



Date: May 28, 2015

To: Rikki Roehrich
Program Administrator North Dakota Department of Commerce

From: Matt Marshall
800 4th Street East, Suite 1
West Fargo, ND 58078

RE: Renaissance Zone Renewal

Dear: Mrs. Roehrich

June 6, 2000 the state of North Dakota granted the city of West Fargo's application for the Renaissance Zone. Since then the city has approved over 70 projects increasing property values, creating jobs, diversifying the economic base, and redeveloping our downtown. Some of the recent projects include a rehab of a vacant restaurant into a corporate headquarters, a major remodel of a bank downtown, and large addition to bar in the heart of Sheyenne Street.

With the success of the program there is still work to be done. With the rapid expansion of the city there has been a shift of investment from the traditional downtown core to new areas of the city. Using the benefits of renaissance zone the city hopes to continue the progress made in those traditional areas of town and achieve the following goals:

- Increase Housing Units
- Improve Overall Appearances
- Create High-Quality Jobs
- Enhance Entrances to the Community
- Encourage New Development
- Change existing property to meet zoning
- Increase Business Visibility
- Comprehensive Redevelopment

West Fargo's vision as a community using the Renaissance Zone is to increase the economic wealth of the community by improving the businesses and residences while maintaining the charm of the community. It hopes to create jobs, encourage new development, renovate the central business district, enhance the image of important entrances to West Fargo, and increase the number of families living and working in the community.

I look forward to working with you on this project or any other items that may come up in the future.

If I can answer any questions, please contact me at 701-433-5311

Sincerely,

Matt Marshall
Director of Economic Development

WEST FARGO
RENAISSANCE ZONE
DEVELOPMENT PLAN

April 24, 2015

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Development Plan I.

Description of the Proposed Renaissance Zone:

The proposed Renaissance Zone is located in the core downtown area of the City of West Fargo which is along Sheyenne Street, Main Avenue and Center Street. The zone is bound by 21st Street NW on the west, 45th Street South on the east, 7th Avenue on the south and 12th Avenue Northeast on the North.

The current West Fargo Renaissance Zone includes a thirty (30) block area primarily located on the Sheyenne Street, Center Street and Main Avenue corridors. The thirty block area is primarily the downtown core area of what was once two communities (Riverside to the north of Main Avenue and West Fargo south of Main Avenue) which have evolved into one community, West Fargo. The current zone boundary was selected because of deteriorating building conditions and weakening tax base within the area. Commercial and residential properties alike are experiencing deteriorating conditions with age. Some structures have reached a dilapidated state which can only be rectified through removal of the structures and rebuilding. Much of the area within the Comprehensive Plan, General Plan for Urban Renewal and Urban Development, and Zoning Ordinance has been identified as in need of upgrading to prevent further blighting conditions.

Provide a map which identifies the geographic boundaries and blocks in the proposed Renaissance Zone.

Appendix X.0 (i.e. 1.0)

Number each proposed block.

Appendix X.0 (i.e. 2.0)

To claim half blocks because of government buildings, identify the tax exempt government buildings.

Block #	Owner	Address
24	UNITED STATES OF AMERICA	2014 W MAIN AVE
24	WEST FARGO CITY	1620 W MAIN AVE
12	WEST FARGO SCHOOL DISTRICT	207 W MAIN AVE
22	UNITED STATES POSTAL SERVICE	415 E MAIN AV
2	WEST FARGO SCHOOL DISTRICT	300 W 11 ST
3	WEST FARGO CITY	117 W 8 ST

2. Indicate for those properties to be initially targeted the types of projects the city wants to encourage in those properties.

Looking at the spreadsheet listing all of the properties (Appendices X.2, i.e. 1.2), the column listed as property condition indicates which properties are most in need of rehabilitation or removal. In some instances these structures need replacement, and others need new uses to conform to new zoning or to blend in better with the uses surrounding the property.

3. Provide a list of the natural and historical assets/sites in the zone, the location of each, and description of how they will fit into and be enhanced by the zone.

After an extensive search with the Cass County Historical Society and North Dakota Historical Society, it has been determined that currently there are no buildings listed in the historic registry. Part of the Renaissance zone is bordered by the Sheyenne River, which is a natural focal point for the city. As zone projects are considered, the city will look for opportunities to enhance the water feature.

4. Provide a description of any local regulatory burdens that may affect renovation of historic properties and the incorporation of mixed use development, and how these burdens will be eased for developers and investors.

Currently there are no historic properties in West Fargo.

5. Use the format in the example below on your own excel spreadsheet to provide an inventory of the buildings on each block indicating block number, owner, address and their present use and condition, and identify those properties to be initially targeted for project.

Appendices X.2 (i.e. 1.2)

II. Management of the Renaissance Zone

1. Identify who will manage day-to-day Renaissance Zone activities and, the membership of the local zone authority, if one is established.

The City of West Fargo employs a Director of Economic Development and Community Services who will primarily oversee the day to day activities of the zone. This director with assistance from the city planning and assessing departments will execute agreements made between the tax payer and the zone authority. The local zone authority will be the city commission which will be advised by an expert board made up of local business representatives and community stakeholders.

2. Describe how the city will market and promote its Renaissance Zone.

The responsibility of marketing the Renaissance Zone will fall on the city's zone authority to be carried out by the economic development department. In order to reach the most potential investors in the zone some of the following technics will be utilized.

- Digital and social media marketing
 - The city will utilize it's website to make information available to prospects searching for business locations and investment opportunities.
- Mailers
 - West Fargo has produced marketing material that will be sent to businesses and home owners explaining the opportunities of the zone.
- Referral Networks
 - The West Fargo Economic Development Advisory Committee, who makes recommendations on tax incentives, includes representatives from the business community, the school district, area lenders and the Chamber of Commerce. The committee consists of 12 members. The committee currently reviews all applications for property tax exemptions throughout the City of West Fargo. It will work with the City's Economic Development Department and Chamber of Commerce in promotion of the Zone
 - The city's Downtown Business Association is made up of community stakeholders and property owners of the West Fargo Renaissance Zone.
 - The Greater Fargo Moorhead EDC is a valuable referral source when It comes to bringing potential leads to the city's Zone.
- Signage
 - West Fargo has Signs that can be displayed outside approved Renaissance Zone projects.

3. Describe how the city will monitor the progress of each zone project until it is completed.

The Zone Authority will review each project on its merits and whether it is consistent with the renaissance zone and the community's comprehensive plan and its objectives. A transfer of property ownership may not automatically qualify as an approved zone project. All proposals should address exterior rehabilitation and total rehabilitation must be significant and create an increase of the assessed value of the building. Tenants must be leasing space in a building that has been approved as a zone project.

The Zone Authority committee members will be able to help monitor all approved projects. Applicant needs to submit cost estimates and construction plans. The applicant must certify expenses when the project is completed. The City Assessor and Economic Development Director will work with the Zone Authority on inspecting the property and reviewing the improvements to insure that the project is completed according to the approved the Renaissance Zone application. All projects will be properly reported to the state yearly as required.

4. Describe how the city will monitor projects during the five-year tax exemption period for possible transfer of the tax exemption to another qualified taxpayer or for termination of the tax exemptions.

The Zone authority works closely with the city's assessing and inspections departments to monitor the investment of any project to ensure projects are built to the required standard. Any transfer of property to new owners will be caught during the transfer on tax rolls and general monitoring of projects by the zone authority. Yearly reporting by zone authority is also required by the state and will be done by those handling the day to day management of the zone.

5. Describe how the city will maintain records on each Renaissance Zone project, to include collecting required reportable information (See Section XIII of the program guidelines).

Each year to comply with state standards, the city will turn in a report of jobs filled and taxes abated by the zone projects active. In order to ensure that the information is accurate, city staff will frequently check in with the recipients of Renaissance Zone projects.

III. Goals and Objectives of the Zone

1. Describe what the city hopes to accomplish in its zone. Include a description of the city's vision for the area and the major activities such as rehabilitation of buildings, new construction, leasing of buildings, etc. it wants to encourage.

West Fargo's vision as a community and the Renaissance Zone is to increase the economic vitality of the community. Improving the central business district, and updating and expanding commercial properties and residences in the Zone will allow these goals to be achieved. The community hopes to increase the number of families living and working in the Renaissance Zone. The infrastructure is in place to expand the number of homes and businesses and in some cases can be developed more efficiently than new areas of town.

West Fargo's Zone Authority has set the goals as listed below to achieve success for the Zone. The goals focus on renewal, reinvestment and development along with image enhancement. It will take the efforts of the whole community to achieve these goals.

Increase Housing Units - Increase the number of housing units available for purchase and provide incentives to rehabilitate or build new properties. Many of the homes in the Zone could be purchased and upgraded and provide an affordable residence.

Overall Appearance - Upgrade the appearance of the Renaissance Zone district. Remodeling of building's exterior and improving the structures in the Zone. Encourage greenspace, landscaping and cleanup of parcels. The city works hard to maintain the beauty of the area parks in and around the proposed zone.

Create High-Quality Jobs - the opportunity to recruit companies into the area by marketing a state income tax and property tax exemption. The community will use the Renaissance Zone to enhance the opportunity for businesses to locate and expand in West Fargo. It is important not to just create jobs but increase the quality of life in the community.

Enhance Entrances - Improve the image of the Sheyenne Street, Center Street, and Main Avenue as entrances into the city by encouraging demolition of dilapidated structures and redevelopment of properties. Also any renovation or addition anywhere in the zone that allows a cleanup of a parcel should be strongly encouraged.

Encourage New Development - The Renaissance Zone district needs additional office, retail, heavy commercial, light industrial, and housing space available for families and businesses. Building new facilities on vacant lots and encouraging renovations and expansions will increase property values, increase efficiency, and improve the overall vitality the zone.

Change existing property to meet zoning - There are currently several homes and businesses that are considered nonconforming uses as they are located in zones not consistent with their use. The Zone Authority would like to see the buildings demolished or the use changed to follow the communities overall zoning plans and objectives.

Increase Business Visibility - Make downtown West Fargo more of a regional business center. As the City of West Fargo grows and becomes more congested, West Fargo will look to provide business services and retail stores for individuals that live and work in the area. The downtown area stores and restaurants will benefit from the Zone marketing and the opportunity for increasing the business activities.

Comprehensive Redevelopment- Several areas of the zone have been the subject of a downtown redevelopment study and are in need of transformational change. The zone authority intends to revitalize the area as well as increase business activity. In some cases, in order to achieve this goal a change of property use and user may be necessary.

West Fargo's vision as a community and the Renaissance Zone is to increase the economic wealth of the community by improving the businesses and residences while maintaining the charm of the community. It hopes to create jobs, encourage new development, renovate the central business district, enhance the image of important entrances to West Fargo, and increase the number of families living and working in the community.

2. Describe how the city's goals and objectives for the Renaissance Zone fit into the overall comprehensive or strategic plans for the city.

Chapter 7 of West Fargo's comprehensive plan lists the goals the city would like to achieve (see appendix 3). The goals and objectives in the West Fargo Renaissance Zone development plan and West Fargo comprehensive plan are closely aligned:

- Community Identity:
 - The third goal of the West Fargo comprehensive plan explains the need for enhancement of the community identity. Specifically, it list Sheyenne Street as a corridor as a location that should take advantage of all opportunities to make that location the core of the downtown. Several of the Goals listed by the Renaissance Zone support this effort.
 - The 4th goal in the community identity section states that the city should ensure all areas are visually appealing and well maintained. The Renaissance zone has 2 specific goals that address the visual appeal.
- Community Reinvestment

- The comprehensive plan calls for the city to look for opportunities to reinvest in West Fargo's existing commercial and residential districts.
- The second goal in this section calls for the creation of a West Fargo town center.
 - In the West Fargo Renaissance Zone Development Plan, both of these goals are addressed in the overall vision and of the Zone as well as the specific goals listed.
- Economic Development
 - The comprehensive plan encourages programs that enhance the economic viability of the community.

3. Identify milestones or benchmarks to monitor progress of the Renaissance Zone in achieving the city's goals and objectives for the zone.

The West Fargo Renaissance Zone has benchmarks and milestones that are obtainable and will work to provide the necessary assistance to make these goals a reality. The following goals and objectives will be center on improving the Zone and the community as a whole.

- A. Maintain the student population at the local schools in the short term and over the life of the Zone increase the population. The community will be well served by increasing the residents in the Zone. West Fargo wants to see affordable housing developed for young families.
- B. Revitalize and improve the downtown business district and create a commercial hub. The tax credits should encourage building owners to consider renovations and or expansions. The Zone has over 100 commercial properties that could be updated to substantially improve the property and increase its property values.
- C. Increase the number of residential units in the Zone. Monitoring the zone to make sure housing units are increasing will allow West Fargo to manage the success of the zone. Increasing the residential units will help improve the retail sector by having customers living near the downtown business district.
- D. Increase industrial development and increase the number of primary sector jobs in West Fargo. The Zone incentives will encourage companies to look at locating within the West Fargo Renaissance Zone.

- E. Convert properties that are out of compliance with current city zoning codes. The city currently has many properties that are inconsistent with zoning. The city proposes to convert 2 properties a year to uses more appropriate with their location.
- F. Increase property valuations in the zone. The city will encourage new and redevelopment activity in the zone and monitor the property tax valuations to make sure that they are steadily increasing.

IV. Selection of Projects in the Zone

For commercial zone projects describe the local requirements for project approval. These may include such things as a minimum cost per square foot for rehabilitation; requiring rehabilitation when someone purchases a building; job creation; an expected increase in property value after rehabilitation; landscaping; leasehold improvements; etc. The city may with DCS approval, revise the selection criteria and local requirements.

The Zone Authority will follow the state minimum of a 50% of the full and true value renovation or a new purchase to qualify as a zone project. In addition, the Zone Authority will look at the following criteria that will be part of the evaluation. Additional evaluation criteria might be waved for certain projects that are deemed important to the community.

- A. The plan is consistent and follows the city of West Fargo Goals and objectives.

- B. There is an exterior rehabilitation to improve the image of the community.
- C. The improvement includes some capital investments in the property. The goal is to repair properties and extend the life by 25 years, not just hide problems.
- D. Is there job creation as a result of the project?
- E. Does the project represent transformational change to the area?

2. For single-family zone projects, describe how the city will determine “primary residence,” and describe any local requirements that must be met, such as rehabilitation or other work to increase property value in order to be approved as a zone project. The city may, with DCS approval, revise the local requirements.

West Fargo city staff and the Zone Authority will require a yearly form to verify that it is still their primary residence. The Zone Authority will not act as police, but will make sure that everyone that is receiving incentives is following through with their improvements or living requirements. Building permits and reviewing plans will substantiate improvements and construction cost estimates.

3. Describe types of projects, if any, that the city will not approve for state and tax exemptions. One example might be not approving a purchase of a building that does not need to be rehabilitated, unless it is for the purpose of preventing a building from becoming vacant or for job retention or creation. Other examples might be not approving specific types of businesses or projects that only involve a purchase.

Each project will be judged on how well it fits within the goals and objectives laid out in the development plan. A project that does not represent significant progress within the zone boundaries will likely not be approved by the Zone Authority. Ultimately it is up to the Zone Authority to decide if the project meets the guidelines listed in the development plan. Projects may also be rejected if the benefit to the individual outweighs the benefit to the community.

4. Describe the process for receiving, reviewing, and approving applications for zone projects to determine if they meet state and local requirements, and to assure that the purchase, rehabilitation, lease, and historical preservation and renovation has not started or been completed before local and state approval as a zone project.

As a part of the application process, applicants are told that they are not to commence any construction beyond minor demolition for biding purposes or minor site prep to prepare for the project. The zone

authority will give the project the approval to start once conditional approval from the state is received. Any portion of the construction project started without explicit permission from the zone authority will not be included in the project and may jeopardize the eligibility.

5. Describe how projects will be reviewed to determine public benefit, and not just benefit to the taxpayer.

As the projects are evaluated, the Zone authority will keep to the goals established in the development plan in order to ensure that the benefit to the public is equal or greater to the benefit to the taxpayer.

6. Describe the basis for determining the amount of local property tax to be exempted for five years. Some examples are 100% exemption of the current taxes for five-years; 100% of the cost for improvements; some other percentage for purchases of buildings that don't require rehabilitation; a sliding scale exemption; different percentages for exemption for residential versus commercial; etc. Each potential zone project applicant must be able to determine from the description the amount of the exemption that will be approved for his or her potential zone project. The city, with DCS approval, may revise the property tax exemptions.

In addition to how each project aligns with the goals and objectives of the Renaissance Zone development plan, the following will be additional guidelines to determine what percentage of tax abatements will apply.

Residential Property

Current Residential Property

- Property may not have been part of a previous zone project.
- Property must be zoned as residential.
- Property must be of a conforming use.
- Property owner must make all necessary improvements to eliminate any and all deteriorated conditions that are visible on the exterior of the building.
- Property owner must make capital improvements equal to the greatest of the following:
 - 20% of the true and full value of the property prior to improvements
 - or \$10,000
- Proposed capital improvements must substantially improve the life expectancy of the property. Capital improvements include, but are not limited to replacement or updating of roof, foundation, structure, siding, windows, doors, and plumbing, heating, and cooling systems. Capital improvements do not include new floor covering, window treatments, wall coverings, or furnishings. Cabinetry may be included if basis for improving life expectancy can be determined.
- Additions or garages may only be included if it is determined that all other necessary improvements have been made to the existing principal structure.

New Residential Construction

- Property must be of conforming use.
- Property must be consistent with visions and goals of the City of West Fargo

Commercial Property

Current Commercial Property

- Property may not have benefited from a previous approved zone project.
- Property must be zoned as commercial.
- Property must be of a conforming use.
- Property owner must make all necessary improvements to eliminate any and all deteriorated conditions that are visible on the exterior of the building as directed by the Zone Authority.
- Properties in the Renaissance Zone must give consideration to landscaping and streetscaping where directed by the Zone Authority.
- **Land is not exempt from property taxes. The existing building valuation is not taken off the tax roles. Property owner must make capital improvements based on the following table:**

% of Improvements (based on Current True & Full)	% Exemption (based on increased value)
100% + of True and Full Building Value	100% exemption for 5 years
75-99% of True and Full Building Value	75% exemption for 5 years
50-74% of True and Full Building Value	50% exemption for 5 years
Below 50%	0% exemption

- Warehousing and storage facilities will not receive exemptions unless the owner proves need or provides other substantiation information to justify granting the exemption.
- Proposed capital improvements must substantially improve the life expectancy of the property. Capital improvements include but are not limited to replacement or updating of roof, foundation, structure, siding, windows, doors, and plumbing, heating and cooling systems. Each project will be judged on its own merits and will be approved or denied at the discretion of the Zone Authority. Capital improvements do not include new floor covering, window treatments, wall coverings, cabinets or furnishings. **All applications will have to delineate between capital expenditures and non-capital items.**
- **Verification of construction costs will be required at project closeout time.**

New Commercial Construction or Additions

- Property must be of conforming use.
- Property must be consistent with visions and goals of the City of West Fargo.
- Warehousing would not receive exemptions unless the owner proves need or provides other substantiation information to justify granting the exemption.

Commercial Leases

- Tenant must have lease approved by the City and State prior to executing the lease for current or new commercial property.
- Building has been determined by Zone Authority to have been restored or rehabilitated and meets all required criteria and now the tenant is pursuing incentives which will result in building occupancy.

Commercial Vacant Properties

- All properties vacant for more than 1 year may be considered for Renaissance Zone approval but property tax exemption will vary depending on amount of improvements. Property tax exemption will be based on the following table:

% of Improvements (based on Current True & Full)	% Exemption on total property value
100% + of True and Full Building Value	100% exemption for 5 years
75-99% of True and Full Building Value	75% exemption for 5 years
50-74% of True and Full Building Value	50% exemption for 5 years
25-49% of True & Full Building Value	25% exemption for 5 years
Below 25%	0% exemption

- Proposed capital improvements must substantially improve the life expectancy of the property. Capital improvements include but are not limited to replacement or updating of roof, foundation, structure, siding, windows, doors, and plumbing, heating and cooling systems. Capital improvements do not include new floor covering, window treatments, wall coverings, cabinets or furnishings. **All applications will have to delineate between capital expenditures and non-capital items.**
- Warehousing and storage facilities will not receive exemptions unless the owner proves need or provides other substantiation information to justify granting the exemption.
- **Verification of construction costs will be required at project closeout time.**
- Properties with a history of long term vacancies may be given special consideration by waiving some of the above mentioned requirements at the discretion of the Zone Authority.

Relocation of Commercial Businesses

- Commercial tenants that are relocating from one area within the zone to another area must demonstrate that there is a real need for the relocation and show the benefits derived to obtain City approval.
- Commercial tenants that are relocating from another ND community to West Fargo are not eligible for tax incentives without special approval from the zone authority.

Percentage of Exemption

- Property that is targeted for demolition in the Renaissance Zone plan shall be eligible for 100% exemption from property taxes if the existing property is demolished and replaced by a new structure. **Note: Property taxes on land are not exempt.**

- Property owners are eligible for Income Tax Exemptions from the State for zone projects.
- Property owners that choose to remove the existing structure could be eligible for 100% exemption upon approval from the Zone authority.
- Tenants leasing space in approved projects are eligible for income tax exemptions from the state.

7. State in the plan if the city will allow utility infrastructure projects. If the city will allow projects then the city must describe how they will monitor the approved projects in and outside the Renaissance Zone.

Currently the city of West Fargo does not anticipate allowing utility infrastructure projects.

a. How they will work with the State Board of Equalization to determine the property tax exemption and what the property tax exemption is for the utility companies

V. Renaissance Fund Organization

Does the city wish to establish a Renaissance Fund at this time?

No

VI. Local Commitment

Describe the results of the final legal public hearing on the Development Plan. How many people attended? What issues were raised? How did the city address the issues?

On May 18, 2015 the City of West Fargo held an official public hearing concerning the application for the renewal of the Renaissance Zone. The City published an announcement of the hearing in the paper of legal record for two consecutive weeks 15 days prior to the public hearing. The Development plan and supporting materials were presented and a discussion by the city commission was held. The city commission inquired as to how many projects have been approved and remarked about the success of the program. No public comments were made during the public hearing by the 17 people in attendance.

2. Provide letters of support from the community. A letter of support from the school district and county must be included.

See Attached.

Provide a resolution from the city indicating that it will approve the tax exemptions and credits provided for in the Renaissance Zone Act (See sample resolution in Appendix C of the Renaissance Zone Program Statement).

See Attached.

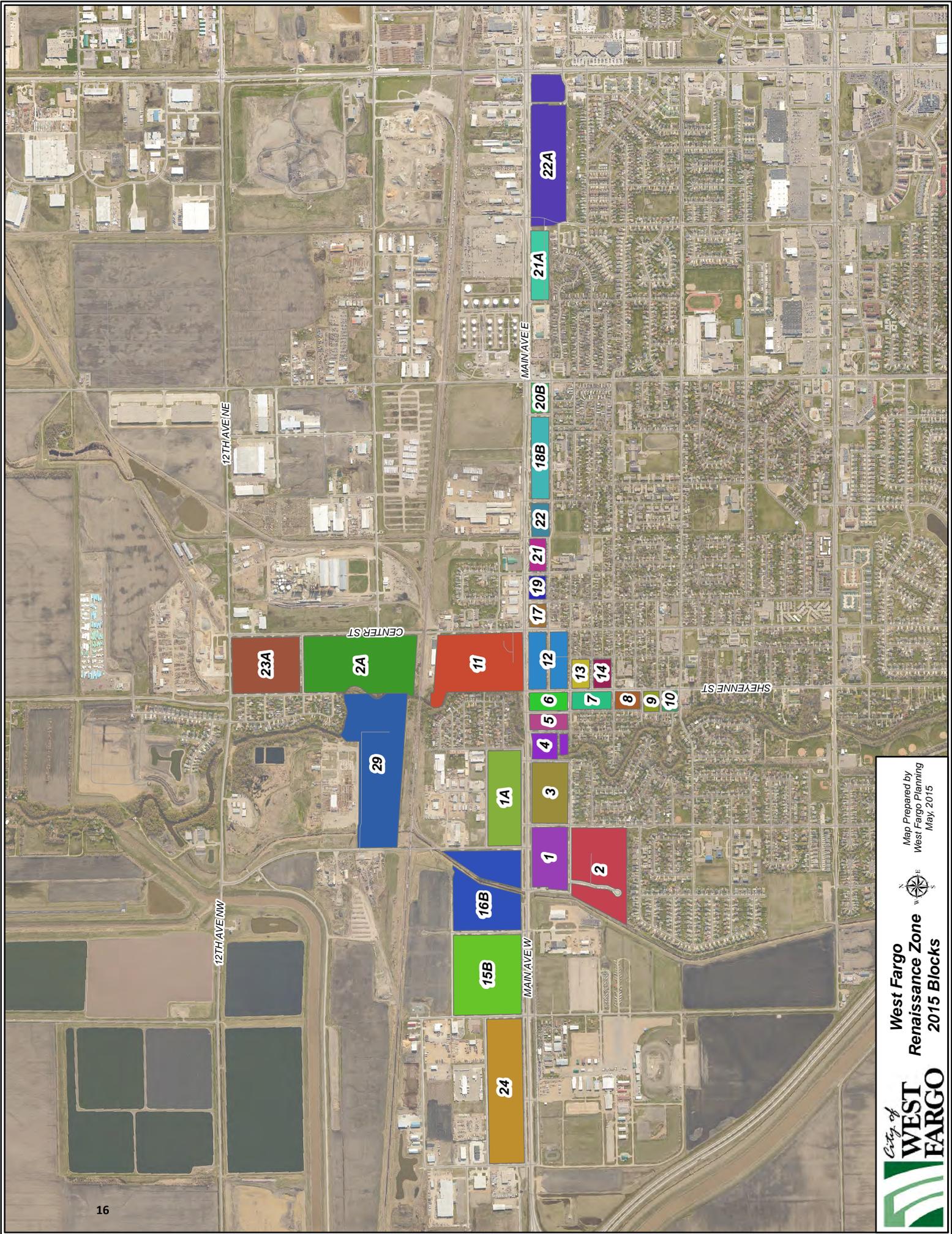
NOTE: The DCS reserves the right to ask for additional information deemed necessary to review the Development Plan.

Please include a Table of Contents with your Development Plan that clearly identifies where to find the discussion of each of the above questions. (Submit the original and 1 copy of the Development Plan)

APPENDIX:

RENAISSANCE ZONE

BLOCKS



Block 1

The properties within Block 1 are developed with primarily heavy commercial/light industrial uses. Some of the property structures have deteriorated significantly. A few properties have seen improvements in recent years; however most properties are in need of substantial improvements.

The deteriorated structures overshadow the balance of properties. West Main Avenue is a gateway to West Fargo, so the deteriorated properties present some image concerns to the community. Properties which have deteriorated to a point where it may be more appropriate to demolish the existing structures and redevelop the properties are 913 and 915 Main Avenue West.



Appendix 1.1



Parcel # 02174000010000



Parcel # 02174000020000



Parcel # 02280000040000



Parcel # 02280000050000



Parcel # 02174000020000



Parcel # 02174000020000



Parcel # 02280000060000



Parcel # 02280000100000



Parcel # 02280000070000



Parcel # 02280000020000



Parcel # 02280000100000



Parcel # 02291500010000



Parcel # 02280000020000



Parcel # 02280000030000



Parcel # 02300000240000



Parcel # 02300000240000



Parcel # 02300000240000



Parcel # 02300000240000



Parcel # 02300000410000



Parcel # 02300000250000



Parcel # 02300000365000



Parcel # 02300000380000



Parcel # 02300000380000



Parcel # 02300000380000

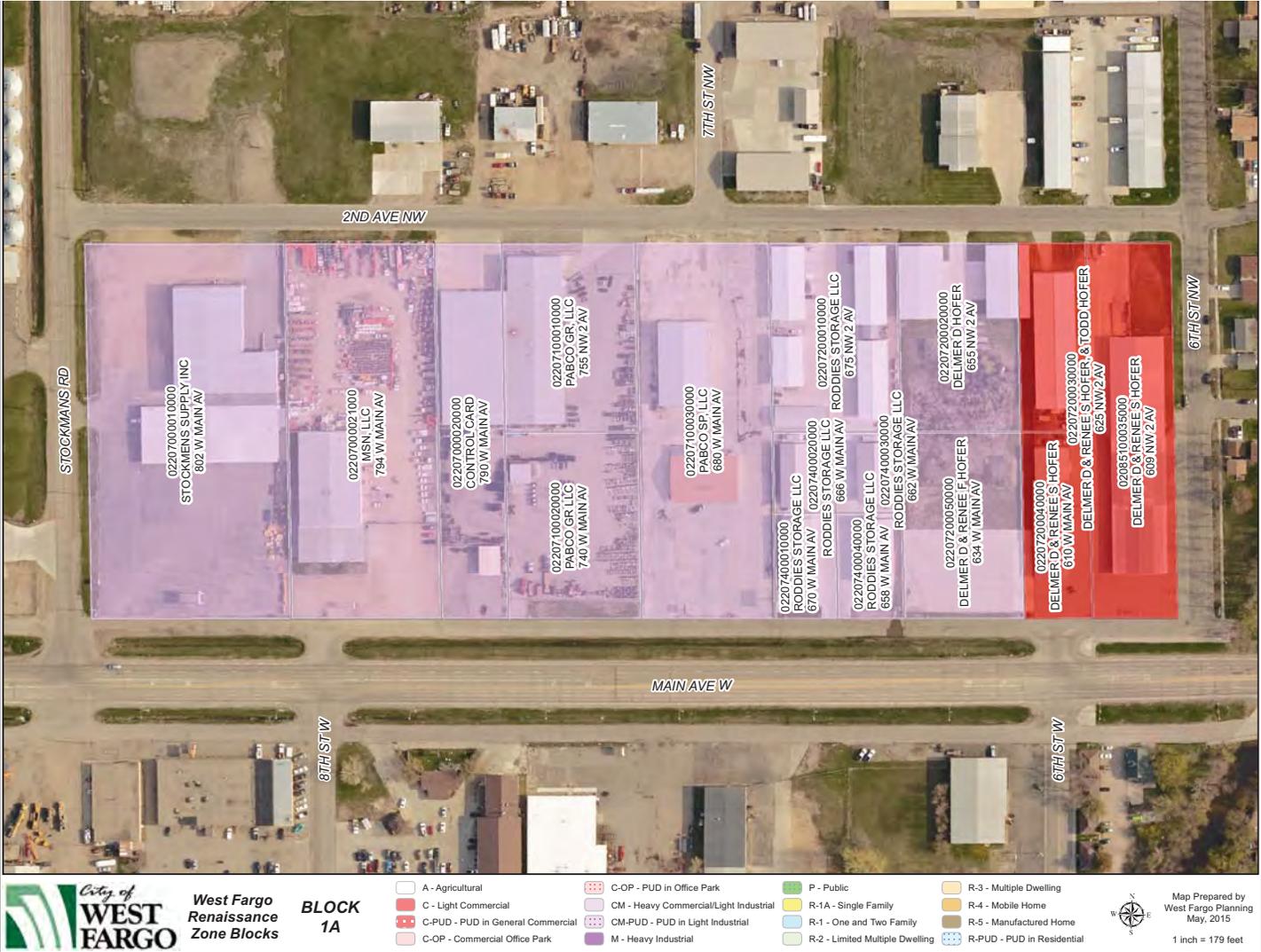


Parcel # 02300000385000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-1740-00010-000	DENNIS H & CARRIE ANN KERBAUGH	821 W MAIN AV	WEST FARGO	33600.00	165900.00	33600.00	1	Industrial	3		CM
02-1740-00020-000	TYLER GOODMAN, JR	857 W MAIN AV	WEST FARGO	137000.00	288000.00	137000.00	1	Industrial	5		CM
02-2800-00020-000	CMJ, INC	125 W 11 ST	WEST FARGO	45400.00	140000.00	45400.00	1	Industrial	6		CM
02-2800-00030-000	CMJ, INC	1014 W 2 AV	WEST FARGO	28400.00	0.00	28400.00	1	Industrial	5		CM
02-2800-00040-000	GCK RENTAL 1006 LLC	1006 W 2 AV	WEST FARGO	40500.00	100000.00	40500.00	1	Industrial	7		CM
02-2800-00050-000	NORDICK GROUP	1000 W 2 AV	WEST FARGO	23600.00	0.00	23600.00	1	Industrial	3		CM
02-2800-00060-000	NORDICK GROUP	914 W 2 AV	WEST FARGO	23600.00	0.00	23600.00	1	Industrial	2		CM
02-2800-00070-000	NORDICK GROUP	906 W 2 AV	WEST FARGO	23600.00	0.00	23600.00	1	Industrial	Storage		CM
02-2800-00100-000	NORDICK GROUP	806 W 2 AV	WEST FARGO	135100.00	551100.00	135100.00	1	Industrial	5		CM
02-2915-00010-000	CMJ, INC	109 W 11 ST	WEST FARGO	39400.00	0.00	39400.00	1	Industrial	Storage	2006 LEASE	CM
02-3000-00240-000	BRIAN DIRKS	817 W MAIN AV	WEST FARGO	128500.00	411000.00	128500.00	1	Industrial	2		CM
02-3000-00250-000	BRIAN DIRKS	120 W 8 ST	WEST FARGO	31300.00	0.00	31300.00	1	Industrial	Storage		CM
02-3000-00365-000	JAYE VISTO	913 W MAIN AV	WEST FARGO	174000.00	141000.00	174000.00	1	Industrial	2		CM
02-3000-00380-000	L ST, LLC	1007 W MAIN AV	WEST FARGO	72200.00	145000.00	72200.00	1	Industrial	4	2006	CM
02-3000-00385-000	GREGORY CLARK KRUTSINGER	915 W MAIN AV	WEST FARGO	17700.00	0.00	17700.00	1	Industrial	Storage		CM
02-3000-00410-000	FARMERS UNION OIL COMPANY OF MOORHEAD	959 W MAIN AV	WEST FARGO	96300.00	317000.00	96300.00	1	Industrial	5		CM

Block 1A

The properties in Block 1A are a mix of commercial, heavy commercial and light industrial. Some of the properties have been updated using the Renaissance Zone others have deteriorated to the point of needing updating. The block sits on two major arterials that are commonly used to get into the city.



