

PROPERTY TAX INCENTIVE APPLICATION FOR
CASS COUNTY HOUSING AUTHORITY
(Larry Weil)

SUGGESTED MOTION:

Move to participate in the request for a payment in lieu of taxes (PILOT) incentive for the second phase of a senior affordable rental housing project in West Fargo submitted by the Housing Authority of Cass County for a fifteen-year period.

OR

Move to **NOT** participate in the request for a payment in lieu of taxes (PILOT) incentive for the second phase of a senior affordable rental housing project in West Fargo submitted by the Housing Authority of Cass County for a fifteen-year period to negotiate the terms of the property tax incentive with the city as described in N.D.C.C. Chapter 40-05-24.



RECEIVED
CASS COUNTY COMMISSION

AUG 13 2019

August 8, 2019

To: Rick Steen
Cass County Commission
211 9th St S
Fargo, ND 58103

From: Callie Roth, City of West Fargo Economic Development Specialist

RE: 2018-03: Potential Property Tax Incentive Project

Dear Rick,

This letter is intended to comply with North Dakota Century Code 2166. The new law states:

Notwithstanding any other provision of law, before granting a property tax incentive on any parcel of property that is anticipated to receive a property tax incentive for more than five years, the governing body of a city shall send the chairman of each county commission and the president of each school district affected by the property tax incentive a letter, by certified mail, which provides notice of the terms of the proposed property tax incentive. Within thirty days from receipt of the letter, each affected county and school district shall notify the city, in writing, whether the county or school district elects to participate in granting the tax incentive on the county or school district portion of tax levied on the property. The notification from a county or school district electing not to participate must include a letter explaining any reason for which the entity elected not to participate and whether the county or school district is willing to negotiate the terms of the property tax incentive with the city.

If the city does not receive a response from an affected county or school district within thirty days of delivery of the letter, the county and school district must be treated as participating in the property tax incentive.

This project lead by Cass County Housing Authority involves the 2nd phase of redevelopment for an affordable housing complex located in West Fargo's downtown area. Built in the 1950's, these buildings have depreciated significantly in value and quality. Given the redevelopment our downtown area has experienced, it is important that these buildings receive improvements similar to its surroundings to maintain an urbanized aesthetic. In addition to a visual improvement, this project will target low-income residents, a group which generally experiences a shortage of affordable housing

in the area. Upon approval, the city intends to utilize a Payment in Lieu of Taxes incentive targeted toward Affordable Housing projects that spans over 10 years. This will ensure the Cass County Housing Authority has the leverage to finance the project proposed. A public hearing has been scheduled for the September 16, 2019 West Fargo City Commission meeting for any public comment.

Along with this letter, we are sending a formal project packet for you to indicate any additional steps needed for approval as well as the West Fargo Economic Development Advisory Committee's minutes showing initial approval. We respectfully request the city's Economic Development department be notified of any hearing or discussions regarding this project to ensure we can provide all necessary information to your boards. If this request falls within your guidelines for immediate approval, please send written notification affirming said approval. If you have any additional questions, please do not hesitate to contact me and I will be happy to assist you.

Sincerely,

Callie Roth
Economic Development Specialist
callie.roth@westfargond.gov
701-433-5313

Application For Property Tax Incentives For New or Expanding Businesses

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

Project Operator's Application To City of West Fargo
City or County

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

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

This application is a public record

Identification Of Project Operator

1.	Name of project operator of new or expanding business	<u>Housing Authority of Cass County, North Dakota (HACC)</u>	
2.	Address of project	<u>201 9th Avenue West</u>	
	City	<u>West Fargo</u> County <u>Cass</u>	
3.	Mailing address of project operator	<u>230 8th Avenue West</u>	
	City	<u>West Fargo</u> State <u>ND</u> Zip <u>58078</u>	
4.	Type of ownership of project		
	<input checked="" type="checkbox"/> Partnership	<input type="checkbox"/> Subchapter S corporation	<input type="checkbox"/> Individual proprietorship
	<input type="checkbox"/> Corporation	<input type="checkbox"/> Cooperative	<input type="checkbox"/> Limited liability company
5.	Federal Identification No. or Social Security No.	<u>Will be applied for.</u>	
6.	North Dakota Sales and Use Tax Permit No.	<u>N/A</u>	
7.	If a corporation, specify the state and date of incorporation	<u></u>	
8.	Name and title of individual to contact	<u>Blake Strehlow, Executive Director</u>	
	Mailing address	<u>230 8th Avenue West</u>	
	City, State, Zip	<u>West Fargo, ND 58078</u> Phone No. <u>701-282-3443</u>	

Project Operator's Application For Tax Incentives

9.	Indicate the tax incentives applied for and terms. Be specific.	
	<input type="checkbox"/> Property Tax Exemption	<input checked="" type="checkbox"/> Payments In Lieu of Taxes
	<u> </u> Number of years	<u>2022</u> Beginning year <u>2036</u> Ending year
	<u> </u> Percent of exemption	<u>attached</u> Amount of annual payments (attach schedule if payments will vary)
10.	Which of the following would better describe the project for which this application is being made:	
	<input checked="" type="checkbox"/> New business project	<input type="checkbox"/> Expansion of a existing business project

Description of Project Property

11. Legal description of project real property

~~Lot 1 & 2 Block 3, Southdale (Note, HACC is in the process of replating the project site to include vacating approximately 36,350 square feet of 9th Avenue West. Once the replat is approved and recorded, the legal description of the project real property will change)~~

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

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

Yes No

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

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

If existing facility, when was it constructed? _____

If new construction, complete the following:

a. Estimated date of commencement of construction of the project covered by this application 08/2020

b. Description of project to be constructed including size, type and quality of construction
The project will include the demolition of 24 2-story slab on grade Public Housing units and the new construction of 38 affordable rental housing units.

c. Projected number of construction employees during the project construction 57

14. Approximate date of commencement of this project's operations 08/2021

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

a. Land..... \$ 466,700

b. Existing buildings and structures for which an exemption is claimed..... \$ N/A

c. Newly constructed buildings and structures when completed \$ 8,500,000

d. Total..... \$ 8,966,700

e. Machinery and equipment \$ N/A

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

a. Land (not eligible) 

b. Eligible existing buildings and structures \$ 0

c. Newly constructed buildings and structures when completed..... \$ 425,000

d. Total taxable valuation of property eligible for exemption (Add lines b and c)..... \$ 425,000

e. Enter the consolidated mill rate for the appropriate taxing district 290.56

f. Annual amount of the tax exemption (Line d multiplied by line e) \$ 123,488.00

Description of Project Business

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

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

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

HACC will develop 38 affordable rental housing units (the "Project"). The Project will be owned by a Limited Liability
Limited Partnership (LLLP) and the HACC and/or an affiliate of the HACC will be the General Partner of the LLLP.

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

N/A

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

Year (12 mo. periods)	New/Expansion	New/Expansion	New/Expansion	New/Expansion	New/Expansion
	Project only	Project only	Project only	Project only	Project only
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Annual revenue	<u>368,559</u>	<u>375,930</u>	<u>383,449</u>	<u>391,118</u>	<u>398,940</u>
Annual expense	<u>345,719</u>	<u>352,678</u>	<u>359,842</u>	<u>367,219</u>	<u>374,814</u>
Net income	<u>22,840</u>	<u>23,252</u>	<u>23,606</u>	<u>23,899</u>	<u>24,126</u>

21. Projected annual average number of persons to be employed by the project itself at the project location for each year for the first five years and the estimated annual payroll.

