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To Costa Richardson
Operator's Signature

10/16/03
Date

2003 HOUSE INDUSTRY, BUSINESS AND LABOR

HB 1457

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2003 HOUSE STANDING COMMITTEE MINUTES

BILL/RESOLUTION NO. 1457

House Industry, Business and Labor Committee

☐ Conference Committee

Hearing Date February 3, 2003

Tape Number	Side A	Side B	Meter #
3	X		2032-end
3		X	348-976
Committee Clerk Signature <i>Elizabeth R. Leier</i>			

Minutes: **Chair Kelser** opened hearing on HB 1457

Rep. Carlson explained the intent of the bill. He explained the benefits for giving cities a break on Renaissance Zones. They will get revenue from real estate tax, sales tax on fixtures in the buildings, and many contractors are hired.

Bob Stein (City of Fargo): Supports with written testimony.

Rep. Ekstrom: What do you call "downtown"? Stein said that for Fargo, that is from University Avenue to the river and down to 9th St. Rep. Ekstrom asked if the rules are that it still be contiguous. Stein said that would not change.

Rep. Johnson: Who determines if any area is not progressing and what happens if the zone moves because one area is not developing? Stein said this bill expands the area. If there is no progression, the zone committee can stop it. But if a project is ongoing, they will not just stop the project. Rep. Johnson then asked if most cities have a "downtown" area. Stein said most do have a defined area for one reason or another.

Page 2

House Industry, Business and Labor Committee

Bill/Resolution Number 1457

Hearing Date February 3, 2003

Rep. Froseth: After some confusion of whether or not the language is 35 blocks or 35%, Stein said he would like it amended to "blocks." Rep Froseth then asked if they leave the zoning location up to the planning commission. Stein said he believes that is correct.

Rep. Kasper asked for clarification on that this bill is for any city greater than 5,000 and Stein said that yes, this is for all cities greater than 5,000; not just Fargo.

Rep. Klein: How do you determine progress is not being made? Stein said there is a review done on the projects. Rep. Klein then asked if there is a timeline. Stein said there is not, but feels they should add "annual" adjustment.

Rep. Kasper: Asked if Stein has done studies on the positive impact this will have on ND in the long term. Stein said no in-depth study has been done. They do an annual report on jobs created. They feel that year 8 is about when the payback starts.

Rep. Johnson wanted clarification on the acronym CBD. Stein said it stands for Central Business District.

Bill Wocken (City Administrator, Bismarck): Supports, although he has not talked to all board members.

Rep. Johnson asked whether he has an opinion on 35% or 35 blocks. Wocken thinks Bismarck would come out about the same.

Rich Gray (ND Dept. of Commerce): Neutral. Concerned with "downtown." Renaissance does not have to be downtown. They should look for opportunities. Would like it to be amended to 35 blocks. 35 blocks is easier to define than percentages. In response to Rep. Johnson's earlier question on whether or not development is occurring, Gray said that they have five years

Page 3

House Industry, Business and Labor Committee

Bill/Resolution Number 1457

Hearing Date February 3, 2003

to develop. If it does not happen, you can move to a different block. But if one building is progressing, the whole block is considered to be "progressing."

Rep. Severson: Is an annual review too soon instead of the five year review? Gray is torn on that issue. You don't want to jump from project to project too soon, but also do not want little to no progress. Rep. Severson then asked what Gray's opinion of the blocks v. percentages. Gray said that blocks is much cleaner.

Rep. Keiser then asked about small cities where 35 blocks could be 60% of the city. Rep. Keiser asked if we need to keep a percentage to make sure the entire town is not considered a Renaissance Zone. Gray said that we need to look at the intent. It was intended to make hard decisions. Not intended to be the entire city. You need to look at the opportunities for development.

Rep. Kasper asked if they should keep or get rid of the contiguous requirement. Gray said that goes back to the intent, which was a defined geographic area.

Chair Keiser closed hearing on HB 1457

2003 HOUSE STANDING COMMITTEE MINUTES

BILL/RESOLUTION NO. HB 1457

House Industry, Business and Labor Committee

☐ Conference Committee

Hearing Date 2-05-03

Tape Number	Side A	Side B	Meter #
2		XX	0.0 -- 3.7
Committee Clerk Signature <i>Pam Deven</i>			

Minutes: **Chairman Keiser:** Let's look at HB1457.

Rep. N. Johnson: Here are copies of amendments. We had questions in original bill. It talked about not greater than 35% of the downtown. There was no definition of "downtown". This amendment changes that section to add one addition block to every 5,000 population. Look at line 7 for the proposed Renaissance Zone.

Rep. Severson: I move a DO PASS on Amendments.

Rep. Ekstrom: I second.

Voice vote on amendments: Amendments Passed.

Rep. Severson: I move a DO PASS as Amended.

Rep. N. Johnson: I second

VOTE: 13 Yes 0 No 1 Absent. Rep. N.Johnson will carry the bill.

LR

FISCAL NOTE
Requested by Legislative Council
01/21/2003

Bill/Resolution No.: HB 1457

1A. State fiscal effect: *Identify the state fiscal effect and the fiscal effect on agency appropriations compared to funding levels and appropriations anticipated under current law.*

	2001-2003 Biennium		2003-2005 Biennium		2005-2007 Biennium	
	General Fund	Other Funds	General Fund	Other Funds	General Fund	Other Funds
Revenues						
Expenditures						
Appropriations						

1B. County, city, and school district fiscal effect: *Identify the fiscal effect on the appropriate political subdivision.*

2001-2003 Biennium			2003-2005 Biennium			2005-2007 Biennium		
Counties	Cities	School Districts	Counties	Cities	School Districts	Counties	Cities	School Districts

2. Narrative: *Identify the aspects of the measure which cause fiscal impact and include any comments relevant to your analysis.*

HB 1457 alters some of the requirements for renaissance zones relative to the zone boundaries. Although it may alter which projects are qualified within a zone, it is unlikely that this bill alone will have any direct fiscal impact.

3. State fiscal effect detail: *For information shown under state fiscal effect in 1A, please:*

A. Revenues: *Explain the revenue amounts. Provide detail, when appropriate, for each revenue type and fund affected and any amounts included in the executive budget.*

B. Expenditures: *Explain the expenditure amounts. Provide detail, when appropriate, for each agency, line item, and fund affected and the number of FTE positions affected.*

C. Appropriations: *Explain the appropriation amounts. Provide detail, when appropriate, of the effect on the biennial appropriation for each agency and fund affected and any amounts included in the executive budget. Indicate the relationship between the amounts shown for expenditures and appropriations.*

Name:	Kathryn L. Strombeck	Agency:	Tax Dept.
Phone Number:	328-3402	Date Prepared:	01/31/2003

PROPOSED AMENDMENT TO HOUSE BILL 1457

passed

On Page 1, Line 9 of the bill after "blocks" insert "at the rate of one additional block for each additional five thousand population to a maximum size of thirty-five blocks. Population is to be determined from the most recent federal decennial census."

On Page 1, Line 9 of the bill delete "if the proposed"

Delete Page 1, Lines 10 and 11 in their entirety.

Salvatore Riccardi
Operator's Signature

10/16/03
Date

30611.0101
Title.0200

Adopted by the Industry, Business and Labor
Committee

February 4, 2003

VR
2/6/03

HOUSE AMENDMENTS TO HOUSE BILL NO. 1457 IBL 2-6-03

Page 1, line 9, replace "if the proposed" with "at the rate of one additional block for each additional five thousand population to a maximum size of thirty-five blocks. Population is based upon the most recent federal decennial census"

Page 1, remove line 10

Page 1, line 11, remove "as designated by the governing body of the city"

Renumber accordingly

Page No. 1

30611.0101

Richard Costa
Operator's Signature

10/6/03
Date

Date: 2/5/03
Roll Call Vote #:

2003 HOUSE STANDING COMMITTEE ROLL CALL VOTES
BILL/RESOLUTION NO. 1457

House Industry, Business & Labor Committee

☐ Check here for Conference Committee

Legislative Council Amendment Number

Action Taken Do Pass & Amended

Motion Made By Severson Seconded By Johnson

Representatives	Yes	No	Representatives	Yes	No
Chairman Kelser	/		Rep.Boe	/	
Rep.Severson, Vice-Chair	/		Rep.Ekstrom	/	
Rep.Dosch	/		Rep.Thorpe	/	
Rep. Froseth	/		Rep. Zaiser	/	
Rep. Johnson	/				
Rep.Kasper	/				
Rep. Klein	/				
Rep. Nottlestad	/				
Rep. Ruby	/				
Rep.Tieman	/				

Total (Yes) 13 No 0

Absent 1

Floor Assignment Johnson

If the vote is on an amendment, briefly indicate intent:

REPORT OF STANDING COMMITTEE (410)
February 6, 2003 4:05 p.m.

Module No: HR-23-1914
Carrier: N. Johnson
Insert LC: 30611.0101 Title: .0200

REPORT OF STANDING COMMITTEE

HB 1457: Industry, Business and Labor Committee (Rep. Keiser, Chairman)
recommends **AMENDMENTS AS FOLLOWS** and when so amended, recommends
DO PASS (13 YEAS, 0 NAYS, 1 ABSENT AND NOT VOTING). HB 1457 was placed
on the Sixth order on the calendar.

Page 1, line 9, replace "if the proposed" with "at the rate of one additional block for each additional five thousand population to a maximum size of thirty-five blocks. Population is based upon the most recent federal decennial census"

Page 1, remove line 10

Page 1, line 11, remove "as designated by the governing body of the city"

Renumber accordingly

2003 SENATE FINANCE AND TAXATION

HB 1457

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Salvatore Riccardi
Operator's Signature

10/16/03
Date

Page 2

Senate Finance and Taxation Committee

Bill/Resolution Number HB1457

Hearing Date March 10, 2003

Representative Al Carlson (mtr #520) - The primary sponsor of the bill. Testified in support of the bill and explained the impact of the bill. Has had first hand experience with the renaissance zone and talked about how the program worked for his project and the resulting taxes generated for the City of Fargo. Gave an estimated fiscal effect of 1.7 million for the next biennium for the credits given. Multiply that by the number of projects across the state, doesn't feel the state is in the hole with this project. Hopes more cities take advantage of the renaissance zone. Urges the support of the committee.

Jim Gilmore, City of Fargo (mtr #1090) - Testified in support of HB1457. Referenced a handout (see exhibit A) that shows maps of the zone in Fargo.

Senator Nichols (mtr #1219) - Question regarding the areas with no development. What will happen in those areas and why are they not developed?

Mr. Gilmore (mtr #1260) - Feels the renaissance zone incentive helps encourage people to take on the difficult building. We see a greater investment because of the zone. We don't want to see areas outside of the zone as unimproved.

Senator Nichols (mtr #1329) - Regarding the changes in the bill, will it allow for a 35 block area in the City of Fargo.

Mr. Gilmore (mtr #1345) - Yes, it would.

Senator Urlacher (mtr #1350) - Do you see an encouragement in the development?

Mr. Gilmore (mtr #1369) - Feels it has been a driving force in getting more development.

Senator Wardner (mtr #1432) - Are you using the Tax Incentive Financing (TIF) in the renaissance zone?

Page 3

Senate Finance and Taxation Committee

Bill/Resolution Number HB1457

Hearing Date March 10, 2003

Mr. Gilmore (mtr #1450) - Have used it on a couple of projects outside of the zone. May need to use on large projects inside the renaissance zone. At this time it seems the renaissance zone has been most helpful in redevelopment. Gave examples of using both methods.

Bill Wocken, City Administrator, City of Bismarck (mtr #1534) - Testified in support of HB1457. Renaissance zone is a relatively new tool. Referenced the bill and the flexibility given to the size of the zone. Acknowledged that cities redevelopment needs are different. The bill uses population to forecast renaissance zone needs. With regard to TIF, the City of Bismarck's renaissance zone is still relatively new, currently have two projects in the zone, one does include TIF as well as renaissance zone financing. Talked about how the City of Bismarck used TIF and renaissance together. Can be done but takes some work.

Senator Nichols (mtr #1828) - Based on the area he is from, is concerned about the property tax rich and poor areas. Understand that in the long run these projects are going to be positive, is concerned about taking property off the tax roll in the short run. Is this made up for by property still being assessed and all other taxpayers in the area picking up the taxes?

Mr. Wocken (mtr #1908) - In the beginning of the project, the rest of the district picks up the subsidy of the renaissance zone project, but feels in the end the renaissance zone project pays back that subsidy, and pays back in a larger measure. Local jurisdiction has the ability to review the project. Also gave a detailed explanation of property taxes, tax amounts, and future values of a property if not redeveloped.

Senator Syverson (mtr #2062) - In reference to the transitional areas, certain blocks are not attractive for a renaissance zone project. If moved out of renaissance zone and another block put in, what happens to the block taken out.

Page 4

Senate Finance and Taxation Committee

Bill/Resolution Number HB1457

Hearing Date March 10, 2003

Mr. Wocken (mtr #2142) - Have not had that experience, but can give an opinion on what he thinks would happen. There are other options available to redevelop, and for some developers those are better. If renewal is accomplished by another method, than that block can be taken out of renaissance zone, and that tool made available to another block.

Senator Syverson (mtr#2274) - You are not concerned about blocks out of the zone becoming more blighted?

Mr. Wocken (mtr #2305) - To take block outside of the renaissance zone, I would have to have justification to take the block out. Something would have to happen on the block to change.

Senator Tollefson (mtr #2374) - How many renaissance zone projects are in the state?