Appendix 2.1



Parcel # 022070001000



Parcel # 022072003000



Parcel # 0220700021000



Parcel # 0220700021000



Parcel # 0220720010000



Parcel # 02085100035000



Parcel # 02207100030000



Parcel # 02207100030000



Parcel # 02085100035000



Parcel # 02207000010000



Parcel # 02207200010000



Parcel # 02207200010000



Parcel # 02207000020000



Parcel # 02207000021000



Parcel # 02207200010000



Parcel # 02207200020000



Parcel # 02207200020000



Parcel # 02207200040000



Parcel # 02207200050000



Parcel # 02207400010000



Parcel # 02207400030000

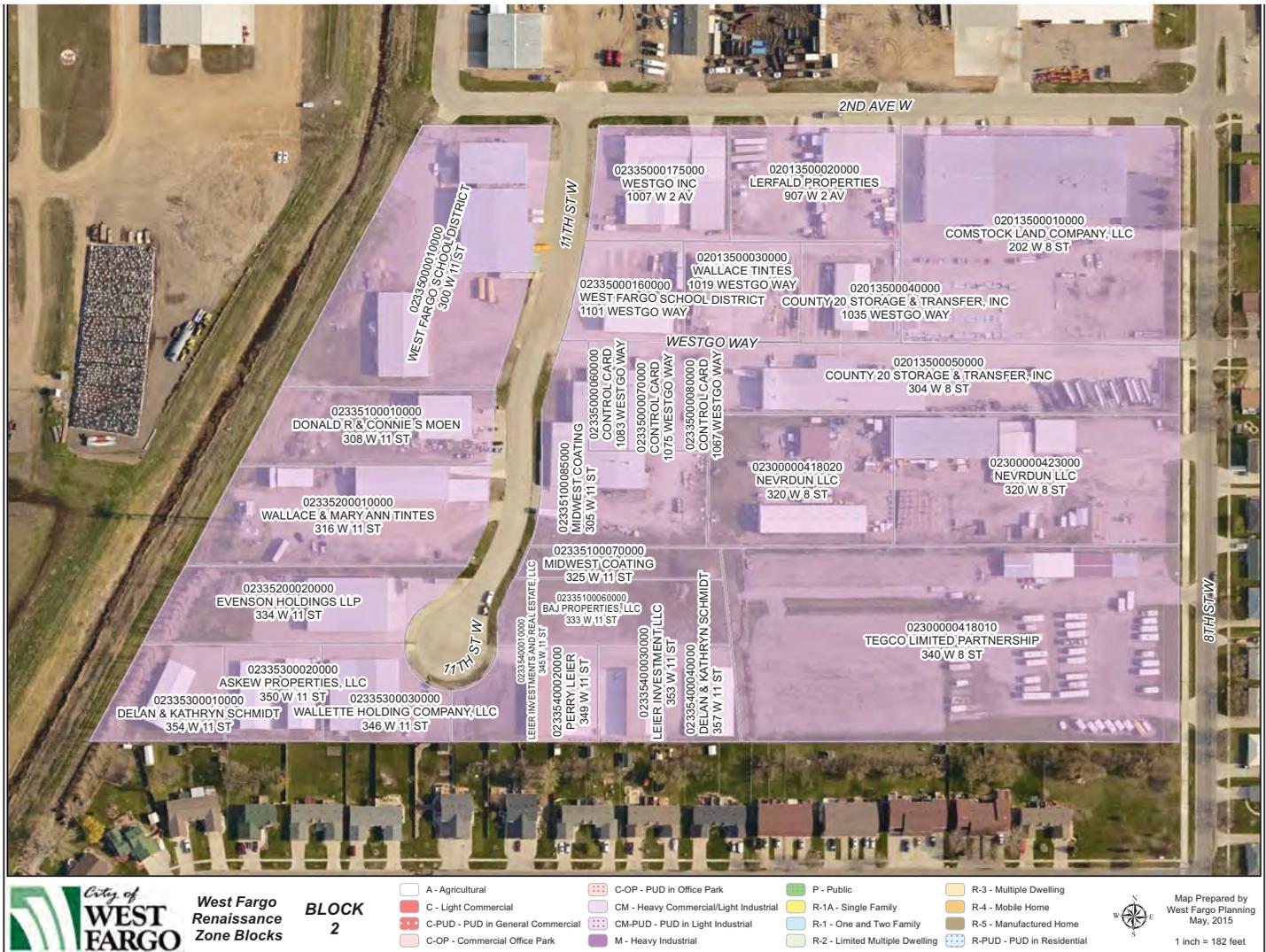


Parcel # 02207400040000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-2071-00020-000	PABCO GR LLC	740 W MAIN AV	WEST FARGO	69100.00	0.00	69100.00	1A	Industrial	5		CM
02-2072-00040-000	DELMER D & RENEE S HOFER	610 W MAIN AV	WEST FARGO	50500.00	198500.00	50500.00	1A	Commercial	8		C
02-2070-00010-000	STOCKMENS SUPPLY INC	802 W MAIN AV	WEST FARGO	296700.00	1430100.00	296700.00	1A	Industrial	4	2006 LEASE	CM
02-2070-00021-000	MSN, LLC	794 W MAIN AV	WEST FARGO	223200.00	610100.00	223200.00	1A	Industrial	4		CM
02-2070-00020-000	CONTROL CARD	790 W MAIN AV	WEST FARGO	0.00	0.00	0.00	1A	Industrial	2		CM
02-2071-00010-000	PABCO GR, LLC	755 NW 2 AV	WEST FARGO	169400.00	1230000.00	169400.00	1A	Industrial	4		CM
02-2072-00020-000	DELMER D HOFER	655 NW 2 AV	WEST FARGO	76400.00	353900.00	76400.00	1A	Industrial	5		CM
02-2072-00030-000	DELMER D & RENEE S HOFER, & TODD HOFER	625 NW 2 AV	WEST FARGO	43300.00	154400.00	43300.00	1A	Commercial	Vacant		C
02-0851-00035-000	DELMER D & RENEE S HOFER	609 NW 2 AV	WEST FARGO	125700.00	482000.00	125700.00	1A	Commercial	8		C
02-2072-00050-000	DELMER D & RENEE F HOFER	634 W MAIN AV	WEST FARGO	62300.00	0.00	62300.00	1A	Industrial	4		CM
02-2072-00010-000	RODDIES STORAGE LLC	675 NW 2 AV	WEST FARGO	81500.00	557700.00	81500.00	1A	Industrial	5		CM
02-2074-00030-000	RODDIES STORAGE LLC	662 W MAIN AV	WEST FARGO	21400.00	185000.00	21400.00	1A	Industrial	5	2012 LEASE	CM
02-2074-00040-000	RODDIES STORAGE LLC	658 W MAIN AV	WEST FARGO	28000.00	185000.00	28000.00	1A	Industrial	Vacant		CM
02-2074-00010-000	RODDIES STORAGE LLC	670 W MAIN AV	WEST FARGO	25900.00	188000.00	25900.00	1A	Industrial	3	2011	CM
02-2071-00030-000	PABCO SP, LLC	680 W MAIN AV	WEST FARGO	169600.00	784400.00	169600.00	1A	Industrial	4		CM
02-2074-00020-000	RODDIES STORAGE LLC	666 W MAIN AV	WEST FARGO	19800.00	160000.00	19800.00	1A	Industrial	7	2011	CM

Block 2

The properties in Block 2 are primarily developed with manufacturing and other light industrial uses. Though some of the major buildings are in reasonably good condition, several properties are in need of upgrading improvements. In recent years several Renaissance Zone projects have been approved and have added taxable valuation to the block as well as many jobs. The West Fargo School District bus service and storage facility occupies a large parcel within the block, qualifying this block as a half block for the Renaissance Zone.



Appendix 3.1



Parcel # 02013500010000



Parcel # 02013500020000



Parcel # 02300000418020



Parcel # 02300000423000



Parcel # 02013500030000



Parcel # 02013500040000



Parcel # 02335000010000



Parcel # 02335000010000



Parcel # 02013500050000



Parcel # 02300000418010



Parcel # 02335000010000



Parcel # 023350000-60000 , 70000, 80000



Parcel # 02300000418010



Parcel # 02300000418020



Parcel # 023350000175000



Parcel # 023350000175000



Parcel # 02335100010000



Parcel # 02335100060000



Parcel # 02335300010000



Parcel # 02335300020000



Parcel # 02335100070000



Parcel # 02335100070000



Parcel # 02335300020000



Parcel # 02335300030000



Parcel # 02335100070000



Parcel # 02335200010000



Parcel # 02335400010000



Parcel # 02335400020000



Parcel # 02335200020000



Parcel # 02335200020000



Parcel # 02335400030000



Parcel # 02335400040000



Parcel # 020113500050000

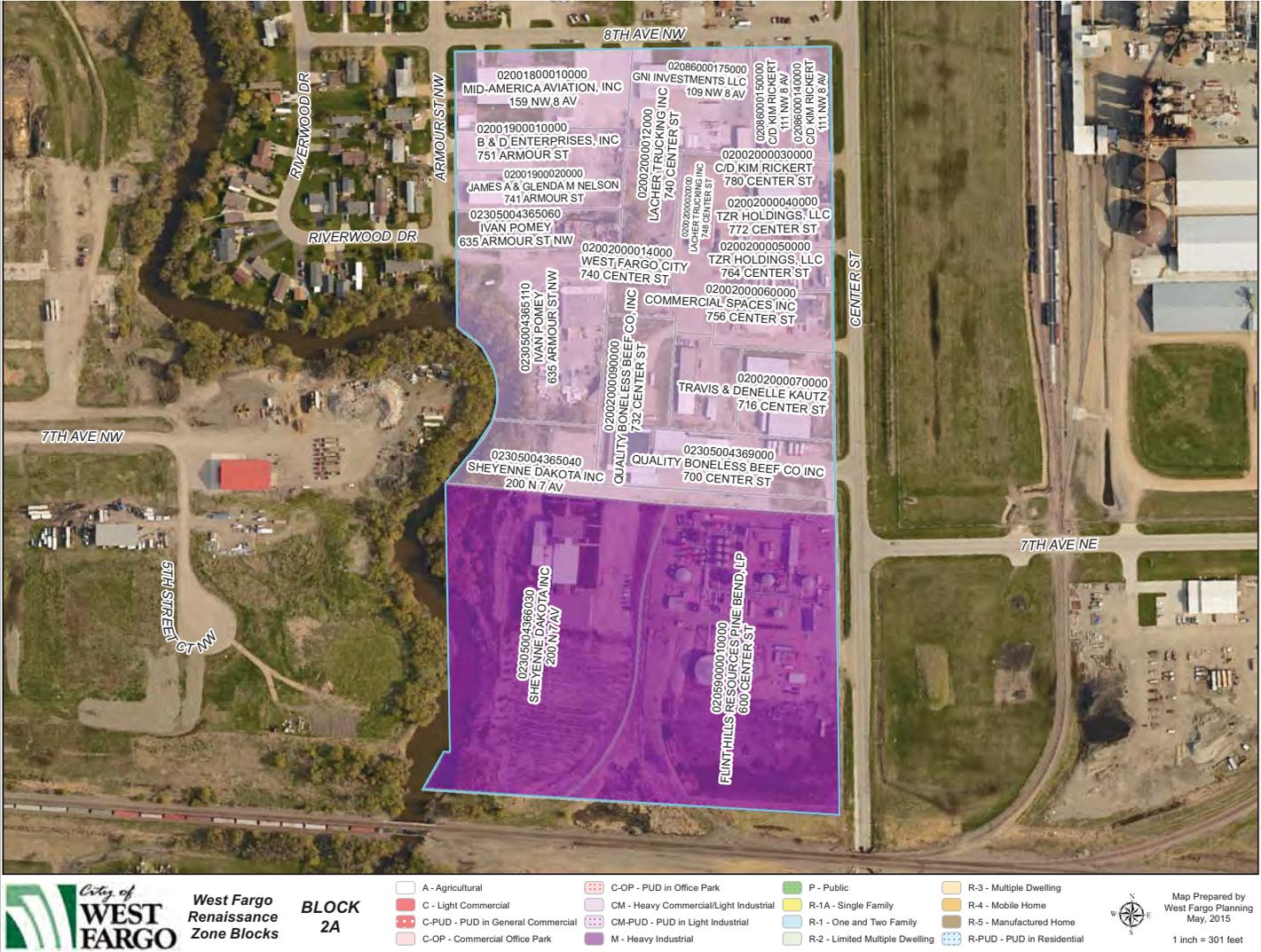


Parcel # 02335100070000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImpPrVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning	14
02-3353-00010-000	DELAN & KATHRYN SCHMIDT	354 W 11 ST	WEST FARGO	37700.00	107800.00	37700.00	2	Industrial	3		CM	
02-3353-00020-000	ASKEW PROPERTIES, LLC	350 W 11 ST	WEST FARGO	33600.00	191100.00	33600.00	2	Industrial	3		CM	
02-3350-00060-000	CONTROL CARD	1083 WESTGO WAY	WEST FARGO	0.00	0.00	0.00	2	Industrial	Control Card		CM	
02-3350-00070-000	CONTROL CARD	1075 WESTGO WAY	WEST FARGO	0.00	0.00	0.00	2	Industrial	Control Card		CM	
02-3350-00080-000	CONTROL CARD	1067 WESTGO WAY	WEST FARGO	0.00	0.00	0.00	2	Industrial	Control Card		CM	
02-3000-00418-010	TEGO LIMITED PARTNERSHIP	340 W 8 ST	WEST FARGO	251300.00	82000.00	251300.00	2	Industrial	3		CM	
02-3000-00418-020	NEVRDUN LLC	320 W 8 ST	WEST FARGO	42000.00	100000.00	42000.00	2	Industrial	3		CM	
02-3000-00423-000	NEVRDUN LLC	320 W 8 ST	WEST FARGO	111900.00	253600.00	111900.00	2	Industrial	5		CM	
02-0135-00050-000	COUNTY 20 STORAGE & TRANSFER, INC	304 W 8 ST	WEST FARGO	113200.00	671000.00	113200.00	2	Industrial	5	2007 LEASE	CM	
02-0135-00030-000	WALLACE TINTES	1019 WESTGO WAY	WEST FARGO	40600.00	101000.00	40600.00	2	Industrial	5		CM	
02-0135-00040-000	COUNTY 20 STORAGE & TRANSFER, INC	1035 WESTGO WAY	WEST FARGO	35100.00	90000.00	35100.00	2	Industrial	5		CM	
02-0135-00020-000	LERFALD PROPERTIES	907 W 2 AV	WEST FARGO	69800.00	323000.00	69800.00	2	Industrial	4		CM	
02-0135-00010-000	COMSTOCK LAND COMPANY, LLC	202 W 8 ST	WEST FARGO	212800.00	1096000.00	212800.00	2	Industrial	7	2008 LEASE	CM	
02-3354-00040-000	DELAN & KATHRYN SCHMIDT	357 W 11 ST	WEST FARGO	24400.00	142800.00	24400.00	2	Industrial	3	2010 LEASE	CM	
02-3354-00020-000	PERRY LEIER	349 W 11 ST	WEST FARGO	23000.00	237300.00	23000.00	2	Industrial	4	2010 LEASE	CM	
02-3354-00030-000	LEIER INVESTMENT LLC	353 W 11 ST	WEST FARGO	23000.00	204800.00	23000.00	2	Industrial	4	2012	CM	
02-3353-00030-000	WALLETTE HOLDING COMPANY, LLC	346 W 11 ST	WEST FARGO	38500.00	420000.00	38500.00	2	Industrial	4		CM	
02-3352-00020-000	EVENSON HOLDINGS LLP	334 W 11 ST	WEST FARGO	73500.00	586300.00	73500.00	2	Industrial	4	2013	CM	
02-3352-00010-000	WALLACE & MARY ANN TINTES	316 W 11 ST	WEST FARGO	94300.00	387100.00	94300.00	2	Industrial	4		CM	
02-3351-00010-000	DONALD R & CONNIE S MOEN	308 W 11 ST	WEST FARGO	63700.00	213200.00	63700.00	2	Industrial	3		CM	
02-3351-00060-000	BAJ PROPERTIES, LLC	333 W 11 ST	WEST FARGO	51800.00	500600.00	51800.00	2	Industrial	5	2014	CM	
02-3351-00070-000	MIDWEST COATING	325 W 11 ST	WEST FARGO	22900.00	0.00	22900.00	2	Industrial	Vacant		CM	
02-3351-00085-000	MIDWEST COATING	305 W 11 ST	WEST FARGO	113100.00	765600.00	113100.00	2	Industrial	3		CM	
02-3350-00010-000	WEST FARGO SCHOOL DISTRICT	300 W 11 ST	WEST FARGO	0.00	801200.00	170200.00	2	Industrial	4		CM	
02-3350-00160-000	WEST FARGO SCHOOL DISTRICT	1101 WESTGO WAY	WEST FARGO	0.00	126000.00	36700.00	2	Industrial	4		CM	
02-3350-00175-000	WESTGO INC	1007 W 2 AV	WEST FARGO	61600.00	306600.00	61600.00	2	Industrial	2		CM	
02-3354-00010-000	LEIER INVESTMENTS AND REAL ESTATE, LLC	345 W 11 ST	WEST FARGO	21600.00	214000.00	21600.00	2	Industrial	6	2014	CM	

Block 2A

The properties in Block 2A are a mix of heavy commercial and light industrial use. Some of the buildings have been upgraded using the Renaissance Zone yet some buildings still are in need of upgrades. 2A is located in an overlay district requiring renovated buildings to be upgraded to stricter building standards to improve the visual appeal.



Appendix 4.1



Parcel # 02001800010000



Parcel # 02001800010000



Parcel # 02002000080000



Parcel # 02002000090000



Parcel # 02001900010000



Parcel # 02001900020000



Parcel # 02059000010000



Parcel # 02059000010000



Parcel # 02001900020000



Parcel # 02002000020000



Parcel # 02086000140000



Parcel # 02086000150000



Parcel # 02002000030000



Parcel # 02002000040000



Parcel # 02086000175000



Parcel # 02086000175000



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Parcel # 02305004366030



Parcel # 02305004366030



Parcel # 02305004369000

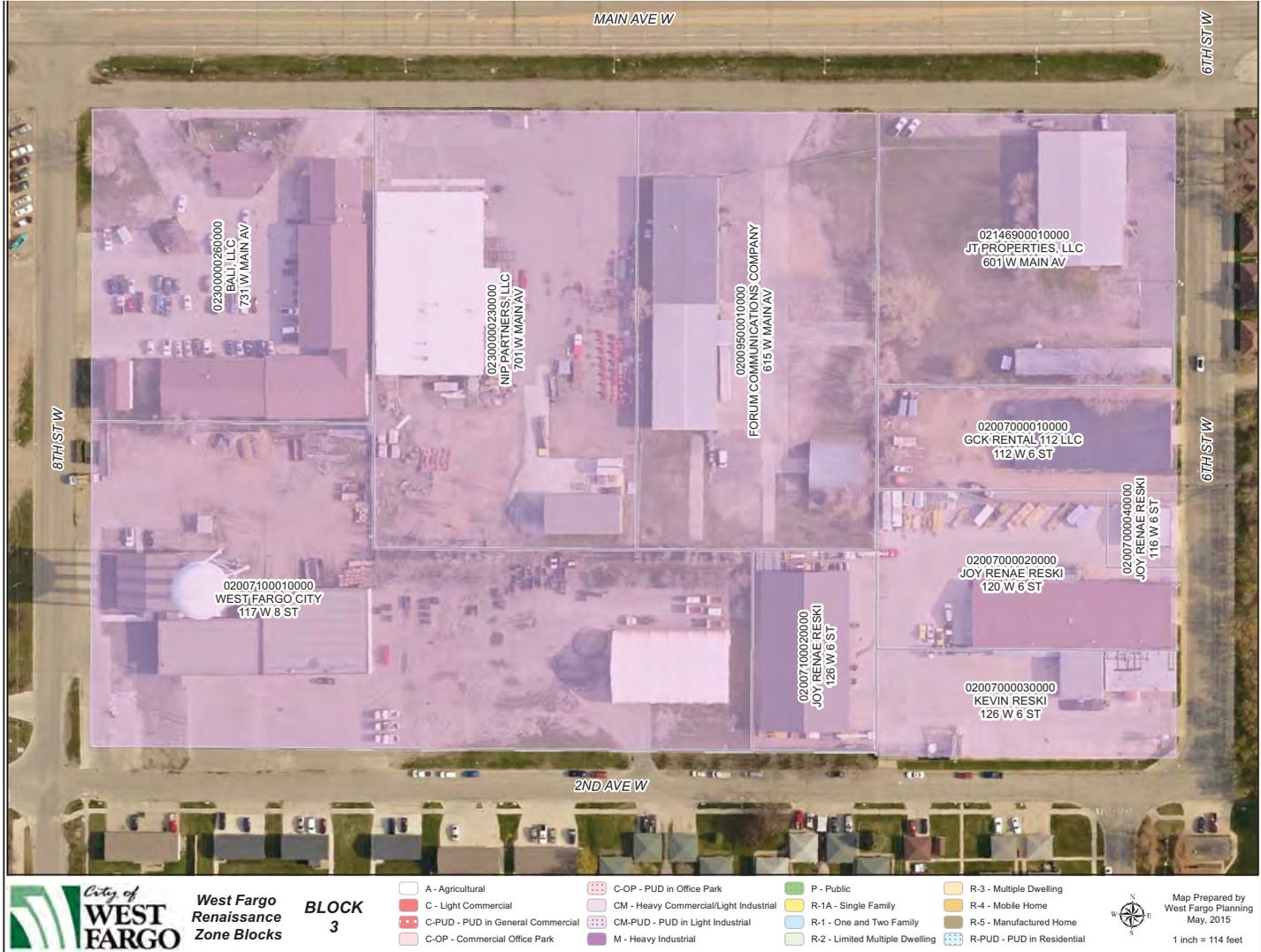


Parcel # 02380000095000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-3050-04369-000	QUALITY BONELESS BEEF CO INC	700 CENTER ST	WEST FARGO	147100.00	631000.00	147100.00	2A	Industrial	2		CM
02-0020-00070-000	TRAVIS & DENELLE KAUTZ	716 CENTER ST	WEST FARGO	64800.00	316400.00	64800.00	2A	Industrial	4		CM
02-0020-00080-000	TRAVIS & DENELLE KAUTZ	724 CENTER ST	WEST FARGO	49800.00	71400.00	49800.00	2A	Industrial	2		CM
02-0020-00090-000	QUALITY BONELESS BEEF CO, INC	732 CENTER ST	WEST FARGO	43000.00	0.00	43000.00	2A	Industrial	3		CM
02-0020-00060-000	COMMERCIAL SPACES INC	756 CENTER ST	WEST FARGO	55300.00	415000.00	55300.00	2A	Industrial	3	1008/2010 Leas	CM
02-0020-00014-000	WEST FARGO CITY	740 CENTER ST	WEST FARGO	0.00	0.00	3200.00	2A	Industrial		Water Tower	CM
02-0020-00050-000	TZR HOLDINGS, LLC	764 CENTER ST	WEST FARGO	20900.00	0.00	20900.00	2A	Industrial		Storage	CM
02-3050-04365-060	IVAN POMEY	635 ARMOUR ST NW	WEST FARGO	39300.00	0.00	39300.00	2A	Industrial		Storage	CM
02-0020-00040-000	TZR HOLDINGS, LLC	772 CENTER ST	WEST FARGO	29400.00	258300.00	29400.00	2A	Industrial		6	CM
02-0019-00020-000	JAMES A & GLENDA M NELSON	741 ARMOUR ST	WEST FARGO	71600.00	217000.00	71600.00	2A	Industrial		4	CM
02-0860-00140-000	C/D KIM RICKERT	111 NW 8 AV	WEST FARGO	42900.00	0.00	42900.00	2A	Industrial		Vacant	CM
02-0019-00010-000	B & D ENTERPRISES, INC	751 ARMOUR ST	WEST FARGO	34400.00	123000.00	34400.00	2A	Industrial		2	CM
02-0018-00010-000	MID-AMERICA AVIATION, INC	159 NW 8 AV	WEST FARGO	135000.00	1232000.00	135000.00	2A	Industrial		3	2007 LEASE
02-0020-00030-000	C/D KIM RICKERT	780 CENTER ST	WEST FARGO	30200.00	92400.00	30200.00	2A	Industrial		2	CM
02-0020-00020-000	LACHER TRUCKING INC	748 CENTER ST	WEST FARGO	59500.00	30300.00	59500.00	2A	Industrial		3	CM
02-0020-00012-000	LACHER TRUCKING INC	740 CENTER ST	WEST FARGO	30600.00	0.00	30600.00	2A	Industrial		storage	CM
02-0860-00175-000	GNI INVESTMENTS LLC	109 NW 8 AV	WEST FARGO	118200.00	714300.00	118200.00	2A	Industrial		4	CM
02-0860-00150-000	C/D KIM RICKERT	111 NW 8 AV	WEST FARGO	42000.00	144900.00	42000.00	2A	Industrial		5	CM
02-3050-04365-110	IVAN POMEY	635 ARMOUR ST NW	WEST FARGO	171200.00	211000.00	171200.00	2A	Industrial		5	CM
02-0590-00010-000	FLINT HILLS RESOURCES PINE BEND, LP	600 CENTER ST	WEST FRGO	284200.00	1804300.00	284200.00	2A	Heavy Indust.		4	M
02-3050-04366-030	SHEYENNE DAKOTA INC	200 N 7 AV	WEST FARGO	448100.00	534000.00	448100.00	2A	Heavy Indust.		6	M
02-3050-04365-040	SHEYENNE DAKOTA INC	200 NW 7 AV	WEST FARGO	36200.00	0.00	36200.00	2A	Industrial		Vacant	2006

Block 3

The properties in Block 3 are developed with a mix of uses, including motel, warehousing, manufacturing, a printing facility, and City Public Works facility. Recent improvements have been made to the industrial coating building, printing and Public Works facilities. Most other buildings in this block are older and in need of significant improvements. The City Public Works facility qualifies this block as a half block for the Renaissance Zone.