Year	Company-wide (before project)	New/	New/	New/	New/	New/
		Expansion	Expansion	Expansion	Expansion	Expansion
		Project	Project	Project	Project	Project
		only	only	only	only	only
		<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
No. of Employees	(1) _____	_____	_____	_____	_____	_____
	(2) _____	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Estimated payroll	(1) _____	_____	_____	_____	_____	_____
	(2) _____	<u>33,280</u>	<u>33,946</u>	<u>34,625</u>	<u>35,317</u>	<u>36,023</u>

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

Previous Business Activity

22. Is the project operator succeeding someone else in this or a similar business? Yes No

23. Has the project operator conducted this business at this or any other location either in or outside of the state?
 Yes No

24. Has the project operator or any officers of the project received any prior property tax incentives? Yes No

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

~~HACC or an affiliate of HACC, acting as the General Partner, has received a PILOT for Serenity Apartments, the Monterey Apartments and the Bridges Apartments, and all three (3) projects are located in West Fargo, ND.~~

Business Competition

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

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

~~Owners, operators, managers of Low Income Housing Tax Credit projects in the community of West Fargo.~~

Property Tax Liability Disclosure Statement

26. Does the project operator own real property in North Dakota which has delinquent property tax levied against it? Yes No

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

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

Use Only When Reapplying

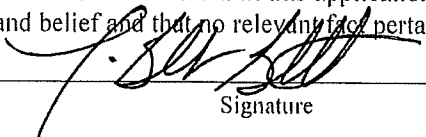
28. The project operator is reapplying for property tax incentives for the following reason(s):

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

Notice to Competitors of Hearing

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

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

 Executive Director 07/30/2019

Signature Title Date

PRIVACY ACT NOTIFICATION

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

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

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

- | | |
|--|--|
| <input type="checkbox"/> Property Tax Exemption | <input type="checkbox"/> Payments in lieu of taxes |
| ____ Number of years | ____ Beginning year ____ Ending year |
| ____ Percent of exemption | ____ Amount of annual payments (Attach schedule if payments will vary) |

Auditor

07.30.19

HACC Phase II - Payment In Lieu of Property Tax Payment Schedule

Cal Year	Year	PILOT	Land Tax est.	Total est. pmt
2022	1	\$ 7,600	\$ 6,780	\$ 14,380
2023	2	\$ 7,752	\$ 6,916	\$ 14,668
2024	3	\$ 7,907	\$ 7,054	\$ 14,961
2025	4	\$ 8,065	\$ 7,195	\$ 15,260
2026	5	\$ 8,226	\$ 7,339	\$ 15,566
2027	6	\$ 8,391	\$ 7,486	\$ 15,877
2028	7	\$ 8,559	\$ 7,636	\$ 16,194
2029	8	\$ 8,730	\$ 7,788	\$ 16,518
2030	9	\$ 8,905	\$ 7,944	\$ 16,849
2031	10	\$ 9,083	\$ 8,103	\$ 17,186
2032	11	\$ 9,264	\$ 8,265	\$ 17,529
2033	12	\$ 9,450	\$ 8,430	\$ 17,880
2034	13	\$ 9,639	\$ 8,599	\$ 18,238
2035	14	\$ 9,831	\$ 8,771	\$ 18,602
2036	15	\$ 10,028	\$ 8,946	\$ 18,974
Totals:		\$ 131,430	\$ 117,253	\$ 248,683

Assumptions:

- 1) First full year of operations for = 2022
- 2) PILOT pmt starts with a base of \$200 per unit and increases by 2% per year
- 3) Estimated Land taxes increases by 2% per year

Demolition/Disposition/Redevelopment Project Information:

- * HACC currently owns 24-units of Public Housing located at 201 9th Ave. W., West Fargo (Project).
Note - this was the 1st Public Housing Project developed in the State of ND
(see pages 2 and 3 of this narrative for Project Photos)
- * The Project has run the course of it's useful life where reinvestment in needed capital improvements does not make sense
- * HACC, in partnership with Beyond Shelter, Inc., would like to redevelop the Project by demolishing the existing buildings and replacing them with new affordable housing (approximately 38-units)
(see pages 4 through 11 of this narrative for preliminary Project plans)
- * Currently the HACC pays a voluntary PILOT payment for the Projects land & improvements (\$5,794 for CY 2018) **Note** - if the PILOT payment application is approved, the Project would pay an estimated Land plus PILOT payment of \$14,380 in year 1 of the PILOT
- * To assemble the financing for 38 new affordable housing units, the HACC needs to transfer the voluntary PILOT to a new entity (Project Owner) for 15-years, thus the HACC is applying for a 15-year PILOT that needs to be approved by the City of West Fargo Economic Development Advisory Committee, the City of West Fargo, the West Fargo Public School District, and the Cass County Commission
- * After 15-years the HACC will exercise a Right of First Refusal and own 100% of the new affordable housing project and the PILOT status will go back to being voluntary. The HACC would then resume annual PILOT payments
- * The PILOT is a critical piece for the Project to compete for Project financing, it allows for the financial feasibility of the Project's operations, and it allows the Project to help pay for essential/emergency services that are provided to the community
- * FYI - per the HACC 06.30.19 Resident Characteristics Report, 69% of the Public Housing households served by the HACC earn 30% of Area Median Income (AMI) or below and another 22% earn 50% AMI or below for a total of 91% earning 50% AMI or below. Too public housing average household income = \$12,750 = extremely low-income households
- * HACC is respectfully requesting that the City of West Fargo Economic Development Advisory Committee, the City of West Fargo, the West Fargo Public School District, and the Cass County Commission all support the Project's PILOT application request

Thank you for your time and consideration!

Google Maps 201 9th Ave W



Image capture: Sep 2013 © 2019 Google

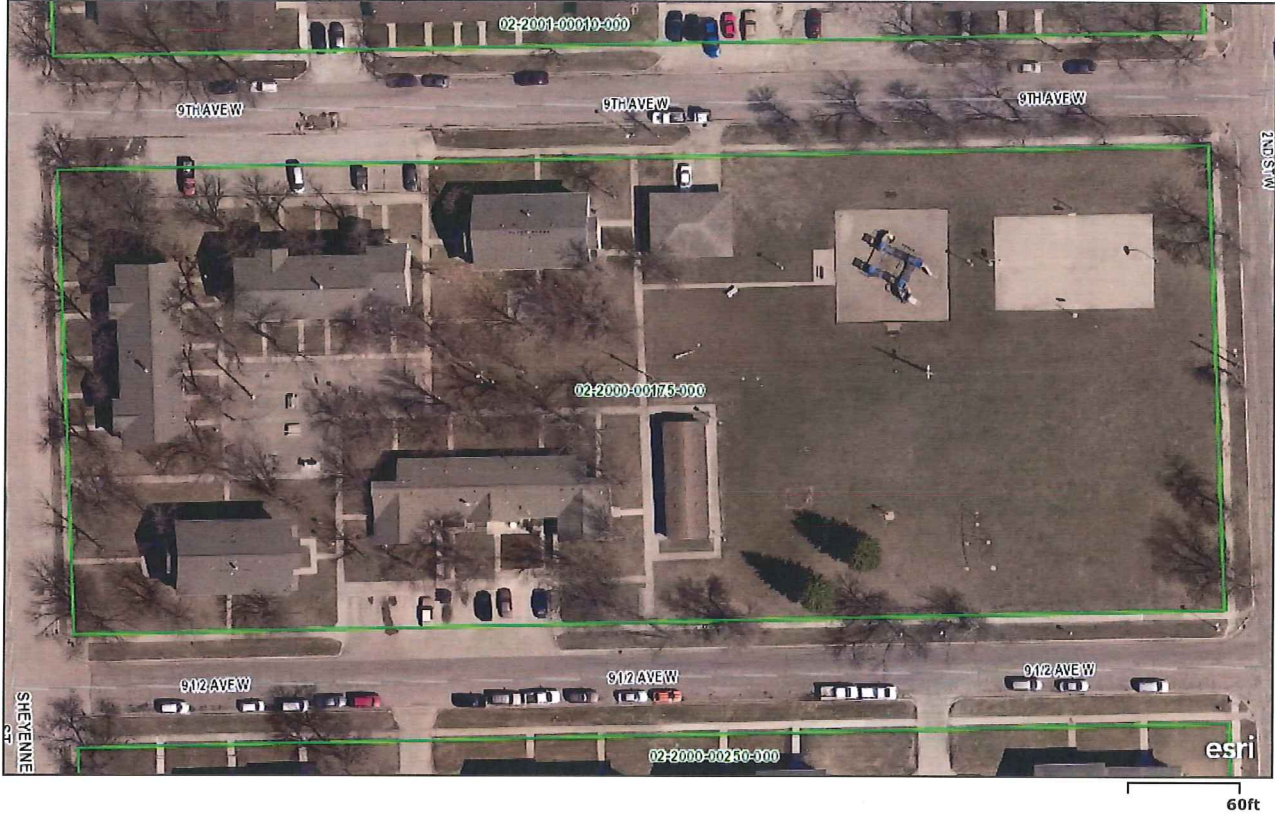
West Fargo, North Dakota

Google

Street View - Sep 2013



Public



West Fargo GIS | West Fargo, Merrick & Company | Cass County GIS | West Fargo GIS, Eagle View



