302824**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	Yes	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
Employee Name	Vehicle	

Feedback Comments

Comment received on our Remix Public Comment Map. Area described is 13th Ave S & 43rd 1/2 St. S.

Karen Kohoutek

23 hours ago

...

Currently, the only way I'm getting from downtown to this area without it taking an entire morning is by catching Route 14 for the return trip. (I used to take the very efficient Route 15, which has been rendered extremely difficult on Saturdays). If Route 14 goes to an hourly schedule as well, this will become very difficult, especially in the winter.

Reply Requested



Feedback - **FB2508222846**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Feedback Information

Date/Time

8/22/2025 3:09 PM

Location

Route

Route 14

Employee Name

Vehicle

Feedback Comments

Remix map comment regarding Route 14 changes.

Henry Beach

5 minutes ago

This change will make it necessary for me to leave the GTC at 6:45 am in order to be at work on time at 8 am, despite the fact that I work at University and 34th ave south. In the summer it is a 15 minute bike ride, but I can't ride if the wind chill is colder than -30. These changes are an absolute disaster.

Reply Requested



Feedback - **FB9912302869**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

Location

Route
Route 14

Employee Name

Vehicle

Feedback Comments

from the comment box at the GTC:

These service reductions are ridiculous! I use Route 14, 13 and 18 to get me around the area. Now I will have to find an alternative service and or transportation that I can't afford.

Reply Requested

**Feedback - FB9912302880****Tracking Information****Feedback Type**

Public Comment

Possible Injury

No

**Transit
Worker
Assault**

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information**Date/Time****Location****Route**

Route 14

Employee Name**Vehicle****Feedback Comments**

from comment box at the GTC:

Please leave Route 14 alone! Do not change it to a hour service. It was a disaster the last time it was changed. This route needs to be a half hour service

Reply Requested



Route 15 Service Change Comments



Feedback - **FB9912302825**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	No	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
Employee Name	Vehicle	

Feedback Comments

From Remix Map. Karen Kohoutek

...

23 hours ago

The pilot project of Route 15 has made my life (as a 20+ year MATBUS rider) much more difficult. The fact that it only goes to well-traveled areas once an hour on Saturdays has increased the time of my simple errands by an hour or more. Not to mention the confusion of it sometimes being a half hour and sometimes an hour. It is also intensely frustrating to sit at the Transit Hub for 15 minutes for no reason. This was the most useful and efficient route on the line, and this has really made me feel that you don't care about the riders.

Comment from our public comment Remix map, near Cash Wise on 13th Ave S.

Reply Requested



Feedback - **FB2508222884**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/22/2025 12:00 AM

Location

Route

Route 15

Employee Name

Vehicle

Feedback Comments

from the comment box at GTC:

Route 15 should not be a 90 minute route for people who work at the mall. Every time I use it, it gets to the GTC on time

Reply Requested



Feedback - **FB2508252890**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	No	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
8/25/2025 5:00 PM		
Employee Name	Vehicle	

Feedback Comments

Received during Open House on 8/25: Linda Onstad - 90 minute service on Route 15 is too long. This causes multiple buses to arrive at West Acres & Walmart at the same time, which confuses people. Route 16 should be kept as it is to service the new low income housing that will be where the old high rise was. Route 14 covers this area but it isn't enough. It's good that Route 14 will service Elliott Place with the new proposal but it'll be a long trip for the residents who ride it.

Reply Requested



Route 16 Elimination Comments



Feedback - **FB9912302859**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

Location

Route

Employee Name

Vehicle

Feedback Comments

from comment box at the GTC:

For me, Route 16 is a good safe alternative to Route 15. Now I'll be forced to take Route 15 in which I feel unsafe and is overcrowded due to all the types of people gathering on that route!!!

Reply Requested

**Feedback - FB2508232887****Tracking Information****Feedback Type**

Public Comment

Possible Injury

No

**Transit
Worker
Assault**

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information**Date/Time**

8/23/2025 12:00 AM

Location**Route**

Route 16

Employee Name**Vehicle****Feedback Comments**

from comment box at GTC:

Route 16 needs to keep running

Reply Requested



Route 18 Service Change Comments



Feedback - **FB2508192818**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/19/2025 4:47 PM

Location

Route

Employee Name

Vehicle

Feedback Comments

Received in Transit email:

To: Julie Bommelman, City of Fargo Transit Director

I am writing concerning the proposed changes to the bus route/service changes, particularly the elimination of the entirety of service to South Fargo.

I have been riding MATBus for over 20 years. I have never had complaints; services have been more than adequate for my needs; and employees have always been extremely helpful. I have helped others learn to use and love the MATBus system.

The proposed route/service changes would completely eliminate me as a customer. Route 18 is the ONLY bus route that services my neighborhood. The elimination of the south half of Route 18 will strand me and many others. I will not be able to get to and from work, medical appointments, shopping, or any other parts of Fargo-Moorhead. If this change goes into effect, I will be forced to find other transportation and would no longer be able to use MATBus services.

This is *not* a threat that I will willingly stop using MATBus if the changes go into effect; it is a statement of fact. If I wanted to continue using MATBus, I would need to walk nearly an hour to and from the nearest bus stop. This is out of the question for even the healthiest person in fair weather, not even considering the typical inclement weather Fargo-Moorhead receives. My daily commute sees many regular riders on the southern half of Route 18 who will also have to seek other transportation services, further reducing MATBus revenue.

Previous proposed changes to routes/service never suggested that this area of Fargo would no longer have service. I was willing to add a third route to my daily commute. I am willing to pay more in bus fare for this sole route to South Fargo to remain.

I strongly advise you to not eliminate the south half of Route 18, or at least provide a separate loop to continue service to South Fargo. I do not want to discontinue my use of such a wonderful local service.

Thank you,

Colleen Gordon

Reply Requested

Contact Name	Reply Requested	Contact Phone	Contact Email
Colleen Gordon	Yes		colleenemarsh@gmail.com



Feedback - **FB2508212836**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/21/2025 2:45 PM

Location

Route

Employee Name

Vehicle

Feedback Comments

From Mary Stip:

My husband Doug and I are devastated to hear about the route cuts being proposed. With the elimination of Route 18 service past 32nd Avenue, we will have no way to get to West Fargo from where we live. Cutting Sunday paratransit service will also cause serious challenges for people in our community who are disabled and rely on it for their independence.

The proposed fare increase to \$4.00 won't affect us as much personally since we can afford it, but many paratransit riders cannot. They live on fixed incomes, already struggle with medication costs, and cannot easily absorb another expense. We strongly hope the City Commission will reconsider and provide more funding for transit so that these essential services remain available.

**Feedback - FB2508232850****Tracking Information****Feedback Type**

Public Comment

Possible Injury

No

**Transit
Worker
Assault**

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information**Date/Time**

8/23/2025 1:30 PM

Location**Route****Employee Name****Vehicle****Feedback Comments**

Passenger, Robert Jackson, came to the window to express his frustration on the route cuts. Particularly, the Osgood area, where he lives. He said he can't move right now and has long covid which has made him blind and he can't drive anymore. I suggested Para, but he said it's too expensive and he can't get vouchers for it. He will be coming to the meeting.

Reply Requested



Feedback - **FB2508252854**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/25/2025 9:46 AM

Location

Route

Employee Name

Vehicle

Feedback Comments

Rec'd in transit email:

I am writing in advance about the suggested changes to the Fargo MAT Bus routes, specifically in regards to Route 18.

Presently, I work for the Fargo Public Schools at the Operations Center on 40th Avenue. This location is approximately a third of a mile away from the nearest Route 18 bus stop.

If Route 18 were changed to stop at Essenia, I would no longer have a way to get to and from work. I also use this route to go to Hornbachers at Osgood, as well as Aldi and Walmart along 52nd

Avenue South to do my weekly shopping after work.

I know Route 18 isn't the most passenger-heavy route because it is a very long ride from downtown, and if coming or going south of Essenia, you have to wait an hour before another bus comes in the direction you are going. However, people such as myself depend on it for our livelihoods and shopping. Without the current Route 18, I wouldn't be able to go to work or do my shopping afterward. I personally know a woman who lives in the senior housing next to Hornbachers who works at Walmart on 52nd. This bus is the only means she has to get to work and do her shopping. She relies on Route 18 100%.

Were this proposed reduction of service to take place, I honestly don't know what to do if MAT Bus decided not to serve that part of town anymore. I can't afford to quit my job, and daily Uber or taxi rides wouldn't be feasible. That woman at the senior housing, who can barely afford that, may end up in much worse circumstances if she isn't able to beg for a ride from a kind soul just to get to and from work every day.

I implore you, please don't stop service to the area south of Essenia. Even if you had to reduce service to one bus at 90 minute service, it would be better than no bus at all, or if you could offer a ride-on-demand service like you do for the Industrial Park and NDSU. Like that woman in senior housing, I know of other workers who rely on Route 18 to get to work at Swanson Health, Aldevron, Hornbacher's at Osgood, Walmart at 52nd and even Microsoft who need this service to get them to and from work, even on a temporary basis.

I know the Federal and State cuts are devastating everyone (and technically for no good reason - we all know the ultra rich don't need tax cuts). We have to find a way to work together in spite of them. We are more powerful together.

Thank you for continuing to serve the people of the Fargo-Moorhead metropolitan public.

Lisa Jenkins

Reply Requested



Feedback - **FB2508192861**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/19/2025 12:00 AM

Location

Route

Route 18

Employee Name

Vehicle

Feedback Comments

from comment box at the GTC:

I take Route 18 daily to and from work. My stop is 52nd Ave. Walmart. I am not the only one who does this as I know of 4 others who get off there for work. I still have to walk 4 blocks to get to my job after I get off at Walmart.

Reply Requested



Feedback - **FB2508222865**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/22/2025 12:00 AM

Location

Route

Route 18

Employee Name

Vehicle

Feedback Comments

from comment box at the GTC:

I believe Route 18 should stay as is as I go to that Walmart almost every day. I Also have physical issues of walking to far.

Reply Requested



Feedback - **FB2508252866**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/25/2025 12:00 AM

Location

Route

Route 18

Employee Name

Vehicle

Feedback Comments

from comment box at GTC:

I live 1 block from Essentia Hospital and work at the 52nd Ave. Walmart. I really need 18 to cover farther south than the hospital. A cab fare would be too expensive and I don't want to leave my job which I really like. Today I took the 18 from Walmart to the GTC. From Walmart to Essentia 3 people got on and from Essentia to GTC only 1. I know other employees and customers use 18 to come to work and to shop.

I had to move once before because of a route being shortened. If the route is too long, maybe a smaller bus can cover the south side - like a passenger van

**Feedback - FB2508232872****Tracking Information****Feedback Type**

Public Comment

Possible Injury

No

**Transit
Worker
Assault**

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information**Date/Time**

8/23/2025 12:00 AM

Location**Route****Employee Name****Vehicle****Feedback Comments**

I am not happy with the Route 18 change. I live in Osgood so how am I to catch a bus to doctor appointments at Essentia Hospital on to S. University Clinic?

I am also concerned about someone who is DISABLED! He cannot walk very far with his walker. He often has to go the VA.

Doris Sorensen

701-219-8056

Route 18

sorensendoris@gmail.com



West Acres Transit Hub Elimination Comments



Feedback - **FB2508182804**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/18/2025 12:00 AM

Location

Changes (west acres)

Route

Employee Name

Vehicle

Feedback Comments

People can't walk all the way from road to the mall across the lot. That is a bad idea.

Reply Requested



Feedback - **FB2508192813**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/19/2025 11:30 AM

Location

Route

Route 15

Employee Name

Vehicle

Feedback Comments

A regular passenger, Ruth Ahmed, who I know takes route 9 from Vista, called to complain of route 15 not being a transfer point and not going into West Acres anymore.

Reply Requested



Feedback - **FB2508192814**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	No	No
Tracking Details	Assigned To	
Public Comment		

Feedback Information

Date/Time	Location	Route
8/19/2025 2:30 PM		
Employee Name	Vehicle	

Feedback Comments

Rec'd in Transit email:

Dear Transit Personnel,

The changes you propose appear reasonable to me. We've had some VERY cheap fares since I began using MATBUS. The change in the West Acres Hub will take some getting used to for all of us.

Personally, I have always felt that #15 has had a redundant trip to West Acres. How many times does #15 have to drive all the way in there?

Route #1 is not labeled on your map.

I am willing to try any changes you make if it keeps the buses on time.

I am waiting for West Fargo to step up and get a route established for Bonanzaville & the fairgrounds. The closest I can get to these places STILL requires me to walk about a mile or so. That's too far for me at 70 years of age. I would go out there a lot if I could ride the bus.

I am VERY appreciative of MATBUS. I have been riding for over 5 years. I follow the rules by always having my fare ready, I get on & off quickly, I bother nobody & do not shout or play loud music. Thank you, thank you! I am one gal who truly appreciates MATBUS service.

Linda Short

1333 7th St S

#201

Moorhead, MN 56570

218-280-3960

Reply Requested

Contact Name	Reply Requested	Contact Phone	Contact Email
Linda Short	Yes	218-280-3960	Linda Short

Response to Customer

Julie Harris (08-20-2025 09:59 AM)



Feedback - **FB2508192819**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	No	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
8/19/2025 5:09 PM		
Employee Name	Vehicle	

Feedback Comments

Rec'd in Transit email:

They should keep route 16 and keep west acres as a transfer point. It easy access to go downtown or wrist Fargo. Its a great spot get off and to the mall or hornbacker or target. Plus keep route 16 people by mall or cash wise have no close shelter to catch a bus. Long way to walk to 13th or mall if closing mall as a transfer point

Thanks.



Feedback - **FB9912302823**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	No	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
Employee Name	Vehicle	

Feedback Comments

Comment received on our Remix Public Comment Map near the Walmart bus shelter on 47th St. S & 11th Ave S.
 Karen Kohoutek
 23 hours ago

Moving the Transit Hub from West Acres to Walmart means that we will have to stand in subzero temperatures for lengthy periods, instead of being inside an actual shelter. This is especially troubling given the proposed much longer times between buses if the Route 15 changes become permanent. A quick errand would leave me standing there potentially for an hour. There is also no security there whatsoever: you're just perched on a corner in the middle of nowhere. The change will make life more difficult especially for those who are disables.

Reply Requested



Feedback - **FB9912302826**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

Location

Route

Employee Name

Vehicle

Feedback Comments

Danny hook

20 hours ago

We need to keep route 16 and west acres as a transfer point. There no buses on 34 street s and 16 Ave or that area route is way too far for blizzard or hot. I've ridden for 25 yeast mall is great middle to downtown or west Fargo. Nice inside shelter many bathroom and many store and eating places. Especial when bused get behind ormiss transfer or bus stop running or really who want stand outside. Lot of senile and disable use that hub.

Comment on our public comment Remix map near West Acres.

**Feedback - FB2508202830****Tracking Information****Feedback Type**

Public Comment

Possible Injury

No

**Transit
Worker
Assault**

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information**Date/Time**

8/20/2025 4:50 PM

Location**Route****Employee Name****Vehicle****Feedback Comments**

Passenger called at 4:50 pm to complain about the new route changes an was very upset about the West Acres transfer station being cut and was concerned about standing outside in the winter at the Walmart shelter. She will be coming to the meeting on Sept. 2

Reply Requested

**Feedback - FB2508202831****Tracking Information****Feedback Type**

Public Comment

Possible Injury

No

**Transit
Worker
Assault**

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information**Date/Time**

8/20/2025 6:40 PM

Location**Route****Employee Name****Vehicle****Feedback Comments**

Passenger called at 6:40pm to ask about the apartment loop being cut off of 32nd Ave S. She said she will not be able to walk to 32nd Ave with asthma to catch route 14 after the apartment loop is cut. Upon further inquiry about the changes, she was very upset. Specifically, not servicing West Acres and cancelling route 16, which she uses to get to Essentia on 17th Ave. She will be at the meeting on Sept. 2.

Reply Requested

**Feedback - FB2508212837****Tracking Information****Feedback Type**

Public Comment

Possible Injury

No

**Transit
Worker
Assault**

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information**Date/Time**

8/21/2025 10:40 AM

Location

West Acres Transit Hub

Route**Employee Name****Vehicle****Feedback Comments**

Received in a Facebook comment to West Acres: (directed to West Acres staff) "Hi! I just want to ask if you guys are aware that Matbus is planning on stopping serve to West Acres come January? I know as someone who uses the bus to come shop at West Acres this means that will stop. As in no more shopping trips to West Acres. I can't drive because of medical issues. Plus if you guys approve of this happening that says you don't want the business that people who rides buses that bring. Plus I also know people that work at West Acres that gets there by bus. Which means there will be an even larger shortage of employees to work at West Acres.

Reply Requested



Feedback - **FB2508212840**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/21/2025 4:50 PM

Location

Route

Employee Name

Vehicle

Feedback Comments

Passenger called dispatch very upset that West Acres is being cut and emphasized that it would be too cold and dangerous for passengers to walk from 38th St to the Mall (a 10minute walk). She explained that she has a difficult time walking because of osteoporosis and could injure herself. She has been using the bus system for 9 years and is so upset she is considering leaving Fargo because of these changes.

Edit: The passenger called back to tell me that in addition to poor weather with walking to the Mall, it would also increase crime for people who are trying to walk to the Mall. She stated she does not have a computer, but will be calling administration and KVRN news.

Reply Requested



Feedback - FB2508212842

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/21/2025 5:10 PM

Location

Route

Employee Name

Vehicle

Feedback Comments

Rec'd in Transit email

Good Afternoon,

I work within the DD system and find some concerns with some of the changes proposed. Most importantly having at risk individuals moving over to the Wal-Mart bus shelter to transfer isn't ideal when weather is overly hot, rainy, stormy, frigged, or snowing. Having little to no shelter, unsure if walking paths will remain cleared especially in the winter. Also, losing the visibility of onsite security personal from West Acres to an area not as visible, with less lighting are some of our concerns if the transfer hub is moved from West Acres over to Walmart.

Gabriele Achilles

**Feedback - FB2508222843****Tracking Information****Feedback Type**

Public Comment

Possible Injury

No

**Transit
Worker
Assault**

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information**Date/Time**

8/22/2025 8:00 AM

Location**Route****Employee Name****Vehicle****Feedback Comments**

Rec'd a phone call from Robert Rounds expressing concern about the closing of the West Acres shelter. He is hoping that MATBUS will still go into the mall and not make people walk across the parking lot. He is disabled and would not be able to able to walk that distance especially in the winter

Reply Requested



Feedback - **FB2508222848**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/22/2025 3:15 PM

Location

Route

Employee Name

Vehicle

Feedback Comments

Received a call from a Lynn Samsten. She wanted to comment on the proposed changes for our system:

- She thinks we have a wonderful system and thinks that taking the bus away from West Acres and putting the transfer point at Walmart on 13th Ave is an awful idea. She feel like that area is not a nice part of town and the place is not big enough for the amount of people who may be using it.
- She hopes that both the Paratransit and the fixed route will both continue as we have them.
- She was amenable to the fare change. She thinks it is completely affordable but would like to see the service levels stay the same.
- **She added that it is very sad that the people who need this service the most, have the smallest voice.**



Feedback - **FB9912302858**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	No	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
Employee Name	Vehicle	

Feedback Comments

From comment box at the GTC:

Sometimes I need the bus to get to the mall for work. If it doesn't go there, I would have to quit my job

Reply Requested



Feedback - **FB9912302863**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	No	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
Employee Name	Vehicle	

Feedback Comments

from comment box at the GTC:

We need the West Acres stops. Since people work there and need to be able to get to work. Plus, people also shop there as well

Reply Requested

**Feedback - FB9912302867****Tracking Information****Feedback Type**

Public Comment

Possible Injury

No

**Transit
Worker
Assault**

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information**Date/Time****Location****Route**
Route 15**Employee Name****Vehicle****Feedback Comments**

From Comment box at the GTC:

NO changes to these routes (15 and 11) please, keep mall stop as many people work here.

So you're basically saying, people who ride the bus are peasants and you are taking away our job opportunities!

Reply Requested



Feedback - **FB9912302871**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	No	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
		Route 15
Employee Name	Vehicle	

Feedback Comments

from comment box at GTC:

I am a patient at Essentia Clinic at West Acres. I rely on taking the bus to go there. I use Route 15

Reply Requested



Feedback - **FB9912302876**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

Location

Route

Employee Name

Vehicle

Feedback Comments

from comment box at GTC:

I am shocked at the proposal to remove bus service to West Acres. This is a major destination and removal of service would be a major hardship, especially for anyone with mobility issues. Non drivers will be cut off from numerous services, not to mention there are employees who rely on bus services

Reply Requested



Feedback - **FB2508262877**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/26/2025 4:00 PM

Location

West Acres

Route

Employee Name

Vehicle

Feedback Comments

Received a phone call from a rider, who wishes to remain anonymous, but had a very strong opinion on the closing of the West Acres hub and having riders walking a minimum of 10 minutes to get to West Acres. Her thoughts are:

- City of Fargo is putting peoples' lives at risk
- All elderly, especially those with mobility issues will be at risk with ice, snow and rain
- Young people will be an easy target for abduction, as it is dark very early in the winter, and walking across an open parking lot will make them very easy targets
- People with shopping bags will also be targeted as robbery victims, as there is nowhere for them to seek shelter if someone tries to rob them

- People in wheelchairs will have a very hard time making the trip across the parking lot without getting stuck in the winter and also issues with curbs as this is not a regular pedestrian area

She feels this is a very stupid idea and City of Fargo needs to find a way to **not** let this happen

Reply Requested

Contact Name	Reply Requested	Contact Phone	Contact Email

Response to Customer

Investigation Comments

Employee / Passenger Resolution

Resolution Status	Employee Disciplined	Completion Date

Resolution Comments



Feedback - FB2508262868

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/26/2025 12:00 AM

Location

Route

Employee Name

Vehicle

Feedback Comments

From comment box at the GTC:

Keep Mall stop! I work there and need the bus

Reply Requested



Feedback - FB2508232857

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/23/2025 12:00 AM

Location

Route

Employee Name

Vehicle

Feedback Comments

From comment box at the GTC:

So, I ride all 3 routes (11/15/24) to and from work. I am wondering why the West Acres hub is being eliminated and if the maps, website and app will be updated with the changes?

Reply Requested



Feedback - **FB2508202879**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/20/2025 12:00 AM

Location

Route

Employee Name

Vehicle

Feedback Comments

from comment box at GTC:

No service to West Acres hub is a bad idea! I have things on 13th Ave then go onto West Acres

Reply Requested



Feedback - **FB2508232881**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/23/2025 12:00 AM

Location

Route

Route 15

Employee Name

Vehicle

Feedback Comments

from comment box at GTC:

If the Walmart stop is becoming the new transfer point the bus stop there will need to be improved to handle the large amount of people who will have to wait there

Reply Requested



Industrial Park On-Demand Elimination Comments



Feedback - **FB2508252891**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/25/2025 5:00 PM

Location

Route

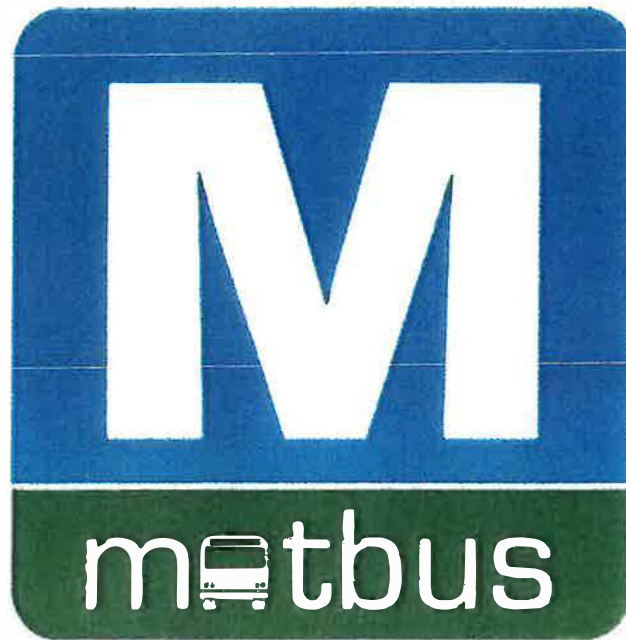
Employee Name

Vehicle

Feedback Comments

Received during Open House on 8/25: Chuck McKnight - Chuck is one of two riders who regularly utilize the Industrial Park On-Demand service by boarding at West Acres. Without this service it would take him four hours to get to work and back. He works at Burgseth Brothers in the industrial park.

Reply Requested



Sunday Paratransit Elimination Comments



Feedback - **FB2508182800**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/18/2025 10:48 AM

Location

Route

Employee Name

Vehicle

Feedback Comments

Rec'd in Transit email:

Several residents received a letter about the proposed changes to take effect in January 2026.

We at St. Catherine North want to express our concern with the potential of losing the Sunday Para Transit services that typically run from 7-5pm. The Sunday service route is a wonderful opportunity for our residents, and I would expect other long term care facilities in the FM Area to have an economical option to bring residents out to church or other events with friends and family. Many residents and their families do not have the means for the other transportation companies and are deterred from going out related to the cost for the round-trip transportation. Losing the Sunday Parar Transit service option will further prevent residents from being able to go out to do desired activities.

Thank you for your consideration in keeping the Sunday Para Transit route.

Sherri Suckow, Care Manager on Berg Court and Berg Terrace

SMP Health-St Catherine North (formerly Rosewood on Broadway)

Office Hours Monday-Thursday 8:30-5:00pm

701-893-7062 phone

701-277-7989 Fax Number

Reply Requested

Contact Name	Reply Requested	Contact Phone	Contact Email
Sherri Suckow	Yes	701-893-7062	sherri.suckow@smphs.org

Response to Customer

Julie Harris (08-20-2025 09:48 AM)

Reply sent to Sherri:

We appreciate your input and value your participation in this process. All comments received will be shared with the City Commission for their review at the meeting on September 2nd.

If you would like to provide feedback in person, the public hearing will be held on September 2nd at 5:05 p.m. in the City of Fargo Commission Chambers.

Thank you



Feedback - FB2508192817

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/19/2025 10:15 PM

Location

Route

Employee Name

Vehicle

Feedback Comments

I am writing in regards to the proposed MatParaTransit and Matbus changes,

I would like to introduce myself, My name is Hannah Harvey, I am 30 years old. I moved to Fargo in January 2022, and I have lived here for close to 4 years now. I currently take paratransit due to having a non verbal learning disability and also non epileptic seizures/absence seizures and not able to drive. I take paratransit to my day program at the Fargo Vocational Training Center and home several days a week as well.

These proposed changes would greatly affect me personally. It would make it very difficult to get to Prairie Heights Community Church where I attend and back home on Sundays as I live in North Fargo and the drive takes a half hour from my residence, where I live independently and is the only way I can get to and from Church.

Additionally, the proposed changes to bus fare would also greatly affect me as I would not have room in the budget for that. It would cost me \$40.00 more a month, which would not be feasible and a tight squeeze with limited income. Right now, I utilize MatParatransit Services about 40 times each month.

I ask that you would consider not changing those prospective items as this would make things very challenging for me

Respectfully,

Hannah Harvey

Reply Requested

Contact Name	Reply Requested	Contact Phone	Contact Email
Hannah harvey	Yes		Hannah

Response to Customer

Julie Harris (08-20-2025 10:02 AM)

Rec'd back from Hannah:

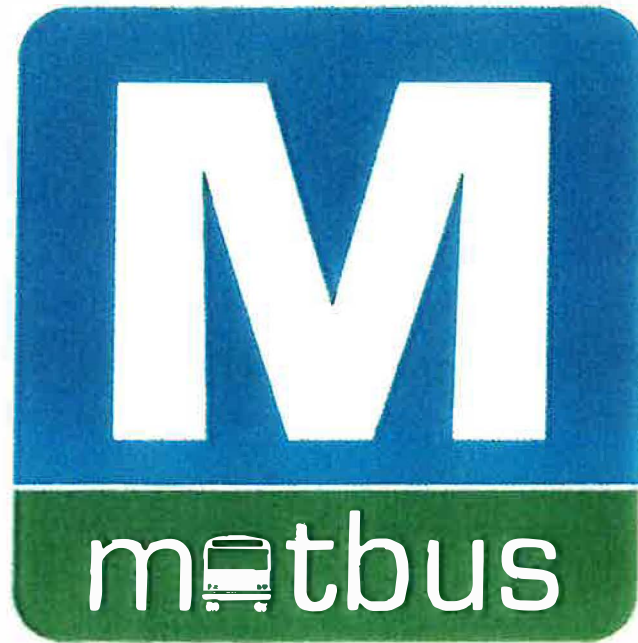
Your very very welcome, I will be out of town during the hearing with the City Commission, but I will bring that forward with our Commissioners, as I do know a couple of them personally, and have family ties as they know my great uncle who used to be a mayor

Julie Harris (08-20-2025 09:30 AM)

Sent reply to rider:

We appreciate your input and value your participation in this process. All comments received will be shared with the City Commission for their review at the meeting on September 2nd.

If you would like to provide feedback in person, the public hearing will be held on September 2nd at 5:05 p.m. in the City of Fargo Commission Chambers.



General Comments on Negative Impacts



Feedback - **FB9912302833**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

Location

Route

Employee Name

Vehicle

Feedback Comments

Anonymous Commenter

8 hours ago

...

These changes will remove service for a lot of people so I don't like them.

Comment placed on Remix Pubic Comment Map south of 13th Ave S, between I-29 and 34th St. Between Routes 15 & 16.

Reply Requested



Feedback - FB2508202834

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	Yes	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
8/20/2025 12:00 AM		
Employee Name	Vehicle	

Feedback Comments

Justin Kringstad made two comments on our Facebook page, on two different posts.

On public hearing post:

"Whoever thought this shit up should be fired."

On a post from May about the initial pilot of Route 15 changes:

"Who's the fucking retard thought this up"

I have hidden the last comment on our page for the use of a slur.



Feedback - **FB2508222845**

Tracking Information

Feedback Type

Public Comment

Possible Injury

No

Transit Worker Assault

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information

Date/Time

8/22/2025 12:00 AM

Location

Route

Employee Name

Vehicle

Feedback Comments

Received in a Facebook comment on the public hearing announcement post:

Passing Fargo's budget crisis onto the poor and vulnerable is a disgraceful choice. Cancel the unnecessary interstate exit project at 64th avenue and end tax breaks for developers before harming those who are physically or financially unable to drive.

Reply Requested



Feedback - **FB9912302864**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	No	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
		Route 14
Employee Name	Vehicle	

Feedback Comments

from comment box at the GTC:

Reducing frequency and to a lesser extent raising fees is a losing strategy. As it sets up a spiral, the less the bus runs, the less convenient it is, less people ride, which leads to more cuts

Reply Requested



Feedback - **FB2508252855**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	No	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
8/25/2025 1:45 PM		
Employee Name	Vehicle	

Feedback Comments

Dennis Hopper left VM for Julie B wondering about proposed route changes and whether or not the public could attend the Fargo City Commission meeting on 9.2.25.

JB returned call 8:55 am 8.26.25, spoke to Mr. Hopper and explained the public was welcome to attend the meeting - clarified what time and the location of the meeting and encouraged him to attend and/or submit comments in advance. He explained he is a Moorhead resident and plans to attend the meeting. He did not have any specific input at this time but does plan to attend the meeting.

Reply Requested

**Feedback - FB2508212878****Tracking Information****Feedback Type**

Public Comment

Possible Injury

No

**Transit
Worker
Assault**

No

Tracking Details

Public Comment

Assigned To

Leadership

Feedback Information**Date/Time**

8/21/2025 12:00 AM

Location**Route****Employee Name****Vehicle****Feedback Comments**

from the comment box at the GTC:

Longer wait time and have to pay more, makes no sense! It's targeting minority races in a bad way

Reply Requested



Comments in Favor of Proposed Changes



Feedback - **FB2508202888**

Tracking Information

Feedback Type	Possible Injury	Transit Worker Assault
Public Comment	No	No
Tracking Details	Assigned To	
Public Comment	Leadership	

Feedback Information

Date/Time	Location	Route
8/20/2025 12:00 AM		
Employee Name	Vehicle	

Feedback Comments

from comment box at the GTC:

Economy and inflation are cause and effect. We the people shall always comply with change

Reply Requested



Metropolitan Area Transit

650 23rd Street N
Fargo, ND 58102
Phone: 701-241-8140
Fax: 701-241-8558

September 3rd, 2024

Board of City Commissioners
Fargo City Hall
225 N 4th Street
Fargo, ND 58102

APPROVED BY THE BOARD
OF CITY COMMISSIONERS

9/3/24

33

Dear Commissioners:

On June 24th, 2024, the City of Fargo Commission adopted the MATBUS Transit Reorganization Study completed by KIJ, Inc. and authorized staff to implement the study recommendations, including transitioning Moorhead transit employees to the City of Fargo and drafting changes to the Joint Powers Agreement (JPA) with Moorhead.

The Interim JPA between Fargo and Moorhead has been drafted to establish a reconstituted Metro Area Transit Board (MAT Board) and oversee implementation of an organization structure and operational practices recommended by the Study. The Interim JPA outlines the following:

- **Reconstituted MAT Board Membership:** Membership includes Fargo City Commission (2); Fargo Transit Director; Fargo Finance Director; Moorhead City Council (2); Moorhead Finance Director; Moorhead Administrative Designee; West Fargo Administrative Designee; Dilworth Administrative Designee; Metro COG Director; and NDSU Designee.
- **Term of Agreement:** Until such time as new Joint Powers Agreement between Fargo and Moorhead and a Cost Allocation Plan are finalized.
- **Primary Functions of the Board:**
 - Development of new JPA;
 - Oversee transition to 2025 organizational structure / staffing plan;
 - Ensure implementation of budget principles for 2025/2026;
 - Continue ongoing coordination with the City of Dilworth, City of West Fargo, NDSU, Moorhead Area Colleges and other partners through the organizational transition;
 - Coordination with MnDOT, NDDOT and Metro COG on state and Federal programming decisions and approval of the Cost Allocation Plan; and
 - Guidance and input on the pending Transit Development Plan (TDP) update.
- **Other Duties of the Board:** Review and recommend U-Pass contracts, NDSU and West Fargo service agreements, driver services contract, general contracts and agreements, marketing/outreach, capital planning and facility development, system operations and service planning, mobility management, emergency preparedness and vehicle leasing.
- **Staffing and Support Resources:**
 - Transition Moorhead staff to Fargo employment in December 2024.
 - Hire a Senior Accountant to replace the retiring Moorhead Transit Manager to manage state and federal grants applications, reports, and budgets for the MATBUS Public Transit System. This includes Moorhead compensating Fargo for expenses for securing and employing the Senior Accountant for the duration of

For Schedule Information: 701-232-7500

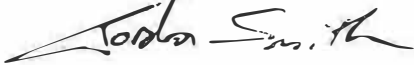
2024 for training under the Moorhead Transit Manager. Beginning in CY2025, MATBUS staffing costs will be shared across all participating entities.

- **Technical and Support Staff:** Fargo will provide technical reports and guidance to the Board and coordinate with the Metropolitan Council of Government.
- **Funding:** Fargo, as designated recipient for Federal transit grant funds, will coordinate allocation of funds in an equitable and cooperative manner between participating entities.
- **Existing JPA:** Existing JPA terms will remain in effect to the extent that the Interim Agreement does not supersede or replace the terms.

The Interim Joint Powers Agreement was approved by Moorhead City Council on 8/26/2024.

Requested motion: Move to approve the Interim Joint Powers Agreement with the City of Moorhead for implementation of the Transit Reorganization Study.

Respectfully,

A handwritten signature in black ink, appearing to read "Jordan Smith", written over a horizontal line.

Jordan Smith
City of Fargo Assistant Transit Director - Fleet and Facilities

INTERIM JOINT POWERS AGREEMENT

This Interim Joint Powers Agreement (the "Interim Agreement"), made by and between the city of Fargo, a North Dakota municipal corporation, and the city of Moorhead, a Minnesota municipal corporation, is for the purpose of establishing a reconstituted Metro Area Transit Board to develop and oversee implementation of an organizational structure and operational practices to recognize and comply with the recent Large Urban designation (Large UZA) for the regional public transit system by the Federal Transit Authority.