Mr. Wocken (mtr #2400) - Not sure of that answer. Defer to Mr. Gray for the answer.

Dave Anderson, private citizen (mtr #2445) - Testified in support of HB1457. Feels this is a powerful tool

Jerry Hjelmstad, ND League of Cities (mtr #2525) - Testified in support of HB1457. Important for cities to be able to maintain their downtown areas. It is a valuable tool and this bill will add flexibility.

Richard Gray, ND Dept of Commerce (mtr #2591) - Currently have 72 projects in a renaissance zone right now. The majority of projects are in Fargo.

Senator Tollefson (mtr #2667) - Restated that this bill would allow flexibility in all communities for the development of renaissance zones.

Mr. Gray (mtr #2687) - Yes, we are giving the larger zones the ability to expand and create more flexibility. The other benefit of the program is the flexibility in the timeline.

Page 5

Senate Finance and Taxation Committee

Bill/Resolution Number HB1457

Hearing Date March 10, 2003

Senator Tollefson (mtr #2851) - Referenced page two of the bill, in Minot, this would be beneficial.

Mr. Gray (mtr #2910) - Yes, it gives more flexibility. Minot has a very good zone administrator.

Senator Wardner (mtr #2961) - Refresh the property tax exemptions, what are the limits.

Mr. Gray (mtr #2975) - Gave detailed explanation on the tax exemptions, and how the state is involved. Require the community to honor some type of property tax exemption. This program is a partnership between local tax exemptions and state tax exemptions

Senator Wardner (mtr #3187) - The timeline involved, is there a total?

Mr. Gray (mtr #3210) - All exemptions are five year exemptions, the only thing beyond five years are historical tax credits and investments in renaissance fund organizations.

Senator Urlacher (mtr #3255) - Given no further testimony, closed the hearing on HB1457.

Tape 1, Side A

Senator Urlacher reopened the discussion on HB1457.

Senator Nichols (mtr #5044) - Not clear on property rich vs. property poor districts, in the short term do these things make the equation worse as far as the differences or is the evaluation there and everyone else pays for it.

Senator Wardner (mtr #5162) - Feels it is the second. Understands that exempt properties, the valuations are brought in so that when political subs calculate the property tax, the valuation of the exempt properties are in the pot. Exempt properties don't pay, everybody else pays. At the end of the five year period, then the exempt properties pay and everyone else's taxes are supposed to drop. Is fair to have everyone understand how the school districts, county, exempt

Page 6

Senate Finance and Taxation Committee

Bill/Resolution Number HB1457

Hearing Date March 10, 2003

properties and taxes work together. There is a tax shift, but hope that when the new property comes back to the tax rolls, the valuation is higher.

Senator Urlacher (mtr #5493) - Will taxes be increased to compensate for the loss?

Senator Wardner (mtr #5545) - Understands that there is no loss to the political subdivisions, others will pay. Have to remember that there are county commissioners, school boards and city commissioners that can set the mills.

Senator Syverson (mtr #5742) - Is an investment. Feels this bill looks to the future. Can save the municipalities the cost of removing a building.

Senator Urlacher (mtr #5975) - Gave opinion on the renaissance zone, the tax base, and the tax shift. Doesn't care for the tax shift.

Senator Syverson (mtr #6145) - Another issue regarding the blocks where there is no renaissance activity. Property owners on the same blocks that want to use other methods to redevelop their property and will do to keep up with the surrounding area.

Tape 1, Side B

Senator Tollefson (mtr #17) - Is a business decision. Feels it is a good program. The community and the state will gain.

Senator Wardner moves a Do Pass. Second by Senator Syverson.

Roll call vote 6 yea, 0 nay, 0 absent. Carrier is Senator Syverson.

Date: 3.10.03
Roll Call Vote #: 1

2003 SENATE STANDING COMMITTEE ROLL CALL VOTES
BILL/RESOLUTION NO. HB 1457

Senate Finance and Taxation Committee

☐ Check here for Conference Committee

Legislative Council Amendment Number

Action Taken Do pass

Motion Made By Sen. Wardner Seconded By Sen. Seymour

Senators	Yes	No	Senators	Yes	No
Senator Urlacher - Chairman	/		Senator Nichols	/	
Senator Wardner - Vice Chairman	/		Senator Seymour	/	
Senator Syverson	/				
Senator Tollefson	/				

Total (Yes) 6 No 0

Absent

Floor Assignment Sen. Seymour

If the vote is on an amendment, briefly indicate intent:

REPORT OF STANDING COMMITTEE (410)
March 10, 2003 12:20 p.m.

Module No: SR-42-4326
Carrier: Syverson
Insert LC: . Title: .

REPORT OF STANDING COMMITTEE
HB 1457, as engrossed: Finance and Taxation Committee (Sen. Urlacher, Chairman)
recommends DO PASS (6 YEAS, 0 NAYS, 0 ABSENT AND NOT VOTING).
Engrossed HB 1457 was placed on the Fourteenth order on the calendar.

(2) DESK, (3) COMM

Page No. 1

SR-42-4326

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2003 TESTIMONY

HB 1457

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10/16/03
Date

12

**Deposition for the North Dakota House of Representatives
Industry, Business, and Labor Committee
7 March 2003**

Thank you for the opportunity to express support for House Bill 1457

The 2001 legislative changes to the Renaissance Zone law contributed greatly to its increased success during the past two years. Statewide there has been much more activity in the program, hence more downtowns are experiencing revitalization. Fargo has been no exception. During the first year of the program there were 9 applications; during 2001 there were 14, and in 2002 there were 19. These projects have accounted for approximately \$22,000,000 in private investment which has created exciting physical improvements and opportunities for more employment and retail activity. We would like to maintain and build on this success.

The current law provides for a one-time change to the Renaissance Zone boundaries to eliminate areas that have not experienced redevelopment and to replace them with areas that may have greater redevelopment potential. While this provides a method for improving the performance within a Renaissance Zone that is not responding to the program, it does not address three areas of concern relating to the configuration of the renaissance Zone in individual communities:

Evolving Needs

First, the law does not recognize that success within the zone will create an opportunity to build on that success in an expanded area. The City of Fargo has had great success in attracting many good Renaissance Zone projects throughout the Zone. Some of the projects have been concentrated so that whole blocks have been improved; and some of the projects are in areas that have experienced previous improvements and are not in need of further redevelopment. Three years into the program, many areas have been drastically improved, and other areas in need of renewal have come to light, or increased in importance – in other words, the Renaissance Zone is evolving. The ability to expand the boundaries in the Renaissance Zone would move the program in a logical, constructive direction.

Housing Diversity

Second, the law did not account for the size differential in cities throughout the State. The 1996 City of Fargo Downtown Area Plan defined an area of more than 100 commercial and residential blocks as the Downtown. This was the area that was analyzed as the basis for designation of Fargo's current 20-block Renaissance Zone.

The law requires that renaissance zones include both commercial and residential uses, have continuous and contiguous boundaries, and limits the size to a 20-block area regardless of the size of the city. Hence, renaissance zones in smaller cities are able to include a healthy mix of commercial and residential properties in their Renaissance

La Costa Richard
Operator's Signature

10/6/03
Date

include a healthy mix of commercial and residential properties in their Renaissance Zones should they chose. Due to the concentration of commercial uses in the larger downtowns, the ability to promote diverse housing opportunities is severely limited. If the size of each zone was based on the size of its downtown, the zone boundary would include a broad range of uses, including a full spectrum of residential alternatives as recommended by the original legislation and supported by the Fargo Renaissance Zone Development Plan.

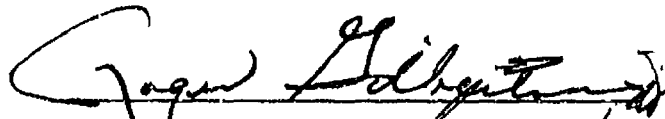

Zone-Edge Disparity

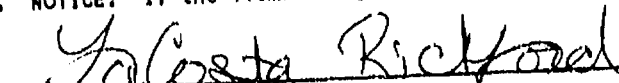
The final issue relating to zone boundaries relates to the properties on the edge of the zone. As the zone progresses and improvements are completed, the transition area immediately outside of the zone becomes no longer competes in the market with those properties that received Renaissance Zone benefits. The ability to move the boundaries based on population base would mitigate the zone-edge disparity and allow evolving projects to be recognized. Certainly expanding the zone creates another boundary, however an expanded boundary would extend into the edge of the surrounding single-family residential area which is a natural transition zone.

Thank you again for your consideration of this important legislation. This legislation is strongly supported by the Fargo Renaissance Zone Committee and the Fargo City Commission

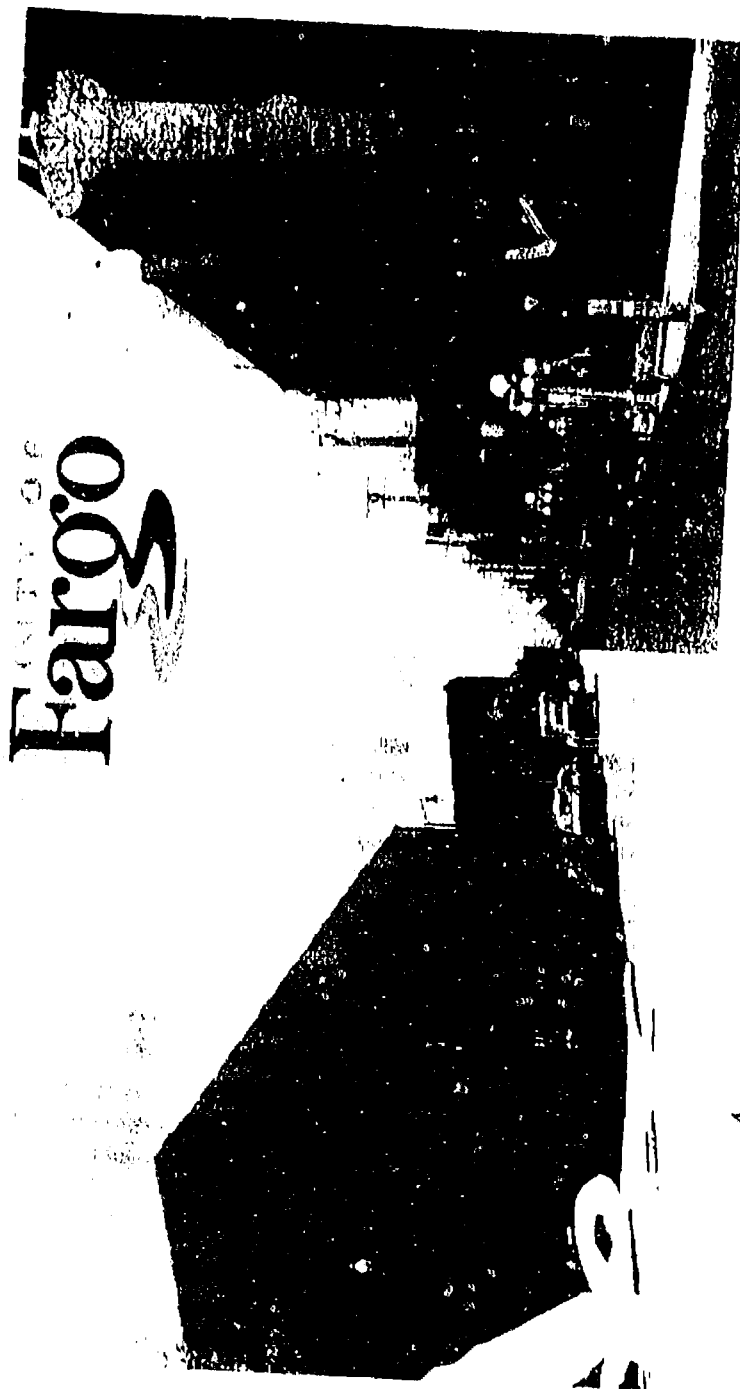
Dr. Roger Gilbertson, Chair
Fargo Renaissance Zone Committee

Bruce Furness, Mayor
City of Fargo


Operator's Signature

10/16/03
Date



UNIVERSITY OF
Fargo

*An extraordinary program to revitalize downtown:
building the future; recalling the past.*

*Renaissance
Lone*

24191473

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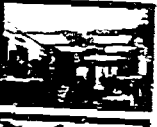



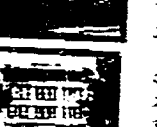




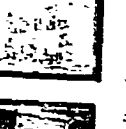
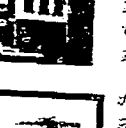
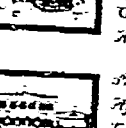
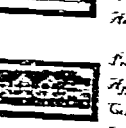
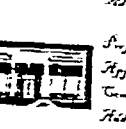
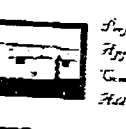
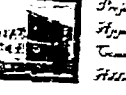