Appendix 5.1



Parcel # 02007000010000



Parcel # 02007000020000



Parcel # 02009500010000



Parcel # 02146900010000



Parcel # 02007000030000



Parcel # 02007000040000



Parcel # 02146900010000



Parcel # 02300000230000



Parcel # 02007100010000



Parcel # 02007100010000



Parcel # 02300000260000



Parcel # 02300000260000



Parcel # 02007100010000



Parcel # 02007100020000

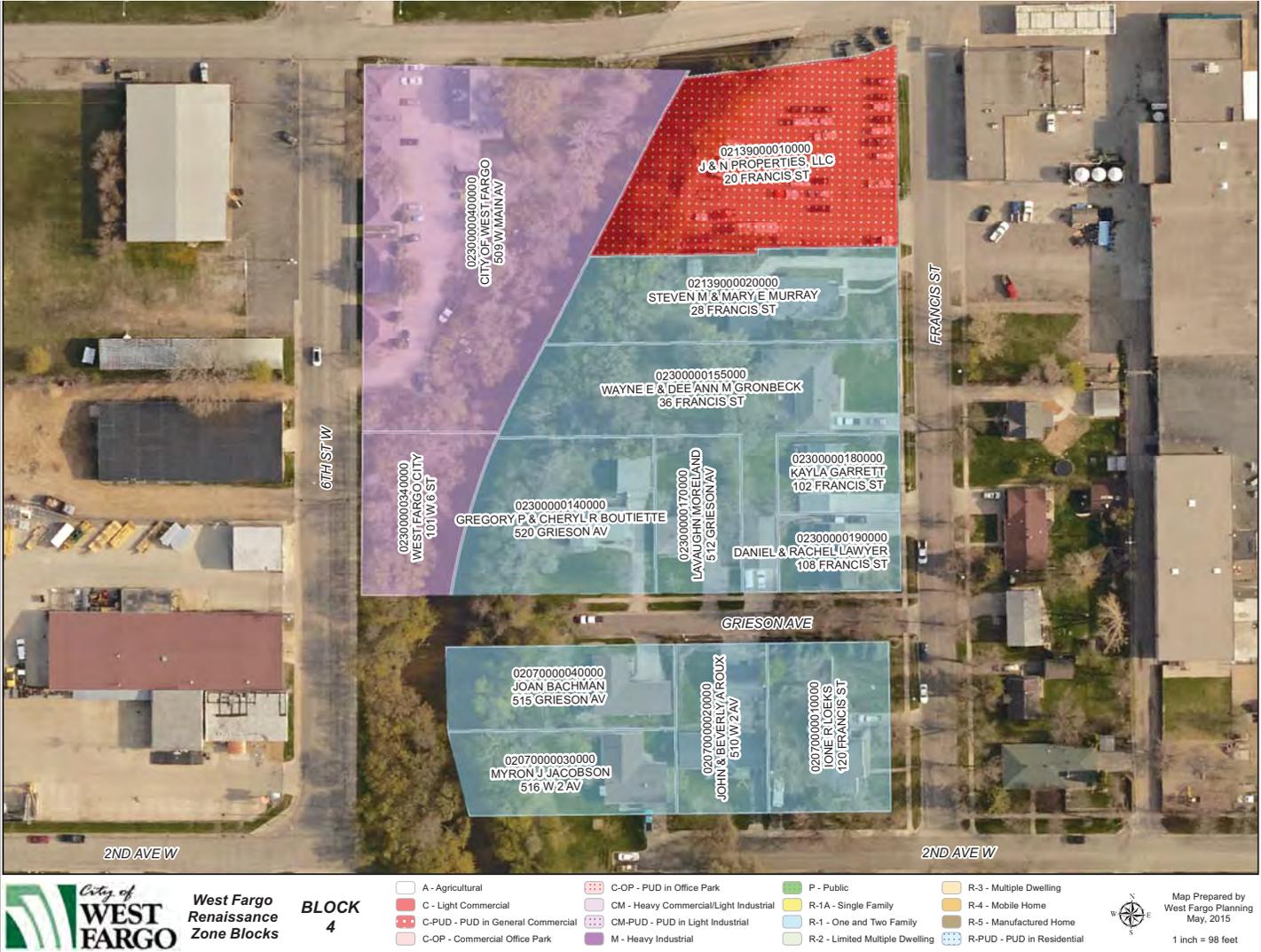


Parcel # 02300000260000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImpRvA	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-0070-00030-000	KEVIN RESKI	126 W 6 ST	WEST FARGO	49900.00	174000.00	49900.00	3	Industrial	3		CM
02-0071-00020-000	JOY RENAE RESKI	126 W 6 ST	WEST FARGO	28800.00	294000.00	28800.00	3	Industrial	3		CM
02-0070-00020-000	JOY RENAE RESKI	120 W 6 ST	W FGO	48700.00	85000.00	48700.00	3	Industrial	4		CM
02-0070-00040-000	JOY RENAE RESKI	116 W 6 ST	WEST FARGO	6200.00	66000.00	6200.00	3	Industrial	3		CM
02-0071-00010-000	WEST FARGO CITY	117 W 8 ST	WEST FARGO	0.00	3050000.00	309500.00	3	Industrial	3		CM
02-0070-00010-000	GCK RENTAL 112 LLC	112 W 6 ST	W FGO	36000.00	66000.00	36000.00	3	Industrial	3		CM
02-3000-00260-000	BALI, LLC	731 W MAIN AV	WEST FARGO	118400.00	1224200.00	118400.00	3	Industrial	storage		CM
02-3000-00230-000	NIP PARTNERS, LLC	701 W MAIN AV	WEST FARGO	183800.00	718000.00	183800.00	3	Industrial	3	2011 Lease	CM
02-0095-00010-000	FORUM COMMUNICATIONS COMPANY	615 W MAIN AV	WEST FARGO	169100.00	471000.00	169100.00	3	Industrial	3		CM
02-1469-00010-000	JT PROPERTIES, LLC	601 W MAIN AV	WEST FARGO	130700.00	451000.00	130700.00	3	Industrial	3	2008 LEASE	CM

Block 4

The block has two relatively small parcels on the west side of the Sheyenne River and several parcels on the east side of the river. The vacant parcel is unusually small and impacted by the river, making it difficult to develop. Properties east of the river include a parking lot for a service station and older single family residential structures. Some residential dwellings are in need of improvements to upgrade the structures.



Appendix 6.1



Parcel # 0207000010000



Parcel # 0207000020000



Parcel # 0230000180000



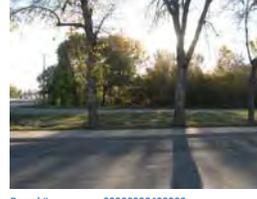
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Parcel # 0207000030000



Parcel # 0207000040000



Parcel # 0230000400000



Parcel # 0230000400000



Parcel # 0213900020000



Parcel # 0230000140000



Parcel # 0230000155000



Parcel # 0230000170000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-3000-00340-000	WEST FARGO CITY	101 W 6 ST	WEST FARGO	0.00	0.00	13800.00	4	Industrial	Vacant		CM
02-3000-00400-000	CITY OF WEST FARGO	509 W MAIN AV	WEST FARGO	105100.00	0.00	105100.00	4	Industrial	Vacant		CM
02-1390-00020-000	STEVEN M & MARY E MURRAY	28 FRANCIS ST	WEST FARGO	27700.00	126100.00	27700.00	4	Residential	5		R-1
02-1390-00010-000	J & N PROPERTIES, LLC	20 FRANCIS ST	WEST FARGO	43100.00	0.00	43100.00	4	Commercial	6		C-PUD
02-3000-00190-000	DANIEL & RACHEL LAWYER	108 FRANCIS ST	WEST FARGO	15800.00	117700.00	15800.00	4	Residential	5		R-1
02-3000-00180-000	KAYLA GARRETT	102 FRANCIS ST	WEST FARGO	15800.00	91900.00	15800.00	4	Residential	5		R-1
02-0700-00030-000	MYRON J JACOBSON	516 W 2 AV	WEST FARGO	26300.00	111400.00	26300.00	4	Residential	5		R-1
02-0700-00040-000	JOAN BACHMAN	515 GRIESON AV	WEST FARGO	28800.00	126800.00	28800.00	4	Residential	6		R-1
02-0700-00020-000	JOHN & BEVERLY A ROUX	510 W 2 AV	WEST FARGO	24400.00	123400.00	24400.00	4	Residential	6		R-1
02-0700-00010-000	IONE R LOEKS	120 FRANCIS ST	WEST FARGO	27500.00	124700.00	27500.00	4	Residential	6		R-1
02-3000-00140-000	GREGORY P & CHERYL R BOUTIETTE	520 GRIESON AV	WEST FARGO	31500.00	112200.00	31500.00	4	Residential	5		R-1
02-3000-00155-000	WAYNE E & DEE ANN M GRONBECK	36 FRANCIS ST	WEST FARGO	23700.00	166000.00	23700.00	4	Residential	6		R-1
02-3000-00170-000	LAVAUGHN MORELAND	512 GRIESON AV	WEST FARGO	18600.00	99400.00	18600.00	4	Residential	5		R-1

Block 5

Block 5 is developed with a mix of uses. The primary uses on the block are a service station and a multi-tenant building. The multi-tenant building was once occupied by an agricultural equipment manufacturing business. The building was converted to offices, retail and restaurant a number of years ago. The building is in need of substantial improvements. There are four residential properties on the block which are in relatively good condition, although they will likely need significant upgrading over the next few years. The vacant property was occupied until recently with a dilapidated single family structure. The structure was demolished.



Appendix 7.1



Parcel # 0206010003000



Parcel # 0260000065000



Parcel # 0206000033000



Parcel # 0206000035000



Parcel # 0206000025000



Parcel # 0206000025000



Parcel # 0206010001000



Parcel # 0206010001000



Parcel # 0206000025000



Parcel # 0206000030000



Parcel # 0213900001000



Parcel # 0206000031000



Parcel # 0206000032000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-0600-00300-000	STEVE BERGE	420 W 2 AV	WEST FARGO	16600.00	133800.00	16600.00	5	Residential	5		R-1
02-0600-00310-000	TIMOTHY & TAMMY HAGENSEN	115 FRANCIS ST	WEST FARGO	17200.00	57400.00	17200.00	5	Residential	5		R-1
02-0600-00320-000	DAVID W VERDOORN, JR, ETAL	109 FRANCIS ST	WEST FARGO	17200.00	121000.00	17200.00	5	Residential	5		R-1
02-0600-00330-000	LESLIE A & THOMAS D CARRIVEAU	103 FRANCIS ST	WEST FARGO	19800.00	121900.00	19800.00	5	Residential	6		R-1
02-0600-00350-000	LORETTA LANDEN	37 FRANCIS ST	WEST FARGO	19800.00	123600.00	19800.00	5	Residential	5		R-1
02-0600-00360-000	WESTGO INC	31 FRANCIS ST	WEST FARGO	19000.00	0.00	19000.00	5	Residential	5		R-1
02-0600-00250-000	WESTGO INDUSTRIES INC	102 MORRISON ST	WEST FARGO	182900.00	689000.00	182900.00	5	Commercial	6		C
02-0601-00010-000	J & N PROPERTIES, LLC	413 W MAIN AV	WEST FARGO	71900.00	261600.00	71900.00	5	Commercial	7		C
02-0601-00030-000	DAN'S OIL & SERVICE INC	N/A	WEST FARGO	0.00	32200.00	5800.00	5	Commercial	6		C
02-0601-00020-000	DAN'S OIL & SERVICE INC	409 W MAIN AV	WEST FARGO	26600.00	152600.00	26600.00	5	Commercial	6		C

Block 6

The block is developed for the most part with light commercial uses, including a bakery/restaurant, retail and furniture store, as well as parking areas for these facilities. These structures are in good condition.





Parcel # 02060000020000



Parcel # 02060000010000



Parcel # 02060000170000



Parcel # 02060000030000



Parcel # 02060000045000



Parcel # 02060000065000



Parcel # 02060000065000



Parcel # 02060000145000



Parcel # 020600001-60000 , 50000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprvVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-0600-00145-000	SUNDHANS PROPERTIES, INC	PARKING LOT	WEST FARGO	13500.00	6700.00	13500.00	6	Commercial	Parking		C
02-0600-00150-000	WESTGO INDUSTRIES INC	101 MORRISON ST	WEST FARGO	14000.00	14000.00	14000.00	6	Commercial	Parking		C
02-0600-00160-000	WESTGO INDUSTRIES INC	35 MORRISON ST	WEST FARGO	14000.00	14000.00	14000.00	6	Commercial	Parking		C
02-0600-00065-000	SUNDHANS PROPERTIES, INC	110 SHEYENNE ST	WEST FARGO	157700.00	1377000.00	157700.00	6	Commercial	8	2004 LEASE	C
02-0600-00045-000	WESTGO, INC	100 SHEYENNE ST	WEST FARGO	21000.00	232000.00	21000.00	6	Commercial	9		C
02-0600-00170-000	WESTGO INDUSTRIES INC	35 MORRISON ST	WEST FARGO	42000.00	42000.00	42000.00	6	Commercial	Parking		C
02-0600-00030-000	WESTGO, INC	24 SHEYENNE ST	WEST FARGO	14000.00	0.00	14000.00	6	Commercial	Parking		C
02-0600-00010-000	SANDON PROPERTIES, LLP	313 W MAIN AV	WEST FARGO	84000.00	400000.00	84000.00	6	Commercial	9	2004 LEASE	C
02-0600-00020-000	SANDON PROPERTIES, LLP	301 W MAIN AV	WEST FARGO	49000.00	7800.00	49000.00	6	Commercial	Parking		C

Block 7

Block 7 is developed with a mix of commercial, light industrial and residential uses. The commercial and industrial uses are located on Sheyenne Street, and the residential uses are located on Morrison Street. The structures located at 224 and 226 Sheyenne Street are in a dilapidated condition and should be removed, allowing for redevelopment of the property. A number of the residential structures are in need of improvements.



City of WEST FARGO West Fargo Renaissance Zone Blocks **BLOCK 7**

A - Agricultural	C-OP - PUD in Office Park	P - Public
C - Light Commercial	CM - Heavy Commercial/Light Industrial	R-1A - Single Family
C-PUD - PUD in General Commercial	CM-PUD - PUD in Light Industrial	R-1 - One and Two Family
C-OP - Commercial Office Park	M - Heavy Industrial	R-2 - Limited Multiple Dwelling
		R-3 - Multiple Dwelling
		R-4 - Mobile Home
		R-5 - Manufactured Home
		R-PUD - PUD in Residential

Map Prepared by West Fargo Planning May, 2015
1 inch = 104 feet

Appendix 9.1



Parcel # 0207000390000



Parcel # 0207000400000



Parcel # 0207000050000



Parcel # 0207000051000



Parcel # 0207000410000



Parcel # 0207000435000



Parcel # 0207000052000



Parcel # 0207000053000



Parcel # 0207000460000



Parcel # 0207000470000



Parcel # 0207000054000



Parcel # 0207000055000



Parcel # 0207000048000



Parcel # 0207000049000



Parcel # 0207000056000



Parcel # 0207000057000



Parcel # 0207000058000

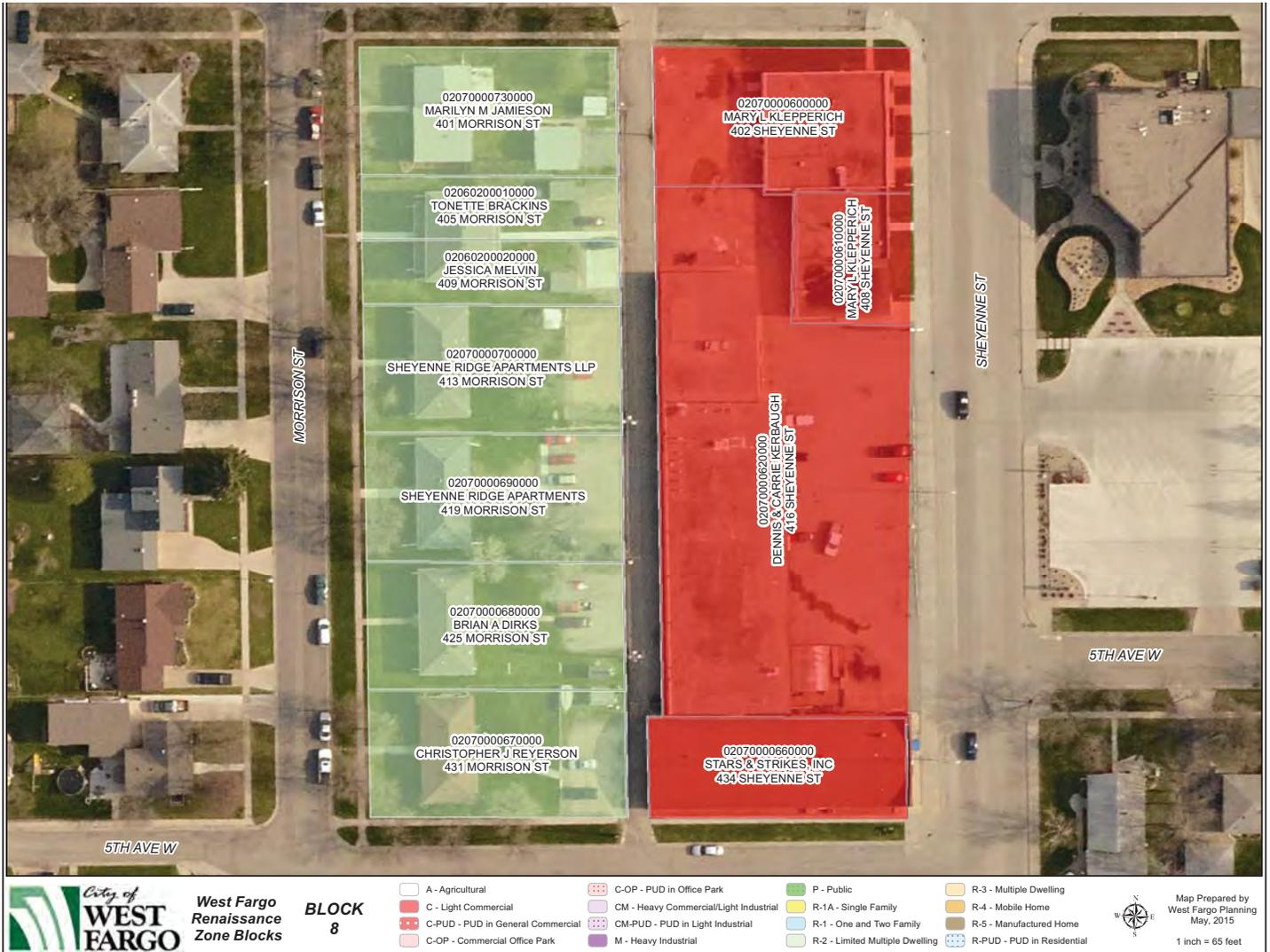


Parcel # 0207000059000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning	14
02-0700-00470-000	KELLY & NANCY HALVORSON	322 W 4 AV	WEST FARGO	12300.00	124100.00	12300.00	7	Residential	4		R-2	
02-0700-00480-000	DUJANE & CARLENE MASTEL	321 MORRISON ST	WEST FARGO	13800.00	123600.00	13800.00	7	Residential	4		R-2	
02-0700-00490-000	KIMBERLY & CLIFFORD JACOBS II	317 MORRISON ST	WEST FARGO	13800.00	76300.00	13800.00	7	Residential	3		R-2	
02-0700-00500-000	DAVID D DOST	313 MORRISON ST	WEST FARGO	16500.00	71200.00	16500.00	7	Residential	4		R-2	
02-0700-00510-000	CORY CARTER	307 MORRISON ST	WEST FARGO	16500.00	115300.00	16500.00	7	Residential	4		R-2	
02-0700-00520-000	WILLIAM P SCHULER	301 MORRISON ST	WEST FARGO	13800.00	110000.00	13800.00	7	Residential	2		R-2	
02-0700-00530-000	KENNETH L & DOLORES M THOMS	225 MORRISON ST	WEST FARGO	13800.00	144800.00	13800.00	7	Residential	3		R-2	
02-0700-00540-000	RENEE KAPALUN	221 MORRISON ST	WEST FARGO	13800.00	76700.00	13800.00	7	Residential	3		R-2	
02-0700-00410-000	GENE K & MARK A PETERMANN	226 SHEYENNE ST	WEST FARGO	21000.00	60900.00	21000.00	7	Commercial	1		C	
02-0700-00550-000	MARLENE I STEVENSON	219 MORRISON ST	WEST FARGO	13800.00	113300.00	13800.00	7	Residential	3		R-2	
02-0700-00560-000	CARMEN UMILAUF	213 MORRISON ST	WEST FARGO	13800.00	40400.00	13800.00	7	Residential	3		R-2	
02-0700-00570-000	KIM R & GLENDA J KRUEGER	209 MORRISON ST	WEST FARGO	13800.00	100300.00	13800.00	7	Residential	3		R-2	
02-0700-00580-000	DARIN R BYKONEN	205 MORRISON ST	WEST FARGO	12700.00	102500.00	12700.00	7	Residential	3		R-2	
02-0700-00460-000	SAGGE BUILDINGS, LLC	322 SHEYENNE ST	WEST FARGO	42000.00	244000.00	42000.00	7	Commercial	4		C	
02-0700-00435-000	ARTHUR W JONES POST #7564	308 SHEYENNE ST	WEST FARGO	113400.00	572200.00	113400.00	7	Commercial	5		C	
02-0700-00400-000	GARY NILS PETERSSON	224 SHEYENNE ST	WEST FARGO	34500.00	49300.00	34500.00	7	Commercial	2		C	
02-0700-00590-000	RUNEA & JAY HUSEBY	201 MORRISON ST	WEST FARGO	14900.00	72900.00	14900.00	7	Residential	2		R-2	
02-0700-00390-000	CHOICE FINANCIAL GROUP	210 SHEYENNE ST	WEST FARGO	70600.00	527000.00	70600.00	7	Commercial	9	2013	C	

Block 8

Block 8 is occupied with retail and a bowling alley along Sheyenne Street and residential uses along Morrison Street. Most of the commercial buildings are in poor condition, some of the residential properties are in need of substantial improvements as well. It would be appropriate to redevelop or remodel these properties in the coming years.



Appendix 10.1



Parcel # 02060200010000



Parcel # 02070000600000



Parcel # 02070000690000



Parcel # 02070000730000



Parcel # 02070000610000



Parcel # 02070000620000



Parcel # 02070000660000



Parcel # 02070000670000



Parcel # 02070000680000

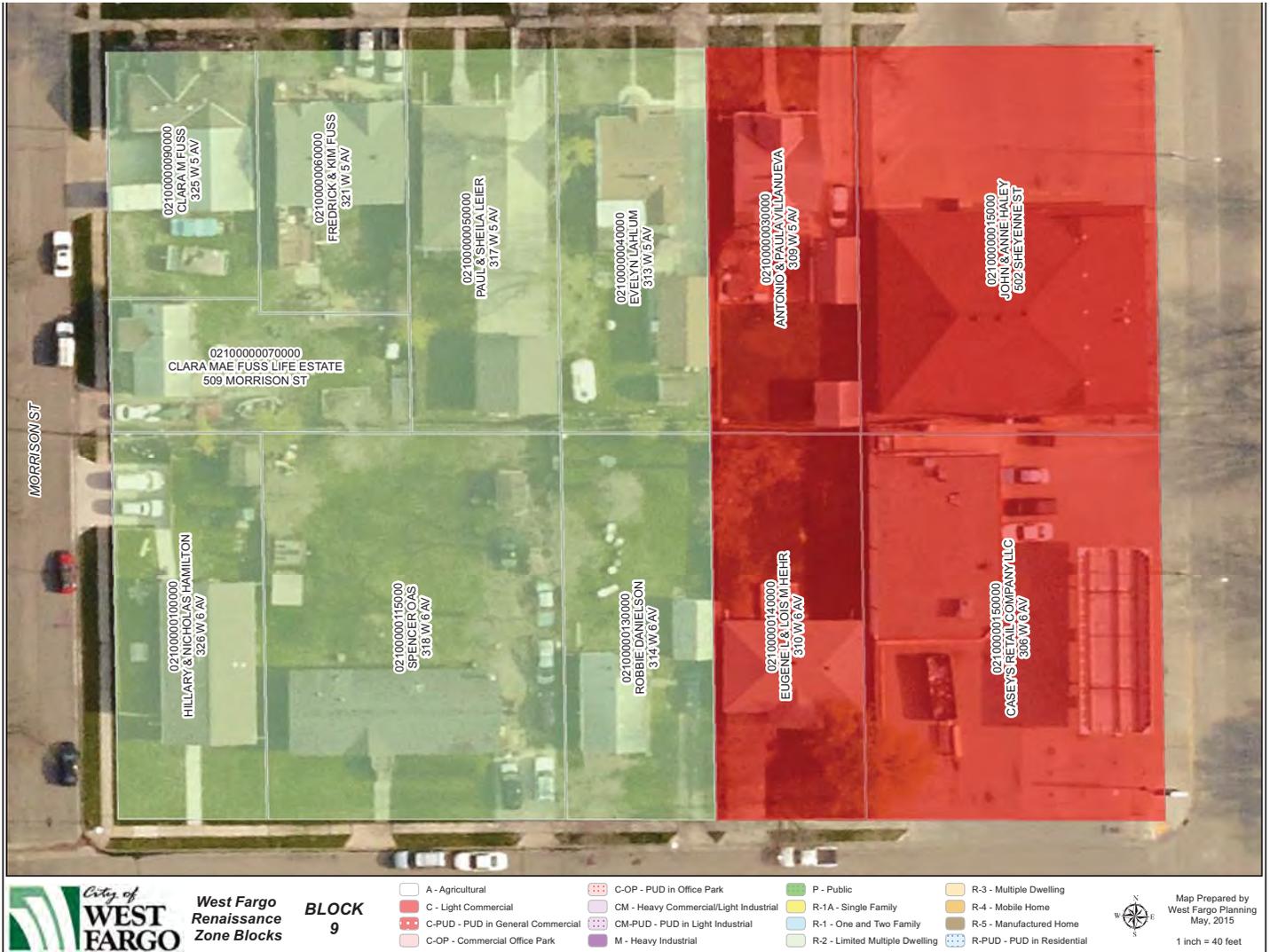


Parcel # 02070000690000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-0700-00660-000	STARS & STRIKES, INC	434 SHEYENNE ST	WEST FARGO	14600.00	226000.00	14600.00	8	Commercial	6		C
02-0700-00670-000	CHRISTOPHER J REYERSON	431 MORRISON ST	WEST FARGO	21000.00	116000.00	21000.00	8	Residential	4		R-2
02-0700-00680-000	BRIAN A DIRKS	425 MORRISON ST	WEST FARGO	17200.00	115600.00	17200.00	8	Residential	4		R-2
02-0700-00690-000	SHEYENNE RIDGE APARTMENTS	419 MORRISON ST	WEST FARGO	17200.00	115600.00	17200.00	8	Residential	4		R-2
02-0700-00700-000	SHEYENNE RIDGE APARTMENTS LLP	413 MORRISON ST	WEST FARGO	17200.00	115600.00	17200.00	8	Residential	4		R-2
02-0700-00610-000	MARY L KLEPPERICH	408 SHEYENNE ST	WEST FARGO	16800.00	149000.00	16800.00	8	Commercial	4		C
02-0700-00620-000	DENNIS & CARRIE KERBAUGH	416 SHEYENNE ST	WEST FARGO	59700.00	457000.00	59700.00	8	Commercial	4		C
02-0700-00730-000	MARILYN M JAMIESON	401 MORRISON ST	WEST FARGO	19200.00	120800.00	19200.00	8	Residential	4		R-2
02-0700-00600-000	MARY L KLEPPERICH	402 SHEYENNE ST	WEST FARGO	21400.00	147000.00	21400.00	8	Commercial	4		C
02-0602-00020-000	JESSICA MELVIN	409 MORRISON ST	WEST FARGO	9600.00	137500.00	9600.00	8	Residential	Vacant	2011	R-2
02-0602-00010-000	TONETTE BRACKINS	405 MORRISON ST	WEST FARGO	9600.00	137500.00	9600.00	8	Residential	Vacant		R-2

Block 9

This block is occupied by an auto parts building and a convenience store on Sheyenne Street and residential structures on the balance of the block. The residential structures are in need of substantial improvements in the near future. The Auto parts store was redone in the last 10 years and will likely last for another 15 years. The convenience store has aged and will need repairs in the near future.



Appendix 11.1



Parcel # 021000003000



Parcel # 0210000015000



Parcel # 0210000115000



Parcel # 0210000130000



Parcel # 0210000040000



Parcel # 0210000050000



Parcel # 0210000140000



Parcel # 0210000150000



Parcel # 0210000060000



Parcel # 0210000070000



Parcel # 0210000090000



Parcel # 0210000100000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-1000-00100-000	HILLARY & NICHOLAS HAMILTON	326 W 6 AV	WEST FARGO	13400.00	125800.00	13400.00	9	Residential	5		R-2
02-1000-00115-000	SPENCER OAS	318 W 6 AV	WEST FARGO	18700.00	79000.00	18700.00	9	Residential	2		R-2
02-1000-00130-000	ROBBIE DANIELSON	314 W 6 AV	WEST FARGO	13400.00	49100.00	13400.00	9	Residential	3		R-2
02-1000-00140-000	EUGENE L & LOIS M HEHR	310 W 6 AV	WEST FARGO	13400.00	82600.00	13400.00	9	Residential	8		C
02-1000-00150-000	CASEY'S RETAIL COMPANY LLC	306 W 6 AV	WEST FARGO	58500.00	233000.00	58500.00	9	Commercial	7		C
02-1000-00070-000	CLARA MAE FUSS LIFE ESTATE	509 MORRISON ST	WEST FARGO	9700.00	38800.00	9700.00	9	Residential	2		R-2
02-1000-00090-000	CLARA M FUSS	325 W 5 AV	WEST FARGO	11600.00	78200.00	11600.00	9	Residential	2		R-2
02-1000-00060-000	FREDRICK & KIM FUSS	321 W 5 AV	WEST FARGO	11600.00	139800.00	11600.00	9	Residential	3	2008	R-2
02-1000-00050-000	PAUL & SHEILA LEIER	317 W 5 AV	WEST FARGO	13400.00	127600.00	13400.00	9	Residential	3		R-2
02-1000-00040-000	EVELYN LAHLUM	313 W 5 AV	WEST FARGO	13400.00	79300.00	13400.00	9	Residential	3		R-2
02-1000-00030-000	ANTONIO & PAULA VILLANUEVA	309 W 5 AV	WEST FARGO	13400.00	108500.00	13400.00	9	Residential	8		C
02-1000-00015-000	JOHN & ANNE HALEY	502 SHEYENNE ST	WEST FARGO	58500.00	307600.00	58500.00	9	Commercial	8	2005 LEASE	C

Block 10

Block 10 is another mixed use block with commercial uses on Sheyenne Street and residential uses on the balance of the block. Other than the convenience store, the structures are in need of major improvements. Many of the residential structures are very small and in need of so many improvements that it may be appropriate to remove the structures and rebuild the dwellings.