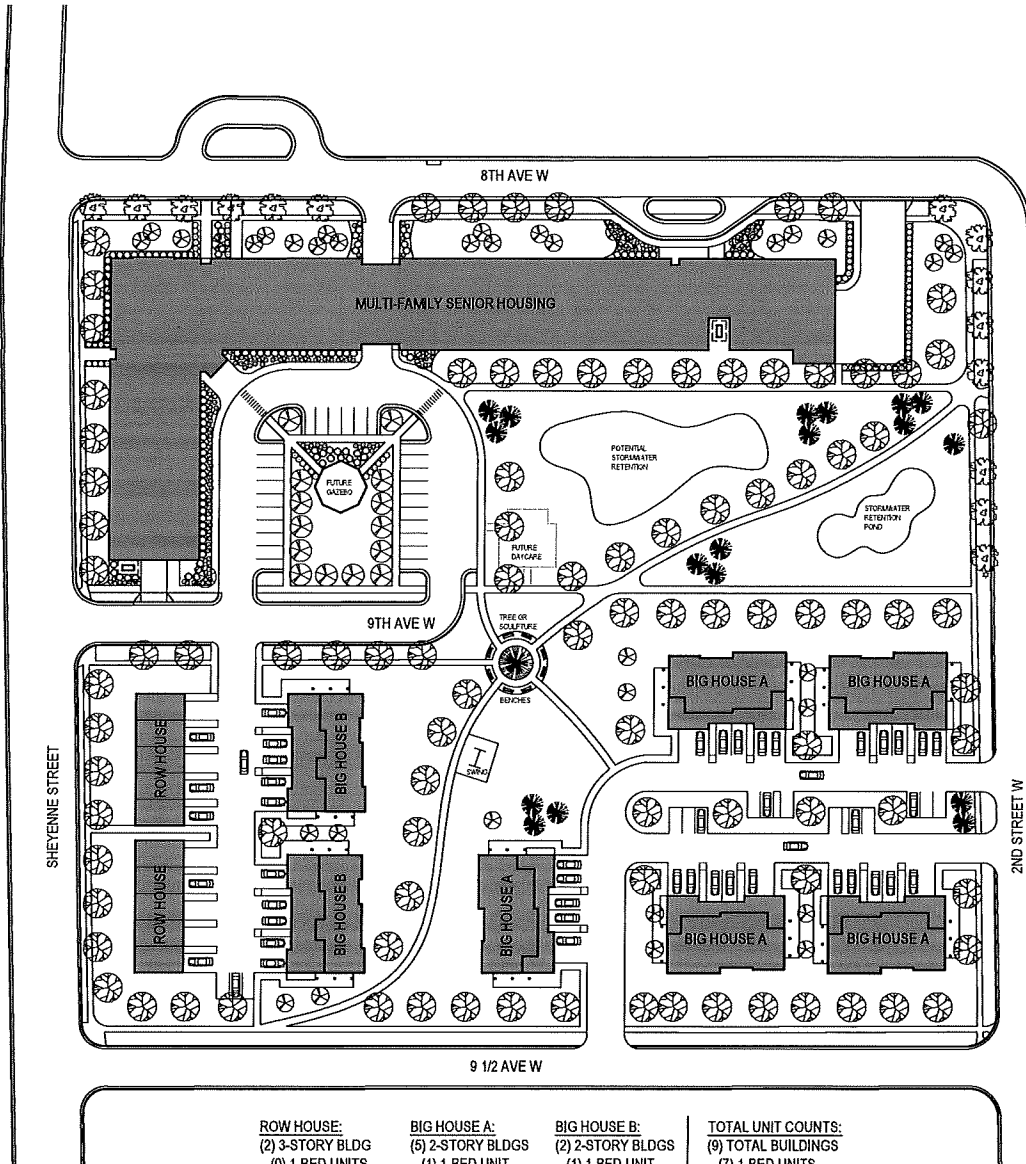
FOSS
ARCHITECTURE
+ INTERIORS







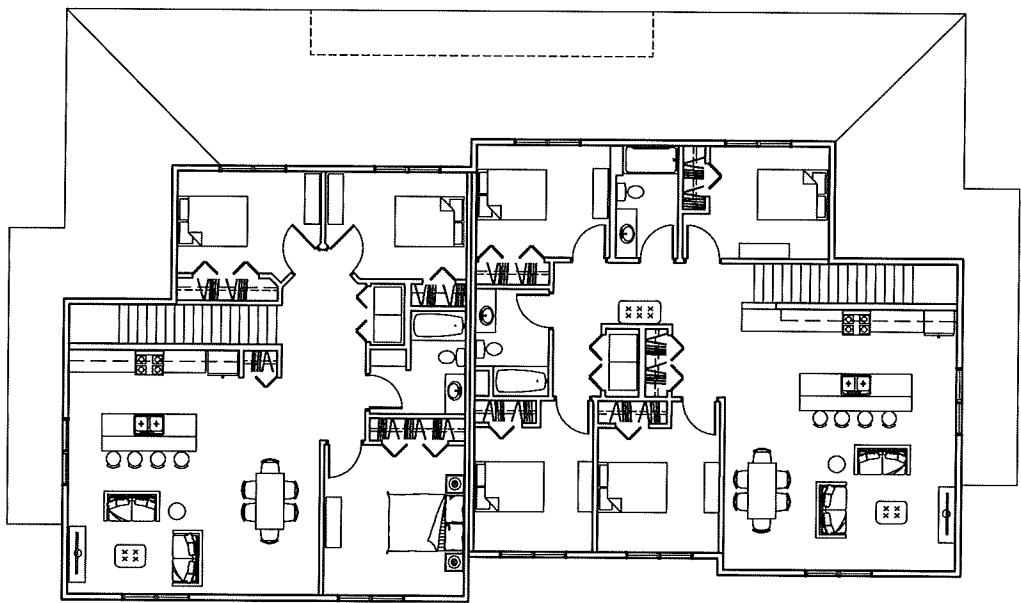
CONCEPTUAL SITE PLAN



<u>ROW HOUSE:</u>	<u>BIG HOUSE A:</u>	<u>BIG HOUSE B:</u>	<u>TOTAL UNIT COUNTS:</u>
(2) 3-STORY BLDG	(5) 2-STORY BLDGS	(2) 2-STORY BLDGS	(9) TOTAL BUILDINGS
(0) 1-BED UNITS	(1) 1-BED UNIT	(1) 1-BED UNIT	(7) 1-BED UNITS
(5) 2-BED UNITS	(1) 2-BED UNIT	(2) 2-BED UNIT	(19) 2-BED UNITS
(0) 3-BED UNITS	(1) 3-BED UNIT	(1) 3-BED UNIT	(7) 3-BED UNITS
(0) 4-BED UNITS	(1) 4-BED UNIT	(0) 4-BED UNIT	(5) 4-BED UNITS
			38 UNITS