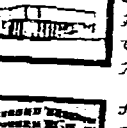
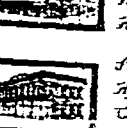
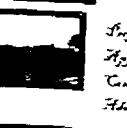
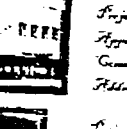
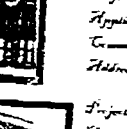
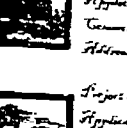
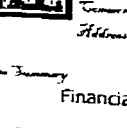
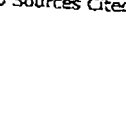
1. Table of Contents
Fargo Renaissance Zone Projects
2. Document Map
Fargo Renaissance Zone Projects
3. Introduction
4.  Project Number: 1F
Applicant: 700 Main Partners
Owner Name: Lightowler Johnson Associates
Address: 700 Main Avenue
5.  Project Number: 2F
Applicant: ST Partnership
Owner Name: ST Architects, All Occasion Photography
Address: 612 1/2 Main Avenue
6.  Project Number: 3F
Applicant: 52 Broadway LLC
Owner Name: 52 Broadway, Old Fargo National Bank Building
Address: 52 Broadway
7.  Project Number: 5F
Applicant: Harold and Jeanne Anderson
Owner Name: Catherine's Collectibles
Address: 609 NP Avenue
8.  Project Number: 6F
Applicant: Old Fargo LLC
Owner Name: Donaldson Hotel
Address: 521 First Avenue North
9.  Project Number: 7F
Applicant: Global Acquisitions
Owner Name: Old Broadway, Edwards' Building
Address: 22 Broadway
10.  Project Number: 8F
Applicant: Swanson Properties
Owner Name: Stone Building, Conservatory, Avalon
Address: 613 First Avenue North
11.  Project Number: 11F
Applicant: 810 Development LLP
Owner Name: Foss Associates
Address: 810 First Avenue North
12.  Project Number: 12F
Applicant: Renaissance Partners
Owner Name: Labor Ready
Address: 220 Broadway
13.  Project Number: 13F
Applicant: North Dakota State University
Owner Name: Northern School Supply Building
Address: 17 Eighth Street North
14.  Project Number: 14F
Applicant: Renaissance Partners
Owner Name: Herald Square
Address: 303-305 Roberts Street
15.  Project Number: 15F
Applicant: Rodenburg and McErlane
Owner Name: 107 Roberts Street
Address: 107 Roberts Street
16.  Project Number: 16F
Applicant: Sterling Development Group 6
Owner Name: Centennial Building, Advanced Rummy Thresher Building
Address: 302-304 NP Avenue
17.  Project Number: 19F
Applicant: Borthem Enterprises
Owner Name: EDSR Insulating
Address: 315 Main Avenue
18.  Project Number: 20F
Applicant: Alan & Sharon Carlson
Owner Name: 404 Manor Condominiums
Address: 404 Eighth Street South
19.  Project Number: 22F
Applicant: Flooring Properties II, LLP
Owner Name: Fargo Lincicum
Address: 317 Roberts Street
20.  Project Number: 25F
Applicant: Feder Properties, LLP
Owner Name: Far From Normal
Address: 310 NP Avenue
21.  Project Number: 26F
Applicant: Robert & Elizabeth Good dba R & E Investments, LLP
Owner Name: Vogel Law, Gibb Building
Address: 502 First Avenue North
22.  Project Number: 27F
Applicant: Vogel Law Office Building, LLP
Owner Name: Steffen's Building, Vogel Law
Address: 218 NP Avenue
23.  Project Number: 28F
Applicant: Michael F. Beaton, Sr.
Owner Name: 723 NP Avenue
Address: 723 NP Avenue
24.  Project Number: 29F
Applicant: 52 Broadway, LLP
Owner Name: 54, 58, & 60 Broadway
25.  Project Number: 30F
Applicant: Kurt Kiefer
Owner Name: Berg Fargo Motor Supply, Inc
26.  Project Number: 32F
Applicant: RD Offutt Company
Owner Name: Clanka Building, RDO Office Campus
Address: 700 & 702 South Seventh Street
27.  Project Number: 33F
Applicant: Wimmer Corner Partnership
Owner Name: Wimmer's Diamonds (Jewelry)
Address: 602 Main Avenue
28.  Project Number: 34F
Applicant: Wimmer Corner Partnership
Owner Name: Quilter's Quarters
Address: 604 Main Avenue
29.  Project Number: 35F
Applicant: Terry and Barb Saucke
Owner Name: 21st Amendment
Address: 514-520 First Avenue North
30.  Project Number: 40F
Applicant: Alan and Sharon Carlson
Owner Name: Stop-N-Go
Address: 409 Seventh Street South
31. Program Summary
Financial Statistics/Projections
32. Photo Sources Cited

Table of Contents - Fargo Renaissance Zone Projects

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L

Downtown Map -
**Fargo Renaissance
 Zone Projects**

LEGEND	
<input type="checkbox"/>	Improvement/ Purchase Projects
<input checked="" type="checkbox"/>	New Construction
<input checked="" type="checkbox"/>	Lease Project Locations

2/10



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Richard Costa
 Operator's Signature

10/16/03
 Date

General Description of a Renaissance Zone

- A Renaissance Zone is a new and innovative way to spur development and increase investor confidence in downtown Fargo. Development and investment activity that takes place in a designated geographic area (the Renaissance Zone) will become eligible for a variety of tax exemptions and/or credits: property tax exemption, income tax exemption, and historic preservation and renovation tax credits.
- The City of Fargo developed a Renaissance Zone Development Plan to describe the overall redevelopment strategy for the Renaissance Zone. This plan was submitted to and approved by the North Dakota Division of Community Services.
- The City has designated a Zone Authority to promote, develop and manage the Zone.
- Each project must be approved by a majority of the Zone Authority in order to be eligible for the incentives.
- The Renaissance Zone Act was effective as of January 1, 1999 and was substantially improved by the 2001 legislature.

Vision and Goals

The review and approval of Renaissance Zone properties are guided by criteria derived from predetermined vision and goals. The vision for the Renaissance Zone is entirely consistent with the vision for downtown that has been articulated in a number of recent planning efforts. The Vision for the Renaissance Zone, as defined by the Renaissance Zone Advisory Committee, 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 both strengthen current businesses and attract new commercial enterprises in order to build a sound economic base that is marked by sustainability and diversity.

Housing Diversity.

Encourage sustainability in the downtown residential market by promoting the development of upscale, market-rate housing options, enhancing the sense of community and neighborhood in the downtown area, and in general, increasing the area's attractiveness 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 and residents downtown.

Goals.

Fargo's Renaissance Zone program goals and those of the State of North Dakota both focus on the need for renewal, investment and redevelopment. The list of goals to the right helps define the direction to be followed as Renaissance Zone projects are developed.

The following pages present the Renaissance Zone improvements to date.

- ACTIVITY GENERATORS
- A PLACE LIKE NO OTHER
- WALKABLE DISTRICTS
- RIVERFRONT OPEN SPACE
- GROUND FLOOR USES
- SPRUCE UP THE AREA
- NEIGHBORHOOD CENTER
- RIVERFRONT AS AN ASSET
- TRANSPORTATION ISSUES
- 24 HOURS A DAY-7 DAYS A WEEK - 365 DAYS A YEAR
- CONNECTIONS & COORDINATION
- HIGH QUALITY HOUSING
- HOUSING AMENITIES
- DOWNTOWN ENTRYWAYS
- SAFE STREETS—SAFE NEIGHBORHOODS
- USER NEEDS

Introduction - Fargo Renaissance Zone Projects

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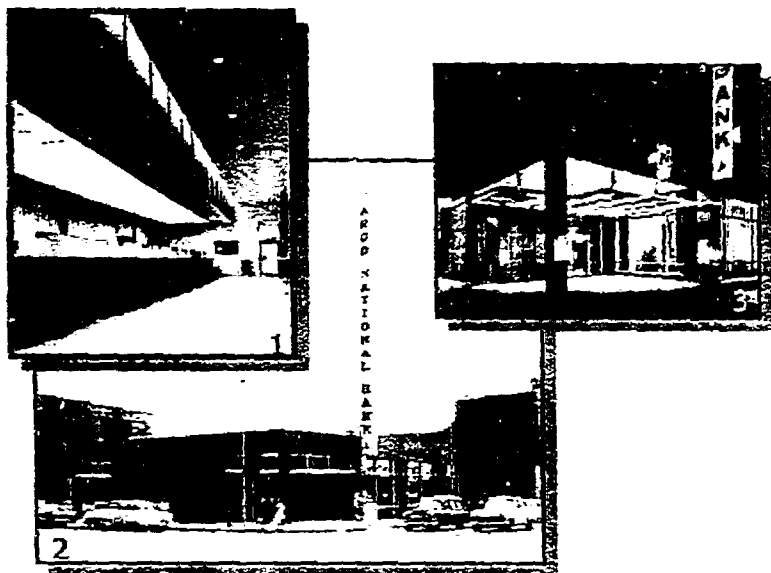
Operator's Signature

Robert R. Rickard

10/16/83
Date

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Operator's signature



700 Main Avenue was the first Renaissance Zone project in Fargo.

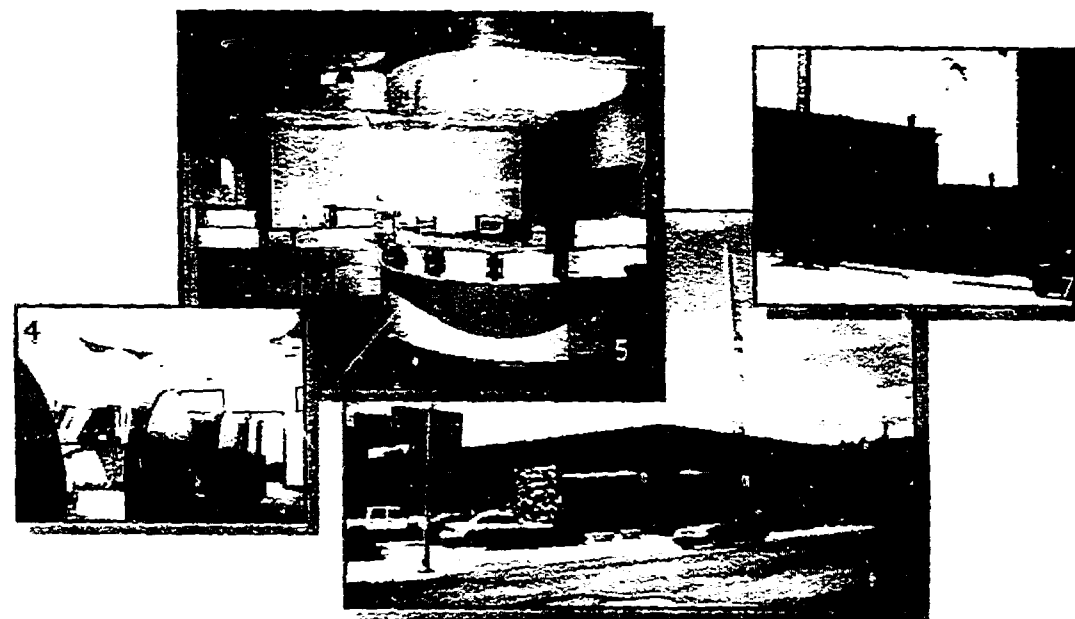
Restoration of the Lightowler Johnson Associates building exterior included: a new roof, replacement of windows and sign repair. Interior improvements included: replacement of HVAC and electrical, and complete renovation and expansion of the work space.

The building is used for commercial office space.

The building was estimated to have a value of \$424,000 prior to the Renaissance Zone project. With improvements valued at \$558,568 the building's post-project value was estimated to be \$854,000.

Project Number - 1F

Company Names - Lightowler Johnson Associates



Applicant - 700 Main Partners

Address - 700 Main Avenue

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10/16/83

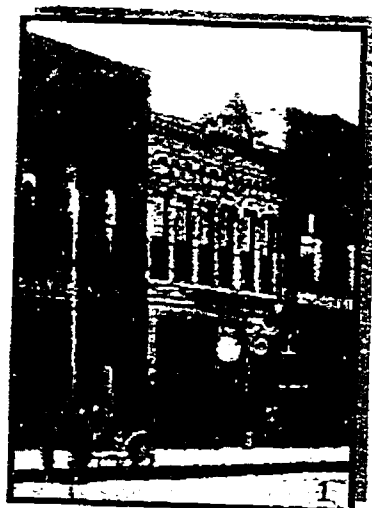
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Operator's Signature

Yolanda Rickford

10/16/83
Date



One of the oldest buildings in the Downtown, the building at 612 Main building was built in 1890. The building owner and project applicant was ST Partners. The main floor of the building was not included in the restoration, but is occupied by a commercial photographer. The second floor is the offices of ST Architects.

The renovation included an open floor plan for the second floor. As demolition occurred, six sky lights were discovered and restored to their former condition and now provide natural daylight in the office.

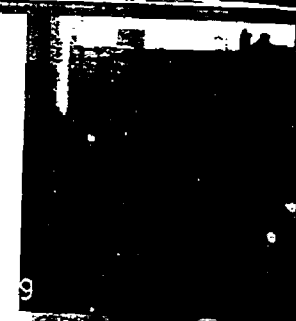
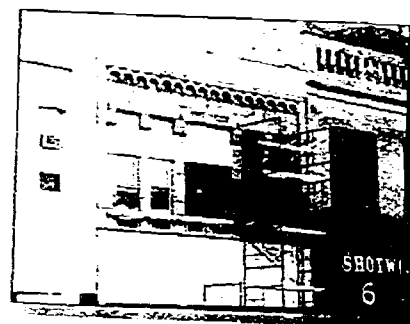
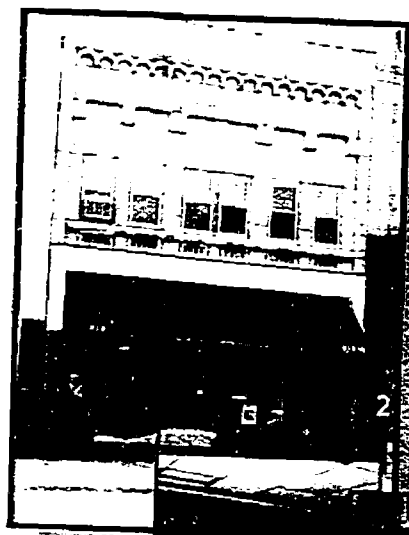
The pre-project building value was \$62,000 and \$115,000 of improvements were completed. The improvements resulted in a post-project building value of \$132,000.

