

MEMORANDUM

TO: Cass County Commission
FROM: Nicole Crutchfield, Planning Director *nc*
DATE: October 28, 2019
RE: Renaissance Zone Development Plan Update

The Renaissance Zone Authority (RZA) and Planning Department staff is completing the final stages of the Renaissance Zone (RZ) Development Plan update. The first Renaissance Zone Development Plan was approved in 1999 for a 15-year period, with updates required every 5 years. The plan update will provide the development framework of the Renaissance Zone for the next five years, through 2024.

The 2019 plan update intends to continue the vision to focus on renewal, investment and redevelopment, while aligning with the principles of the 2011 Go2030 Comprehensive plan and 2018 Downtown InFocus plan, while simplifying and removing redundancies. The main changes within the plan include the updated Boundary and updated Goals to align with Downtown InFocus and Go2030. On October 23, the Renaissance Zone Authority approved the plan.

Below is the anticipated timeline for completion of the plan:

- November 4 – Present plan to Cass County Commission, seeking letter of support
- November 15 – Present plan to School District Planning Committee, seeking letter of support
- November 18 – Action on Plan by City Commission
- December 2019 – MOU signed by City and state

The City of Fargo respectfully requests action be taken on the plan by the Cass County Commission on November 4. However, if the Commission has comments for incorporation into the final plan, please do not hesitate to bring that forward or provide those to our office.

Suggested Motion:

To approve the Fargo Renaissance Zone Development Plan update.

November 4, 2019

Dr. Tim Mahoney, Mayor
City of Fargo
225 4th Street North
Fargo, ND 58102

Mayor Mahoney,

The Cass County Commission appreciates the opportunity to review the updated Renaissance Zone (RZ) materials and is submitting this letter in support of the City's efforts to obtain a 5 year extension of the program.

From the Commission's perspective, over the last 20 years the Renaissance Zone program and the applicable incentives have been an important catalyst to downtown revitalization, economic development and investment in Fargo's historic downtown core. The tax incentives have been a critical element in attracting investment and the program has also been an integral part of marketing the downtown core to potential investors, developers, businesses, entrepreneurs and residents.

As noted in City data, since 1999 property values in the downtown core have increased substantially and the RZ program has been a key factor in helping to facilitate this tax base growth. It is apparent that the RZ program has been highly successful in Fargo and that it continues to produce a significant Return on Investment (ROI) for the community and the State of North Dakota.

The Commission acknowledges that the city is seeking a 5-year extension of the program and as part of this effort the City is required to update the RZ Development Plan in addition to securing a letter or resolution of support from other major taxing entities affected by the tax incentives. It is the opinion of the Cass County Commission that the Renaissance Zone has been an important and successful program in Fargo and therefore the County strongly supports the City of Fargo application for re-designation as a Renaissance Zone.

The Cass County Commission requests that this letter of support be submitted and filed with the City of Fargo application.

Respectfully,

Mary Scherling
Chairwoman, Cass County Commission

2019 FARGO RENAISSANCE ZONE DEVELOPMENT PLAN UPDATE

Cass County Commission

November 4, 2019

RENAISSANCE ZONE POLICIES – HOW IT WORKS...

- For Cities with a population greater than 5,000, the Renaissance Zone may expand above 34 blocks by one block for each additional 5,000 population, up to a maximum of **49** blocks
 - All blocks must have a continual boundary and be contiguous
 - If a block with commercial and residential property contains any government owned buildings, the city may have a half block
 - A city may have up to a three block area that is not contiguous with the rest of the Renaissance Zone
 - A city may request to delete a block if it is not progressing, the Department of Commerce's current position is that a deleted block may not be reinstated

RENAISSANCE ZONE POLICIES

- A city may not propose to be part of more than one Renaissance Zone
- Approved zone projects may only be for activities that occur after the designation by the Department of Commerce of a Renaissance Zone
 - Before a potentially eligible purchase, lease or rehabilitation of property occurs, the zone project must first be approved by the City and the Department of Commerce as a zone project

TYPES OF PROJECTS

- Rehabilitation Projects
 - Includes residential, commercial or mixed-use
- New Construction Projects
 - Includes residential, commercial or mixed-use
- Residential Projects
 - Includes single family homes or condominiums
- Lease
 - Commercial lease space

RENAISSANCE ZONE PROCESS

- In order to qualify as a Renaissance Zone project, a proposal must meet the minimum investment criteria:
 - Commercial Rehabilitation Projects: an investment of no less than 50% of the full and true value of the building and the investment must total at least \$40.00 in capital improvements per square foot
 - Residential Rehabilitation Project: an investment of no less than 20% of the full and true value of the building and the investment must total at least \$25.00 in capital improvements per square foot
 - New Construction: investments must equal \$100.00 per square foot

RENAISSANCE ZONE PLAN UPDATE

- The Department of Commerce requires a request for a Renaissance Zone extension every five years after the initial 15 year Renaissance Zone Duration
- The City of Fargo created a Renaissance Zone district in 1999 and has requested one extension in 2014
- In order to be considered for an extension the State of North Dakota Department of Commerce requires:
 - Updated development plan, including updated inventory
 - Explanation of why extension is needed
 - Letters of support from the school district and county
 - Results of the public hearing
 - City council minutes documenting approval

SUMMARY OF 2019 RENAISSANCE ZONE PLAN UPDATE

- Plan kick-off and strategy – July
- KLJ on board – September
- Public Open House – September
- Renaissance Zone Authority Workshop – September
- Draft Plan – October
- Review by RZA, Cass County, School District, City Commission – October-November

OUTREACH EFFORTS FOR 2019 PLAN UPDATE

- Boundary wide mailing to property owners
- Public Open House
- Renaissance Zone Authority Workshop
- One-on-one interviews with recent applicants

RZA WORKSHOP – WHAT WE HEARD

- Affirmation of current vision
- Inclusion of recent case studies exemplary of the range of investment for Zone projects
- Tie goals to Downtown InFocus and provide greater project flexibility
- General support of the proposed boundary update
- Additional 2020 Goals

PRIMARY CHANGES TO THE PLAN

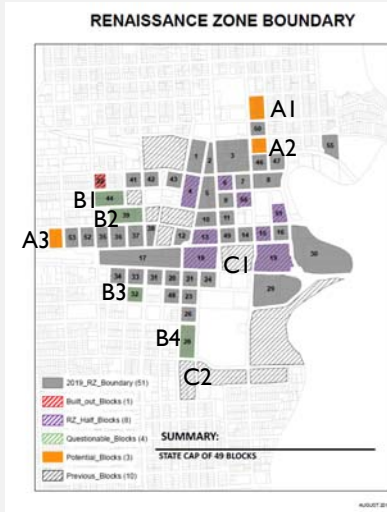
- Boundary Update
- Alignment with Go2030 Comprehensive Plan and Downtown InFocus Plan
- Updated Goals
- Reformatted Development Objectives
- Simplifying and removing redundancies

BOUNDARY UPDATE

- The Zone Boundary is largely staying the same, with the exception of the removal of Block 22 and addition of Block 57
- Half-blocks were re-evaluated
- 47 of 49 block allocated, with 2 reserved



RENAISSANCE ZONE BOUNDARY MAP – WORKSHOP DISCUSSION



- Strategy:
 - A) Scout blocks that would be new additions
 - *Not included now*
 - B) Scout blocks that would be removed
 - *Need these for contiguous requirement*
 - C) Scout blocks that would be returned back to the zone
 - *Add C1*

Block Math:

- 51 Blocks - 1 (Woodrow Wilson) = 50
- 50 - 4 (8 half blocks) = 46
- 46 + 1 (C1) = 47
- (2 blocks left in reserve)

RZ TAX BENEFITS

- Eighty-one projects (new construction + rehab) have facilitated significant investment and have contributed to an approximate two-and-a-half times increase in the assessed value of the properties in the downtown core.
- The assessed value in 1999 was approximately \$197,375,000
- Today's boundary's assessed value is approximately \$546,331,600