RECITALS

1. The parties hereto agree and understand that this Interim Agreement will be replaced when a new Joint Powers Agreement between Fargo and Moorhead, which includes purchase of service and system cost and review allocation methodology between the participating entities, is approved and adopted.
2. Fargo and Moorhead have adopted and approved the commissioned Transit Reorganization Study and are committed to its implementation, including addressing staffing alignments as recommended.
3. Pursuant to Chapter 54-40.3, N.D.C.C., and Minnesota Statutes § 471.59 (joint exercise of powers), the above-named governmental units have the legal authority to enter into an agreement, through action of their respective governing bodies, to jointly or cooperatively exercise any power common to the contracting powers or any similar powers, including those which are the same except for territorial limits within which they may be exercised.
4. The parties desire to enter into this Interim Agreement whereby a reconstituted transit board will coordinate transit system services for the Fargo- Moorhead area as described herein.
5. The parties believe that this Interim Agreement governing the duties and expectations of the parties is in the best interests of their respective governmental units.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and agreements contained herein, the parties do hereby agree as follows:

I. Reconstituted Metro Area Transit (MAT) Board Membership

The parties hereby agree that the MAT Board previously established by an agreement dated December, 2007 and confirmed by Agreement dated December 6, 2011, shall be reconstituted to consist of the following member entities:

The MAT Board (the "Board") shall consist of members appointed by the following governing bodies or institutional entities who are recognized as having a financial stake in the operation of MAT:

- A. Two (2) Fargo City Commission Members;
- B. Fargo Transit Director;
- C. Fargo Finance Director;
- D. Two (2) Moorhead City Council Members;
- E. Moorhead Finance Director;
- F. Moorhead Administrative Designee;
- G. West Fargo Administrative Designee;
- H. Dilworth Administrative Designee;
- I. Fargo-Moorhead Metropolitan Council of Governments Director; and
- J. NDSU Designee.

Chair, one (1) appointed from within the membership and such person shall serve two-year term.

A quorum will be reached by seven (7) members of the Board being present at a scheduled meeting. Board items requiring action need a simple majority to pass.

2. Term of Agreement

This Interim Agreement and the provisions stated herein shall continue until such time as it is replaced with a new Joint Powers Agreement between Fargo and Moorhead and a Cost Allocation Plan with cost and revenue sharing for purchase of service between member entities are finalized.

3. Primary Functions of the Board

The Board primary objectives which support its overall goal to provide a coordinated public transit system within the FM Metropolitan Area are as follows:

- a. Development of new Joint Powers Agreement (JPA) between Fargo and Moorhead;
- b. Oversee transition to 2025 organizational structure / staffing plan;
- c. Ensure implementation of budget principles for 2025/2026;
- d. Continue ongoing coordination with the City of Dilworth, City of West Fargo, NDSU, Moorhead Area Colleges and other partners through the organizational transition;
- e. Coordination with MnDOT, NDDOT and Metro COG on state and Federal programming decisions and approval of the Cost Allocation Plan,(Exhibit A);and
- f. Guidance and input on the pending Transit Development Plan (TDP) update.

4. Other Duties of the Board

The Board will oversee the following items:

- a. Budgets: The Board shall review and recommend transit budgets for participating jurisdictions and parties.
- b. Fares: The Board shall consider public comments regarding any changes to fares and pricing annually and make recommendations to participating jurisdictions.

- c. U-Pass: The Board shall review and recommend annual U-Pass contracts with participating institutions of higher learning for access fees for unlimited rides for students on the MATBUS System.
 - d. NDSU: The Board shall review and recommend the transit service agreement with NDSU prior to approval by the Fargo City Commission.
 - e. West Fargo: The Board shall review and recommend the West Fargo service agreement prior to approval by the Fargo and West Fargo City Commission.
 - f. Drivers Services Contract: The Board shall review and recommend the drivers services contract prior to jurisdictional actions.
 - g. General contracts and agreements: The Board shall review and recommend various agreements as determined necessary.
 - h. Marketing/Outreach: The Board shall review the annual marketing and outreach plan/budget prior to implementation.
 - i. Capital Planning and Facility Development: The Board shall annually review and comment on capital and facility plans.
 - j. System Operations and Service Planning: The Board shall review and comment on system operations and facility plans as they are developed.
 - k. Mobility Management: The Board shall review and comment annually on Mobility Management efforts.
 - l. Emergency Preparedness: The Board shall review and comment on Emergency Preparedness Plans for the metro area to include equitable usage of the MATBUS fleet in participating jurisdictions.
 - m. Vehicle Leasing: The Board shall oversee the transition to leasing Moorhead's fixed route fleet to Fargo, for full integration into the MATBUS system, ensuring insurance coverage is compliant with State of Minnesota requirements.
5. Staffing and Support Resources
- a. Staffing Transition. As part of the adopted reorganization study, there has been determined a need for staffing changes and resource reallocation. Fargo agrees that Fargo shall employ such staff as necessary to transition the services provided by existing Moorhead employees, and that all existing staff assigned to the MAT system by each party shall support the Board as necessary to assist it in carrying out the purposes and powers of this Interim Agreement. Fargo agrees to present employment offers to current Moorhead employed transit staff for the positions of Marketing Manager and Office Associate III. Fargo agrees these duties are essential to the operations of the Transit Department and if Moorhead staff decline employment offers, the duties of these positions will be fulfilled through normal hiring practices. The Reorganization Study provides for the employment of a dedicated Senior Accountant to Transit and recognizes the 2024 retirement of the current Moorhead Transit Manager. Moorhead agrees to compensate Fargo for the entirety of the expense of securing and employing a Senior Accountant for the duration of 2024, pending approval of the State of Minnesota, with the understanding that the Moorhead Transit Manager will use this orientation period to train the Senior Accountant on State of Minnesota and Federal grant applications and reports

and Moorhead financial budgets and reports for the purposes of transitioning grant management from the Moorhead Transit Director to the Senior Accountant. In 2025, the cost for the Senior Accountant shall be allocated in accordance with the agreed upon cost share agreement.

- b. Technical and Support Staff. The City of Fargo transit staff will provide technical reports and guidance to the Board. Metro COG through its Uniform Planning Work Program (UPWP) will coordinate the proceedings of the Board. Fargo Staff agrees to provide information to Metro COG in a timely fashion to support the function of the Board.

6. Funding.

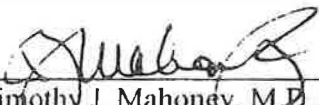
The Federal Transit Authority shall provide funding to the city of Fargo as the Designated Recipient. As the Designated Recipient, Fargo shall provide funding to participating entities. This requires a coordinated decision-making process to verify funds are shared in an equitable manner. The participating entities will continue to use an existing locally developed coordination process based on decades of cooperative Federal aid programming for public transit.

7. Existing Joint Powers Agreement


The existing JPA terms shall remain in effect to the extent that this Interim Agreement does not supersede or replace the terms.

CITY OF FARGO
a North Dakota municipal corporation

DATE: 9/3/24

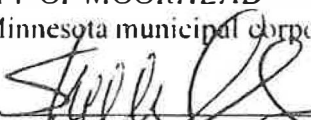
By 
Timothy J. Mahoney, M.D., Mayor

ATTEST:


Steven Sprague, City Auditor

CITY OF MOORHEAD
a Minnesota municipal corporation

DATE: 9/11/24

By 
Michelle (Shelly) Carlsen, Mayor

By 
Dan Mahli, City Manager

2025 COST ALLOCATION PLAN

With Federal Fiscal Year (FFY) 2024, the Fargo-Moorhead Metropolitan Area became a Large Urban Area (UZA) with over 200,000 population. In preparation for this change, the Cities of Fargo and Moorhead conducted a Transit Reorganization Study in June 2023, which was completed and presented in June 2024 to the Fargo City Commission and Moorhead City Council.

The Study outlines a new board governance structure, proposed staff organizational charts for 2025 and 2026, and a cost and revenue sharing model. Under the new model, the City of Fargo, as designated recipient of Federal Transit Funding starting with FFY2024, will operate public transit services and facilities for participating jurisdictions in the UZA. For CY2025, both the City of Fargo and the City of Moorhead will remain Federal Transit grantees until such time as Moorhead's older grant funds are expended and a decision is made moving into future years.

Benefitting parties will purchase transit service from Fargo and Fargo will allocate transit costs and revenues based on this Cost Allocation Plan. The Study implementation next steps, including the new Cost Allocation Plan, will be incorporated into an updated Master Joint Powers Agreement between the City of Moorhead and City of Fargo, which is scheduled to be completed and adopted by December 31, 2024.

The 2025 Cost Allocation Plan is detailed below. A corresponding Excel Spreadsheet is available which applies the cost sharing data, the General Ledger accounts and applicable percentages.

BENEFITTING PARTIES / PARTICIPATING JURISDICTIONS:

This 2025 Cost Allocation Plan was developed to split transit costs and revenue between benefiting parties within the MATBUS service area. Benefitting parties are currently defined as:

- City of Fargo
- City of Moorhead (including the City of Dilworth)
- City of West Fargo
- North Dakota State University (NDSU)

COST CENTERS:

Costs were divided into 10 "Cost Centers" to apply the appropriate allocation methodology and to assist with federal reports. These Cost Centers and related financial accounts are established in the Fargo 2025 Budget and General Ledger.

The Cost Centers are currently defined as:

- Administration

- Fixed Route Operations
- Paratransit Operations
- Microtransit Operations
- Mobility Management
- Planning
- Building Operations
- Building Preventive Maintenance
- Vehicle Operations
- Vehicle Preventive Maintenance

COST ALLOCATION METHODOLOGY:

The methodology used for sharing system costs and revenues was developed to ensure a fair and equitable allocation to all benefitting parties and the services provided to those parties. Allocation is established on four principles:

- Revenue Hours of the Total System
- Revenue Hours of the Fixed Route System
- Revenue Miles of the Total System
- Paratransit Ridership of the Paratransit System

Cost Center

Administration
Fixed Route Operations
Paratransit Operations
Microtransit Operations
Mobility Management
Planning
Facility Operations
Facility Preventive Maintenance
Vehicle Operations
Vehicle Preventive Maintenance

Cost Sharing Basis

Revenue hours of the entire system
Revenue hours of the fixed route system
Ridership of the Paratransit system
Revenue hours of the Microtransit system
Revenue hours of the entire system
Revenue hours of the entire system
Revenue hours of the entire system
Revenue miles of the entire system
Maintenance costs from the FASTER work order system for the previous year provides a percentage split between services, applied to costs then allocated by revenue miles

Administration Cost Center:

Administrative costs include direct transit staff wages and benefits, travel and training, membership dues, office supplies, office equipment repair, telephone, printing, postage, liability insurance, radio systems, and related office expenses. Staff included in the Administration Cost Center by title are: Transit Director, Assistant Transit Director of Operations, Operations Supervisor, Office Associate IIs, Marketing Manager, Marketing Interns, 50% of the Planner, Senior Accountant, and Dispatchers.

Fixed Route Operations Cost Center:

Fixed Route is bus service provided along a prescribed route according to a fixed schedule. Costs include driver services, security services, farebox cards, marketing, shelter maintenance and repair (cleaning, snow removal, and relocation), fixed route software maintenance, fixed Route vehicle and general liability insurance, cellular phone service for the fixed route fleet, diesel fuel for the fixed route fleet and other fixed-route related expenses. There are no staff wages assigned to this cost center.

Paratransit Operations Cost Center:

Paratransit is an ADA-complementary service that transports passengers from pick-up point to drop-off point within the jurisdictional boundaries of Fargo and West Fargo, North Dakota, and Moorhead and Dilworth, Minnesota. Costs are directly related to the provision of Paratransit Service, including driver services, marketing, Paratransit software maintenance, Paratransit vehicle and general liability insurance, cellular phone service for the Paratransit fleet and gasoline for the Paratransit fleet. There are no staff wages assigned to this cost center. Since Paratransit service travels to the door of the destination anywhere in the participating jurisdictions, costs are allocated to the jurisdiction where the passenger lives based on ridership, no matter where they travel.

Microtransit Operations Cost Center:

Microtransit on-demand services transport passengers from pick-up point to drop-off point within designated service areas or zones, including a location or transfer point to connect to the MATBUS Fixed Route System. Microtransit costs are directly related to the provision of service, including driver services, Microtransit software maintenance, Microtransit vehicle and general liability insurance, cellular phone service and gasoline for the Microtransit. There are no staff wages assigned to this cost center.

Mobility Management Cost Center:

Mobility Management focuses on meeting individual customer needs through a wide range of transportation options and service providers. It also focuses on coordinating these services and providers to achieve a more efficient transportation service delivery system. Mobility Management benefits all transit services through travel training programs and works with federal and state grantors to ensure service is compliant with regulations. Mobility Management costs include direct wages and benefits of the Mobility Manager, cellular phone service, marketing, travel and training, membership dues, publications, postage and general supplies.

Planning Cost Center:

Transit Planning is the process of looking at current and future transportation needs, prioritizing projects, matching projects with available funds, creating goals, objectives and strategies to support a vision and ensuring that projects are included in planning documents. It also includes route planning, statistical data collecting and review, and system performance. Planning benefits all types of services. Costs include 50% of the wages and benefits for the Planner and outside consultant services for planning studies.

Facility Operations Cost Center:

Facility operations costs are associated with two facilities listed below. Costs include property insurance, utilities, garbage pickup and other repairs. There are no staff wages assigned to this cost center. No costs are charged to participating parties for rental space or use of these federally-funded facilities.

- Ground Transportation Center located at 502 N.P. Avenue in Fargo (owned 100% by Fargo)
- Metro Transit Garage located at 650 23rd Street North in Fargo (owned 1/3 Moorhead and 2/3 Fargo)

Facility Preventive Maintenance Cost Center:

Facility preventive maintenance costs are associated with two facilities listed below. Costs include wages and benefits for the Maintenance Technician III, custodial services, snow clearing and hauling, building repairs, grounds and other maintenance service contracts, janitorial and general supplies. This does not include capital costs for major facility improvements.

- Ground Transportation Center located at 502 N.P. Avenue in Fargo (owned 100% by Fargo)
- Metro Transit Garage located at 650 23rd Street North in Fargo (owned 1/3 Moorhead and 2/3 Fargo)

Vehicle Operations Cost Center:

Vehicle operations costs are related to the vehicles in revenue service and support vehicles and equipment. Costs include fuels (except diesel for fixed route), propane, computer services for maintenance software, lease of equipment, general supplies, and reference materials. There are no staff wages assigned to this cost center.

Vehicle Preventive Maintenance Cost Center:

Vehicle preventive maintenance costs include wages and benefits for vehicle maintenance staff, general equipment repair, bus parts, outside mechanic services, vehicle repair supplies, small tools and uniforms/clothing. Staff included by title are: Assistant Director of Fleet and Facilities, Parts Manager, Parts Associate, Technician IIIs, Technician IIs, Technician Intern, Fleet Services Leader, and Fleet Services Attendants.

REVENUE ALLOCATION METHODOLOGY:

The methodology used for sharing system revenues is similar to allocation of costs and is applied based on similar principles. Shared revenues include cash fares, presold passes and coupon books, U-Pass fees from colleges and universities, advertising on vehicles and benches, replacement card fees and concessions/vending. These revenues are shared based on ridership, excluding NDSU.

Contra expenses for refunds, reimbursement, insurance proceeds, and rebates, are allocated with the same formula used to allocate the original costs. For example, parts returned for a refund, would be

applied using the Vehicle Preventive Maintenance cost sharing as this is where the parts were originally expended.

<u>Revenue Source</u>	<u>Revenue Sharing Basis</u>
Fixed Route: Cash Fares, Pass Revenue, U-Pass Fees, Farebox Card Fees	Ridership of the Fixed Route System (excluding NDSU as no fares are collected for campus routes)
Paratransit: Cash Fares, Coupon Book Sales, Other Fees	Ridership of the Paratransit System
Concessions/Vending	Ridership of the Fixed Route System (excluding NDSU)
Advertising (Vehicles & Benches)	Ridership of the Fixed Route System (excluding NDSU)
Contra Expenses (Refund & Reimbursements)	Applied the same as the original expenditure that is being refunded or reimbursed
Fixed Route Contractor Fines	Applied the same as the driver services paid to the contractor (Revenue hours of the Fixed Route System – excluding NDSU)
Paratransit Contractor Fines	Applied the same as the driver services paid to the contractor (Ridership of the Paratransit System)
Fixed Route Insurance Proceeds	Applied the same as the original vehicle repair that is being reimbursed
Paratransit Insurance Proceeds	Applied the same as the original vehicle repair that is being reimbursed

State and Federal grant funds: Grant funds are allocated to the benefitting entity based on the formulas used by the Grantor to determine the revenue received.

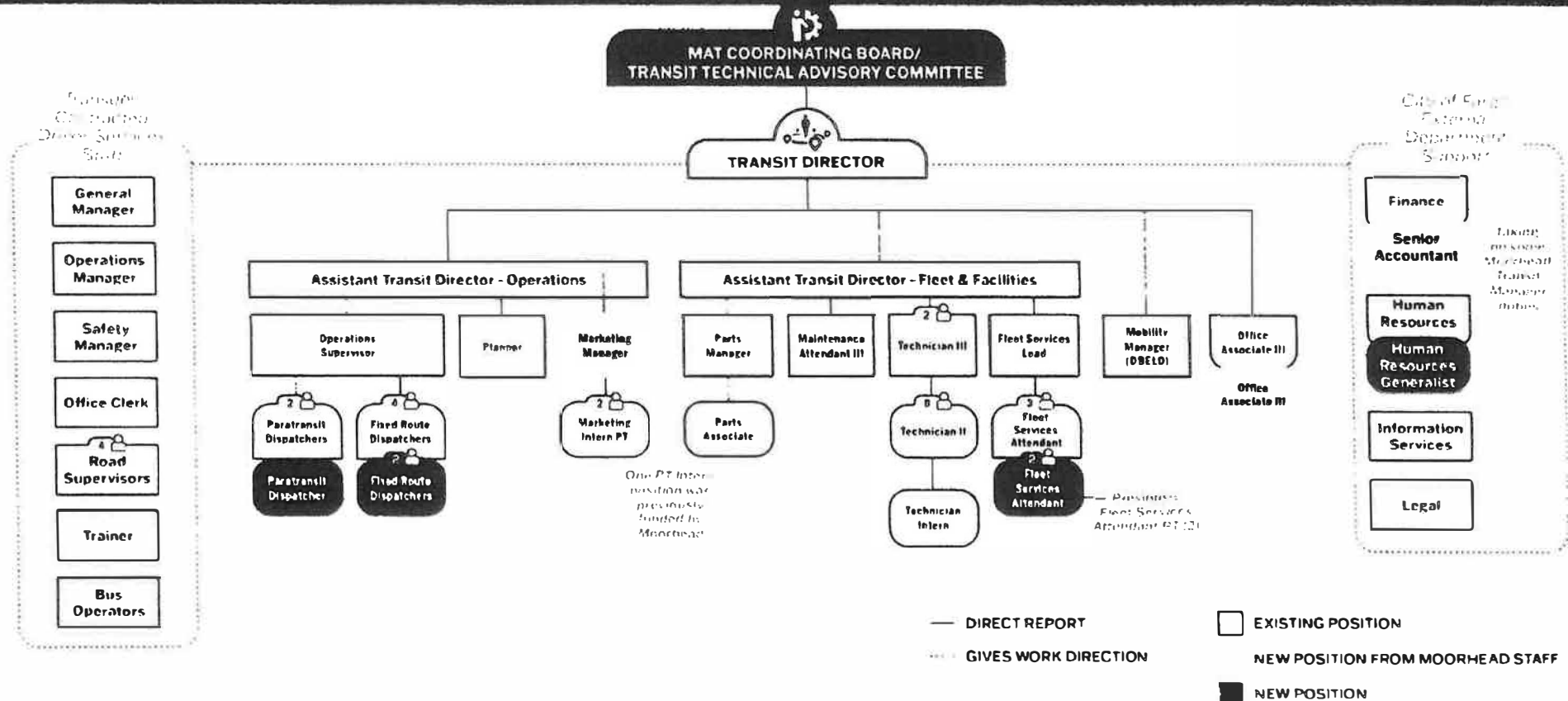
<u>Revenue Source</u>	<u>Revenue Sharing Basis</u>
North Dakota State Aid	Ridership to Disabled and Senior Citizens for the Entire System
Minnesota Operating Grants	Percentage of expenses paid by the State less FTA 5307 Funds per the MnDOT contract
North Dakota FTA 5307	Applied to Fargo and West Fargo based on NDDOT calculation on population, population density and revenue miles and incentives
Minnesota FTA 5307	Applied per MnDOT contract requirements to the maximum available
Minnesota FTA CARES & ARPA	Applied as needed to supplement and contain local match



Metro Area Transit (MATBUS)

Transit Reorganization Study

Proposed Org Chart 2025



MARSHES Cost Sharing 2025 Budget
Moon/Floodwater Mitigation

DRAFT 3.1

Category	Item	2025 Budget	2024 Actual	2023 Actual
Capital	Capital Budget	1,000,000	1,000,000	1,000,000
	Capital Budget - Floodwater Mitigation	1,000,000	1,000,000	1,000,000
	Capital Budget - Moon Mitigation	1,000,000	1,000,000	1,000,000
	Capital Budget - Floodwater Mitigation - Moon	1,000,000	1,000,000	1,000,000
	Capital Budget - Floodwater Mitigation - Moon - Floodwater	1,000,000	1,000,000	1,000,000
	Capital Budget - Floodwater Mitigation - Moon - Floodwater - Moon	1,000,000	1,000,000	1,000,000
	Capital Budget - Floodwater Mitigation - Moon - Floodwater - Moon - Floodwater	1,000,000	1,000,000	1,000,000
	Capital Budget - Floodwater Mitigation - Moon - Floodwater - Moon - Floodwater - Moon	1,000,000	1,000,000	1,000,000
	Capital Budget - Floodwater Mitigation - Moon - Floodwater - Moon - Floodwater - Moon - Floodwater	1,000,000	1,000,000	1,000,000
	Capital Budget - Floodwater Mitigation - Moon - Floodwater - Moon - Floodwater - Moon - Floodwater - Moon	1,000,000	1,000,000	1,000,000
Operating	Operating Budget	1,000,000	1,000,000	1,000,000
	Operating Budget - Floodwater Mitigation	1,000,000	1,000,000	1,000,000
	Operating Budget - Moon Mitigation	1,000,000	1,000,000	1,000,000
	Operating Budget - Floodwater Mitigation - Moon	1,000,000	1,000,000	1,000,000
	Operating Budget - Floodwater Mitigation - Moon - Floodwater	1,000,000	1,000,000	1,000,000
	Operating Budget - Floodwater Mitigation - Moon - Floodwater - Moon	1,000,000	1,000,000	1,000,000
	Operating Budget - Floodwater Mitigation - Moon - Floodwater - Moon - Floodwater	1,000,000	1,000,000	1,000,000
	Operating Budget - Floodwater Mitigation - Moon - Floodwater - Moon - Floodwater - Moon	1,000,000	1,000,000	1,000,000
	Operating Budget - Floodwater Mitigation - Moon - Floodwater - Moon - Floodwater - Moon - Floodwater	1,000,000	1,000,000	1,000,000
	Operating Budget - Floodwater Mitigation - Moon - Floodwater - Moon - Floodwater - Moon - Floodwater - Moon	1,000,000	1,000,000	1,000,000

Project Name	Project Number	Project Description	Project Status	Project Manager	Project Start Date	Project End Date	Project Budget	Project Actual Cost	Project Variance	Project Risk	Project Comments
Project A	1001	Project A Description	Completed	John Doe	2023-01-01	2023-03-31	\$1,000,000	\$950,000	\$50,000	Low	Project A completed successfully.
Project B	1002	Project B Description	In Progress	Jane Smith	2023-04-01	2023-06-30	\$2,000,000	\$1,800,000	\$200,000	Medium	Project B is on track.
Project C	1003	Project C Description	On Hold	Mike Johnson	2023-07-01	2023-09-30	\$1,500,000	\$1,200,000	\$300,000	High	Project C is on hold due to budget constraints.
Project D	1004	Project D Description	Planned	Sarah Lee	2023-10-01	2023-12-31	\$3,000,000	\$0	\$3,000,000	Low	Project D is planned for next year.
Project E	1005	Project E Description	Completed	David Kim	2023-01-01	2023-02-28	\$500,000	\$500,000	\$0	Low	Project E completed successfully.
Project F	1006	Project F Description	In Progress	Emily White	2023-03-01	2023-05-31	\$750,000	\$700,000	\$50,000	Medium	Project F is on track.
Project G	1007	Project G Description	On Hold	Chris Brown	2023-06-01	2023-08-31	\$1,200,000	\$1,000,000	\$200,000	High	Project G is on hold due to budget constraints.
Project H	1008	Project H Description	Planned	Alex Green	2023-09-01	2023-11-30	\$1,800,000	\$0	\$1,800,000	Low	Project H is planned for next year.
Project I	1009	Project I Description	Completed	Olivia Black	2023-02-01	2023-04-30	\$900,000	\$900,000	\$0	Low	Project I completed successfully.
Project J	1010	Project J Description	In Progress	Noah Gray	2023-05-01	2023-07-31	\$1,100,000	\$1,050,000	\$50,000	Medium	Project J is on track.
Project K	1011	Project K Description	On Hold	Isabella Blue	2023-08-01	2023-10-31	\$1,600,000	\$1,400,000	\$200,000	High	Project K is on hold due to budget constraints.
Project L	1012	Project L Description	Planned	Liam Purple	2023-11-01	2024-01-31	\$2,200,000	\$0	\$2,200,000	Low	Project L is planned for next year.
Project M	1013	Project M Description	Completed	Mia Pink	2023-01-01	2023-03-31	\$800,000	\$800,000	\$0	Low	Project M completed successfully.
Project N	1014	Project N Description	In Progress	Ben Orange	2023-04-01	2023-06-30	\$1,300,000	\$1,250,000	\$50,000	Medium	Project N is on track.
Project O	1015	Project O Description	On Hold	Chloe Yellow	2023-07-01	2023-09-30	\$1,700,000	\$1,500,000	\$200,000	High	Project O is on hold due to budget constraints.
Project P	1016	Project P Description	Planned	Ethan Silver	2023-10-01	2023-12-31	\$2,500,000	\$0	\$2,500,000	Low	Project P is planned for next year.
Project Q	1017	Project Q Description	Completed	Fiona Gold	2023-01-01	2023-02-28	\$600,000	\$600,000	\$0	Low	Project Q completed successfully.
Project R	1018	Project R Description	In Progress	Harry Bronze	2023-03-01	2023-05-31	\$1,000,000	\$950,000	\$50,000	Medium	Project R is on track.
Project S	1019	Project S Description	On Hold	Ivy Copper	2023-06-01	2023-08-31	\$1,400,000	\$1,200,000	\$200,000	High	Project S is on hold due to budget constraints.
Project T	1020	Project T Description	Planned	Jack Iron	2023-09-01	2023-11-30	\$1,900,000	\$0	\$1,900,000	Low	Project T is planned for next year.
Project U	1021	Project U Description	Completed	Karen Steel	2023-02-01	2023-04-30	\$700,000	\$700,000	\$0	Low	Project U completed successfully.
Project V	1022	Project V Description	In Progress	Leo Tin	2023-05-01	2023-07-31	\$1,200,000	\$1,150,000	\$50,000	Medium	Project V is on track.
Project W	1023	Project W Description	On Hold	Mia Lead	2023-08-01	2023-10-31	\$1,600,000	\$1,400,000	\$200,000	High	Project W is on hold due to budget constraints.
Project X	1024	Project X Description	Planned	Noah Zinc	2023-11-01	2024-01-31	\$2,100,000	\$0	\$2,100,000	Low	Project X is planned for next year.
Project Y	1025	Project Y Description	Completed	Olivia Nickel	2023-01-01	2023-03-31	\$900,000	\$900,000	\$0	Low	Project Y completed successfully.
Project Z	1026	Project Z Description	In Progress	Peter Copper	2023-04-01	2023-06-30	\$1,300,000	\$1,250,000	\$50,000	Medium	Project Z is on track.
Project AA	1027	Project AA Description	On Hold	Quinn Silver	2023-07-01	2023-09-30	\$1,700,000	\$1,500,000	\$200,000	High	Project AA is on hold due to budget constraints.
Project AB	1028	Project AB Description	Planned	Ryan Gold	2023-10-01	2023-12-31	\$2,500,000	\$0	\$2,500,000	Low	Project AB is planned for next year.
Project AC	1029	Project AC Description	Completed	Sarah Steel	2023-01-01	2023-02-28	\$600,000	\$600,000	\$0	Low	Project AC completed successfully.
Project AD	1030	Project AD Description	In Progress	Tom Tin	2023-03-01	2023-05-31	\$1,000,000	\$950,000	\$50,000	Medium	Project AD is on track.
Project AE	1031	Project AE Description	On Hold	Uma Lead	2023-06-01	2023-08-31	\$1,400,000	\$1,200,000	\$200,000	High	Project AE is on hold due to budget constraints.
Project AF	1032	Project AF Description	Planned	Victor Zinc	2023-09-01	2023-11-30	\$1,900,000	\$0	\$1,900,000	Low	Project AF is planned for next year.
Project AG	1033	Project AG Description	Completed	Wendy Nickel	2023-02-01	2023-04-30	\$700,000	\$700,000	\$0	Low	Project AG completed successfully.
Project AH	1034	Project AH Description	In Progress	Xavier Copper	2023-05-01	2023-07-31	\$1,200,000	\$1,150,000	\$50,000	Medium	Project AH is on track.
Project AI	1035	Project AI Description	On Hold	Yara Silver	2023-08-01	2023-10-31	\$1,600,000	\$1,400,000	\$200,000	High	Project AI is on hold due to budget constraints.
Project AJ	1036	Project AJ Description	Planned	Zoe Gold	2023-11-01	2024-01-31	\$2,100,000	\$0	\$2,100,000	Low	Project AJ is planned for next year.
Project AK	1037	Project AK Description	Completed	Adam Steel	2023-01-01	2023-03-31	\$900,000	\$900,000	\$0	Low	Project AK completed successfully.
Project AL	1038	Project AL Description	In Progress	Bella Tin	2023-04-01	2023-06-30	\$1,300,000	\$1,250,000	\$50,000	Medium	Project AL is on track.
Project AM	1039	Project AM Description	On Hold	Charlie Lead	2023-07-01	2023-09-30	\$1,700,000	\$1,500,000	\$200,000	High	Project AM is on hold due to budget constraints.
Project AN	1040	Project AN Description	Planned	Diana Zinc	2023-10-01	2023-12-31	\$2,500,000	\$0	\$2,500,000	Low	Project AN is planned for next year.
Project AO	1041	Project AO Description	Completed	Ethan Nickel	2023-01-01	2023-02-28	\$600,000	\$600,000	\$0	Low	Project AO completed successfully.
Project AP	1042	Project AP Description	In Progress	Fiona Copper	2023-03-01	2023-05-31	\$1,000,000	\$950,000	\$50,000	Medium	Project AP is on track.
Project AQ	1043	Project AQ Description	On Hold	Harry Silver	2023-06-01	2023-08-31	\$1,400,000	\$1,200,000	\$200,000	High	Project AQ is on hold due to budget constraints.
Project AR	1044	Project AR Description	Planned	Ivy Gold	2023-09-01	2023-11-30	\$1,900,000	\$0	\$1,900,000	Low	Project AR is planned for next year.
Project AS	1045	Project AS Description	Completed	Jack Steel	2023-02-01	2023-04-30	\$700,000	\$700,000	\$0	Low	Project AS completed successfully.
Project AT	1046	Project AT Description	In Progress	Karen Tin	2023-05-01	2023-07-31	\$1,200,000	\$1,150,000	\$50,000	Medium	Project AT is on track.
Project AU	1047	Project AU Description	On Hold	Leo Lead	2023-08-01	2023-10-31	\$1,600,000	\$1,400,000	\$200,000	High	Project AU is on hold due to budget constraints.
Project AV	1048	Project AV Description	Planned	Mia Zinc	2023-11-01	2024-01-31	\$2,100,000	\$0	\$2,100,000	Low	Project AV is planned for next year.
Project AW	1049	Project AW Description	Completed	Noah Nickel	2023-01-01	2023-03-31	\$900,000	\$900,000	\$0	Low	Project AW completed successfully.
Project AX	1050	Project AX Description	In Progress	Olivia Copper	2023-04-01	2023-06-30	\$1,300,000	\$1,250,000	\$50,000	Medium	Project AX is on track.
Project AY	1051	Project AY Description	On Hold	Peter Silver	2023-07-01	2023-09-30	\$1,700,000	\$1,500,000	\$200,000	High	Project AY is on hold due to budget constraints.
Project AZ	1052	Project AZ Description	Planned	Quinn Gold	2023-10-01	2023-12-31	\$2,500,000	\$0	\$2,500,000	Low	Project AZ is planned for next year.
Project BA	1053	Project BA Description	Completed	Ryan Steel	2023-01-01	2023-02-28	\$600,000	\$600,000	\$0	Low	Project BA completed successfully.
Project BB	1054	Project BB Description	In Progress	Sarah Tin	2023-03-01	2023-05-31	\$1,000,000	\$950,000	\$50,000	Medium	Project BB is on track.
Project BC	1055	Project BC Description	On Hold	Tom Lead	2023-06-01	2023-08-31	\$1,400,000	\$1,200,000	\$200,000	High	Project BC is on hold due to budget constraints.
Project BD	1056	Project BD Description	Planned	Uma Zinc	2023-09-01	2023-11-30	\$1,900,000	\$0	\$1,900,000	Low	Project BD is planned for next year.
Project BE	1057	Project BE Description	Completed	Victor Nickel	2023-02-01	2023-04-30	\$700,000	\$700,000	\$0	Low	Project BE completed successfully.
Project BF	1058	Project BF Description	In Progress	Wendy Copper	2023-05-01	2023-07-31	\$1,200,000	\$1,150,000	\$50,000	Medium	Project BF is on track.
Project BG	1059	Project BG Description	On Hold	Xavier Silver	2023-08-01	2023-10-31	\$1,600,000	\$1,400,000	\$200,000	High	Project BG is on hold due to budget constraints.
Project BH	1060	Project BH Description	Planned	Yara Gold	2023-11-01	2024-01-31	\$2,100,000	\$0	\$2,100,000	Low	Project BH is planned for next year.
Project BI	1061	Project BI Description	Completed	Zoe Steel	2023-01-01	2023-03-31	\$900,000	\$900,000	\$0	Low	Project BI completed successfully.
Project BJ	1062	Project BJ Description	In Progress	Adam Tin	2023-04-01	2023-06-30	\$1,300,000	\$1,250,000	\$50,000	Medium	Project BJ is on track.
Project BK	1063	Project BK Description	On Hold	Bella Lead	2023-07-01	2023-09-30	\$1,700,000	\$1,500,000	\$200,000	High	Project BK is on hold due to budget constraints.
Project BL	1064	Project BL Description	Planned	Charlie Zinc	2023-10-01	2023-12-31	\$2,500,000	\$0	\$2,500,000	Low	Project BL is planned for next year.
Project BM	1065	Project BM Description	Completed	Diana Nickel	2023-01-01	2023-02-28	\$600,000	\$600,000	\$0	Low	Project BM completed successfully.
Project BN	1066	Project BN Description	In Progress	Ethan Copper	2023-03-01	2023-05-31	\$1,000,000	\$950,000	\$50,000	Medium	Project BN is on track.
Project BO	1067	Project BO Description	On Hold	Fiona Silver	2023-06-01	2023-08-31	\$1,400,000	\$1,200,000	\$200,000	High	Project BO is on hold due to budget constraints.
Project BP	1068	Project BP Description	Planned	Harry Gold	2023-09-01	2023-11-30	\$1,900,000	\$0	\$1,900,000	Low	Project BP is planned for next year.
Project BQ	1069	Project BQ Description	Completed	Ivy Steel	2023-02-01	2023-04-30	\$700,000	\$700,000	\$0	Low	Project BQ completed successfully.
Project BR	1070	Project BR Description	In Progress	Jack Tin	2023-05-01	2023-07-31	\$1,200,000	\$1,150,000	\$50,000	Medium	Project BR is on track.
Project BS	1071	Project BS Description	On Hold	Karen Lead	2023-08-01	2023-10-31	\$1,600,000	\$1,400,000	\$200,000	High	Project BS is on hold due to budget constraints.
Project BT	1072	Project BT Description	Planned	Leo Zinc	2023-11-01	2024-01-31	\$2,100,000	\$0	\$2,100,000	Low	Project BT is planned for next year.
Project BU	1073	Project BU Description	Completed	Mia Nickel	2023-01-01	2023-03-31	\$900,000	\$900,000	\$0	Low	Project BU completed successfully.
Project BV	1074	Project BV Description	In Progress	Noah Copper	2023-04-01	2023-06-30	\$1,300,000	\$1,250,000	\$50,000	Medium	Project BV is on track.
Project BW	1075	Project BW Description	On Hold	Olivia Silver	2023-07-01	2023-09-30	\$1,700,000	\$1,500,000	\$200,000	High	Project BW is on hold due to budget constraints.
Project BX	1076	Project BX Description	Planned	Peter Gold	2023-10-01	2023-12-31	\$2,500,000	\$0	\$2,500,000	Low	Project BX is planned for next year.
Project BY	1077	Project BY Description	Completed	Quinn Steel	2023-01-01	2023-02-28	\$600,000	\$600,000	\$0	Low	Project BY completed successfully.
Project BZ	1078	Project BZ Description	In Progress	Ryan Tin	2023-03-01	2023-05-31	\$1,000,000	\$950,000	\$50,000	Medium	Project BZ is on track.
Project CA	1079	Project CA Description	On Hold	Sarah Lead	2023-06-01	2023-08-31	\$1,400,000	\$1,200,000	\$200,000	High	Project CA is on hold due to budget constraints.
Project CB	1080	Project CB Description	Planned	Tom Zinc	2023-09-01	2023-11-30	\$1,900,000	\$0	\$1,900,000	Low	Project CB is planned for next year.
Project CC	1081	Project CC Description	Completed	Uma Nickel	2023-02-01	2023-04-30	\$700,000	\$700,000	\$0	Low	Project CC completed successfully.
Project CD	1082	Project CD Description	In Progress	Victor Copper	2023-05-01	2023-07-31	\$1,200,000	\$1,150,000	\$50,000	Medium	Project CD is on track.
Project CE	1083	Project CE Description	On Hold	Wendy Silver	2023-08-01	2023-10-31	\$1,600,000	\$1,400,000	\$200,000	High	Project CE is on hold due to budget constraints.
Project CF	1084	Project CF Description	Planned	Xavier Gold	2023-11-01	2024-01-31	\$2,100,000	\$0	\$2,100,000	Low	Project CF is planned for next year.
Project CG	1085	Project CG Description	Completed	Yara Steel	2023-01-01	2023-03-31	\$900,000	\$900,000	\$0	Low	Project CG completed successfully.
Project CH	1086	Project CH Description	In Progress	Zoe Tin	2023-04-01	2023-06-30	\$1,300,000	\$1,250,000	\$50,000	Medium	Project CH is on track.
Project CI	1087	Project CI Description	On Hold	Adam Lead	2023-07-01	2023-09-30	\$1,700,000	\$1,500,000	\$200,000	High	Project CI is on hold due to budget constraints.
Project CJ	1088	Project CJ Description	Planned	Bella Zinc	2023-10-01	2023-12-31	\$2,500,000	\$0	\$2,500,000	Low	Project CJ is planned for next year.
Project CK	1089	Project CK Description	Completed	Charlie Nickel	2023-01-01	2023-02-28	\$600,000	\$600,000	\$0	Low	Project CK completed successfully.
Project CL	1090	Project CL Description	In Progress	Diana Copper	2023-03-01	2023-05-31	\$1,000,000	\$950,000	\$50,000	Medium	Project CL is on track.
Project CM	1091	Project CM Description	On Hold	Ethan Silver	2023-06-01	2023-08-31	\$1,400,000	\$1,200,000	\$200,000	High	Project CM is on hold due to budget constraints.
Project CN	1092	Project CN Description	Planned	Fiona Gold	2023-09-01	2023-11-30	\$1,900,000	\$0	\$1,900,000	Low	Project CN is planned for next year.
Project CO	1093	Project CO Description	Completed	Harry Steel	2023-02-01	2023-04-30	\$700,000	\$700,000	\$0	Low	Project CO completed successfully.
Project CP	1094	Project CP Description	In Progress	Ivy Tin	2023-05-01	2023-07-31	\$1,200,000	\$1,150,000	\$50,000	Medium	Project CP is on track.
Project CQ	1095	Project CQ Description	On Hold	Jack Lead	2023-08-01	2023-10-31	\$1,600,000	\$1,400,000	\$200,000	High	Project CQ is on hold due to budget constraints.
Project CR	1096	Project CR Description	Planned	Karen Zinc	2023-11-01	2024-01-31	\$2,100,000	\$0	\$2,100,000	Low	Project CR is planned for next year.
Project CS	1097	Project CS Description	Completed	Leo Nickel	2023-01-01	2023-03-31	\$900,000	\$900,000	\$		