Project Number - 2F

General Names - ST Architects, All Occasion Photography

Applicant - ST Partnership

Address - 612 1/2 Main Avenue



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18

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Operator's Signature

Robert Rickard

Date

10/10/83



As the front facade states, 52 Broadway previously housed the Fargo National Bank.

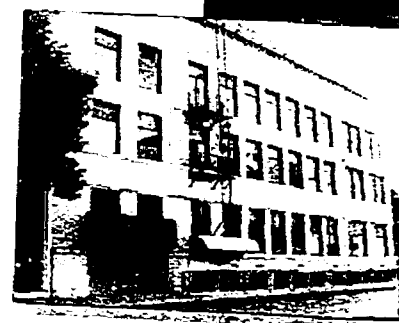
This building was substantially damaged when fire destroyed the adjacent building. The project not only renovated the exposed north wall, but repaired the other exposed walls, the roof, and replaced windows.

The interior was completely renovated to accommodate commercial office uses. Retail use is planned for the main floor.

The building was estimated to have a value of \$179,000 prior to the Renaissance Zone project. With improvements valued at \$224,000 the building's post-project value was estimated to be \$350,000.

Project Number - 3F

Common Names - 52 Broadway, Old Fargo National Bank

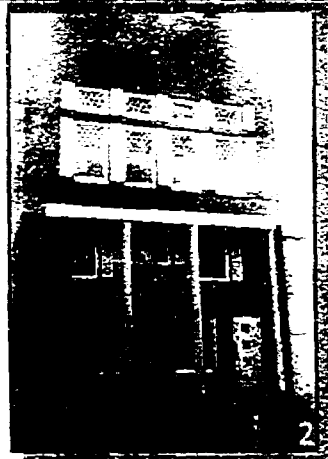
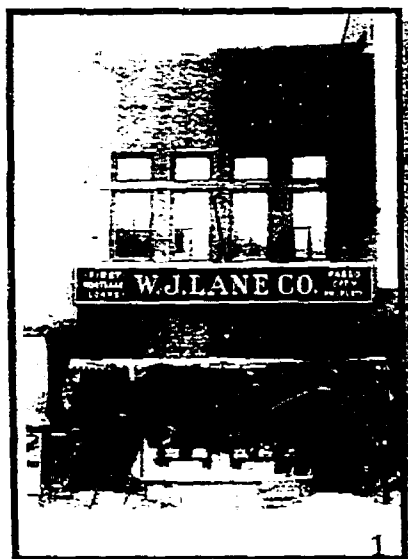


Applicant - 52 Broadway LLC

Address - 52 Broadway

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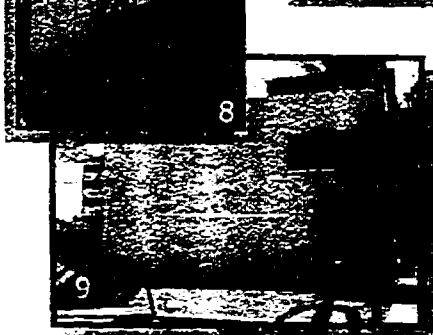
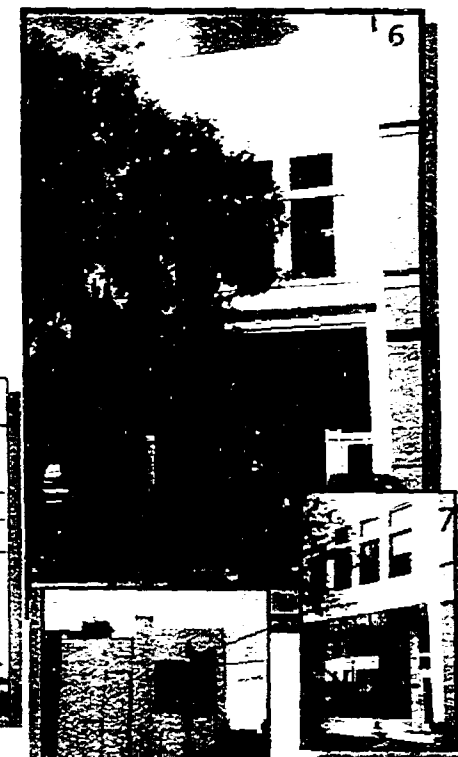
Catherine's Collectibles located at 609 Northern Pacific Avenue originated as W.J. Lane Realty Company in 1893. It's function has changed from a realty company to the Metropolitan Federal Bank, and finally to Catherine's Collectibles.

This historic property was previously in disrepair, and the north and east sides of the building suffered fire damage in 2000. The restored Catherine's is charming and filled with the character of it's history.

Catherine's Collectibles is a retail establishment on the main floor; general office space is located on the second floor.

The project included a historical renovation of the storefront, repair to the rear entrance and east wall, and painting of the west wall. The roof was also repaired, and the HVAC replaced. The interior was restored to improve the appearance, functionality, and accessibility of the business.

Prior to the project, the building was estimated at \$51,000. With \$115,911 of improvements, 609 N.P. Avenue will have a estimated post-project value of \$125,000.



Project Number - 5F

Company Name - Catherine's Collectibles

Applicant - Harold and Jeanne Anderson

Address - 609 NP Avenue

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Operator's Signature

Colista Rickard

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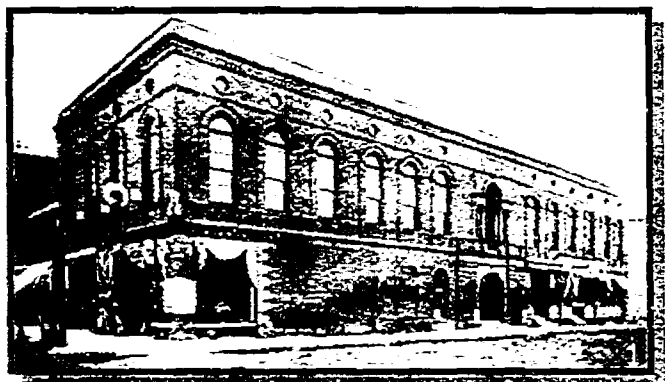
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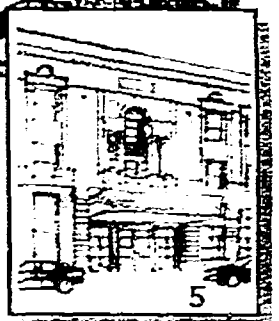
Operator's Signature

Helena Rickard

10/16/83
Date



Originally built in 1894 as Odd Fellows Hall the improved Donaldson Hotel building will be restored to its 1915 appearance.



The "Don" will be a mixed use development that includes all of the elements of a successful downtown: retail, commercial, and residential uses. The commercial activities will be maintained on the rear of the first floor, and specialty retail is planned for the street level space facing Broadway. The upper two floors will be an upscale hotel. The addition of commercial activity at this location will do much to establish an urban atmosphere that is critical to the "24 hours a day—7 days a week—365 days a year" concept.

The exterior of the building will be restored to its 1915 condition, or as near as is practical and reasonable. The property is located in one of the most visible locations in all of Downtown Fargo. Proper and tasteful renovation of this building will likely have spin-off effects that will encourage further business development and expansions.

With a pre-project value of \$120,000, the Donaldson Hotel building will incur more than \$1,000,000 in improvements. The final estimated post-project value of the building will total at least one million dollars.

Project Number - 6F

Common Names - Donaldson Hotel

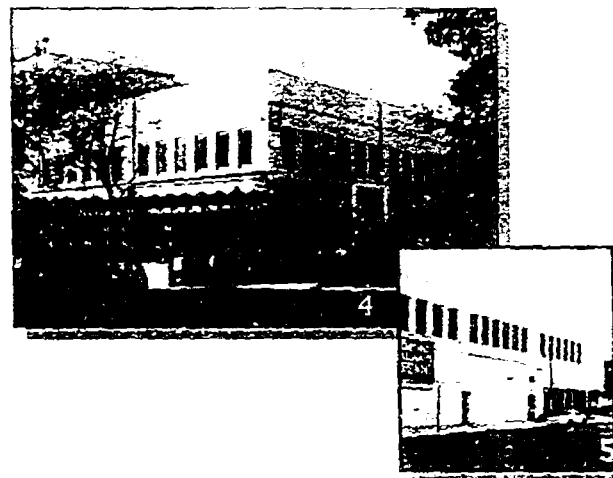
Applicant - Old Fargo LLC

Address - 521 First Avenue North

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Operator's Signature



The Edwards' Building (Old Broadway) is located at the corner of Broadway and Northern Pacific Avenue. Previously named the Edwards Building, the Old Broadway has changed dramatically throughout the years. The most noticeable change occurred when the third floor was removed due to a fire. The current project brightened up the building and restored the facade to its 1911 appearance.

A commercial establishment occupies the first floor and the second floor is used for office space.

The pre-project value of the Old Broadway building was \$223,820 and the cost of improvements was \$463,821. These renovations produced an estimated post-project building value of \$475,000.

Project Number - 7F

Common Name - Old Broadway, Edwards' Building

Applicant - Global Acquisitions LLC

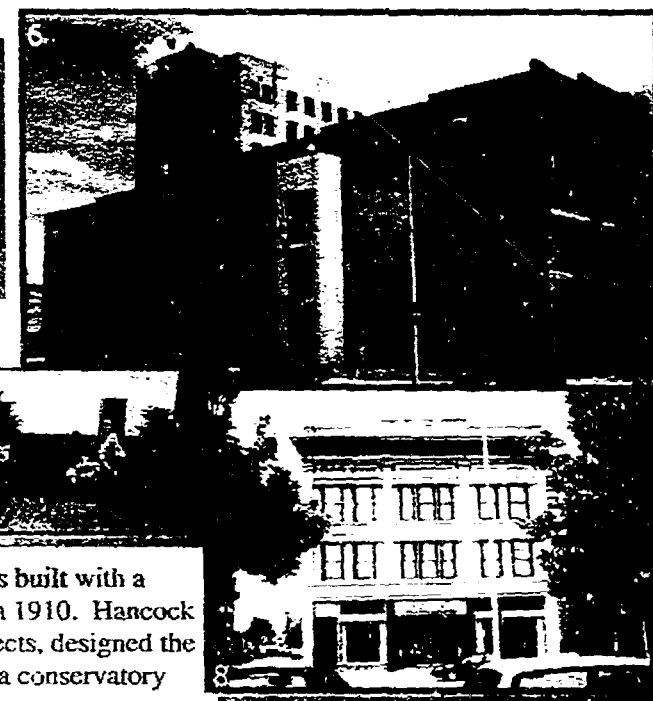
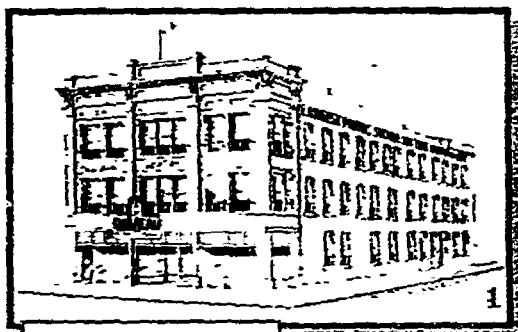
Address - 22 Broadway

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12

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The Stone Building was built with a classical revival style in 1910. Hancock Brothers, Fargo Architects, designed the building to function as a conservatory and music store.

The Renaissance Zone project included restoring the west wall and south facing storefront.

The interior was completely renovated to accommodate the proposed use the Avalon Events Center. Wedding receptions, musical events, and theater are just a few of the intended users of the Avalon.

The pre-project value of the Stone Building was \$157,000 and with \$1,200,000 of improvements the estimated value post-project of the building is \$1,200,000.

Project Number - 8F

Common Names - Stone Building, Conservatory, Avalon

Applicant - Swanson Properties

Address - 613 First Avenue North

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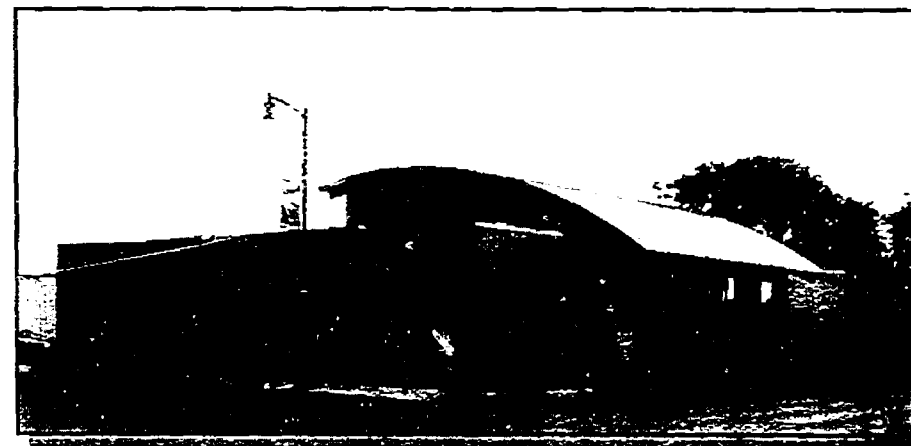
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Operator's Signature

Robert R. Rickard

10/16/83
Date



810 First Avenue North is the new, single-story headquarters for Foss Associates Architectural Firm. This construction replaces land that was vacant, underutilized, and blighted.