BEYOND SHELTER & HOUSING AUTHORITY OF CASS COUNTY WEST FARGO REDEVELOPMENT PHASE III

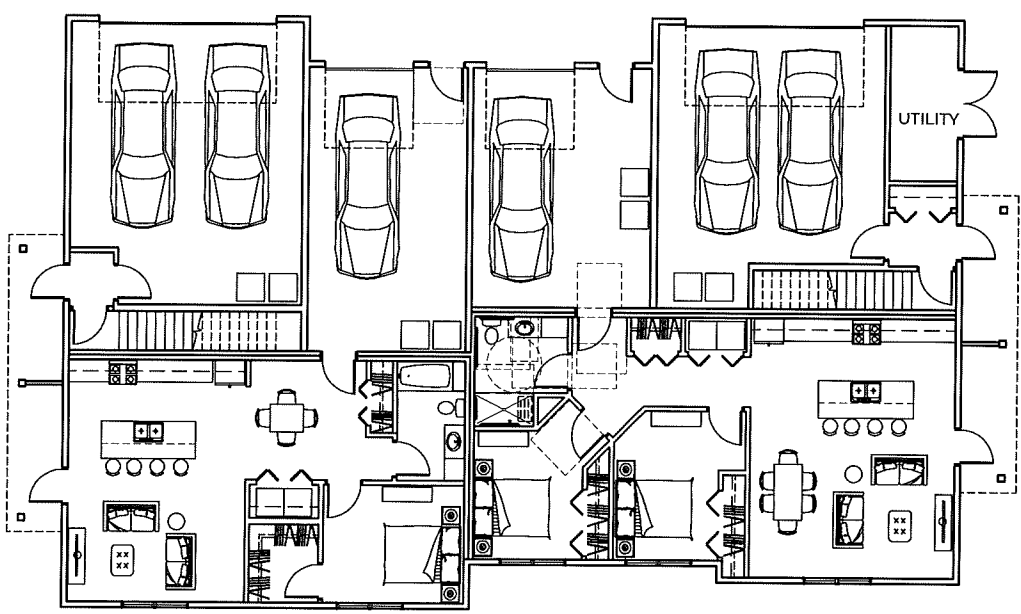
4-PLEX BIG HOUSE A



3-BED
1,232sf

SECOND FLOOR
2,890sf

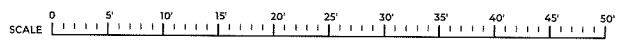
4-BED
1489sf



1-BED
830sf

GROUND FLOOR
4,025sf

TYPE A ACCESSIBLE
2-BED
1,032sf

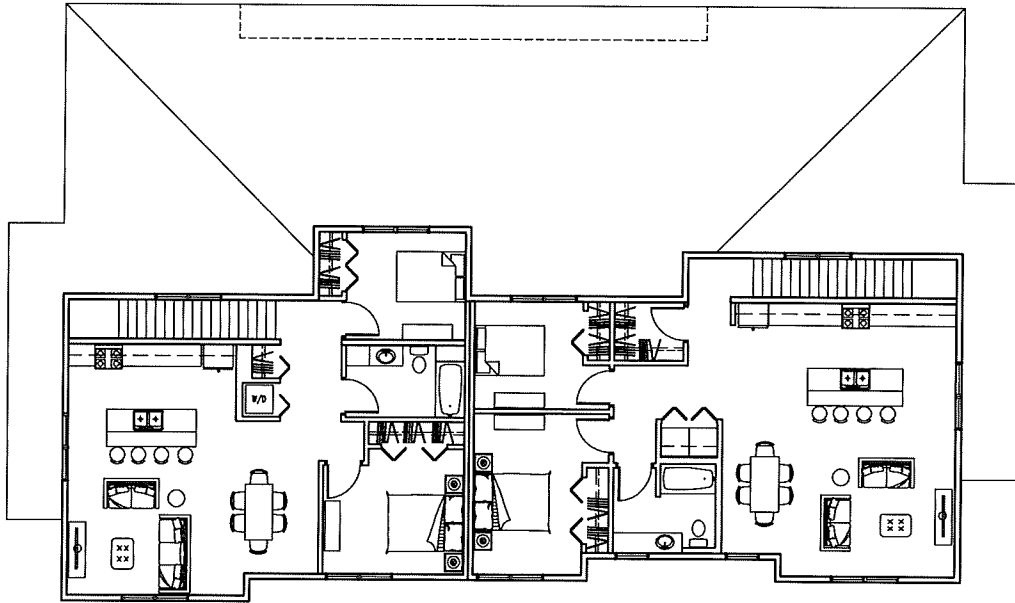


BEYOND SHELTER & HOUSING AUTHORITY OF CASS COUNTY WEST FARGO REDEVELOPMENT PHASE III

JUNE 19, 2019
Page 9

4-PLEX BIG HOUSE B

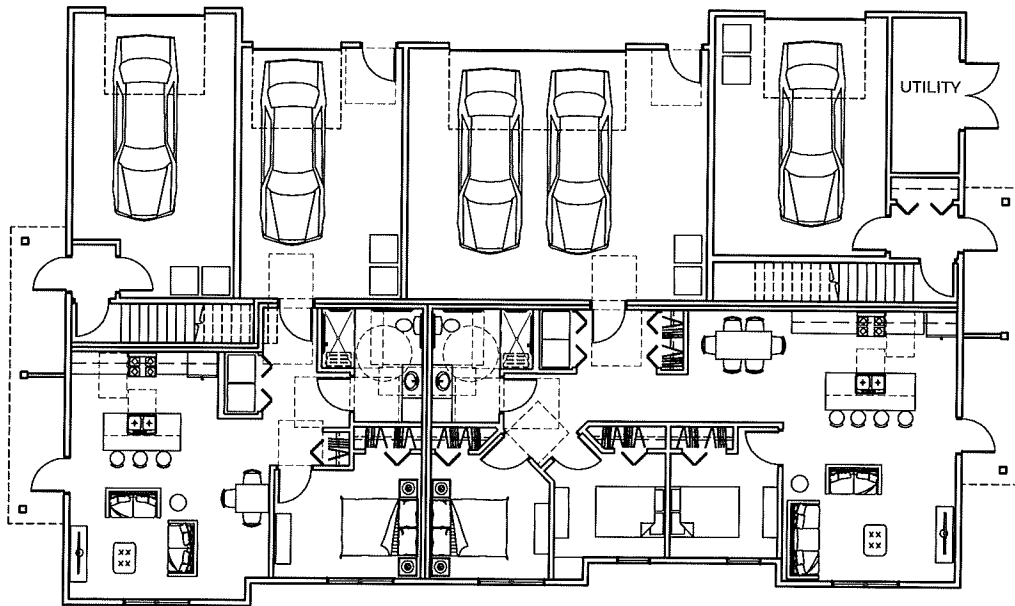
FOSS
ARCHITECTURE
+INTERIORS



2-BED
982sf

SECOND FLOOR
2,253sf

2-BED
1,120sf



TYPE A ACCESSIBLE
1-BED
800sf

GROUND FLOOR
4,045sf

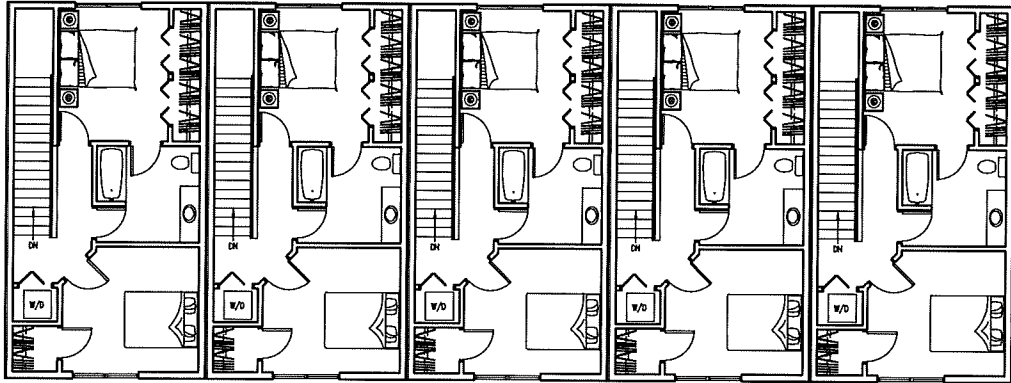
TYPE A ACCESSIBLE
3-BED
1,196sf

SCALE 0 5' 10' 15' 20' 25' 30' 35' 40' 45' 50'

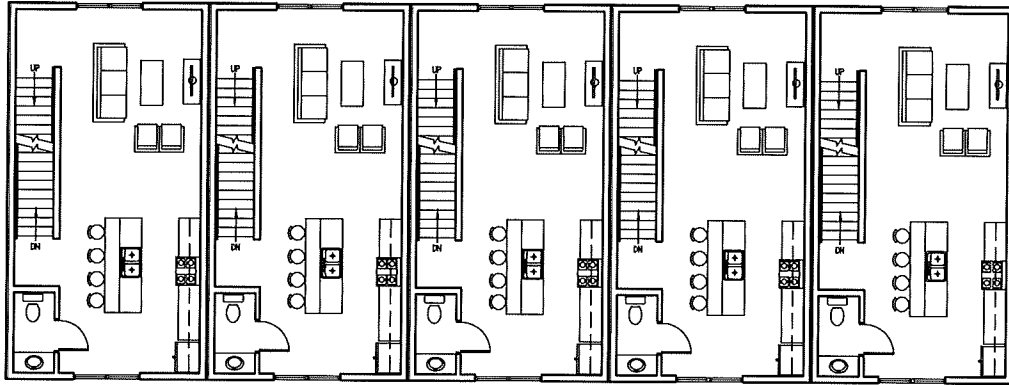
BEYOND SHELTER & HOUSING AUTHORITY OF CASS COUNTY WEST FARGO REDEVELOPMENT PHASE III

JUNE 19, 2019
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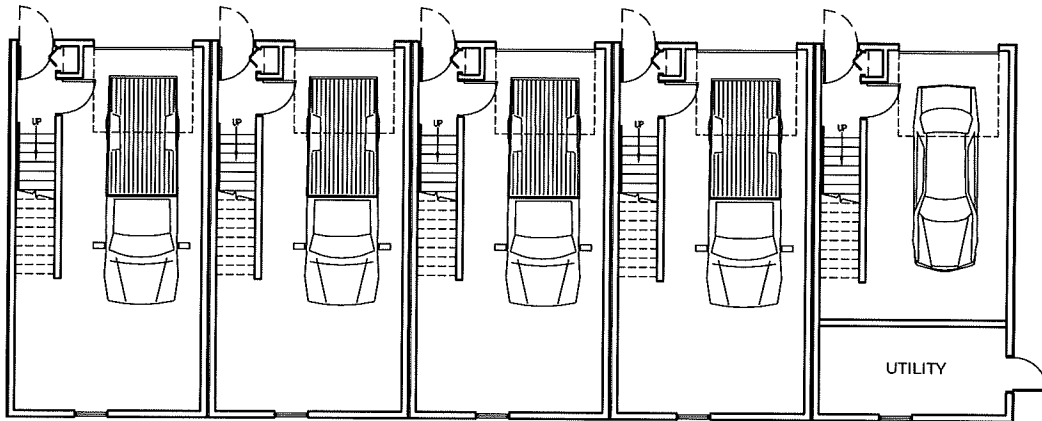
5-PLEX ROW HOUSE



THIRD FLOOR
3,066sf
2-BED
613sf per floor



SECOND FLOOR
3,066sf



GROUND FLOOR
3,066sf



**BEYOND SHELTER &
HOUSING AUTHORITY OF CASS COUNTY
WEST FARGO REDEVELOPMENT PHASE III**



August 26, 2019

Callie Roth
Economic Development Specialist
City of West Fargo
800 4th Ave E
West Fargo ND 58078

Ms. Roth:

The West Fargo School Board has reviewed the Property Tax Incentive Project for the Housing Authority of Cass County project located at 201 9th Ave W in West Fargo as referenced in your August 8, 2019 letter.