GO2030 COMPREHENSIVE PLAN AND DOWNTOWN INFOCUS PLAN

- A brief narrative of each plan's goals is included in the Update (see Vision and Goals section of the plan)
- The Goals were updated to align with the goals of the Downtown InFocus Plan
- Block Spreadsheet will include Downtown InFocus Future Land Use designation

UPDATED GOALS

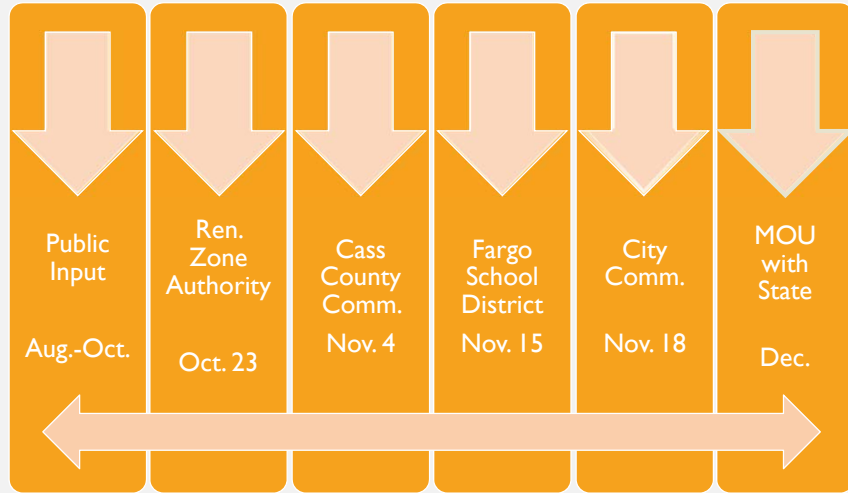
- The 7 goals of the Downtown InFocus Plan replace the previous 15 goals
- Assessment concludes all previous goals fit with the new goals

Downtown InFocus Goals	2015 RZ Development Plan Goals
Grow as a Neighborhood	1. Activity Generator 4. Neighborhood Center 7. Safe Streets - Safe Neighborhoods 8. High Quality Housing 9. Infill 14. 24 Hours a day - 7 Days per Week - 365 Days a Year
Prosper as a Business Center	1. Activity Generator 3. Ground Floor Uses 6. Transportation 9. Infill
Thrive as a Destination	1. Activity Generator 2. Walkable Districts 5. Urban Design 12. The Place to Be 13. A Place Like No Other 14. 24 Hours a day - 7 Days per Week - 365 Days a Year
Be a model for Inclusive Growth and Development	
Complete our Streets	2. Walkable Districts 4. Neighborhood Center 6. Transportation 11. Downtown Entryways
Park Smart	2. Walkable Districts 6. Transportation 5. Urban Design
Play with Purpose	8. High Quality Housing 10. Housing Amenities 11. Downtown Entryways 15. Connections and Coordination

DEVELOPMENT OBJECTIVES

- Reformatted for simplification into two sections, with the sub-categories largely remaining the same:
 - Economic Development
 - High Priority Land Uses
 - Targeted Areas
 - Investment
 - Urban Design
 - Street Activation
 - Historic Preservation

ANTICIPATED TIMELINE FOR PLAN COMPLETION



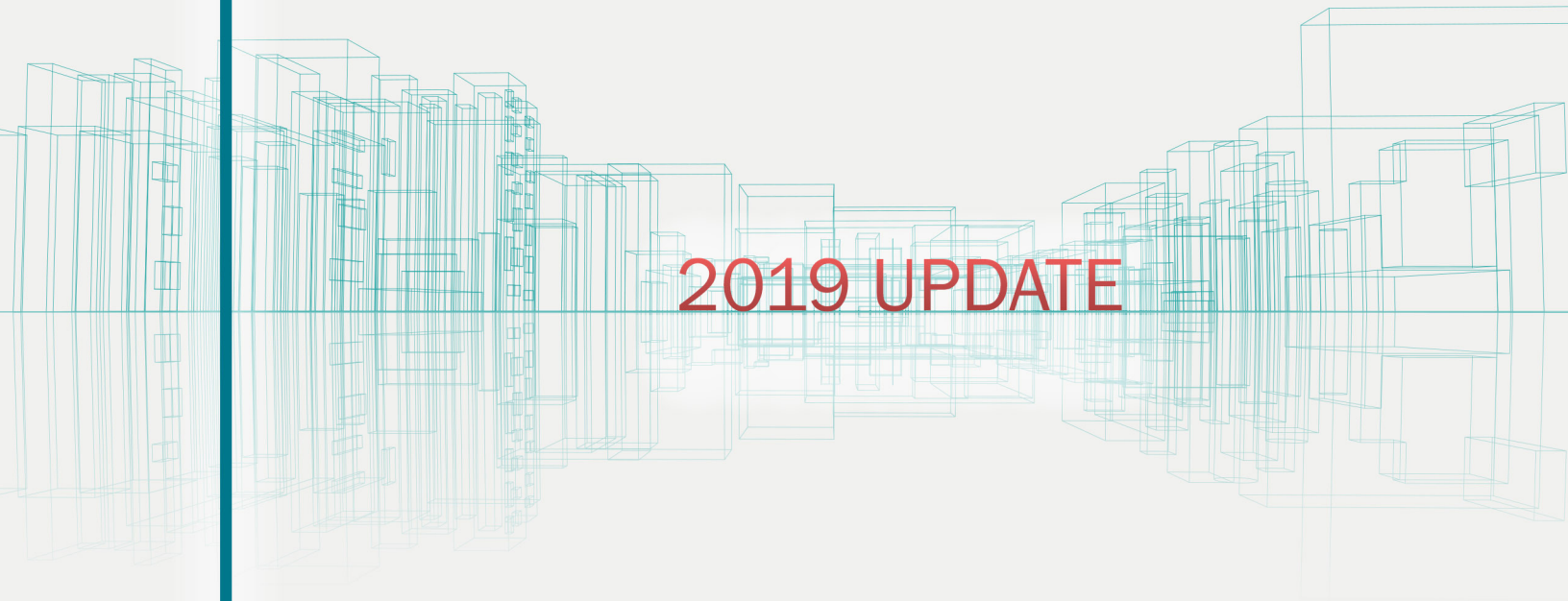
Suggested Motion:

- To approve the Fargo Renaissance Zone Development Plan



Fargo Renaissance Zone Development Plan

2019 UPDATE



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Showcase Projects

ROBERTS COMMONS, DILLARD AND KESLER BUILDING: (625 2nd Ave N, 217 Roberts St N and 624 2nd Ave N): The newly finished Robert Commons sits upon the site of the Columbia Hotel that was built in 1888. The Columbia Hotel was a 4-story brick structure featuring 100 electric lighted rooms. The Fargo fire of 1893 burned down the building and after the fire it was replaced by the Fargo Carnegie Library which was constructed in 1903. The Kesler Building sits upon the location of a three-story structure built in 1892, the building first was utilized by the Masonic Temple and the Order of Elks before being converted into apartments with retail space on the ground floor. The Kesler Building, Carnegie Library and various buildings around it were razed in the 1970s to build surface parking lots. In 2015, following a request for proposals that was issued by the City, a project consisting of two (2) mixed-use buildings and a parking garage was selected for construction on these properties. The initial phase involved the construction of a city owned structured parking facility with upwards of 450 spaces. The second phase included the construction of 74 residential units with 9 ground level retail spaces wrapped around the parking garage. The final phase was completion of the Kesler building which included retail square footage and 84 residential apartments. The assessed value of the parking lots prior to this project was approximately \$700,000 and the total investment for the new construction is documented at \$23 million.



LORETTA BUILDING (210 Broadway St N): The Loretta building was constructed in two phases with the south portion of the building constructed in 1909 and the remaining portion being completed in 1912. The building was originally constructed as a three-story commercial building and over the years has accommodated several businesses that included a furniture store, cattle company and more recently a mixture of restaurants and boutique retail. The building was renovated in 2008 and this project added a fourth floor to the building. This RZ project included both rehabilitation and new construction and encompassed a total of 36,334 square feet. The investment included mechanical and electrical infrastructure, façade renovation, windows, roofing and altogether the project was estimated at \$2,672,995. At the time of the RZ project, the building value was approximately \$600,00. In 2018, the assessed building value was approximately \$4.3 million.