Foss Associates' new office building will be a delightful addition to the First Avenue corridor and will strengthen the connection between Tenth Street and Downtown. The unique architectural design will be an attractive addition to the emerging professional office concentration in this area. This connection will be an activity generator extending the walkable district beyond the Plains Art Museum. As an entryway to Downtown, 810 First Avenue North will support a safe streets - safe neighborhoods area.

Landscaping, lighting, and other site amenities will enhance this project and the entire neighborhood. The site will provide 19 off-street parking spaces.

The final estimated value of this new construction project will be approximately \$600,000.

Project Number - 11F

Common Names - Foss Associates

Applicant - 810 Development LLP

Address - 810 First Avenue North

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Built in 1903, this building is located in Fargo's Downtown Historic District.

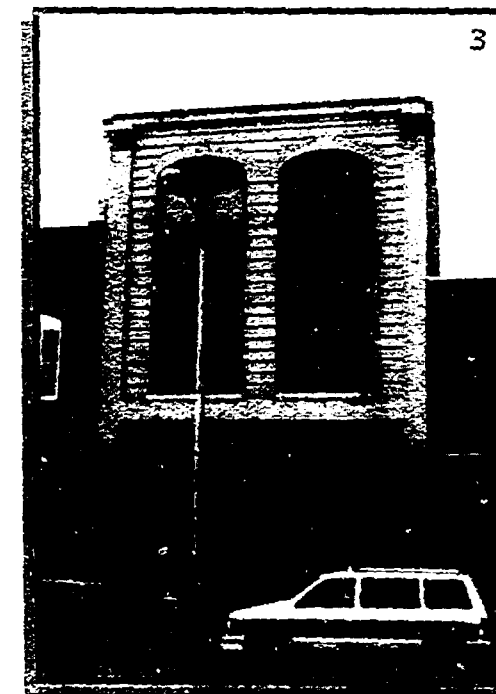
The improvements to this building will include the storefront to be restored to its 1903 facade. All exterior improvements will adhere to the Secretary of Interior's Standards for Historic Preservation, thereby ensuring a high quality finish.

All of the interior spaces will be improved to a high quality that will benefit current and future tenants, the neighboring retail stores, and the entire downtown. The building will have retail space on the main floor, and the Academy School, a modeling and finishing school will remain in the basement. The second and third floors will be renovated residential apartments.

The building was estimated to have a value of \$108,000 prior to the Renaissance Zone project. With improvements valued at \$322,622 the building will be completed with a estimated value of \$360,000.

Project Number - 12F

Tenant Names - Labor Ready, Monte's Downtown



Applicant - Renaissance Partners

Address - 220 Broadway

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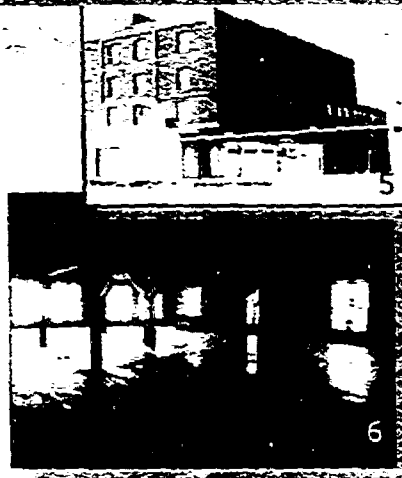
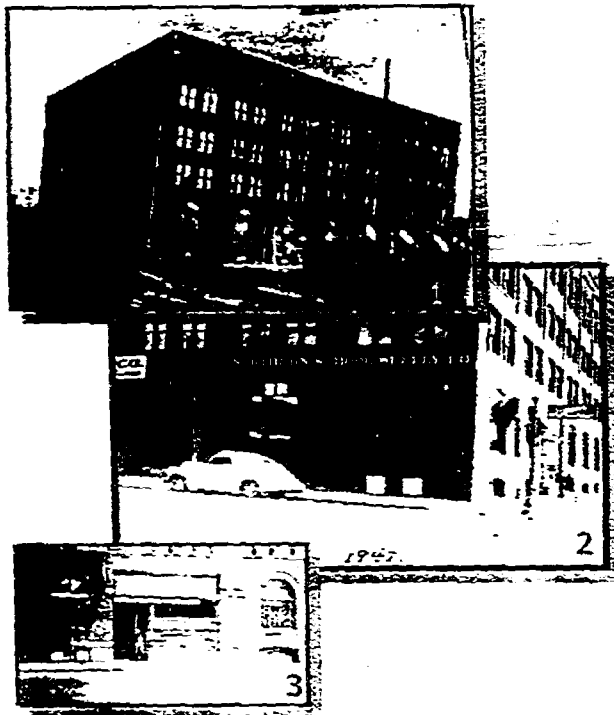
Operator's Signature

Robert Rickard

10/16/83
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The Northern School Supply building was built in 1903 by William C. Albrant for Robb Lawrence Co., an agricultural machinery dealership.

This project will restore one of Fargo's landmark buildings to its original condition and appearance. Adherence to the Secretary of Interior's Standards for Rehabilitation will ensure that the building will be restored to a high degree of architectural accuracy. This will contribute greatly to the historic fabric of the Downtown. As the building was previously vacant and slated for demolition, this represents a dramatic turnaround in the fortunes at the building and the region's architectural heritage.

It's future use is active commercial, specialty retail, destination commercial, and/or office.

The pre-project building value is \$108,000 and an estimated value of improvement to be made at the Northern School Supply building is \$3,636,000. This restoration project will result in an estimated post-project building value of \$3,600,000.

Project Number - 13F

Location Name - Northern School Supply Building Address - 17 Eighth Street North

Applicant - Kilbourne Design Group LLC

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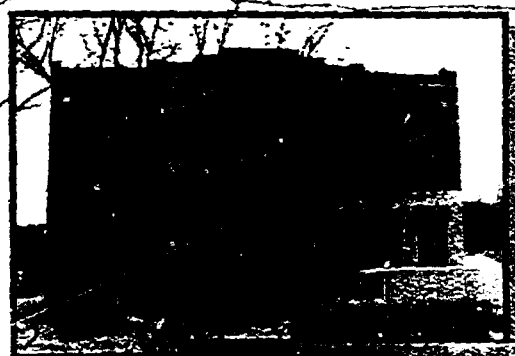
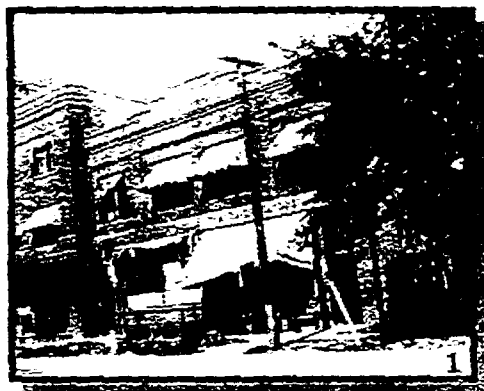
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Operator's Signature

Yolanda Rickard

10/16/83
Date



The Herald Square Building is currently home to commercial uses on the main floor and lower level, and ten residential units on the upper floor. Approximately one-half of the commercial space is utilized. The building is a contributing property on Fargo's Downtown Historical District.

The applicant has proposed to invest a significant amount to upgrade this mixed use development that will greatly enhance Roberts Street and the entire Downtown. The mix of retail, commercial, and residential uses was one of the primary goals of the Renaissance Zone Plan.

Although the number of residential units will decrease to nine, the quality of the space will be significantly improved and will continue to serve low to moderate income households.

The building was estimated to have a value of \$65,000 prior to the Renaissance Zone project. With improvements valued at \$685,224 the building will be completed with a estimated value of \$700,000.

Project Number - 14F

Common Name - Herald Square

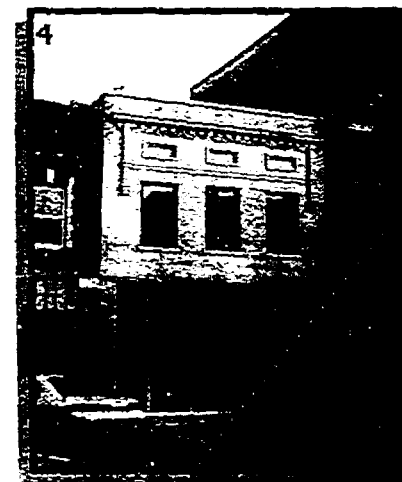
Applicant - Renaissance Partners

Address - 303-305 Roberts Street

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Operator's Signature



107 Roberts Street was built in 1915 and has undergone remodeling in the 1960s and 1970s. The building is a contributing property in the Downtown Historic District.

The building will be restored in a manner that will preserve and restore its architectural integrity and contribute to the historical fabric of the entire Downtown. The project addresses all of the interior and exterior issues, and therefore the capital investment guideline may be waived.

The mix of commercial and residential uses was one the primary goals of the Renaissance Zone Development Plan. The applicant has proposed to invest a significant amount into the upgrade of this mixed-use property that will contribute great benefit to the Downtown. The residential units will be market rate units that will add to the diverse mix of housing and tenants in the Downtown.

The project is located in an important location on Roberts Street that has a natural and complementary connection with Broadway and the rest of the Downtown. The development of the shops on First Avenue in the Dakota Pioneer Building, the newly restored Avalon Events Center, and the commercial, retail, and residential mix that defines this area will be enhanced by this project. This area of the Downtown has great potential for creating its own "off Broadway" character.

The building was estimated to have a value of \$119,000 prior to the Renaissance Zone project. With improvements valued at \$163,466 the building will be completed with a estimated value of \$250,000.

Project Number - 15F

Common Name - 107 Roberts Street

Applicant - Rodenburg & McErlane

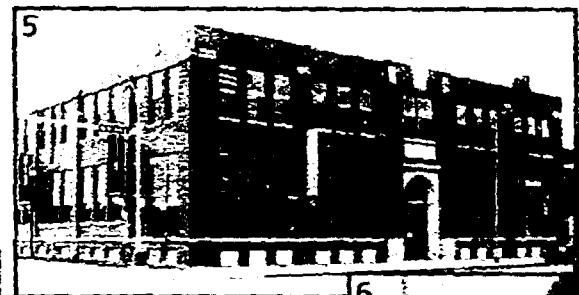
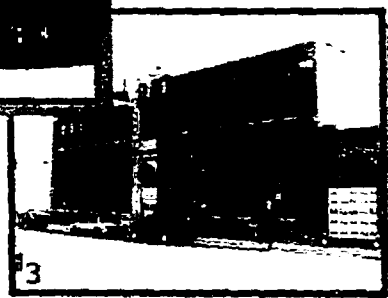
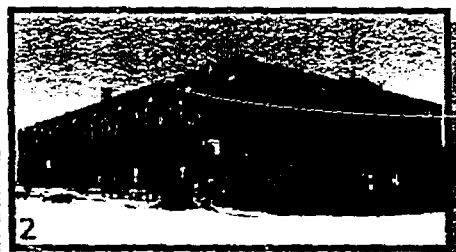
Address - 107 Roberts Street

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Date

10/16/83

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Built in 1920 for the Advanced Rumely Thresher Company, the building was once part of "Machinery Row."

The building will be restored in a manner that will preserve and restore its architectural integrity and contribute to the historical fabric of the entire Downtown. The project addresses all of the interior and exterior issues. The first floor will be improved to meet the needs of six commercial and retail businesses. The second floor will not be completed at this time, however all of the mechanical improvements will be sized and installed in a manner that will accommodate eventual use of the entire building. The second floor will be fitted up to meet the needs of a tenant to be identified at a later date. The applicant has also expressed tentative plans for the addition of a third floor at a future date. This floor would likely be residential rental units.

The project is located on NP Avenue and has a complementary connection with Broadway and the rest of the Downtown. However, it is also in an area that was once known as "Machinery Row" and is one of several historic buildings that were originally constructed for the purpose of constructing and distributing farm machinery and automobiles. This project would do a great deal to advance the warehouse look and feel that is created by the Case Plaza, Steffens Building, and the Press Club. As with other off-Broadway districts, this area of the Downtown has great potential for creating its own character, and this project will be a building block.

The value of the building pre-project is \$114,000. An estimated \$1,750,000 in improvements are proposed to increase the value of the building to \$1,500,000.