The project as proposed includes the creation of a Payment in Lieu of Tax program for a period of 15 years, based on an annual tax amount of \$200 per unit with a 2% per year annual inflationary adjustment.

The School Board was able to review this project at their meeting on August 26, 2019. The School Board adopted a motion to support the project based on the administration's recommendation. That recommendation is attached to this letter.

If there are any changes to this project that do not conform to the information that was originally provided to the school district or presented to our School Board, please contact me.

Please contact me at 701-356-2002 if you have questions or concerns.

Sincerely,

Mark P. Lemer
Business Manager

BOARD OF EDUCATION MEMO #19-20-16

DATE: 08/26/2019

TO: Members of the West Fargo School Board

FROM: Beth Slette and Mark Lemer

RE: Request for Tax Incentives from the Housing Authority of Cass County

FOCUS: Approve a request from the City of West Fargo to support the redevelopment of existing affordable housing through a property tax incentive

The City of West Fargo has received a request from the Housing Authority of Cass County (HACC) to consider a property tax incentive for the redevelopment of existing affordable housing located between 9th Ave W and 9½ Ave W along Sheyenne Street in West Fargo. These current facilities have reached the end of their useful life and are in need of substantial improvement. The proposal is to demolish the existing 24 units and replace them with 38 new units.

To accomplish this redevelopment, the HACC will be partnering with Beyond Shelter. The partnership will allow the project to receive Low Income Housing Tax Credits (LIHTC) through the State of North Dakota that will provide the necessary investment for the project.

The HACC is a political subdivision that is not required to pay property taxes, but under their agreements with the US Department of Housing and Urban Development, they have been making an annual payment in lieu of property tax. In order to qualify for the LIHTC program, the project will need to change its tax status during the period of the LIHTC. This would require the project to pay property taxes for 15 years. Since these are income-restricted units, it is not financially feasible for the project to pay property taxes at the full amount. The HACC is requesting that a Payment in Lieu of Tax (PILOT) incentive be granted to set the amount of tax paid per unit at \$200, with an annual escalation of 2% for inflation.

The attached application includes a schedule on Page 6 that shows the proposed annual Payment in Lieu of Taxes that would be made over the life of the project.

Under the new requirements included in Senate Bill 2166 that was enacted by the 2017 Legislature, the school district and the county are given the option to elect to participate in property tax incentives that last more than 5 years. The school district

was notified of this project by the City of West Fargo on August 8, 2019. We have 30 days to provide a response regarding our willingness to support this request for a tax incentive. The West Fargo Economic Development Advisory Committee has reviewed this project and is recommending its approval.

Dan Madler from Beyond Shelter and Blake Strehlow from the HAAC will attend the School Board meeting to review some of the details of the project and to answer questions that might arise.

Administrative Recommendation: The administration recommends that the School Board support the requested property tax incentive for the redevelopment of the affordable housing project submitted to the City of West Fargo by the Housing Authority of Cass County.

Sample Motion: I move to support the requested property tax incentive for the redevelopment of the affordable housing project submitted by the Housing Authority of Cass County.

.....

Demolition/Disposition/Redevelopment Project Information:

- * HACC currently owns 24-units of Public Housing located at 201 9th Ave. W., West Fargo (Project).
Note - this was the 1st Public Housing Project developed in the State of ND
(see pages 2 and 3 of this narrative for Project Photos)
- * The Project has run the course of it's useful life where reinvestment in needed capital improvements does not make sense
- * HACC, in partnership with Beyond Shelter, Inc., would like to redevelop the Project by demolishing the existing buildings and replacing them with new affordable housing (approximately 38-units)
(see pages 4 through 11 of this narrative for preliminary Project plans)
- * Currently the HACC pays a voluntary PILOT payment for the Projects land & improvements (\$5,794 for CY 2018) **Note** - if the PILOT payment application is approved, the Project would pay an estimated Land plus PILOT payment of \$14,380 in year 1 of the PILOT
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Thank you for your time and consideration!

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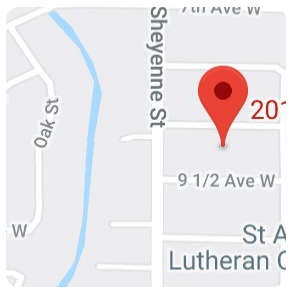


Image capture: Sep 2013 © 2019 Google

West Fargo, North Dakota

Google

Street View - Sep 2013



Public



West Fargo GIS | West Fargo, Merrick & Company | Cass County GIS | West Fargo GIS, Eagle View