RUBY RULES (321 4th St N): This building was constructed in 1961 as part of the North Dakota Urban Renewal 1 Subdivision. The building is a one-story commercial office building that occupies 5,781 square feet. In 2018 this building was renovated to accommodate a dental office and a yoga studio. The property was valued at \$485,000 in 2018 and approximately \$670,000 was invested in the renovation. This project is representative of one of the several smaller-scale RZ projects that over the 20-year history of the RZ program in Fargo have contributed to the overall improvement of the downtown core.



Introduction

Renaissance Zone Authority Members

Deb Mathern, Chair

Dr. Dean Bresciani

Bruce Furness

Cari Luchau

Steve Swiontek

Tony Grindberg, City of Fargo Commissioner

Dave Piepkorn, City of Fargo Commissioner and Deputy Mayor

Chad Peterson, Cass County Commissioner

Renaissance Zone Development Plan Overview

As specifically set forth in N.D.C.C. 40-63-01(2)(a-e)) Renaissance Zone “Development Plans” are intended to establish the following:

1. A map depicting the geographic boundary of the RZ;
2. Block by block analysis of structures and target areas;
3. An outline of applicable goals and objectives;
4. A description of the types of projects desired for each target area;
5. To establish promotion and management strategies to maximize investment.

The subsequent sections of the Plan are intended to address the minimum RZ Plan requirements as set forth above.

Downtown Fargo and Renaissance Zone Summary

In 1999 the Renaissance Zone Program was approved by the North Dakota Legislature and signed by the Governor. This program established the framework for certain tax incentives with the goal of enhancing economic growth and investment opportunities in downtown business districts throughout municipalities in North Dakota. The city of Fargo adopted the initial Renaissance Zone Development Plan in 1999 which covered a 15-year period and in 2015 an updated plan was adopted pursuant to statutory requirements which effectively extended the duration of the Renaissance Zone through 2019. Consistent with N.D.C.C 40-63-01(2) and N.D.C.C 40-63-03 the 2020 Renaissance Zone Development Plan (RZDP) has been prepared and submitted as one of the components required to extend the duration of the program by 5 years.

Downtown revitalization has been a priority for the City of Fargo since the 1950’s. The City has taken a more pro-active position on the economic importance of the downtown area over the last few decades. Subsequently, there have been several master planning documents created over the last two decades which have helped to formulate and implement a vision for downtown Fargo. These documents include:

1989 Red River Visions Study

1996 Downtown Area Plan

2001 Downtown Framework Plan

2003 Riverfront Development Master Plan

2007 Downtown Framework Plan

2018 Downtown InFocus Plan

Legislative Outline of the Renaissance Zone Program

The initial city of Fargo RZ Plan was approved in December of 1999 and an update was completed in 2003 in response to legislative changes in 2001 and 2003. Additional legislative changes were made in 2005, 2007, 2009, 2013, 2015, 2017 and the program has continued to evolve. There were no changes to the Renaissance Zone law during the 2019 legislative session.

Outlined below is a brief summary of the legislative changes:

Year	Session	Bill	Summary
1999	56	HB 1492	Original Enabling Legislation
2001	57	SB 2033	The definition of 'rehabilitation' was changed to include residential projects.
		SB 2033	A provision was added to allow a one-time adjustment to zone boundaries after 5 years.
		SB 2033	The amount of the Historic Preservation tax credit was reduced from 50% of the project cost to 25% of the project costs with a capped limit of \$250,000.
		SB 2033	The RZF provisions were changed to allow investments in Renaissance Zones (not limited to RZ projects) and funds could be invested in zone projects throughout the State.
2003	58	HB 1447	The initial legislation authorized a 20 block RZ boundary. This provision allowed an additional block for every 5,000 in population to a maximum size of 35 blocks.
		HB 1457	Adjustments to the zone boundaries may be made more often than the 'five-year, one-time' adjustment that was authorized in the 2001 legislation.
		SB 2259	In addition to investing in zone projects, a RZF may invest in projects in designated zone cities.
		SB 2259	Authorized an additional 2.5 million in tax credits for RZF investments.
2005	59		NO CHANGES
2007	60	HB 1225	The base RZ boundary was increased to 23 blocks.
		HB 1225	A provision was included to allow an exception to the "continuous and contiguous" boundary requirement. Each RZ may designate a 'satellite area' which cannot exceed 3 blocks or ½-mile from the primary boundary.
2009	61	HB 1428	If a block is completed a city may remove the subject block and designate a replacement block.
		HB 1428	The total amount of RZF tax credits was increased by \$2.5M to an aggregate not to exceed \$7.5M.
		SB 2060	The ½-mile requirement for a non-contiguous block (satellite block) was removed.
		SB 2060	Public utilities were added as eligible RZ projects.
2011			NO CHANGES
2013	63	HB 1166	Effective August 1, 2013 a \$500K annual cap was placed on the maximum amount of eligible income that can be exempted by a taxpayer.
			Provided clarification on the expansion of a previously approved zone project.
2015			Increased the maximum allowable size of a Renaissance Zone.
			The maximum amount of tax credits allowed to all taxpayers in all tax years for investments made in renaissance fund organizations was increased from \$8.5 million to \$10.5 million.
2017		HB 1354	If requested by the chairman of North Dakota's Legislative Management or a standing committee of the North Dakota Legislature, the Tax Commissioner must disclose the amount of any tax deduction or tax credit earned or claimed by a taxpayer.
		SB 2283	Certain state and local tax incentives may not be granted to, or claimed, by a taxpayer unless the taxpayer has satisfied all state and local tax obligations and tax liens of record for taxes owed to North Dakota or a political subdivision. In certain cases, a taxpayer may have to obtain a state or local tax clearance record.
2019			NO CHANGES

Renaissance Zone

Boundary Overview

Since the RZ boundary's original configuration in 1999 the boundary has been modified seven (7) times with the most recent change occurring in 2019 to accommodate potential investments. The maps below depict the history of RZ boundary changes in Fargo including the most recent boundary which is referenced as the '2019 Renaissance Zone Boundary'.

1999 RENAISSANCE ZONE BOUNDARY



Block 3, 4, 5, 10, 13, 15, 22 and 23 accounted for as 1/2 blocks per 1999 Renaissance Plan
Total RZ Blocks - 20 / 20

2003 RENAISSANCE ZONE BOUNDARY



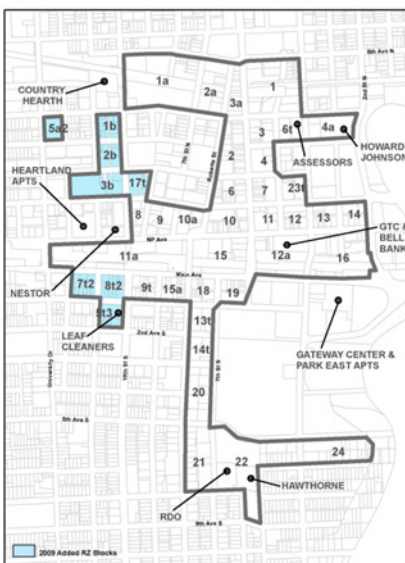
Block 3, 4, 12a, 13, 15, 22 and 23 accounted for as 1/2 blocks
Total RZ Blocks - 33 / 35

2006 RENAISSANCE ZONE BOUNDARY



Block 3, 4, 5, 10, 12a, 13, 15, and 22 accounted for as 1/2 blocks
Total RZ Blocks - 35 / 35

2009 RENAISSANCE ZONE BOUNDARY



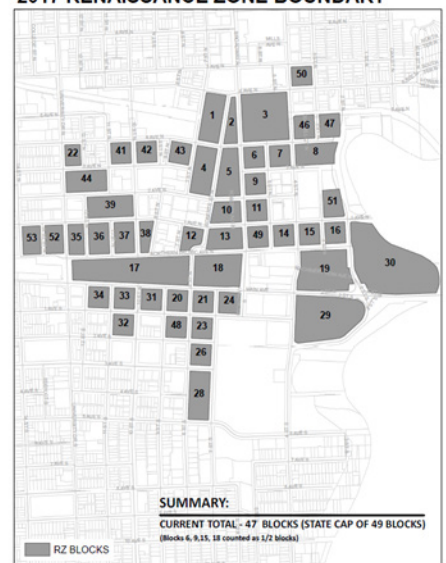
Block 3, 4, 10, 12a, 13, 15, and 22 accounted for as 1/2 blocks
Total RZ Blocks - 39 / 38