Project Number - 16F

Applicant - Sterling Development Group 6

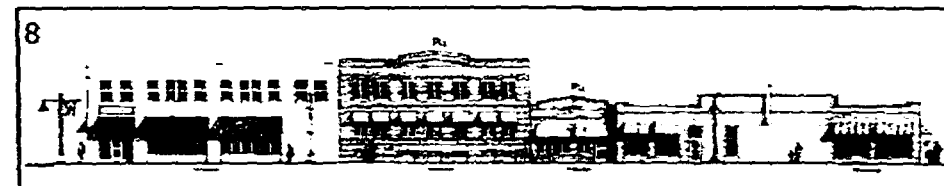
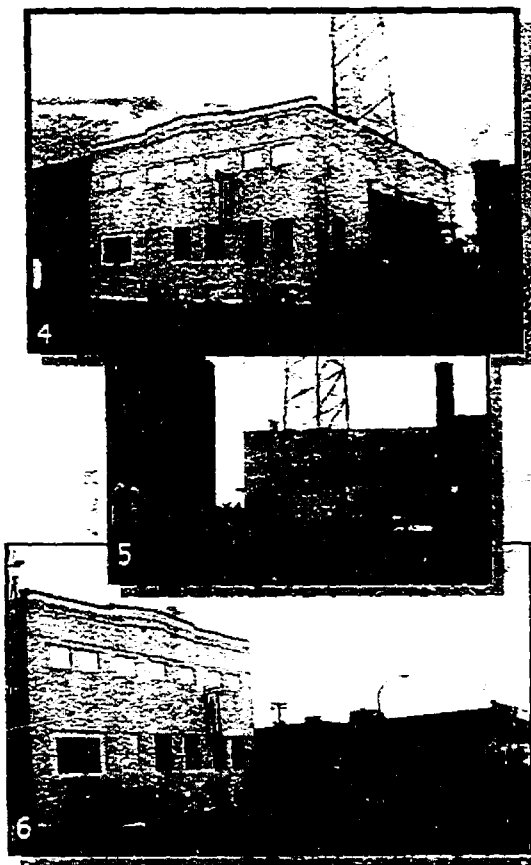
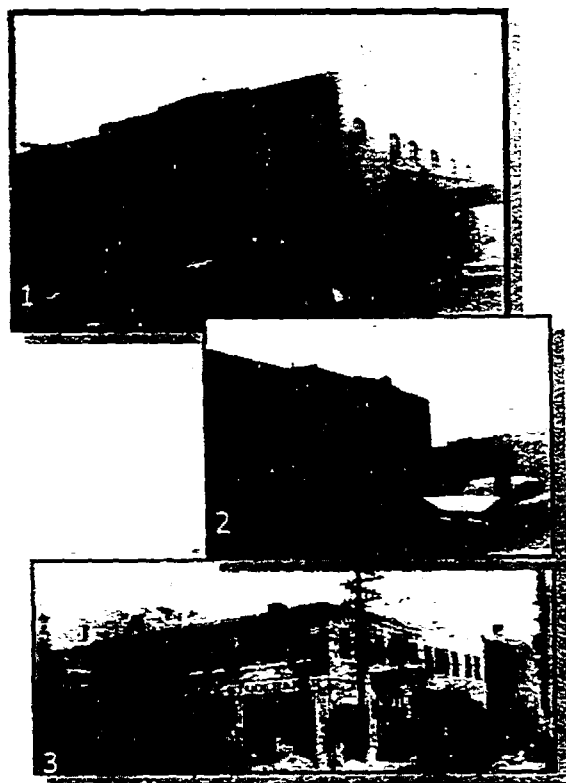
Common Names - Centennial Building, House of Reinhard,
Advanced Rumely Thresher Building

Address - 302-304 NP Avenue

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10/16/83
Date

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The property at 315 Main Avenue was formerly a grocery warehouse. There is little historic information on the building, either in written or pictorial form. The building is currently vacant, with the exception of a cellular tower that was currently constructed in the rear half.

The applicant plans to develop six residential units, create a small green space, and provide secure access to parking.

The current value of the building is \$57,000 and the applicant has proposed to invest approximately \$221,430 in the project. The estimated post-project value of the building will be \$300,000.

Project Number - 19F

Common Name - EDSR Insulating

Applicant - Bortnem Enterprises

Address - 315 Main Avenue

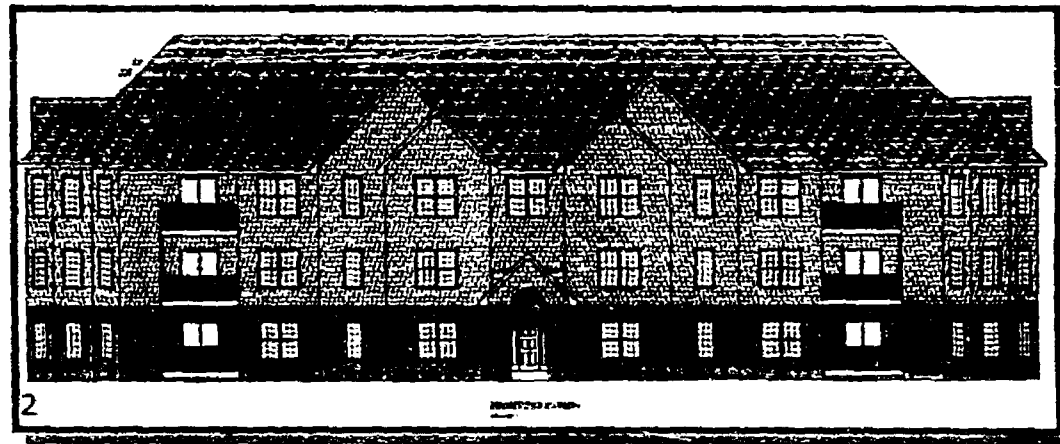
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Operator's Signature

Robert Richard

10/16/53
Date



This project, located at 404 Eighth Street South will provide up-scale, single family housing in the heart of the City of Fargo.

The 404 Manor Condominiums will provide 12 residential units with all the amenities needed for modern day conveniences, including underground parking and the "Old Eighth Street" look and atmosphere.

This proposal is very important as the project is located on the edge of the Renaissance Zone, and of what is generally considered the downtown. This development will provide an activity generator that will expand the walkable district beyond the commercial areas and into the residential neighborhood. The project also provides a housing option that has heretofore not been addressed as a Renaissance Zone project. This is the first new single family project in Fargo's Renaissance Zone.

The 404 Manor Condominiums represent an investment of more than \$2,000,000 in Downtown Fargo.

Project Number - 20F

Common Names - 404 Manor Condominiums

Applicant - Alan & Sharon Carlson

Address - 404 Eighth Street South

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Operator's Signature

Robert R. Carlson

10/16/83
Date



Fargo Linoleum is one of the Downtown's oldest businesses, and it is located at 317 Roberts Street. It is a regionally known and respected retail flooring store. This project will improve the appearance of the interior and exterior, and will also provide a more functional showroom and office space.

The interior of the Fargo Linoleum building will incur the majority of the renovations. Increasing showroom space, the owner plans to include vignettes to display innovative flooring techniques that will generate a revived hustle and bustle in the downtown.

The exterior of the building will be refinished with stucco and brick. Marble accents will be added. Pavers in the sidewalk and awnings above the door will accentuate the walk and create a destination on Roberts Street.

With a pre-project value of \$49,000, the Fargo Linoleum building will receive \$141,440 in improvements. The final estimated post-project value of the building will be \$200,000.

Project Number - 22F

Company Name - Fargo Linoleum

Applicant - Flooring Properties II LLP

Address - 317 Roberts Street

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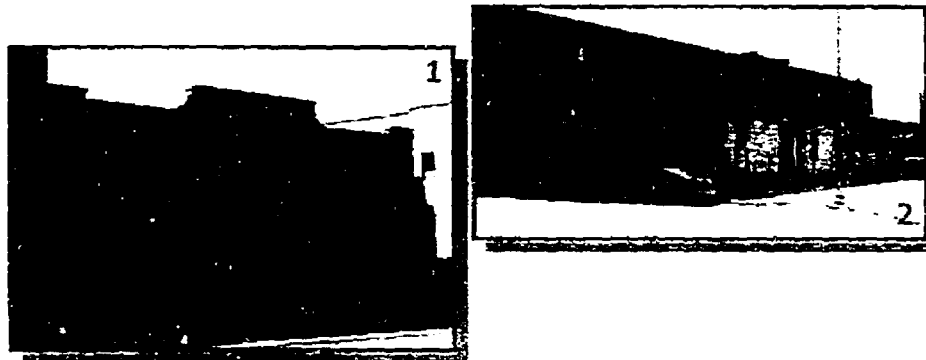
Operator's Signature

John R. Rickard

10/16/83

Date

FL



Originally built in 1923, 310 NP Avenue is currently used as a warehouse and office establishment. Expansion of the current tenant will result in vacancy of the building, but the restoration and improvements to this property will attract new business to Downtown Fargo.

The interior warehouse will be painted and be improved with updated lighting. Office space on the north end of the building will be constructed to accommodate future tenant's needs.

The exterior of the building on the south and west will be refaced and new windows will be added to expose the building to the public on three elevations. The north storefront was previously restored and will be maintained.

The pre-project value of the building was \$30,000. Upon completion of \$140,000 in improvements, the final estimated post-project value of the building will be \$100,000.

Project Number - 25F

Tenant's Name - Far From Normal

Applicant - Feder Properties, LLP

Address - 310 NP Avenue

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Operator's Signature

Robert Richard

10/16/03
Date

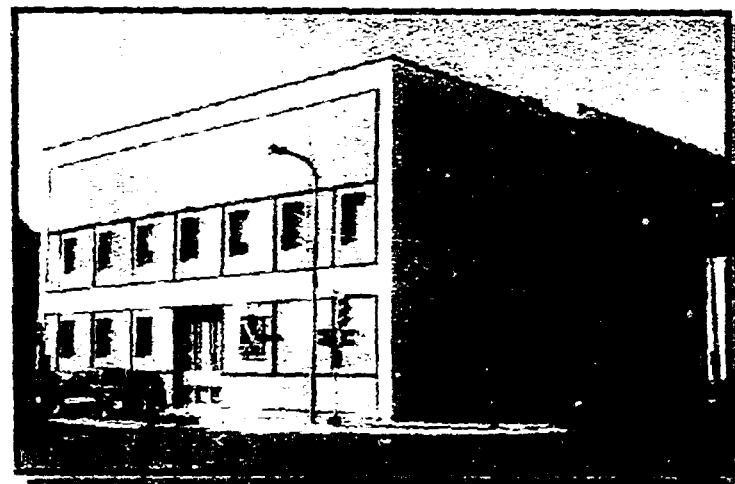
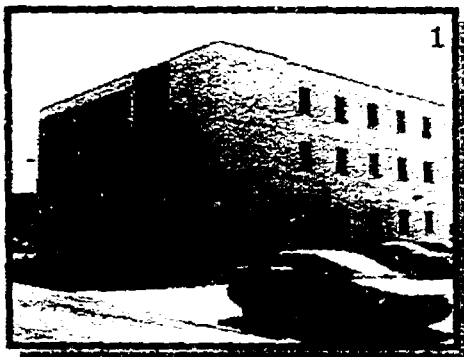
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Operator's Signature

Robert & Elizabeth Gibb

10/16/83
Date



This building was built in 1902 as the Telephone Building. Since then, it has housed the Fargo Chamber of Commerce, Lutheran Hospital & Homes Society, and currently, the Vogel Law Firm.

The interior of the Gibb building will undergo the majority of the renovation. By dividing this single tenant office building into a multiple tenant office building in Downtown, it will be able to attract and serve smaller downtown office tenants. The exterior of the building will remain quite similar to the existing facade, but any and all deteriorated conditions that are visible on the exterior will be eliminated.

The purchase value was \$900,000, and the building will incur \$200,000 of improvements. The final estimated post-project value of the building will be \$900,000.

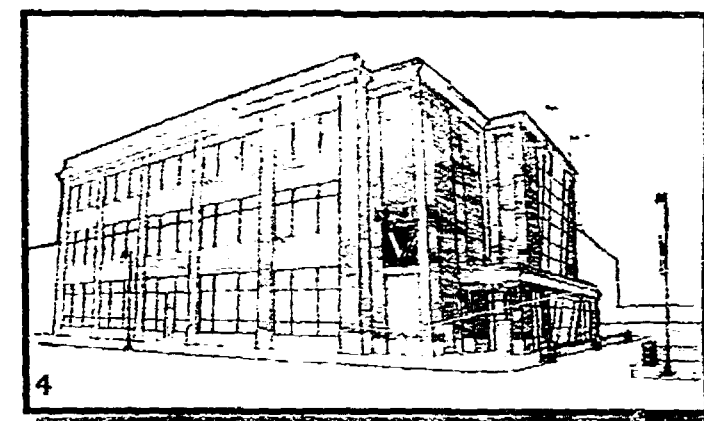
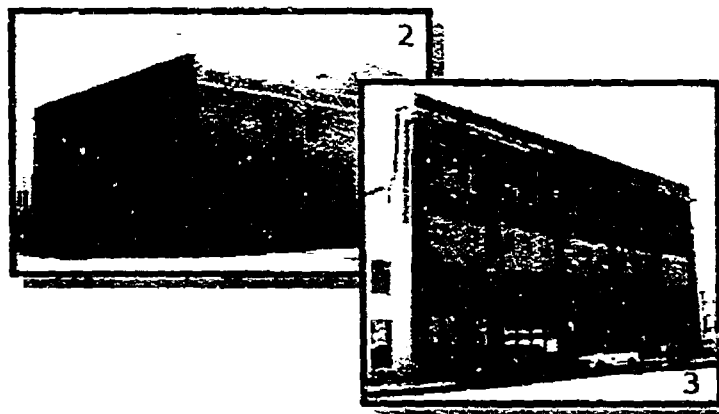
Project Number - 26F

Common Names - Vogel Law, Gibb Building

*Applicant - Robert & Elizabeth Gibb dba
R & E Investments, LLP*

Address - 502 First Avenue North

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Built in 1916 as the Minneapolis Moline Building 218 NP Avenue was an active part in Downtown Fargo's "Machinery Row." This project is comprehensive, involving acquisition, rehabilitation, and historic preservation and renovation of the building. The applicant is currently seeking to restore this building in compliance with the Secretary of Interior's Standards for Historic Preservation and efforts are underway to extend Fargo's historic district to include this building. The most recent use of the building was Steffen's Office Equipment.

The building is currently vacant, but it will be converted to a high profile law firm building with historic character, interior ambiance, and state of the art technology. The interior will be converted to 37 private offices, support staff areas, administrative offices, conference rooms, library, break room, and file storage areas.