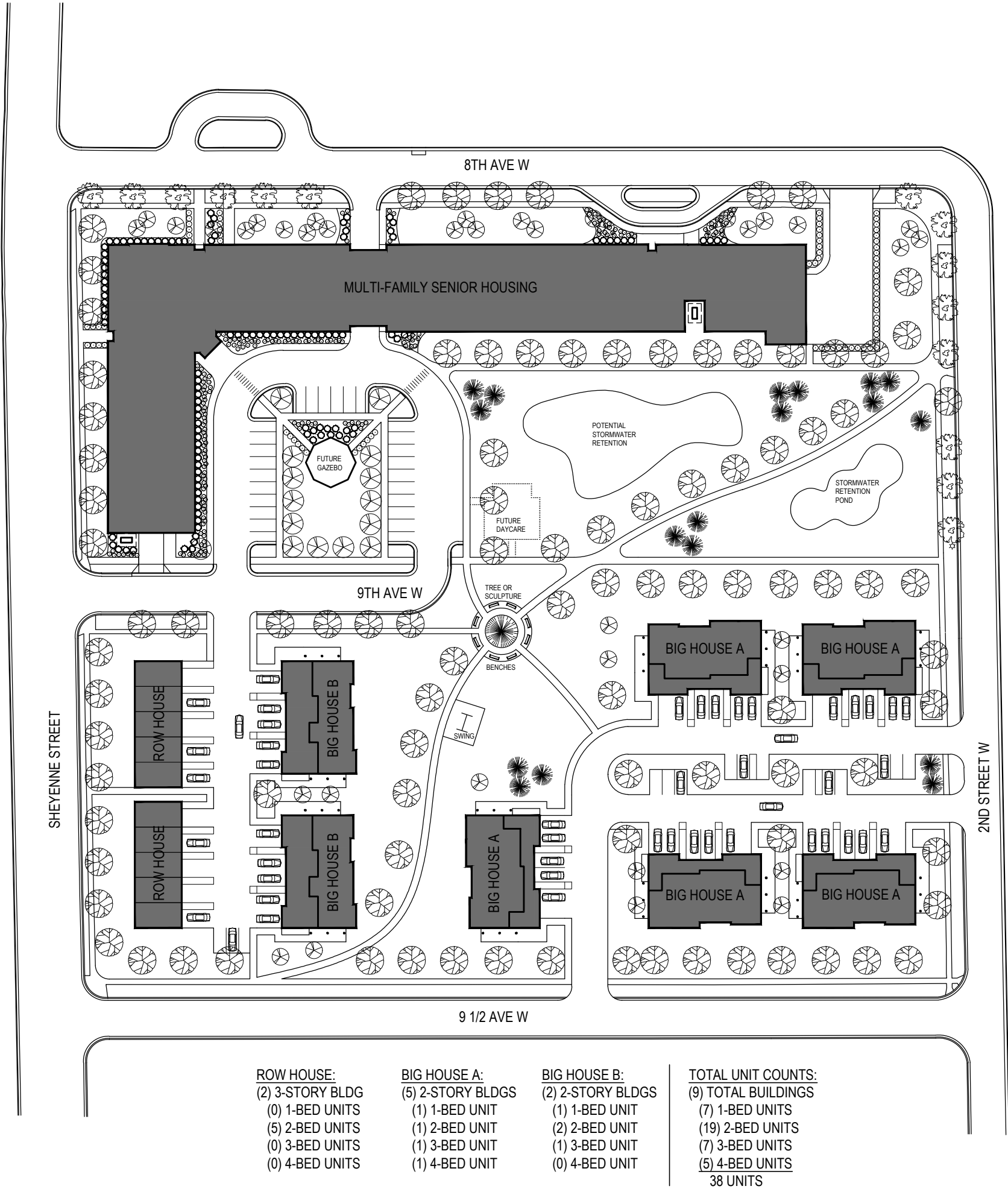








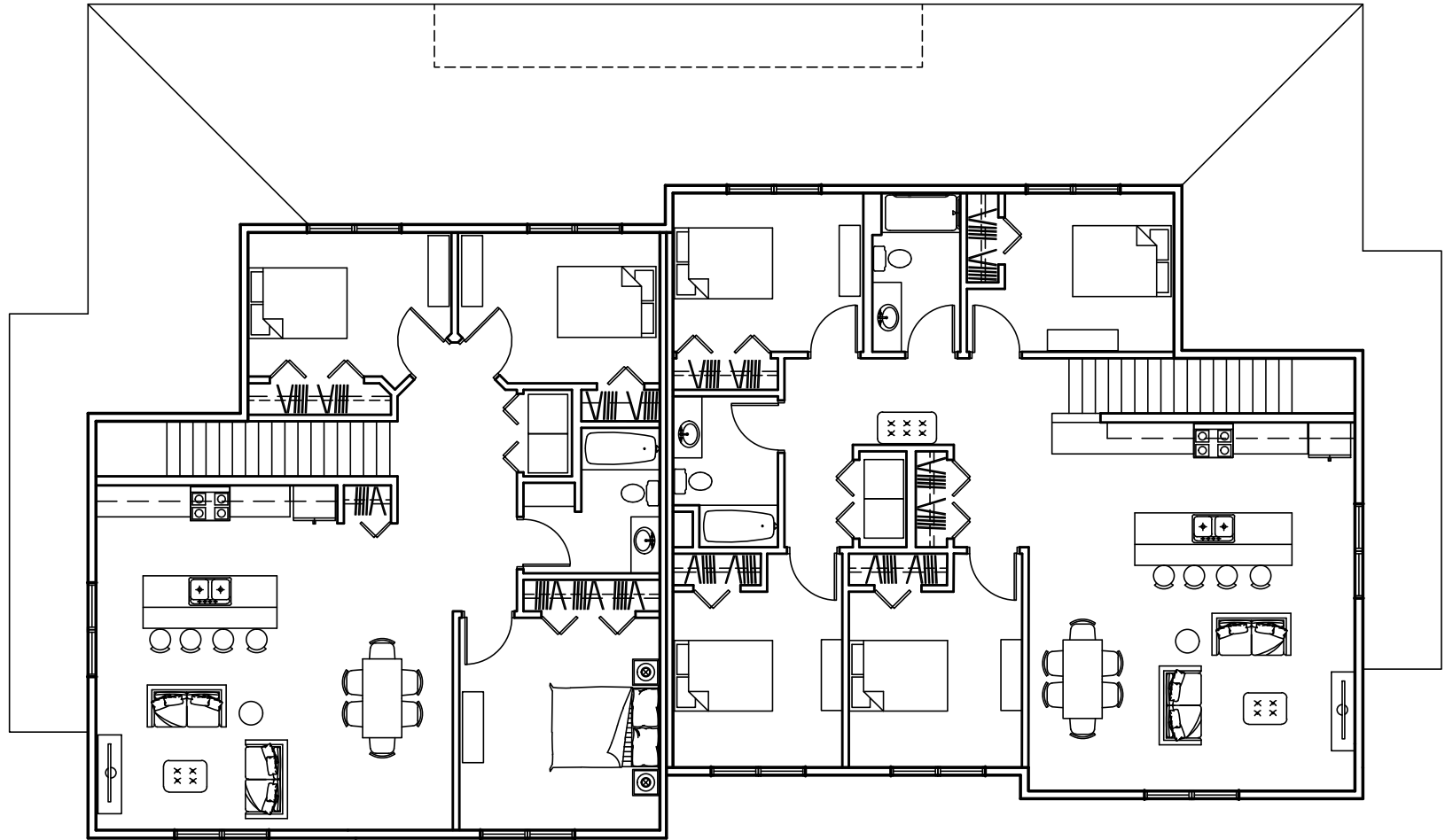
CONCEPTUAL SITE PLAN



BEYOND SHELTER & HOUSING AUTHORITY OF CASS COUNTY WEST FARGO REDEVELOPMENT PHASE III

JUNE 20, 2019

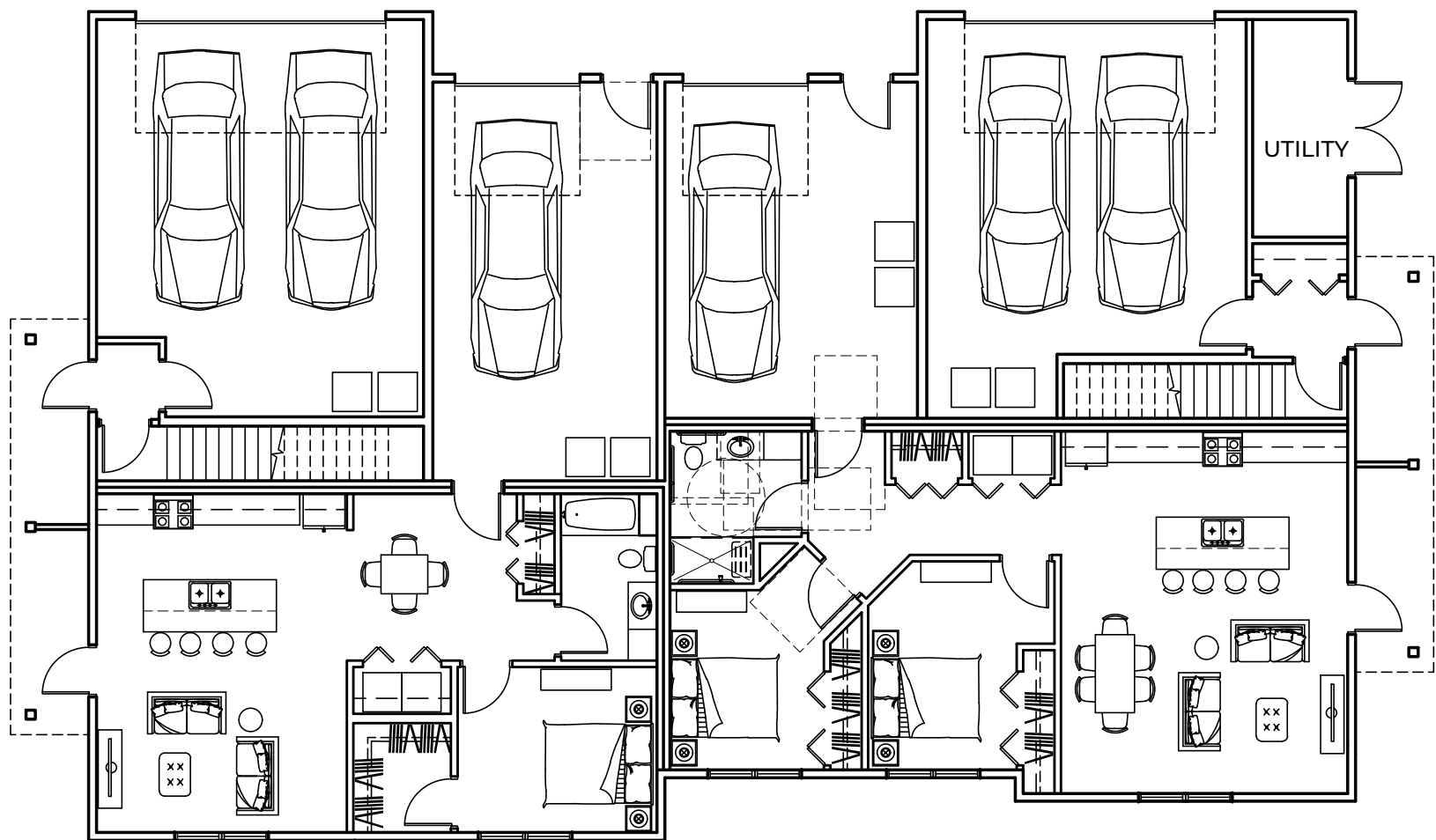
4-PLEX BIG HOUSE A



3-BED
1,232sf

SECOND FLOOR
2,890sf

4-BED
1489sf



1-BED
830sf

GROUND FLOOR
4,025sf

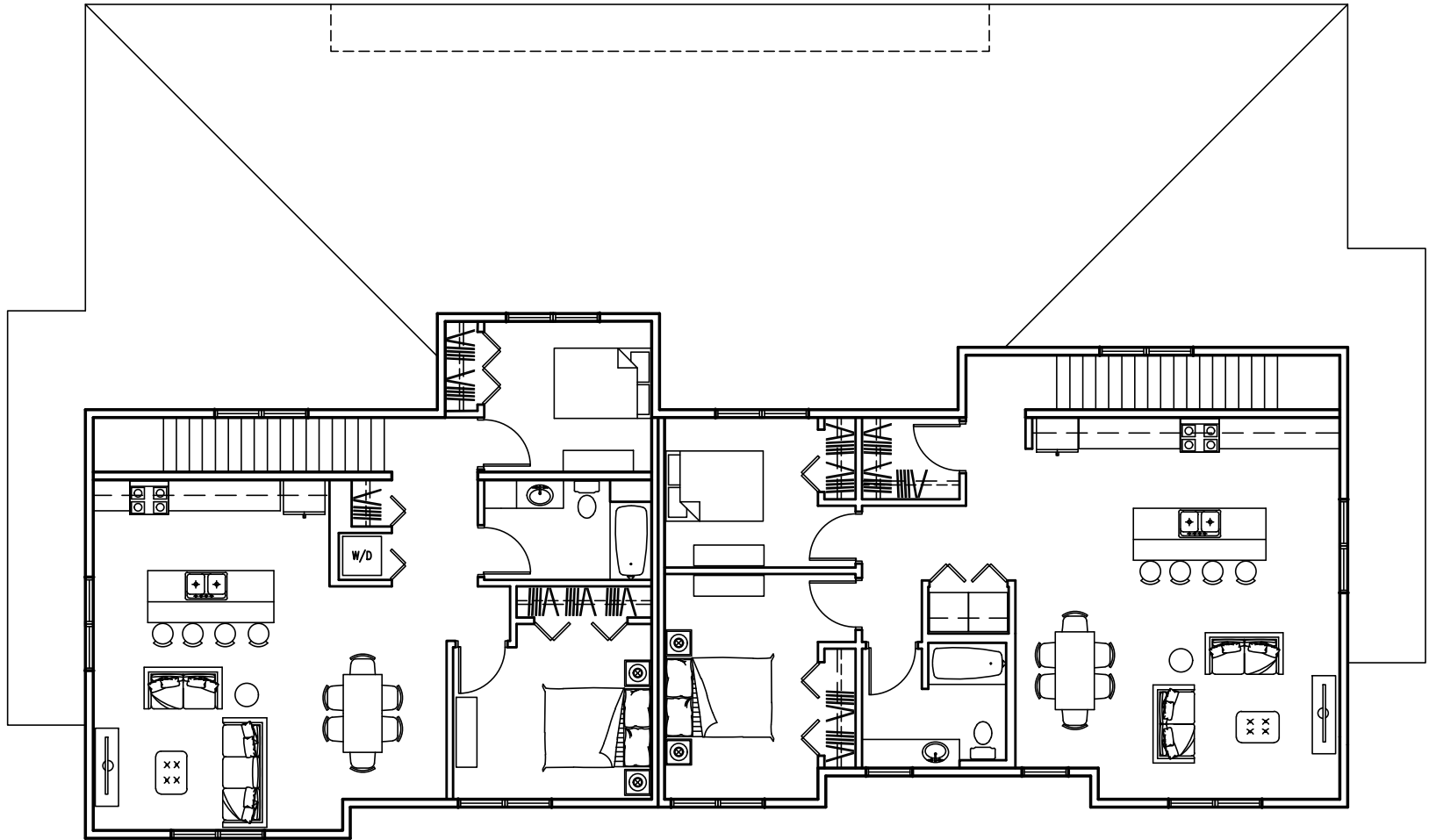
TYPE A ACCESSIBLE