Appendix 12.1



Parcel # 02100000170000



Parcel # 02100000180000



Parcel # 02100000270000



Parcel # 02100000280000



Parcel # 02100000190000



Parcel # 02100000200000



Parcel # 02100000290000



Parcel # 02100000300000



Parcel # 02100000210000



Parcel # 02100000230000



Parcel # 02100000240000



Parcel # 02100000250000

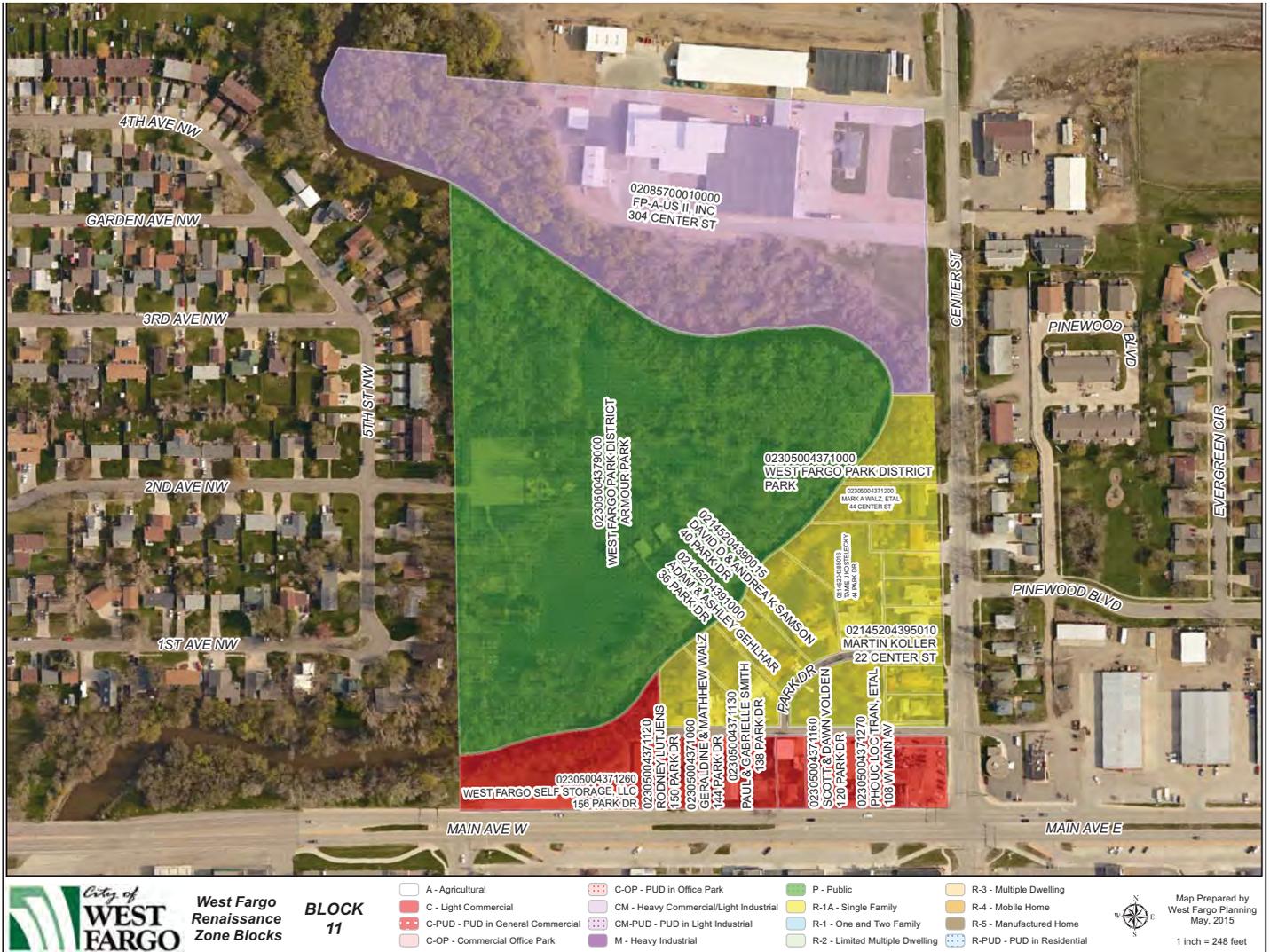


Parcel # 02100000260000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImpPrVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-1000-00280-000	BRENDA J SCHMIDT	314 W 7 AV	WEST FARGO	13400.00	87300.00	13400.00	10	Residential	5		R-2
02-1000-00290-000	STEPHAN P REMMEN	310 W 7 AV	WEST FARGO	14700.00	68100.00	14700.00	10	Residential	8		C
02-1000-00300-000	FINE HOLDINGS II, LLC	620 SHEYENNE ST	WEST FARGO	55600.00	150000.00	55600.00	10	Commercial	6		C
02-1000-00240-000	IRIS GILL	325 W 6 AV	WEST FARGO	13400.00	167900.00	13400.00	10	Residential	5	2002	R-2
02-1000-00230-000	IRIS GILL	321 W 6 AV	WEST FARGO	13400.00	29600.00	13400.00	10	Residential	2		R-2
02-1000-00210-000	MELANIE BUCHER	317 W 6 AV	WEST FARGO	13400.00	73400.00	13400.00	10	Residential	4		R-2
02-1000-00200-000	SEPTEMBER K ESCHBACH	313 W 6 AV	WEST FARGO	13400.00	66000.00	13400.00	10	Residential	2		R-2
02-1000-00250-000	HOWARD LEBEN JR	326 W 7 AV	WEST FARGO	13400.00	71200.00	13400.00	10	Residential	4		R-2
02-1000-00260-000	MATTHEW D JOHNSON	322 W 7 AV	WEST FARGO	13400.00	94500.00	13400.00	10	Residential	4		R-2
02-1000-00270-000	DALE V MARVEL	318 W 7 AV	WEST FARGO	13400.00	45800.00	13400.00	10	Residential	3		R-2
02-1000-00180-000	FINE HOLDINGS II, LLC	620 SHEYENNE ST	WEST FARGO	17600.00	11200.00	17600.00	10	Commercial	Parking		C
02-1000-00170-000	COMMERCIAL SPACES, INC. D/B/A CSI	602 SHEYENNE ST	WEST FARGO	27900.00	10200.00	27900.00	10	Commercial	Parking		C
02-1000-00190-000	SHERRI L VOKENROTH	309 W 6 AV	WEST FARGO	13400.00	49600.00	13400.00	10	Residential	4		C

Block 11

This block is fairly large and is developed with a mix of residential, light commercial and industrial uses. This area was once the downtown core of the City of Riverside, which was consolidated with West Fargo about 11 years ago. There is a need for major improvements and redevelopment for the area. The residential and commercial structures on Main Avenue are in very poor condition. Many of the structures should be removed and redeveloped with commercial uses. The residential dwellings on the interior alley, west of Center Street are in fairly good condition, though significant improvements will be needed in the near future. Residential dwellings on Center Street are in poor condition and need major improvements and possibly removal and redevelopment. Many of the industrial properties along Center Street are in poor condition and need major improvements. Some industrial structures are dilapidated and should be removed so that redevelopment can take place.



Appendix 13.1



Parcel # 02085700010000



Parcel # 02145204387000



Parcel # 02145204394015



Parcel # 02145204395010



Parcel # 02145204388005



Parcel # 02145204388016



Parcel # 02145204396010



Parcel # 02145204397000



Parcel # 02145204390015



Parcel # 02145204391000



Parcel # 02305004370060



Parcel # 02305004371000



Parcel # 02145204391010



Parcel # 02145204391010



Parcel # 02305004371030



Parcel # 02305004371060



Parcel # 02305004371120



Parcel # 02305004371130



Parcel # 02305004372016



Parcel # 02305004371270



Parcel # 02305004371140



Parcel # 02305004371150



Parcel # 02305004371160



Parcel # 02305004371200



Parcel # 02305004371260

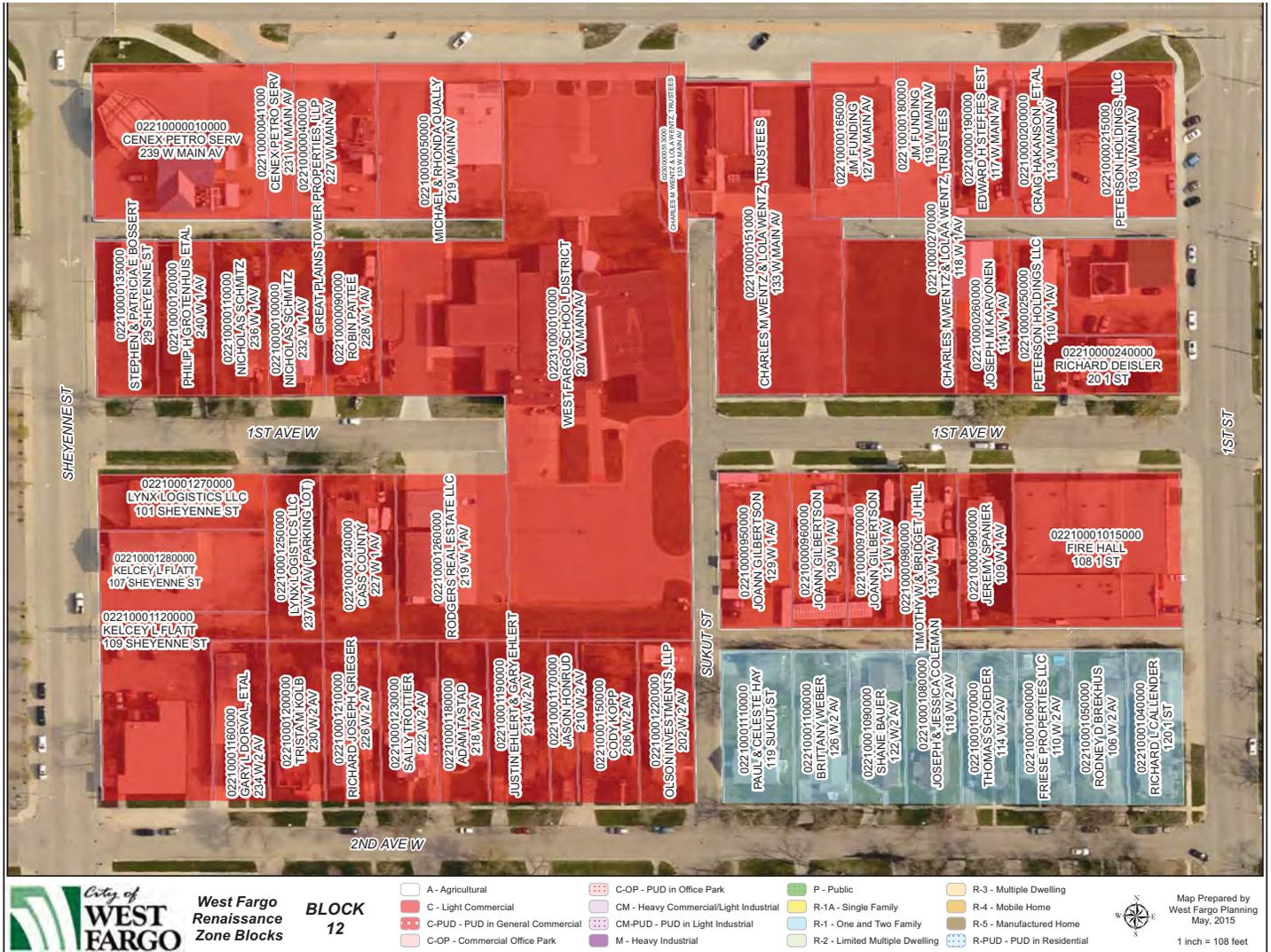


Parcel # 02305004372016

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-3050-04371-040	ARNOLD E PETERSON	36 CENTER ST	WEST FARGO	14500.00	74800.00	14500.00	11	Residential	6		R-1A
02-3050-04371-030	TIMOTHY R & REBECCA M PRODZINSKI	40 CENTER ST	WEST FARGO	19700.00	115800.00	19700.00	11	Residential	6		R-1A
02-3050-04371-200	MARK A WALZ, ETAL	44 CENTER ST	WEST FARGO	18600.00	109500.00	18600.00	11	Residential	6		R-1A
02-3050-04371-120	RODNEY LUTJENS	150 PARK DR	WEST FARGO	19700.00	97600.00	19700.00	11	Residential	7		C
02-3050-04371-060	GERALDINE & MATHHEW WALZ	144 PARK DR	WEST FARGO	19700.00	119200.00	19700.00	11	Residential	7		C
02-3050-04371-130	PAUL & GABRIELLE SMITH	138 PARK DR	WEST FARGO	16700.00	34800.00	16700.00	11	Residential	4		C
02-3050-04371-140	DOUGLAS S BURKETT JR, ETAL	132 PARK DR	WEST FARGO	19700.00	65300.00	19700.00	11	Residential	5		C
02-3050-04371-150	DAVID I MARCHUS	126 PARK DR	WEST FARGO	24800.00	99400.00	24800.00	11	Commercial	5		C
02-3050-04371-160	SCOTT & DAWN VOLDEN	120 PARK DR	WEST FARGO	18800.00	61200.00	18800.00	11	Commercial	5		C
02-3050-04371-280	WEST FARGO CITY	ROAD	WEST FARGO	0.00	0.00	4500.00	11	Commercial	Road		C
02-3050-04371-260	WEST FARGO SELF STORAGE, LLC	156 PARK DR	WEST FARGO	40600.00	116000.00	40600.00	11	Commercial	6		C
02-0857-0010-000	FP-A-US II, INC	304 CENTER ST	WEST FARGO	293200.00	5343000.00	293200.00	11	Industrial	6	106 LEASE & 20	CM
02-1452-04396-015	WEST FARGO CITY	RIVERSIDE PARK	WEST FARGO	0.00	0.00	1500.00	11	Residential	Park		R-1A
02-1452-04394-015	WEST FARGO CITY	RIVERSIDE PARK	WEST FARGO	0.00	0.00	38700.00	11	Public	Park		R-1A
02-1452-04396-010	WILLIAM W & RACHEL A KITZMAN	16 CENTER ST	WEST FARGO	15800.00	92200.00	15800.00	11	Residential	4		R-1A
02-3050-04370-060	ANTHONY M & GERALDINE WALZ	30 PARK DR	WEST FARGO	6500.00	36000.00	6500.00	11	Residential	3		R-1A
02-1452-04395-010	MARTIN KOLLER	22 CENTER ST	WEST FARGO	15800.00	85600.00	15800.00	11	Residential	3		R-1A
02-1452-04391-010	ANTHONY J & WENDY S STURRE	32 PARK DR	WEST FARGO	25900.00	108800.00	25900.00	11	Residential	6		R-1A
02-1452-04387-000	CASEY GERSZEWSKI & JENNA CARNES	28 CENTER ST	WEST FARGO	15800.00	127500.00	15800.00	11	Residential	3		R-1A
02-1452-04391-000	ADAM & ASHLEY GEHLHAR	36 PARK DR	WEST FARGO	27200.00	132000.00	27200.00	11	Residential	3		R-1A
02-1452-04388-005	CARL E & DARLENE D THOMASON	32 CENTER ST	WEST FARGO	15800.00	85300.00	15800.00	11	Residential	3		R-1A
02-1452-04390-015	DAVID D & ANDREA K SAMSON	40 PARK DR	WEST FARGO	29700.00	122600.00	29700.00	11	Residential	6		R-1A
02-1452-04388-016	TAMIE J KOSTELECKY	44 PARK DR	WEST FARGO	25000.00	138700.00	25000.00	11	Residential	6		R-1A
02-3050-04379-000	WEST FARGO PARK DISTRICT	ARMOUR PARK	WEST FARGO	0.00	95900.00	375000.00	11	Public	Park		P
02-3050-04372-016	SCHMIDT PROPERTIES, LLP	100 W MAIN AV	WEST FARGO	58200.00	95000.00	58200.00	11	Commercial	4		C
02-3050-04371-270	PHOUC LOC TRAN, ETAL	108 W MAIN AV	WEST FARGO	34200.00	78000.00	34200.00	11	Commercial	3		C
02-3050-04371-000	WEST FARGO PARK DISTRICT	PARK	WEST FARGO	0.00	0.00	97000.00	11	Residential	Vacant		R-1A
02-1452-04397-000	DOROTHY E KITZMAN	10 CENTER ST	WEST FARGO	15800.00	80100.00	15800.00	11	Residential	3		R-1A

Block 12

The center focal point of this block is the West Fargo Community High School and School District administration facilities. The City's Fire Department facilities are also located in this block. The block qualifies as a half block for the Renaissance Zone. A mix of residential uses are found within this block with the commercial uses located primarily along Sheyenne Street and Main Avenue. There is a major need for redevelopment for the area. A number of structures have deteriorated to the point that the repair is not feasible and other commercial spaces remain vacant. A number of the dilapidated residential structures are located in the commercial district. Once the structures are removed, more suitable commercial uses can be developed. A small old mobile home park occupies a few lots. These dwellings are substandard units as well. A number of the residential dwellings near the south end of the block are in fairly good condition, but will require significant improvements in the near future if they are to continue as viable housing stock in the community.



Appendix 14.1



Parcel # 021000120000



Parcel # 02210000010000



Parcel # 02210000120000



Parcel # 02210000135000



Parcel # 02210000040000



Parcel # 02210000041000



Parcel # 02210000151000



Parcel # 02210000151000



Parcel # 02210000050000



Parcel # 02210000090000



Parcel # 022100001-80000, 65000



Parcel # 02210000190000



Parcel # 02210000100000



Parcel # 02210000110000



Parcel # 02210000200000



Parcel # 02210000215000



Parcel # 02210000230000



Parcel # 02210000240000



Parcel # 02210000980000



Parcel # 02210000990000



Parcel # 02210000260000



Parcel # 02210000260000



Parcel # 022100001015000



Parcel # 022100001040000



Parcel # 02210000270000



Parcel # 02210000950000



Parcel # 022100001050000



Parcel # 022100001060000



Parcel # 02210000960000



Parcel # 02210000970000



Parcel # 022100001070000



Parcel # 022100001080000

Appendix 14.1



Parcel # 02210001090000



Parcel # 02210001100000



Parcel # 02210001190000



Parcel # 02210001210000



Parcel # 02210001110000



Parcel # 02210001120000



Parcel # 02210001220000



Parcel # 02210001230000



Parcel # 02210001150000



Parcel # 02210001160000



Parcel # 02210001240000



Parcel # 02210001250000



Parcel # 02210001170000



Parcel # 02210001180000



Parcel # 02210001260000



Parcel # 02210001270000



Parcel # 02210001270000



Parcel # 02210001280000



Parcel # 02231000010000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImpPrVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-2100-01130-000	SHEPHERD OF THE VALLEY EVANGELICAL LUTHERAN CHURCH	121 SHEYENNE ST	WEST FARGO	0.00	158900.00	30000.00	12	Commercial	5		C
02-2100-01160-000	GARY L DORVAL, ETAL	234 W 2 AV	WEST FARGO	11400.00	87600.00	11400.00	12	Residential	8		C
02-2100-01200-000	TRISTA M KOEB	230 W 2 AV	WEST FARGO	11400.00	72700.00	11400.00	12	Residential	5		C
02-2100-01210-000	RICHARD JOSEPH GRIEGER	226 W 2 AV	WEST FARGO	11400.00	61400.00	11400.00	12	Residential	4		C
02-2100-01230-000	SALLY TROTTIER	222 W 2 AV	WEST FARGO	11900.00	85600.00	11900.00	12	Residential	4		C
02-2100-01150-000	CODY KOPP	206 W 2 AV	WEST FARGO	12500.00	82100.00	12500.00	12	Residential	6		C
02-2100-01180-000	ADAM TASTAD	218 W 2 AV	WEST FARGO	10300.00	59000.00	10300.00	12	Residential	5		C
02-2100-01220-000	OLSON INVESTMENTS, LLP	202 W 2 AV	WEST FARGO	11400.00	61500.00	11400.00	12	Residential	5		C
02-2100-01190-000	JUSTIN EHLERT & GARY EHLERT	214 W 2 AV	WEST FARGO	12600.00	47600.00	12600.00	12	Residential	4		C
02-2100-01170-000	JASON HONRUD	210 W 2 AV	WEST FARGO	5800.00	34800.00	5800.00	12	Residential	3		C
02-2100-00090-000	ROBIN PATTEE	228 W 1 AV	WEST FARGO	11300.00	36300.00	11300.00	12	Residential	2		C
02-2100-00270-000	CHARLES M WENTZ & LOLA A WENTZ, TRUSTEES	118 W 1 AV	WEST FARGO	19600.00	0.00	19600.00	12	Commercial	Vacant		C
02-2100-00260-000	JOSEPH M KARVONEN	114 W 1 AV	WEST FARGO	11300.00	82000.00	11300.00	12	Residential	8		C
02-2100-00250-000	PETERSON HOLDINGS LLC	110 W 1 AV	WEST FARGO	8600.00	0.00	8600.00	12	Commercial	5		C
02-2100-00230-000	PETERSON HOLDINGS, LLC	18 1 ST	WEST FARGO	21600.00	119700.00	21600.00	12	Commercial	4		C
02-2100-00151-000	CHARLES M WENTZ & LOLA WENTZ, TRUSTEES	133 W MAIN AV	WEST FARGO	57200.00	254100.00	57200.00	12	Commercial	4		C
02-2100-00010-000	CENEX PETRO SERV	239 W MAIN AV	WEST FARGO	66200.00	269800.00	66200.00	12	Commercial	6		C
02-2100-00041-000	CENEX PETRO SERV	231 W MAIN AV	WEST FARGO	7700.00	0.00	7700.00	12	Commercial	Parking		C
02-2100-00040-000	GREAT PLAINS TOWER PROPERTIES, LLP	227 W MAIN AV	WEST FARGO	25200.00	177800.00	25200.00	12	Commercial	4	2013	C
02-2100-00050-000	MICHAEL & RHONDA QUALLY	219 W MAIN AV	WEST FARGO	37600.00	155400.00	37600.00	12	Commercial	6		C
02-2310-00010-000	WEST FARGO SCHOOL DISTRICT	207 W MAIN AV	WEST FARGO	0.00	3356000.00	213000.00	12	Commercial	Parking		C
02-3000-00513-000	CHARLES M WENTZ & LOLA WENTZ, TRUSTEES	133 W MAIN AV	WEST FARGO	8600.00	6700.00	8600.00	12	Commercial	Parking		C
02-2100-00180-000	JM FUNDING	119 W MAIN AV	WEST FARGO	15300.00	10300.00	15300.00	12	Commercial	6		C
02-2100-00190-000	EDWARD H STEFFES EST	117 W MAIN AV	WEST FARGO	16800.00	101800.00	16800.00	12	Commercial	6		C
02-2100-00200-000	CRAIG HAKANSON, ET AL	113 W MAIN AV	WEST FARGO	14800.00	114400.00	14800.00	12	Commercial	6		C
02-2100-00215-000	PETERSON HOLDINGS, LLC	103 W MAIN AV	WEST FARGO	29500.00	276100.00	29500.00	12	Commercial	5		C
02-2100-01270-000	LYNX LOGISTICS LLC	101 SHEYENNE ST	WEST FARGO	24400.00	112700.00	24400.00	12	Commercial	8		C
02-2100-01250-000	LYNX LOGISTICS LLC	237 W 1 AV (PARKING LOT)	WEST FARGO	15000.00	0.00	15000.00	12	Commercial	9		C
02-2100-01240-000	CASS COUNTY	227 W 1 AV	WEST FARGO	15300.00	72400.00	15300.00	12	Residential	6		C
02-2100-01015-000	FIRE HALL	108 1 ST	WEST FARGO	0.00	925900.00	30000.00	12	Public	10		C
02-2100-00240-000	RICHARD DEISLER	20 1 ST	WEST FARGO	12300.00	84500.00	12300.00	12	Residential	4		C
02-2100-00135-000	STEPHEN & PATRICIA E BOSSERT	29 SHEYENNE ST	WEST FARGO	19300.00	120300.00	19300.00	12	Commercial	4		C
02-2100-00120-000	PHILIP H GROTENHUIS ETAL	240 W 1 AV	WEST FARGO	11300.00	60900.00	11300.00	12	Residential	3		C
02-2100-00110-000	NICHOLAS SCHMITZ	236 W 1 AV	WEST FARGO	11300.00	32000.00	11300.00	12	Residential	3		C
02-2100-00100-000	NICHOLAS SCHMITZ	232 W 1 AV	WEST FARGO	11300.00	44100.00	11300.00	12	Residential	5		C
02-2100-00165-000	JM FUNDING	127 W MAIN AV	WEST FARGO	26800.00	299200.00	26800.00	12	Commercial	4	2006 LEASE	C
02-2100-01110-000	PAUL & CELESTE HAY	119 SUKUT ST	WEST FARGO	20800.00	82500.00	20800.00	12	Residential	3		R-1
02-2100-01100-000	BRITTANY WEBER	126 W 2 AV	WEST FARGO	16300.00	53100.00	16300.00	12	Residential	3	2003	R-1
02-2100-01090-000	SHANE BAUER	122 W 2 AV	WEST FARGO	16300.00	82100.00	16300.00	12	Residential	3		R-1
02-2100-01080-000	JOSEPH & JESSICA COLEMAN	118 W 2 AV	WEST FARGO	16300.00	84800.00	16300.00	12	Residential	3		R-1
02-2100-01070-000	THOMAS SCHOEDER	114 W 2 AV	WEST FARGO	16300.00	69100.00	16300.00	12	Residential	3		R-1
02-2100-01060-000	FRIESE PROPERTIES LLC	110 W 2 AV	WEST FARGO	16300.00	56400.00	16300.00	12	Residential	3		R-1
02-2100-01050-000	RODNEY D BREKHUS	106 W 2 AV	WEST FARGO	16300.00	111000.00	16300.00	12	Residential	3		R-1
02-2100-01040-000	RICHARD L CALLENDER	120 1 ST	WEST FARGO	14000.00	204800.00	14000.00	12	Commercial	4		R-1
02-2100-01120-000	KELCEY L FLATT	109 SHEYENNE ST	WEST FARGO	7600.00	0.00	7600.00	12	Commercial	7		C
02-2100-01280-000	KELCEY L FLATT	107 SHEYENNE ST	WEST FARGO	22600.00	110200.00	22600.00	12	Commercial	Parking		C
02-2100-00950-000	JOANN GILBERTSON	129 W 1 AV	WEST FARGO	18000.00	0.00	18000.00	12	Residential	1		C
02-2100-00960-000	JOANN GILBERTSON	129 W 1 AV	WEST FARGO	14000.00	0.00	14000.00	12	Residential	1		C
02-2100-00970-000	JOANN GILBERTSON	121 W 1 AV	WEST FARGO	14000.00	7000.00	14000.00	12	Residential	1		C
02-2100-00980-000	TIMOTHY W & BRIDGET J HILL	113 W 1 AV	WEST FARGO	11300.00	64000.00	11300.00	12	Residential	3		C
02-2100-00990-000	JEREMY SPANIER	109 W 1 AV	WEST FARGO	11300.00	104500.00	11300.00	12	Residential	3		C
02-2100-01260-000	RODGERS REAL ESTATE LLC	219 W 1 AV	WEST FARGO	30000.00	114400.00	30000.00	12	Commercial	Parking		C

Block 13

Block 13 has a mixture of commercial and residential uses with the commercial uses located along Sheyenne Street. Some older buildings along Sheyenne Street were removed in recent years and a new office building constructed. A recent Renaissance Zone project involving the restaurant was completed in 2013 and significantly upgraded the building. With the exception of the commercial buildings, the rest of the buildings are older and in need of significant improvement upgrading. The apartment buildings are 30 years old, and the single family residences date back to prior to West Fargo being incorporated as a city.



Appendix 15.1



Parcel # 0220000490000



Parcel # 0222000710000



Parcel # 0222000790000



Parcel # 0222000080000



Parcel # 0222000740000



Parcel # 0222000750000



Parcel # 0222000845000



Parcel # 0222000875000



Parcel # 0222000760000



Parcel # 0222000770000



Parcel # 0222000780000

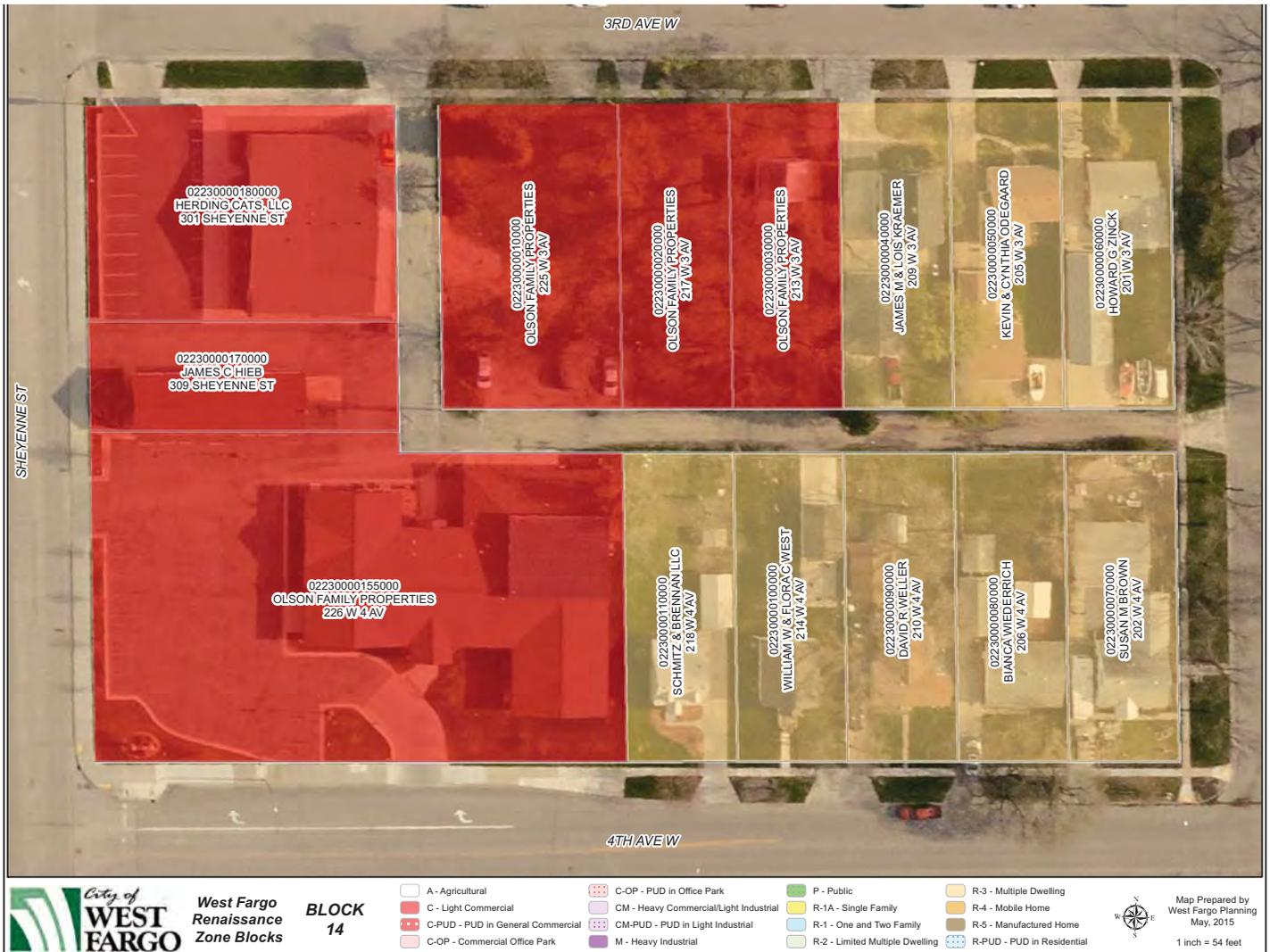


Parcel # 0222000790000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-2200-00845-000	KURT LEPIRD	221 SHEYENNE ST	WEST FARGO	45600.00	366600.00	45600.00	13	Commercial	9	2012	C
02-2200-00875-000	BRUCE REDINGTON	205 SHEYENNE ST	WEST FARGO	91000.00	603800.00	91000.00	13	Commercial	9		C
02-2200-00710-000	RIVERSTONE APARTMENT, LLC	219 W 2 AV	WEST FARGO	38100.00	526000.00	38100.00	13	Residential	7		C
02-2200-00810-000	SWANSON PROPERTIES V	220 W 3 AV	WEST FARGO	27600.00	379000.00	27600.00	13	Residential	6		R-3
02-2200-00740-000	CARL CHRISTL	209 W 2 AV	WEST FARGO	16300.00	21200.00	16300.00	13	Residential	2		R-3
02-2200-00750-000	JEFFREY W HONRUD	205 W 2 AV	WEST FARGO	16300.00	45100.00	16300.00	13	Residential	2		R-3
02-2200-00760-000	JEFFREY L & KIMBERLEY OLSON	201 W 2 AV	WEST FARGO	16300.00	101800.00	16300.00	13	Residential	2		R-3
02-2200-00800-000	ROBERT C BAKKUM JR	214 W 3 AV	WEST FARGO	16300.00	95600.00	16300.00	13	Residential	3		R-3
02-2200-00790-000	THEODORE MOTSCHENBACHER	210 W 3 AV	WEST FARGO	16300.00	69300.00	16300.00	13	Residential	3		R-3
02-2200-00780-000	KYLE ZINK, ET AL	206 W 3 AV	WEST FARGO	16300.00	150100.00	16300.00	13	Residential	7		R-3
02-2200-00770-000	HARRY S & KIMBERLEY A BULLIS	202 W 3 AV	WEST FARGO	16300.00	67100.00	16300.00	13	Residential	4		R-3

Block 14

This block has a mixture of commercial and residential structures, with the commercial structures located primarily on Sheyenne Street. The commercial structures are in fairly good condition, though upgrading needs are likely. The residences vary from being in fairly good condition to being in a dilapidated state where removal and redevelopment is needed.