The exterior of the building will undergo cleaning and restoration of cornice, window replacement, roof improvements, and parking lot improvements. An addition to the west side of the building will provide a entrance foyer, elevator, and stairway.

With a pre-project value of \$246,800, the Vogel Building will incur improvements totaling \$2,440,322. The final estimated post-project value of the building will total \$3,355,984.

Project Number - 27F

Current Names - Steffen's Building, Vogel Law

Applicant - Vogel Law Office Building, LLP

Address - 218 NP Avenue

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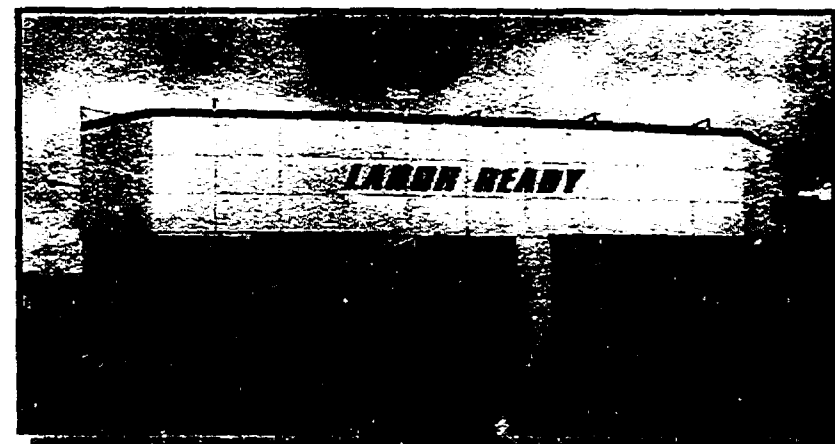
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Operator's Signature

John R. Vogel

10/16/83

Date



Built in 1946 as Fargo's Chevrolet Dealership, 723 NP Avenue has the potential to accommodate the Downtown with service, retail, or an office use. This building previously served as a MeritCare facility.

The interior of 723 NP Avenue will be designed to accommodate its future tenants. Natural light will enhance the working conditions of the interior space and make it a highly desirable gateway location.

The exterior porcelain panels will be restored to their original blue and white finish. Stucco will also be replaced where it has deteriorated. Although the windows will resemble their 1950's style, they will be comprised of contemporary glazing systems. Doors and windows will be replaced for convenience and enhanced natural lighting.

With a pre-project value of \$144,000, the 723 NP Avenue building will incur \$66,820 of improvements. The final estimated post-project value of the building will total \$210,000.

Project Number - 28F

Tenant Names - 723 NP Avenue

Applicant - Michael F. Beaton, Sr.

Address - 723 NP Avenue

Michael F. Beaton, Sr.
23.

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Operator's Signature

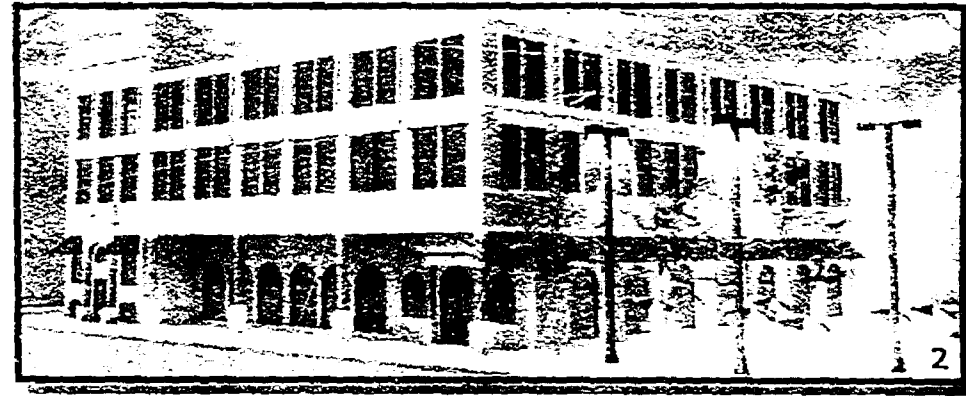
John R. Rickard

10/16/63

Date

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Operator's signature



54 Broadway is new construction in the heart of Downtown Fargo. This new project will provide commercial office space in the upper two floors and retail on the main floor to create a vibrant city center. This development will create high quality space in an area that is currently vacant.

By generating design inspiration from 52 Broadway, this new construction will create a similar historic character. This new development will generate activity by creating another interesting feature in Downtown's walkable district. 54 Broadway will encourage a safe streets - safe neighborhood while sprucing up Broadway with additional green space.

54 Broadway will represent an investment of more than \$1,800,000 in Downtown Fargo.

Project Number - 29F

Common Names -

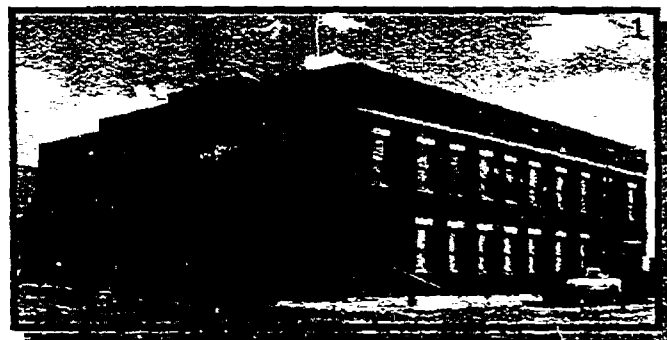
Applicant - 52 Broadway, LLC

Address - 54, 58, & 60 Broadway

*RZ*²⁴

Date

10/10/03



324 NP Avenue was built in 1919 as the Fowler-Banks building. This historic building was part of historic Fargo's "Machinery Row."

This building will be restored to its 1919 façade. Large picture windows will be restored to entice passers-by to Kiefer's Variety Store, a party, gift, and craft retailer. A new entrance will be added on the southwest corner to facilitate customers using the adjacent parking lot.

An interior stair will be constructed allowing easy access to additional retail areas in the second floor. Office space will also be located in the second floor of the building.

The pre-project value of 324 NP Avenue was \$316,000 and with \$100,000 of improvements, the estimated value post-project of the building is \$400,000.

Project Number - 30F

Tenant Names - Kiefer's Variety Store; Berg Fargo Motor Supply, Inc

Applicant - Kurt Kiefer

Address - 324 NP Avenue

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Operator's Signature

Kurt Kiefer

10/16/83
Date

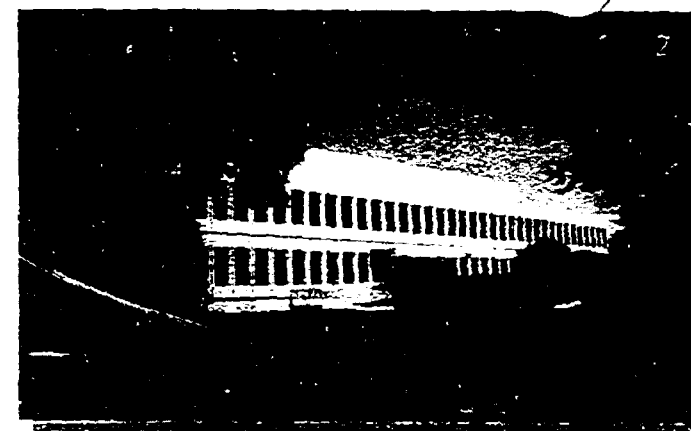
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Operator's Signature

Robert R. Ricketts

10/10/83
Date



The proposed use at 700 -702 South 7th Street, a corporate headquarters/office, is classified as a high priority land use according to the RZ Development Plan. The currently vacant building previously housed Clarica Insurance Company. The project will contribute to Downtown's economic vitality and strengthen and expand its southern edge by housing an active primary sector business.

This property will undergo exterior improvements including portico updates, window replacements, and roof repairs. A civic space is planned to create a community amenity aimed to further smooth the transition from commercial to residential use.

The purchase value was \$2,550,000 and the building will incur \$1,353,000 of improvements. The final estimated post-project value of the building will be \$3,903,000.

Project Number - 32F

Common Name - Clarica Building, RDO Office Campus

Applicant - R. D. Offutt Company

Address - 700 & 702 South 7th Street

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Operator's Signature

John R. Rickard

10/10/83

Date



Built in 1878 as the First National Bank, 602 Main was said to be Fargo's first brick building. Located within Fargo's Downtown Historic District, Wimmer's Jewelry has occupied the building since 1983.

This building will be restored to its 1957 facade. The exterior concrete panels will be cleaned and new glass and marble will adorn the main level store front. Plastered stucco on the south side of 602 Main will be repaired, as will the roof, insulation, signage and HVAC system. The rear of the building will also be completely upgraded.

602 Main Avenue, with a \$103,500 pre-project value, will undergo \$140,000 of improvements, resulting in the estimated value post-project of the building is \$148,700.

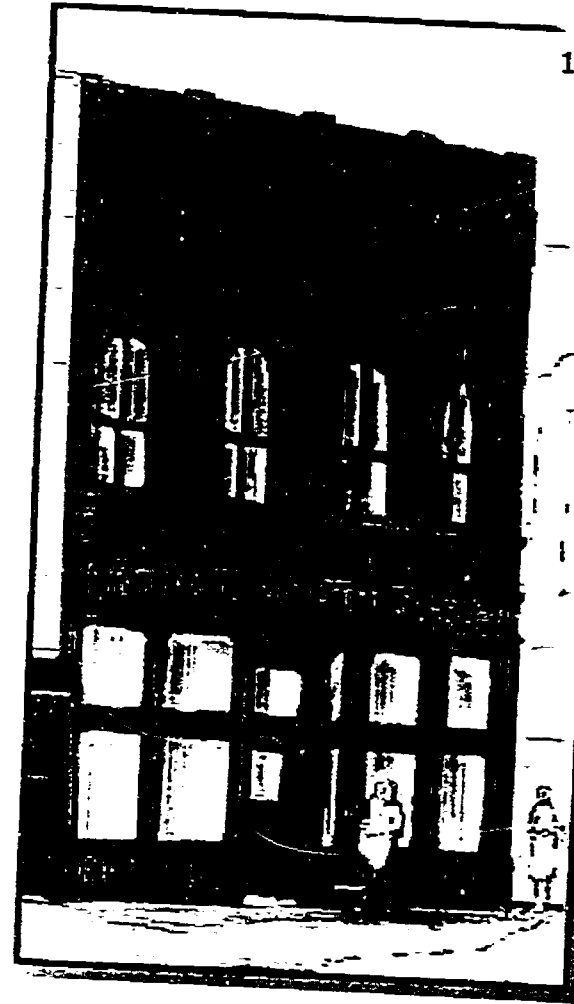
Project Number - 33F

Common Names - Wimmer's Diamonds (Jewelry)

Applicant - Wimmer Corner Partnership

Address - 602 Main Avenue

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604 Main was built between 1878 and 1884 and is now a contributing property within the Downtown Historic District. Reflecting it's historical past, the first floor storefront will be updated. The second story brick storefront is still original and will be restored to its historic appearance.

As one of Fargo's oldest buildings, 604 Main Avenue will see an updated storefront, signage, roofing, HVAC, and insulation. High tin ceilings will also be restored to their original appearance.

604 Main Avenue's pre-project value is \$76,200, and it will undergo \$82,000 of improvements. Resulting in the estimated value post-project of the building is \$105,800.

Project Number - 34F

Common Names - Quilter's Quarters

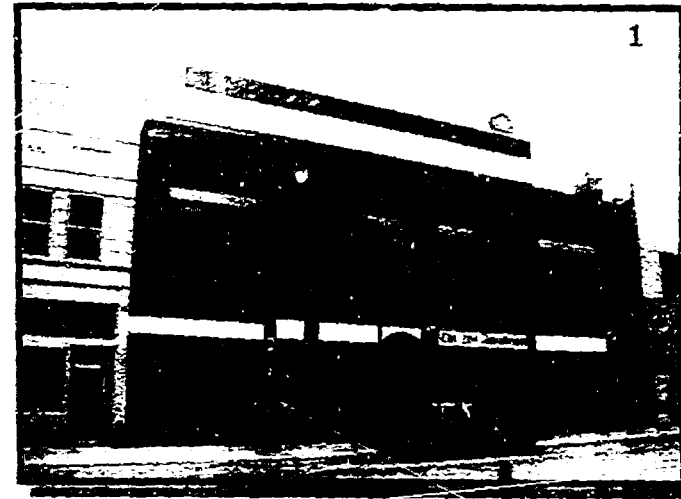
Applicant - Wimmer Corner Partnership
Address - 604 Main Avenue

RZ 28.

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Operator's Signature
Robert Rickford

10/16/03
Date



514-520 First Avenue North will be transformed from a vacant Downtown building to a market and deli on the main floor and up-scale apartments on the second floor. This addition to the Renaissance Zone contributes to housing diversity, economic vitality, and a vibrant city center.

Improvements to the exterior of the building include repair at the cornice and window replacement. Most of the improvements will occur on the interior of the building and it will be transformed to provide a market and deli on the main floor. This market will provide fresh flowers, donuts, bagels, and coffee. These improvements and new business will support and enhance the other businesses in this evolving neighborhood.

The building was estimated to have a value of \$167,800 prior to the Renaissance Zone project. With improvements valued at \$200,000, the building's post-project value was estimated to be \$350,000.