2-BED
1,032sf



BEYOND SHELTER & HOUSING AUTHORITY OF CASS COUNTY WEST FARGO REDEVELOPMENT PHASE III

JUNE 19, 2019

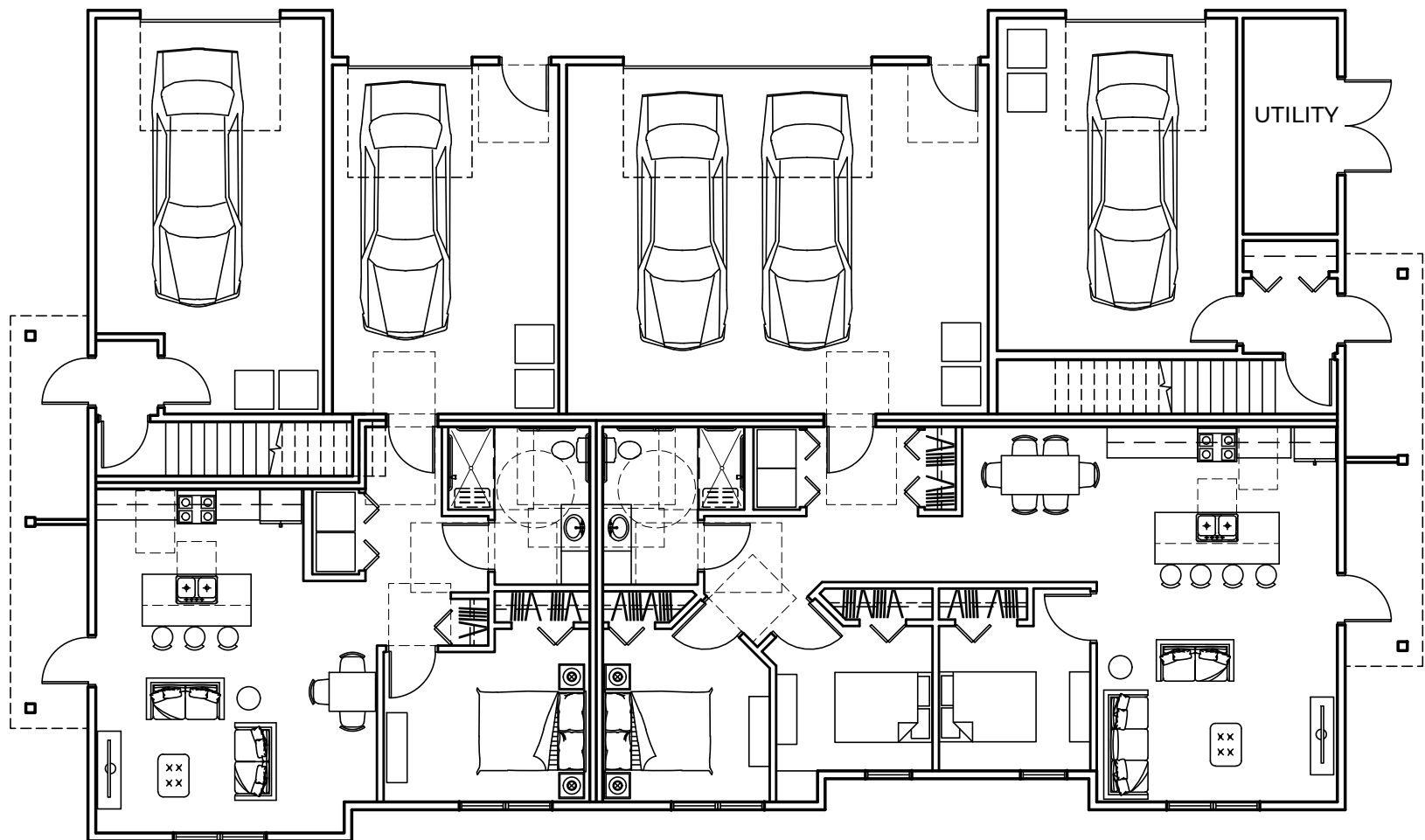
4-PLEX BIG HOUSE B



2-BED
982sf

SECOND FLOOR
2,253sf

2-BED
1,120sf



TYPE A ACCESSIBLE
1-BED
800sf

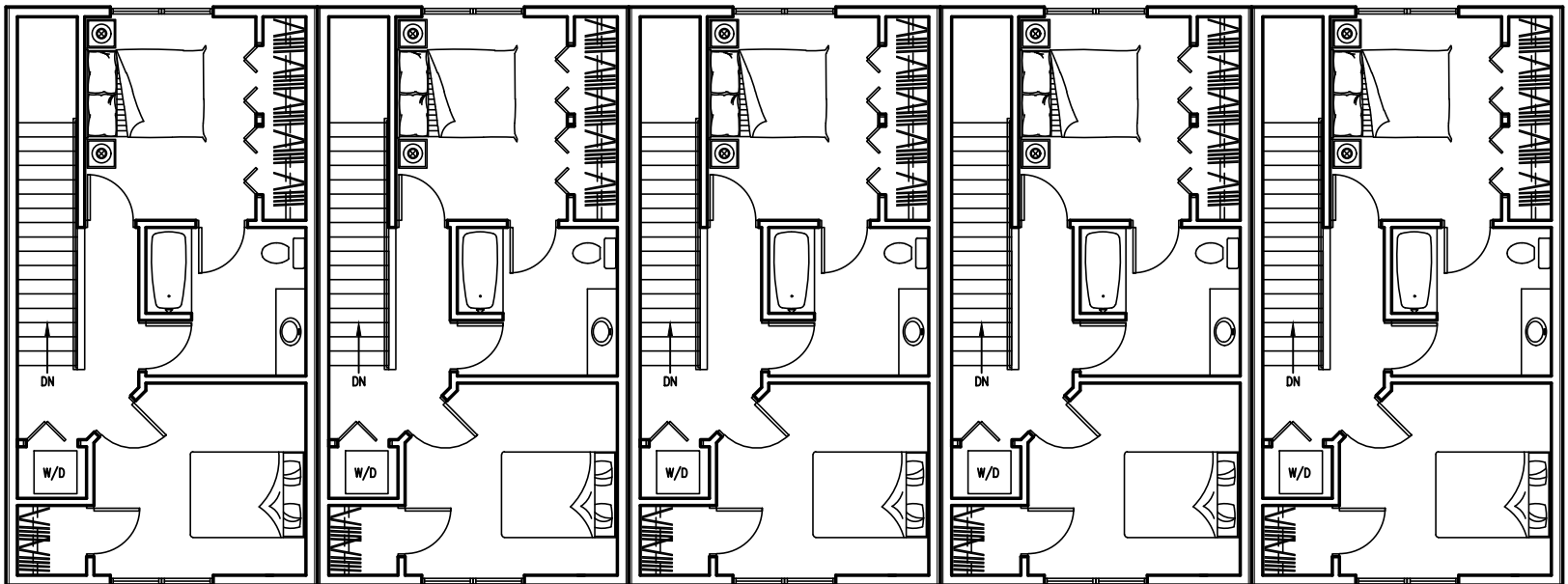
GROUND FLOOR
4,045sf

TYPE A ACCESSIBLE
3-BED
1,196sf



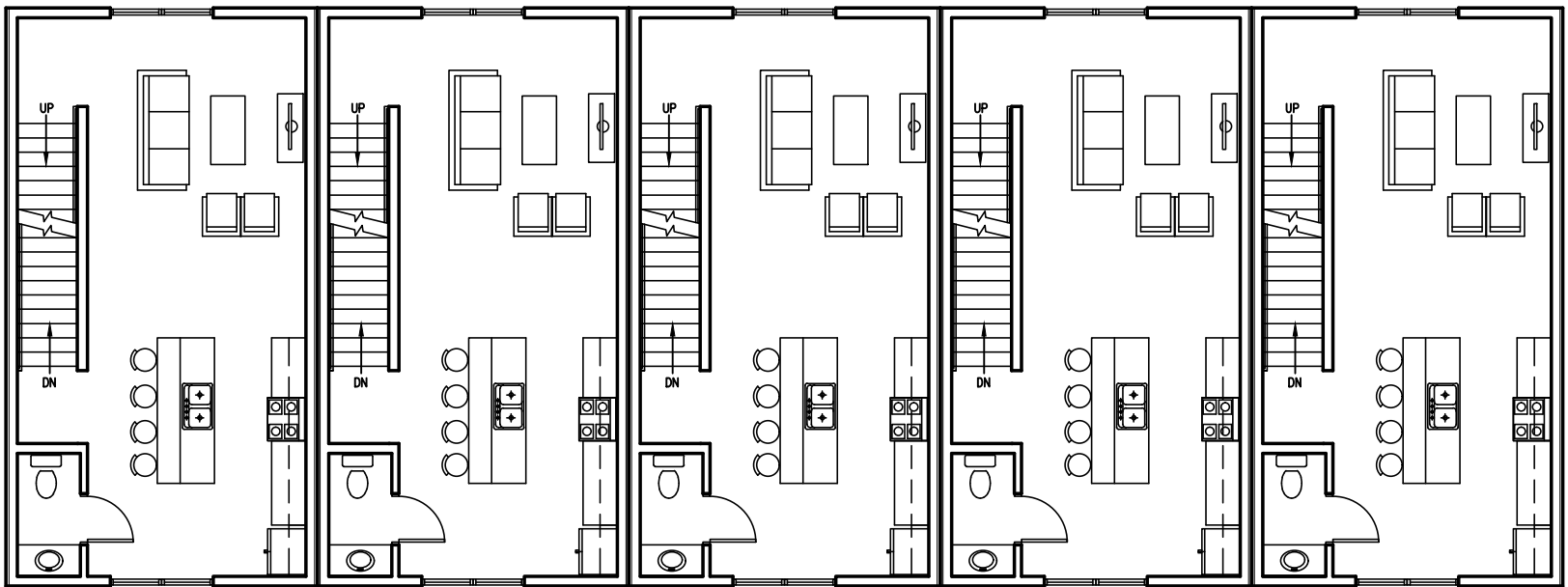