Appendix 16.1



Parcel # 0223000020000



Parcel # 0223000030000



Parcel # 0223000010000



Parcel # 0223000011000



Parcel # 0223000040000



Parcel # 0223000050000



Parcel # 02230000155000



Parcel # 02230000170000



Parcel # 0223000060000



Parcel # 0223000070000



Parcel # 02230000180000



Parcel # 0223000080000



Parcel # 0223000090000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-2300-00010-000	OLSON FAMILY PROPERTIES	225 W 3 AV	WEST FARGO	15600.00	0.00	15600.00	14	Commercial	Vacant		C
02-2300-00180-000	HERDING CATS, LLC	301 SHEYENNE ST	WEST FARGO	31500.00	274100.00	31500.00	14	Commercial	9	2007 LEASE	C
02-2300-00080-000	BIANCA WIEDERRICH	206 W 4 AV	WEST FARGO	16300.00	84600.00	16300.00	14	Residential	4		R-3
02-2300-00070-000	SUSAN M BROWN	202 W 4 AV	WEST FARGO	16300.00	112200.00	16300.00	14	Residential	5		R-3
02-2300-00170-000	JAMES C HIEB	309 SHEYENNE ST	WEST FARGO	15800.00	111300.00	15800.00	14	Commercial	5	2002 Lease	C
02-2300-00020-000	OLSON FAMILY PROPERTIES	217 W 3 AV	WEST FARGO	9600.00	1800.00	9600.00	14	Commercial	Vacant		C
02-2300-00030-000	OLSON FAMILY PROPERTIES	213 W 3 AV	WEST FARGO	16300.00	26000.00	16300.00	14	Residential	4		C
02-2300-00040-000	JAMES M & LOIS KRAEMER	209 W 3 AV	WEST FARGO	16300.00	89800.00	16300.00	14	Residential	4		R-3
02-2300-00050-000	KEVIN & CYNTHIA ODEGAARD	205 W 3 AV	WEST FARGO	16300.00	92300.00	16300.00	14	Residential	4		R-3
02-2300-00060-000	HOWARD G ZINCK	201 W 3 AV	WEST FARGO	16300.00	102500.00	16300.00	14	Residential	4		R-3
02-2300-00110-000	SCHMITZ & BRENNAN LLC	218 W 4 AV	WEST FARGO	16300.00	66600.00	16300.00	14	Residential	4		R-3
02-2300-00100-000	WILLIAM W & FLORA C WEST	214 W 4 AV	WEST FARGO	16300.00	46700.00	16300.00	14	Residential	3		R-3
02-2300-00090-000	DAVID R WELLER	210 W 4 AV	WEST FARGO	16300.00	82200.00	16300.00	14	Residential	2		R-3
02-2300-00155-000	OLSON FAMILY PROPERTIES	226 W 4 AV	WEST FARGO	81300.00	1102500.00	81300.00	14	Commercial	9	2004 LEASE	C

Block 15B

Block 15B is exclusively heavy commercial and light industrial. The age of the buildings vary and are generally in good condition. Some of the old building stock has lived its useful life and is a prospect for redevelopment.



Appendix 17.1



Parcel # 02003000030000



Parcel # 02003000080000



Parcel # 02080000150000



Parcel # 02080000160000



Parcel # 02003000090000



Parcel # 02003100015000



Parcel # 02080000170000



Parcel # 02080000185000



Parcel # 02080000030000,40000,50000,60000



Parcel # 02080000120000,130000



Parcel # 02390100015000



Parcel # 02390100015000



Parcel # 02080000140000



Parcel # 02080000140000



Parcel # 02390100015000

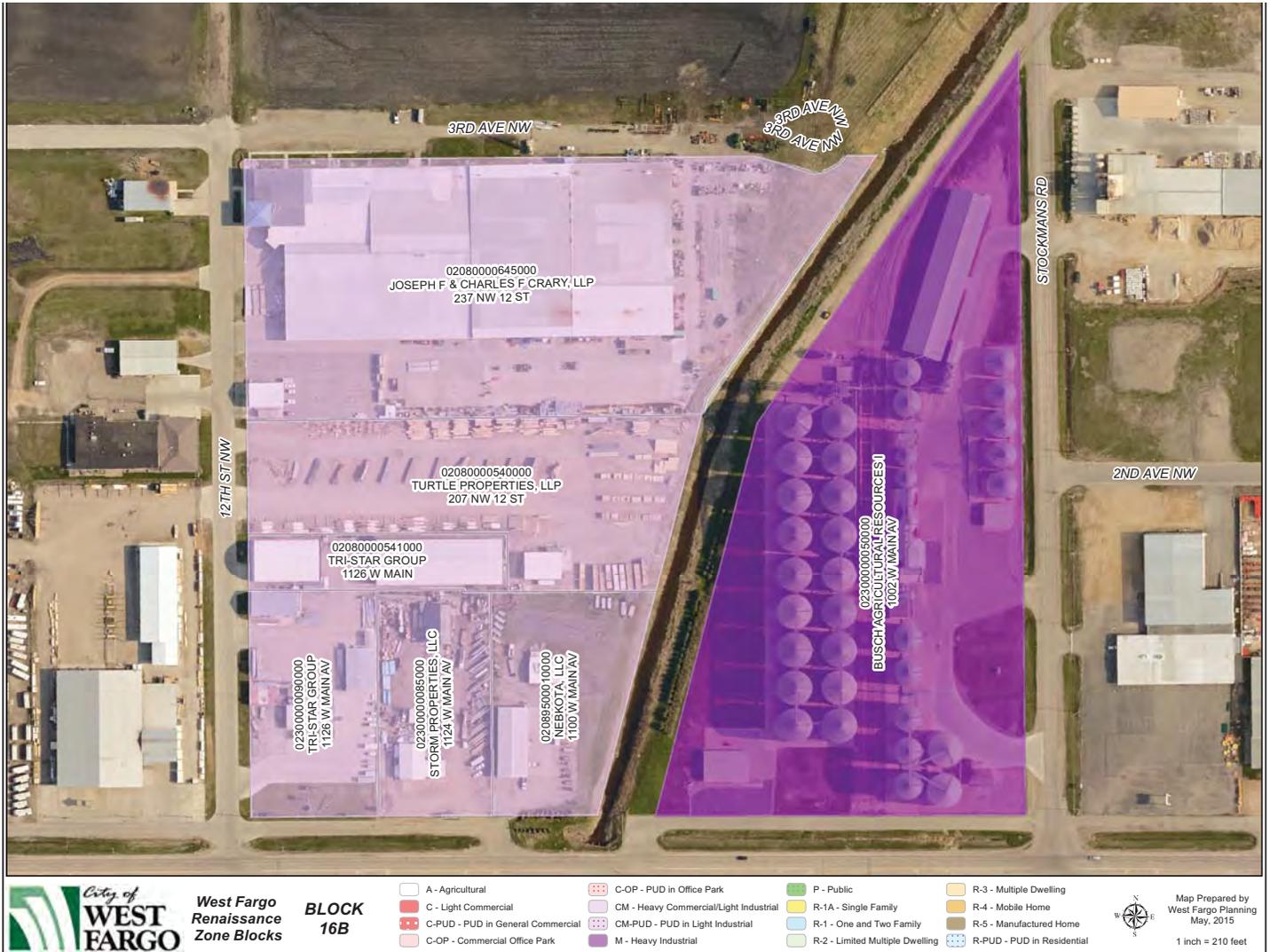


Parcel # 02390100060000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-0800-00185-000	ARDEN R GLANZER	214 W 12 ST	WEST FARGO	72000.00	892000.00	72000.00	15B	Industrial	9		CM
02-0800-00030-000	CATERPILLAR REMANUFACTURING DRIVETRAIN, LLC	225 NW 15 ST	WEST FARGO	30900.00	0.00	30900.00	15B	Industrial	8		CM
02-0800-00170-000	ARDEN R GLANZER	226 W 12 ST	WEST FARGO	45000.00	157000.00	45000.00	15B	Industrial	7		CM
02-0800-00040-000	CATERPILLAR REMANUFACTURING DRIVETRAIN, LLC	231 NW 15 ST	WEST FARGO	31000.00	0.00	31000.00	15B	Industrial	9		CM
02-0800-00160-000	ARDEN R GLANZER	232 W 12 ST	WEST FARGO	31600.00	0.00	31600.00	15B	Industrial	Vacant		CM
02-0800-00050-000	CATERPILLAR REMANUFACTURING DRIVETRAIN, LLC	237 NW 15 ST	WEST FARGO	31200.00	0.00	31200.00	15B	Industrial	9		CM
02-0800-00150-000	TURTLE PROPERTIES LLP	238 W 12 ST	WEST FARGO	31600.00	0.00	31600.00	15B	Industrial	Vacant		CM
02-0800-00060-000	CATERPILLAR REMANUFACTURING DRIVETRAIN, LLC	243 NW 15 ST	WEST FARGO	31600.00	0.00	31600.00	15B	Industrial	9		CM
02-0800-00140-000	GARY A & DONNA R VUEM	244 W 12 ST	WEST FARGO	45000.00	120000.00	45000.00	15B	Industrial	7		CM
02-3901-00020-000	CATERPILLAR REMANUFACTURING DRIVETRAIN, LLC	219 NW 15 ST	WEST FARGO	30400.00	0.00	30400.00	15B	Industrial	8		CM
02-0030-00090-000	JOSHUA JOHNSON	1281 W MAIN AV	WEST FARGO	173200.00	249900.00	173200.00	15B	Industrial	8		CM
02-0030-00080-000	JOSHUA JOHNSON	201 NW 15 ST	WEST FARGO	84900.00	0.00	84900.00	15B	Industrial	Vacant		CM
02-0030-00030-000	WESTGO INC	1220 W MAIN AV	WEST FARGO	315000.00	338500.00	315000.00	15B	Industrial	5		CM
02-3901-00060-000	CATERPILLAR REMANUFACTURING DRIVETRAIN, LLC	1225 NW 3 AV	WEST FARGO	14000.00	0.00	14000.00	15B	Industrial	storage		CM
02-0800-00120-000	WALLACE & MARY ANN TINTES	1219 W 3 AV	WEST FARGO	58800.00	0.00	58800.00	15B	Industrial	Vacant		CM
02-0800-00130-000	WALLACE & MARY ANN TINTES	1213 W 3 AV	WEST FARGO	58800.00	0.00	58800.00	15B	Industrial	Vacant		CM
02-3901-00015-000	CATERPILLAR REMANUFACTURING DRIVETRAIN, LLC	1262 W MAIN AV	WEST FARGO	1000800.00	17121800.00	1000800.00	15B	Industrial	9		CM
02-0031-00015-000	TURTLE PROPERTIES, LLP			269500.00	843400.00	269500.00	15B	Industrial	6		CM

Block 16B

Block 16B is made up of heavy commercial and industrial uses. A property containing several large grain storage bins occupy the largest lot in the block. A heavy commercial property is currently approved to remove a dilapidated old building and build a new structure that will clean up the area. In general the buildings are in fair condition with 1 or 2 needing significant improvement.



Appendix 18.1



Parcel # 02080000540000



Parcel # 02080000541000



Parcel # 02300000090000



Parcel # 02300000090000



Parcel # 02080000645000



Parcel # 02080000645000



Parcel # 02089500010000



Parcel # 02300000050000



Parcel # 02300000050000

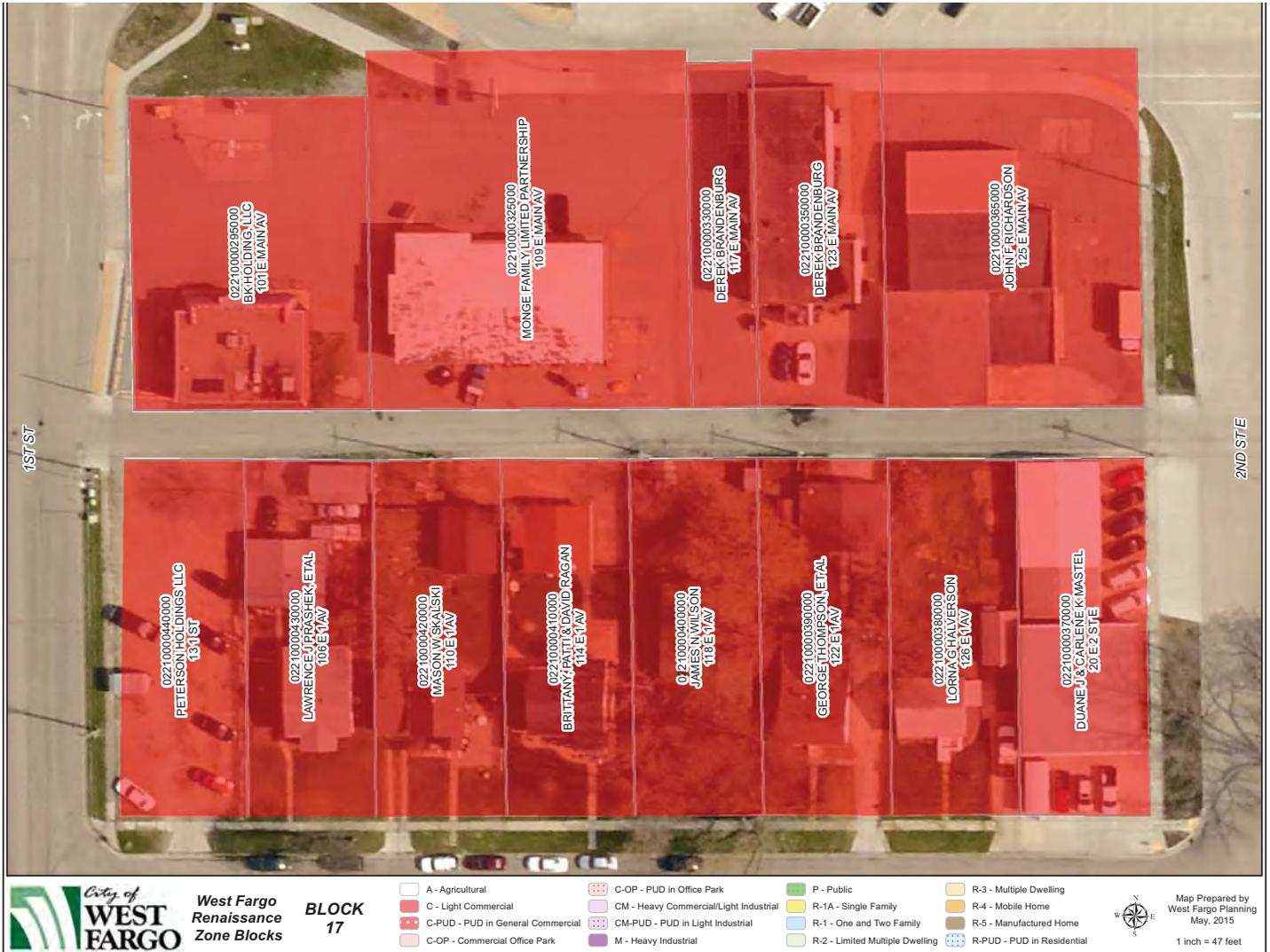


Parcel # 02300000085000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-3000-00090-000	TRI-STAR GROUP	1126 W MAIN AV	WEST FARGO	160800.00	326000.00	160800.00	16B	Industrial	5	2007 LEASE	CM
02-3000-00085-000	STORM PROPERTIES, LLC	1124 W MAIN AV	WEST FARGO	139000.00	141700.00	139000.00	16B	Industrial	5		CM
02-0800-00541-000	TRI-STAR GROUP	1126 W MAIN	WEST FARGO	57000.00	429500.00	57000.00	16B	Industrial	6		CM
02-0800-00540-000	TURTLE PROPERTIES, LLP	207 NW 12 ST	WEST FARGO	179300.00	50000.00	179300.00	16B	Industrial	4		CM
02-3000-00050-000	BUSCH AGRICULTURAL RESOURCES I	1002 W MAIN AV	WEST FARGO	266100.00	5821900.00	266100.00	16B	Heavy Indust.	9		M
				0.00	0.00	0.00	16B	Agriculture	Vacant		A
02-0800-00645-000	JOSEPH F & CHARLES F CRARY, LLP	237 NW 12 ST	WEST FARGO	550600.00	5313000.00	550600.00	16B	Industrial	7		CM
02-0895-00010-000	NEBKOTA, LLC	1100 W MAIN AV	WEST FARGO	158100.00	320000.00	158100.00	16B	Industrial	4		CM

Block 17

This block has a mixture of commercial, and residential uses. Most of the commercial uses are located on Main Avenue. The commercial uses on the west half of the block have been deteriorated in more recent years, and though the other commercial uses are not very old they are generally in poor condition. The residential structures on the block are older and have deteriorated a great deal over the years. One residential property has had minor improvements.



Appendix 19.1



Parcel # 02210000410000



Parcel # 0221000035000



Parcel # 02210000400000



Parcel # 02210000420000



Parcel # 02210000295000



Parcel # 02210000325000



Parcel # 02210000430000



Parcel # 02210000440000



Parcel # 02210000365000



Parcel # 02210000370000



Parcel # 02210000380000

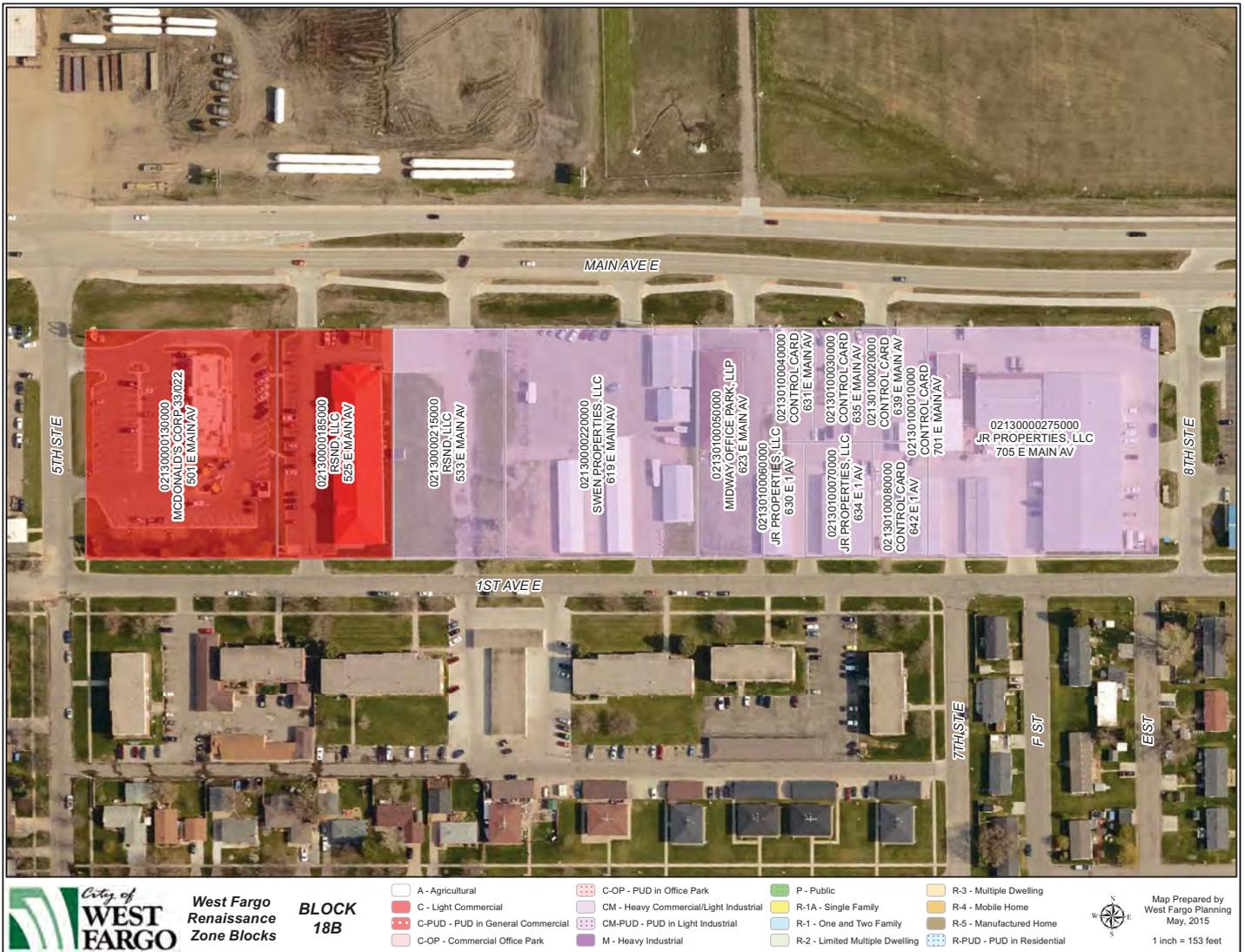


Parcel # 02210000390000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-2100-00400-000	JAMES N WILSON	118 E 1 AV	WEST FARGO	14000.00	31500.00	14000.00	17	Residential	5		C
02-2100-00365-000	JOHN F RICHARDSON	125 E MAIN AV	WEST FARGO	30600.00	99800.00	30600.00	17	Commercial	5		C
02-2100-00440-000	PETERSON HOLDINGS LLC	13 1 ST	WEST FARGO	14000.00	0.00	14000.00	17	Commercial	Vacant		C
02-2100-00430-000	LAWRENCE J PRASHEK, ETAL	106 E 1 AV	WEST FARGO	11300.00	74700.00	11300.00	17	Residential	7		C
02-2100-00420-000	MASON W SKALSKI	110 E 1 AV	WEST FARGO	11300.00	95300.00	11300.00	17	Residential	7		C
02-2100-00410-000	BRITTANY, PATTI & DAVID RAGAN	114 E 1 AV	WEST FARGO	11300.00	97900.00	11300.00	17	Residential	9		C
02-2100-00390-000	GEORGE THOMPSON, ET AL	122 E 1 AV	WEST FARGO	11300.00	61000.00	11300.00	17	Residential	7		C
02-2100-00380-000	LORNA G HALVERSON	126 E 1 AV	WEST FARGO	11300.00	50700.00	11300.00	17	Residential	7		C
02-2100-00370-000	DUANE J & CARLENE K MASTEL	20 E 2 ST E	WEST FARGO	17600.00	142800.00	17600.00	17	Commercial	6		C
02-2100-00295-000	BK HOLDING, LLC	101 E MAIN AV	WEST FARGO	34200.00	119700.00	34200.00	17	Commercial	4		C
02-2100-00325-000	MONGE FAMILY LIMITED PARTNERSHIP	109 E MAIN AV	WEST FARGO	38500.00	195300.00	38500.00	17	Commercial	5		C
02-2100-00330-000	DEREK BRANDENBURG	117 E MAIN AV	WEST FARGO	7700.00	2100.00	7700.00	17	Commercial	4		C
02-2100-00350-000	DEREK BRANDENBURG	123 E MAIN AV	WEST FARGO	15400.00	163800.00	15400.00	17	Commercial	4	2003	C

Block 18B

This block is developed with a mixture of office space, restaurants, hotels and some heavy commercial uses. The buildings vary in age and condition. Some of the buildings occupying the block are getting to the end of their useful life and redevelopment would be appropriate. Other buildings are in good condition and will be fine for years to come. Storage units also occupy space on the block and although are zoned properly would not meet the intended goals of the Zone and would be a candidate for redevelopment.



Appendix 20.1



Parcel # 02130000130000



Parcel # 02130000185000



Parcel # 02130000275000



Parcel # 02130000275000



Parcel # 02130000215000



Parcel # 02130000220000



Parcel # 021301000-10000 ,20000,30000, 40000



Parcel # 02130100010000



Parcel # 02130000220000



Parcel # 02130000220000



Parcel # 02130100050000



Parcel # 02130100060000



Parcel # 02130000220000



Parcel # 02130000275000



Parcel # 02130100070000



Parcel # 02130100080000



Parcel # 02130100080000

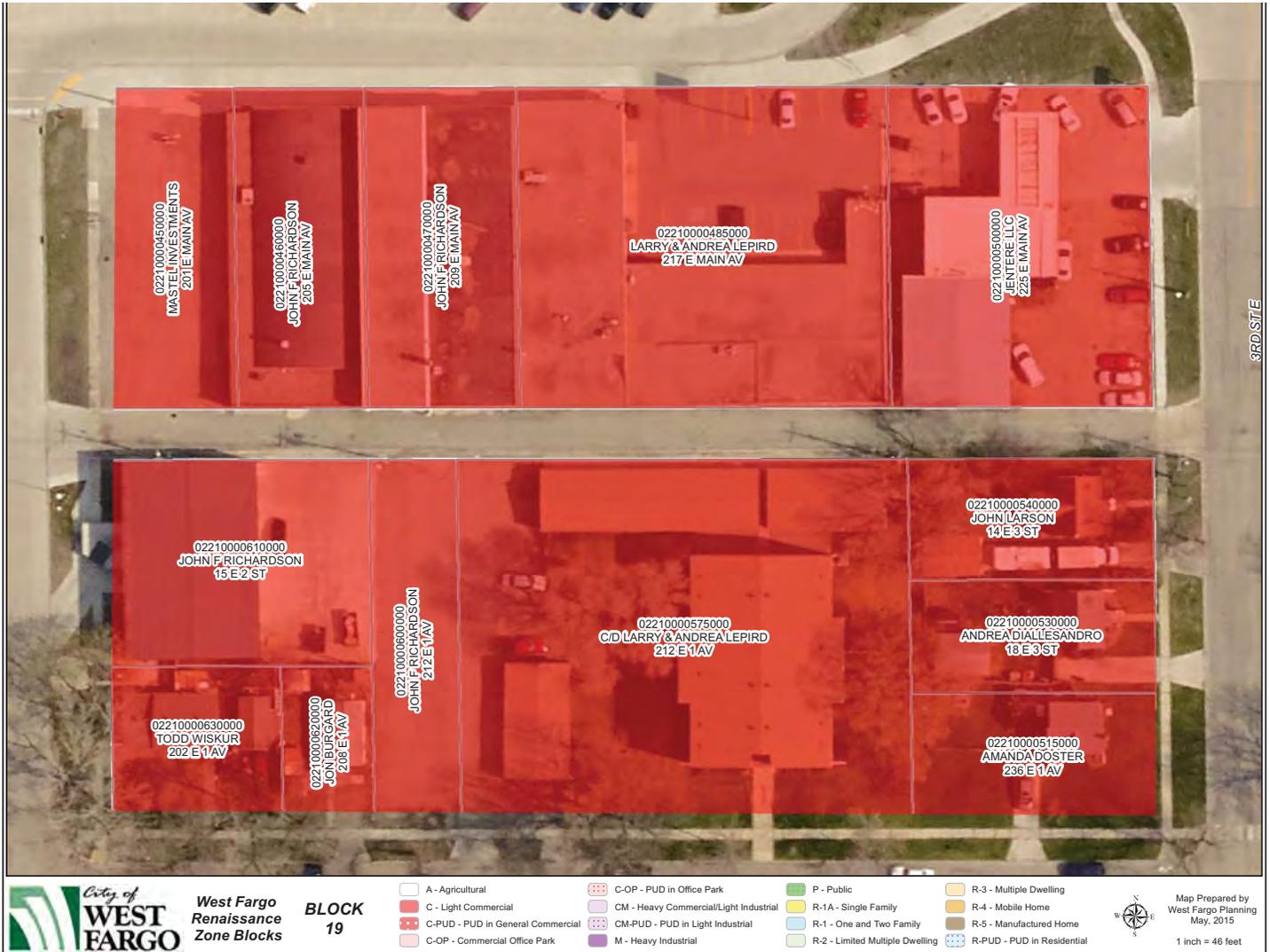


Parcel # 02130000275000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImpPrVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-1301-00060-000	JR PROPERTIES, LLC	630 E 1 AV	WEST FARGO	13800.00	73000.00	13800.00	18B	Industrial	5		CM
02-1300-00130-000	MCDONALD'S CORP 33/022	501 E MAIN AV	WEST FARGO	131300.00	883000.00	131300.00	18B	Commercial	8		C
02-1300-00185-000	RSND, LLC	525 E MAIN AV	WEST FARGO	78800.00	1440600.00	78800.00	18B	Commercial	7		C
02-1300-00215-000	RSND, LLC	533 E MAIN AV	WEST FARGO	68300.00	10700.00	68300.00	18B	Industrial	Vacant		CM
02-1300-00220-000	SWEN PROPERTIES, LLC	619 E MAIN AV	WEST FARGO	131500.00	435800.00	131500.00	18B	Industrial	5		CM
02-1301-00050-000	MIDWAY OFFICE PARK, LLP	623 E MAIN AV	WEST FARGO	49400.00	516000.00	49400.00	18B	Industrial	5		CM
02-1301-00070-000	JR PROPERTIES, LLC	634 E 1 AV	WEST FARGO	22900.00	218000.00	22900.00	18B	Industrial	4		CM
02-1301-00080-000	CONTROL CARD	642 E 1 AV	WEST FARGO	0.00	0.00	16400.00	18B	Industrial	4		CM
02-1301-00040-000	CONTROL CARD	631 E MAIN AV	WEST FARGO	0.00	0.00	0.00	18B	Industrial	3		CM
02-1301-00030-000	CONTROL CARD	635 E MAIN AV	WEST FARGO	0.00	0.00	0.00	18B	Industrial	3		CM
02-1301-00020-000	CONTROL CARD	639 E MAIN AV	WEST FARGO	0.00	0.00	0.00	18B	Industrial	3		CM
02-1301-00010-000	CONTROL CARD	701 E MAIN AV	WEST FARGO	0.00	0.00	0.00	18B	Industrial	2		CM
02-1300-00275-000	JR PROPERTIES, LLC	705 E MAIN AV	WEST FARGO	222000.00	1612700.00	222000.00	18B	Industrial	4	'006/2010 LEAS	CM

Block 19

Block 19 consists of commercial, industrial and residential uses. Most of the commercial/industrial uses are located on the Main Avenue frontage. Most of the buildings on this block are older and in need of significant improvements. Most of the residential is in poor condition and should be eliminated and redeveloped with commercial.