2014 RENAISSANCE ZONE BOUNDARY



Block 3, 4, 10, 12a, 13, 15, and 22 accounted for as 1/2 blocks
Total RZ Blocks - 38 / 38

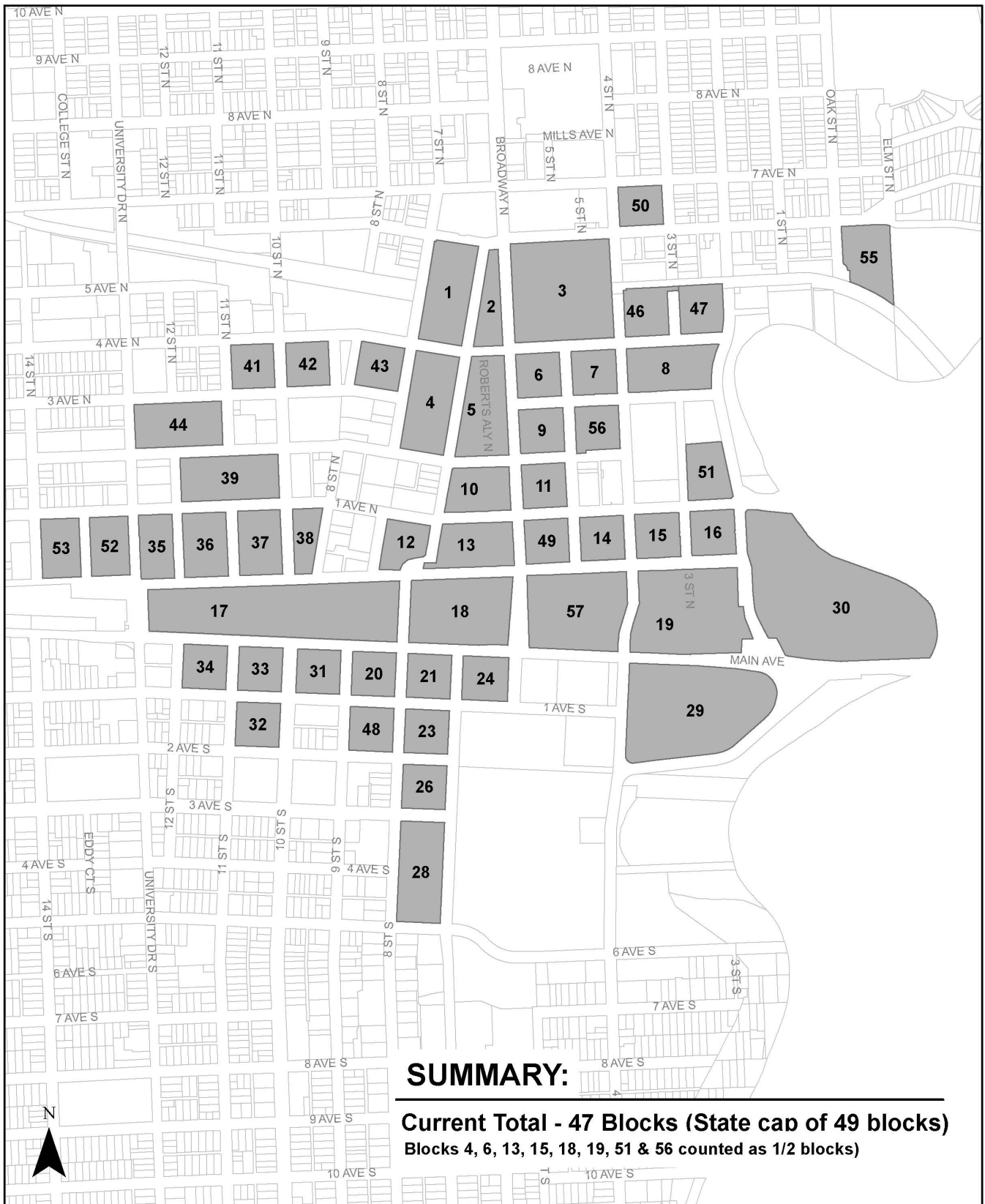
2017 RENAISSANCE ZONE BOUNDARY



SUMMARY:
CURRENT TOTAL - 47 BLOCKS (STATE CAP OF 49 BLOCKS)
(Blocks 6, 8, 15, 18 counted as 1/2 blocks)



2019 Renaissance Zone Boundary



Program Data

Since inception of the program in 1999 the city of Fargo has approved a total of 242 RZ projects which includes new construction, rehabilitation, tenant leases and residential purchases (condominiums).

Project Type: As shown in the exhibit (right), a large percentage of the RZ projects completed to-date have been rehabilitation projects versus new construction. Not including tenant lease and residential purchase projects, new construction and rehab represents a total of 81 projects. In the future, especially given the degree of priority and importance the city has placed on infill development within the city G02030 Comprehensive Plan and Downtown InFocus Plan; new construction type 'infill' projects should start to become more attractive and promoted development opportunities.

RZ Tax Benefits: Eighty-one projects (new construction + rehab) have facilitated significant investment and have contributed to an approximate two-and-a-half times increase in the assessed value of properties in the downtown core. The assessed value in 1999 was approximately \$197,375,000 and today, the boundary's assessed value is approximately \$546,331,600.

Project Type	Total Completed RZ Projects
New Construction	11
Purchase with Improvements	5
Residential Purchase	87
Commercial/ Mixed-Use Rehabilitation	70
[Tenant] Lease	69
Total	242

Vison and Goals

RZ Plan Vision

As set forth in N.D.C.C 40-63-01(2) the Renaissance Zone Development Plan is required to establish a series of goals and objectives under which the RZ Plan shall be administrated and under which RZ applications shall be reviewed. As part of this plan update process, the City has specifically re-structured the vision and goals to more accurately represent a consolidation of goals and policy objectives from critical master planning documents; including the G02030 Comprehensive Plan and Downtown InFocus Plan.

G02030 Fargo Comprehensive Plan

In 2012 the city completed a new Comprehensive Plan and as part of this effort the community prioritized forty (40) different “key initiatives”. The promotion of *infill development* was ranked as the second most important initiative by the community behind *permanent flood protection*. As such, there are a number of critical objectives and guiding principles established within the G02030 Comprehensive Plan that should align, support and ultimately be used as another tool to further implement RZ goals and objectives. These objectives and guiding principles are specifically set forth within the G02030 Plan to support quality infill development that will increase density in the core area and adjacent downtown fringe neighborhoods. Furthermore, these principles are intended to promote a diverse, durable and attractive housing mix for all income levels. For additional information on the G02030 Comprehensive Plan, visit the City of Fargo website.

Downtown InFocus Plan

In 2018 the City completed a comprehensive, action-oriented plan to guide development and both public/private investment in the downtown core. The plan specifically recognizes that the downtown area is fundamentally different than other areas of the City in terms of infrastructure, density and investment/growth opportunities. In this regard, there are a number of critical goals and policy objectives set forth within the Downtown InFocus Plan that should be utilized as another tool to further implement RZ goals. For additional information on the Downtown InFocus Plan, visit the City of Fargo website.

Vision: The RZ Plan vision, as defined by the Renaissance Zone Authority is as follows:

“Downtown Fargo’s Renaissance Zone is an economically vital, culturally rich mixed-use district where there are well-designed public and private spaces for residents, visitors, employees, and employers and where an appreciation for the district’s historic character and natural amenities is paramount.”

Economic Vitality: Provide an environment that will strengthen existing businesses and that will attract new commercial enterprises (specifically talent-dependent businesses) to continue job growth in the downtown area in an effort to build a sound and sustainable economic base.

