



**County
Administrator**

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M E M O

TO: Cass County Board of Commissioners
FROM: Robert W. Wilson
DATE: June 30, 2022
SUBJECT: Fargo Tax Incentives Update

On April 4, 2022, the Board considered a request for a Tax Increment Finance (TIF) in the City of Fargo submitted by J-Street Properties, LLC to assist with the redevelopment and construction of an apartment building located at 1418 1st Avenue North for up to a twelve-year period. The Commission voted unanimously to not participate in the request and continue negotiations of the property tax incentive as described in N.D.C.C. 40-05-24.

The Board then considered a similar application on June 20, 2022, for a request for a TIF in the City of Fargo submitted by Great Plains Block 3 Holdings, LLC to assist with the redevelopment of a property located at 419 4th Street North and 225 4th Avenue North for up to a fifteen-year period. The Commission again voted unanimously to not participate in the request and continue negotiations of the property tax incentive as described in N.D.C.C. 40-05-24.

The Board's concern with the TIF requests are with the public improvement aspects and the long length of time the TIFs are being requested.

This item is for discussion and informational purposes only, no action is being requested.

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