Appendix 21.1



Parcel # 02210000450000



Parcel # 02210000-460000_470000



Parcel # 02210000600000



Parcel # 02210000610000



Parcel # 02210000485000



Parcel # 02210000500000



Parcel # 02210000620000



Parcel # 02210000630000



Parcel # 02210000515000



Parcel # 02210000530000



Parcel # 022100004850000



Parcel # 02210000540000

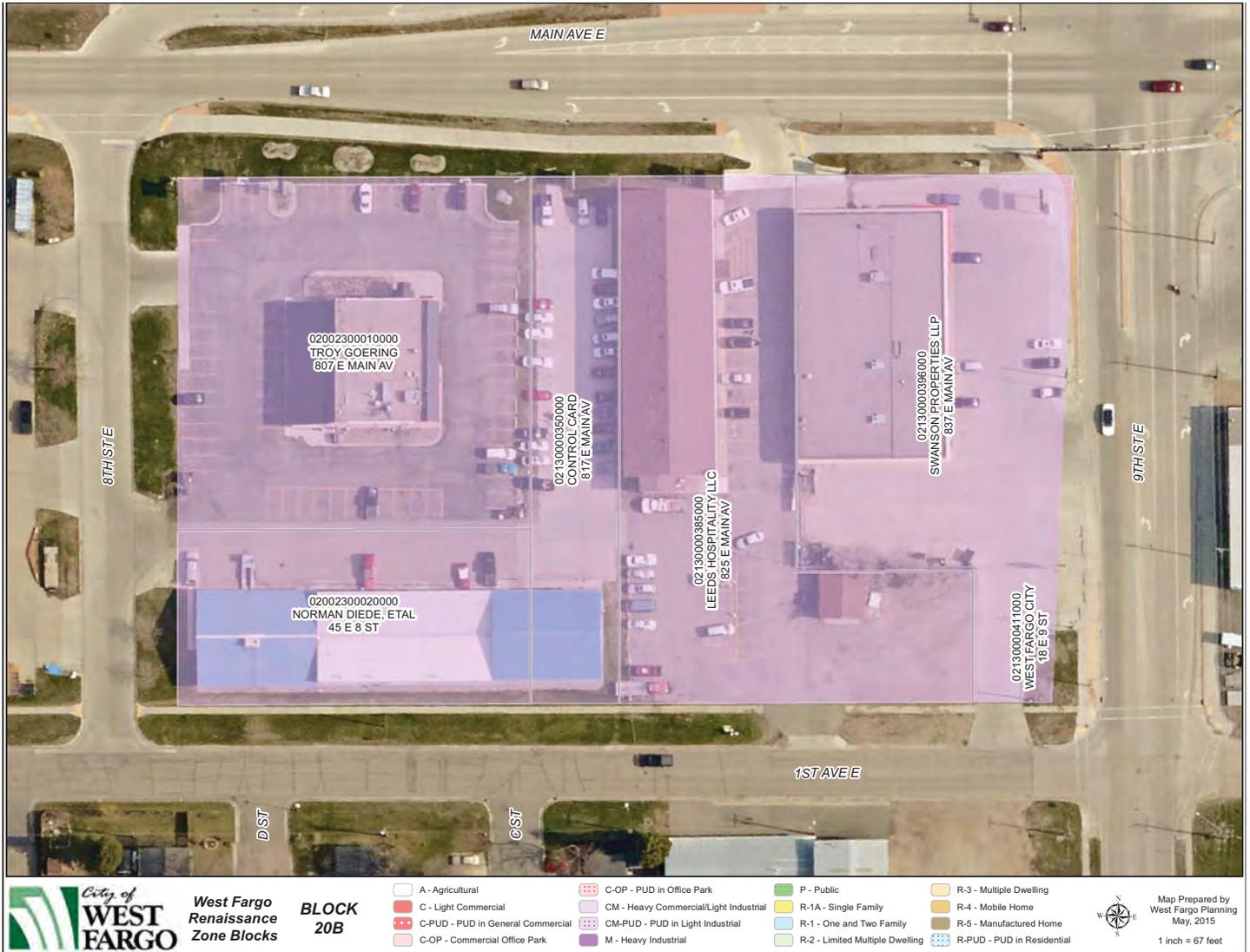


Parcel # 02210000575000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-2100-00620-000	JON BURGARD	208 E 1 AV	WEST FARGO	5700.00	1400.00	5700.00	19	Commercial	2		C
02-2100-00600-000	JOHN F RICHARDSON	212 E 1 AV	WEST FARGO	9300.00	0.00	9300.00	19	Commercial	Parking		C
02-2100-00485-000	LARRY & ANDREA LEPIRD	217 E MAIN AV	WEST FARGO	48300.00	313900.00	48300.00	19	Commercial	Parking	2007	C
02-2100-00500-000	JENTERE LLC	225 E MAIN AV	WEST FARGO	30800.00	96300.00	30800.00	19	Commercial	3		C
02-2100-00515-000	AMANDA DOSTER	236 E 1 AV	WEST FARGO	14100.00	55800.00	14100.00	19	Residential	3		C
02-2100-00630-000	TODD WISKUR	202 E 1 AV	WEST FARGO	10600.00	48300.00	10600.00	19	Residential	3		C
02-2100-00530-000	ANDREA DIALLESANDRO	18 E 3 ST	WEST FARGO	8400.00	53700.00	8400.00	19	Residential	4		C
02-2100-00610-000	JOHN F RICHARDSON	15 E 2 ST	WEST FARGO	15800.00	87100.00	15800.00	19	Commercial	5		C
02-2100-00575-000	C/D LARRY & ANDREA LEPIRD	212 E 1 AV	WEST FARGO	48200.00	450000.00	48200.00	19	Residential	6		C
02-2100-00540-000	JOHN LARSON	14 E 3 ST	WEST FARGO	9200.00	62700.00	9200.00	19	Residential	6		C
02-2100-00470-000	JOHN F RICHARDSON	209 E MAIN AV	WEST FARGO	17900.00	201600.00	17900.00	19	Commercial	6		C
02-2100-00450-000	MASTEL INVESTMENTS	201 E MAIN AV	WEST FARGO	15400.00	11200.00	15400.00	19	Commercial	Parking		C
02-2100-00460-000	JOHN F RICHARDSON	205 E MAIN AV	WEST FARGO	15400.00	207900.00	15400.00	19	Commercial	6		C

Block 20B

Block 20B is made up of commercial and heavy commercial uses. The commercial uses are primarily located on Main Avenue while some storage units are located to the south of the lot. Some of the buildings are aging and will need significant upgrades in the future.





Parcel # 02002300010000



Parcel # 02002300020000



Parcel # 02130000350000



Parcel # 02130000385000



Parcel # 02130000385000

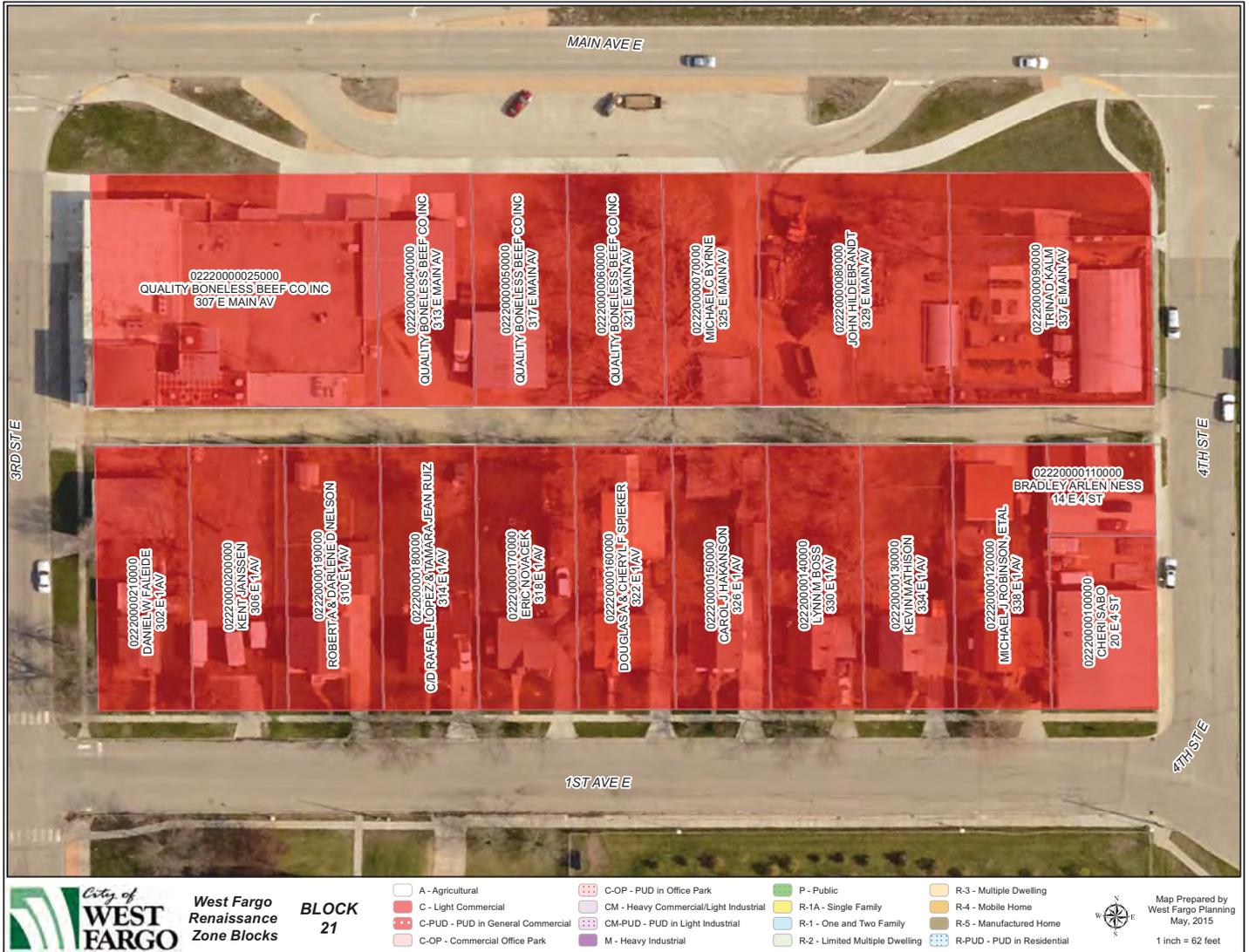


Parcel # 02130000396000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-1300-00411-000	WEST FARGO CITY	18 E 9 ST	WEST FARGO	0.00	0.00	300.00	20B	Industrial	Vacant		CM
02-1300-00396-000	SWANSON PROPERTIES LLP	837 E MAIN AV	WEST FARGO	123700.00	525000.00	123700.00	20B	Industrial	5		CM
02-1300-00385-000	LEEDS HOSPITALITY LLC	825 E MAIN AV	WEST FARGO	65700.00	696100.00	65700.00	20B	Industrial	5		CM
02-1300-00350-000	CONTROL CARD	817 E MAIN AV	WEST FARGO	0.00	17500.00	26300.00	20B	Industrial	4		CM
02-0023-00020-000	NORMAN DIEDE, ETAL	45 E 8 ST	WEST FARGO	70000.00	442000.00	70000.00	20B	Industrial	4	2007	CM
02-0023-00010-000	TROY GOERING	807 E MAIN AV	WEST FARGO	80000.00	453000.00	80000.00	20B	Industrial	4		CM

Block 21

Block 21 consists of commercial, industrial and residential uses. The commercial and industrial uses are primarily along the Main Avenue frontage. Residential is mostly along the south half of the block, though some residential is mixed in with the commercial uses. Most of the structures are old and in very poor condition. Redevelopment of the property to comply with updated zoning will be necessary.



Appendix 23.1



Parcel # 022200000-25000,40000_50000,60000



Parcel # 02220000070000



Parcel # 02220000170000



Parcel # 02220000180000



Parcel # 02220000100000



Parcel # 02220000120000



Parcel # 02220000190000



Parcel # 02220000190000



Parcel # 02220000130000



Parcel # 02220000140000



Parcel # 02220000210000



Parcel # 022220000090000



Parcel # 02220000150000



Parcel # 02220000160000

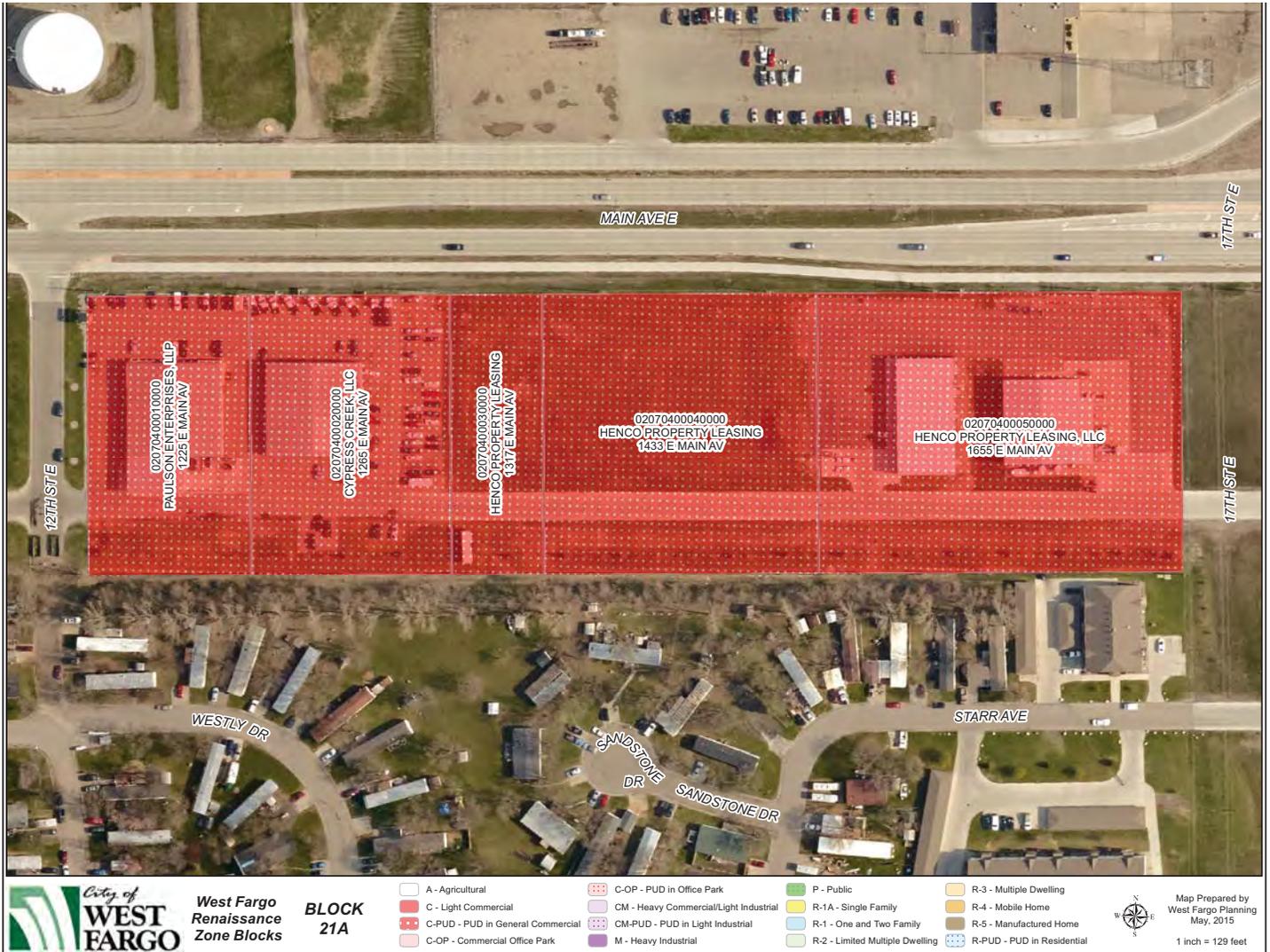


Parcel # 022220000110000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-2200-00100-000	CHERI SABO	20 E 4 ST	WEST FARGO	10500.00	98700.00	10500.00	21	Commercial	7		C
02-2200-00210-000	DANIEL W FALEIDE	302 E 1 AV	WEST FARGO	11300.00	11500.00	11300.00	21	Residential	3		C
02-2200-00200-000	KENT JANSSEN	306 E 1 AV	WEST FARGO	7900.00	0.00	7900.00	21	Commercial	Storage		C
02-2200-00190-000	ROBERT A & DARLENE D NELSON	310 E 1 AV	WEST FARGO	11300.00	67300.00	11300.00	21	Residential	4		C
02-2200-00180-000	C/D RAFAEL LOPEZ & TAMARA JEAN RUIZ	314 E 1 AV	WEST FARGO	11300.00	36400.00	11300.00	21	Residential	5		C
02-2200-00130-000	KEVIN MATHISON	334 E 1 AV	WEST FARGO	10800.00	70100.00	10800.00	21	Residential	5		C
02-2200-00120-000	MICHAEL J ROBINSON, ETAL	338 E 1 AV	WEST FARGO	11300.00	87800.00	11300.00	21	Residential	5		C
02-2200-00110-000	BRADLEY ARLEN NESS	14 E 4 ST	WEST FARGO	7700.00	38400.00	7700.00	21	Residential	4		C
02-2200-00040-000	QUALITY BONELESS BEEF CO INC	313 E MAIN AV	WEST FARGO	12400.00	46200.00	12400.00	21	Commercial	4		C
02-2200-00050-000	QUALITY BONELESS BEEF CO INC	317 E MAIN AV	WEST FARGO	12400.00	0.00	12400.00	21	Commercial	4		C
02-2200-00060-000	QUALITY BONELESS BEEF CO INC	321 E MAIN AV	WEST FARGO	12400.00	0.00	12400.00	21	Commercial	4		C
02-2200-00070-000	MICHAEL C BYRNE	325 E MAIN AV	WEST FARGO	10700.00	30000.00	10700.00	21	Residential	5		C
02-2200-00170-000	ERIC NOVACEK	318 E 1 AV	WEST FARGO	11700.00	19700.00	11700.00	21	Residential	5		C
02-2200-00160-000	DOUGLAS A & CHERYL F SPIEKER	322 E 1 AV	WEST FARGO	11500.00	76000.00	11500.00	21	Residential	4		C
02-2200-00150-000	CAROL J HAKANSON	326 E 1 AV	WEST FARGO	11300.00	93000.00	11300.00	21	Residential	5		C
02-2200-00140-000	LYNN M BOSS	330 E 1 AV	WEST FARGO	11000.00	56400.00	11000.00	21	Residential	2		C
02-2200-00025-000	QUALITY BONELESS BEEF CO INC	307 E MAIN AV	WEST FARGO	37000.00	384300.00	37000.00	21	Commercial	4		C
02-2200-00080-000	JOHN HILDEBRANDT	329 E MAIN AV	WEST FARGO	33900.00	0.00	33900.00	21	Commercial	3		C
02-2200-00090-000	TRINA D KALM	337 E MAIN AV	WEST FARGO	42800.00	4800.00	42800.00	21	Commercial	6		C

Block 21A

Block 21A consists of general commercial uses throughout the block. There is also a large undeveloped lot that will likely be retail or offices if developed. A few of the buildings have been recently updated but there are others that are aging and will be in need of major repairs in the future.





Parcel # 02070400010000



Parcel # 02070400020000



Parcel # 020704000-30000_40000



Parcel # 02070400040000



Parcel # 02070400050000

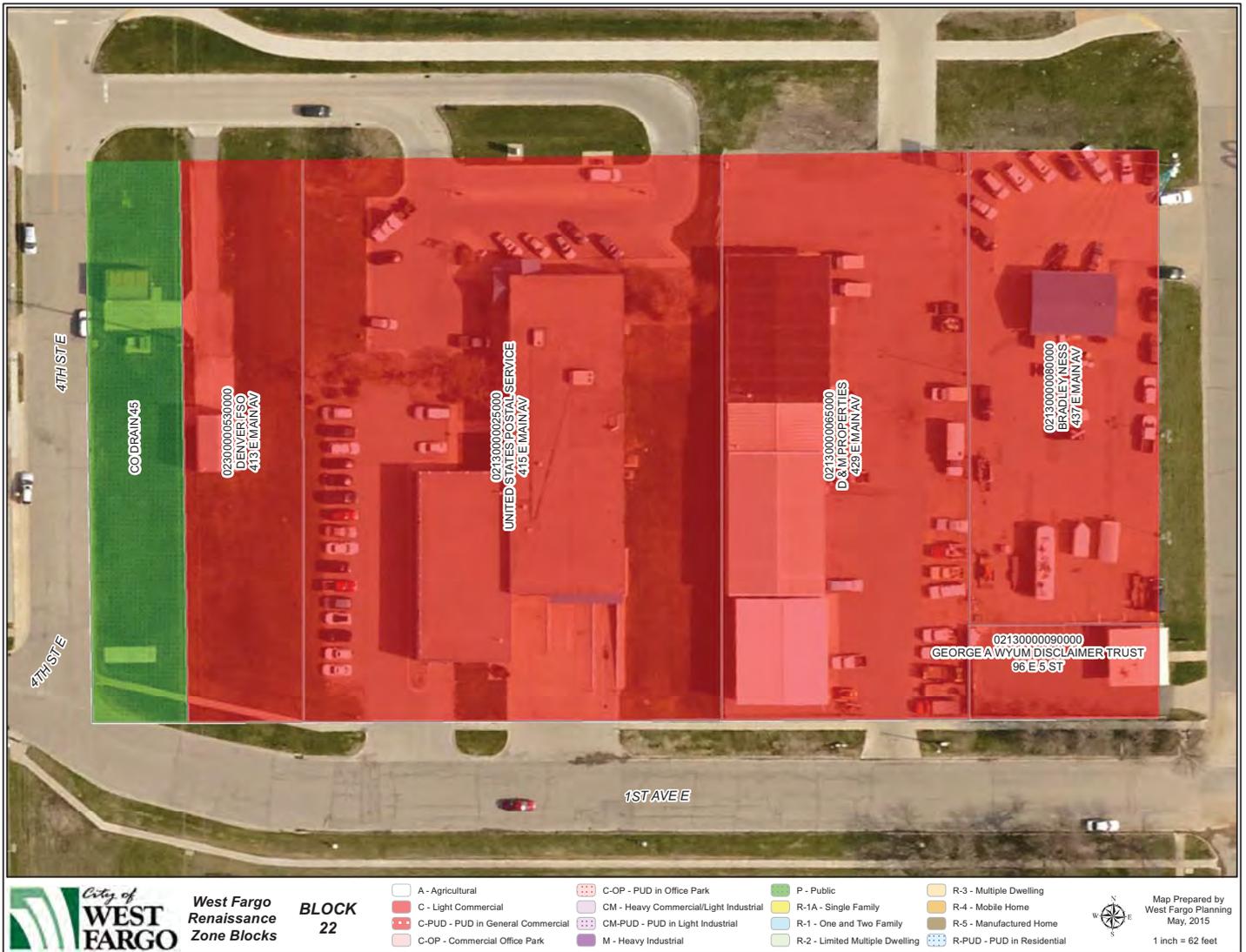


Parcel # 020704000010000

ParcelNo	LegOwner	Address	City	NetLandVal	FullimprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-0704-00010-000	PAULSON ENTERPRISES, LLP	1225 E MAIN AV	WEST FARGO	107200.00	463000.00	107200.00	21A	Commercial	10	2010 LEASE	C-PUD
02-0704-00020-000	CYPRESS CREEK, LLC	1265 E MAIN AV	WEST FARGO	131500.00	367000.00	131500.00	21A	Commercial	10		C-PUD
02-0704-00030-000	HENCO PROPERTY LEASING	1317 E MAIN AV	WEST FARGO	42700.00	0.00	42700.00	21A	Commercial	Vacant		C-PUD
02-0704-00040-000	HENCO PROPERTY LEASING	1433 E MAIN AV	WEST FARGO	126000.00	0.00	126000.00	21A	Commercial	10		C-PUD
02-0704-00050-000	HENCO PROPERTY LEASING, LLC	1655 E MAIN AV	WEST FARGO	241000.00	722500.00	241000.00	21A	Commercial	10		C-PUD

Block 22

Block 22 is developed with government and commercial uses. The post office facility is a new structure; however, the remaining structures are somewhat older and in need of significant improvements for upgrade. The post office qualifies this block as a half block for the Renaissance Zone.





Parcel # 0213000025000



Parcel # 0213000065000



Parcel # 0213000080000



Parcel # 0213000090000



Parcel # 0230000530000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-3000-00530-000	DENVER FSO	413 E MAIN AV	WEST FARGO	0.00	15000.00	55000.00	22	Commercial	Vacant		C
02-1300-00025-000	UNITED STATES POSTAL SERVICE	415 E MAIN AV	WEST FARGO	0.00	415000.00	148600.00	22	Public	10		C
02-1300-00065-000	D & M PROPERTIES	429 E MAIN AV	WEST FARGO	68400.00	354000.00	68400.00	22	Commercial	6		C
02-1300-00080-000	BRADLEY NESS	437 E MAIN AV	WEST FARGO	43800.00	87000.00	43800.00	22	Commercial	7		C
				0.00	0.00	0.00	22	Public			P
02-1300-00090-000	GEORGE A WYUM DISCLAIMER TRUST	96 E 5 ST	WEST FARGO	8800.00	64000.00	8800.00	22	Commercial	3		C

Block 22A

Block 22A is a large block with a variety of commercial uses. The uses vary from heavy commercial to retail. Some of the buildings have been redeveloped and others are aging and will need significant repairs in the near future. Block 22A also has several buildings that would be appropriate to remove and allow for redevelopment.



Appendix 26.1



Parcel # 02147000010000



Parcel # 02147000020000



Parcel # 02300000555000



Parcel # 02300000558000



Parcel # 02147000030000



Parcel # 02147000040000



Parcel # 023000005-59025, 59055, 59035



Parcel # 02300000559045



Parcel # 02147200020000



Parcel # 02147200030000



Parcel # 02172000010000



Parcel # 02172000020000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-1472-00030-000	MIDCONTINENT COMMUNICATIONS	50 E 22 ST	WEST FARGO	241100.00	1517300.00	241100.00	22A	Industrial	6		CM
02-1470-00040-000	FSABC STORAGE LLC	2111 E MAIN AV	WEST FARGO	210200.00	750900.00	210200.00	22A	Industrial	Storage		CM
02-3000-00558-000	HOWARD R JR & JUDITH H JOHNSON	1805 E MAIN AV	WEST FARGO	315100.00	1064500.00	315100.00	22A	Industrial	3	2012	CM
02-3000-00555-000	FTC PROPERTIES, LLP	1905 E MAIN AV	WEST FARGO	210000.00	468300.00	210000.00	22A	Industrial	3		CM
02-1470-00010-000	MILLER BROTHERS	2007 E MAIN AV	WEST FARGO	161200.00	624800.00	161200.00	22A	Industrial	3		CM
02-1470-00020-000	D & D WAREHOUSE RENTALS	2009 E MAIN AV	WEST FARGO	192700.00	572300.00	192700.00	22A	Industrial	3		CM
02-1470-00030-000	MILLER BROTHERS	2035 E MAIN AV	WEST FARGO	57800.00	44100.00	57800.00	22A	Industrial	4		CM
02-1720-00010-000	ROMMESMO FAMILY LTD PARTNERSHI	1721 E MAIN AV	WEST FARGO	144000.00	418000.00	144000.00	22A	Industrial	4		CM
02-1720-00020-000	HEARTLAND COMMUNITY CHURCH	1751 E MAIN AV	WEST FARGO	0.00	517000.00	144000.00	22A	Industrial	4		CM
02-1472-00020-000	JOHN M DORSO	2145 E MAIN AV	WEST FARGO	252900.00	406800.00	252900.00	22A	Industrial	7		CM
02-1472-00011-000	EIGHT D ENTERPRISES LLC	2249 E MAIN AV	WEST FARGO	1012400.00	720300.00	1012400.00	22A	Industrial	5		CM
02-3000-00559-035	WR PROPERTIES, LLP	1701 E MAIN AV	WEST FARGO	7500.00	0.00	7500.00	22A	Agriculture	9		A
02-3000-00559-045	WR PROPERTIES, LLP	145 E 17 ST	WEST FARGO	63100.00	113400.00	63100.00	22A	Agriculture	9		A
02-3000-00559-025	WR PROPERTIES, LLP	1701 E MAIN AV	WEST FARGO	23500.00	0.00	23500.00	22A	Agriculture	9		A
02-3000-00559-055	NDDOT	VACATED 17TH	WEST FARGO	0.00	0.00	49800.00	22A	Residential	2		

Block 23A

Block 23A is made up of heavy commercial and light industrial uses. A large block, there are many properties aging and will be in need of major repair in the near future. There are a number of properties that may not be able to be updated cost effectively so redevelopment may be the best option. This block is part of an overlay district which requires upgraded building expands or remodels.



Appendix 27.1



Parcel # 0208600010000



Parcel # 02086000045000



Parcel # 02086000110000



Parcel # 02086000120000



Parcel # 02086000045000



Parcel # 02086000050000



Parcel # 02086000130000



Parcel # 02086100010000



Parcel # 02086000065000



Parcel # 02086000085000



Parcel # 02086100020000



Parcel # 02086100031000



Parcel # 02086000090000



Parcel # 02086000100000



Parcel # 02086100041000



Parcel # 02086100050000



Parcel # 02086100060000



Parcel # 02086100070000



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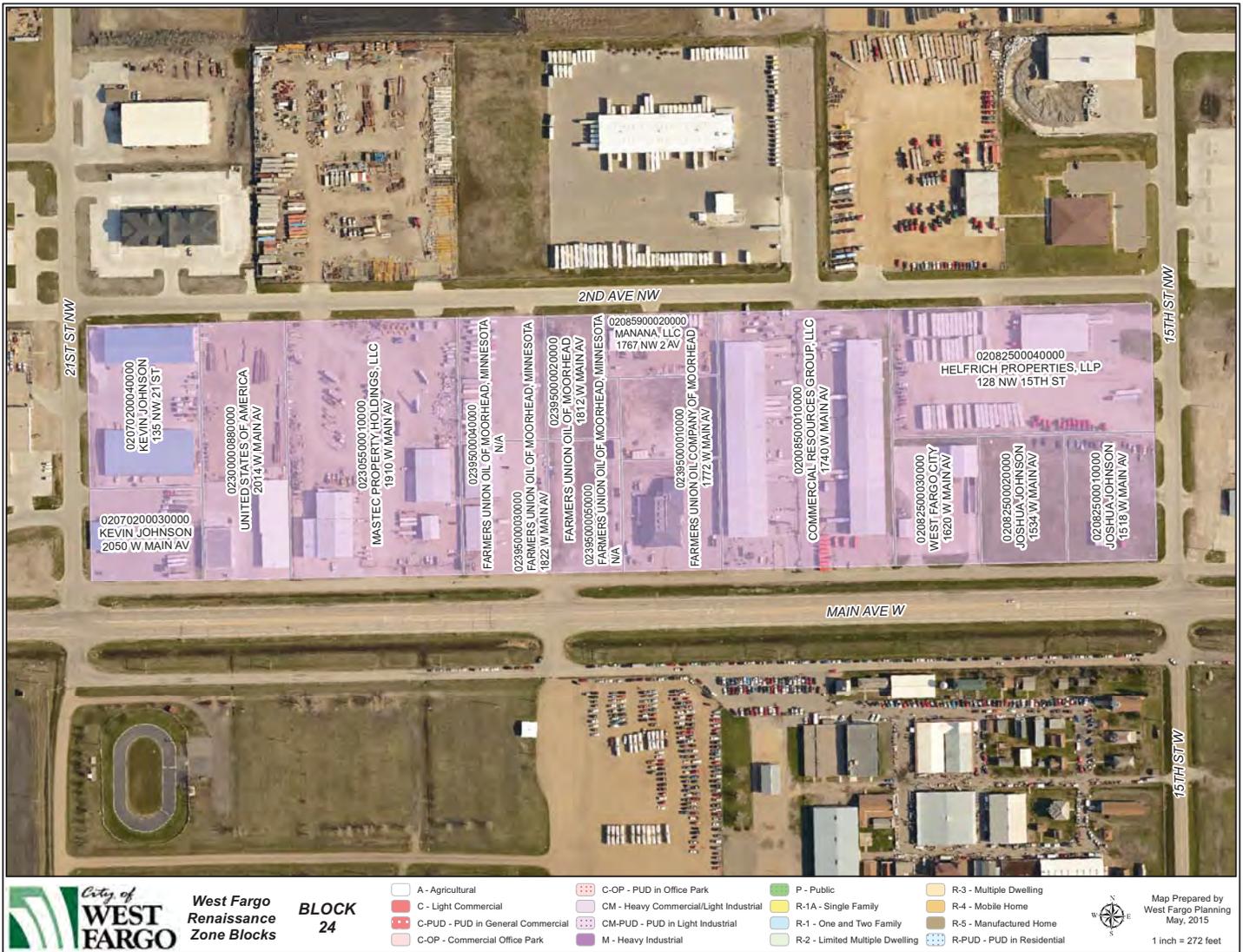


Parcel # 02086200020000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-0861-00041-000	KRC ENTERPRISES, LLP	801 NW ARMOUR ST	WEST FARGO	30500.00	46200.00	30500.00	23A	Industrial	2		CM
02-0861-00031-000	KRC ENTERPRISE LLC	160 NW 8 AV	WEST FARGO	23000.00	311900.00	23000.00	23A	Industrial	5		CM
02-0861-00020-000	KRC ENTERPRISE LLP	152 NW 8 AV	WEST FARGO	23100.00	0.00	23100.00	23A	Industrial	Storage		CM
02-0861-00010-000	KRC ENTERPRISES, LLC	144 NW 8 AV	WEST FARGO	23200.00	0.00	23200.00	23A	Industrial	Storage		CM
02-0860-00130-000	ANDREW W & ARLENE V BUCKLEY	128 NW 8 AV	WEST FARGO	31400.00	0.00	31400.00	23A	Industrial	Storage		CM
02-0860-00120-000	ANDREW BUCKLEY	128 NW 8 AV	WEST FARGO	34400.00	73500.00	34400.00	23A	Industrial	5		CM
02-0860-00110-000	MTW TOWING CO	120 NW 8 AV	WEST FARGO	46600.00	84000.00	46600.00	23A	Industrial	4		CM
02-0860-00100-000	J V PROPERTIES, LLP	112 NW 8 AV	WEST FARGO	43700.00	152000.00	43700.00	23A	Industrial	3		CM
02-0860-00090-000	J V PROPERTIES, LLP	104 NW 8 AV	WEST FARGO	43500.00	136500.00	43500.00	23A	Industrial	4		CM
02-0861-00050-000	KELLY SCHOCK-ARRELL, ET AL	901 NW ARMOUR ST	WEST FARGO	59100.00	159000.00	59100.00	23A	Industrial	5		CM
02-0861-00060-000	KELLY SCHOCK-ARRELL, ET AL	855 NW ARMOUR ST	WEST FARGO	70500.00	0.00	70500.00	23A	Industrial	Storage		CM
02-0861-00100-000	PRO-PALLET, INC	191 NW 12 AV	WEST FARGO	113900.00	175600.00	113900.00	23A	Industrial	4		CM
02-0861-00110-000	PRO PALLET, INC	155 NW 12 AV	WEST FARGO	130600.00	244900.00	130600.00	23A	Industrial	4		CM
02-0861-00070-000	CMT HOLDINGS LLC	975 NW ARMOUR ST	WEST FARGO	156800.00	195000.00	156800.00	23A	Industrial	5		CM
02-0862-00020-000	M & B STORAGE, LLC	995 NW ARMOUR ST	WEST FARGO	76000.00	374900.00	76000.00	23A	Industrial	4		CM
02-0860-00050-000	STEPHEN C WAGNER	1018 CENTER ST	WEST FARGO	72000.00	163800.00	72000.00	23A	Industrial	Storage		CM
02-0862-00010-000	KIRK WETCH	1111 NW ARMOUR ST	WEST FARGO	162600.00	115500.00	162600.00	23A	Industrial	5		CM
02-0860-00045-000	EDWARD & LAVANNA FERGUSON	1102 CENTER ST	WEST FARGO	106400.00	623800.00	106400.00	23A	Industrial	4		CM
02-0861-00125-000	ADELMAN INVESTMENTS, LLC	1168 CENTER ST	WEST FARGO	20100.00	0.00	20100.00	23A	Industrial	4		CM
02-0860-00010-000	ADELMAN INVESTMENTS, LLC	1168 CENTER ST	WEST FARGO	55100.00	72400.00	55100.00	23A	Industrial	3		CM
02-0860-00085-000	RON GROTHEN	PENDING	WEST FARGO	38900.00	0.00	38900.00	23A	Industrial	Vacant		CM
02-0860-00065-000	RON GROTHEN & DOUGLAS ISSACSON	1100 CENTER ST	WEST FARGO	158300.00	333600.00	158300.00	23A	Industrial	2		CM

Block 24

Block 24 is home to one of West Fargo’s most successful Renaissance Zone projects. Petro Serve renovated a vacant building and has located their corporate headquarters in the newly remodeled building. The block is home to heavy commercial, light industrial, and commercial uses. West Fargo has a recycling transfer station located in this block qualifying the block as a half block by Renaissance Zone guidelines. Most of the buildings are in good condition but a few are aging and will need significant upgrades in the near future.