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Memorandum

DATE: September 2, 2025
TO: Mayor Mahoney and Board of City Commissioners
FROM: Shawn Ouradnik, Inspections Director
SUBJECT: Dangerous Building Public Hearing for 1202-1204 1 Ave. S. and 103, 105, 105 ½ 12th St.
S, Fargo, ND

The property owner of 1202-1204 1 Ave. S. and 103, 105, 105 ½ 12th St. S, Fargo, ND, Fargo ND, has failed to comply with the order to either obtain a permit to repair or remove the heavily damaged structure at that location within the time allowed for that removal. In accordance with Fargo Municipal Code Article 21-04, a hearing date is scheduled for September 2, 2025.

Article 21-0406 also allows court action if that is the course the commission chooses to take.

Article 21-0412 allows any person desiring to appeal the order issued by the board of city commissioners to do so in the district court.

The recommendation is to **designate this a dangerous building, direct the City Attorney to prepare findings of fact in this matter, and order its removal on October 31, 2025. Please direct the appropriate staff to secure the removal of this building should the owner fail to do so.**

Property Information: Building is currently vacant and uninhabitable due to condition.

Location: 1202-1204 1 Ave S and 103, 105, 105 ½ 12th St S FARGO ND

Owner: Hui Lu and Sufen Mo

Description: 2,948 square foot 2 Story wood framed structure containing 5 residential units constructed in 1915

Description of Damage:

- Significant wall/window damage to main floor unit due to swat raid on 6/14/25
- Total loss fire to basement unit on 7/7/25
- Smoke damage to all remaining units due to 7/7/25 Fire
- 17 calls for service since 1/1/25
- All entry doors have been kicked in
- Squatter complaints and damage to main floor unit
- Electrical meters were removed due to fire
- On 7/9/25 interior inspection beds were utilized in non-conforming areas
- Basement walls show significant movement, Braces are in place
- Existing deck has deteriorated areas of deck boards and guard
- This property also had a significant fire in 2020

TimeLine of Events:

6/14/2025	Damage to structure occurred during Fargo Police action
7/7/2025	Fire Department reported a fire in the lower unit of the building
7/10/2025	Investigation inspection conducted
7/24/2025	Structure posted as Dangerous Building
7/30/2025	Received engineer report for temporary safe guards during clean out and construction. Not final engineer report for final permit.
7/31/2025	Verified owner secured structure

8/18/2025 Request for Public Hearing passed at regular meeting of the City Commission.
Hearing to be held on 9/2/2025.

8/22/2025 Notice of Dangerous Building Hearing – Order to Show Cause sent to owners.

9/2/2025 Dangerous Building hearing held

Additional Information: This property was damaged in a police action on 6/14/2025. There are no current mortgages attached to the property. The owners have been working with their insurance company to secure funding for the repairs. The owners have filed a claim for the damage that occurred during the police action on 6/14/2025.



Memorandum

DATE: August 18, 2025
TO: Mayor Mahoney and Board of City Commissioners
FROM: Shawn Ouradnik, Inspections Director
SUBJECT: Dangerous Building Notice and Order at 1202-1204 1 Ave. S. and 103, 105, 105 ½
12th St. S, Fargo, ND

The property owner of 1202-1204 1 Ave. S. and 103, 105, 105 ½ 12th St. S, Fargo ND 58103 Hui Lu and Sufen Mo have failed to comply with the order to either obtain a permit to repair or remove the heavily damaged structure at that location within the time allowed for that removal. In accordance with Fargo Municipal Code Article 21-04, it will now be necessary for you to set a date for a hearing of this order at which time the property owner will be able to appear and show cause why the building should not be removed and the costs of that removal assessed against this property.

The recommendation is **to make a motion, in accordance with FMC Article 21-04, to set 5:05 pm Tuesday, September 2, 2025 as the time and date for the hearing regarding the dangerous building order for the structure at 1202-1204 1 Ave. S. and 103, 105, 105 ½ 12th St. S, Fargo ND 58103.**



Notice of Dangerous Building Hearing – Order to Show Cause

Date: August 22, 2025

Location: 1202 1 Ave. S Fargo ND, 58103
Property Owner: Hui Lu and Sufen Mo
Address of Property Owner: 710 47 1/2 ST S, Fargo, ND 58103

Inspector: Bill Thompson and Luke Olson
Date of Posting: July 7, 2025

Ordinance 21-0405 of the Fargo Municipal Code states:

The board of city commissioners shall:

A. Upon receipt of a report of the building inspector as provided for in § 21-0404, subsection (F) give written notice to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass to appear before it on the date specified in the notice to show cause why the building or structure reported to be a “dangerous building: should not be repaired, vacated, or demolished in accordance with the statement of particulars set forth in the building inspector(s) notice provided for herein in § 21-0404, subsection (E).

B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the “dangerous building.”

A hearing regarding the dangerous building located at Address, Fargo, ND has been scheduled for, Tuesday, September 2, 2025 at 5:05PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this 8/22/2025.

Shawn Ouradnik
Inspections Director



INSPECTIONS

INSPECTIONS DEPARTMENT

Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102
Phone: 701.241.1561 Fax: 701.475.6779
FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 7/24/2025

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 1202 1 Ave. S.

- Property is also addressed as 1202-1204 1 Ave. S. and 103, 105, 105 ½ 12th St. S.

NAME OF PROPERTY OWNERS: Hui Lu and Sufen Mo

ADDRESS OF PROPERTY OWNER: 710 47 1/2 ST S, Fargo, ND 58103

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: n/a

NAME OF INSPECTORS: Bill Thompson/ Luke Olson

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.

2. That the building with which this Notice is concerned is commonly known as 1202 1st Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows:

The North Sixty-seven (67) feet of the South One Hundred Forty (140) feet of the East Forty-six and Two-thirds (46 and 2/3) feet of Block Thirteen (13) in the Original Townsite Addition

- Formerly known as 1202-1204 1st Ave S and 103, 105, 105 ½ 12th St S

(Hereinafter referred to as "the building")

3. That an inspection was made of the building on 7/9/25 by Bill Thompson and Luke Olson, Building Inspectors.

4. That the building inspectors for the City of Fargo have found the building, a 1915 2-Story 5-Unit wood-framed structure, to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section 109.1.5 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.2 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 24th day of July, 2025. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secure. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance on this 24th day of July, 2025. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo

hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. Application for Appeal. Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 24th day of July, 2025.

CONDITIONS FOUND STATEMENT

On 7/9/25, Building Inspectors Bill Thompson and Luke Olson, were present at 1202 1st Ave. S. to address a complaint inspection. The following violations were found:

- Significant wall/window damage to main floor unit due to swat raid on 6/14/25
- Total loss to basement unit due to fire on 7/7/25
- Smoke damage to all remaining units due to 7/7/25 fire
- 17 calls for service since 1/1/25
- All entry doors have been kicked in
- Squatter complaints and damage to main floor unit
- Electrical meters were removed due to fire
- On 7/9/25 interior inspection beds were utilized in non-conforming areas
- Basement walls show significant movement, Braces are in place
- Existing deck has deteriorated areas of deckboards and guard

The following action must be taken:

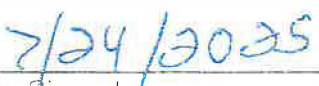
- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson
Building Inspector



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed

AFFIDAVIT OF SERVICE

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

**Re: Posting of Dangerous Building
1202 1 Ave S**

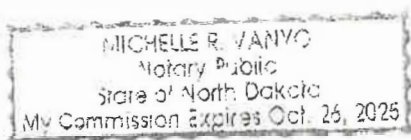
Bill Thompson, being first duly sworn and being of legal age, deposes and says that on the 24th day of July 2025, he posted the attached notice upon the front of the building located at the following address:

1202 1 Ave S
Fargo, ND 58103



Bill Thompson

Subscribed and sworn to before me this 24 day of July 2025.



(SEAL)



Notary Public
Cass County, North Dakota

AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 24th day of July 2025, she served the attached notice, upon 1202 1 Ave S, by placing true and correct copies thereof in envelopes addressed as follows:

Hui Lu and Sufen Mo
710 47 ½ St S
Fargo, ND 58103

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.



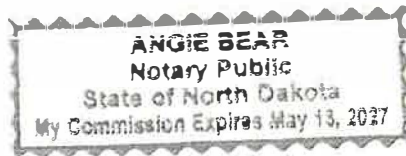
Michelle Lemar

Subscribed and sworn to before me this 24th day of July 2025.



Notary Public
Cass County, North Dakota

(SEAL)



AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

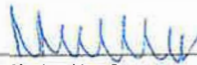
STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building
1202 1 Ave S, Fargo, ND 58103
CM Receipt#: 9214 8901 9403 8325 0998 28

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 24th day of July 2025, she served the attached notice, upon 1202 1 Ave S, by placing true and correct copies thereof in an envelope addressed as follows:


Hui Lu and Sufen Mo
710 47 ½ St S
Fargo, ND 58103-7211

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.



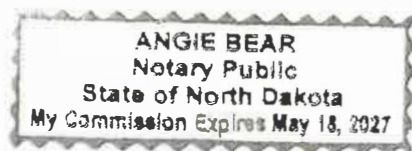
Michelle Lemar

Subscribed and sworn to before me this 24th day of July 2025.



Notary Public
Cass County, North Dakota

(SEAL)





Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, must match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 07/24/2025

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP Code: 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International®	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

Note to RSS Clerk

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0063 2243 67



CITY OF FARGO
225 4TH ST N
FARGO ND 58102

Check type of mail or service:

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature Required | <input type="checkbox"/> Priority Mail Express |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery (COD) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Priority Mail | |

Affix Stamp Here
(for additional copies of this receipt)
Postmark with Date of Receipt.

USPS Tracking/Article Number

Addressee (Name Street City State & ZIP Code¹⁰⁰)

9214 8901 9403 8325 0998 28

THU LU AND SUFEN MO
710-471-2515
ARGO ND 58103-7211

[illegible]Total Number of Pieces
Tested by Sender

Total Number of Pieces Received at Post Office

Postmaster: Per (Name of receiving employee)

PS Form 3877, January 2017 (Page 1 of 1)
PSN 7530 02 000-9098 Juidb 00/3265

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Company Name _____

Address (Number, street, suite no., city, state, and ZIP Code) _____

Mailer Identification (MID): MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

Fargo ND 58102

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide for Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed _____

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed _____

Keep the original of this form in a safe place and **provide a copy** to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMpo barcodes are required for all tracking numbers effective 12/27/2013. Valid Application Identifiers (AI) IMob barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers, IMob barcode "93" uses a 5-digit Mailer ID for commercial permit payment mailer, IMpo barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved execution or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000063224367

Confirmation Services Electronic File Number

92/93

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901193562

00006322436

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46

55

Waller 3

Serial Number

Check Digit

34

identifizieren

Sei di nuovo.

Track 100

9 can be used if approved for export or

Finalings are presented under an authorized manifest mailing system. Verify payment of postage and fees, where applicable, using standard sampling procedures for parcels with special delivery. Attachments to back the parcels in order to facilitate the following:

[illegible]

4. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$ (the probability of getting a head on the first coin and a head on the second coin)

6000 FOR COURTESY: NO LESS 66: 10:11:10P

[illegible]

USPS TRACKING #75-446-SPS SPS Tracking Fee \$8.95 - Tracking #75-446-SPS

$$-1)^{i+1} \frac{1}{i!} \frac{\partial^i \varphi}{\partial x^i} \Big|_{x=0} = 0, \quad \forall i \in \mathbb{N}, \quad \forall \varphi \in \mathcal{D}(\mathbb{R}).$$

$2, -30 = 3152$



Notice of Dangerous Building Hearing – Order to Show Cause

Date: August 22, 2025

Location: 1202 1 Ave. S Fargo ND, 58103
Property Owner: Hui Lu and Sufen Mo
Address of Property Owner: 710 47 1/2 ST S, Fargo, ND 58103

Inspector: Bill Thompson and Luke Olson
Date of Posting: July 7, 2025

Ordinance 21-0405 of the Fargo Municipal Code states:

The board of city commissioners shall:


A. Upon receipt of a report of the building inspector as provided for in § 21-0404, subsection (F) give written notice to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass to appear before it on the date specified in the notice to show cause why the building or structure reported to be a "dangerous building: should not be repaired, vacated, or demolished in accordance with the statement of particulars set forth in the building inspector(s) notice provided for herein in § 21-0404, subsection (E).

B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the "dangerous building."

A hearing regarding the dangerous building located at Address, Fargo, ND has been scheduled for, Tuesday, September 2, 2025 at 5:05PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this 8/22/2025.


Shawn Ouradnik
Inspections Director

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8325 0998 28

HUI LU AND SUFEN MO
710 47 1/2 ST S
FARGO ND 58103-7211



NOTICE OF DANGEROUS BUILDING

DATE: 7/24/2025

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 1202 1 Ave. S.

- Property is also addressed as 1202-1204 1 Ave. S. and 103, 105, 105 ½ 12th St. S.

NAME OF PROPERTY OWNERS: Hui Lu and Sufen Mo

ADDRESS OF PROPERTY OWNER: 710 47 1/2 ST S, Fargo, ND 58103

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: n/a

NAME OF INSPECTORS: Bill Thompson/ Luke Olson

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**

2. That the building with which this Notice is concerned is commonly known as 1202 1st Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows:

The North Sixty-seven (67) feet of the South One Hundred Forty (140) feet of the East Forty-six and Two-thirds (46 and 2/3) feet of Block Thirteen (13) in the Original Townsite Addition

- Formerly known as 1202-1204 1st Ave S and 103, 105, 105 ½ 12th St S

(Hereinafter referred to as "the building")

3. That an inspection was made of the building on 7/9/25 by Bill Thompson and Luke Olson, Building Inspectors

4. That the building inspectors for the City of Fargo have found the building, a 1915 2-Story 5-Unit wood-framed structure, to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section 109.1.5 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. It is unlawful to remove this notice until such notice is complied with.

6. That the owner of the building must demolish the building within 30 (thirty) days from the date of this notice or obtain a permit to repair. To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.2 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 24th day of July, 2025. An inspector will continue to verify compliance. Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secure. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance on this 24th day of July, 2025. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. An inspector will continue to verify compliance. Failure to keep the buildings, structures, or premises secured will result in the City of Fargo

hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. Application for Appeal. Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 24th day of July, 2025.

CONDITIONS FOUND STATEMENT

On 7/9/25, Building Inspectors Bill Thompson and Luke Olson, were present at 1202 1st Ave. S. to address a complaint inspection. The following violations were found:

- Significant wall/window damage to main floor unit due to swat raid on 6/14/25
- Total loss to basement unit due to fire on 7/7/25
- Smoke damage to all remaining units due to 7/7/25 fire
- 17 calls for service since 1/1/25
- All entry doors have been kicked in
- Squatter complaints and damage to main floor unit
- Electrical meters were removed due to fire
- On 7/9/25 interior inspection beds were utilized in non-conforming areas
- Basement walls show significant movement. Braces are in place
- Existing deck has deteriorated areas of deckboards and guard

The following action must be taken:


- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson
Building Inspector



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed



Shipment Confirmation Acceptance Notice

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date 07/24/2025

Shipped From:

Name CITY OF FARGO

Address 225 4TH ST N

City: FARGO

State ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International™	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

Note to RSS Clerk:

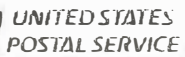
1. Home screen > Mailing/Shipping > More
2. Select: Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0063 2243 67



Name and Address of Sender

Check type of mail or service:

Adult Signature Restricted Delivery ☐ Registered Mail ☐

Registered Mail

Return Receipt for
Merchandise

Signature Combination

Signature Confirmation

Restricted Delivery

Postplay:

Handling Charge

Actual Value
if Registered

Insured Value	
---------------	--

Due
Sender if

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530

FARGO ND 58103-7211

Total Number of Pieces
Received at Post Office

PS Form 3877, January 2017 (Page 1 of 1)

Jul 12 6U/1265

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Address (Number, street, suite no., city, state, and ZIP Code)

225 4th St N

Fargo ND 58102

Mailer Identification (MID): MID is a unique 8- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide for Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility, if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000063224367

Confirmation Services Electronic File Number

**92/93

750

901193562

00006322436

7

AI

STG

Mailer ID

Serial Number

Check Digit

94

AI

STG

Source Identifier

Mailbox

Serial Number

Check Digit

**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are processed under an authorized manifest mailing system, verify payment of postage and fees, where applicable. Using standard sampling procedures for process with special services, in addition, check the barcode formatting for the following:

1. Verify barcode AI and STG values are correct.

2. Verify barcode AI and STG values are correct.

3. Verify barcode AI and STG values are correct.

4. Publication 199, dated 10/1/09, is the service code code.

5. USPS TRACKING eVS (eVS) is a USPS TRACKING eVS (eVS) and is a USPS TRACKING eVS (eVS).

6. USPS TRACKING eVS (eVS) is a USPS TRACKING eVS (eVS).

7. USPS TRACKING eVS (eVS) is a USPS TRACKING eVS (eVS).



Mailer: City of Fargo

Date Produced: 07/28/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8325 0998 28. Our records indicate that this item was delivered on 07/26/2025 at 11:45 a.m. in FARGO, ND 58103. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "M Lu".

Address of Recipient :

A handwritten address in black ink, appearing to be "714 4th St".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

HUI LU AND SUFEN MO
710 47 1/2 ST S
FARGO ND 58103-7211

Customer Reference Number: C6073265.36927070

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 07/26/2025

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8325 0998 28

Our records indicate that this item was accepted by the USPS at:

DELIVERED LEFT WITH INDIVIDUAL FARGO,ND 58103 07/26/2025 11:45

ORIGINAL INTENDED RECIPIENT:

HUI LU AND SUFEN MO

710 47 1/2 ST S

FARGO ND 58103-7211



NZ Engineering, PLLC

Project: Multi-family Home Damage

Project address: 1202 1st Ave S. Fargo, ND 58103

I hereby certify that the following report has been prepared by Carl Entzie.





NZ Engineering, PLLC

****Executive Summary: ****

Northern Elements Fargo requested a structural inspection to assess the damages to the property located at 1202 1st Ave S, Fargo, ND 58103. On July 29, 2025, NZ Engineering, PLLC, conducted a site visit to evaluate the damages resulting from two separate structurally damaging events. The first event involved a SWAT raid that breached the first-floor rental unit, while the second event was a fire that occurred in the basement rental unit.

During the inspection of the property at 1202 1st Ave S, Fargo, ND 58103, no signs of actively failing structural members were observed. However, it is recommended that temporary shoring be installed to provide adequate support for the damaged load-bearing wall in the first-floor rental unit. Additionally, further temporary shoring should be installed in the basement unit directly below the first-floor shoring to ensure complete load transfer. It is also advisable to install temporary shoring in the room where the fire originated to reinforce the subfloor and floor joists that sustained damage due to the fire.

It is crucial to implement these measures to ensure the safety and structural integrity of the property moving forward. Temporary shoring should be installed as soon as possible and should remain in place until the supported areas are fully repaired.

Once the temporary shoring is in place, the load paths for the structure will be established, creating a safe environment.



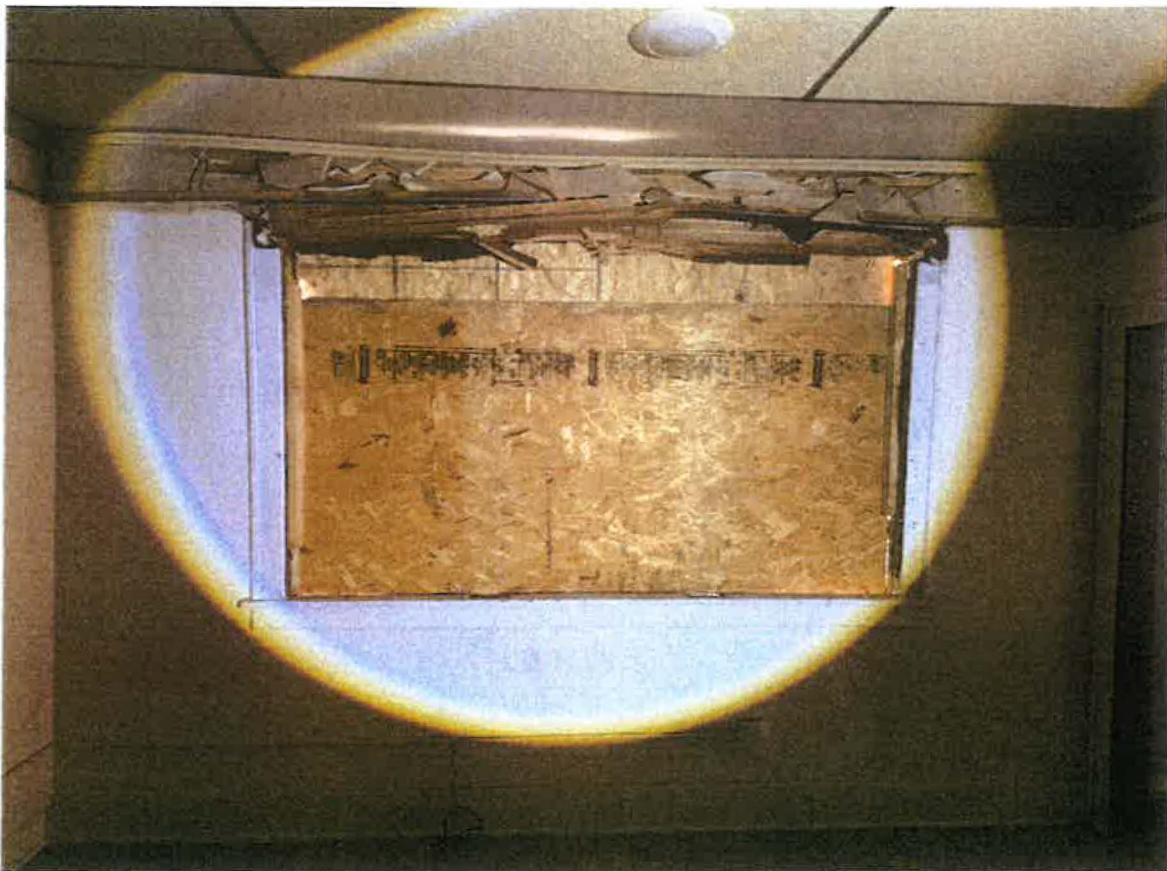
NZ Engineering, PLLC

****Breaching Efforts:****

On June 14, 2024 the large window of the first-floor rental unit was used as the entry point for a SWAT team to apprehend a fugitive. During the breaching operation, the battering ram was placed near the top of the window, causing severe damage to the header and the surrounding wall.

The exterior load-bearing wall in that room measures approximately 13 feet 6 inches wide and has been pushed inward at the top. The extent of the structural damage appears to be limited to the room itself, stopping at the room divider walls on either side of the window. The top of the wall has been pushed in several inches, indicating a failure in the attachment of the top plate to the floor joists of the second-floor apartment.

It is recommended that temporary shoring be installed on the first floor, with additional support placed in the basement to maintain the load path and prevent further compromise of the first-floor floor joists. This temporary shoring should remain in place until the damaged portion of the exterior wall is removed and replaced, thereby restoring the original structural load path.





NZ Engineering. P.L.C





NZ Engineering, PLLC

****Fire Damage:****

On July 7, 2025, the basement rental unit suffered fire damage. Charred areas were observed on several ceiling joists, wall studs, and the subfloor of the unit above. The primary structural damage is confined to the room where the fire originated. The adjacent room shows minor charring on the joists and wall studs, but no significant section loss of the timber elements due to the fire was identified.

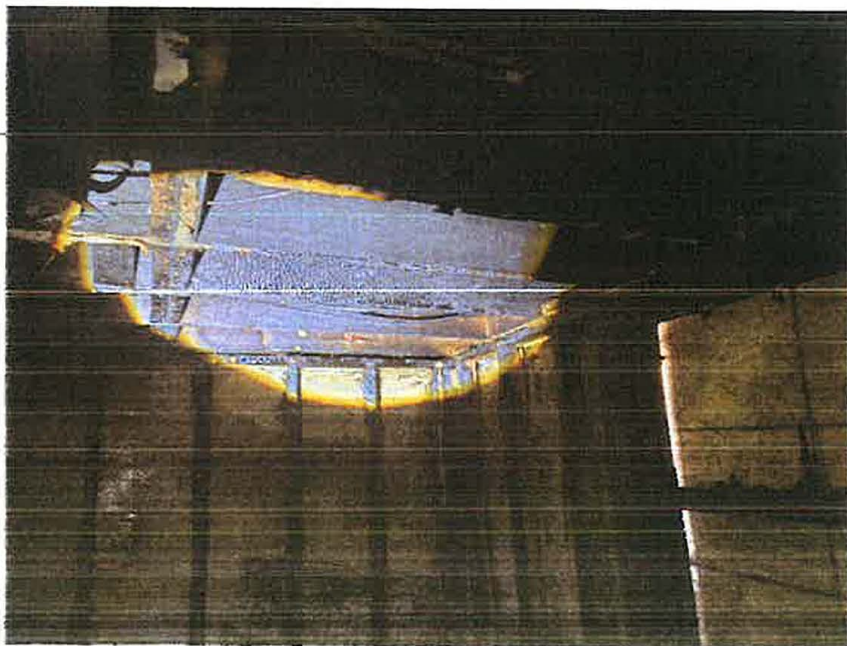
The wall studs in question do not appear to be load-bearing, as the ceiling joists bear on the concrete masonry unit foundation walls, which showed no evidence of fire damage. In the area where the fire started, the ceiling joists have experienced approximately 20%-25% section loss, while the subfloor above has suffered approximately 1/8 inch of section loss in the same location. The overall impact of this section loss on the structural capacity of the subfloor is currently undetermined due to the unknown construction material thickness.

It is recommended to install temporary bracing to support both the subfloor and the joists in the room where the fire originated. This temporary bracing should remain in place until permanent repairs are made to reinforce the damaged joists and subfloor.





NZ Engineering, PLLC





NZ Engineering, PLLC

****Basement Foundation Wall Pinning:****

In the basement on the west side of the property, it was observed that the foundation wall had previously experienced movement. However, the foundation does have steel braces installed, and they appear to be functioning as intended. The previous cracks in the foundation wall have been sealed, and at the time of inspection, there were no signs indicating that the foundation bracing was failing.





NZ Engineering, PLLC





NZ Engineering, PLLC

****Porch Corner Concrete Masonry Unit:****

In the northeast corner of the front porch, a crack has been identified in the grout lines of the concrete masonry units. Upon inspection, the front porch was identified as supported by three piers. The grout bearing pads that the porch support beams are bearing on appear to be intact and provide complete bearing.

To prevent water infiltration, it is recommended that the identified grout lines be sealed and monitored for future movement. There are no structural concerns with the identified cracks at the time of inspection. The porch floor beams and joists appear to be in good condition.