Housing Stock Diversity: Encourage the continued development and investment in a diversity of downtown housing stock options that supports a mixture of income levels with the overall goal to increase the downtown population base. Promote the development of quality housing that embodies strong urban design principles to further improve

the sense of community, connectivity and attractiveness of the downtown neighborhood as a place to live, work and play.

Vibrant City Center: Make downtown Fargo a desirable destination by creating a physical environment that is aesthetically pleasing and sensitive to the historic significance of the area, while also encouraging programs, activities and investments that will draw visitors, including families and residents downtown. Vibrancy shall be viewed as conterminous with high density and activity generating uses as well as maximum use of a property and strong urban design principles for all projects.

RZ Plan Goals

Consistent with previous downtown master plans as well as the most current City master planning documents (G02030 Comprehensive Plan and Downtown InFocus) the 2020 RZ Plan continues to focus on **renewal, investment, and redevelopment**. The goals outlined below are the items that the RZA envisions are necessary in order to produce a downtown environment that is consistent with the tenets of the *vision* statement and City master plans. Further, the goals shall be utilized as an element of the criteria that submitted RZ applications are reviewed against for compliance.

1. **Grow as a Neighborhood:** Invest in housing to increase the population living Downtown and maintain Downtown’s diversity.
2. **Prosper as a Business Center:** Increase the number and types of jobs Downtown.
3. **Thrive as a Destination:** Create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop of the community’s social life.
4. **Be a model for Inclusive Growth and Development:** Protect Downtown’s diversity and evolve as a model for equitable growth and development.
5. **Complete our Streets:** Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.
6. **Park Smart:** Manage parking resources to meet the needs of drivers, while also making room for new development and activity.
7. **Play with purpose:** Develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater).

RZ Block Development Objectives

Economic Development

- High Priority Land Uses: Redevelopment or rehabilitation projects:
 - Primary Sector Business, Industry and talent-dependent enterprises;
 - Active Commercial, Specialty Retail and/or Destination Commercial;
 - Mixed-Use Development (combination of housing, commercial and/or retail uses in a horizontal or vertical manner).
- Targeted Areas: Redevelopment or rehabilitation projects in targeted areas:
 - Parcels or properties that have been vacant or underutilized for an extended period of time.
 - Projects that increase the productivity of underutilized parcels such as surface parking lots, vacant land and parcels with low building-to-land values ratios.
 - Properties specifically targeted for clearance (see block spreadsheet).
- Investment: Amount of capital investment in a project (see minimum investment thresholds for additional information)

Urban Design—Redevelopment or rehabilitation projects:

- Street Activation: Projects shall embody strong urban design principles including, but not limited to, building massing and form, pedestrian access, enhanced streetscape, building orientation, improve the customer experience and design longevity.
- Historic Preservation: For structures with architectural or historical significance, regardless of whether the structure is within a historic district or has been specifically identified as a contributing structure; the review process shall consider the project in terms of whether it will appropriately preserve, rehabilitate and/or renovate the structure.

Program Specifics

Review Criteria

The following criteria shall be used to review RZ applications.

- **Rehabilitation Projects** (inclusive of residential, commercial or mixed-use)
 - Is the use consistent with the RZ Plan (vision and goals)?
 - Will exterior rehabilitation or the proposed improvements be sufficient to eliminate any and all deteriorated conditions that are visible on the exterior of the building? Does the project scope address the interior and exterior of the building in a comprehensive manner?
 - Does the investment comply with the minimum State standard that requires an investment of no less than 50% of the current and true valuation of the building?
 - Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan? [note that for mixed-use projects the total square footage should be dissected into commercial and residential totals for comparison to minimum investment thresholds]
 - The rehabilitation project or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan?
 - The investment is located in a “Targeted Area” as defined by this RZ Plan? Consideration shall be given to whether this property has been vacant or underutilized for a period of time and/or whether the property is specifically targeted for clearance.
 - The rehabilitation project is representative of strong urban design principles as defined by this RZ Plan?
 - Consideration and analysis as to the total actual investment in the project?
 - Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?
 - Will the project facilitate the preservation of any remaining historic integrity, if appropriate?
- **New Construction Projects** (inclusive of residential, commercial or mixed-use)
 - Is the use consistent with the RZ Plan (vision and goals)?
 - Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan? [note that for mixed-use projects the total square footage should be dissected into commercial and residential totals for comparison to minimum investment thresholds]
 - The new construction or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan?
 - The investment is located in a “Targeted Area” as defined by this RZ Plan? Consideration shall be given to whether this property has been vacant or underutilized for a period of time and/or whether the property is specifically targeted for clearance (see spreadsheet).
 - The project is representative of strong urban design principles as defined by this RZ Plan?
 - Consideration and analysis as to the total actual investment in the project?
 - Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?
 - Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?

- **Residential Purchase** (condominiums, etc.)
 - Is the applicant able to provide verification that the project location will be their primary, “legal” residence (as required by statute)?
 - For condominiums, is the unit within a building that has been approved as a zone project?
 - Has any of the applicable square footage (whether in part or whole) been included as part of another zone project and received RZ tax exemptions?
- **Lease** (tenant lease)
 - For lease projects, is the unit or applicable square footage within a building that has been approved as a zone project?
 - Is the tenant re-locating within the boundary of the downtown core or is the tenant re-locating from another North Dakota community?

Minimum Investment Thresholds

Minimum Investment Thresholds: To qualify for consideration as a Renaissance Zone project, a proposal must meet the following minimum criteria. To note, in the Fargo Renaissance Zone, a transfer of property ownership does not automatically qualify a transaction as an approved RZ project.

Intent: As part of an approved RZ project, the thresholds encourage and ensure significant levels of investment are made; consistent with the vision and goals as set forth in this RZ Plan. The thresholds include both the minimum statutory requirements as well as the minimum local requirements.

Approvals: All applications seeking RZ benefits must secure both local and state approvals prior to any construction and/or acquisition. Applicants should note that any construction costs prior to receipt of “Project Approval” from the ND Division of Community Services will not be considered or eligible for inclusion into the total project cost. Thereby, these costs will not count towards meeting the applicable minimum investment thresholds set forth below.

Financial/Cost Breakdown: The financial summary shall be submitted concurrent with the RZ application and shall be in sufficient detail to document costs and the anticipated total capital investment. To note, this financial breakdown will be utilized by the city to determine compliance with the RZ approval following project completion and prior to the city submitting for issuance of “Final Approval” by the ND Division of Community Services.

Capital Cost Definition: This RZ Plan identifies capital costs as the cost incurred for the repair, replacement or renovation of a building’s exterior, roof, structural systems, electrical/plumbing, heating/ventilation/air conditioning systems, windows, exterior doors, elevator improvements and accessibility improvements. Any other costs that do not meet the definition above shall be approved by the RZA concurrent with the project approval process if the costs are to be included in determining the total RZ investment.

Square Footage Calculations/ Applicability: For the purposes of calculating ‘per square foot’ values, the investment number shall be the total square footage of the entire building, excluding the basement.

Thresholds:

- **Rehabilitation Projects** (inclusive of residential, commercial or mixed-use)
 - Commercial: The application must provide verification through cost estimates that the rehabilitation project will facilitate an investment that totals no less than 50 percent of the true and full valuation of the building. Additionally, the application must provide verification that the investment will total at least \$40.00 in capital improvements per square foot (with differentiation between uses in a mixed-use scenario).

- Residential: The application must provide verification through costs estimates that the rehabilitation project will facilitate an investment that total no less than 20 percent of the true and full valuation of the building. Additionally, the application must provide verification that the investment will total at least \$25.00 in capital improvements per square foot (with differentiation between uses in a mixed-use scenario).
- **New Construction** (inclusive of residential, commercial or mixed-use)
 - All Types: Investments must equal \$100.00 per square foot.

RZA—Square Footage Waivers: The RZA and City Commission retain the right to waive the local minimum investment threshold requirements for projects with special circumstances or factors.

Individual Project Selection and Review Process

Application Process: The Fargo Planning and Development Department supports the RZA and its corresponding processes for reviewing applications. Prior to submittal, applicants should contact the Planning and Development Department. The applicant is responsible for coordinating their application process.