Appendix 28.1



Parcel # 02082500030000



Parcel # 02008500010000



Parcel # 02082500020000



Parcel # 02082500040000



Parcel # 02008500010000



Parcel # 02070200030000



Parcel # 02085900020000



Parcel # 02300000880000



Parcel # 02070200040000



Parcel # 02070200040000



Parcel # 02300000880000



Parcel # 02305500010000



Parcel # 02070200040000



Parcel # 02082500010000



Parcel # 02305500010000



Parcel # 02395000010000



Parcel # 02395000020000



Parcel # 02395000030000



Parcel # 02395000030000



Parcel # 02395000050000



Parcel # 02395000050000



Parcel # 02395000060000

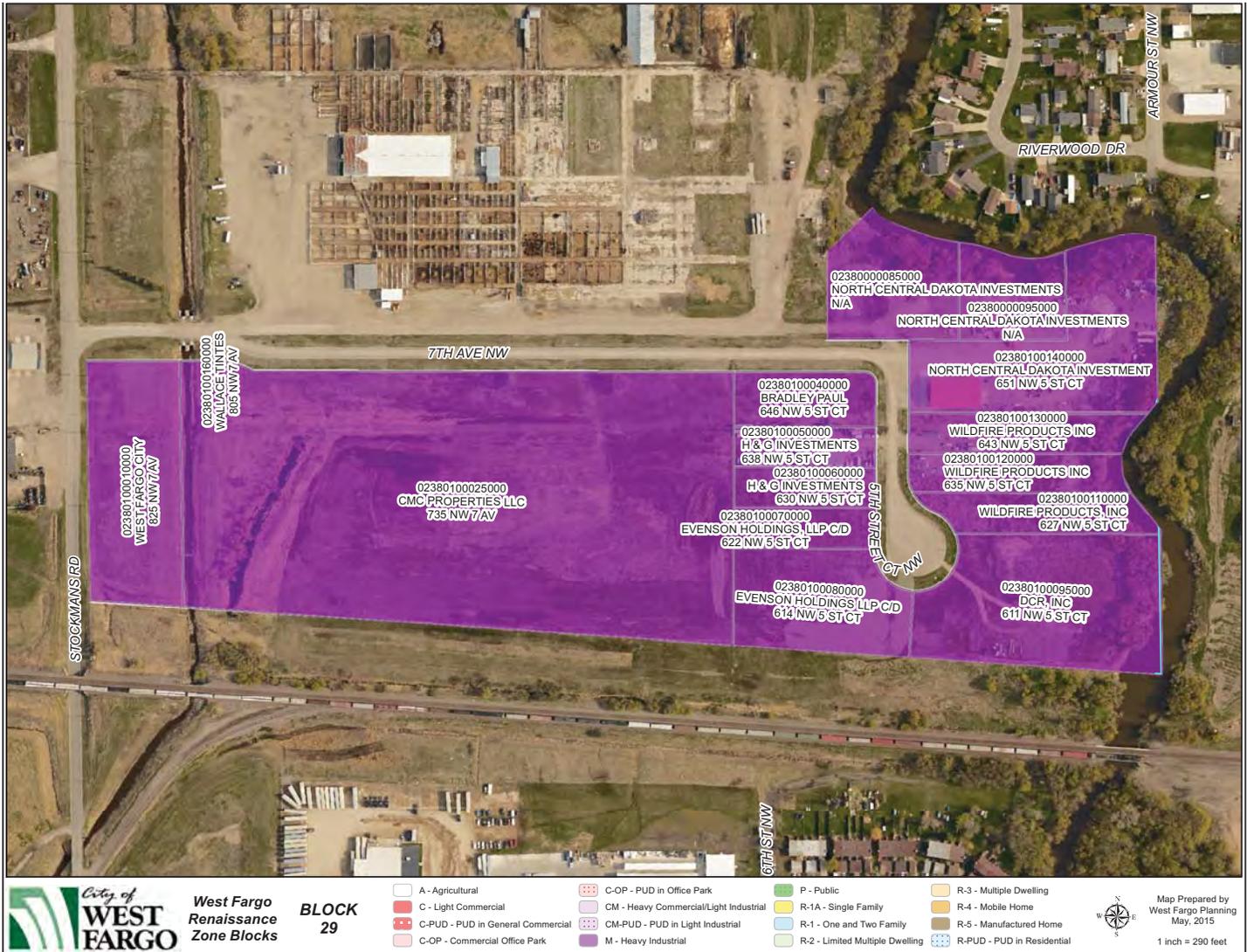


Parcel # 805000060000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-0702-00030-000	KEVIN JOHNSON	2050 W MAIN AV	WEST FARGO	141500.00	261000.00	141500.00	24	Industrial	5		CM
02-0825-00030-000	WEST FARGO CITY	1620 W MAIN AV	WEST FARGO	0.00	600000.00	105000.00	24	Industrial	3		CM
02-0702-00040-000	KEVIN JOHNSON	135 NW 21 ST	WEST FARGO	326000.00	1291000.00	326000.00	24	Industrial	5		CM
02-0825-00020-000	JOSHUA JOHNSON	1534 W MAIN AV	WEST FARGO	73600.00	0.00	73600.00	24	Industrial	5		CM
02-0825-00010-000	JOSHUA JOHNSON	1518 W MAIN AV	WEST FARGO	76400.00	0.00	76400.00	24	Industrial	Vacant		CM
02-3000-00880-000	UNITED STATES OF AMERICA	2014 W MAIN AV	WEST FARGO	0.00	330000.00	205800.00	24	Industrial	5		CM
02-0825-00040-000	HELFRICH PROPERTIES, LLP	128 NW 15TH ST	WEST FARGO	273300.00	681900.00	273300.00	24	Industrial	6		CM
02-0859-00020-000	MANANA, LLC	1767 NW 2 AV	WEST FARGO	58700.00	74600.00	58700.00	24	Industrial	5		CM
02-0085-00010-000	COMMERCIAL RESOURCES GROUP, LLC	1740 W MAIN AV	WEST FARGO	420000.00	2676000.00	420000.00	24	Industrial	6		CM
02-3055-00010-000	MASTEC PROPERTY HOLDINGS, LLC	1910 W MAIN AV	WEST FARGO	420000.00	1185000.00	420000.00	24	Industrial	7		CM
02-3950-00060-000	FARMERS UNION OIL OF MOORHEAD, MINNESOTA	N/A	WEST FARGO	76500.00	0.00	76500.00	24	Industrial	storage		CM
02-3950-00010-000	FARMERS UNION OIL COMPANY OF MOORHEAD	1772 W MAIN AV	WEST FARGO	104700.00	1039500.00	104700.00	24	Industrial	8		CM
02-3950-00020-000	FARMERS UNION OIL OF MOORHEAD	1812 W MAIN AV	WEST FARGO	92200.00	0.00	92200.00	24	Industrial	Parking		CM
02-3950-00050-000	FARMERS UNION OIL OF MOORHEAD, MINNESOTA	N/A	WEST FARGO	78200.00	0.00	78200.00	24	Industrial	storage		CM
02-3950-00040-000	FARMERS UNION OIL OF MOORHEAD, MINNESOTA	N/A	WEST FARGO	101500.00	0.00	101500.00	24	Industrial	storage		CM
02-3950-00030-000	FARMERS UNION OIL OF MOORHEAD, MINNESOTA	1822 W MAIN AV	WEST FARGO	108600.00	483600.00	108600.00	24	Industrial	4		CM

Block 29

Block 29 is largely undeveloped area. It is bordered to the North by and old stockyard that presents significant environmental challenges. This block is located on a major arterial leading into the city and is slated for heavy commercial and light industrial use. The buildings currently located in the block are relatively new and in good condition.



Appendix 29.1



Parcel # 0238010005000



Parcel # 0238010006000



Parcel # 0238010013000



Parcel # 0238010014000



Parcel # 0238010006000



Parcel # 0238010007000



Parcel # 023800000095000



Parcel # 02380000085000



Parcel # 0238010008000



Parcel # 02380100095000



Parcel # 02380100095000



Parcel # 02380100120000

ParcelNo	LegOwner	Address	City	NetLandVal	FullImprVa	fullLandVa	BlockNo	PresentUse	Condition	PastProjec	Zoning_14
02-3801-00050-000	H & G INVESTMENTS	638 NW 5 ST CT	WEST FARGO	26300.00	185000.00	26300.00	29	Heavy Indust.	7		M
02-3801-00040-000	BRADLEY PAUL	646 NW 5 ST CT	WEST FARGO	24700.00	0.00	24700.00	29	Heavy Indust.	Vacant		M
02-3801-00070-000	EVENSON HOLDINGS, LLP C/D	622 NW 5 ST CT	WEST FARGO	18400.00	0.00	18400.00	29	Heavy Indust.	Vacant		M
02-3801-00060-000	H & G INVESTMENTS	630 NW 5 ST CT	WEST FARGO	18400.00	0.00	18400.00	29	Heavy Indust.	4		M
02-3801-00130-000	WILDFIRE PRODUCTS INC	643 NW 5 ST CT	WEST FARGO	29100.00	0.00	29100.00	29	Heavy Indust.	7		M
02-3800-00085-000	NORTH CENTRAL DAKOTA INVESTMENTS	N/A	WEST FARGO	21900.00	0.00	21900.00	29	Heavy Indust.	4		M
02-3801-00080-000	EVENSON HOLDINGS LLP C/D	614 NW 5 ST CT	WEST FARGO	55300.00	0.00	55300.00	29	Heavy Indust.	Vacant		M
02-3801-00120-000	WILDFIRE PRODUCTS INC	635 NW 5 ST CT	WEST FARGO	27500.00	0.00	27500.00	29	Heavy Indust.	4		M
02-3801-00010-000	WEST FARGO CITY	825 NW 7 AV	WEST FARGO	0.00	0.00	97200.00	29	Heavy Indust.	Vacant		M
02-3801-00160-000	WALLACE TINTES	805 NW 7 AV	WEST FARGO	1100.00	0.00	1100.00	29	Heavy Indust.	Vacant		M
02-3800-00095-000	NORTH CENTRAL DAKOTA INVESTMENTS	N/A	WEST FARGO	12700.00	0.00	12700.00	29	Heavy Indust.	4		M
02-3801-00110-000	WILDFIRE PRODUCTS, INC	627 NW 5 ST CT	WEST FARGO	26500.00	0.00	26500.00	29	Heavy Indust.	Vacant		M
02-3801-00140-000	NORTH CENTRAL DAKOTA INVESTMENT	651 NW 5 ST CT	WEST FARGO	124700.00	322000.00	124700.00	29	Heavy Indust.	4		M
02-3801-00095-000	DCR, INC	611 NW 5 ST CT	WEST FARGO	99000.00	120000.00	99000.00	29	Heavy Indust.	3		M
02-3801-00025-000	CMC PROPERTIES LLC	735 NW 7 AV	WEST FARGO	377400.00	0.00	377400.00	29	Heavy Indust.	Vacant		M

CHAPTER 7 - POLICY PLAN - GOALS AND POLICIES

West Fargo's Policy Plan includes goals and policies to guide future actions on the part of the City of West Fargo. The Issues Analysis, Transportation and Land Use elements of the Comprehensive Plan are the basis for the development of the goals and policies. A goal is a general statement of overall community aspirations, which highlights a community value, establishes a vision, and indicates a broad physical or social state that the community desires to achieve. An objective is a statement that refines the goals by outlining a specific course of action. The goals and objectives are further refined into the Action & Implementation Plan element outlined in Chapter 8.

Land Use and Community Growth

Goal 1. To support and promote exurban land use coordination and to encourage regional land use planning

Objective a. To promote a development pattern that is harmonious with the long range plans of West Fargo and the plans of its neighboring communities.

Objective b. To scrutinize rural developments in the ET area and to work with the County and townships to review land divisions and land use changes to ensure efficient availability of city services

Objective c. To work in coordination with Cass County, City of Fargo and adjacent urbanizing communities to begin a dialogue on the long range sustainability of development patterns occurring on the fringes of the metro area

Goal 2. To prepare for growth beyond the Sheyenne Diversion

Objective a. To develop long range infrastructure plans for development outside the Sheyenne Diversion, as well as an overall development framework plan for the area

Objective b. To develop a regional approach to address flood control issues outside of the Sheyenne Diversion

Objective c. To discourage short term ad-hoc flood protection schemes and piece meal development outside the Sheyenne diversion

Objective d. To discourage development outside the Sheyenne diversion until a long range development framework plan is developed

Objective e. To protect the rural character of the extraterritorial area until such time as urban scale development is supported by municipal facilities.

Objective f. To require ghost platting of rural residential subdivisions allowed outside of the Sheyenne Diversion.

Objective g. To require new rural residential subdivisions outside of the Sheyenne Diversion to conform to urban development standards.

Goal 3. To develop and maintain a cohesive and balanced land use pattern that provides areas for a variety of residential, commercial, and industrial uses within the community.

Objective a. To encourage the appropriate integration of multiple family housing throughout the community, as opposed to segregated concentrations

Objective b. To establish a balance of commercial and industrial uses that are compatible with adjacent land uses and responsive to the needs of the community and surrounding market

Objective c. To encourage the development of offices, office showroom, and other complementary uses, such as hotels and full service restaurants, along the I-94 corridor

Objective d. To encourage the development of diverse and interrelated retail and commercial use south of I-94.

Objective e. To encourage the development of additional retail commercial uses in the established retail commercial areas along 13th Avenue, Sheyenne Street and Main Avenue

Objective f. To encourage the development regional scale commercial uses in the areas south of I-94, especially along the 9th Street corridor

Objective g. To allow the development of convenience and neighborhood commercial uses in identified areas throughout the community, including the newer areas south of I-94

Objective h. To direct the location and development of businesses generating significant large truck traffic to industrial area north of Main Avenue

Objective i. To discourage industrial development with excessive nuisance characteristics

Goal 4. To provide orderly transitions between incompatible land uses

Objective a. To encourage the provision of buffers or gradual land use transitions, such as vegetative screening, open space and berming, between different types and intensities of existing land uses

Objective b. To require private developers to mitigate the impacts of noise for new residential development adjacent to I-94

Objective c. To require deeper setbacks for new residential developments along arterial and collector streets and berming and/or vegetation along those roadways with higher traffic volumes in order to minimize noise and visual impacts

Objective d. To require a minimum structure setback of 100 feet from the riverbank for all development along the Sheyenne River.

Community Development, Design, and Housing

Goal 1. To support and preserve a neighborhood oriented development pattern

Objective a. To encourage land use patterns that allow for neo-traditional development patterns, where appropriate

Objective b. To promote neighborhood stability by encouraging neighborhood associations

Objective c. To promote existing neighborhood schools and discourage closure or realignment of existing facilities

Objective d. To work with Homebuilders Association of F-M and other regional partners to recognize the relationship between infrastructure design and the cost of special assessments

Goal 2. To provide a diversity of residential neighborhoods, both single family and multiple family, and a balance of housing alternatives to meet the changing life-cycle needs of residents.

Objective a. To encourage the development of a mix of housing types that blend with the existing housing stock

Objective b. To provide opportunities for high-quality multiple family developments, including townhomes, condominiums, and higher density rental properties

Objective c. To support reinvestment in existing housing stock, both single family and multiple family, through upgrading and maintenance

Objective d. To encourage the development of independent and assisted living housing for senior citizens that wish to remain in the community

Objective e. To foster partnerships with the private sector to help diversify housing choices in the community

Objective f. To preserve the integrity of established residential neighborhoods by prohibiting the intrusion of incompatible uses

Objective g. To promote a diversity of multiple-family residential units including townhouses, condominiums, and low and higher density rental properties to be evaluated by each section of land to ensure an equitable distribution throughout the growth area. A minimum of 20% of housing will meet the medium density standard of 16 units per acre or less and consist of 4 to 8 unit apartment buildings, townhouses, and condominiums.

Objective h. To provide a housing development pattern with the ratio of single-family dwelling units to multiple-family dwelling units between 60 to 70% single-family to 30 to 40% multiple family;

Objective i. To continue to work with regional partners on the issue of Workforce Housing

Goal 3. To encourage high quality construction in the community

Objective a. To establish site design standards and require site-specific planning and landscaping to ensure completion of adequate site beautification for development and expansion of commercial and industrial uses.

Objective b. To implement existing corridor overlay districts along strategic corridors such as, Main Avenue, 9th Street, and Sheyenne Street to ensure development occurs in an orderly and spatially desirable form

Objective c. To maintain public facilities in an aesthetically pleasing manner

Objective d. To require loading and unloading zones to be located to the side or rear of buildings

Community Identity

Goal 1. To preserve and maintain the small town ambience in West Fargo

Objective a. To develop unique neighborhood patterns that allow neighbors and neighborhoods to connect easily

Objective b. To encourage creative neighborhood and community wide events and activities to catalyze interaction among the residents of West Fargo

Objective c. To capitalize on the contrasts of West Fargo by showcasing both the old and the new of the community.

Objective d. To ensure that new developments south of I-94 are well connected to the historic core and are designed to maintain the small town flavor

Goal 2. To continue to recognize the role of West Fargo School District in defining the City's identity

Objective a. To continue to foster the role of the West Fargo School District as a unifying force in the community.

Objective b. To encourage constructive and ongoing dialogue between the school district and the City planning and administration particularly when addressing land use and infrastructure issues

Objective c. To work proactively with the School District on issues of facility siting, realignment, or closure

Goal 3. To support efforts to strengthen and enhance community identity, contribute to a high quality of life, and enhance the image of West Fargo as a desirable place to live and work.

Objective a. To identify opportunities to enhance major entrances into the community with signage or other features that identifies the entry to West Fargo

Objective b. To enhance the image of the Sheyenne Street commercial area as the downtown of the community

Objective c. To use streetscape elements to unify and connect existing commercial areas to enhance the sense of place and community

Objective d. To develop marketing strategies to promote and strengthen West Fargo's image and identity

Objective e. To implement a way-finding system for community points of interest such as downtown, key community facilities, and other regional attractions.

Goal 4. To ensure that all areas of the city are visually appealing and well maintained.

Objective a. To support quality design and aesthetic appeal of all future development

Objective b. To establish regulations to ensure maintenance of all types of commercial and industrial properties and structures

Objective c. To strengthen the City's housing maintenance programs to ensure the upkeep of existing residential structures

Objective d. To establish a program for acquisition and redevelopment of deteriorated properties

Objective e. To encourage the underground placement of utilities where possible and the visual enhancement of utilities which must be located above ground to minimize adverse visual impacts

Objective f. To enhance signage within the community to allow for high quality and visually appealing commercial districts which appeal to potential customers from through out the metro area

Objective g. To support streetscape efforts along 13th Avenue, Sheyenne Street, 9th Street, and Main Avenue to create a unified image of the community's commercial areas

Objective h. To increase the amount of greenery and street trees within boulevards and on roadway medians throughout the community

Objective i. To encourage the use of vegetation and berms to provide visual and noise screening along I-94 to eliminate the need for noise walls in the future

Community Reinvestment

Goal 1. To look for opportunities to reinvest in West Fargo existing commercial and residential districts so as to support the overall growth of the community

Objective a. To continue to utilize the renaissance zone to revitalize West Fargo's downtown and older commercial districts

Objective b. To develop a neighborhood reinvestment program to infuse resources into the older residential areas of West Fargo, specifically those areas between the Sheyenne River and 5th Avenue East, north of 7th Avenue West

Objective c. To encourage infill development in the older parts of the community through the creation of commercial reinvestment district, especially in Downtown West Fargo along Main Avenue and Sheyenne Street

Goal 2. To create a West Fargo Town Center, to serve as the cultural and civic heart of the community

Objective a. To create a community focal point on Sheyenne Street

Objective b. To work to promote neighborhood retail in the areas adjacent to Sheyenne Street and Main Avenue.

Objective c. To work to infill higher density residential uses to support existing and future retail/commercial uses

Objective d. To allow for appropriate traffic calming measures along the Sheyenne Street Corridor, north of 13th Avenue East

Objective e. To create a community gateway/landmark along the Main Avenue Corridor which serves as an identity point for the community

Transportation

Goal 1. To establish and maintain an effective, efficient and safe transportation system

Objective a. To provide a functional and well-maintained roadway system that is consistent with adjacent land uses and provides an appropriate level of service

Objective b. To incorporate ways to minimize non-local traffic on residential streets

Objective c. To monitor existing designated truck routes within the community and prohibit non-local truck traffic on non-designated roadways

Objective d. To require streets to be developed according to their function (pavement width, load capacity, continuity of streets and access provisions)

Objective e. To coordinate all transportation planning with Metro, County, State and Federal plans

Objective f. To support the installation of screening of residential development south of I-94 along 32nd Avenue, 40th Avenue and 9th Street as development occurs

Goal 2. To support the transportation policies of the Fargo-Moorhead Metropolitan Council of Governments (Metro COG) and Cass County for the extraterritorial area

Objective a. To preserve mile line roadways in the extraterritorial area as future arterial roadways, including dedication of up to 150-foot rights-of-way and appropriate access management

Objective b. Coordinate the location of collector street intersections along common boundary streets with the City of Fargo

Objective c. To require the dedication of up to 150 foot rights-of-way for all arterial roadways south of I-94

Objective d. To require the dedication of rights-of-way during the platting process whenever possible

Objective e. To establish and implement access management controls along arterial roadways and collector streets to ensure that the function of the roadway is protected and maintained

Goal 3. To provide for alternative modes of transportation

Objective a. To provide bikeways/trails and pedestrian pathways and trails to connect residential areas with each other, with park facilities, school facilities and with major activity centers

Objective b. To provide connections to other bikeways/trails and pedestrian pathways within the metropolitan area

Objective c. To support enhancement of transit and paratransit service within the community

Objective d. To support efforts to provide more adequate transit service to the recently developed areas of the community

Objective e. To require maintenance/access rights-of-way or easements along the Sheyenne River wherever possible

Objective f. To look at the feasibility of a bike and pedestrian bridge from Armour Park across the Sheyenne River into downtown West Fargo

Parks, Open Space, Bikeways and Trails

Goal 1. To provide a high quality park and open space system that includes both active and passive recreational opportunities to meet the needs of residents.

Objective a. To maintain a park and open space system that continues to provide the current level of service to the residents of West Fargo

Objective b. To provide neighborhood parks within close proximity to all residential neighborhoods

Objective c. To evaluate the City's park land dedication policy to ensure adequate land is being reserved for parks and open space

Objective d. To support recreational programs and facilities in cooperation with the Park District and School District

Objective e. To evaluate the feasibility of constructing and/or maintaining a municipal golf course within the community

Goal 2. To develop and maintain a comprehensive bikeway/trail system throughout the community for pedestrians and bicycles

Objective a. To evaluate the feasibility of developing a recreational trail within the right-of-way of the Sheyenne Diversion

Objective b. To support the development of the bikeway/trail system, including the construction of bikeways/trails to fill gaps in the system

Objective c. To evaluate the need for a trail dedication or development policy to be implemented during the platting process

Objective d. To encourage the development of contact points with the Sheyenne River and other natural areas

Goal 3. To protect the community's natural resources

Objective a. To require erosion control measures to be taken during all construction activities

Objective b. To provide adequate facilities to manage storm water run-off

Objective c. Identify and protect sensitive or unique natural ecosystems within the community

Objective d. To support efforts to enhance the appearance of the Sheyenne River corridor and recognize it as a community asset

Public Facilities and Services

Goal 1. To prepare in advance for infrastructure challenges that might arise due to the fast paced growth witnessed by the City

Objective a. To implement the short range priority projects developed by the City

Objective b. To prepare a capital improvement strategy which will address the infrastructure needs of the City for the next 10 to 20 years, update annually

Goal 2. To provide public utilities in a responsive and cost-effective manner

Objective a. To extend municipal utilities in a fiscally responsible manner

Objective b. To provide a level of service that anticipates the most intensive level of potential development

Objective c. To maintain a high quality and reliable system of water distribution; monitor the existing system to ensure it can meet future needs

Objective d. To maintain a high quality and reliable sanitary sewer system

Objective e. To make public expenditures according to a systematic capital improvements program

Objective f. To cooperate with other governmental agencies in providing joint services or facilities, where economically feasible, to avoid unnecessary duplication

Goal 3. Provide an appropriate level of community services to the residents of the community.

Objective a. To work cooperatively with the School District in the siting of new elementary school(s) within the community

Objective b. To explore the feasibility of constructing branch location(s) of the public library, especially south of I-94

Objective c. To work with the School District, Park District, and other relevant entities to explore the feasibility of a community recreational facility/center

Economic Development

Goal 1. To enhance the economic viability of the community.

Objective a. To support redevelopment and reinvestment efforts along Sheyenne Street and Main Avenue through the use of the Renaissance tax credits and through the implementation of other commercial and reinvestment strategies

Objective b. To support efforts to sustain and enhance the Sheyenne Street and Main Avenue commercial area as the downtown of the community

Goal 2. To consider economic development strategies to finance future infrastructure improvements

Objective a. To work with Greater Fargo-Moorhead EDC to develop strategies to attract high tech firms

Objective b. To encourage the construction of additional commercial and industrial development within the community to diversify the tax base and provide a variety of higher wage employment opportunities

Objective c. To foster partnerships with the private sector to market industrial development opportunities within the community

Objective d. To create a new base for economic development south of I-94

Objective e. To identify reinvestment strategies within the core of the city for economic and residential reinvestment which will increase the local tax base

**GENERAL PLAN
FOR URBAN RENEWAL
AND URBAN DEVELOPMENT**

Approved November 3, 2008

The West Fargo General Plan for Urban Renewal and Urban Development was adopted by the West Fargo Planning and Zoning Commission on October 13, 2008.

WEST FARGO PLANNING AND ZONING COMMISSION

Frank R. Lenzmeier - Chairman
Wayne Nelson - Vice Chairman

Jason Gustofson
Kim Keller
Tom McDougall
Terry Potter
Harriet Smedshammer

The West Fargo General Plan for Urban Renewal and Urban Development was adopted by the West Fargo City Commission on November 3, 2008.

WEST FARGO CITY COMMISSION

Rich Mattern, President
Lou Bennett
Mark Simmons
Bryan Schulz
Mike Thorstad

WEST FARGO PLANNING DEPARTMENT STAFF

Larry M. Weil - Planning Director
Steven Zimmer- Senior Planner
Lisa Sankey - Assistant Planner

Member Simmons introduced the following resolution and moved its adoption:

RESOLUTION APPROVING WEST FARGO GENERAL PLAN FOR
URBAN RENEWAL AND URBAN DEVELOPMENT

WHEREAS, the City of West Fargo is in the process of amending its West Fargo General Plan for Urban Renewal and Urban Development, which was adopted on May 17, 1993 and amended on November 29, 2004; and

WHEREAS, the City has studied properties throughout the City and identified blighted areas which are potential redevelopment areas, as well as commercial and industrial areas which are intended for development; and

WHEREAS, development, rehabilitation, conservation, or redevelopment, or a combination thereof, of the area or properties is necessary in the interest of the public economy, health, safety, morals, or welfare of the residents of the municipality;

WHEREAS, the City held a public hearing on October 13, 2008, concerning the approval of an updated West Fargo General Plan for Urban Renewal and Urban Development; and

WHEREAS, after reviewing the Plan, the City Commissioners of the City of West Fargo believe it is in the best interest of the City to adopt and approve the attached West Fargo General Plan for Urban Renewal and Urban Development.

NOW, THEREFORE, be it resolved by the City Commission of the City of West Fargo, North Dakota, that the attached West Fargo General Plan for Urban Renewal and Urban Development is hereby approved and adopted and that such plan supersedes all prior General Plans which have been adopted by the City in the past.

APPROVED:

BY: Rich Maller
President of the Board of City
Commissioners

ATTEST:

Jim Brownlee
Jim Brownlee, City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by
Commissioner Bennett. On roll call vote, the following commissioners voted aye:
Mattern, Bennett, Schulz, Simmons. The following commissioners voted nay: Thorstad. The following
commissioners were absent and not voting: none. The majority having voted aye, the
motion carried and the resolution was duly adopted.

WEST FARGO GENERAL PLAN FOR URBAN RENEWAL AND URBAN DEVELOPMENT

INTRODUCTION

Recognizing the dangers of slums and blight as well as the need to create economic growth and development, the City of West Fargo has initiated a long-range program to foster positive change pursuant to the North Dakota Century Code Urban Renewal Law.