NZ Engineering, PLLC





NZ Engineering, PLLC







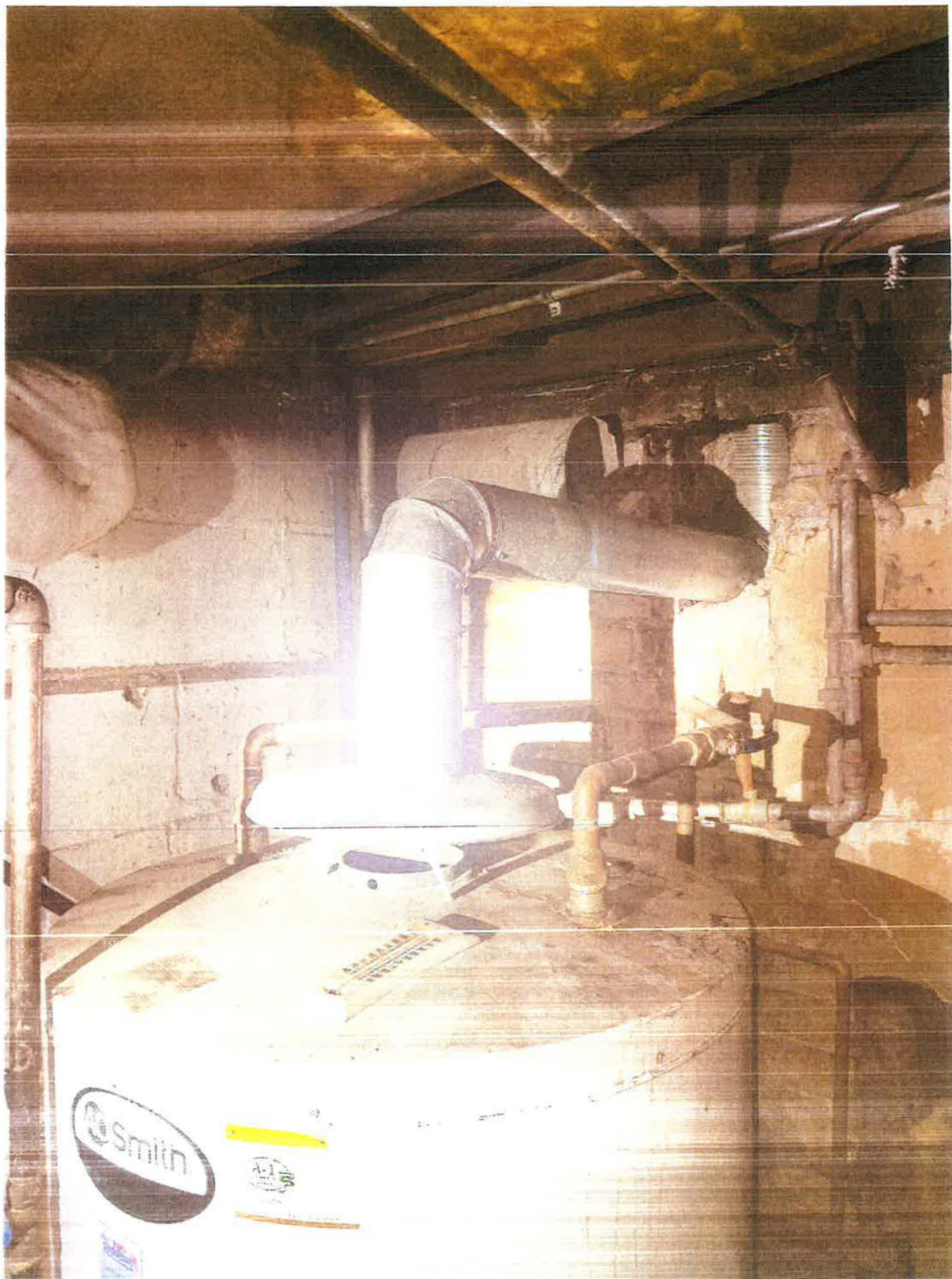


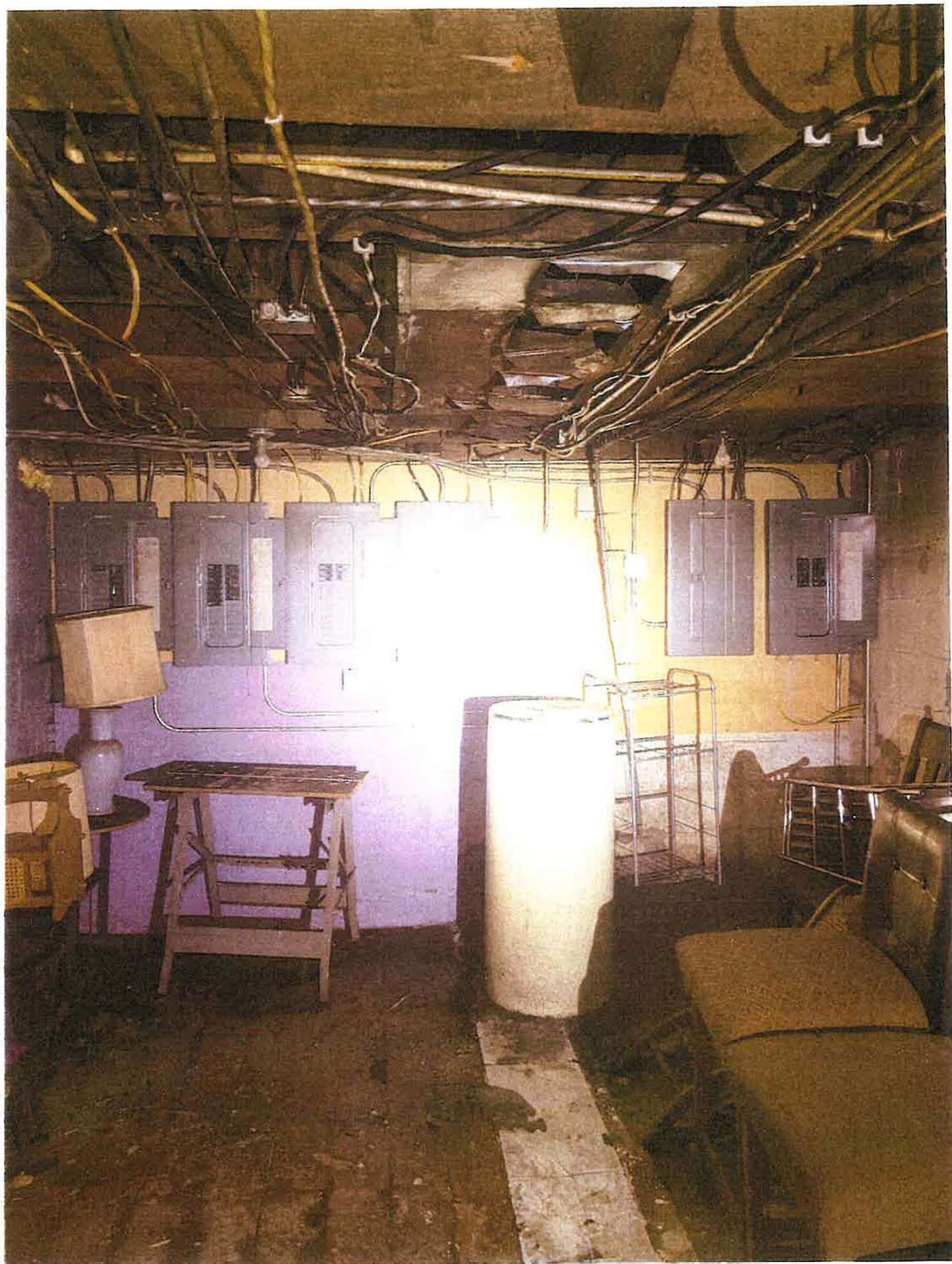




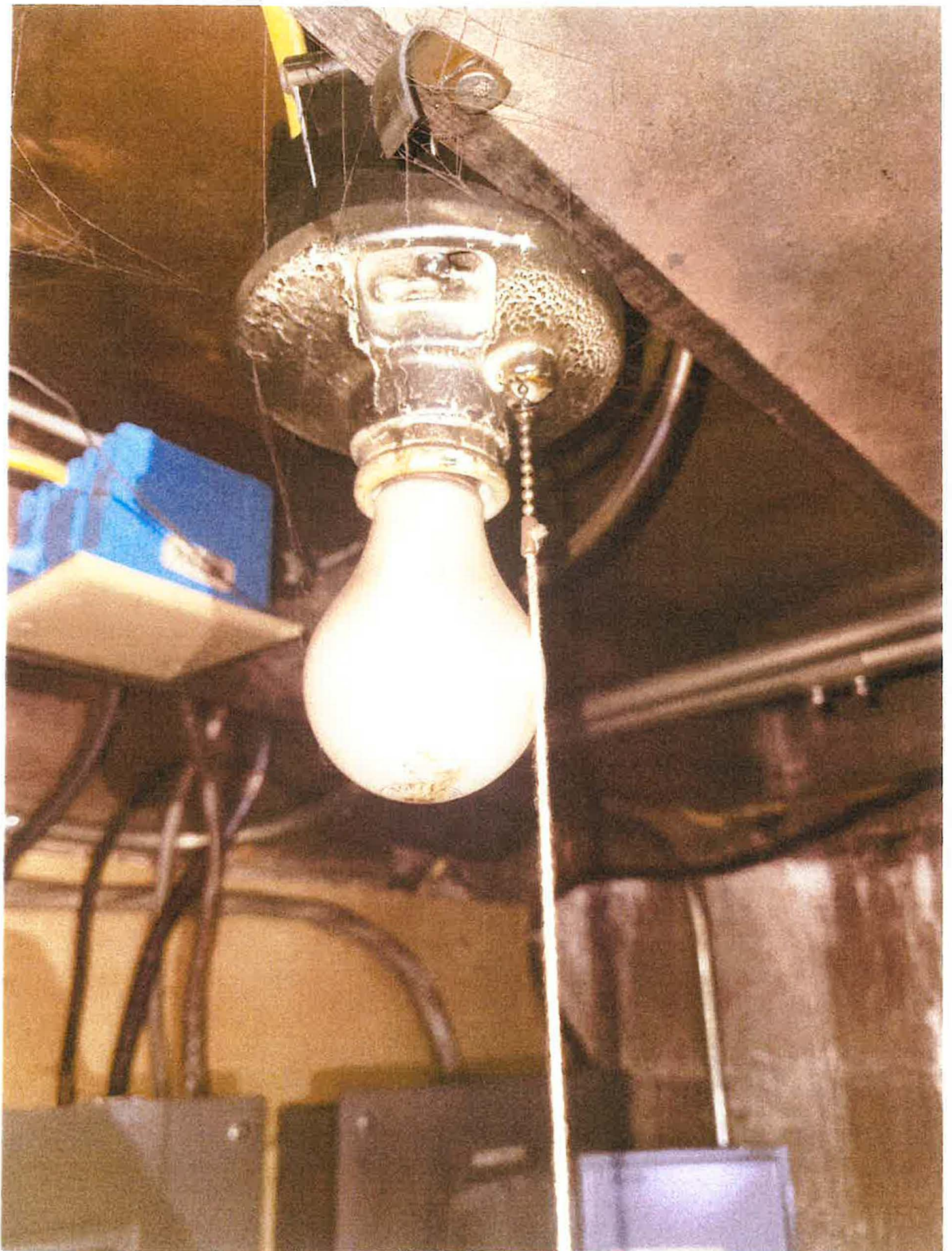


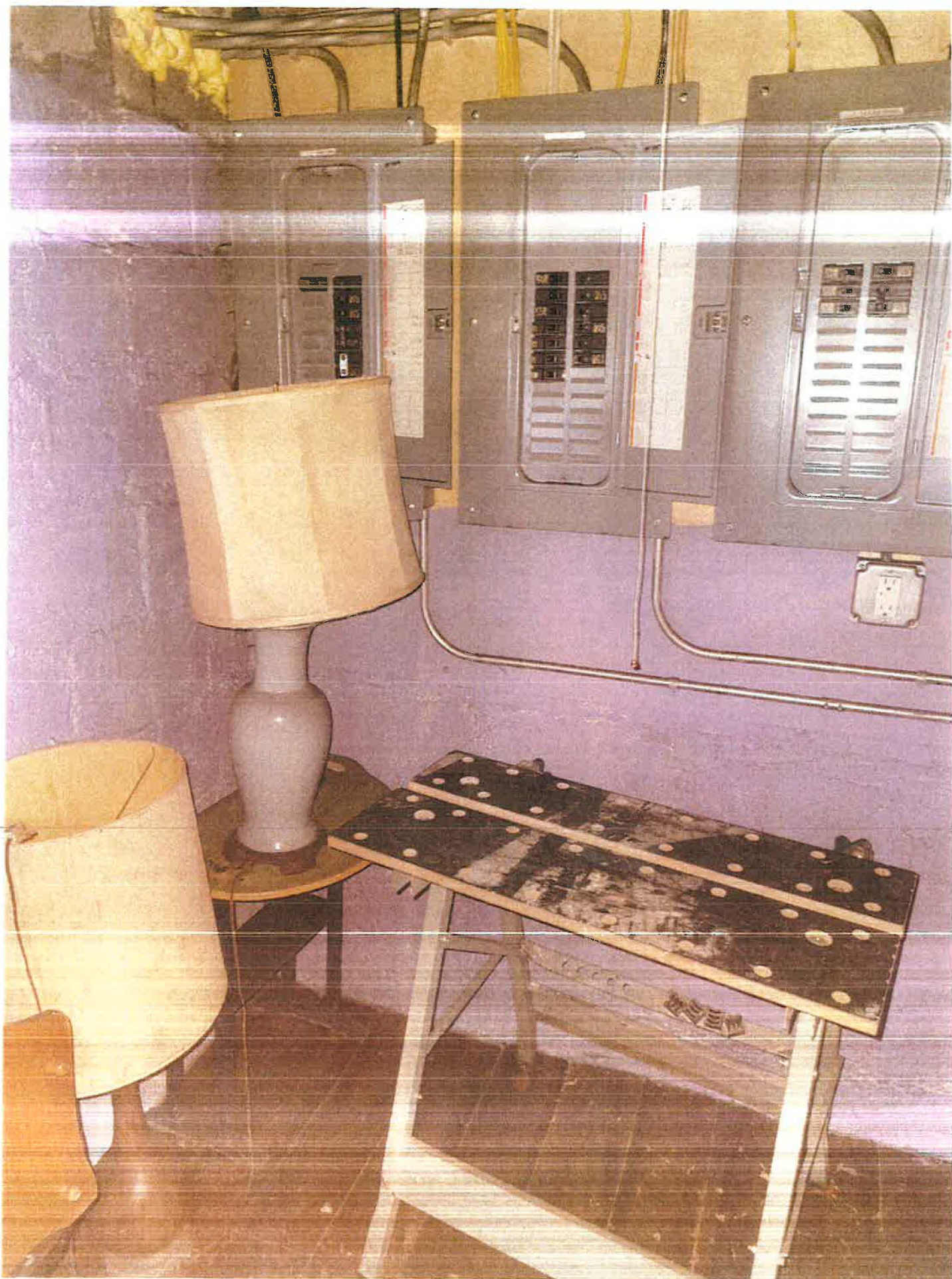






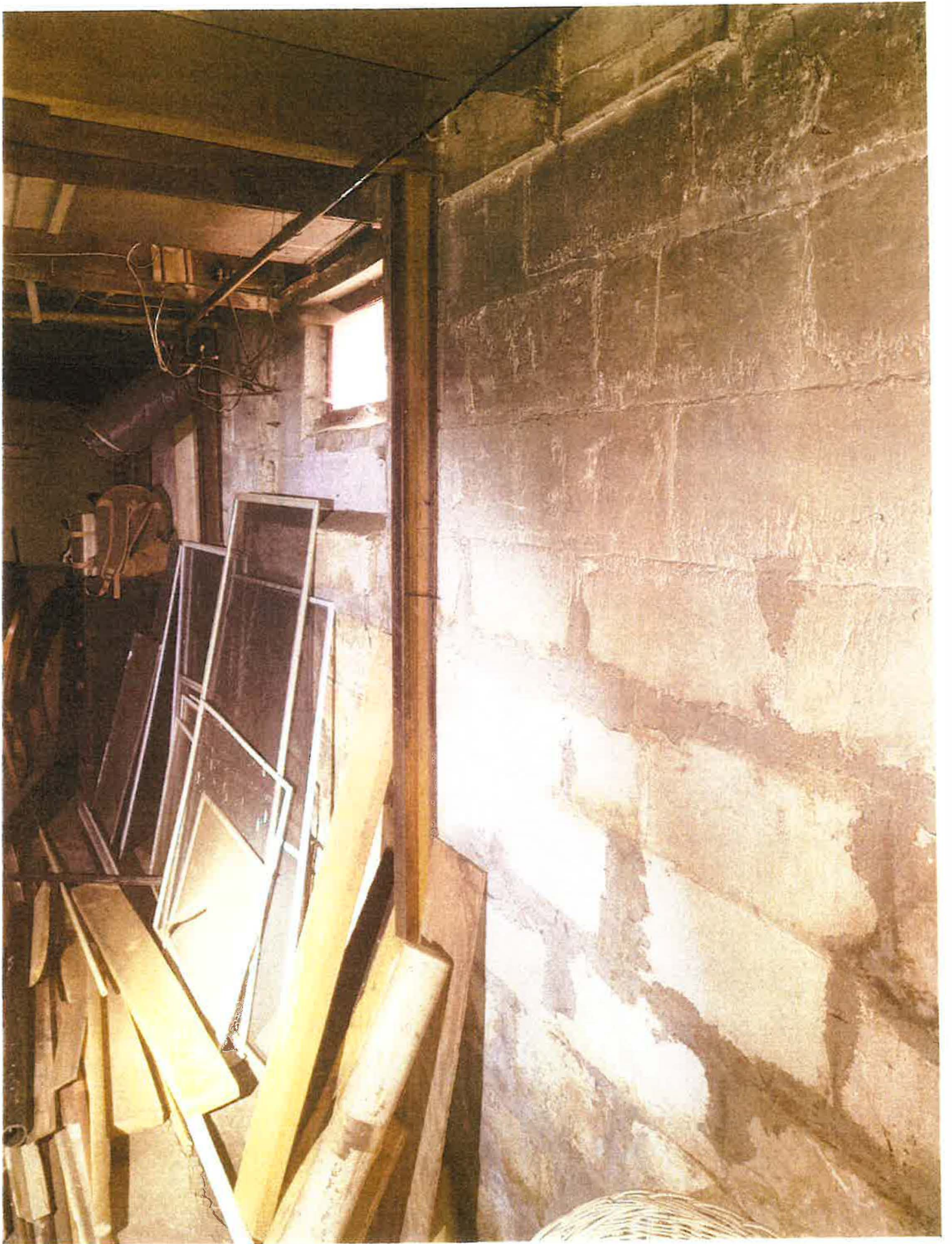


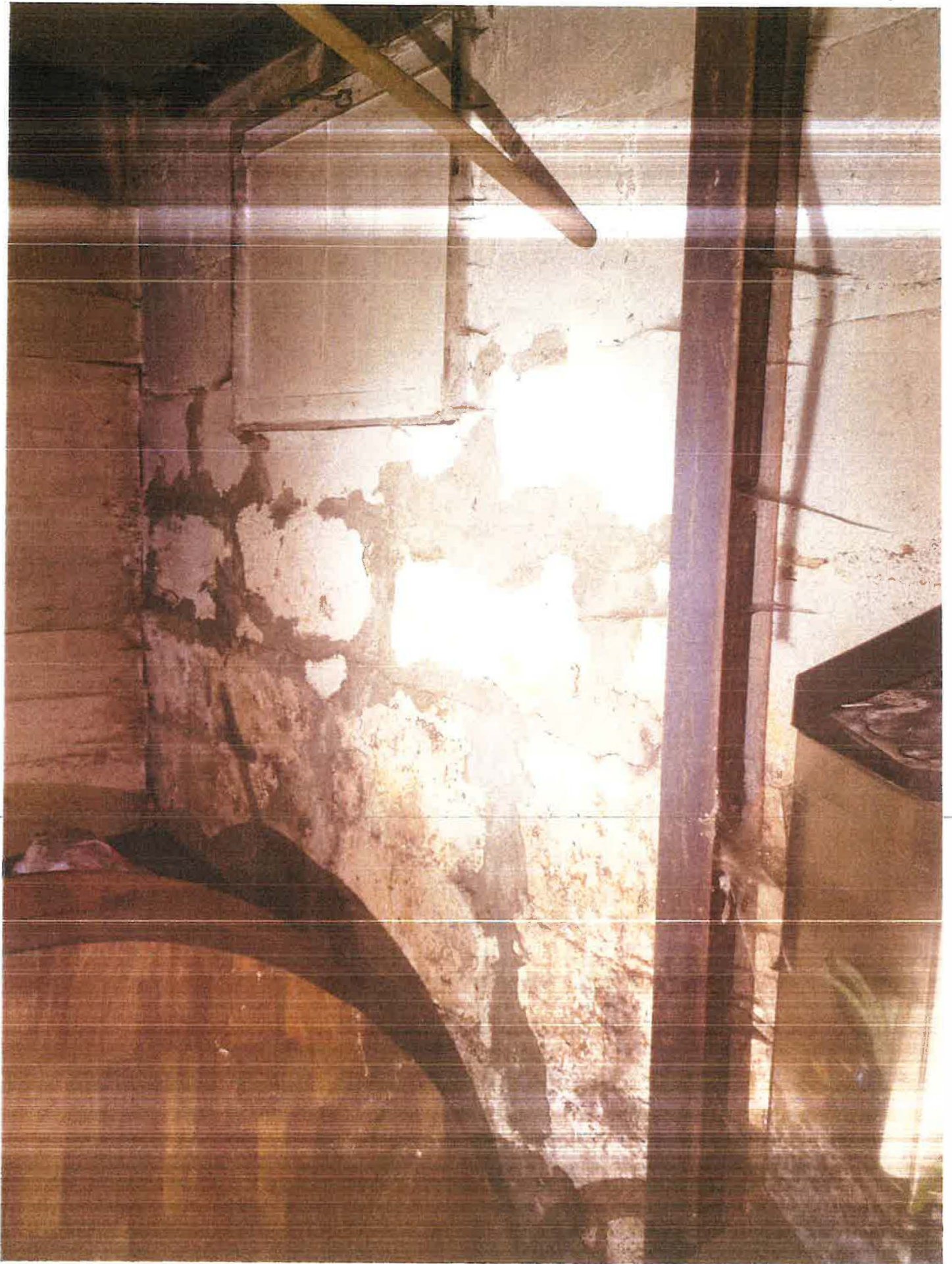






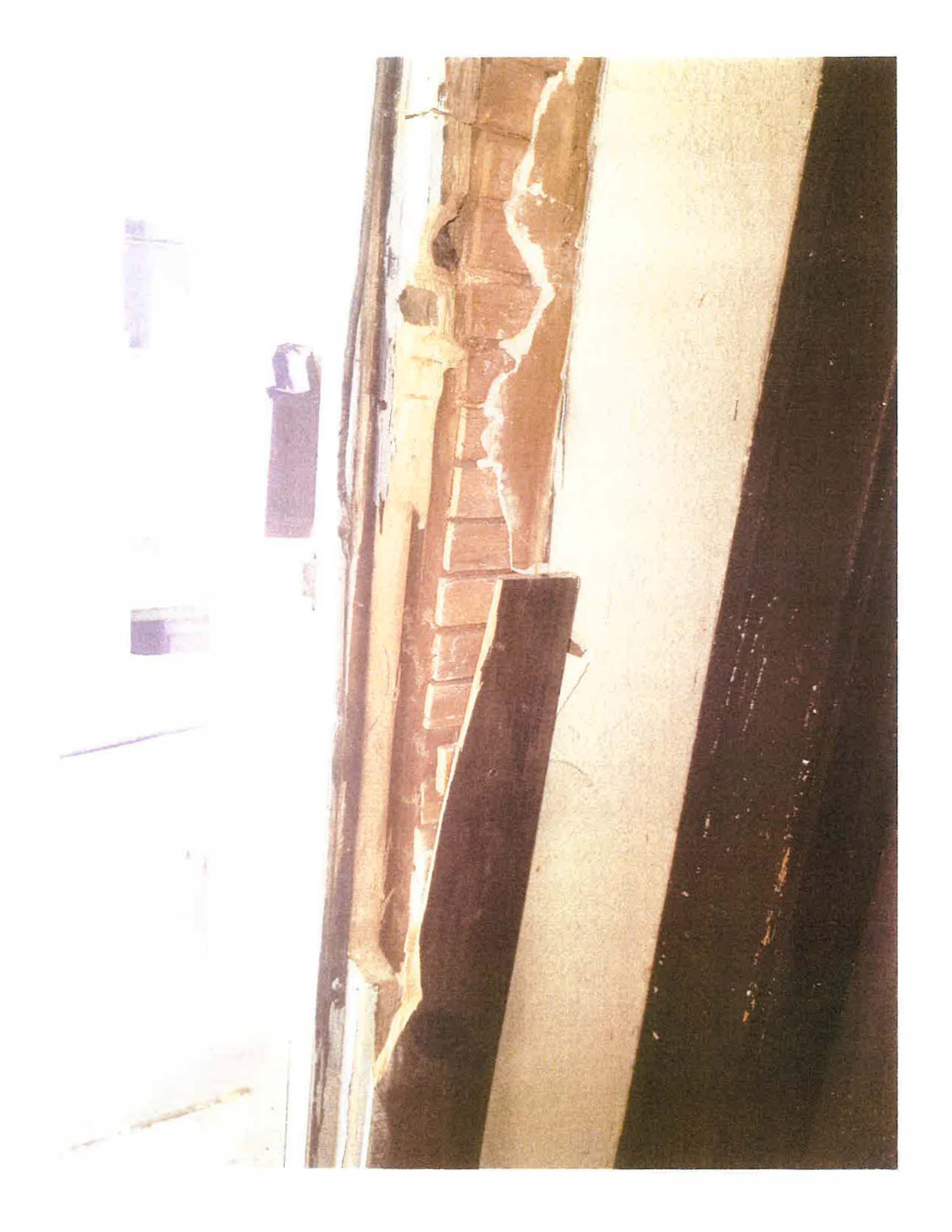








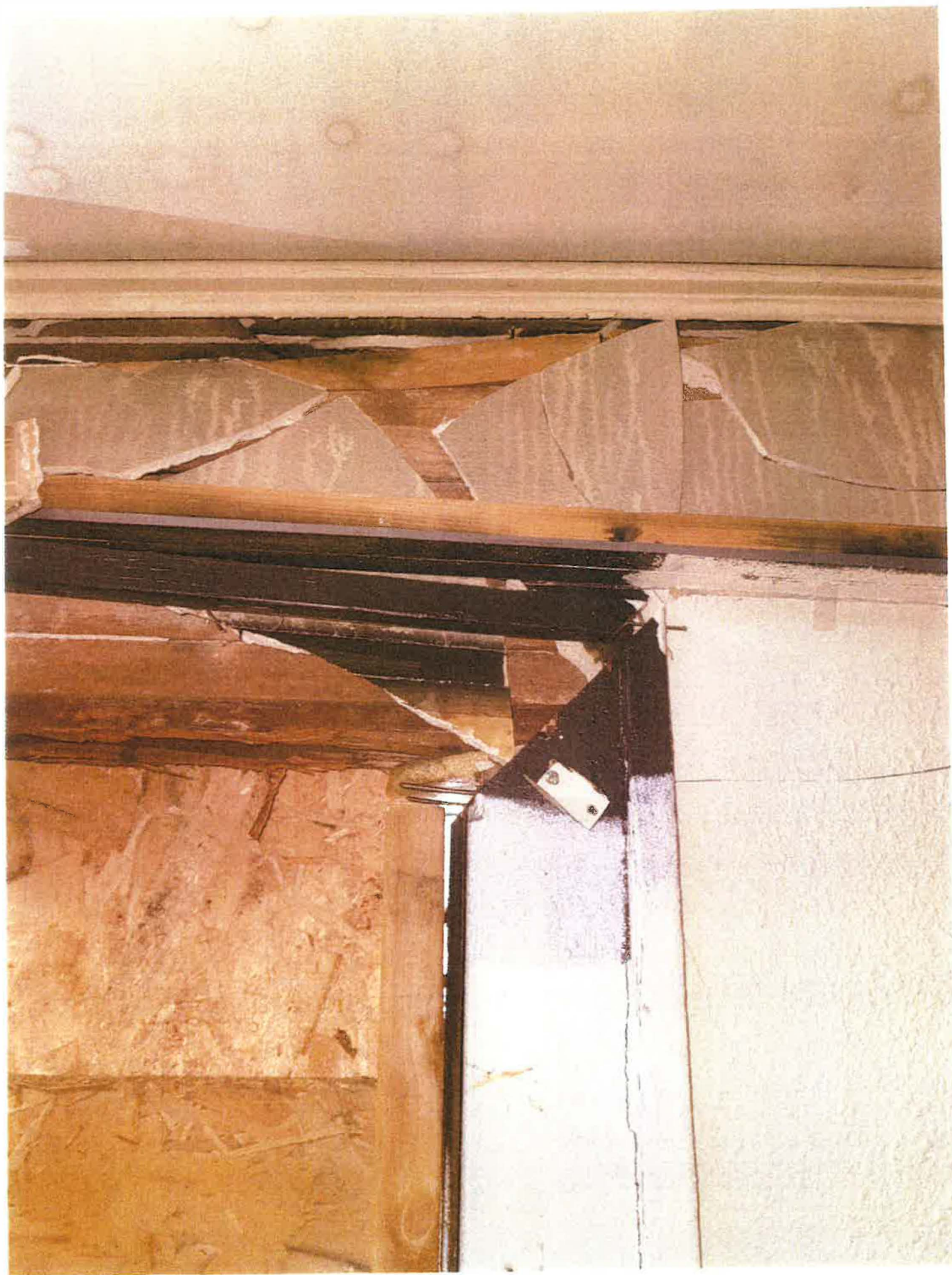










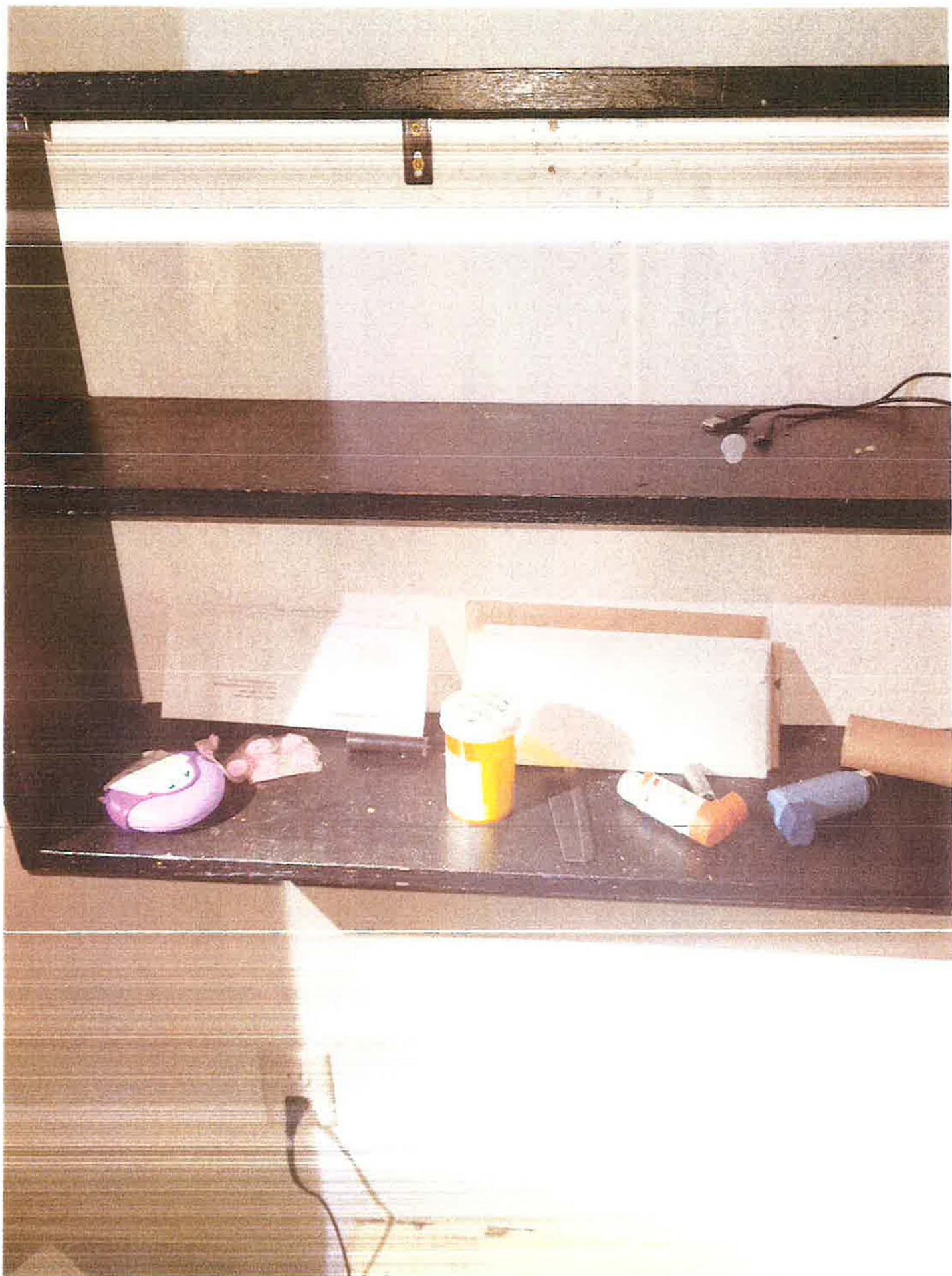


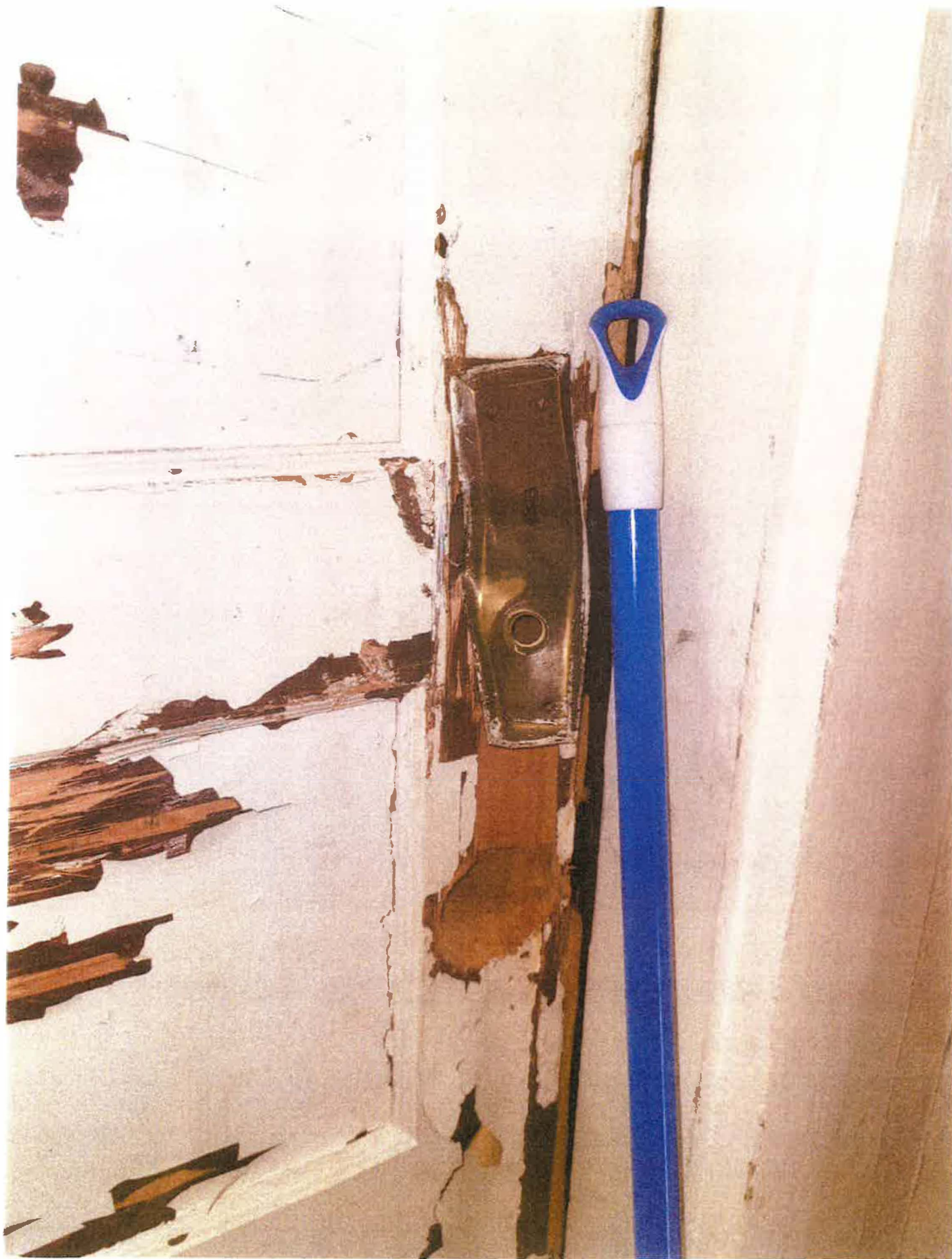




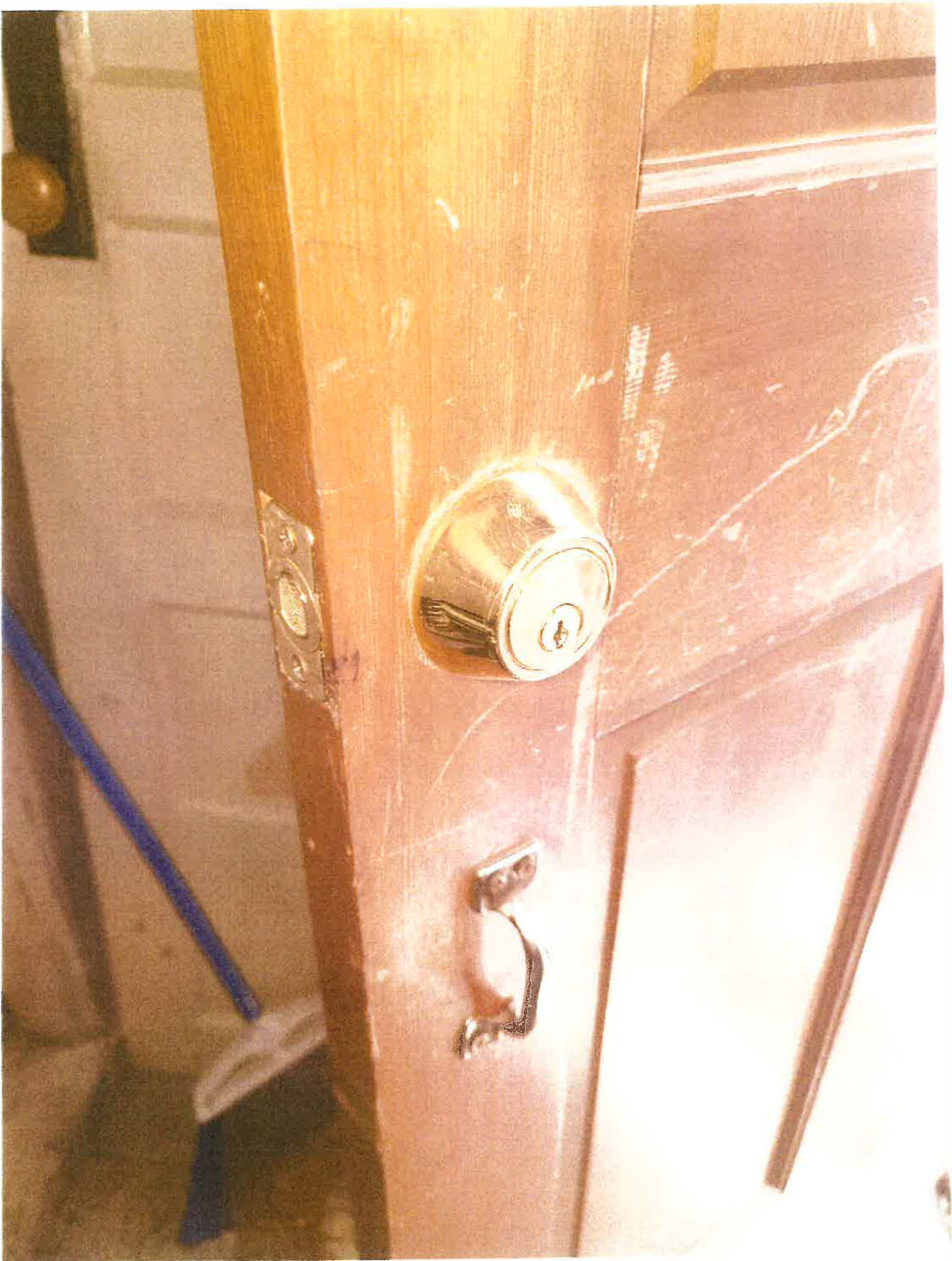








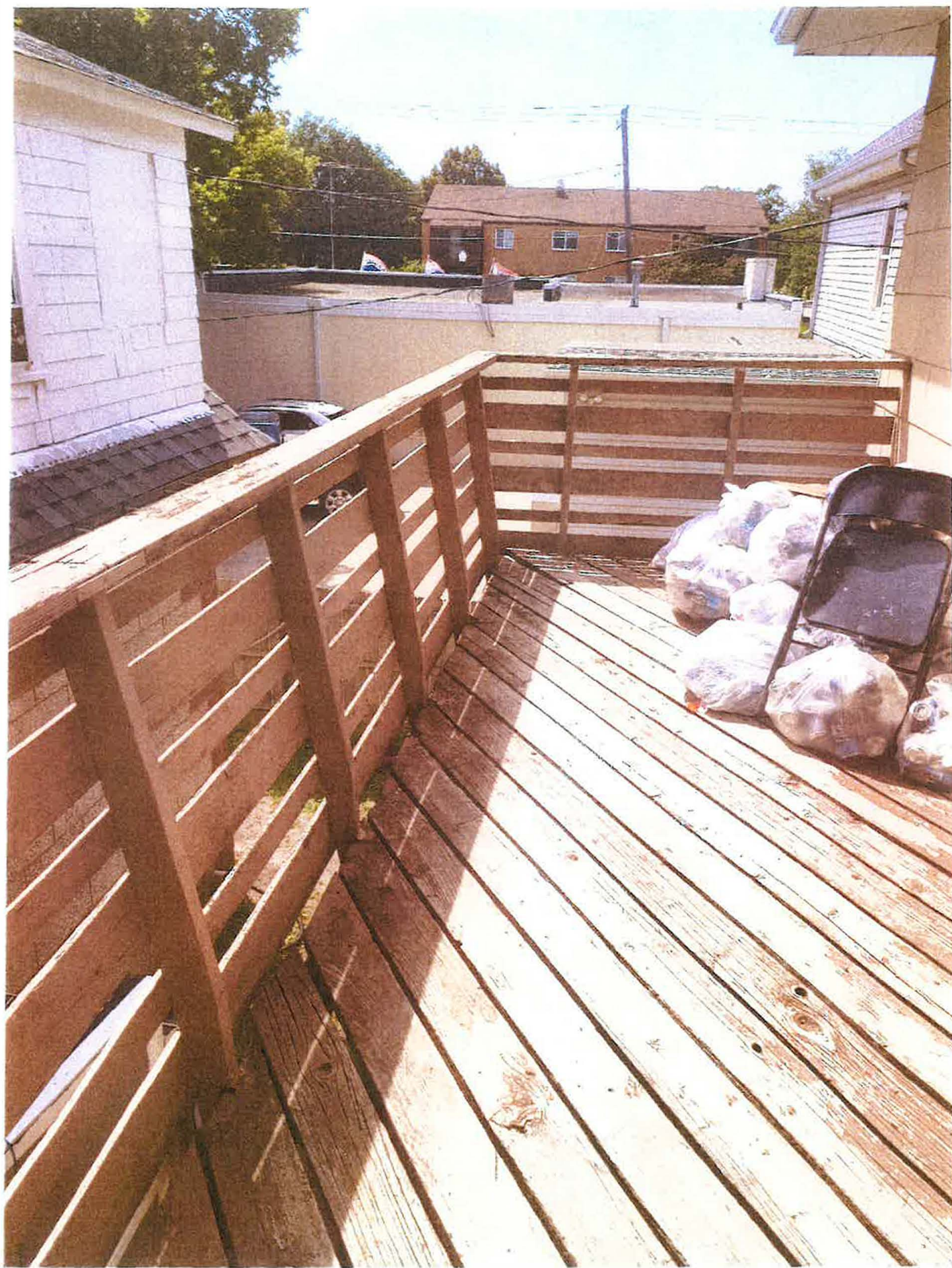






















let's join hands and pray,
are meant to help each other,
we can live another day.

When you think of doing a crime,
of violence against one another.
Remember when you were a child,
and a lesson learned from your mother.

Stop and look at who you are,
better yet look out from within.
Picture what it's really like to be
forever looking Through the Eyes of a Victim.