Project Number - 35F

Common Name - 21st Amendment

Applicant - Terry and Barb Saucke

Address - 514-520 First Avenue North

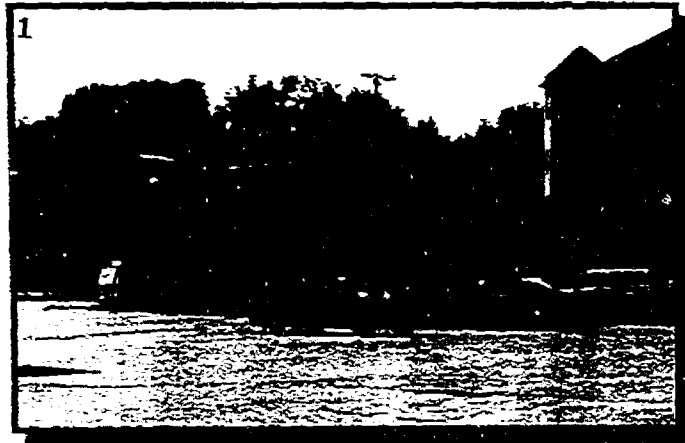
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Operator's Signature

Yolanda Rickard

10/16/83
Date



409 Seventh Street South will be converted from a vacant building, formerly a convenience store, into a commercial or retail facility connecting businesses south of Main Avenue to Broadway.

Improvements to the exterior are extensive. After a 500 square foot addition is constructed the building will undergo a complete rehabilitation with a new roof and exterior finishes that will resemble the residential condominium across the block at 404 Eighth Street South. The interior will be structured to accommodate the retail or commercial tenant.

The building was estimated to have a value of \$67,300 prior to the Renaissance Zone project. With improvements valued at \$180,000, the building's post-project value is estimated to be \$236,000.

Project Number - 40F

Common Names - Stop-N-Go

Applicant - Alan and Sharon Carlson

Address - 409 Seventh Street South

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Operator's signature

Robert Rickard

10/16/93

Date

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Operator's Signature

Richard

10/6/63
Date

Table 1						
Fargo Renaissance Zone Program Summary - 2000-2003						
1	2	3	4	5	6	7
Project Number	Project Applicant	Type of Project	Address	Value of Improvements	Pre-Project Building Value	Estimated Post-Project Building Value
1-F	Lightowler Johnson Associates	Rehabilitation	700 Main Ave	\$558,568	\$424,000	\$854,000
2-F	ST Architects	Rehabilitation	612 Main Ave	\$115,000	\$62,000	\$132,000
3-F	52 Broadway LLC	Rehabilitation	52 Broadway N	\$224,000	\$179,000	\$350,000
5-F	Catherine's Collectibles	Rehabilitation	609 NP Ave	\$115,911	\$51,000	\$125,000
6-F	Old Fargo LLC	Purchase W/Imp	521 1st Ave N.	\$3,500,000	\$120,000	\$3,000,000
7-F	Global Acquisitions	Rehabilitation	22 Broadway	\$463,800	\$223,820	\$475,000
8-F	Swanson Properties	Rehabilitation	613 1st Ave N.	\$1,200,000	\$157,000	\$1,200,000
9-F	Barrington Corporation	Lease	52 Broadway			
10-F	Intercept Corporation	Lease	52 Broadway			
11-F	Foss Associates	Purchase	812 1st Ave N.	\$580,000	\$0	\$580,000
12-F	Renaissance Partners	Rehabilitation	220 Broadway	\$332,622	\$108,000	\$360,000
13-F	Kilbourne Design Group	Rehabilitation	17 8th Street N.	\$3,636,000	\$201,000	\$3,600,000
14-F	Renaissance Partners	Rehabilitation	303-305 Roberts	\$685,224	\$65,000	\$700,000
15-F	Rodenberg & McErlane	Rehabilitation	107 Roberts Street	\$244,298	\$119,000	\$250,000
16-F	Sterling Development Group 6	Rehabilitation	302-304 NP Ave	\$1,750,000	\$114,000	\$1,500,000
17-F	Engen Consulting	Lease	52 Broadway			
18-F	Old Broadway	Lease	22 Broadway			
19-F	Bortnem Enterprises	Rehabilitation	315 Main Avenue	\$221,430	\$57,000	\$300,000
20-F	Alan & Sharon Carlson	Purchase	404 8th Street S.	\$2,000,000	\$153,300	\$2,000,000
21-F	Barrington Corporation	Lease	52 Broadway			
22-F	Fargo Linoleum	Rehabilitation	317 Roberts St	\$141,440	\$49,000	\$200,000
23-F	MBA Development	Lease	302-304 NP Ave			
24-F	Sterling Companies	Lease	302-304 NP Ave			

Program Summary - Financial Statistics - Projections

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Operator's Signature

Richard

10/16/63
Date

Table 1 - Continued

Fargo Renaissance Zone Program Summary - 2000-2003						
1	2	3	4	5	6	7
Project Number	Project Applicant	Type of Project	Address	Value of Improvements	Pre-Project Building Value	Estimated Post-Project Building Value
25-F	Feder Properties	Rehabilitation	310 NP Ave	\$140,000	\$30,000	\$100,000
26-F	Gibb Building	Purchase	502 1st Ave N	\$200,000	\$900,000	\$900,000
27-F	Vogel Law Offices	Purchase W/Imp	218 NP Ave	\$2,440,322	\$246,800	\$3,355,964
28-F	Michael F. Beaton	Purchase	723 NP Avenue	\$66,820	\$144,000	\$210,000
29-F	52 Broadway LLC	Purchase	54,58, 60 Broadway	\$1,800,000	\$0	\$1,800,000
30-F	Kurt Kiefer	Purchase W/Imp	318, 324 NP Avenue	\$100,000	\$316,000	\$400,000
31-F	Monte's Downtown	Lease	220 Broadway			
32-F	R D Offutt Company	Purchase W/Imp	700 7th Street S.	\$1,416,183	\$1,900,000	\$3,000,000
33-F	Wimmer Corner Partnership	Rehabilitation	602 Main Avenue	\$135,000	\$80,600	\$148,700
34-F	Wimmer Corner Partnership	Rehabilitation	604 Main Avenue	\$90,000	\$61,100	\$105,800
35-F	Terry and Barbara Saucke	Rehabilitation	514-520 1st Ave. N.	\$130,950	\$128,000	\$200,000
36-F	Norm Robinson	Lease	300 NP Avenue			
37-F	Johnson Rodenberg, Lauinger	Lease	107 Roberts Street			
38-F *	Rooter's Bar	Rehabilitation	105-107 Broadway	\$103,910	\$141,100	\$300,000
39-F *	Alliance Information Mgt	Lease	302-304 NP Ave			
40-F *	Alan & Sharon Carlson	Rehabilitation	409 7th St. S	\$180,000	\$67,300	\$236,000
41-F *	Living Deliberately, Inc	Lease	300 NP Avenue			
42-F *	David & Faye Aaker	Residential Purchase	404 8th Street S.			
43-F *	K. Thomas & Mary Brunsdale	Residential Purchase	404 8th Street S.			
44-F*	Carl & Carol Wall	Residential Purchase	404 8th Street S.			
45-F*	Harlan & JoAnn Geiger	Residential Purchase	404 8th Street S.			
46-F*	Herb & Ann Siemens	Residential Purchase	404 8th Street S.			
47-F*	Margaret Barnard	Residential Purchase	404 8th Street S.			
48-F*	Luger Investments, LLC	Rehabilitation	12 Broadway	\$ 648,995	\$ 93,600	\$ 800,000
Total				\$23,220,473	\$6,191,620	\$27,182,484

* Project application approved or under review by Renaissance Zone Authority, not approved by City Commission

Shaded cells indicate lease projects or single family purchases.

Program Summary - Financial Statistics - Projections

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Operator's Signature

John R. Rickard

10/12/83
Date

PAGE 4:

Picture 1, Lightowler Johnson Associates
Picture 2, Lightowler Johnson Associates
Picture 3, Lightowler Johnson Associates
Picture 4, Lightowler Johnson Associates
Picture 5, Lightowler Johnson Associates

PAGE 5:

Picture 1, provided by applicant
Picture 3, ST Architects
Picture 4s, ST Architects

PAGE 6:

Picture 1, provided by applicant

PAGE 7:

Picture 1, provided by applicant
Picture 2, provided by applicant

PAGE 8:

Picture 1, provided by applicant
Picture 4, www.hoteldonaldson.com
(Barbour/LaDouceur Architects LLC)
Picture 5, www.hoteldonaldson.com
(Barbour/LaDouceur Architects LLC)

PAGE 9:

Picture 1, provided by applicant
Picture 2, provided by applicant
Picture 3, provided by applicant

PAGE 10:

Picture 1, www.lileks.com/fargo/stores/dav
Picture 2, provided by applicant
Picture 7, Fargo Forum

PAGE 11:

Background, Foss Associates

PAGE 12:

Background, provided by applicant

PAGE 13:

Picture 1, ST Architects
Picture 2, www.lib.ndsu.edu/ndirs/collections/
manuscripts/business/NorthernSchool/index.html (NDSU Insti
tute for Regional Studies)
Picture 3, ST Architects
Picture 7, ST Architects

PAGE 14:

Picture 1, provided by applicant
Picture 2, provided by applicant
Background, provided by applicant

PAGE 15:

Picture 1, provided by applicant

PAGE 16:

Picture 1, Mutchler Bartram Associates
Picture 2, www.schlossman.com/SGPLS/017.html
Picture 6, Mutchler Bartram Associates
Background, Mutchler Bartram Associates

PAGE 17:

Picture 1, Institute for Regional Studies, NDSU, Fargo
Picture 2, Institute for Regional Studies, NDSU, Fargo
Picture 3, Institute for Regional Studies, NDSU, Fargo
Picture 7, provided by applicant
Picture 8, provided by applicant

PAGE 18:

Picture 1, provided by applicant

PAGE 19:

Background, provided by applicant

PAGE 20:

Background, provided by applicant

PAGE 22:

Picture 1, www.fargo-history.com/np-avenue/np-ca1919.htm
Picture 4, TL Stroh Architects

PAGE 23:

Picture 1, provided by applicant
Background, provided by applicant

PAGE 24:

Picture 2, provided by applicant

PAGE 25:

Background, provided by applicant

PAGE 27:

Picture 1, provided by applicant
Picture 2, provided by applicant

PAGE 28:

Picture 1, provided by applicant

PAGE 30:

Picture 2, provided by applicant

Photo Sources Cited - Fargo Renaissance Zone Projects

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33.

**Testimony for the
North Dakota
Senate
Finance and Taxation Committee
10 March 2003**

My name is Robert Stein; I am a Senior Planner for the City of Fargo. Thank you for the opportunity to express support for House Bill 1457 on behalf of the Fargo City Commission and the Fargo Renaissance Zone Committee.

The 2001 legislative changes to the Renaissance Zone law contributed greatly to its increased success during the past two years. Statewide there has been much more activity in the program, hence more downtowns are experiencing revitalization. Fargo has been no exception. During the first year of the program there were 9 applications; during 2001 there were 14, and in 2002 there were 19. These projects have accounted for approximately \$22,000,000 in private investment which has created exciting physical improvements and opportunities for more employment and commercial activity. We would like to maintain and build on this success.

The current law provides for a one-time change to the Renaissance Zone boundaries to eliminate areas that have not experienced redevelopment and to replace them with areas that may have greater redevelopment potential. While this provides a method for improving the performance within a Renaissance Zone that is not responding to the program, it does not address three areas of concern relating to the configuration of the renaissance Zone in individual communities:

Evolving Needs

First, the law does not capture the momentum within the zone to build on that success in an expanded, compatible area. The City of Fargo has had great success in attracting many good Renaissance Zone projects throughout the Zone. Some of the projects have been concentrated so that whole blocks have been improved; and some of the projects are in pockets that have experienced previous improvements and are not in need of further redevelopment. Three years into the program, many areas have been drastically improved, and other areas in need of renewal have come to light, or increased in importance – in other words, the Renaissance Zone is evolving. The ability to expand the boundaries in the in a logical, constructive manner would greatly improve the Renaissance Zone program and maximize its potential.

Housing Diversity

Second, the law did not account for the size differential in downtowns throughout the State. The 1996 City of Fargo Downtown Area Plan defined an area of more than 100 commercial and residential blocks as the Downtown. This was the area that was analyzed as the basis for designation of Fargo's current 20-block Renaissance Zone.

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The law requires that renaissance zones include both commercial and residential uses, have continuous and contiguous boundaries, and limits the size to a 20-block area regardless of the size of the city. Hence, renaissance zones in smaller downtowns are able to include a healthy mix of commercial and residential properties in their Renaissance Zone. Due to the concentration of commercial uses in the larger cities' central business districts, the ability to promote diverse housing opportunities is severely limited. If the size of each zone was based on the size of its downtown, the zone boundary would include a broad range of uses, including a full spectrum of residential alternatives as recommended by the original legislation and supported by the Fargo Renaissance Zone Development Plan.

Zone-Edge Disparity

The final issue relating to zone boundaries relates to the properties on the edge of the zone. As the zone progresses and improvements are completed, the transition area immediately outside of the zone may have difficulty competing for tenants in the market with those properties that received Renaissance Zone benefits. The ability to move the boundaries based on population base would diminish the zone-edge disparity and allow evolving projects to be recognized. Certainly expanding the zone creates another boundary; however an expanded boundary would extend into the edge of the surrounding single-family residential area which is its natural transition zone.

Thank you again for your consideration of this important legislation.

Yolanda Richardson
Operator's Signature

10/16/03
Date