Consistent with the sound needs of the municipality as a whole, the primary objective of this plan is to stimulate, through the public actions and commitments specified herein, private investment in the development, rehabilitation or redevelopment of the renewal or development area by private enterprise.

It is the intent of the City's program to effectuate the following:

1. Elimination of slums and blighted areas as defined under the North Dakota Century Code Urban Renewal Law; and/or
2. Implementation of an economic development program including tax increment financing to facilitate projects that create economic growth and development.

STATEMENT OF OBJECTIVES

The following objectives are to be achieved through the development, rehabilitation or redevelopment of the renewal or development areas identified within the General Plan:

1. To preserve and create an environment within the renewal or development areas which will protect the health, safety, and general welfare of the City and to preserve existing values of properties within and adjacent to the renewal or development areas.
2. To remove environmental deficiencies that deter development and inhibit rehabilitation or redevelopment of the renewal or development areas.
3. To eliminate substandard and obsolete buildings, blighting influences, and environmental deficiencies which presently detract from the functional unity, aesthetic appearance, and economic well-being of the identified areas of the City, and to establish conditions which will prevent the recurrence of blight and blighting conditions.
4. To strengthen the economic well-being of the development and renewal areas and the City by increasing industrial and retail activity, taxable values, and job opportunities.
5. To eliminate blighting influences such as incompatible land use relationship.

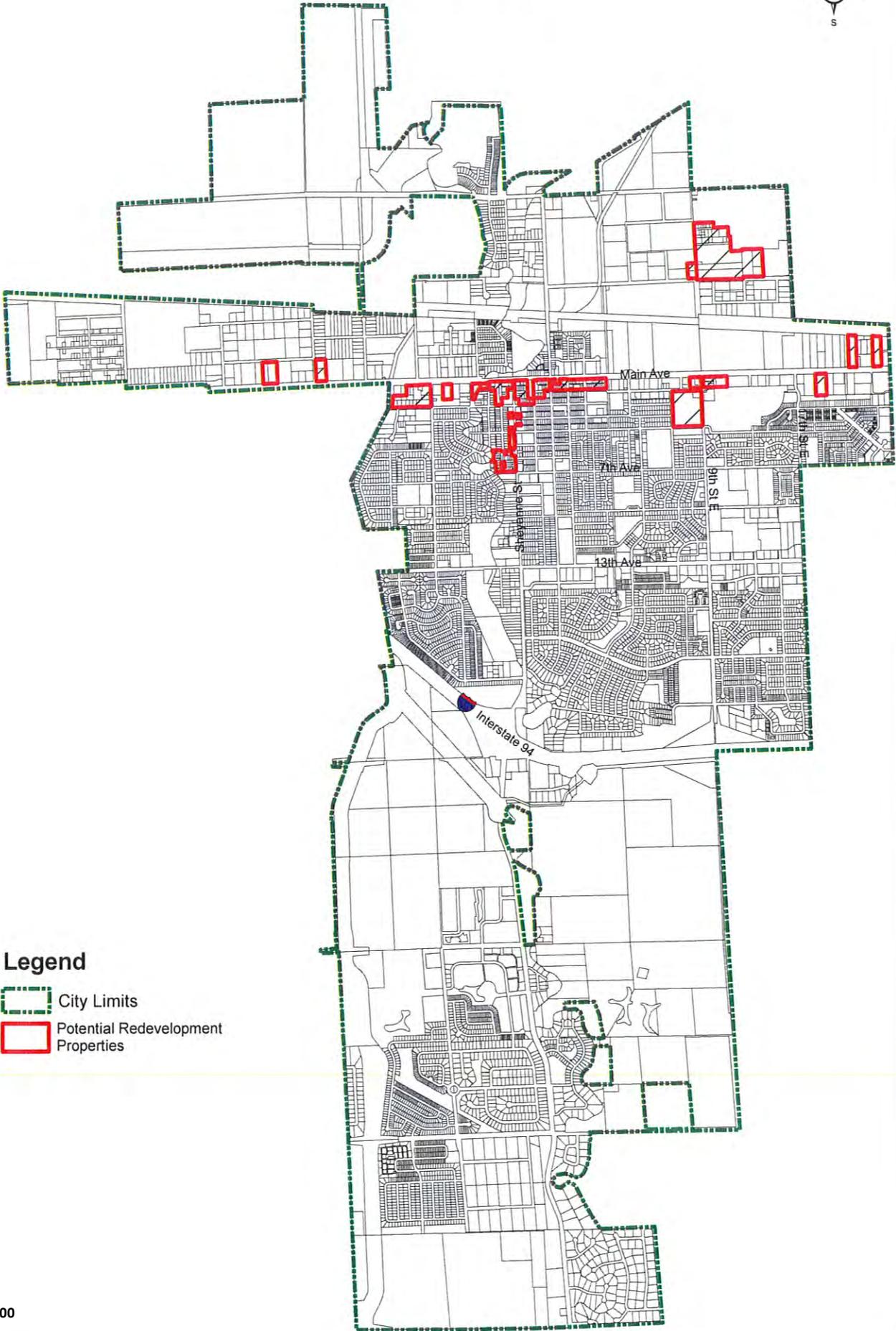
6. To provide for parcels of sufficient size to permit and attract economic and sound new development.
7. To provide efficient use of underutilized land.
8. To assure development of high standards in site planning, use compatibility, buildings, and creation of an environment that will promote new development in areas.
9. To attract and retain businesses that pay favorable wages to the benefit of our citizens and to prevent overburdening to public social service agencies.
10. To attract and retain businesses that do not damage the physical environment for this is a social and economic burden to all.
11. To address the development imbalance between residential and nonresidential uses which exists in West Fargo by expanding and diversifying the tax base.
12. To spend public economic development dollars and resources wisely.
13. To provide for adequate public infrastructure improvements such as sewer, water, storm sewer, pedestrian facilities and streets conforming to good design and coordinated to facilitate development or redevelopment.
14. To provide for adequate project site improvements such as grading, drainage, landscaping, infrastructure, and other necessary site improvements.
15. To provide underground public and private utility services where practicable.
16. To provide for safe, efficient and attractive vehicular access to and circulation within the renewal and development areas.
17. To promote development or redevelopment which will be consistent with the City's Comprehensive Plan and ordinances.

DESCRIPTION OF URBAN RENEWAL AND URBAN DEVELOPMENT AREAS

A. Urban Renewal Area

Many of the areas in the City of West Fargo which have been identified as redevelopment areas for urban renewal were previously studied as part of the General Urban Renewal Plan of 1998 (Please refer to Figure 1) and were incorporated in the General Plan for Urban Renewal and Urban Development which was approved in May 1993 . These areas contained slums or blighting conditions which have negative effects on the City. Some of these areas which

Figure 1



Legend

-  City Limits
-  Potential Redevelopment Properties

are in commercial and industrial areas would also be eligible as Urban Development areas. A number of different types of uses are present ranging from residential to commercial to industrial. Redevelopment of these areas should be studied closely promoting only those uses which are consistent with the City's Comprehensive Plan, Zoning Ordinance, Subdivision Regulations and Housing and Building Codes.

B. Urban Development Area

The areas which have been identified as West Fargo's urban development areas are shown in Figure 2. The areas along West Main Avenue and 12th Avenue NE are primarily intended for industrial uses; however, some of the areas are plagued by the lack of proper lot layout, inadequate or lack of streets, deteriorated and dilapidated structures, inadequate sewer and water services, inadequate drainage facilities, and some incompatible uses. Though many problems are evident, the areas are well suited for targeted industrial development. Platted lots and large unplatted tracts of land are available. Also, major street and railroad networks are in place. The area along Interstate 94 and west of 9th Street East is intended for commercial and office uses; however parts of the area remain unplatted, and the area does not have an adequate street system or sewer and water services. With public involvement it is believed that private investment would be spurred effectuating positive change and increasing the City's tax base. Development, rehabilitation or redevelopment activities within these areas should be in accordance to the City's Comprehensive Plan, Zoning Ordinance, Subdivision Regulations, Housing and Building Codes.

LAND USE PLAN

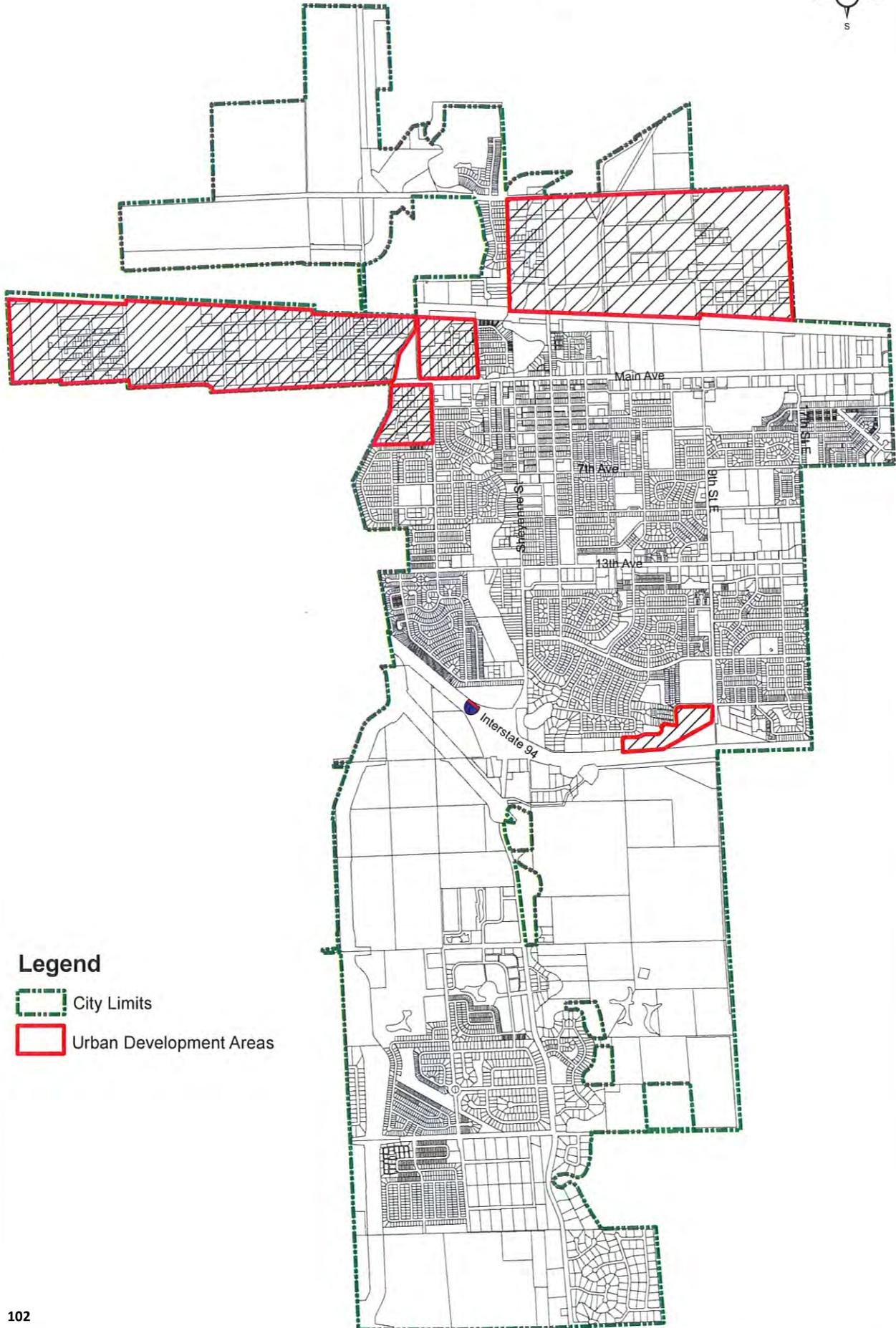
The City's 2008 Land Use Plan is depicted on Figure 3. Land uses are categorized into Agricultural Preservation/Urban Reserve, Institutional/Community/School, General Commercial, General Industrial, Light Industrial, Office Park, Parks & Recreation, Rural Residential, Low Density Residential, Medium Density Residential, High Density Residential, and Utility/Transportation classifications. When establishing a development plan for a specific project, the City's Future Land Use Plan should be reviewed to insure development consistency with the Plan.

WORKABLE PROGRAM

The City of West Fargo hereby establishes the following workable program to carry out the statement of objectives as described in this General Plan:

1. The development of industrial or commercial properties;
2. The prevention of the spread of blight into areas of the City of West Fargo, which are free from blight through diligent enforcement of building, housing, zoning, and occupancy controls and standards;

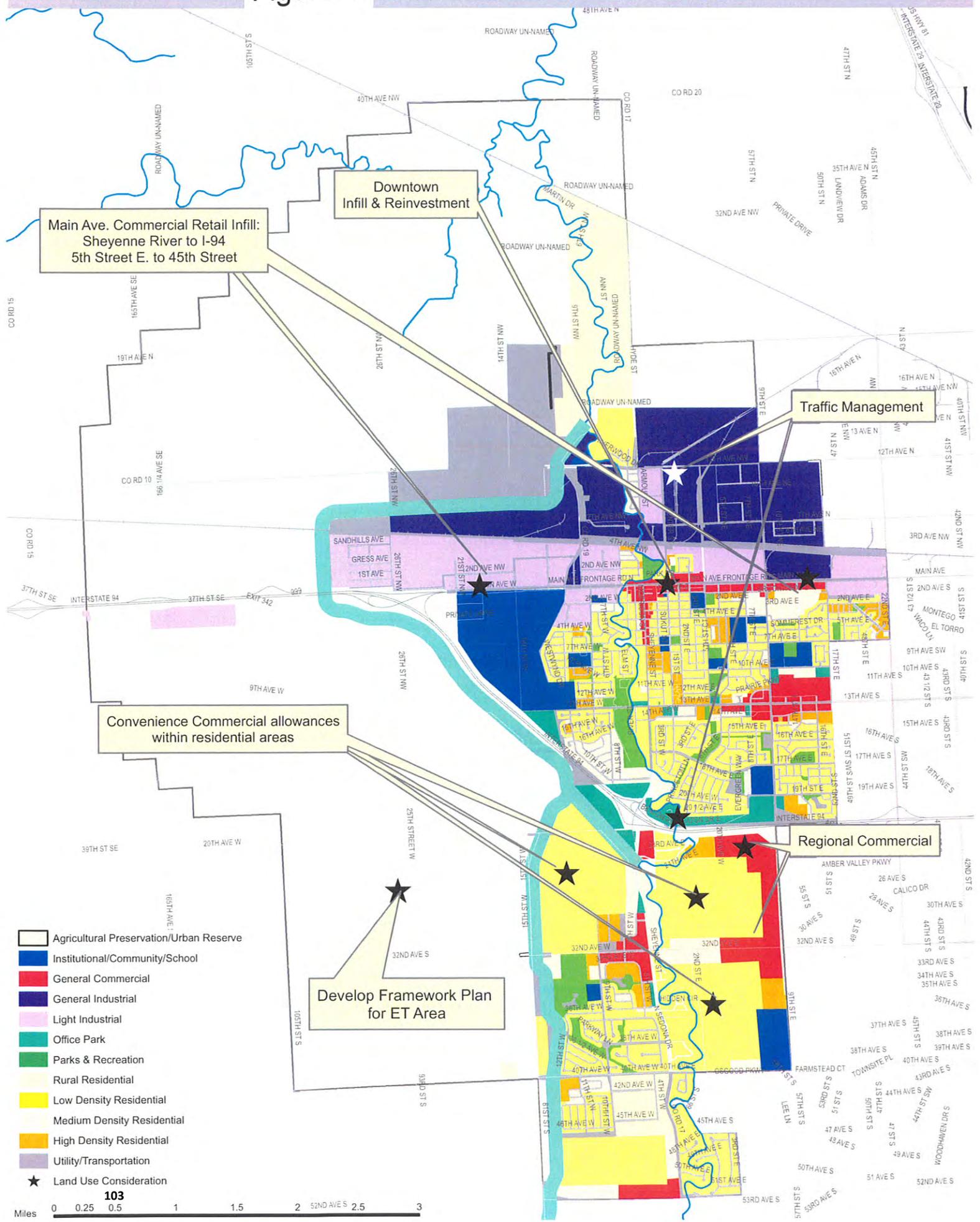
Figure 2



Legend

-  City Limits
-  Urban Development Areas

Figure 3: WEST FARGO LAND USE PLAN



- Agricultural Preservation/Urban Reserve
- Institutional/Community/School
- General Commercial
- General Industrial
- Light Industrial
- Office Park
- Parks & Recreation
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Utility/Transportation
- Land Use Consideration

3. The rehabilitation or conservation of slum and blighted areas or portions of those areas by replanning, removing congestion, providing parks, playgrounds, and other public improvements, by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and
4. The clearance and redevelopment of slum areas or portions of those areas.

The workable program will utilize appropriate private and public resources, including those provided for in the North Dakota Century Code Urban Renewal Law.

URBAN RENEWAL AND URBAN DEVELOPMENT TECHNIQUES

Several techniques are proposed to accomplish the workable program for urban renewal and urban development areas. The identified techniques are as follows:

1. Land Acquisition

Property may be acquired in the urban renewal or urban development areas for private development and needed public facilities. Portions of some of the properties in these areas may be dedicated for street right-of-way.

2. Public Construction

Public construction is allowed to provide needed sewer, water, storm drainage and storm sewer, streets, and other essential public facilities and services.

3. Clearance

Removal of dilapidated or obsolete structures is allowed.

4. Site Preparation

Preparation of sites within the project area for private construction is allowed.

5. Tax Increment Financing

Tax Increment Financing will be used to provide funds for land acquisition, public construction, clearance, and site preparation over and above normal development costs. All or a portion of the Public Construction costs normally assessed to private development may be allowed under Tax Increment Financing. Those costs not provided for under Tax Increment Financing shall be paid through special assessments to the private development.

PREPARATION AND APPROVAL OF RENEWAL OR DEVELOPMENT PLANS

Prior to undertaking any renewal or development activity the City must first prepare a specific project plan utilizing the following guidelines:

1. Renewal or Development Plans may only be approved for areas which have been identified within the General Plan. These areas have been determined by resolution to be slum or blighted areas or consist of industrial or commercial properties, or area a combination of these. The General Plan may be amended by resolutions to include additional slum or blighted areas or industrial or commercial properties where appropriate. The City may not acquire real property for renewal or development project unless the City Commission approves the renewal or development plan in accordance with subsection 4.
2. The City may prepare or cause to be prepared a renewal or development plan, or any person or agency, public or private may submit a renewal or development plan to a City. Prior to its approval of a renewal or development plan, the City Commission shall submit the plan to the City Planning and Zoning Commission for review and recommendations as to its conformity with the General Plan for Urban Renewal and Urban Development, as well as the Comprehensive Plan for the development of the City of West Fargo as a whole; however, if the renewal or development plan relates only to the proposed development of industrial or commercial property, the City Commission is not required to submit the plan to the Planning and Zoning Commission unless the proposed development is not consistent with the City's Comprehensive Plan. The Planning and Zoning Commission shall submit its written recommendations with respect to the proposed renewal or development plan to the City Commission within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the Planning and Zoning Commission, or if no recommendations are received within the thirty-day period, the City Commission may proceed with the hearing on the proposed renewal or development plan prescribed by subsection 3.
3. The City Commission shall hold a public hearing on a renewal or development plan or substantial modification of an approved plan, after public notice of the hearing is provided by publication in the official newspaper for the City. The notice must describe the time, date, place and purpose of the hearing, generally outline the renewal or development area covered by the Plan, and outline the general scope of the renewal or development project under consideration.
4. Following the hearing, the City Commission may approve a renewal or development plan if it finds that:
 - a. A feasible method exists for the location of families who will be displaced from the renewal or development area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to those families;

- b. The renewal or development plan conforms to the General Plan for Urban Renewal and Urban Development and Comprehensive Plan of the City of West Fargo as a whole; and
 - c. The renewal or development plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development, rehabilitation, or redevelopment of the renewal or development areas by private enterprise.
5. A renewal or development plan may be modified at any time; provided, that if modified after the lease or sale by the City of real property in the renewal or development project area, the modification is subject to the rights at law or in equity as a lessee or purchaser, or the lessee's or purchaser's successor or successors in interest, is entitled to assert. Any proposed modification which will substantially change the renewal or development plan as previously approved by the City Commission is subject to the requirements of this section, including the requirement of a public hearing, before it may be approved.
6. Upon the approval of a renewal or development plan by the City, the provisions of the plan governing the future use and building requirements applicable to the property by the plan control the future use of and building on the property.

April 21, 2015

Matt Marshall
 Director of Economic Development and Community Services
 City of West Fargo
 800 4th Ave E
 West Fargo ND 58078

Mr. Marshall:

As the Superintendent of the West Fargo School District, I am pleased to write to you regarding my support of the economic development efforts of the City of West Fargo.

In particular, I appreciate the work of the Renaissance Zone Authority and its attempts to revitalize and invigorate blighted and underdeveloped portions of our downtown business district and surrounding areas.

One of the strengths of a growing, vibrant community is to ensure that existing businesses in the original parts of town are not forgotten, as more resources are consumed by new growth and expansion. I am pleased to see our city leaders investing in downtown through efforts like the Renaissance Zone, the Façade Grant program, Remodeling Exemptions and other programs that are promoting our city's core.

By maintaining and growing the existing tax base, the school district receives vital resources that help us to meet the demands of our increasing enrollment and the expectations of our public.

I am very supportive of the request by the City of West Fargo and the West Fargo Renaissance Zone Authority to extend the life of the Renaissance Zone for another 5 years.

Please feel free to contact me if you have any questions.

Sincerely,



Dr. David Flowers
 Superintendent



May 4, 2015

Board of County Commissioners

Chad M. Peterson
Fargo, North Dakota

Rick Steen
Fargo, North Dakota

Ken Pawluk
Fargo, North Dakota

Arland H. Rasmussen
West Fargo, North Dakota

Mary Scherling
Stanley Township, North Dakota

Rich Mattern, Mayor
City of West Fargo
800 4th Avenue East
West Fargo ND 58078

Dear Mayor Mattern:

The Cass County Commission is submitting this letter in support of the West Fargo's efforts to obtain a 5-year extension of the Renaissance Zone (RZ).

From the Commission's perspective, over the last 15 years the Renaissance Zone program and the applicable incentives have been an important catalyst to revitalization, economic development and investment in West Fargo's downtown core.

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 West Fargo; and therefore, the County strongly supports the City of West 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 West Fargo application.

Sincerely,

Chad Peterson, Chairman
Cass County Commission

**cc: Matt Marshall, Director
West Fargo Economic Development & Community Services**

Heather Worden
Commission Assistant

PO Box 2806
211 Ninth Street South
Fargo, North Dakota 58108

701-241-5609
Fax 701-241-5728
www.casscountynd.gov

WORDENHMY DOCUMENTS\HEATHER\RENAISSANCE ZONE EXTENSION LTR-WEST FARGO.DOCX



The West Fargo City Commission met on Monday, May 18, 2015, at 5:30 P.M. Those present were Rich Mattern, Mark Simmons, Mike Thorstad, Duane Hanson and Mark Wentz. The meeting was called to order by Rich Mattern, President of the Board.

The Pledge of Allegiance was recited.

Commissioner Mattern advised that the following are to be added to the Consent Agenda:

Resolution Approving Contract and Contractors Bond in Street Improvement District No. 2238

Create Assessment District for Sewer, Water, Storm & Street Improvement District No. 1289 and authorize Engineer to Prepare Engineer's Report

Approve Cost Participation Agreement with NDDOT for Main Avenue

Concur with NDDOT to award contract for Main Avenue Reconstruction to low bidder Dakota Underground

Commissioner Thorstad moved and Commissioner Hanson seconded to approve the Order of Agenda with the additions to the Consent Agenda. No opposition. Motion carried.

Commissioner Simmons moved and Commissioner Wentz seconded to approve the Minutes of May 4, 2015. No opposition. Motion carried.

The Commission reviewed Building Permits #240 - 311 and the Building Department Activity Report dated May 18, 2015.

There were no Commissioner Committee Reports.

The Auditor's Reports for April 2015 were received by the Commission.

There were no Department Reports.

A discussion was held on the Cost Participation Agreement with NDDOT for Main Avenue and concurrence with NDDOT to award contract for Main Avenue Reconstruction to low bidder Dakota Underground that were added to the Consent Agenda. City Auditor Jim Brownlee, Public Works Director Chris Brungardt and Assistant City Engineer Dustin Scott appeared before the Commission. After discussion, Commissioner Hanson moved and Commissioner Simmons seconded to table approval of the Cost Participation Agreement with NDDOT for Main Avenue and concurrence with NDDOT to award contract for Main Avenue Reconstruction to low bidder Dakota Underground and to approve the other items of the Consent Agenda as follows:

Bills

Designation of The Forum of Fargo-Moorhead as the legal newspaper for the City of West Fargo

Games of Chance: Benefit for Brian Bommersbach for Raffle to be held June 18, 2015 at Bar Nine

Games of Chance: West Fargo Sheyenne Dance Team for Calendar Raffle 7/14/15 to 9/30/15 at 505 17th St E, West Fargo, ND

Games of Chance: FC Fargo North Dakota LLC for Raffle to be held June 1 to June 20, 2015, at 2111 Main Ave E, #4, West Fargo, ND

Gaming Site Authorization: Arthur W. Jones Post 7564 at West Fargo VFW Club (7/1/15 to 6/30/16)

Maintenance Agreement and Joint Powers Agreement with Southeast Cass Water Resource District

Water Service Cooperation Agreement with Cass Rural Water Users District

Resolution to Approve Additional Antenna to existing tower at 1724 40th Avenue West

Resolution to Approve Additional Antenna to existing tower at 227 West Main Avenue

Christianson 3rd Addition Storm Lift Station (SM 68): Approve Engineer's Report and authorize preparation of Plans and Specifications

Sewer, Water, Storm and Street Improvement District No. 1283 (Nitschke Addition): Approve Plans and Specifications

Resolution Approving Contract and Contractors Bond in Street Improvement District No. 2238

Create Assessment District for Sewer, Water, Storm & Street Improvement District No. 1289 (26th Street Northwest and Diversion Road) and authorize Engineer to Prepare Engineer's Report

No opposition. Motion carried.

Police Chief Michael Reitan appeared before the Commission on Ordinance No. 1035 relating to reportable transactions by Secondhand Good Dealers. Commissioner Thorstad moved and Commissioner Wentz seconded to place Ordinance No. 1035 on Second Reading and to adopt the Resolution Setting License and Application Fees for Secondhand Dealers. No opposition. Motion carried.

City Auditor Jim Brownlee appeared before the Commission on the appointment of two members to the Library Board and advised that the Library Board recommended Joseph McNelis and Katherine Eskro. After discussion, Commissioner Hanson moved and Commissioner Simmons seconded to appoint Joseph McNelis and Katherine Eskro to the Library Board for three year terms to July 2018. No opposition. Motion carried.

Director of Economic Development and Community Services Matt Marshall appeared before the Commission on the Renaissance Zone Application from Dakota Tire Service located at 1111 Armour Street Northwest, West Fargo, ND and advised that the Economic Development Advisory Committee unanimously recommended approval. After discussion, Commissioner Simmons moved and Commissioner Hanson seconded to approve the Renaissance Zone Application from Dakota Tire Service. No opposition. Motion carried.

Director of Economic Development and Community Services Matt Marshall appeared before the Commission on the request to extend the Renaissance Zone and a vote of support for a resolution for the establishment of a Renaissance Zone. A Public Hearing was held. There was no public comment and the hearing was closed. After discussion, Commissioner Hanson moved and Commissioner Wentz seconded to extend the Renaissance Zone and to adopt the Resolution for establishment of a Renaissance Zone. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission on the request from Matthew Kirkwood for a Conditional Use Permit to allow farm animals at 2120 Ann Street, West Fargo, ND, and advised that Staff recommended the following: To deny the application on the basis that it is not consistent with City Plans and Ordinances as it does not meet the intent of the Rural Estate District to accommodate residential development opportunities for those who desire low-density or estate living or if the Planning & Zoning Commission finds that the proposed application is not a nuisance and would be compatible within Woodland Estates Subdivision and the Rural Estate District to approve the application on the basis that it is consistent with City Plans and Ordinances with the three recommended conditions in the Staff Report. Senior Planner Tim Solberg also advised that the Planning and Zoning Commission recommended to approve the request subject to the three conditions listed in the Staff Report with the first condition clarified to state that the applicant request be limited to only poultry. Planning and Community Development Director Larry Weil also appeared before the Commission. After a lengthy discussion, Commissioner Simmons moved and Commissioner Hanson seconded to deny the application on the basis that it is not consistent with City Plans and Ordinances as it does not meet the intent of the Rural Estate District to accommodate residential development opportunities for those who desire low-density or estate living. No opposition. Motion carried.

Commissioner Mattern presented information regarding the City Administrator Position and advised that the Interview Committee recommended Tina Fisk to replace James Brownlee as City Administrator contingent upon the retirement of City Auditor Jim Brownlee. Commissioner Simmons moved and Commissioner Wentz seconded to accept the recommendation of the Interview and appoint Tina Fisk as the City Administrator upon the retirement of City Auditor Jim Brownlee. No opposition. Motion carried.

A discussion was held on the June 29, 2015 City Commission Meeting. After discussion, Commissioner Simmons moved and Commissioner Hanson seconded that no meeting will be held on June 29, 2015. No opposition. Motion carried.

Director of Economic Development and Community Services Matt Marshall gave an update on the Downtown Business Association.

City Administrator James Brownlee gave the following report:

League of Cities Annual Conference November 4-7, 2015 in Nashville

Chamber Awards May 19, 2015 at Ramada

Grand Opening of Cash Wise May 22, 2015 at 11:00 AM

New Recycling Program has been very successful

Update on the new building project

There was no correspondence.

Commissioner Thorstad moved and Commissioner Wentz seconded to adjourn the meeting. No opposition. Meeting was adjourned.

Rich Mattern
President of the Board

James Brownlee
City Auditor

A RESOLUTION FOR THE ESTABLISHMENT OF A RENAISSANCE ZONE IN THE CITY OF WEST FARGO.

WHEREAS, the City of West Fargo recognizes the need to encourage investment within a defined geographic area of its jurisdiction that needs to be revitalized, and

WHEREAS, the Renaissance Zone Act North Dakota Century Code (N.D.C.C.) ch. 40-63 authorizes cities to apply to the Division of Community Services (DCS) for the designation of an area within their respective political boundaries as a Renaissance Zone and, as a precondition of such application, to enact a resolution which provides within the designated and approved Renaissance Zone state income tax and local property tax exemptions, historical tax credits, and if applicable, investment tax credits in a Renaissance Fund Organization, which resolution will be contingent upon DCS approval of the application, and

WHEREAS, enactment of such exemptions and credits will result in improving the economic, physical, and social conditions with the proposed Renaissance Zone, and

WHEREAS, the City of West Fargo is participating in an application to the DCS seeking approval of a Renaissance Zone (and a Renaissance Fund Organization).

NOW, THEREFORE, BE IT RESOLVED by the City of West Fargo, that, contingent upon DCS approval of the city's Renaissance Zone (and if applicable, a Renaissance Fund Organization) application, the city will approve the tax exemptions and credits provided for in the Renaissance Zone Act.

ENACTED by the City of West Fargo (Council or commission) of the City of West Fargo North Dakota, this 18th day of May 2015. (or other year).

ATTEST:

A handwritten signature in blue ink, appearing to read "Rich Moller", is written over a horizontal line. The signature is fluid and cursive.

By: _____