National Crime Victims' Rights
Week, April 22-28, 2012

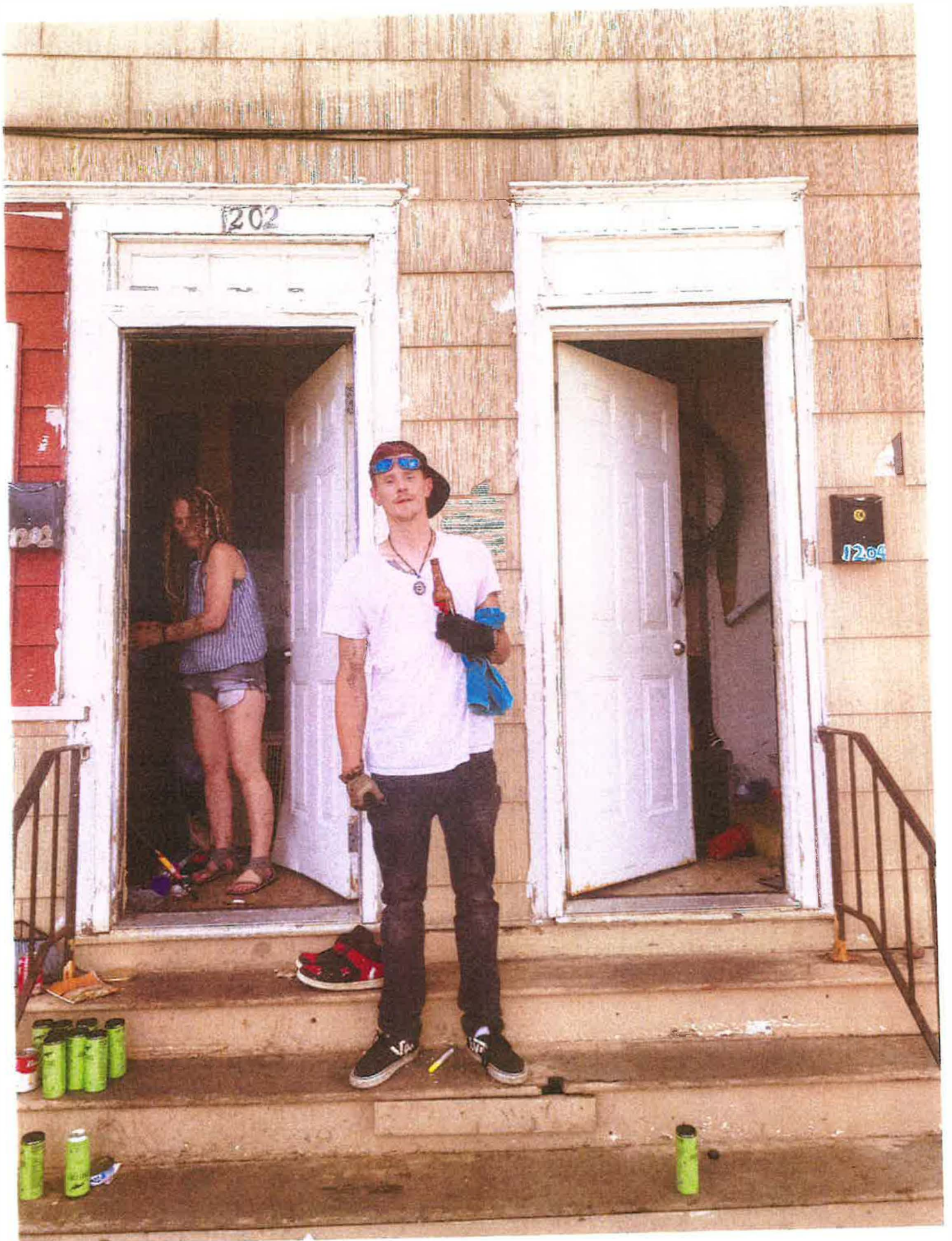
Troy Jacobson
2-18-2012



I Love You I Love You I Love You





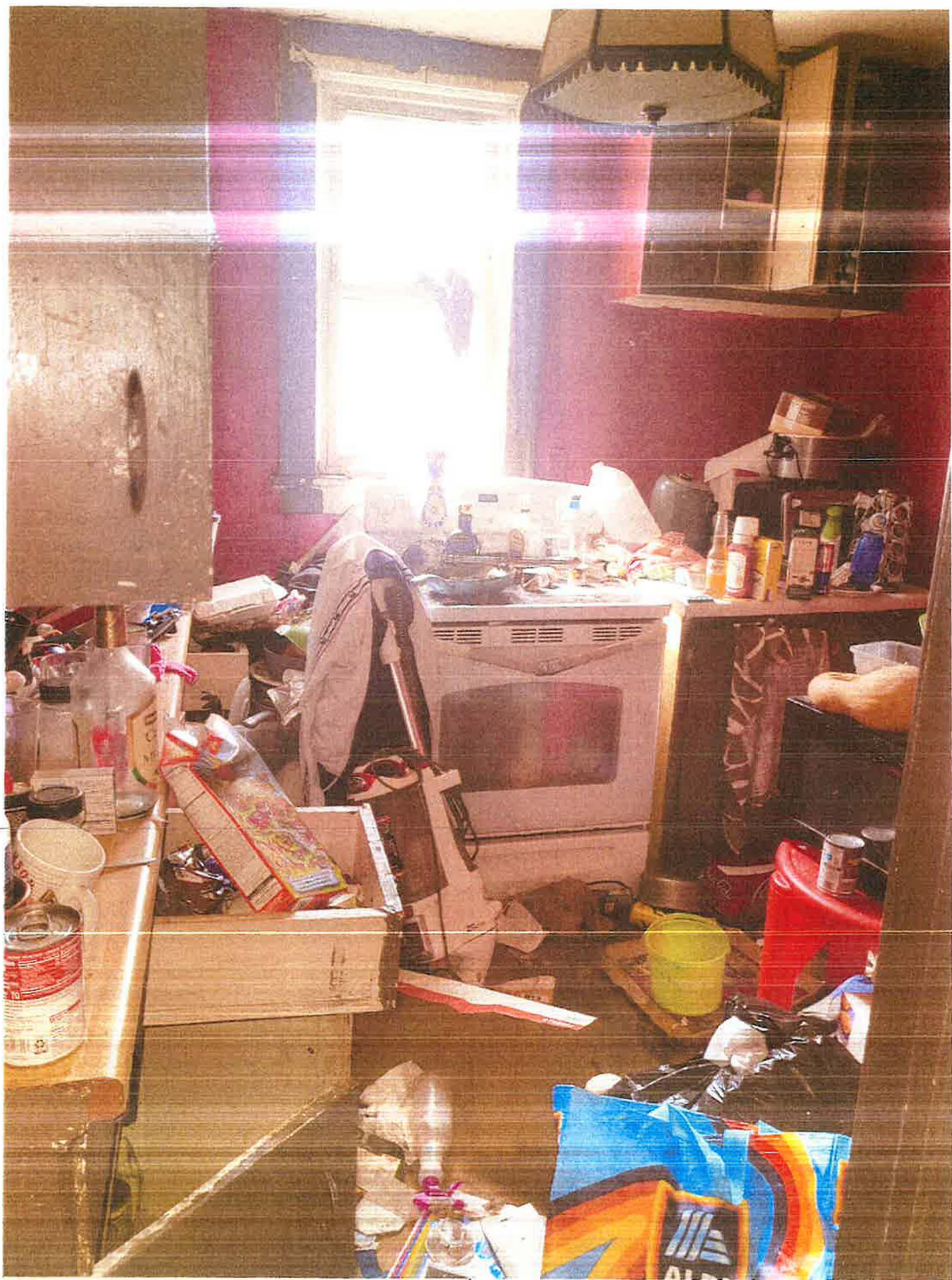


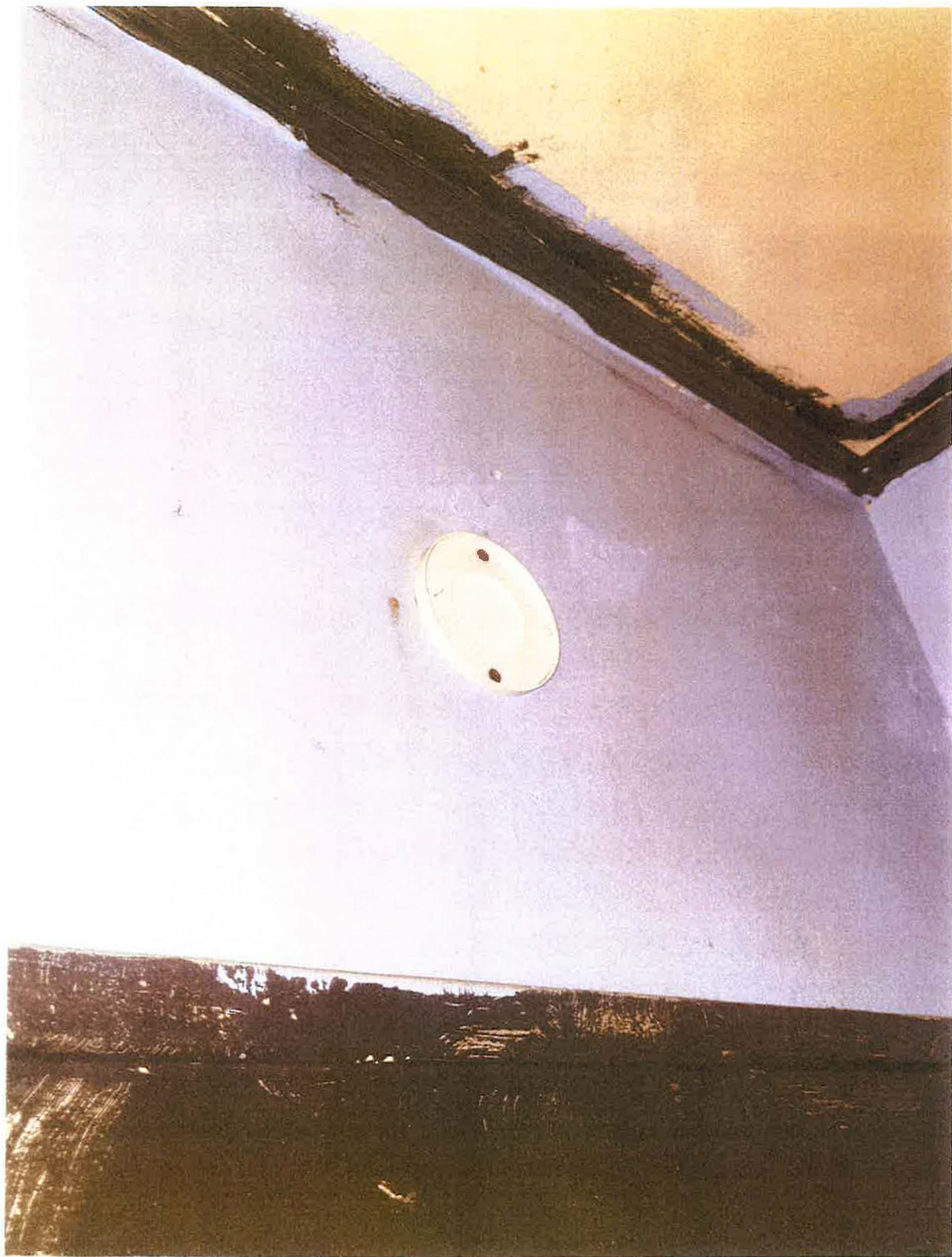






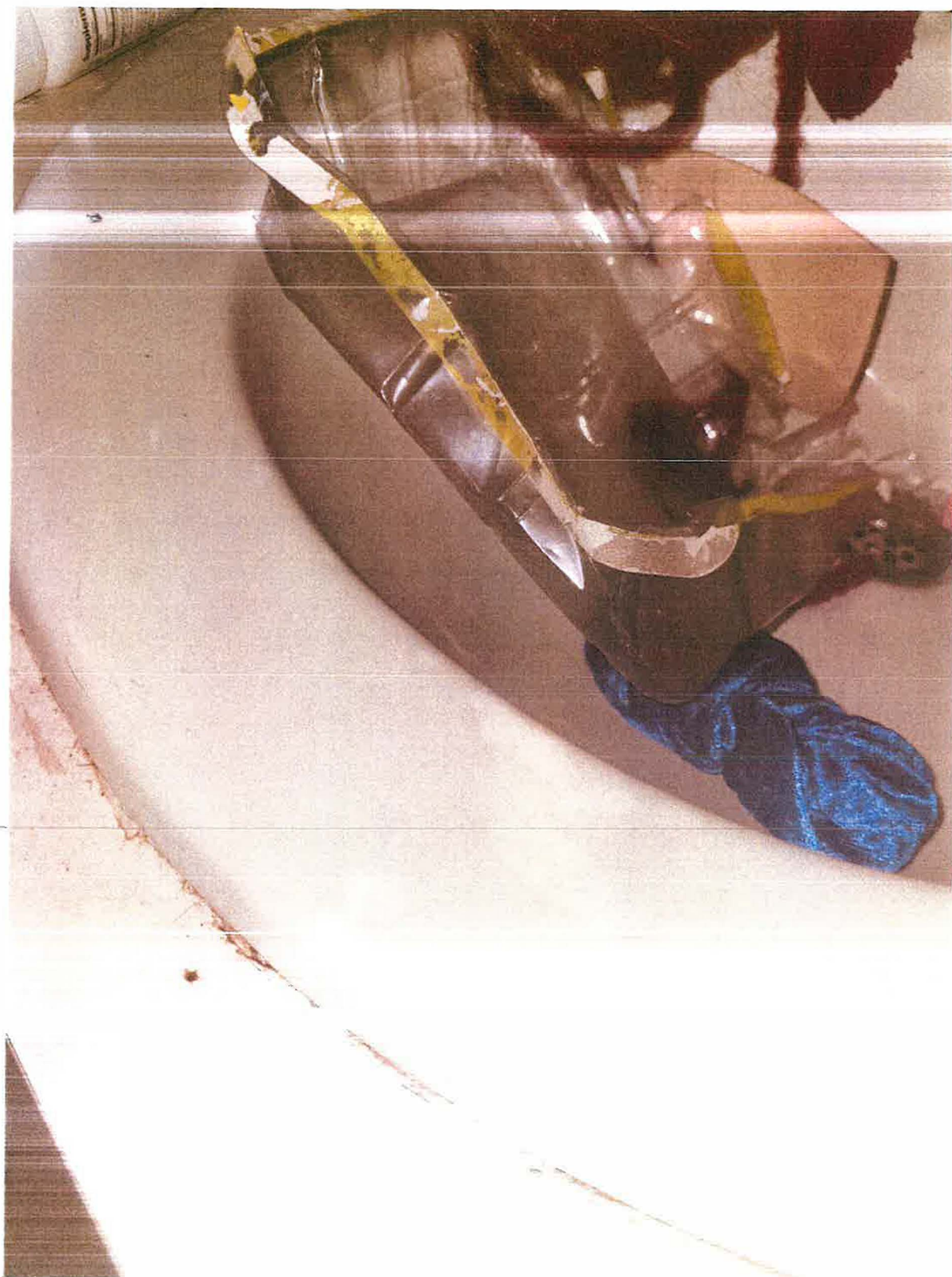


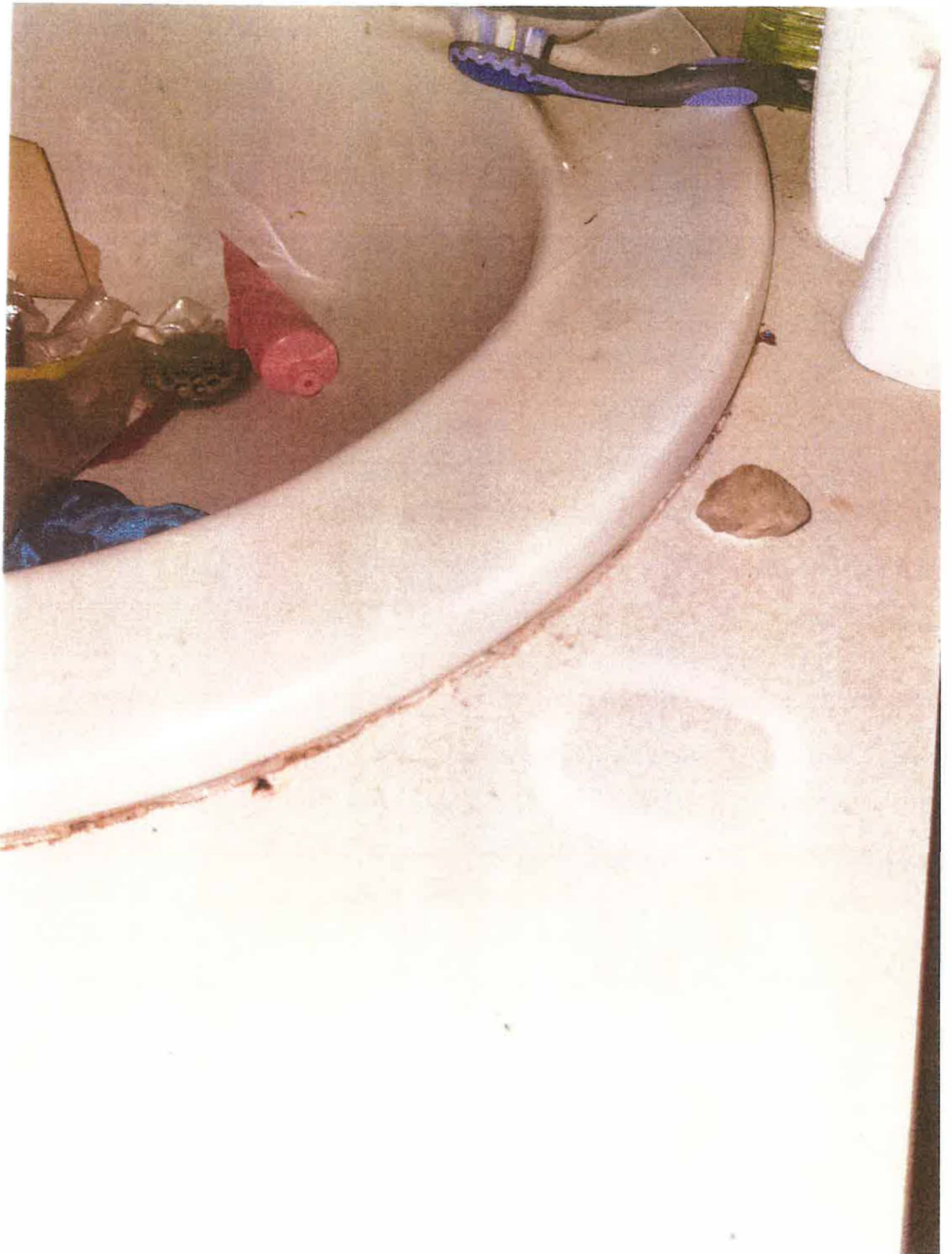












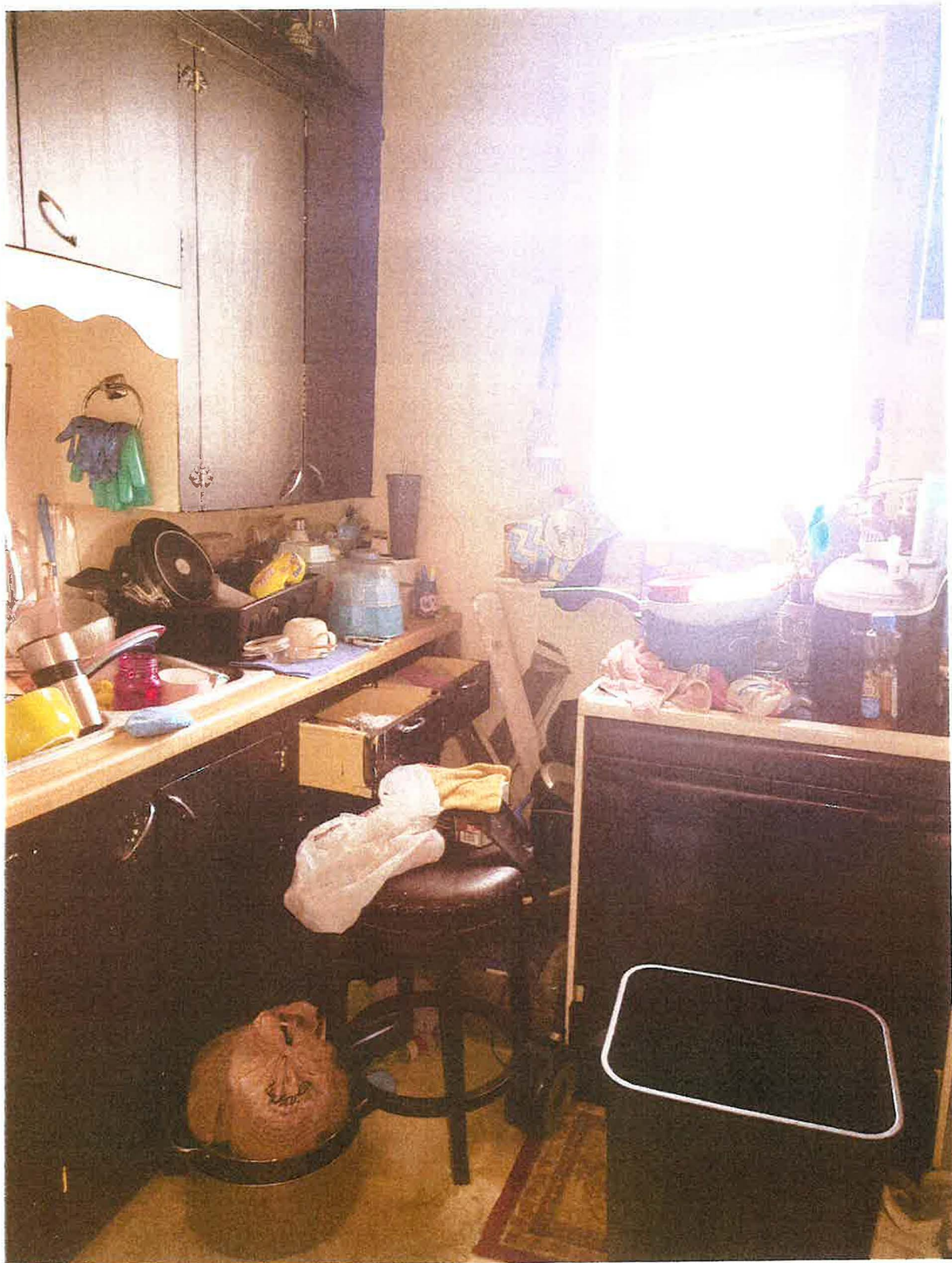


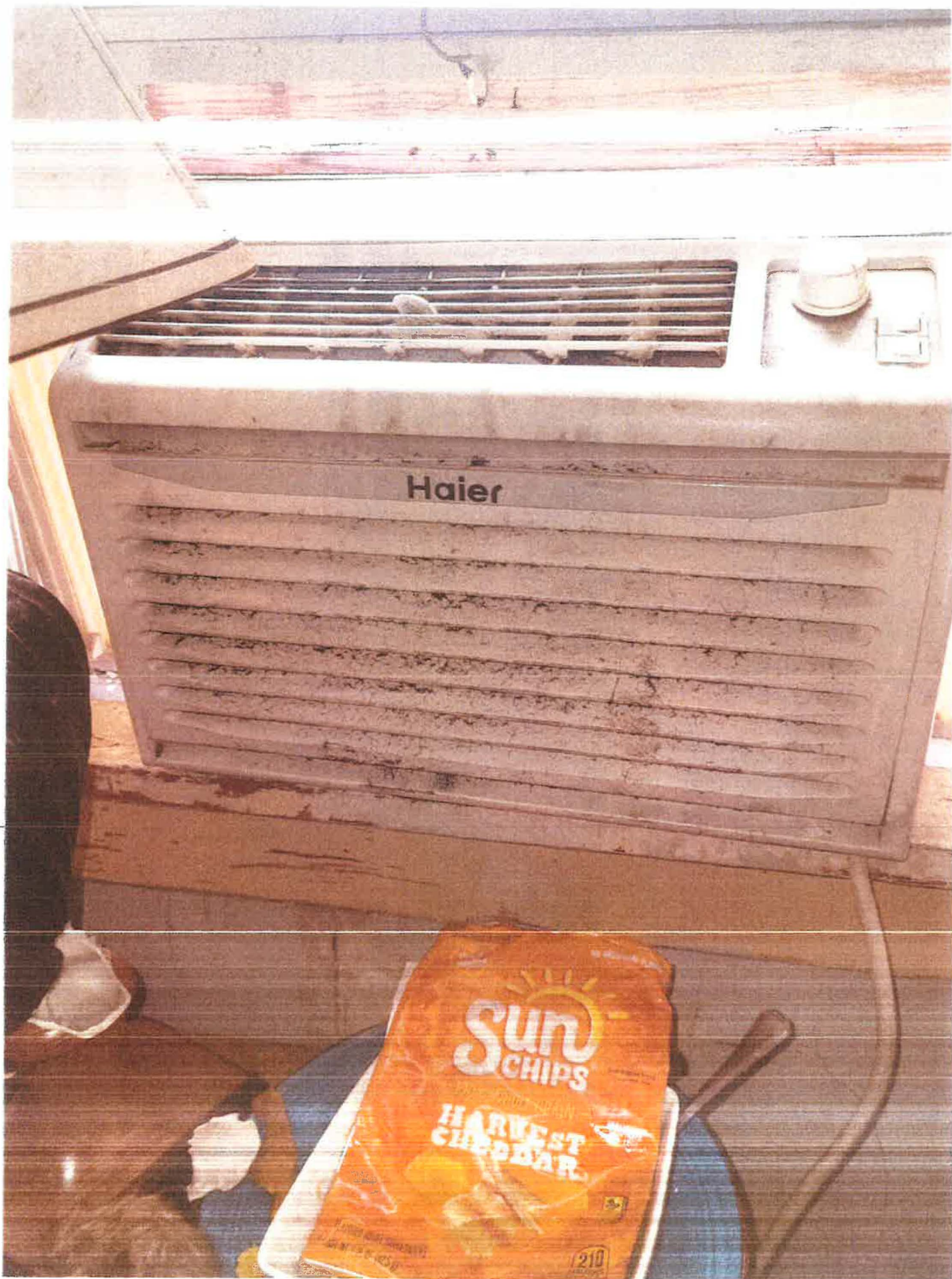