Incentive Packages: In certain situations, the owner may consider putting together a package of RZ incentives with non-RZ incentives. The non-RZ incentives may include options such as the Payment in Lieu Program (PILOT), Tax Increment Financing, Historic Tax Credits, or Opportunity Funds. The oversight of the RZ program is completely independent of the other tax incentive programs and the owner is responsible for coordinating any overlapping programs.

Other Commissions/Approval Processes: Depending on the circumstances of each project, the applicant may be required to secure approvals through other commissions or boards; such as: Historic Preservation Commission, Planning Commission, Parking Commission or city Tax Exempt Review Committee. An approved Renaissance Zone project does not override, supersede or invalidate any approvals from other boards or commissions that may have review authority over elements not set forth within this RZ Plan. The owner is responsible for coordinating their entitlement schedule and application processes.

Management of Renaissance Zone

The Renaissance Zone Authority (RZA) is assigned with three (3) primary responsibilities:

1. Economic Development;
2. Promote the Renaissance Zone;
3. Administration of the RZ incentives.

The Fargo City Commission appoints the Renaissance Zone Authority to oversee implementation of the RZ Plan and to ensure projects comply with applicable goals and objectives. All RZ decisions that have budgetary implications are reviewed and approved by the City Commission.

Community Support

Public Hearing: As required under ND RZ Program Guidelines, the city is required to conduct at least one (1) public hearing on the updated RZ Plan. The city of Fargo held a duly noticed public hearing on _____, 2019.

Letters of Support: Attached are the required letters of support from the Fargo Public School District and Cass County.

Appendix

Tax Incentive Overview

Tax Exemptions and Credits: The Renaissance Zone program includes two (2) primary incentives [property tax and income tax] of which the framework for these incentives is set forth in State statute. The local RZ Plan sets forth the specific requirements and restrictions to be administered by the municipality.

- **Property Tax Exemptions** (administered by the municipality) including both Residential and Business or Investment – see N.D.C.C. 40-63-05.
- **Income Tax Exemptions** (administered by the ND Office of the State Tax Commissioner) including both Residential and Business or Investment – see N.D.C.C. 40-63-04.

Other incentives that are applicable via the Renaissance Zone Program include:

- *Historic Preservation and Renovation Tax Credit:* See N.D.C.C. 40-63-06.
- *Federal Tax Credit Program:* Visit the following website: <http://www.nps.gov/tps/tax-incentives.htm>
- *Renaissance Zone Fund Organization:* See N.D.C.C 40-63-07.

Tax Incentive Guidelines: The tax incentives available to taxpayers under the RZ program are administered by the North Dakota Office of State Tax Commissioner. For additional information on the tax incentives visit the following website:

<https://www.nd.gov/tax/data/upfiles/media/Renaissance%20Zone%20Act%20Tax%20Incentives%20Guideline.pdf?20191004100817>

Block Data and Projected Development Strategy

The following spreadsheet was developed to provide insight into the existing characteristics of each of the 49 blocks. The data includes acreage totals, valuations totals, valuation per acre calculations, existing buildings of significance and/or reference, existing land uses, zoning district applicability and the desired land use or primary development strategy as it relates to Downtown InFocus.

Development Strategy Applicability: This table should be used and applied as ‘guidelines’ versus regulatory. The intent of the primary development strategy is to encourage and ensure strong urban design principles are considered and implemented with rehabilitation, redevelopment and new construction projects. Each submitted RZ application shall be reviewed against these general guidelines for consistency. See RZ vision and goals for additional information.

Block Data Spreadsheet

Block #	Acreage	Block— Building Value	Block— Land Value	Total Value per Acre	Existing Buildings / Land Use	Desired Land Use and Primary Development Strategy	½ Block	Zoning District	Downtown Infocus Future Land Use
1	4.67	\$9,350,900	\$1,330,900	\$2,287,323	The Marks Apartments, Forum Distribution Center, Johnson Building, 506 Roberts St (John Morrell Co. Bldg)	N ½ - Redevelopment of (surface parking) commercial or residential S ½ - Primarily built-out other than two small surface parking lots and possible rehabilitation, renovation or new construction of the property at 669 4th Ave N		DMU	Residential
2	2	\$6,640,000	\$1,552,000	\$4,096,000	*Powers Hotel (400 Broadway), Lowman Block, Empire, Aggie Block, Bismarck Tavern	Mixed Use - Ground floor retail/commercial with upper level housing		DMU	Mixed-Use
3	8.59	\$14,656,000	\$3,678,100	\$2,134,354	Bison Hotel, Goodyear, Great Northern Bicycle Company, Ford Building, Amtrak, American Federal Bank and a few Single Family Detached Homes	N ¼ and NE Corner - Clearance and redevelopment S ¼ and SW Corner (Broadway) and SE Corner - Clearance and Redevelopment, re-establish corners with multiple stories in height and ground level retail/commercial activity on 4th Avenue Possible vacate all or portion of the 5th St right-of-way		DMU	Commercial / Mixed-Use
4	4.61	\$21,914,300	\$2,208,300	\$5,232,668	St. Marks Lutheran Church, United States Post Office, Salvation Army, Ivers Apartments	N ½ - Redevelopment for Housing (excluding Ivers Apartment Building) S ½ - Preservation (Federal Building)		DMU	Public and Institutional
5	4.34	\$45,434,900	\$2,474,600	\$11,039,055	Loretta Building, Johnson Block, 300 Broadway, McKone Building (206 Broadway), *Fargo Theatre	Mixed Use - Ground floor retail/commercial with upper level housing		DMU	Mixed-Use
6	1.92	\$13,505,000	\$1,164,200	\$7,640,208	Derecci Block (Fargoan), Sons of Noway Lodge (309 Broadway), Dixon Block, American Legion	W½ - Mixed use, ground floor retail/commercial with upper level residential E½ - Potential redevelopment opportunities; establish SE corner with multiple stories in height with upper level residential	½ Block	DMU	Commercial / Mixed-Use
7	1.92	\$7,667,600	\$1,112,000	\$4,572,708	Sanford Annex (415 3rd Ave N), Fargo Public Health, 404 4th Ave N (City Assessor)	W½ and NW corner - Potential clearance and redevelopment, Mixed-Use or Housing E½ - Clearance and redevelopment in SE corner - multiple stories with ground level retail/commercial on 3rd Avenue; redevelopment of surface parking		DMU	Commercial
8	4.03	\$5,166,600	\$1,927,700	\$1,760,372	Howard Johnson Motel, Pontoppidan Lutheran Church	W½ and NW Corner - Clearance and redevelopment E½ - Clearance and redevelopment with emphasis on ground level interaction with adjacent street right-of-way (ie. limited or zero setbacks on 3rd Avenue, 4th Avenue and 2nd Street)		DMU	Public and Institutional
9	2.06	\$3,360,100	\$1,215,000	\$2,220,922	US Bank	Clearance and redevelopment - Mixed-use with ground level interaction with adjacent street ROW	½ Block	DMU	Commercial / Mixed-Use
10	2.64	\$16,421,200	\$1,446,000	\$6,767,879	Black Building, Merchants National Bank (122 Broadway), Straus Building (102 Broadway), Stone Building (Avalon), Pioneer Life Insurance Building, Graver Inn Apartments	Preservation and Rehabilitation; and redevelopment of surface parking lots		DMU	Mixed-Use
11	1.92	\$15,465,900	\$1,093,000	\$8,624,427	Hancock Building (109 Broadway), Odd Fellows Hall / Hotel Donaldson	Preservation and Rehabilitation; redevelopment of surface parking and specifically the SE corner at the 1st Ave N/5th Street N intersection		DMU	Commercial / Mixed-Use
12	1.81	\$6,705,400	\$840,000	\$4,168,729	Serkland Law Firm, BillMeyer Apartments, The Gardner,	NW Corner - Infill/redevelopment S½ - Clearance and redevelopment		DMU	Mixed-Use
13	3.22	\$24,611,000	\$1,791,000	\$8,199,379	Cityscapes, Syndicate Block (64-74 Broadway), Elliott Hotel Annex (606 1st Ave)	Redevelopment of surface parking lots Preservation and rehabilitation of historic or contributing structures		DMU	Mixed-Use
14	1.92	\$2,065,000	\$963,000	\$1,577,083	Loudon Building (64 4th St), Ball Building (65 5th St)	Clearance and redevelopment (excluding Loudon Building) - Mixed-use with ground level retail/commercial with upper level housing		DMU	Mixed-Use
15	1.92	\$9,367,800	\$967,000	\$5,382,708	*Pence Automobile Co. Warehouse (301 NP Ave), United Automotive	Redevelopment of surface parking lots; re-establish SW corner with multiple stories in height and ground level retail/commercial activity on NP and 4th St	½ Block	DMU	Commercial
16	1.92	\$1,525,000	\$925,000	\$1,276,042	Petro Serve, National Muffler	N½ - Clearance and redevelopment S½ - Clearance and redevelopment		DMU	Commercial