BEYOND SHELTER & HOUSING AUTHORITY OF CASS COUNTY WEST FARGO REDEVELOPMENT PHASE III

5-PLEX ROW HOUSE

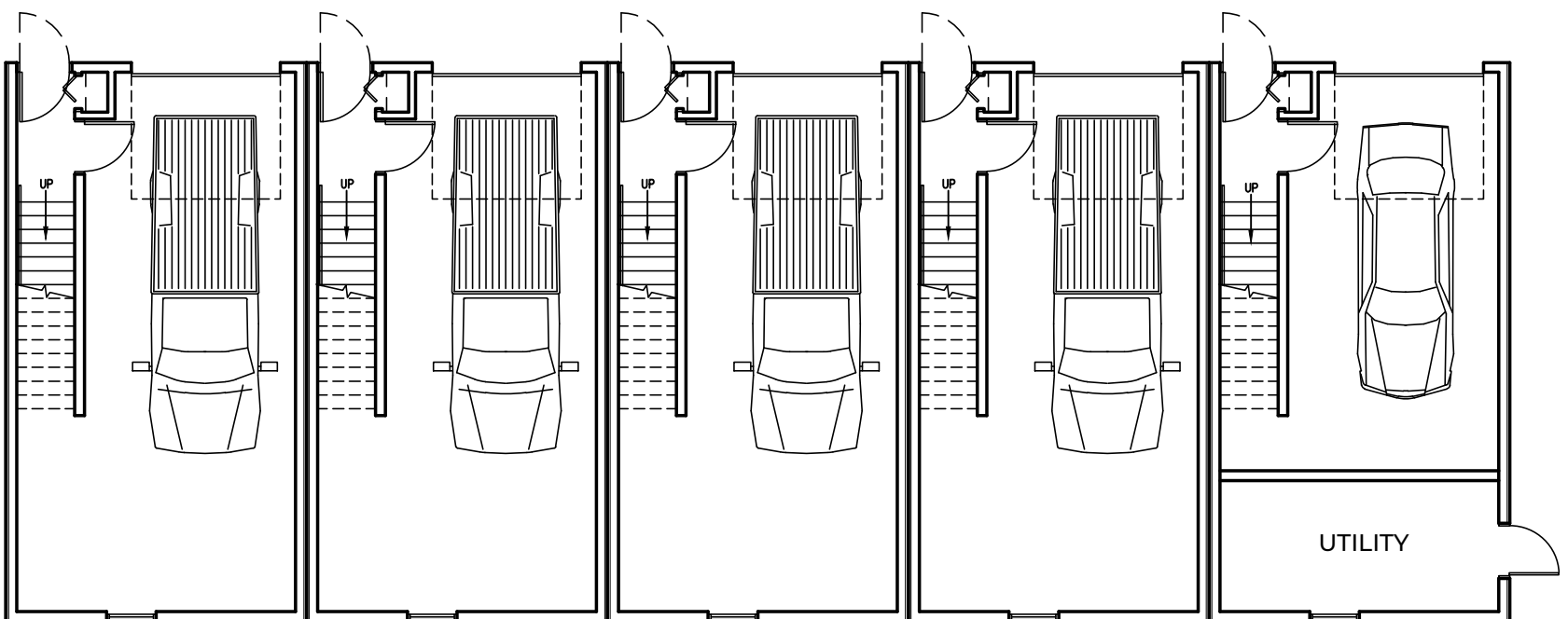


2-BED
613sf per floor

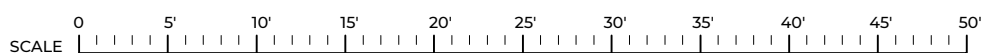
THIRD FLOOR
3,066sf



SECOND FLOOR
3,066sf



GROUND FLOOR
3,066sf



BEYOND SHELTER & HOUSING AUTHORITY OF CASS COUNTY WEST FARGO REDEVELOPMENT PHASE III

June 20, 2019
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