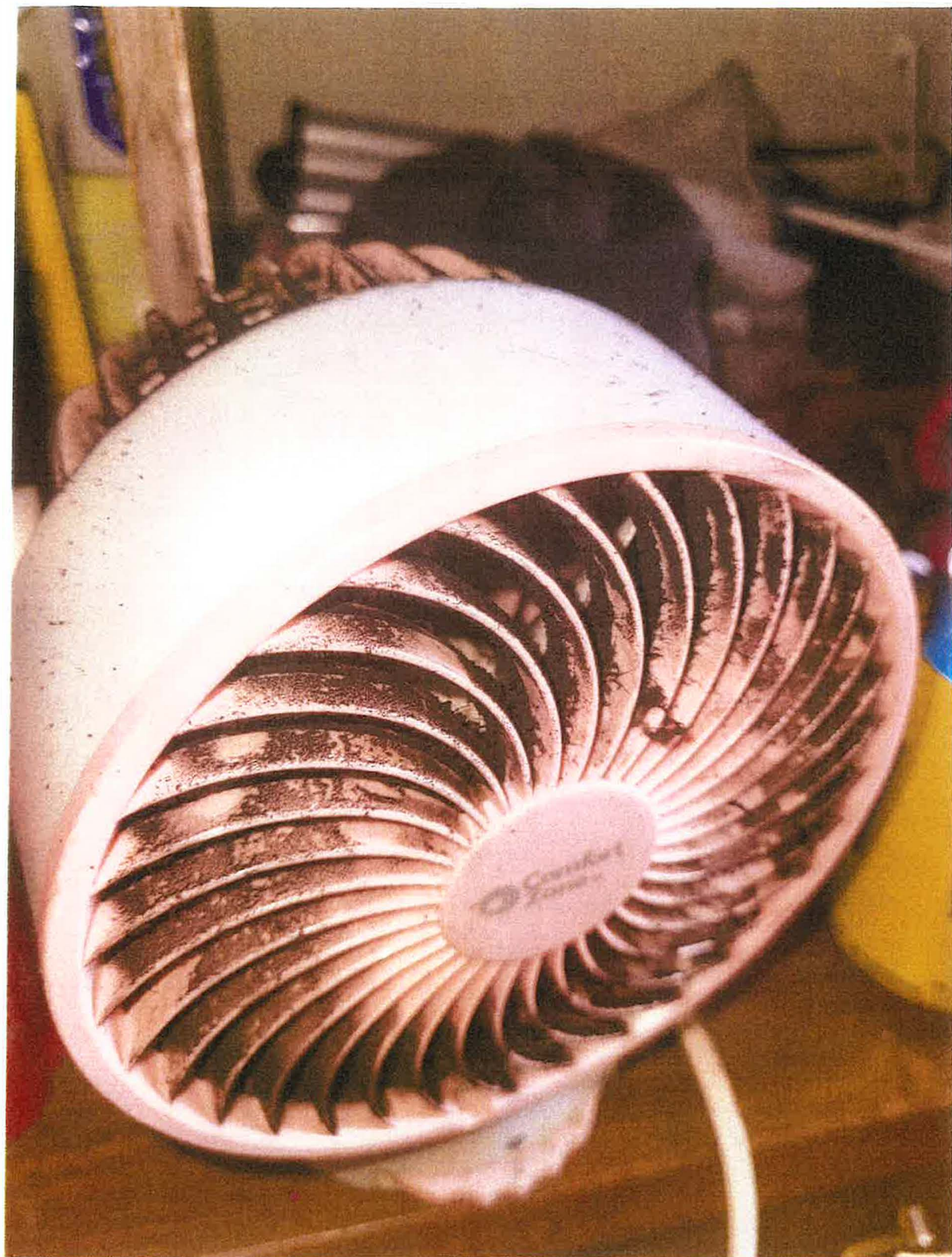


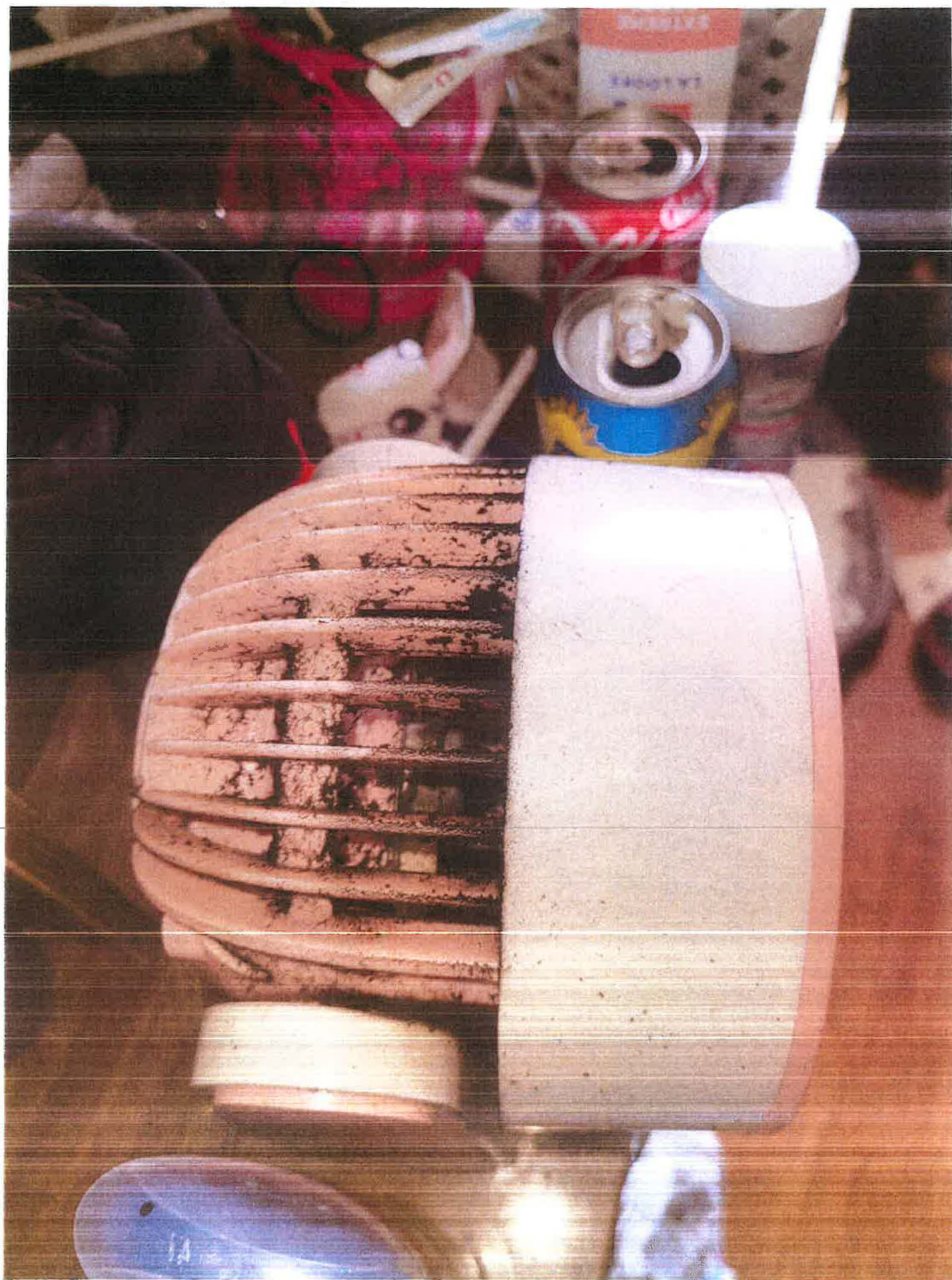


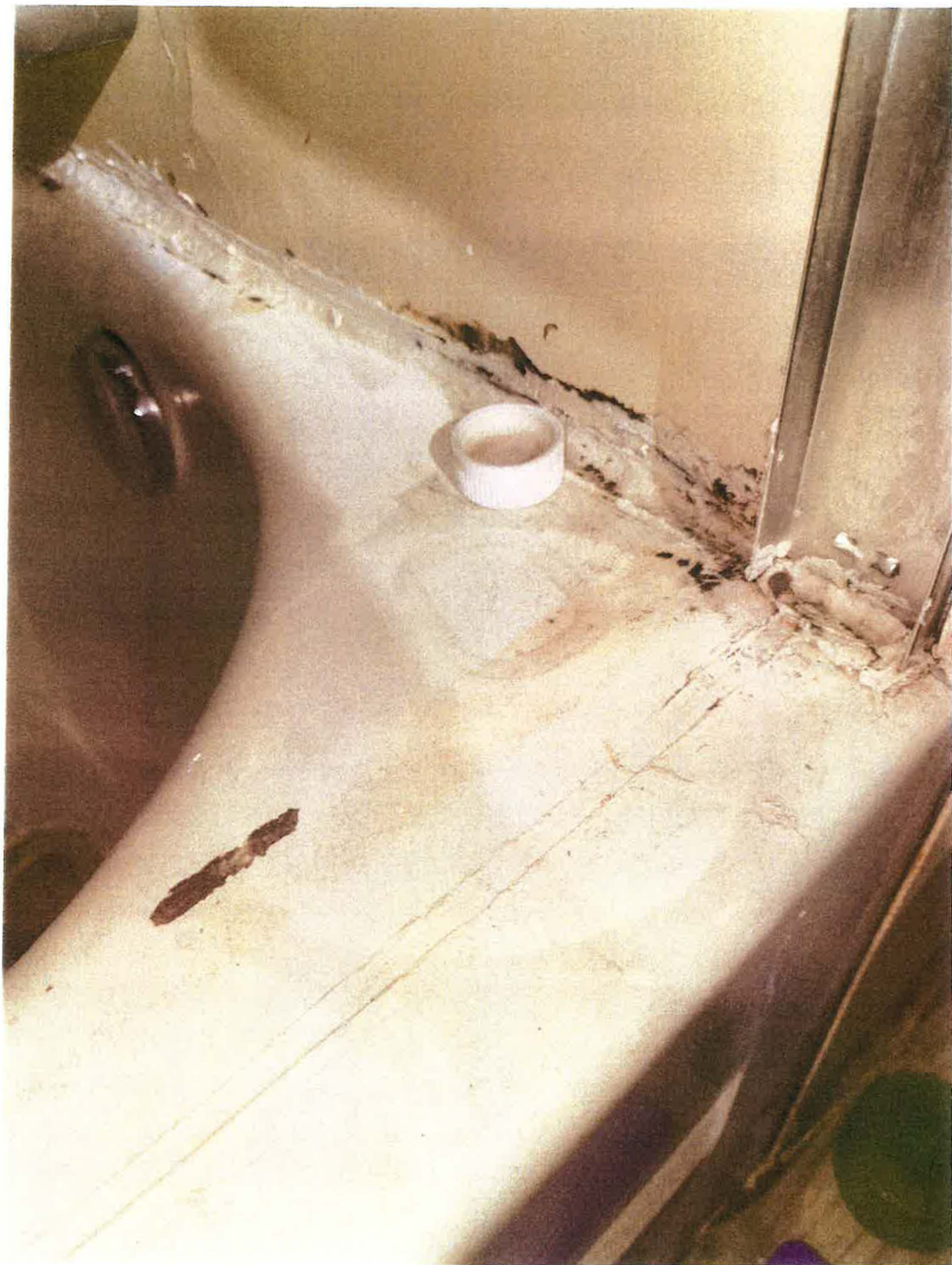




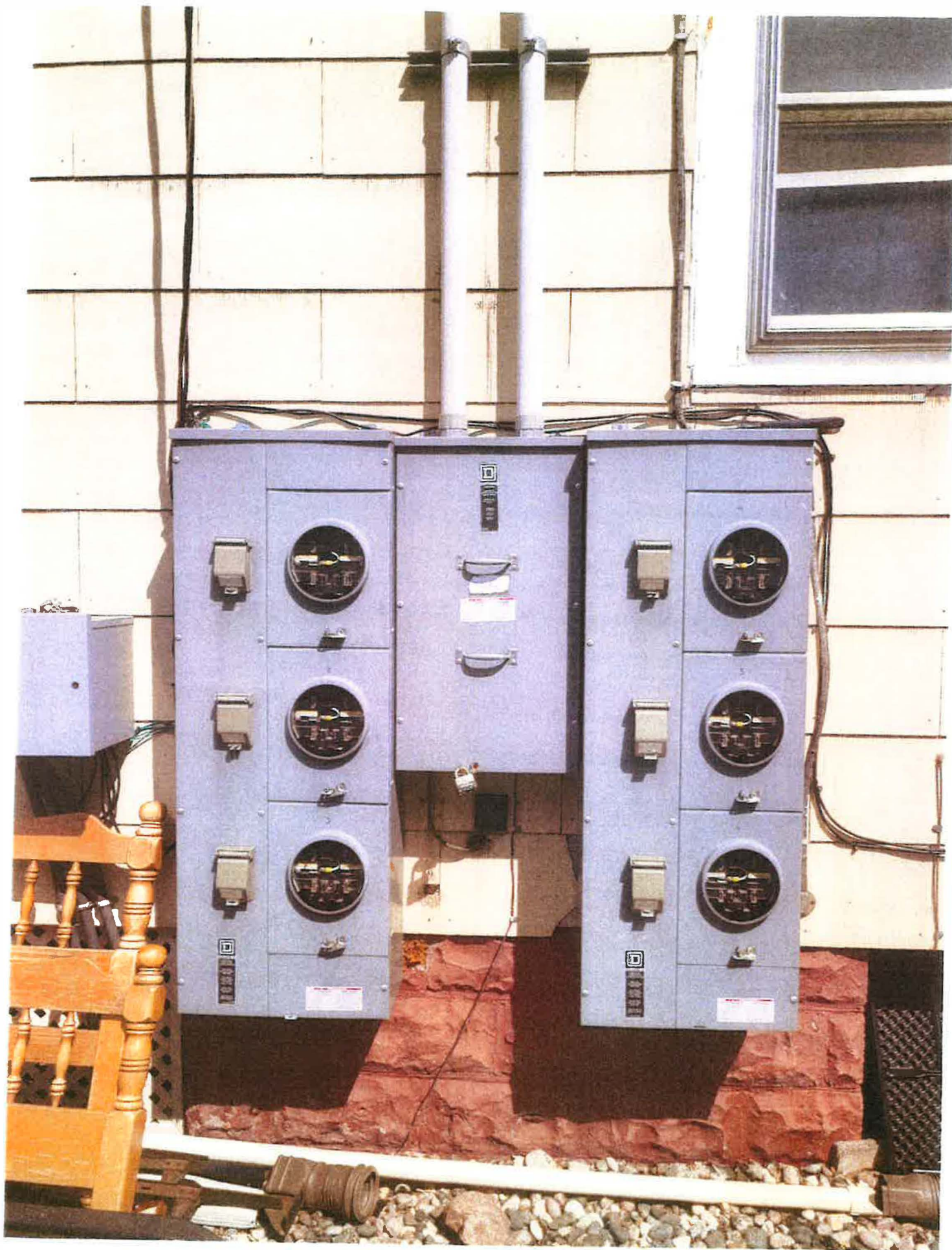


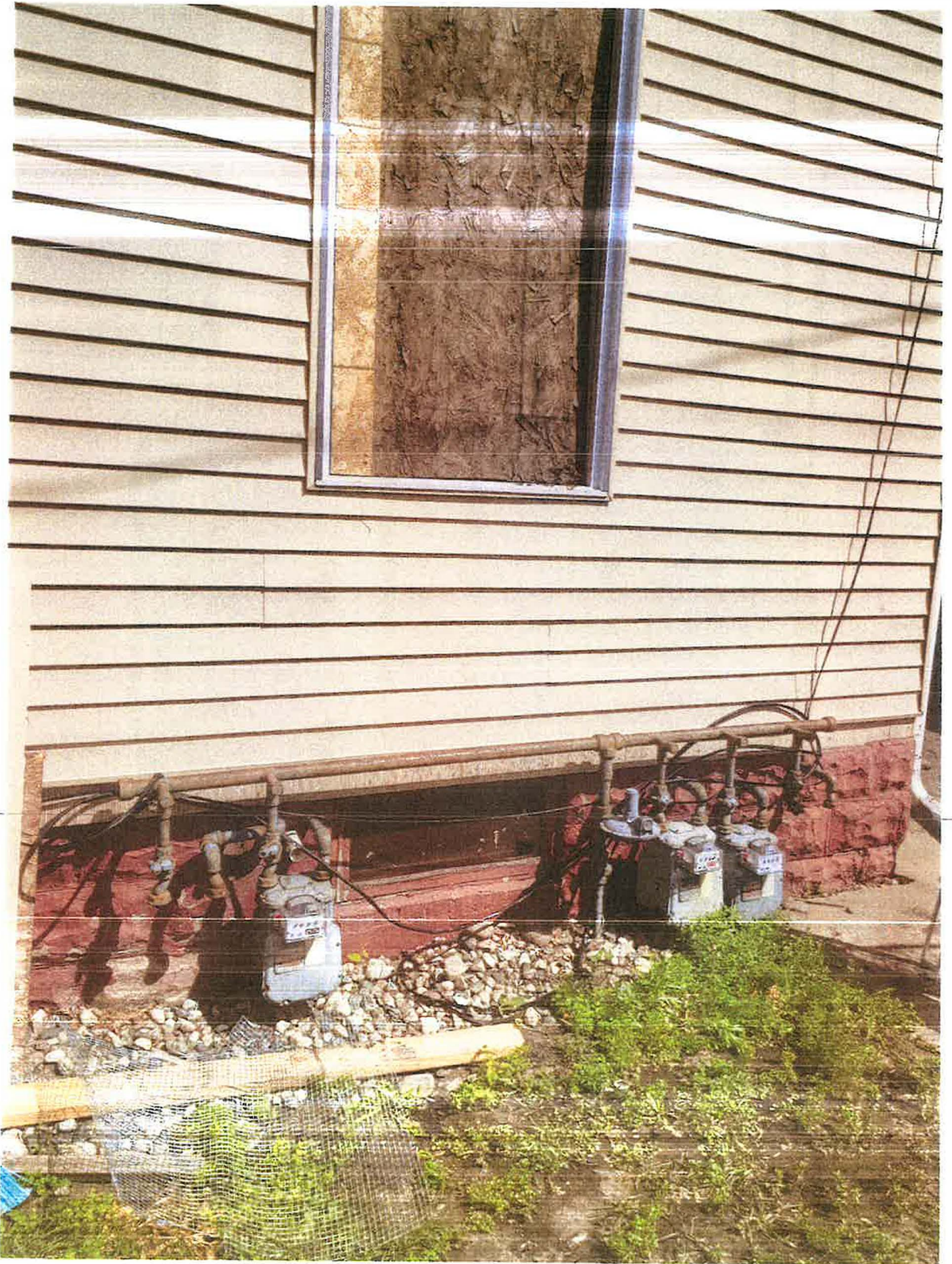










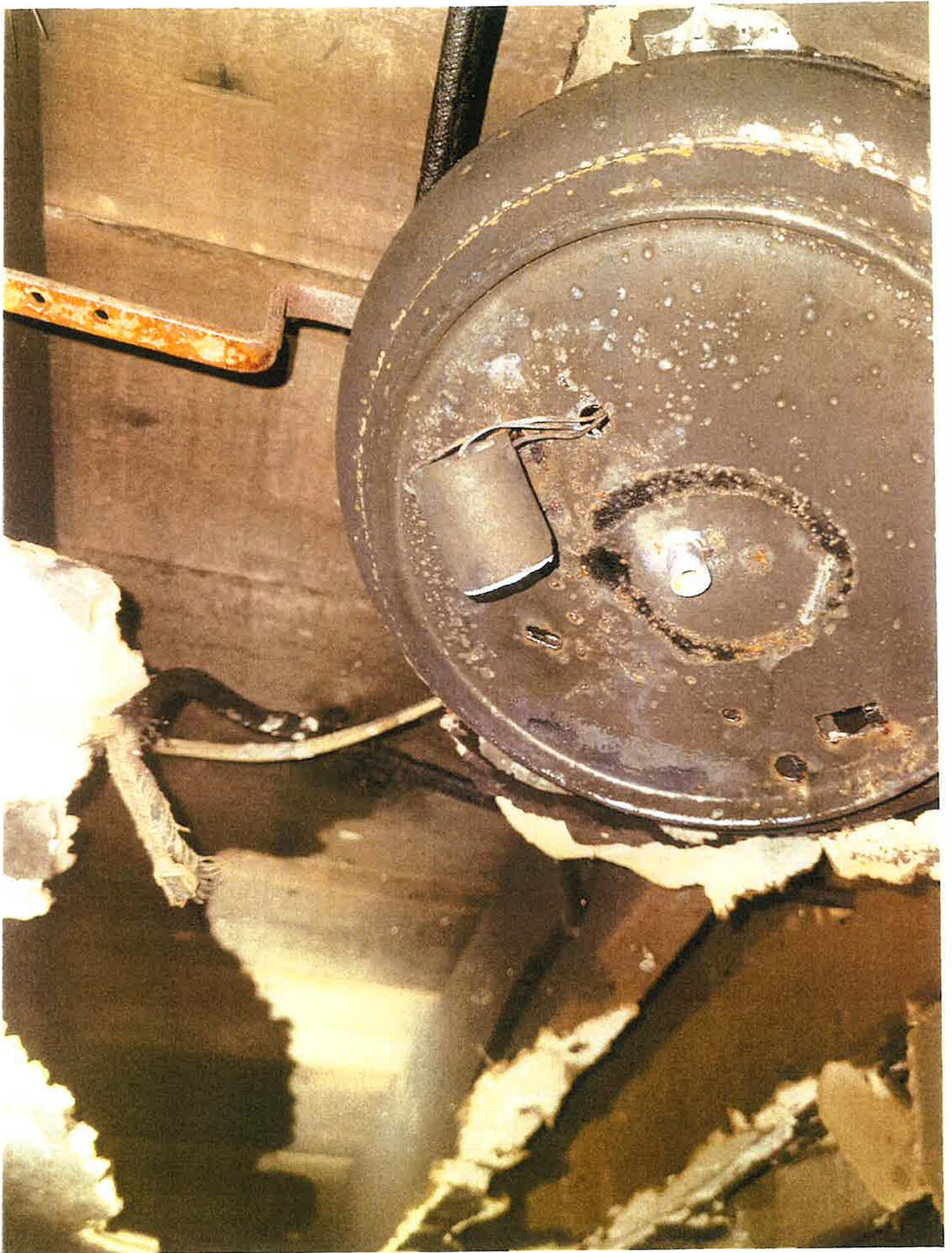






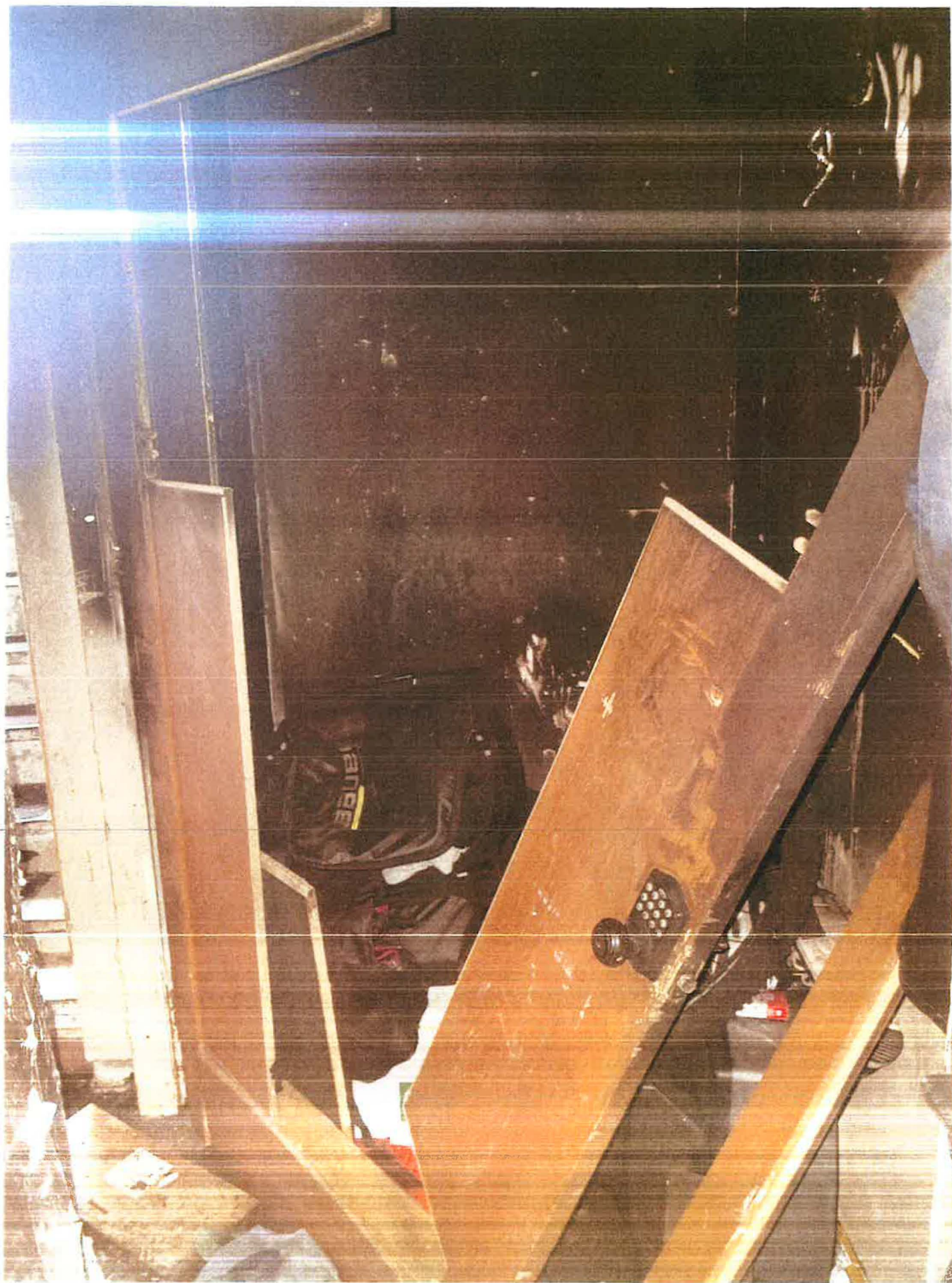




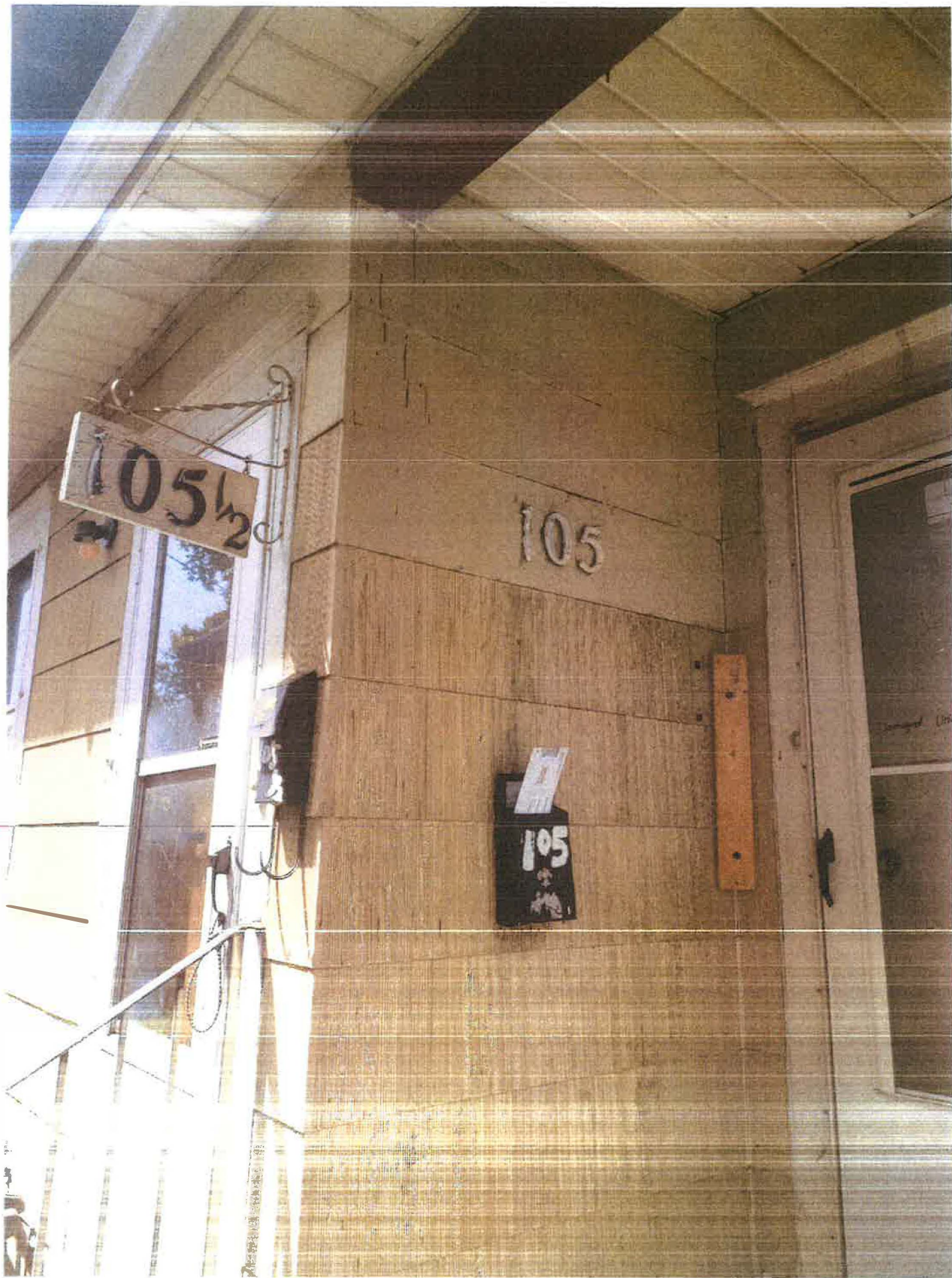








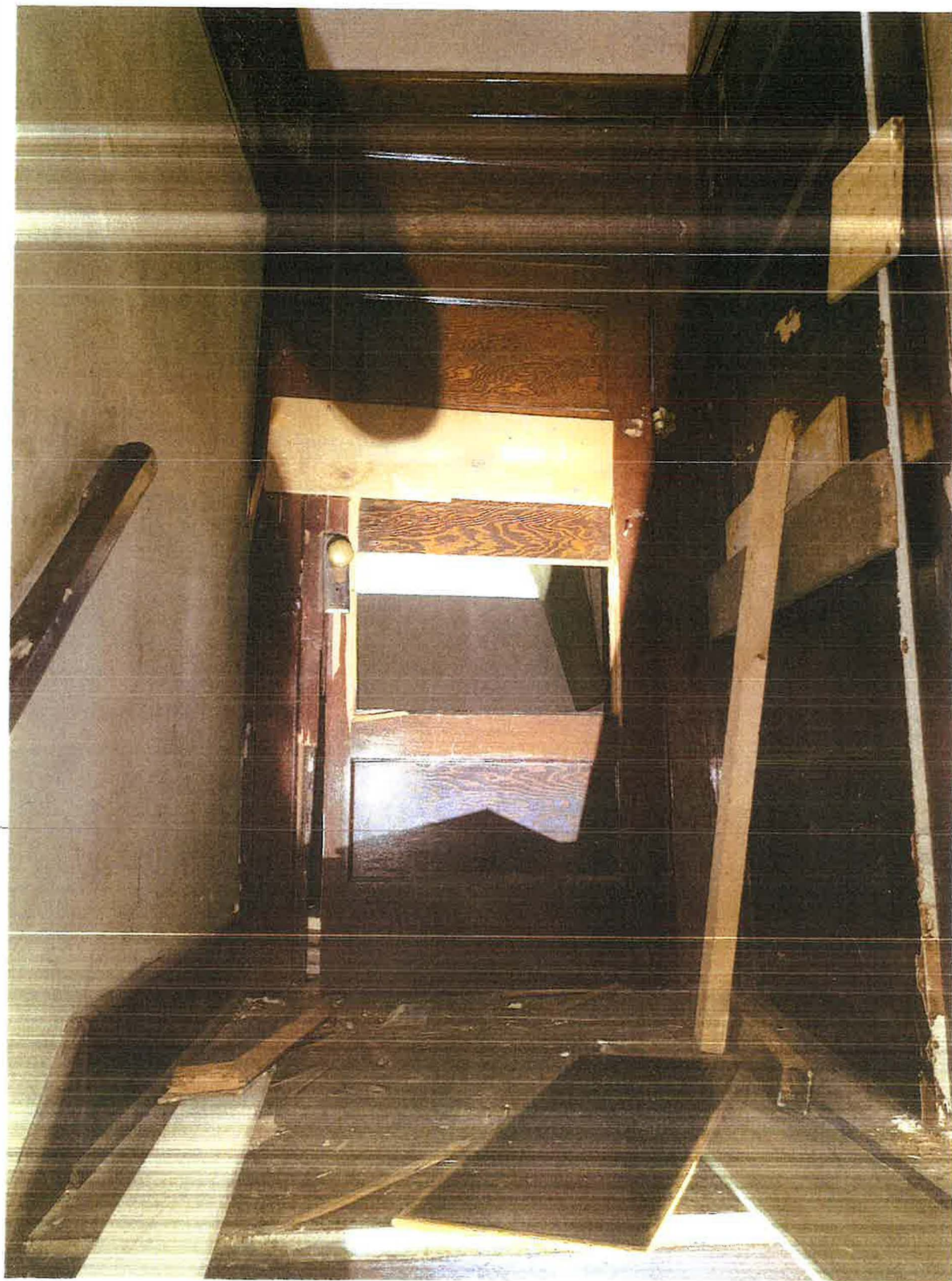








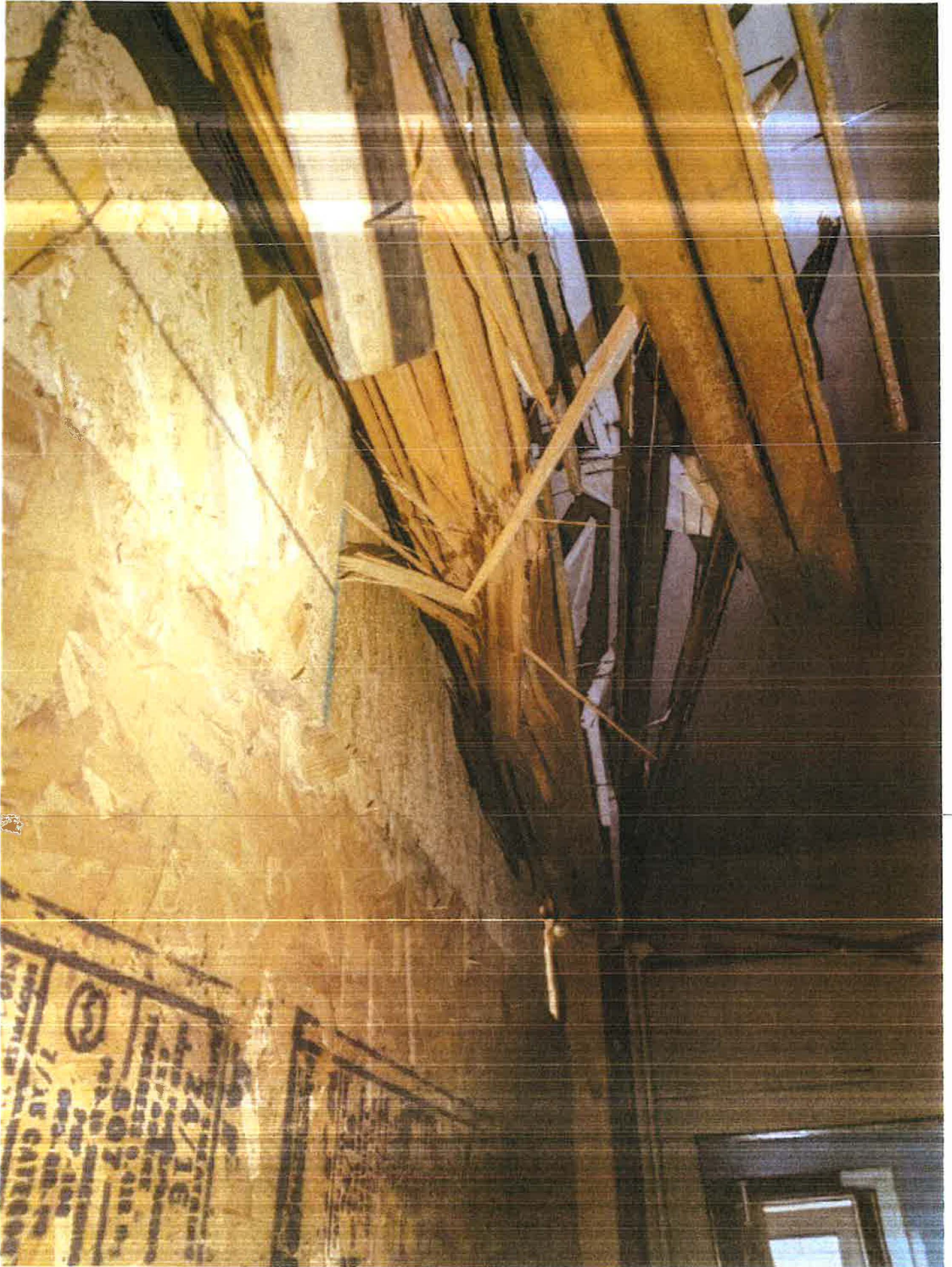