* Assessed valuations based on 2018 Assessor's Data

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Block #	Acreage	Block— Building Value	Block— Land Value	Total Value per Acre	Existing Buildings/ Land Use	Desired Land Use and Primary Development Strategy	½ Block	Zoning District	Downtown Infocus Future Land Use
17	16.53	\$13,401,200	\$3,411,000	\$1,017,072	*Union Storage, Swift & Company Building (10 8th St), BNSF Railway, McDonalds, Diamond Vogel Paints	N½ - Clearance, redevelopment and preservation - preservation of Union Storage/ Armour Creamery buildings and Union Storage warehouse buildings in NE corner of the block. Remainder of the block identified as clearance or redevelopment. Mixed-use and/or housing with zero or limited setbacks on NP Ave; and commercial or mixed-use on Main Ave with any surface parking located on the rear (preference) or side yard		DMU	Mixed-Use
18	5.35	\$22,360,600	\$2,956,900	\$4,732,243	Renaissance Hall, Old Broadway, Herbst Building (CI Sport), *Northern Pacific Railroad Depot	N½ - Redevelopment of surface parking lot, mixed-use with ground level retail/commercial on NP Avenue S½ - Redevelopment of surface parking lots	½ Block	DMU	Mixed-Use
19	6.62	\$16,251,200	\$1,347,200	\$2,658,369	Minneapolis Moline Building (Vogel Law), Advance Rumely Thresher Co. (300 NP Ave), AmeriPride	N½ - Redevelopment/infill on properties in NE and NW corners as well as surface parking lots S½ - Redevelopment and Rehab to mixed-use (commercial, retail, housing). The SE corner should be a 'gateway' structure and should include ground floor retail and significant interaction with Main Avenue and 2nd St		DMU	Mixed-Use
20	1.92	\$4,822,200	\$721,000	\$2,887,083	*Masonic Block (9 8th St S), Watkins Block (806 Main Ave), *F.O. Knerr Block (Nichole's), Floyd block (15 8th St S), *McHench Block (17-19 8th St S) and *Webster/Cole Building (21 8th St S)	Preservation. Opportunities for increased housing on upper floors of existing buildings. Redevelopment of surface parking lots could accommodate ground floor retail/commercial on 1st Ave S and housing or office on the remainder.		DMU	Commercial
21	1.89	\$5,647,300	\$766,000	\$3,393,280	Kennelly Okeefe (720 Main Ave), The Shields Block (714 Main Ave), Luger Furniture Store (716 Main Ave), LJA (700 Main Ave), Landmark Building (15 7th St S)	Preservation of contributing structures and redevelopment and infill to include: 718 Main Ave, surface parking lots and SW corner. Establish SW corner with mixed-use, multiple stories and ground level retail/commercial on both 7th Street and 1st Ave		DMU	Mixed-Use
22	1.58	\$12,174,000	\$414,000	\$7,967,089	Woodrow Wilson	Preservation and Rehabilitation		DMU	Residential
23	2.06	\$4,328,100	\$765,000	\$2,472,379	Sanford Neuropsychiatric Institute	NW and SE Corner - Redevelopment and infill of surface parking lots; ground floor retail/commercial on 1st Ave and 8th Street		DMU	Mixed-Use
24	2.01	\$11,301,900	\$837,000	\$6,039,254	*deLendrecies Building (620 Main Ave), Wimmers Jewelry	Preservation and Rehabilitation - A number of the structures abutting Main Avenue have utilized the RZ benefits. Retail/Commercial ground level with housing on upper stories		DMU	Mixed-Use
26	2.06	\$7,738,000	\$458,800	\$3,979,029	Park Ridge Apartments (200 8th St S), Residential Condominiums (220 8th St S), United Way, Runsvold Funeral Home	W½ - Rehabilitation E½ - Clearance and re-development, specifically the NE and SE corners - establish corners with mixed-use or housing		E½ - GC & LC; W½ - MR3	Mixed-Use
28	4.75	\$10,904,800	\$820,200	\$2,468,421	Park Terrace Apartments (315 7th St S and 420-422 8th St S), Islander Apartments (415 7th St S) - Primarily Residential Apartments and Condominiums	E½ - Clearance and redevelopment; mixed use or housing		E½ - GC; W½ - MR3	Mixed-Use
29	13.03	\$12,834,800	\$4,883,000	\$1,359,770	Gateway Center Plaza (300 Main Avenue), Park East Apartments, Fargo High Rise, Professional Building (100 4th St S), Cenex (330 Main Ave)	N½ (including Park East Apartments) - Redevelopment with mixed-use and ground level interaction on Main Avenue and the intersections of 2nd St/Main Ave and 4th St/Main Ave. Note that the 2007 Downtown Framework Plan highlights the importance of this block in terms of improving synergy and extending the success of downtown onto Main Avenue. The Plan also states this block should be developed as a 'gateway' between the Fargo and Moorhead downtown areas with a focus on mixed-use, walkability, economic vitality and connectivity (greenway, streetscape, etc.). S½ - Infill opportunities of surface parking lots and specific focus on establishing a multi-story structure on the corner of 2nd St/4th St. Note proximity to a public parking ramp on 1st Avenue		DMU	Residential / Mixed-Use
30	10.46	\$1,314,400	\$3,635,000	\$473,174	Mid America Steel / Fargo Foundry Steel & Manufacturing, Case Plaza	Clearance and Redevelopment - Mixed-use or housing; establish multi-story structure on the corner of 2nd St/NP Ave. Note that a portion of this acreage is within the 100 year floodplain		DMU	Commercial / Mixed-Use / Parks