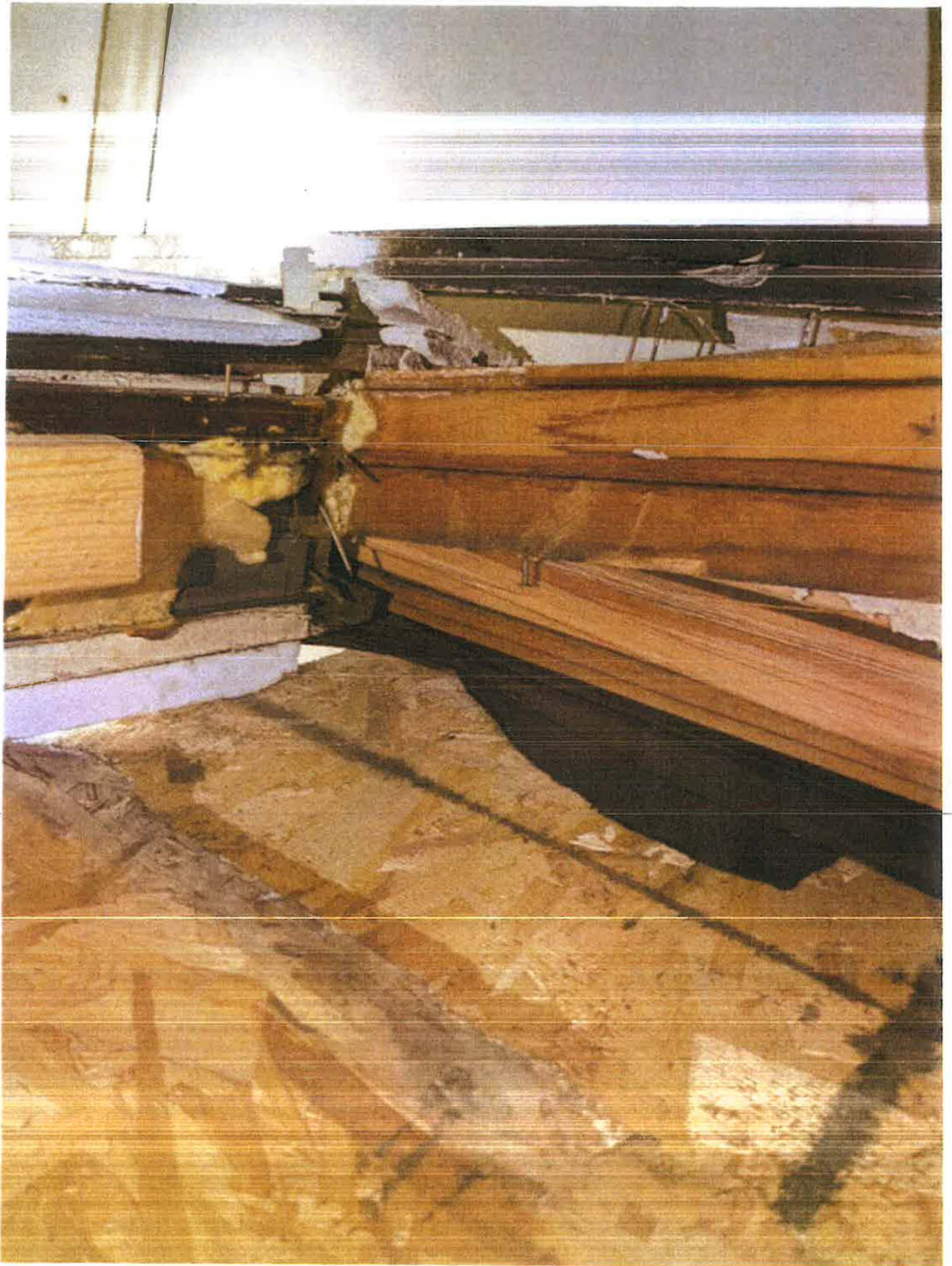










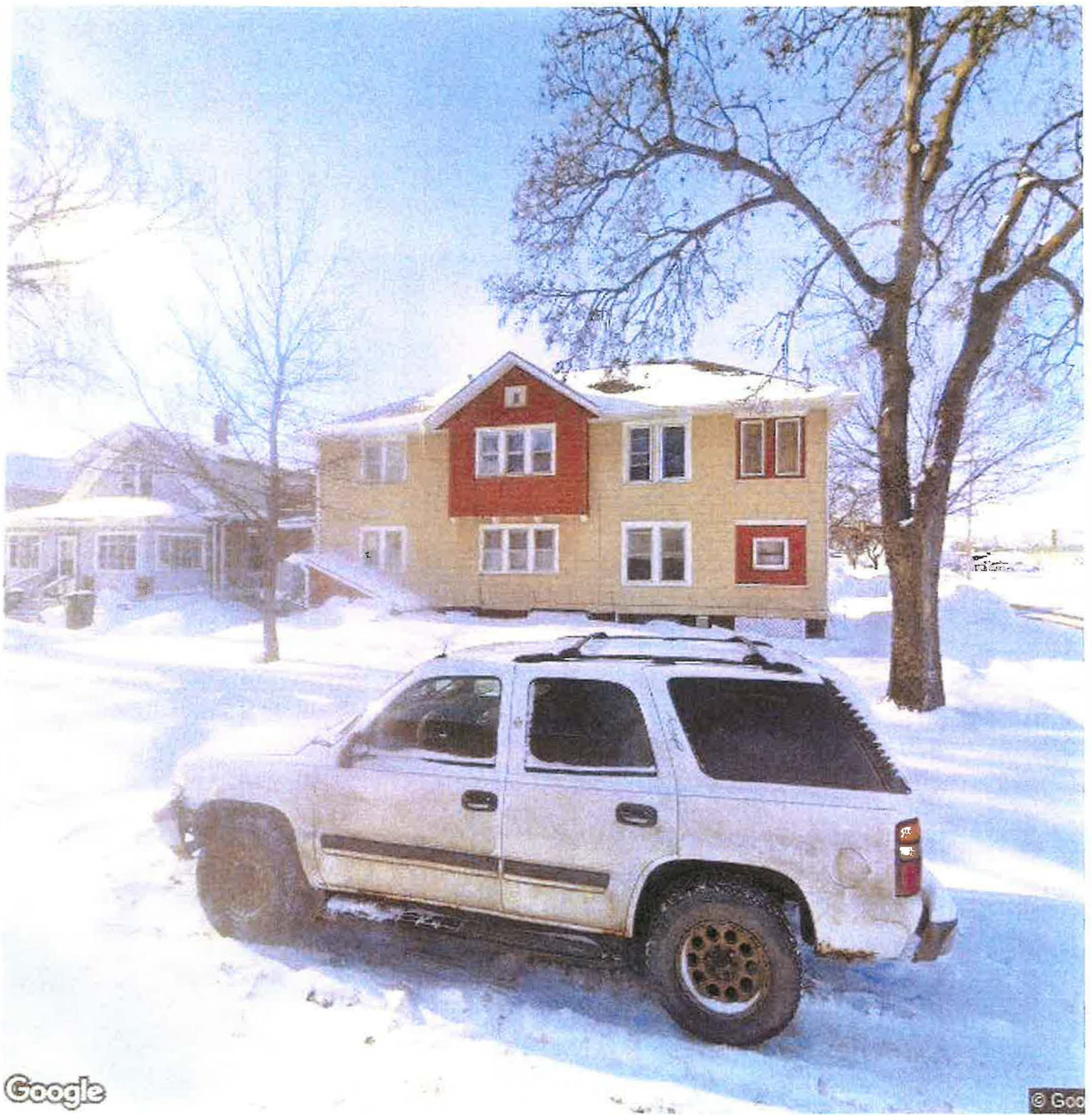








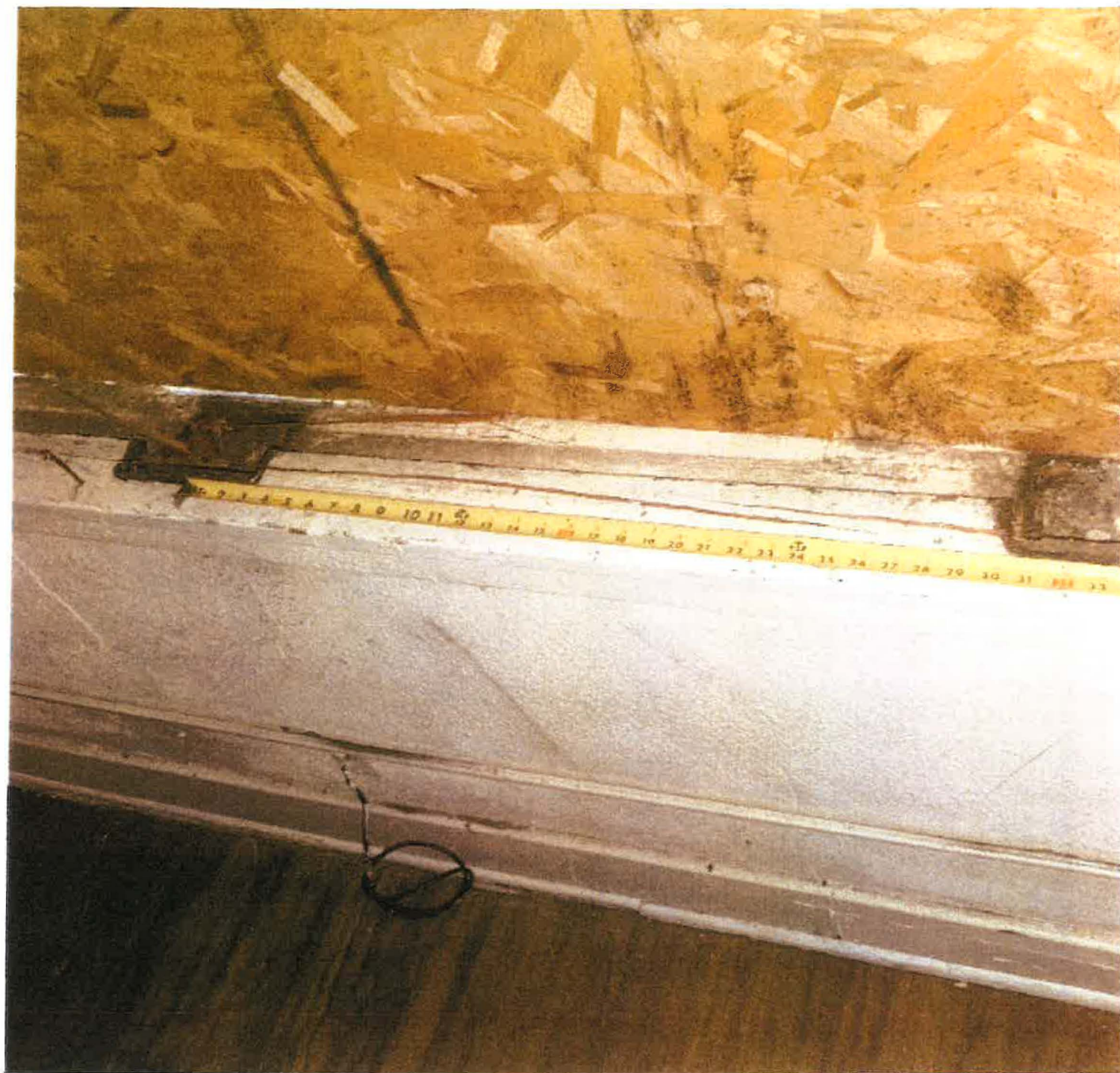




Google

© Google





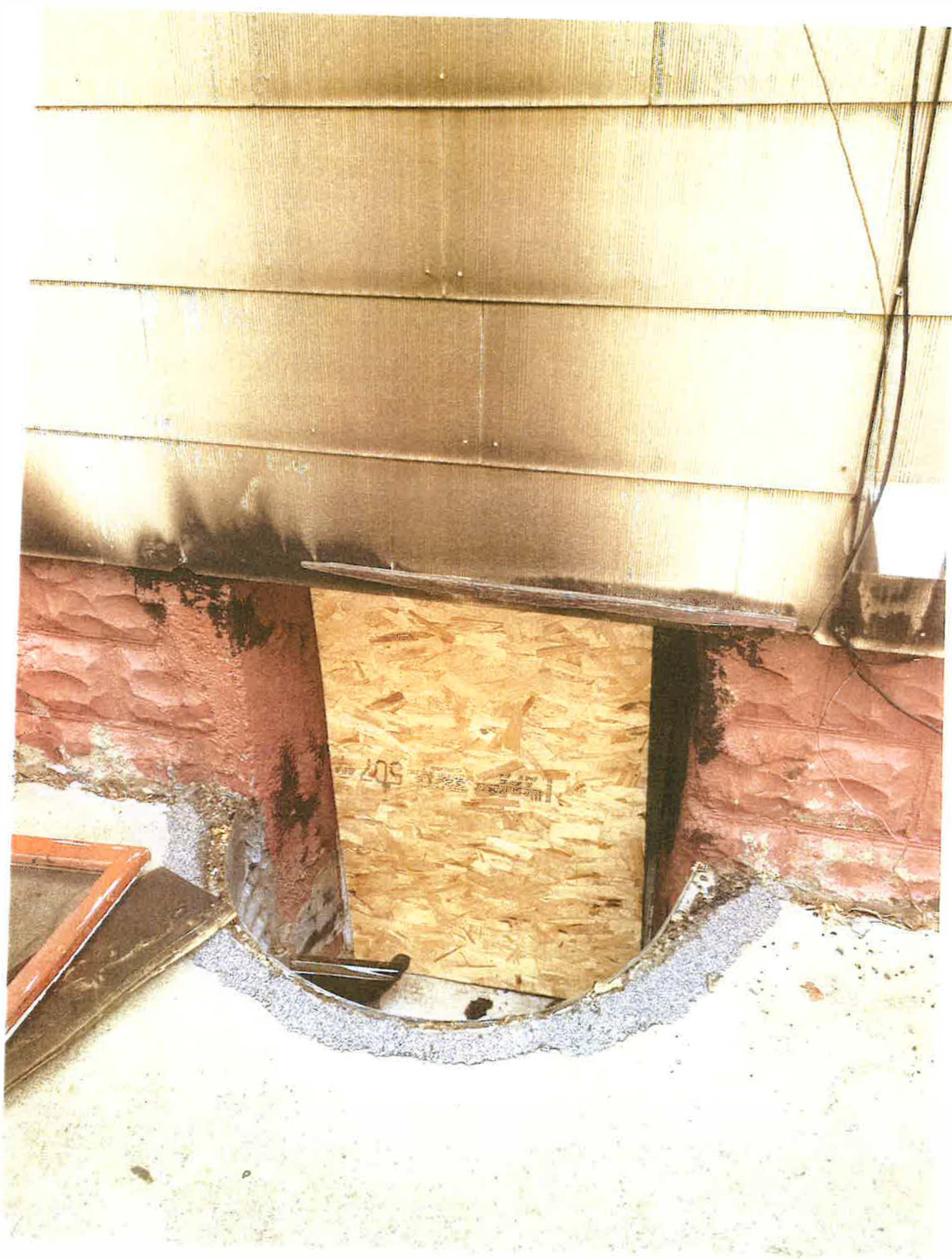


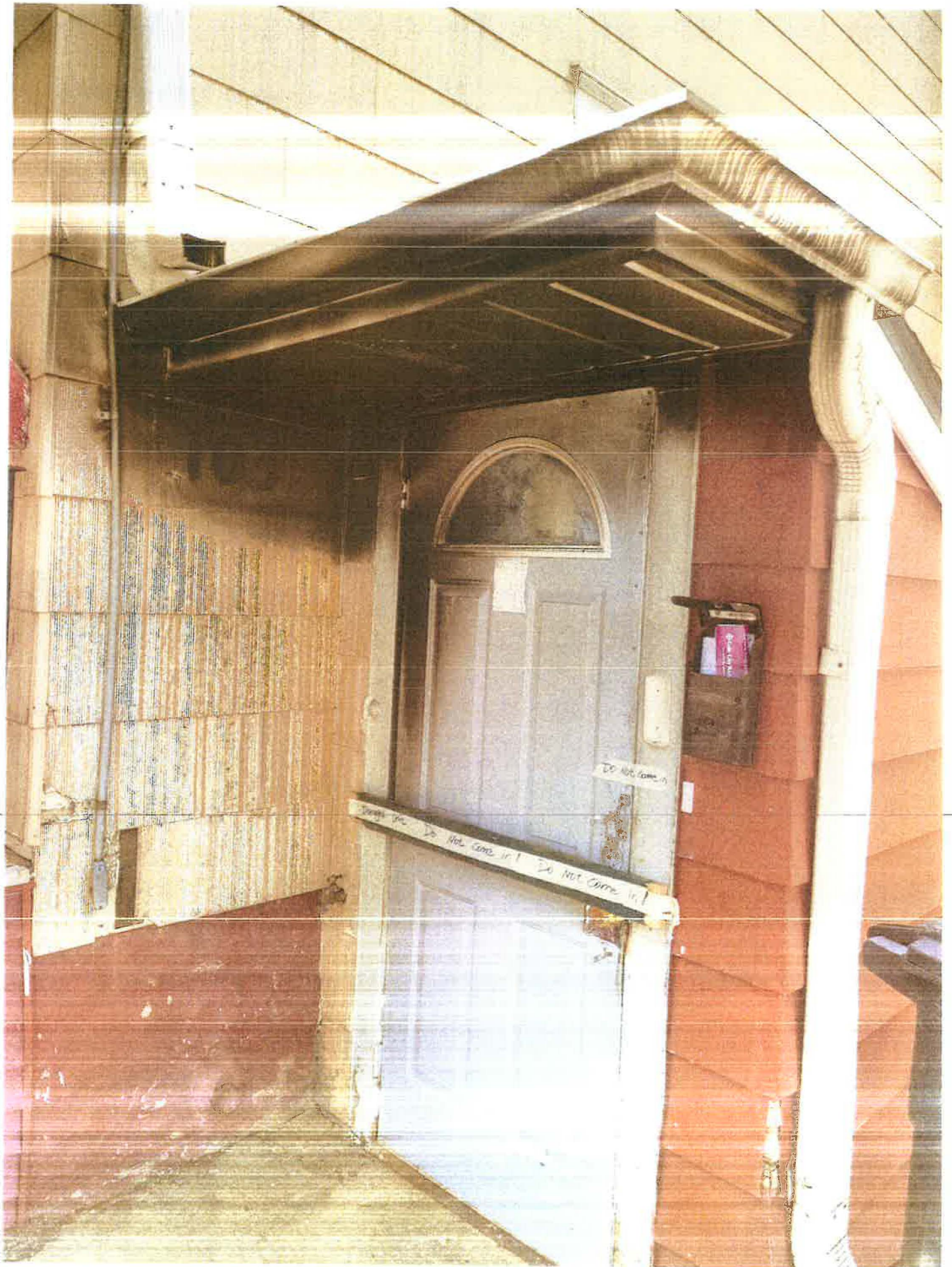














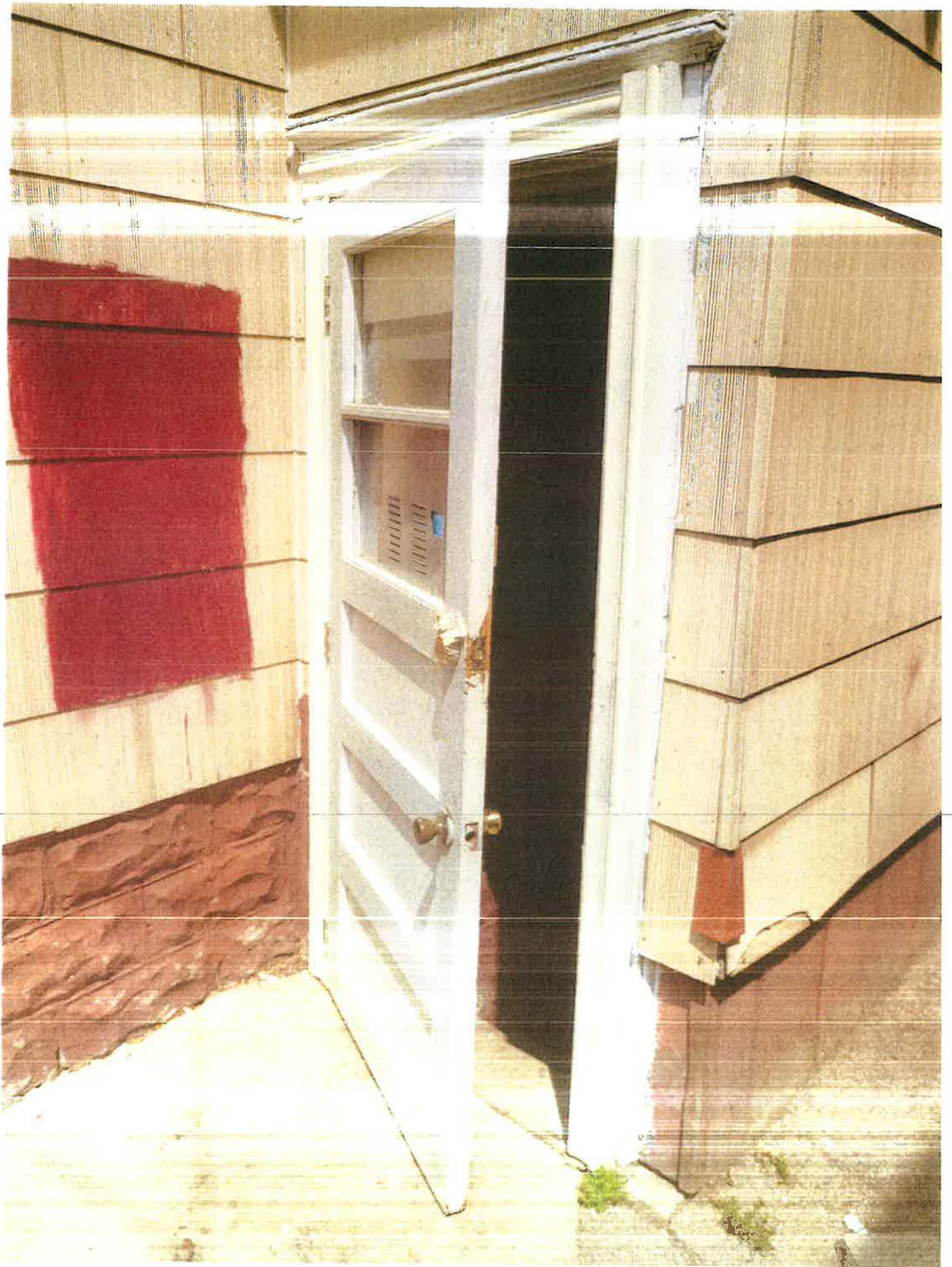


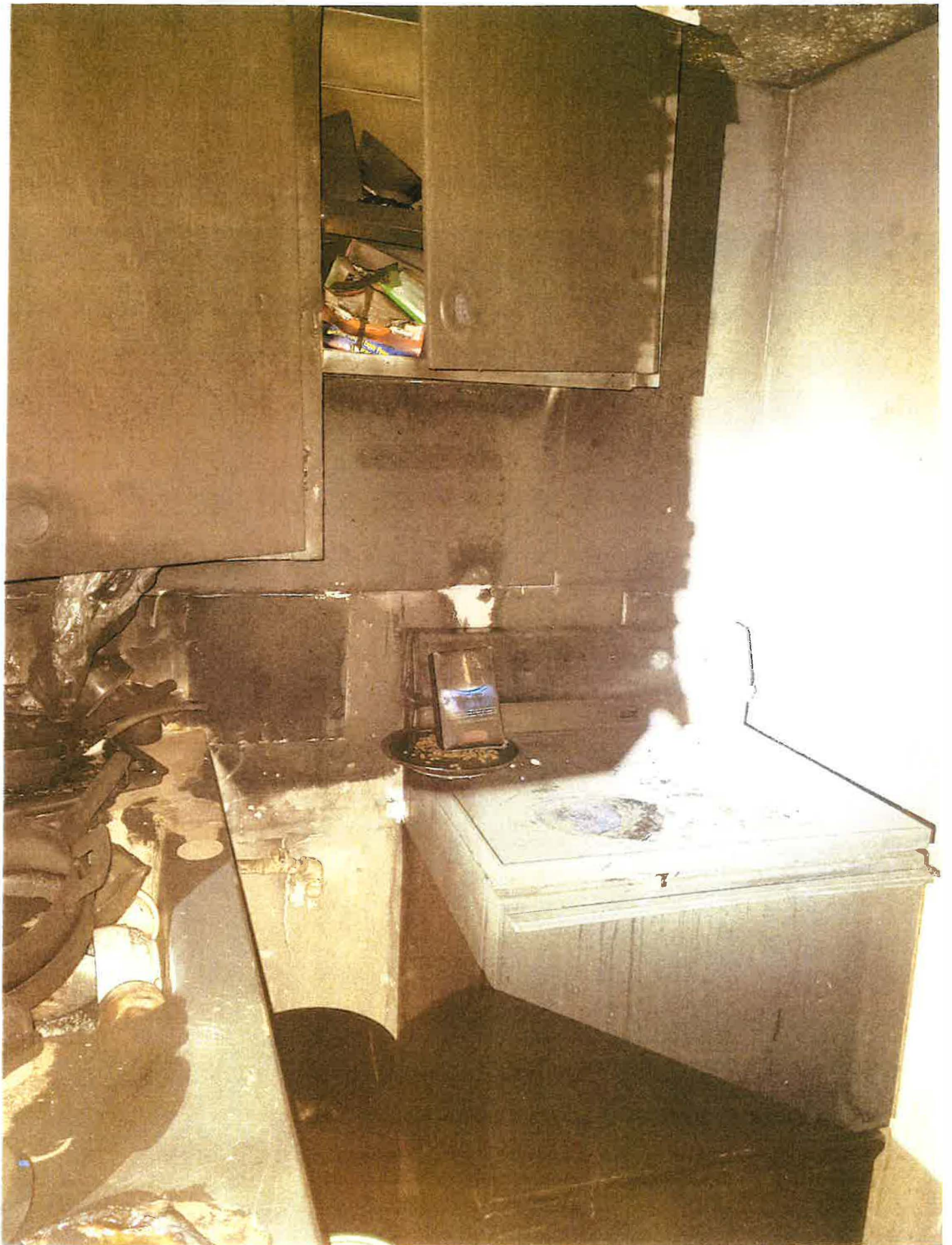
103

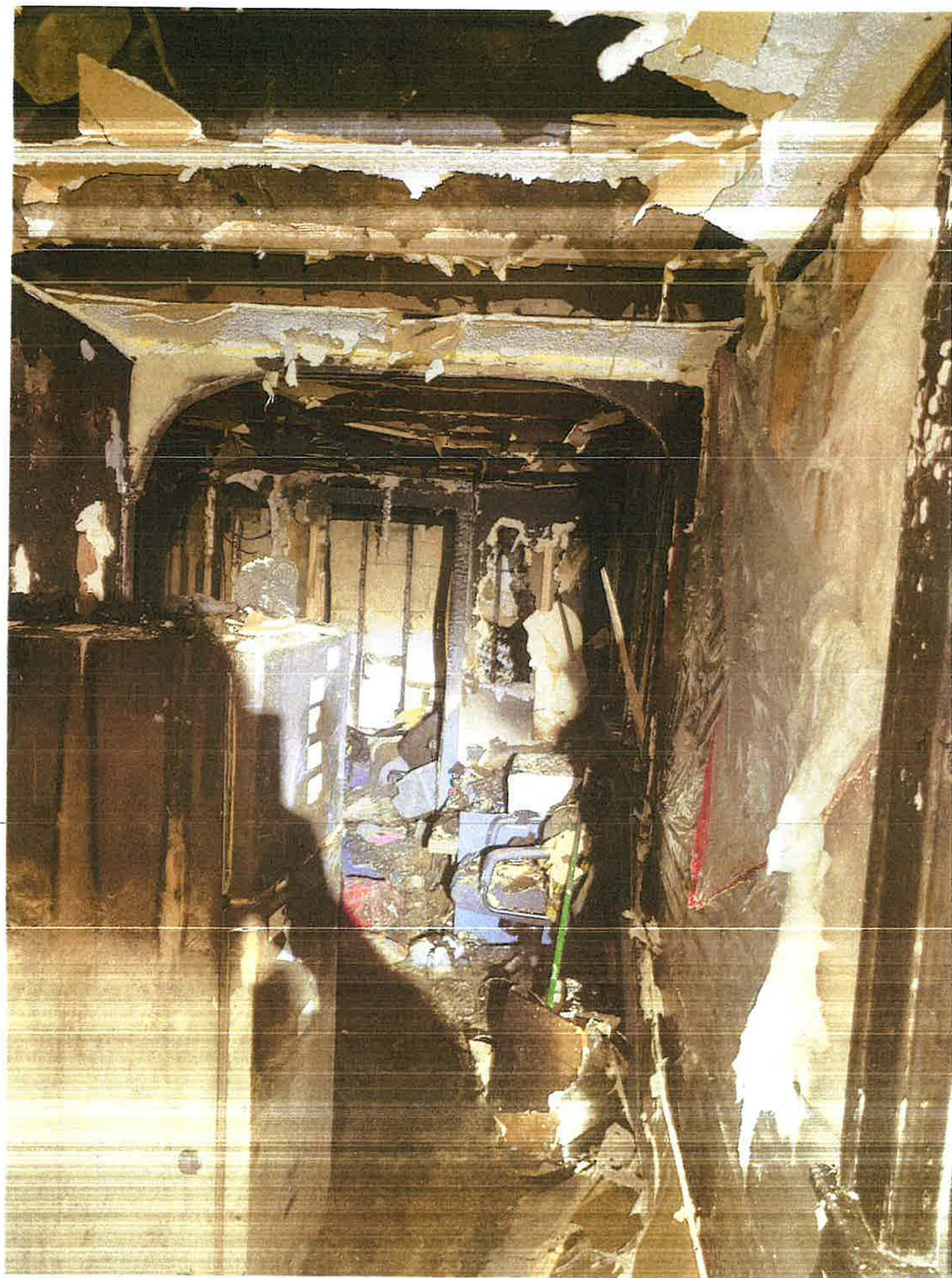


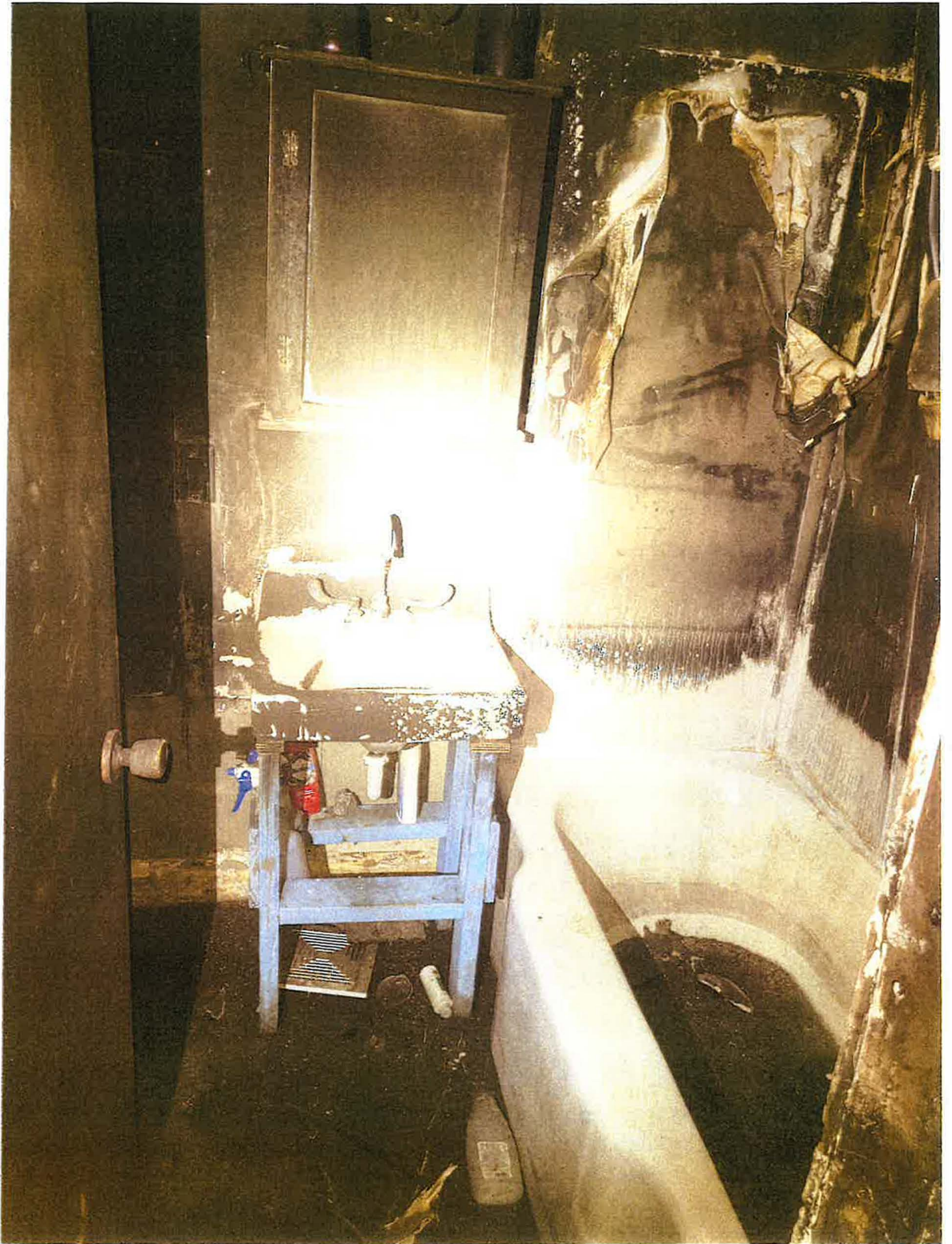
Damaged Unit.