* Assessed valuations based on 2018 Assessor's Data

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Block #	Acreage	Block— Building Value	Block— Land Value	Total Value per Acre	Existing Buildings/ Land Use	Desired Land Use and Primary Development Strategy	½ Block	Zoning District	Downtown Infocus Future Land Use
31	1.92	\$2,771,400	\$593,500	\$1,752,552	A-1 Radiator (1 9th St S), Fargo Firehouse No. 2 (916 Main Ave), Christian Science Church (23 9th St S), Apartments (917 1st Ave S)	NE and NW Corners - Clearance and Redevelopment S½ - Clearance and Redevelopment, housing		DMU	Commercial
32	1.92	\$3,196,500	\$350,800	\$1,847,552	Leaf Cleaners/McGovern SF Residence (1002 1st Ave S), Boulger Funeral Home (123 10th St S)	NW Corner and SW Corners - Clearance and Infill with commercial or mixed-use on N½ and higher density housing on S½		GC & MR3	Mixed-Use
33	1.92	\$3,178,500	\$455,400	\$1,892,656	Vacant and underutilized commercial acreage on N½ and low density residential on S½	Clearance and Redevelopment - Single family or low density residential is not a desired use in this block		DMU	Commercial
34	1.92	\$1,827,800	\$459,600	\$1,191,354	Curts Lock & Key (1102 Main Ave), Duffy's (16 12th St S) - Commercial Properties	N½ - Clearance and Redevelopment, commercial or mixed-use S½ - Redevelopment or Infill, housing or mixed-use		DMU	Commercial
35	2.15	\$3,702,000	\$919,400	\$2,149,488	Mathison's Express Printing (1213 NP Ave), United Refrigeration (12 12th St N) - Office & Commercial Uses	Clearance and Redevelopment - Mixed-use, commercial / retail / office; ground floor commercial or retail and emphasis on interaction with NP Ave and University Dr right-of-way		DMU	Commercial
36	2.88	\$2,225,400	\$838,000	\$1,063,681	Heartland Apartments, Urban Crossing Apartments (1102 1st Ave N)	Clearance and redevelopment (excluding Urban Crossing Apartments) - Mixed-use, commercial /retail and/or housing		DMU	Mixed-Use
37	2.69	\$2,328,400	\$1,013,700	\$1,242,416	Nestor (1001 NP Ave), Park Company Realtors - W½ Single-Family Residential	Clearance and redevelopment - Mixed-use or commercial/retail with ground floor interaction on 10th St and NP Ave; housing on upper floors or W½ of the block. Definition of block corners shall be critical on this block		DMU	Mixed-Use
38	1.6	\$2,833,900	\$649,300	\$2,177,000	Jiffy Lube, Park Company Mortgage, Foss Architecture/Interiors, World Vets Headquarters, Warehouse Apartments	S½ - Clearance, infill and redevelopment; emphasis on defining the block corner on NP Ave and 10th St. Mixed-use, commercial or housing Remainder - Preservation and rehabilitation.		DMU	Mixed-Use
39	4.49	\$5,415,600	\$1,733,000	\$1,592,116	ND Farm Bureau / Nodak Mutual, Taco Bell, Pierce Co., surface parking	E½ - Redevelopment, mixed-use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (primarily 1st Ave and 10th St)		DMU	Commercial / Residential
41	1.87	\$12,540,700	\$530,100	\$6,989,733	Helenske Design Group (304 10th St N), Credit Union, Taco Johns - Apartment Building (303 11th St N)	E½ - Clearance and redevelopment; mixed use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (most importantly 10th St)		DMU	Residential
42	1.87	\$1,264,700	\$639,000	\$1,018,021	Stop-N-Go/Casey's General Store, Northern and surface parking (Elim/Northern)	W½ - Clearance and redevelopment; mixed use or commercial with definition of block corners and ground floor interaction with adjacent right-of-way (most importantly 10th St) E½ - Infill, mixed-use or housing		DMU	Commercial
43	1.92	\$2,369,500	\$500,200	\$1,494,635	Rape & Abuse Crisis Center (720 4th Ave N) and single-family, duplex or apartments on the remainder of the block	E½ - Clearance and redevelopment (preservation of SE corner); mixed use or housing W½ - Clearance and redevelopment; mixed-use or housing		DMU	Residential
44	3.92	\$12,546,200	\$956,000	\$3,444,439	Twin Towers Condominiums (1110 3rd Ave N), Freighthouse Flats Apartments, University Dr Manor Apartments (1201 2nd Ave N)	W½ - Infill, commercial or mixed-use adjacent to University Drive Remainder - Rehabilitation		DMU	Commercial / Residential
46	1.85	\$3,837,100	\$765,000	\$2,487,622	Fargo School District, Fargo Housing Authority (409 4th St N), Automated Maintenance Services (410 3rd St N) - and surface parking lots	N½ - Preservation / Rehabilitation SW Corner - Rehabilitation SE Corner - Clearance and redevelopment, mixed-use or housing		DMU	Public and Institutional
47	2.05	\$2,862,000	\$805,000	\$1,788,780	Fargo School District Warehouse (419 3rd St N), Military Processing Center (225 4th Ave N) and Commercial/Retail Building (203 4th Ave N)	Clearance and redevelopment; mixed-use or housing with definition of block corner at 2nd Street and 4th Avenue		DMU	Residential
48	1.92	\$3,798,100	\$431,600	\$2,202,969	Blenheim/Stratford/Marlborough Apartments (801-807 2nd Ave S), Wellington Apartments (102 9th St S), FM Title (101 8th St S)	NE Corner - Clearance and redevelopment; mixed-use, office or housing SW Corner - Clearance and redevelopment; mixed use or housing		DMU & MR3	Mixed-Use

* Assessed valuations based on 2018 Assessor's Data

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Block #	Acreage	Block— Building Value	Block— Land Value	Total Value per Acre	Existing Buildings/ Land Use	Desired Land Use and Primary Development Strategy	½ Block	Zoning District	Downtown Infocus Future Land Use
49	2.06	\$14,945,100	\$1,171,000	\$7,823,350	Dakota Building (51 Broadway), Royal Jewelers (69, Broadway), Red River Women’s Clinic, Gibb Building (502 1st Ave N)	E½ - Infill and redevelopment; mixed-use with housing on upper floors W½ - Preservation and rehabilitation		DMU	Mixed-Use
50	1.73	\$1,207,800	\$500,100	\$987,225	Sinclair Gas Station (601 4th St N), Arnold A Weld Dental Laboratory Inc. (617 4th St N), Surface Parking Lot - E½ of the block is mostly single-family residential	Clearance and redevelopment; mixed-use, office or housing		W½ - DMU, NE - MR3, SE - LC	Residential
51	3.99	\$27,089,000	\$191,500	\$6,837,218	Surface Parking Lot and Government Office Building	Redevelopment of surface parking lot and Infill, commercial or mixed-use		DMU	Public and Institutional
52	2.46	\$1,647,000	\$697,000	\$952,846	DFC Consultants LLC (1320 1 AVE N), Horab & Wentz Certified Public Accountants (1307 NORTHERN PACIFIC AVE N), Trogstad Engineering, PC (1313 NORTHERN PACIFIC AVE N), Dakota Rollers Auto (10 UNIVERSITY DR N), Bill’s Video & TV Service (12 UNIVERSITY DR N), Vacant (20 UNIVERSITY DR N), Crown Trophy (26 UNIVERSITY DR N), Border Cities Service Inc. (30 UNIVERSITY DR N)	Redevelopment and Infill; mixed-use or commercial		DMU	Commercial
53	2.28	\$1,995,700	\$419,800	\$1,059,430	2 Story Duplex (1340 1 AVE N), DFC Consultants Parking Lot (1330 1 AVE N), For Lease (18 13 1/2 ST N), 2 Story Single Family Residence (12 13 1/2 ST N), 2 Story Duplex (10 13 1/2 ST N), For Lease (2 13 1/2 ST N), Meinecke-Johnson Construction (5 14 ST N), 1 1/2 Story Single Family Residence (15 14 ST N), 2 Story Single Family Residence (17 14 ST N), 2 Story Single Family Residence (1344 1 AVE N), 2 Story Single Family Residence (1346 1 AVE N), Warehouse (1342 1 AVE N)	Redevelopment and Infill; mixed-use, art center, commercial		W ½ LI, E ½ DMU	Mixed-Use
55	3.35	\$334,400	\$514,200	\$253,313	Single Family Residence (6 6 AVE N) Single Family Residence (515 Oak ST N) Single Family Residence (509 Oak ST N) Single Family Residence (505 Oak ST N)	Clearance and redevelopment; housing.		MR-2 and DMU	Residential / Parks
56	2.07	\$22,632,500	\$1,266,900	\$11,545,604	City of Fargo Parking Ramp (411 2 AVE N) American Federal Bank (215 5 ST N) City of Fargo Police Department (225 4 ST N) Skyway (210 4 ST N) Auto Repair Shop (202 4 ST N) Radisson Hotel, Offices and Commercial Uses (201 5 ST N) Prairie Public Television (213 5 ST N)	Redevelopment and Infill; mixed-use and commercial	½ Block	DMU	Commercial
57	6.57	\$12,606,500	\$3,573,000	\$2,462,633	City of Fargo Surface Parking Lot (20 4 St N & 501 Main Ave) Surface Parking Lot (13 Broadway N) Regional Small Business Center (417 Main Ave) Ground Transportation Center (502 Northern Pacific Ave) Office Building (15 Broadway) Apartments (23 Broadway)	Redevelopment and Infill; mixed-use and commercial		DMU	Mixed-Use

* Assessed valuations based on 2018 Assessor’s Data