D

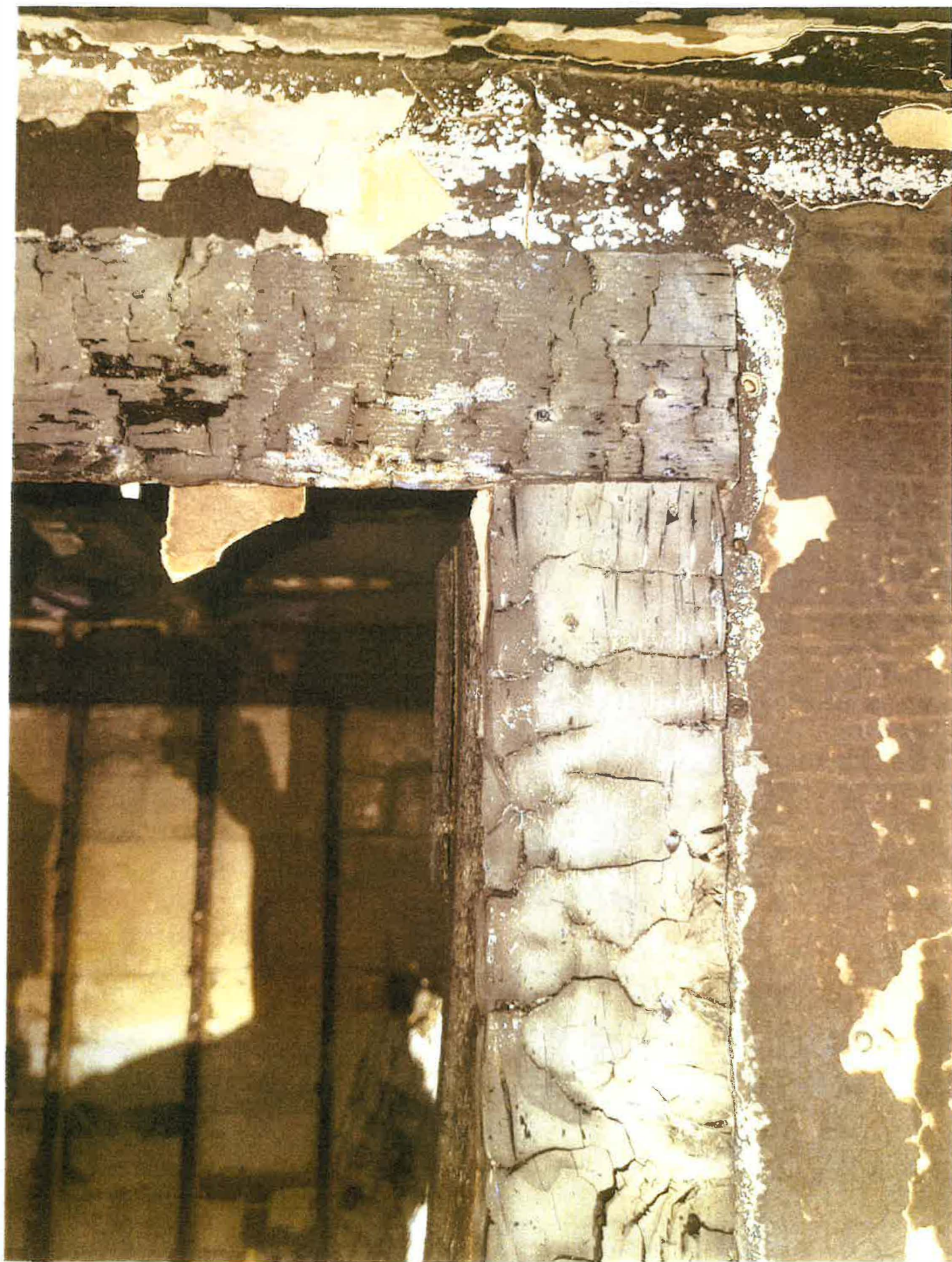


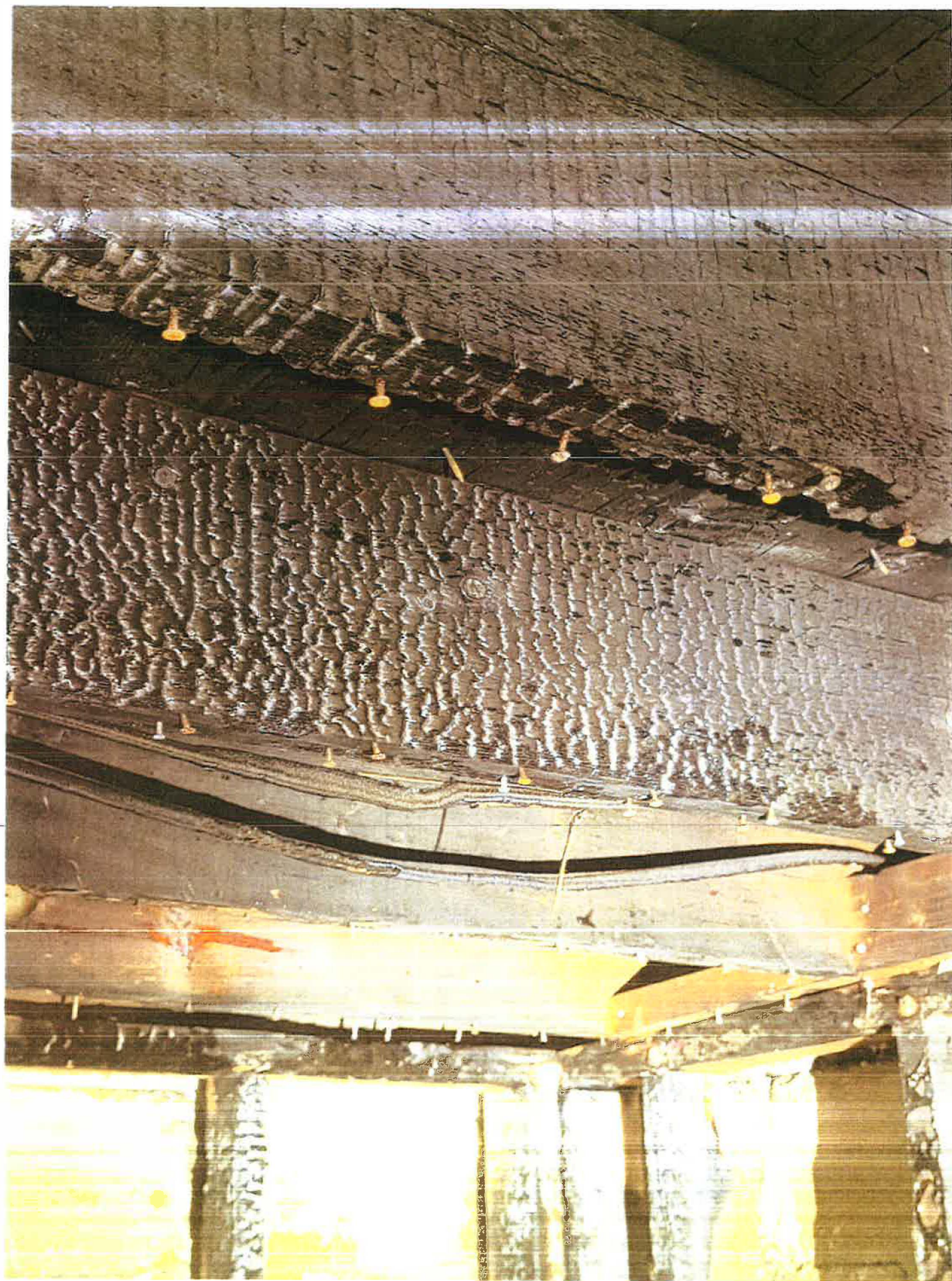




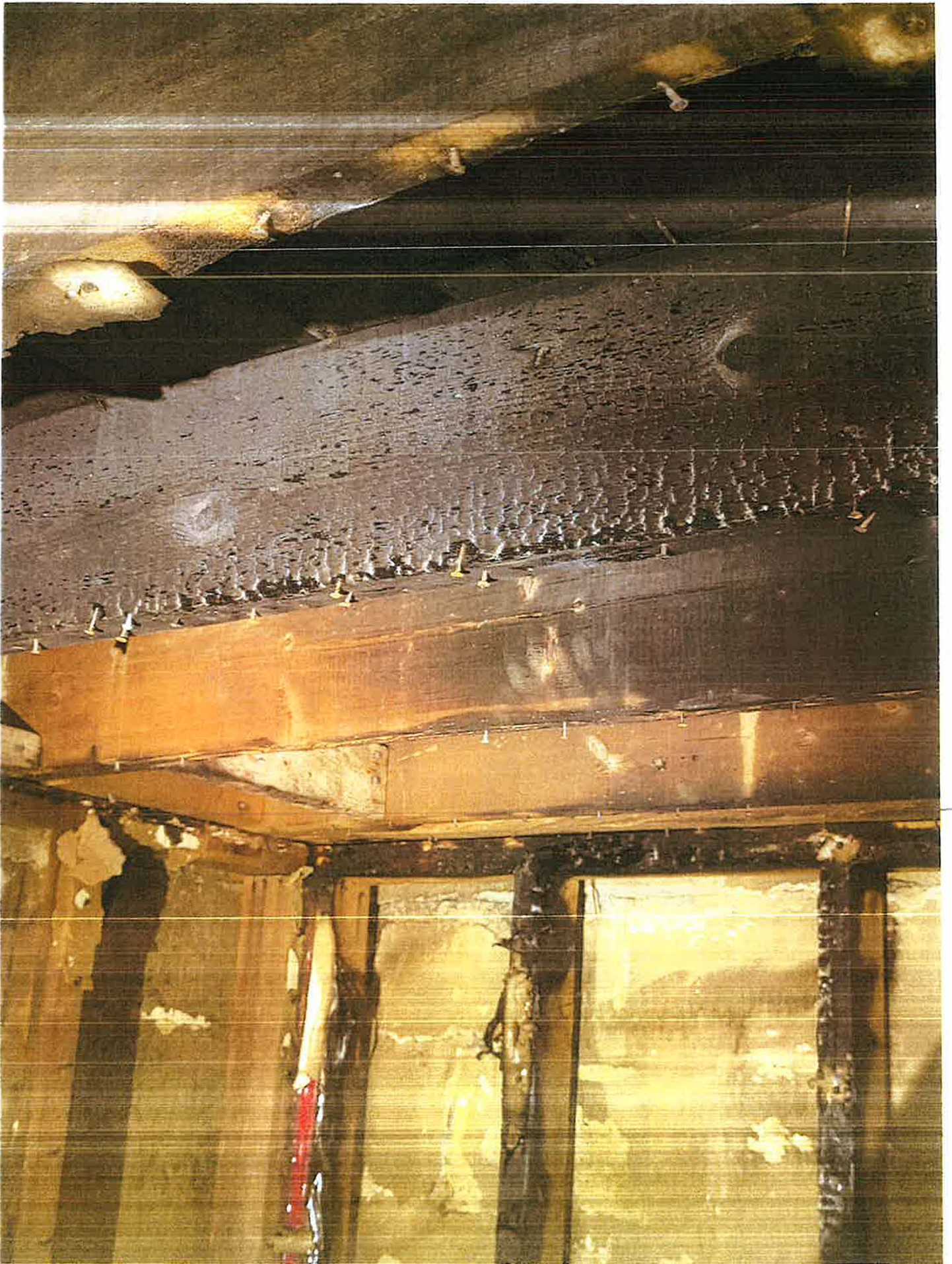




















This structure is classified as a temporary high level structure. It is not intended to be used as a permanent structure. It is intended to be used as a temporary structure to occupy the area.

2-28-55

1. The first step is to identify the problem. This involves understanding the situation, gathering information, and defining the problem clearly.

$$(u^2, v^2) = (2^2, 1^2) = 2^2 + 1^2 = 5$$



1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

3. That on registration with records of the building on 7/2/21 by G.D. Deshpande and Laxmi Deshpande, the following was found:



202

202

DANGER
DO NOT ENTER
THIS AREA IS UNDER
REPAIR. ALL
PERSONS MUST
STAY OUT OF
THIS AREA
UNTIL THE
WORK IS COMPLETED.
THANK YOU

White notice with illegible text, likely a utility or maintenance notice.





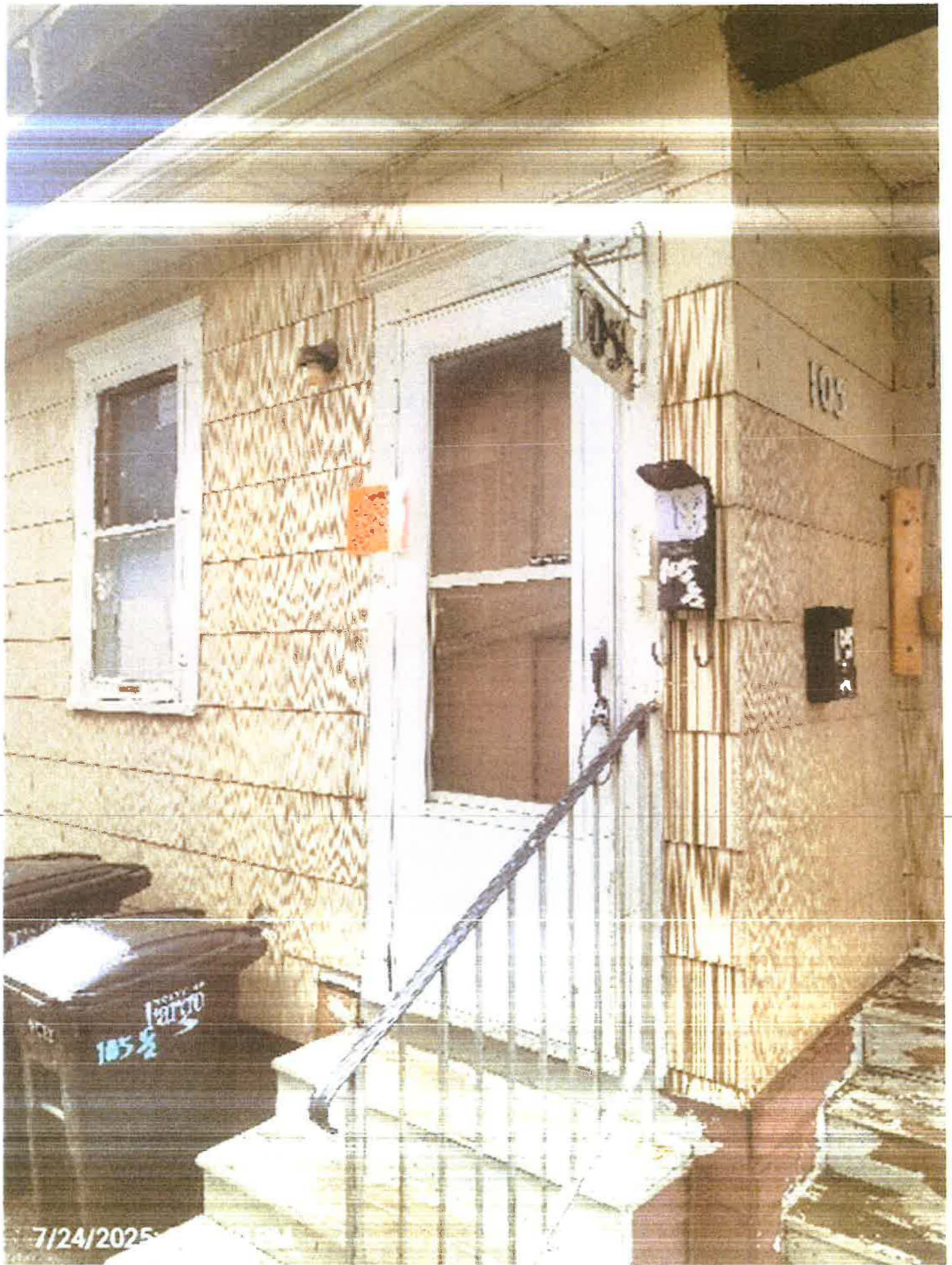
7/20/25 3:35 PM



DANGER
DO NOT ENTER

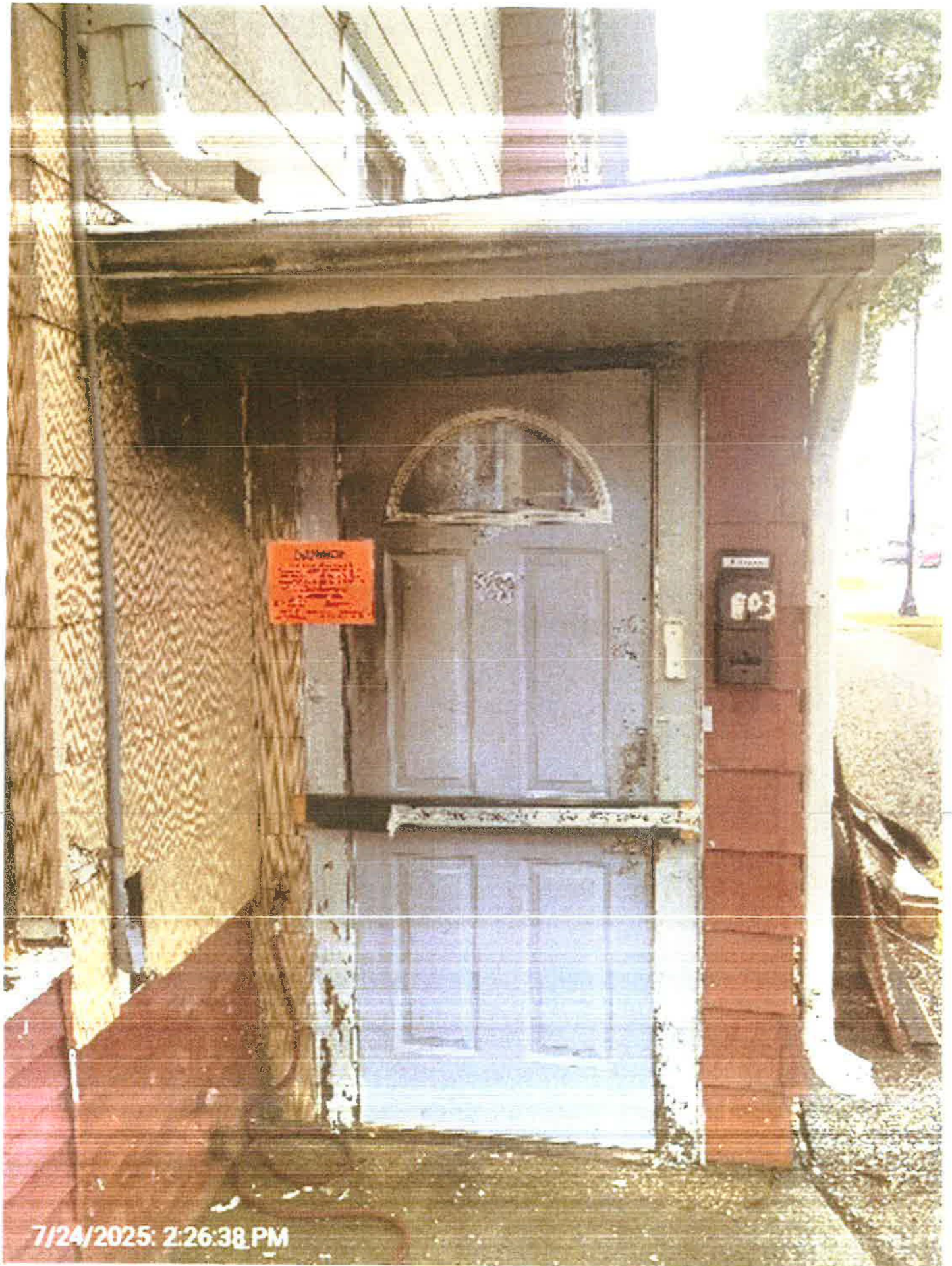
DO NOT ENTER

7/24/2025 2:30:39 PM





7/24/2025 2:27:33 PM



7/24/2025: 2:26:38 PM

Shawn Ouradnik

From: Travis Moser
Sent: Thursday, July 17, 2025 11:01 AM
To: Bill Thompson
Subject: FW: Calls for service

Here ya go!

Travis Moser
Specialized Services Lieutenant

THE CITY OF FARGO | THE FARGO POLICE DEPARTMENT

A safe and unified community built on trust, accountability and inclusion.

From: Jamie Schwan
Sent: Thursday, July 17, 2025 10:52 AM
To: Travis Moser
Subject: RE: Calls for service

Here are the numbers and types of CFS from 01/01/25 to current. We've also received a couple tips recently as well, which are copied below.

Address

1204 1ST AVE S	11
1202 1ST AVE S	6
Grand Total	17

Call Type

Domestic	2
Disturbance	2
Warrant - Wanted	2
Suspicious Person	2
Directed Patrol	2
Prowler/Peeper	1
Arson / Structure Fire	1
Suspicious Activity	1
Burglary	1
Theft	1
Juvenile Complaint	1
Unk Problem - Man Down	1
Grand Total	17

Key Information

07/15/2025 at 8:30PM CDT

Tipster Conversation

8a0d5e1d

What / Subject

harboring theft items, drug using and dealing.

Where / Location

1202 1st ave s its bottom left apartment with windows facing the street with stoplight.

Details / Description

Clifton is the guys name is staying with Jessica Briggs in that apartment. He is putting stolen property in there. He also is a drug dealer as well as user. Fentanyl and Meth. He has been bragging about the fact he's banned from the property but continues to go there. Breaking into anyone's house he can.

Key Information

Tipster Conversation

6b8e3468

What / Subject

guy trying to break into house

Where / Location

1202 1st ave s across from Duffy's.

Details / Description

he's riding bike. Mexican, taller, bald. break into the house and was going to

Jamie Schwan

Criminal Intelligence Analyst

THE CITY OF FARGO | THE FARGO POLICE DEPARTMENT

[REDACTED] Call: 701.275.3200

[REDACTED]

A safe and unified community built on trust, accountability and inclusion.

From: Travis Moser [REDACTED]

Sent: Thursday, July 17, 2025 9:08 AM

To: Jamie Schwan <[REDACTED]>

Subject: FW: Calls for service

What are the chances you can let me know about these addresses so I can let Bill know?

Travis Moser

Specialized Services Lieutenant

THE CITY OF FARGO | THE FARGO POLICE DEPARTMENT

[REDACTED]

[REDACTED]

A safe and unified community built on trust, accountability and inclusion.

From: Bill Thompson <[REDACTED]>
Sent: Wednesday, July 16, 2025 7:57 AM
To: Travis Moser <[REDACTED]>
Subject: Calls for service

Travis, are you the correct contact to request call for service? We are pursuing 1202-1204 1st Ave S as a dangerous building. I would like to include the calls for service on the letter. This property is addressed weird, it has 5, 103, 105, 105 ½, 1202, and 1204. Calls since the beginning of the year please. Let me know if you can help. Thanks

Shawn Ouradnik

From: Bill Thompson
Sent: Thursday, July 24, 2025 2:01 PM
To: 'kvein501@yahoo.com'
Cc: Shawn Ouradnik; Christine Rose; Lucas Olson
Subject: 1202 1st Ave S
Attachments: 1202 1 Ave S DB.pdf

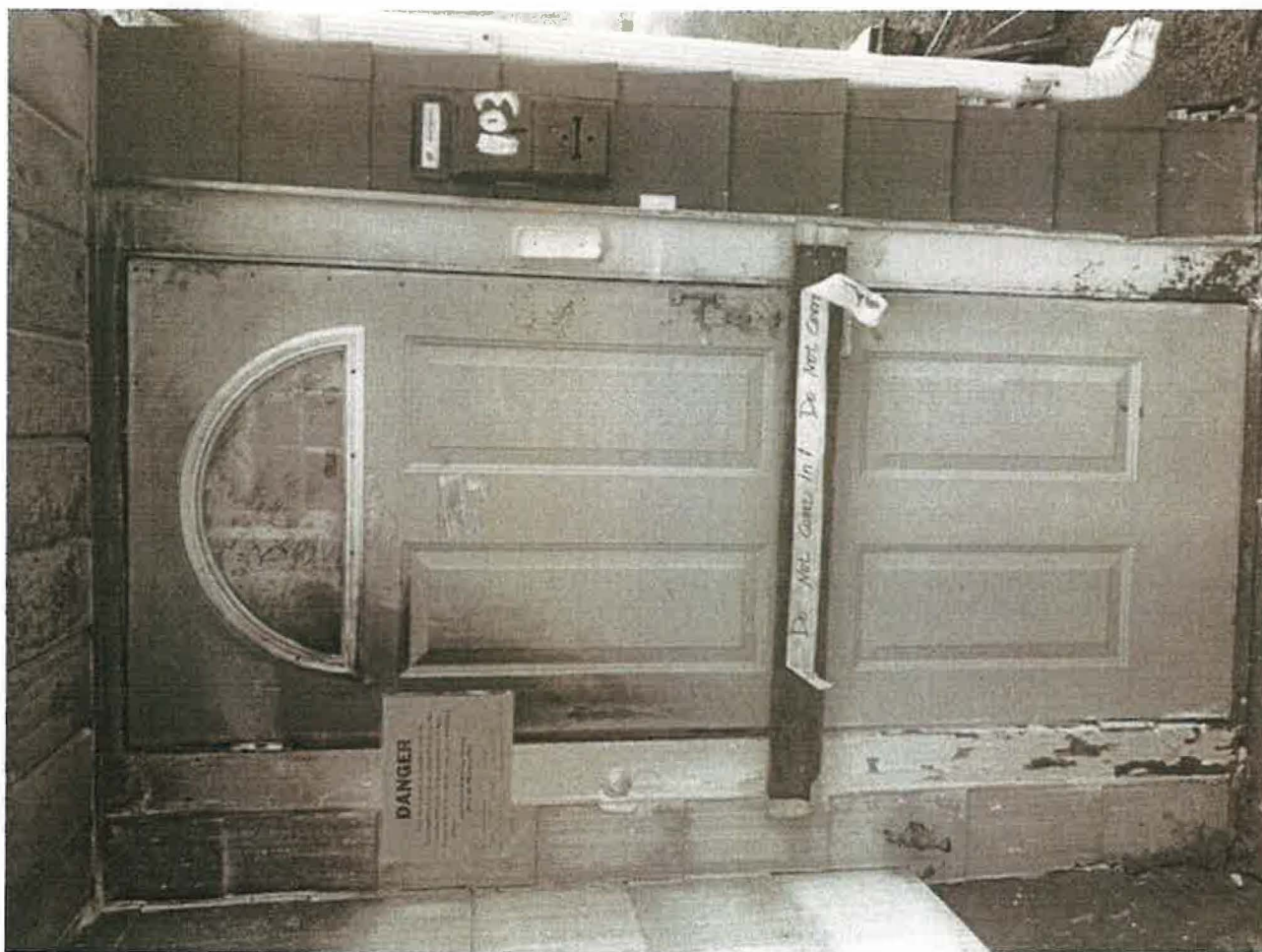
Hui, we are posting 1202 1st Ave S as a Dangerous Building today. I attached a copy of the dangerous building letter as a courtesy. Please assist all tenants in removal of their personal items, we will be securing (Boarding up) the entire structure on Thursday 7/31/25 including all intact doors and windows within 6 feet of grade. You as the owner can also board up these openings by 7/31/25 to avoid additional costs. Feel free to email with any questions. Thanks

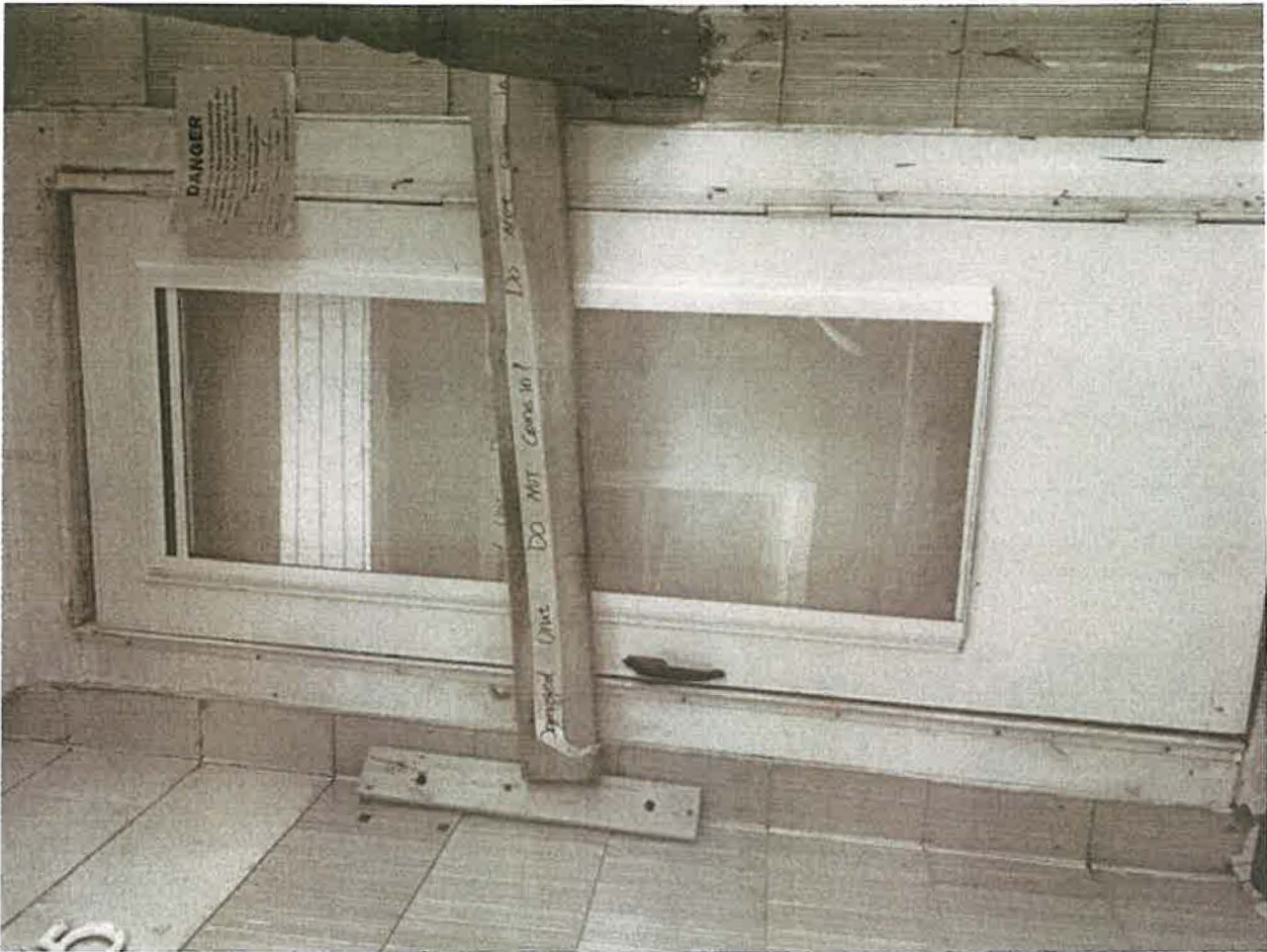
Shawn Ouradnik

From: kvein loo <kvein501@yahoo.com>
Sent: Thursday, July 24, 2025 5:35 PM
To: Bill Thompson
Subject: Re: 1202 1st Ave S
Attachments: 1202 1 Ave S DB.pdf

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

Hi we already received your email
I have question about boarding
If the door boarded like this picture ,is it ok?





发自我的iPhone

在 2025年7月24日, 下午2:01, Bill Thompson <wthompson@fargond.gov> 写道 :

Hui, we are posting 1202 1st Ave S as a Dangerous Building today. I attached a copy of the dangerous building letter as a courtesy. Please assist all tenants in removal of their personal items, we will be securing (Boarding up) the entire structure on Thursday 7/31/25 including all intact doors and windows within 6 feet of grade. You as the owner can also board up these openings by 7/31/25 to avoid additional costs. Feel free to email with any questions. Thanks

Shawn Ouradnik

From: kvein loo <kvein501@yahoo.com>
Sent: Thursday, July 24, 2025 6:13 PM
To: Bill Thompson
Subject: Re: 1202 1st Ave S
Attachments: 1202 1 Ave S DB.pdf

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

Hi
I have another question
Do the windows need to be boarded up on the second floor?
Thank you
发自我的iPhone

在 2025年7月24日, 下午2:01, Bill Thompson <wthompson@fargond.gov> 写道:

Hui, we are posting 1202 1st Ave S as a Dangerous Building today. I attached a copy of the dangerous building letter as a courtesy. Please assist all tenants in removal of their personal items, we will be securing (Boarding up) the entire structure on Thursday 7/31/25 including all intact doors and windows within 6 feet of grade. You as the owner can also board up these openings by 7/31/25 to avoid additional costs. Feel free to email with any questions. Thanks

Shawn Ouradnik

From: Bill Thompson
Sent: Monday, July 28, 2025 9:45 AM
To: 'Sean Redmann'
Cc: Shawn Ouradnik; Christine Rose; Lucas Olson
Subject: RE: 1202 1st Ave S.

Sean, a permit to repair the structure at 1202 1st Ave S will require stamped engineering for damage to floor joists and wall damage on the main floor. The mechanical, electrical, and plumbing systems are also required to have engineering or be brought up to current codes. Hope this helps. Thanks

From: Sean Redmann <sean@raboinrealty.com>
Sent: Monday, July 28, 2025 8:29 AM
To: Bill Thompson <wthompson@FargoND.gov>
Subject: 1202 1st Ave S.

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

Hi Bill,

I work for Northern Elements Construction, but my email to you from that account kept returning as undeliverable, so I'm trying from my realtor email.

I called the inspections department who sent me to Luke Olson, who then told me you were the one to talk to on the property at 1202 1st Ave S.

We were called on Wednesday of last week to take a look at the property and give an estimate on the work the owners wanted done. When we arrived at the meeting Thursday afternoon, we saw it had been posted as unsafe.

I did see the "Conditions Found" document, but I was wondering if you would have time to talk more about the property to go over what all would be needed if the owners do decide to fix it, in the event there is more than what was disclosed on the document. Feel free to reply to this email or give me a call at 701.320.9957.

If there is someone else I should contact please let me know.

Thank you,

Sean Redmann | Raboin Realty
sean@raboinrealty.com
c. 701.320.9957

Shawn Ouradnik

From: kvein loo <kvein501@yahoo.com>
Sent: Wednesday, July 30, 2025 3:22 PM
To: Shawn Ouradnik
Subject: Fwd: 1202 1st Ave S Fargo, ND 58103
Attachments: Multi-Family Home Inspection - 1202 1st Ave S, Fargo.pdf

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

发自我的iPhone

以下是转发的邮件：

发件人: kvein loo <kvein501@yahoo.com>
日期: 2025年7月30日 GMT-5 下午12:25:46
收件人: Sean Redmann <sean@northernelementsrfargo.com>
主题: 回复：1202 1st Ave S Fargo, ND 58103

Thank you

发自我的iPhone

在 2025年7月30日，上午8:44，Sean Redmann <sean@northernelementsrfargo.com> 写道：

Attached is your engineering report. I will discuss the findings with my team today, but you can use this in any discussions you have with the city.

Thanks,

Sean Redmann | Project Manager
Northern Elements
sean@northernelementsrfargo.com
c. 701.320.9957

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From: Carl Entzie <centzie@nz-eng.com>
Sent: Wednesday, July 30, 2025 7:58:08 AM
To: Sean Redmann <sean@northernelementsrfargo.com>
Subject: Re: 1202 1st Ave S Fargo, ND 58103

Good morning Sean,

See the attached report, which summarizes the damages and recommends temporary shoring.

Please let me know if you have any questions or if you require any further structural engineering assistance.

Thank you,

Carl Entzie



On Mon, Jul 28, 2025 at 1:46 PM Sean Redmann <sean@northernelements-fargo.com> wrote:

Hi Carl,

The address is the one in the subject line 1202 1st Ave S. Fargo, ND 58103. I have also attached the one picture I have of the damage.

Along with the window in question, one of the other units in the basement had a fire, so the city has tagged it as unsafe for occupancy.

Let me know if you have any questions prior to tomorrow.

Thanks,

Sean Redmann | Northern Elements
sean@northernelements-fargo.com
c. 701.320.9957



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Memorandum

DATE: September 2, 2025
TO: Mayor and Board of City Commissioners
FROM: Shawn Ouradnik, Inspections Director
SUBJECT: Dangerous Building extension request at 1102 1 Ave S Fargo ND 58103

Background:

The structure at 1102 1 Ave S Fargo ND were declared "Dangerous Buildings" during the regular meeting of the City Commission on June 23, 2025. The owner, AJS Ventures LLC submitted an extension request on 8/15/2025 to the inspections department in writing. (Copy attached) The inspection department has tried to work with the owner, House of Daylight architecture and design, and engineer Eugene A, Hansen to approve permits. On 8/18/2025 plans and engineering were submitted to our office. After reviewing the plans, we responded on 8/21/2025 with comments. The plans and engineering we both insufficient for permitting. We received revisions on 8/26/2025 with many changes made and additional information provided. The revised plans still lacked structural details and had a few clarifications, confirmations, and information that is still needed.

Our department has observed that this owner has shown a lack of attention to the property. The reasons listed demonstrate a lack of attention to this property, lack of knowledge of requirements, and the owner's inability to keep with any timelines associated with this Dangerous Building order. We do not see any evidence that this owner would meet time lines in the future. We are not confident that this property will be salvageable nor do we feel the owner has the skill set to achieve a successful project for this property. The inspections Department recommends a denial of the extension request.

RECOMMENDED MOTION: To reject the extension request received on 8/15/2025 from AJS Ventures LLC and direct the appropriate city staff to procure a contractor through the Request for Proposal process and demolish the structure at 1102 1 Ave S Fargo ND 58103 forth with.

AJS Ventures LLC



August 15, 2025

City of Fargo
Inspections Department
Attn: Shawn Ouradnik
255 4th Street North
Fargo ND 58102

RE: 1102 1st Ave S, Fargo ND 58103

Mr. Ouradnik,

AJS Ventures LLC is requesting an extension for permitting with regards to 1102 1st Ave S, Fargo ND 58103. Architectural plans are nearly complete. We have been waiting on a structural opinion at your request, which was just completed on August 12th. I would expect we can submit for permit next week on August 19th. This is an estimated date of submission, as there are multiple professionals working on and reviewing this document. I would anticipate there will be some back and forth with engineering to get an approved plan.

In the meantime, we have cleaned up the lot. The house has been partially wrapped with house wrap. Our lift is at another job, and will be being moved over to this house shortly to finish up the wrapping.

If you have any questions, I can be reached by phone or email.

Best Regards,

A handwritten signature in black ink, appearing to read 'Adam Stonestreet'.

Adam Stonestreet









8/28/2025 8:28:14 AM



Engineering Department
225 4th Street North
Fargo, ND 58102
Phone: 701.241.1545 | Fax: 701.241.8101
Email feng@FargoND.gov
www.FargoND.gov

August 25, 2025

Honorable Board of
City Commissioners
225 4th Street North
Fargo, ND 58102

Re: Construction Update

Dear Commissioners,

On September 2, 2025, I will be providing an update on the progress of construction projects overseen by the Engineering Department. This will be an informational update only, with no action required.

Sincerely,

Tom Knakmuhs, PE
City Engineer

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MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR TIMOTHY J. MAHONEY



DATE: SEPTEMBER 2, 2025

SUBJECT: APPOINTMENTS TO THE NATIVE AMERICAN COMMISSION

The terms of Ashley Littlewolf and Amanda Strauss on the Native American Commission expired on June 30, 2025.

Ms. Littlewolf and Ms. Strauss are all willing to continue their service on the Board and I am, therefore, recommending that they be reappointed to three-year terms ending June 30, 2028.

Your favorable consideration of these recommendations is greatly appreciated.

RECOMMENDED MOTION: Approve the reappointment of Ashley Littlewolf and Amanda Strauss to the Native American Commission for three-year terms ending June 30, 2028.

mmappt25nac